

December 2020
33981, Port Charlotte, FL

Sold Summary

	Dec 2020	Dec 2019	% Change
Sold Dollar Volume	\$19,743,868	\$13,007,717	51.79%
Avg Sold Price	\$313,395	\$276,760	13.24%
Median Sold Price	\$282,000	\$252,990	11.47%
Units Sold	63	47	34.04%
Avg Days on Market	64	61	4.92%
Avg List Price for Solds	\$318,126	\$283,970	12.03%
Avg SP to OLP Ratio	98.2%	95.8%	2.52%
Ratio of Avg SP to Avg OLP	98.1%	95.6%	2.65%
Attached Avg Sold Price	\$0	\$0	0%
Detached Avg Sold Price	\$313,395	\$276,760	13.24%
Attached Units Sold	0	0	0%
Detached Units Sold	63	47	34.04%

- 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

	Dec 2020	Dec 2019	% Change
Active Listings	117	190	-38.42%
New Listings	51	52	-1.92%
New Under Contracts	71	34	108.82%
New Pending	74	36	105.56%
All Pending	112	54	107.41%

Financing (Sold)

Assumption	0
Cash	23
Conventional	33
FHA	2
Other	1
Owner	0
VA	4

Days on Market (Sold)

0	6
1 to 10	19
11 to 20	8
21 to 30	7
31 to 60	9
61 to 90	6
91 to 120	0
121 to 180	2
181 to 360	4
361 to 720	1
721+	1

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	0	0
\$100K to \$124,999	0	0	1	0	0	0	0	1	0	0
\$125K to \$149,999	4	0	0	0	0	0	0	4	0	0
\$150K to \$199,999	2	0	3	0	0	0	1	6	2	0
\$200K to \$249,999	0	0	11	0	2	0	0	13	12	0
\$250K to \$299,999	1	0	8	0	1	0	0	10	33	0
\$300K to \$399,999	1	0	9	0	5	0	0	15	25	1
\$400K to \$499,999	0	0	3	0	3	0	0	6	14	2
\$500K to \$599,999	0	0	6	0	0	0	0	6	12	0
\$600K to \$799,999	0	0	2	0	0	0	0	2	7	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	4	0
Total	8	0	43	0	11	0	1	63	111	3
Avg Sold Price	\$182,506	\$0	\$331,031	\$0	\$353,599	\$0	\$159,900	\$313,395		
Prev Year - Avg Sold Price	\$148,250	\$0	\$309,399	\$0	\$250,020	\$0	\$72,500	\$276,760		
Avg Sold % Change	23.11%	0.00%	6.99%	0.00%	41.43%	0.00%	120.55%	13.24%		
Prev Year - # of Solds	4	0	34	0	7	0	2	47		

Active Detail

Active Listings	
SFH/Villa	Cnd/Coop/TH
0	0
0	0
0	0
0	0
2	0
12	0
33	0
25	1
14	2
12	0
7	0
2	0
4	0
111	3