

July 2020

33981, Port Charlotte, FL

Sold Summary

	Jul 2020	Jul 2019	% Change
Sold Dollar Volume	\$16,851,247	\$10,776,559	56.37%
Avg Sold Price	\$312,060	\$276,322	12.93%
Median Sold Price	\$302,450	\$247,500	22.20%
Units Sold	54	39	38.46%
Avg Days on Market	73	71	2.82%
Avg List Price for Solds	\$320,060	\$284,919	12.33%
Avg SP to OLP Ratio	96.2%	95.3%	0.90%
Ratio of Avg SP to Avg OLP	95.7%	95.4%	0.34%
Attached Avg Sold Price	\$0	\$0	0%
Detached Avg Sold Price	\$312,060	\$276,322	12.93%
Attached Units Sold	0	0	0%
Detached Units Sold	54	39	38.46%

- 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

	Jul 2020	Jul 2019	% Change
Active Listings	147	161	-8.70%
New Listings	64	52	23.08%
New Under Contracts	73	50	46.00%
New Pendings	76	54	40.74%
All Pendings	117	71	64.79%

Financing (Sold)

Assumption	0
Cash	17
Conventional	29
FHA	4
Other	0
Owner	0
VA	4

Days on Market (Sold)

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

Sold 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	0	0	1	0
\$100K to \$124,999	1	0	0	0	0	0	1	2	0	0
\$125K to \$149,999	1	0	1	0	0	0	0	2	1	0
\$150K to \$199,999	2	0	4	0	1	0	0	7	7	0
\$200K to \$249,999	0	0	8	0	2	0	1	11	17	0
\$250K to \$299,999	0	0	3	0	1	0	0	4	22	0
\$300K to \$399,999	0	0	11	0	5	0	0	16	41	0
\$400K to \$499,999	0	0	7	0	1	0	0	8	28	0
\$500K to \$599,999	1	0	1	0	0	0	0	2	7	0
\$600K to \$799,999	0	0	1	0	0	0	0	1	11	0
\$800K to \$999,999	0	0	1	0	0	0	0	1	2	0
\$1,000,000+	0	0	0	0	0	0	0	0	1	0
Total	5	0	37	0	10	0	2	54	138	0
Avg Sold Price	\$219,780	\$0	\$331,377	\$0	\$316,440	\$0	\$163,500	\$312,060		
Prev Year - Avg Sold Price	\$153,750	\$0	\$289,873	\$0	\$359,000	\$0	\$98,500	\$276,322		
Avg Sold % Change	42.95%	0.00%	14.32%	0.00%	-11.86%	0.00%	65.99%	12.93%		
Prev Year - # of Solds	4	0	31	0	3	0	1	39		

Active Detail