# October 2020

33981, Port Charlotte, FL

## Sold Summary

| | Oct 2020 | Oct 2019 | % Change |
|---|---|---|---|
| Sold Dollar Volume | $20,429,648 | $12,011,677 | 70.08% |
| Avg Sold Price | $324,280 | $300,292 | 7.99% |
| Median Sold Price | $307,836 | $238,950 | 28.83% |
| Units Sold | 63 | 40 | 57.50% |
| Avg Days on Market | 36 | 63 | -42.86% |
| Avg List Price for Solds | $325,884 | $307,890 | 5.84% |
| Avg SP to OLP Ratio | 98.3% | 95.6% | 2.84% |
| Ratio of Avg SP to Avg OLP | 98.4% | 96.0% | 2.58% |
| Attached Avg Sold Price | $0 | $0 | % |
| Detached Avg Sold Price | $324,280 | $300,292 | 7.99% |
| Attached Units Sold | 0 | 0 | % |
| Detached Units Sold | 63 | 40 | 57.50% |

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

| | Oct 2020 | Oct 2019 | % Change |
|---|---|---|---|
| Active Listings | 123 | 175 | -29.71% |
| New Listings | 63 | 75 | -16.00% |
| New Under Contracts | 84 | 50 | 68.00% |
| New Pendings | 88 | 55 | 60.00% |
| All Pendings | 138 | 77 | 79.22% |

## Financing (Sold)

| | |
|---|---|
| Assumption | 0 |
| Cash | 15 |
| Conventional | 37 |
| FHA | 7 |
| Other | 0 |
| Owner | 0 |
| VA | 4 |

## Days on Market (Sold)

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

## Sold Detail / Active 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 | 2 | 2 | 0 | 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 | 1 | 0 | 5 | 0 | 0 | 0 | 1 | 7 | 3 | 0 |
| $200K to $249,999 | 1 | 0 | 11 | 0 | 1 | 0 | 0 | 13 | 8 | 0 |
| $250K to $299,999 | 2 | 0 | 3 | 0 | 3 | 0 | 0 | 8 | 30 | 0 |
| $300K to $399,999 | 1 | 0 | 11 | 0 | 4 | 0 | 0 | 16 | 34 | 0 |
| $400K to $499,999 | 0 | 0 | 8 | 0 | 1 | 0 | 0 | 9 | 12 | 0 |
| $500K to $599,999 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 4 | 16 | 0 |
| $600K to $799,999 | 0 | 0 | 2 | 0 | 1 | 0 | 0 | 3 | 9 | 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 | 2 | 0 |
| Total | 5 | 0 | 42 | 0 | 12 | 0 | 4 | 63 | 117 | 0 |
| Avg Sold Price | $268,300 | $0 | $334,159 | $0 | $382,798 | $0 | $114,975 | $324,280 | | |
| Prev Year - Avg Sold Price | $242,180 | $0 | $333,967 | $0 | $279,848 | $0 | $92,067 | $300,292 | | |
| Avg Sold % Change | 10.79% | 0.00% | 0.06% | 0.00% | 36.79% | 0.00% | 24.88% | 7.99% | | |
| Prev Year - # of Solds | 5 | 0 | 29 | 0 | 3 | 0 | 3 | 40 | | |

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Data Source: Stellar MLS. Statistics calculated April 08, 2024.