## February 2020

33981, Port Charlotte, FL

## Sold Summary

|  | Feb 2020 | Feb 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 8,647,892$ | $\$ 6,944,040$ | $24.54 \%$ |
| Avg Sold Price | $\$ 247,083$ | $\$ 248,001$ | $-0.37 \%$ |
| Median Sold Price | $\$ 242,000$ | $\$ 210,000$ | $15.24 \%$ |
| Units Sold | 35 | 28 | $25.00 \%$ |
| Avg Days on Market | 49 | 82 | $-40.24 \%$ |
| Avg List Price for Solds | $\$ 255,103$ | $\$ 259,369$ | $-1.64 \%$ |
| Avg SP to OLP Ratio | $95.2 \%$ | $95.5 \%$ | $-0.30 \%$ |
| Ratio of Avg SP to Avg OLP | $95.3 \%$ | $95.1 \%$ | $0.20 \%$ |
| Attached Avg Sold Price | $\$ 0$ | $\$ 0$ | $0 \%$ |
| Detached Avg Sold Price | $\$ 247,083$ | $\$ 248,001$ | $-0.37 \%$ |
| Attached Units Sold | 0 | 0 | $0 \%$ |
| Detached Units Sold | 35 | 28 | $25.00 \%$ |

## Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

|  | Feb 2020 | Feb 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 195 | 214 | $-8.88 \%$ |
| New Listings | 55 | 47 | $17.02 \%$ |
| New Under Contracts | 62 | 58 | $6.90 \%$ |
| New Pendings | 65 | 66 | $-1.52 \%$ |
| All Pendings | 90 | 77 | $16.88 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 14 |
| Conventional | 13 |
| FHA | 6 |
| Other | 0 |
| Owner | 0 |
| VA | 2 |

Days on Market (Sold)

| 0 | 3 |
| :--- | :--- |
| 1 to 10 | 5 |
| 11 to 20 | 4 |
| 21 to 30 | 3 |
| 31 to 60 | 9 |
| 61 to 90 | 4 |
| 91 to 120 | 5 |
| 121 to 180 | 1 |
| 181 to 360 | 1 |
| 361 to 720 | 0 |
| $721+$ | 0 |

## Sold Detail

Active Detail

|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> MH/Man/Mod | Total | Active Listings |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Price Ranges | SFH/Villa | Cnd/Coop/TH | SFH/Villa | Cnd/Coop/TH | SFH/Villa | Cnd/Coop/TH |  |  | SFH/Villa | Cnd/Coop/TH |
| < \$50,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$50K to \$99,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 |
| \$100K to \$124,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$125K to \$149,999 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 3 | 2 | 0 |
| \$150K to \$199,999 | 4 | 0 | 4 | 0 | 0 | 0 | 0 | 8 | 16 | 0 |
| \$200K to \$249,999 | 0 | 0 | 6 | 0 | 1 | 0 | 0 | 7 | 23 | 1 |
| \$250K to \$299,999 | 1 | 0 | 3 | 0 | 2 | 0 | 0 | 6 | 36 | 0 |
| \$300K to \$399,999 | 3 | 0 | 4 | 0 | 0 | 0 | 0 | 7 | 52 | 0 |
| \$400K to \$499,999 | 1 | 0 | 1 | 0 | 1 | 0 | 0 | 3 | 28 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 11 | 0 | 19 | 0 | 4 | 0 | 1 | 35 | 186 | 1 |
| Avg Sold Price | \$243,409 | \$0 | \$246,671 | \$0 | \$303,163 | \$0 | \$71,000 | \$247,083 |  |  |
| Prev Year - Avg Sold Price | \$159,750 | \$0 | \$262,960 | \$0 | \$312,200 | \$0 | \$60,000 | \$248,001 |  |  |
| Avg Sold \% Change | 52.37\% | 0.00\% | -6.19\% | 0.00\% | -2.89\% | 0.00\% | 18.33\% | -0.37\% |  |  |
| Prev Year - \# of Solds | 4 | 0 | 19 | 0 | 4 | 0 | 1 | 28 |  |  |

