June 2020
33981, Port Charlotte, FL

## Sold Summary

|  | Jun 2020 | Jun 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 12,645,135$ | $\$ 13,977,233$ | $-9.53 \%$ |
| Avg Sold Price | $\$ 269,045$ | $\$ 303,853$ | $-11.46 \%$ |
| Median Sold Price | $\$ 214,900$ | $\$ 232,316$ | $-7.50 \%$ |
| Units Sold | 47 | 46 | $2.17 \%$ |
| Avg Days on Market | 77 | 95 | $-18.95 \%$ |
| Avg List Price for Solds | $\$ 274,034$ | $\$ 312,108$ | $-12.20 \%$ |
| Avg SP to OLP Ratio | $96.5 \%$ | $94.4 \%$ | $2.14 \%$ |
| Ratio of Avg SP to Avg OLP | $96.2 \%$ | $95.3 \%$ | $0.95 \%$ |
| Attached Avg Sold Price | $\$ 0$ | $\$ 0$ | $0 \%$ |
| Detached Avg Sold Price | $\$ 269,045$ | $\$ 303,853$ | $-11.46 \%$ |
| Attached Units Sold | 0 | 0 | $0 \%$ |
| Detached Units Sold | 47 | 46 | $2.17 \%$ |

## 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

|  | Jun 2020 | Jun 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 151 | 174 | $-13.22 \%$ |
| New Listings | 53 | 43 | $23.26 \%$ |
| New Under Contracts | 72 | 43 | $67.44 \%$ |
| New Pendings | 77 | 45 | $71.11 \%$ |
| All Pendings | 106 | 65 | $63.08 \%$ |

Financing (Sold)

| Assumption | 1 |
| :--- | :---: |
| Cash | 15 |
| Conventional | 23 |
| FHA | 6 |
| Other | 1 |
| Owner | 0 |
| VA | 1 |

Days on Market (Sold)

| 0 | 2 |
| :--- | :---: |
| 1 to 10 | 12 |
| 11 to 20 | 3 |
| 21 to 30 | 3 |
| 31 to 60 | 8 |
| 61 to 90 | 4 |
| 91 to 120 | 3 |
| 121 to 180 | 6 |
| 181 to 360 | 5 |
| 361 to 720 | 1 |
| $721+$ | 0 |

## Active Detail

| Price Ranges | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> MH/Man/Mod | Total | Active Listings |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 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 | 1 | 0 | 0 | 0 | 2 | 3 | 1 | 0 |
| \$100K to \$124,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 2 | 0 |
| \$125K to \$149,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 |
| \$150K to \$199,999 | 0 | 0 | 8 | 0 | 3 | 0 | 0 | 11 | 11 | 0 |
| \$200K to \$249,999 | 0 | 0 | 8 | 0 | 3 | 0 | 0 | 11 | 15 | 1 |
| \$250K to \$299,999 | 0 | 0 | 5 | 0 | 1 | 0 | 0 | 6 | 22 | 0 |
| \$300K to \$399,999 | 1 | 0 | 3 | 0 | 2 | 0 | 0 | 6 | 42 | 0 |
| \$400K to \$499,999 | 0 | 0 | 3 | 0 | 1 | 0 | 0 | 4 | 25 | 0 |
| \$500K to \$599,999 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 8 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 13 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 2 | 0 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 1 | 0 | 32 | 0 | 12 | 0 | 2 | 47 | 142 | 1 |
| Avg Sold Price | \$334,500 | \$0 | \$255,075 | \$0 | \$332,937 | \$0 | \$76,500 | \$269,045 |  |  |
| Prev Year - Avg Sold Price | \$151,475 | \$0 | \$287,547 | \$0 | \$395,411 | \$0 | \$0 | \$303,853 |  |  |
| Avg Sold \% Change | 120.83\% | 0.00\% | -11.29\% | 0.00\% | -15.80\% | 0.00\% | 0.00\% | -11.46\% |  |  |
| Prev Year - \# of Solds | 4 | 0 | 30 | 0 | 12 | 0 | 0 | 46 |  |  |

