## November 2020

33981, Port Charlotte, FL

## Sold Summary

|  | Nov 2020 | Nov 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 23,720,110$ | $\$ 13,783,358$ | $72.09 \%$ |
| Avg Sold Price | $\$ 370,627$ | $\$ 275,667$ | $34.45 \%$ |
| Median Sold Price | $\$ 348,450$ | $\$ 233,950$ | $48.94 \%$ |
| Units Sold | 64 | 50 | $28.00 \%$ |
| Avg Days on Market | 46 | 64 | $-28.13 \%$ |
| Avg List Price for Solds | $\$ 376,106$ | $\$ 283,384$ | $32.72 \%$ |
| Avg SP to OLP Ratio | $98.8 \%$ | $94.8 \%$ | $4.17 \%$ |
| Ratio of Avg SP to Avg OLP | $98.2 \%$ | $94.8 \%$ | $3.52 \%$ |
| Attached Avg Sold Price | $\$ 0$ | $\$ 0$ | $0 \%$ |
| Detached Avg Sold Price | $\$ 370,627$ | $\$ 275,667$ | $34.45 \%$ |
| Attached Units Sold | 0 | 0 | $0 \%$ |
| Detached Units Sold | 64 | 50 | $28.00 \%$ |

## 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

|  | Nov 2020 | Nov 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 132 | 180 | $-26.67 \%$ |
| New Listings | 64 | 57 | $12.28 \%$ |
| New Under Contracts | 49 | 48 | $2.08 \%$ |
| New Pendings | 57 | 51 | $11.76 \%$ |
| All Pendings | 117 | 71 | $64.79 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 21 |
| Conventional | 38 |
| FHA | 2 |
| Other | 0 |
| Owner | 0 |
| VA | 3 |


| Days on Market (Sold) |
| :--- |
| 0 5 <br> 1 to 10 21 <br> 11 to 20 6 <br> 21 to 30 6 <br> 31 to 60 13 <br> 61 to 90 6 <br> 91 to 120 1 <br> 121 to 180 4 <br> 181 to 360 0 <br> 361 to 720 2 <br> $721+$ 0 |

## Sold 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 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| \$100K to \$124,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$125K to \$149,999 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 |
| \$150K to \$199,999 | 2 | 0 | 3 | 0 | 0 | 0 | 0 | 5 | 3 | 0 |
| \$200K to \$249,999 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 8 | 19 | 0 |
| \$250K to \$299,999 | 0 | 0 | 7 | 0 | 1 | 0 | 0 | 8 | 36 | 0 |
| \$300K to \$399,999 | 0 | 0 | 12 | 0 | 5 | 0 | 0 | 17 | 30 | 1 |
| \$400K to \$499,999 | 0 | 0 | 10 | 0 | 2 | 0 | 0 | 12 | 12 | 2 |
| \$500K to \$599,999 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 7 | 10 | 0 |
| \$600K to \$799,999 | 0 | 0 | 2 | 0 | 3 | 0 | 0 | 5 | 8 | 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 | 3 | 0 |
| Total | 3 | 0 | 50 | 0 | 11 | 0 | 0 | 64 | 124 | 3 |
| Avg Sold Price | \$151,667 | \$0 | \$369,324 | \$0 | \$436,267 | \$0 | \$0 | \$370,627 |  |  |
| Prev Year - Avg Sold Price | \$174,300 | \$0 | \$264,965 | \$0 | \$412,787 | \$0 | \$195,000 | \$275,667 |  |  |
| Avg Sold \% Change | -12.99\% | 0.00\% | 39.39\% | 0.00\% | 5.69\% | 0.00\% | 0.00\% | 34.45\% |  |  |
| Prev Year - \# of Solds | 8 | 0 | 32 | 0 | 9 | 0 | 1 | 50 |  |  |

