

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)

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)	3
I to 10	5
I1 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		Active Listings	
Price Ranges	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	MH/Man/Mod	Total	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		