June 2022

Condo/Co-op/TH
SFH/Villa

Local Market **Insight**

Charlotte County, FL

MarketStats by ShowingTime

Presented by
THE CAMPBELL GROUP @ MEDWAY REALTY
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Charlotte County, FL - Condo/Co-op/TH

New Listings 90

-28.0% from May 2022: **125**
3.4% from Jun 2021: **87**

YTD	2022	2021	+/-
	670	**649**	3.2%

5-year Jun average: **81**

New Pendings 79

-32.5% from May 2022: **117**
-24.8% from Jun 2021: **105**

YTD	2022	2021	+/-
	711	**905**	-21.4%

5-year Jun average: **95**

Closed Sales 106

-15.2% from May 2022: **125**
-14.5% from Jun 2021: **124**

YTD	2022	2021	+/-
	629	**809**	-22.2%

5-year Jun average: **91**

Median Sold Price $237,552

-5.0% from May 2022: **$250,000**
8.0% from Jun 2021: **$220,000**

YTD	2022	2021	+/-
	$255,000	**$203,000**	25.6%

5-year Jun average: **$181,310**

Summary

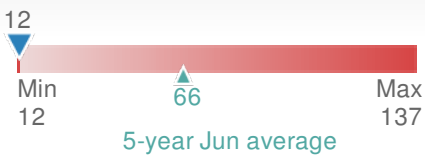
In Charlotte County, FL, the median sold price for Condo/Co-op/TH properties for June was $237,552, representing a decrease of 5% compared to last month and an increase of 8% from Jun 2021. The average days on market for units sold in June was 12 days, 82% below the 5-year June average of 66 days. There was a 32.5% month over month decrease in new contract activity with 79 New Pendings; a 28.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 87; and a 29.5% increase in supply to 123 active units.

This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 1.28 in May and a decrease from 1.69 in June 2021. The Contract Ratio is 9% higher than the 5-year June average of 0.65. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 123

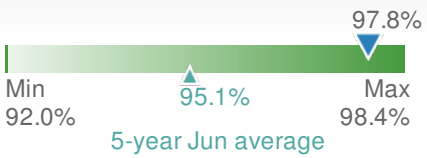
May 2022	Jun 2021
95	**70**

Avg DOM 12



May 2022	Jun 2021	YTD
13	**30**	**18**

Avg Sold to OLP Ratio 97.8%



May 2022	Jun 2021	YTD
100.2%	**98.4%**	**100.1%**

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Data Source: Stellar MLS. Statistics calculated July 13, 2022.

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Charlotte County, FL - SFH/Villa

New Listings 658

▲4.9%	▲12.7%
from May 2022: **627**	from Jun 2021: **584**

YTD	2022	2021	+/-
	3,616	**3,449**	4.8%

5-year Jun average: **514**

New Pendings 522

▼-18.6%	▼-18.4%
from May 2022: **641**	from Jun 2021: **640**

YTD	2022	2021	+/-
	3,701	**4,313**	-14.2%

5-year Jun average: **569**

Closed Sales 554

▲2.8%	▼-2.6%
from May 2022: **539**	from Jun 2021: **569**

YTD	2022	2021	+/-
	3,017	**3,247**	-7.1%

5-year Jun average: **483**

Median Sold Price $395,000

▲1.5%	▲25.4%
from May 2022: **$389,000**	from Jun 2021: **$315,000**

YTD	2022	2021	+/-
	$385,000	**$293,000**	31.4%

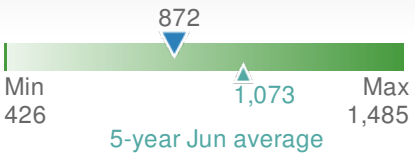
5-year Jun average: **$280,550**

Summary

In Charlotte County, FL, the median sold price for SFH/Villa properties for June was $395,000, representing an increase of 1.5% compared to last month and an increase of 25.4% from Jun 2021. The average days on market for units sold in June was 17 days, 67% below the 5-year June average of 52 days. There was an 18.6% month over month decrease in new contract activity with 522 New Pendings; a 13.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 946; and a 33.9% increase in supply to 872 active units.

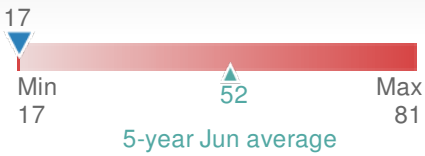
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.68 in May and a decrease from 2.47 in June 2021. The Contract Ratio is 5% higher than the 5-year June average of 1.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 872



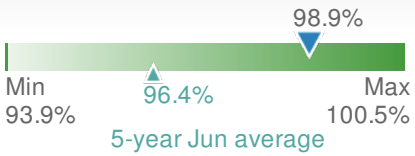
May 2022	Jun 2021
651	**426**

Avg DOM 17



May 2022	Jun 2021	YTD
13	**17**	**18**

Avg Sold to OLP Ratio 98.9%



May 2022	Jun 2021	YTD
100.5%	**100.5%**	**100.1%**

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