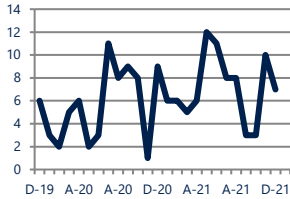




Units Sold

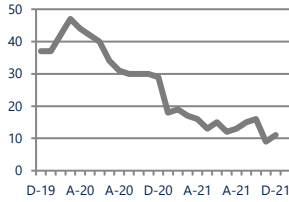
7



Down -22%
Vs. Year Ago

Active Inventory

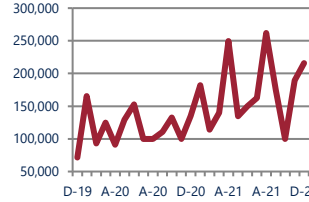
11



Down -62%
Vs. Year Ago

Median Sale Price

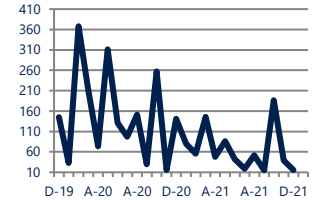
\$215,900



Up
Vs. Year Ago

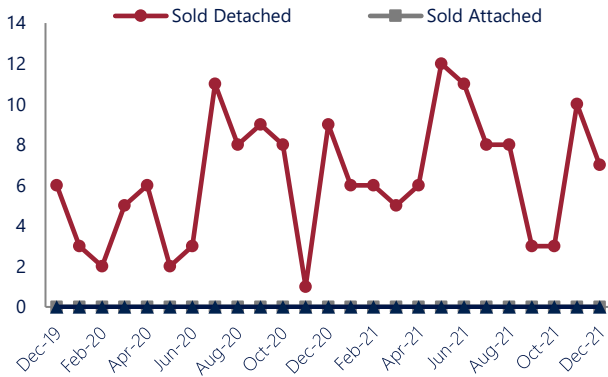
Days On Market

16



Down
Vs. Year Ago

Units Sold*



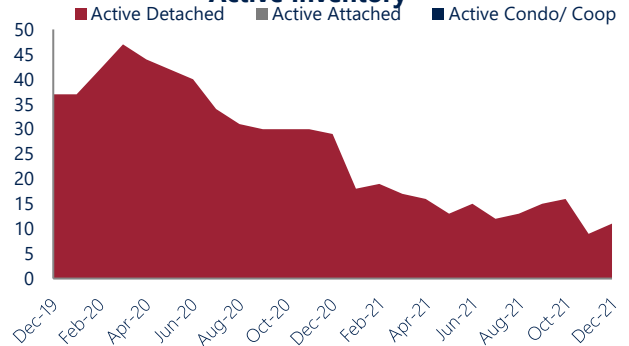
Units Sold

There was a decrease in total units sold in December, with 7 sold this month in Charlotte County versus 10 last month, a decrease of 30%. This month's total units sold was lower than at this time last year, a decrease of 22% versus December 2020.

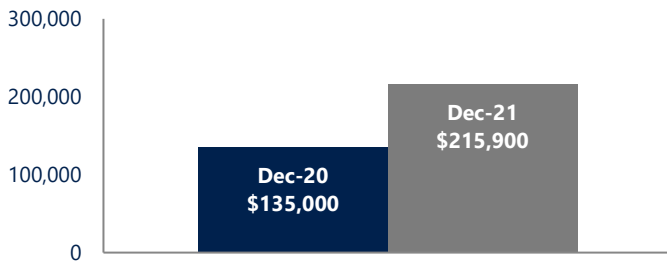
Active Inventory

Versus last year, the total number of homes available this month is lower by 18 units or 62%. The total number of active inventory this December was 11 compared to 29 in December 2020. This month's total of 11 is higher than the previous month's total supply of available inventory of 9, an increase of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last December, the median sale price for Charlotte County Homes was \$135,000. This December, the median sale price was \$215,900, an increase of \$80,900 compared to last year. The current median sold price is higher than in November. Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



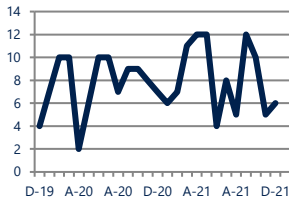
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by SCAR and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of SCAR or Long & Foster Real Estate, Inc.





New Listings

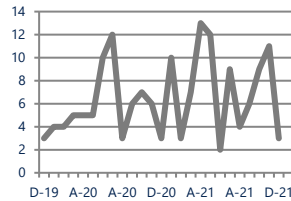
6



Down -14%
Vs. Year Ago

Current Contracts

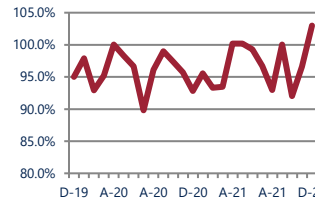
3



No Change
Vs. Year Ago

Sold Vs. List Price

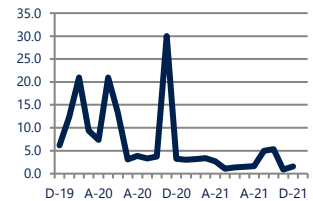
103.0%



Up
Vs. Year Ago

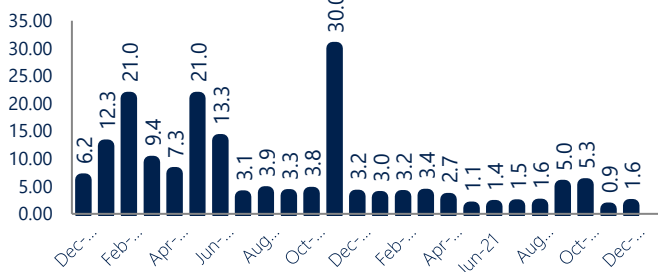
Months of Supply

1.6



Down -51%
Vs. Year Ago

Months Of Supply



Months of Supply

In December, there was 1.6 months of supply available in Charlotte County, compared to 3.2 in December 2020. That is a decrease of 51% versus a year ago.

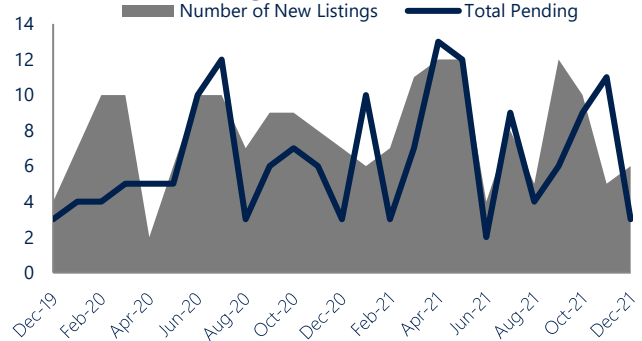
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

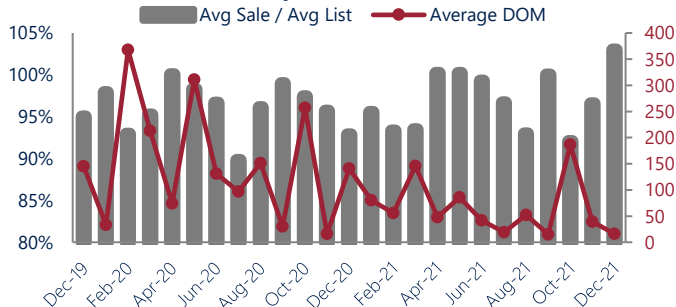
This month there were 6 homes newly listed for sale in Charlotte County compared to 7 in December 2020, a decrease of 14%.

There were 3 current contracts pending sale this December, consistent with the volume a year ago. The number of current contracts is 73% lower than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Charlotte County was 103.0% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 141. This decrease was impacted by the limited number of sales.



*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by SCAR and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of SCAR or Long & Foster Real Estate, Inc.

