

August 2020
33981, Port Charlotte, FL

Sold Summary

	Aug 2020	Aug 2019	% Change
Sold Dollar Volume	\$19,488,505	\$12,389,000	57.30%
Avg Sold Price	\$336,009	\$263,596	27.47%
Median Sold Price	\$296,150	\$223,000	32.80%
Units Sold	58	47	23.40%
Avg Days on Market	60	81	-25.93%
Avg List Price for Solds	\$343,011	\$268,794	27.61%
Avg SP to OLP Ratio	96.7%	96.0%	0.74%
Ratio of Avg SP to Avg OLP	96.8%	95.9%	0.91%
Attached Avg Sold Price	\$220,000	\$0	0%
Detached Avg Sold Price	\$338,044	\$263,596	28.24%
Attached Units Sold	1	0	0%
Detached Units Sold	57	47	21.28%

- 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

	Aug 2020	Aug 2019	% Change
Active Listings	149	166	-10.24%
New Listings	62	53	16.98%
New Under Contracts	66	38	73.68%
New Pending	68	45	51.11%
All Pending	118	60	96.67%

Financing (Sold)

Assumption	0
Cash	15
Conventional	32
FHA	5
Other	1
Owner	0
VA	5

Days on Market (Sold)

0	3
1 to 10	19
11 to 20	8
21 to 30	5
31 to 60	3
61 to 90	7
91 to 120	1
121 to 180	6
181 to 360	5
361 to 720	1
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	1	1	1	0
\$100K to \$124,999	0	0	0	0	0	0	1	1	0	0
\$125K to \$149,999	0	0	0	0	0	0	0	0	2	0
\$150K to \$199,999	4	0	5	0	0	0	0	9	6	0
\$200K to \$249,999	1	0	8	1	0	0	0	10	16	0
\$250K to \$299,999	0	0	4	0	4	0	0	8	24	0
\$300K to \$399,999	1	0	4	0	3	0	0	8	43	0
\$400K to \$499,999	0	0	11	0	1	0	0	12	23	0
\$500K to \$599,999	0	0	8	0	1	0	0	9	11	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	2	0
Total	6	0	40	1	9	0	2	58	141	0
Avg Sold Price	\$220,508	\$0	\$366,133	\$220,000	\$345,406	\$0	\$95,750	\$336,009		
Prev Year - Avg Sold Price	\$138,571	\$0	\$312,731	\$0	\$280,400	\$0	\$96,750	\$263,596		
Avg Sold % Change	59.13%	0.00%	17.08%	0.00%	23.18%	0.00%	-1.03%	27.47%		
Prev Year - # of Solds	7	0	29	0	7	0	4	47		

Active Detail