

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)

0
15
27
5
2
0
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 Active Detail

	2 or Less BR		3 BR		4 or More BR		All		Activ	e 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	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		



