## March 2020

33981, Port Charlotte, FL

## Sold Summary

|  | Mar 2020 | Mar 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 14,182,823$ | $\$ 12,873,682$ | $10.17 \%$ |
| Avg Sold Price | $\$ 267,600$ | $\$ 252,425$ | $6.01 \%$ |
| Median Sold Price | $\$ 249,000$ | $\$ 255,000$ | $-2.35 \%$ |
| Units Sold | 53 | 51 | $3.92 \%$ |
| Avg Days on Market | 81 | 92 | $-11.96 \%$ |
| Avg List Price for Solds | $\$ 274,761$ | $\$ 260,187$ | $5.60 \%$ |
| Avg SP to OLP Ratio | $94.8 \%$ | $94.0 \%$ | $0.83 \%$ |
| Ratio of Avg SP to Avg OLP | $95.1 \%$ | $93.5 \%$ | $1.64 \%$ |
| Attached Avg Sold Price | $\$ 0$ | $\$ 0$ | $0 \%$ |
| Detached Avg Sold Price | $\$ 267,600$ | $\$ 252,425$ | $6.01 \%$ |
| Attached Units Sold | 0 | 0 | $0 \%$ |
| Detached Units Sold | 53 | 51 | $3.92 \%$ |

## 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

|  | Mar 2020 | Mar 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 215 | 205 | $4.88 \%$ |
| New Listings | 89 | 66 | $34.85 \%$ |
| New Under Contracts | 57 | 59 | $-3.39 \%$ |
| New Pendings | 61 | 61 | $0.00 \%$ |
| All Pendings | 89 | 81 | $9.88 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 15 |
| Conventional | 27 |
| FHA | 5 |
| Other | 2 |
| Owner | 0 |
| VA | 4 |

Days on Market (Sold)

| 0 | 2 |
| :--- | :--- |
| 1 to 10 | 8 |
| 11 to 20 | 6 |
| 21 to 30 | 5 |
| 31 to 60 | 8 |
| 61 to 90 | 10 |
| 91 to 120 | 2 |
| 121 to 180 | 7 |
| 181 to 360 | 4 |
| 361 to 720 | 1 |
| $721+$ | 0 |

Sold 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 | 3 | 3 | 1 | 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 | 1 | 4 | 3 | 0 |
| \$150K to \$199,999 | 4 | 0 | 2 | 0 | 1 | 0 | 2 | 9 | 17 | 0 |
| \$200K to \$249,999 | 2 | 0 | 8 | 0 | 1 | 0 | 0 | 11 | 32 | 2 |
| \$250K to \$299,999 | 1 | 0 | 4 | 0 | 2 | 0 | 0 | 7 | 44 | 0 |
| \$300K to \$399,999 | 1 | 0 | 5 | 0 | 4 | 0 | 0 | 10 | 49 | 0 |
| \$400K to \$499,999 | 0 | 0 | 5 | 0 | 2 | 0 | 0 | 7 | 31 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 12 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 10 | 0 | 25 | 0 | 12 | 0 | 6 | 53 | 205 | 2 |
| Avg Sold Price | \$194,800 | \$0 | \$293,985 | \$0 | \$344,232 | \$0 | \$125,733 | \$267,600 |  |  |
| Prev Year - Avg Sold Price | \$203,941 | \$0 | \$294,616 | \$0 | \$285,883 | \$0 | \$67,083 | \$252,425 |  |  |
| Avg Sold \% Change | -4.48\% | 0.00\% | -0.21\% | 0.00\% | 20.41\% | 0.00\% | 87.43\% | 6.01\% |  |  |
| Prev Year - \# of Solds | 8 | 0 | 30 | 0 | 7 | 0 | 6 | 51 |  |  |

