



5 Key Takeaway Items for May 2022

1. **709** residential properties closed in Charlotte County **down 2%**
2. **797** Active listings in Charlotte County at the end of May **UP 53% YOY**
3. The amount of inventory available is **1.3 months**
4. The median price is **24% higher** than May 2021
5. **68%** of the properties closed were under contract in 0-10 days on the market

Real Estate Statistics

May 2022 Stats

From Della Booth, Broker

May sales were down **2%** YOY with a median price increase of **24%**. Our market is still a stable seller's market and continues to move at a quick pace with **68%** of the sales under contract is 0-10 days, median days on market is **5**. The biggest change is the inventory is up from **.4/mo** in April to **1.3 months** in May.

The Realtors are still listing, the listings are selling quickly. Even at 1.3 mo of inventory, there are not many choices. We are seeing the easing of the overpriced listings indicated in the price reductions seen weekly. The wild "make me move" pricing is not as effective as it once was. Cash still edges out mortgages and you can not hesitate if you find a property that fulfills your criteria.

During May the states with the most requests for information from the Punta Gorda Chamber was PA, CA and TX.

The median days on market is 5 days

Absorption Rate: 1.3 months of residential inventory

The Median Sold Price: \$359,900 up **24%** over May 2021.

Pending Listings: 1265 residential properties waiting to close

May Charlotte County Stats:

- 709 Total Residential Property Sales, down 14% YOY
- 580 Single-family down 1.3% YOY
- 125 Multi-family down 4% YOY
- 50% Cash transactions
- 40% Conventional
- 4% FHA loans (28)
- 4% VA loans (27)

Day on Market: 65% of the properties sold in 10 days or less

- **68%** or **480** properties in **0 to 10** days
- **14%** or **102** properties in **11 to 20** days
- 7% or 52 properties in 21 to 30 days
- 6% or 44 properties in 31 to 60 days
- 3% or 19 properties in 61 to 90 days
- .5% or 4 properties in 91 to 120 days
- .8% or 6 properties sold 121 days or longer

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We NEED more LISTINGS

3/2 Pool Home
Punta Gorda, Florida
 335 W. William Street 33950

What do you want in a home? Renovated kitchen; soft close cabinets, quartz, stainless? Recent roof? Oversized pool deck? .34/acre? This 3 bedroom, 2 bath pool home is just right for you! Located in 33914. No HOA and X flood zone ratings. **Expected closing date in July. Ask for the feature list. Asking \$799,000**

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1/2 Duplex/Villa
Useppa Island
 522 Useppa, Useppa Island, FL

Are you looking for privacy, and seclusion from the hustle-bustle of the world? A place to relax, unwind and recenter yourself? Useppa is a private island with all the amenities and all of the peacefulness that you want with the feel of a resort. The villa is a turnkey two-bedroom, two-bath home with large water views and move-in ready. Asking \$750,000

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Single Family Homesites

Think of this as a blank canvas, what would you build?
 The possibilities are endless.

9952 Winnipeg Street, Port Charlotte 33981
Available

Gulf Access lot in South Gulf Cove. Optional annual HOA fee-\$129, AE flood zone. Asking \$165,000

26333 Tobago Drive, Punta Gorda 33983

SOLD

Call/Text Della Booth
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Vacant Parcels



9952 Winnipeg St,
 Port Charlotte 33981
 approx 65x125x116x141
 zoned RSF 3.5
 optional HOA
Gulf Access
 \$165,000

26333 Tobago Dr,
 Punta Gorda 33983
 zoned RSF 3.5



TIME Realty Services, Punta Gorda Florida

3/2 Gated Community with amenities
Punta Gorda, Florida
7245 Mikasa Dr, 33950

This immaculate 3 bed/2 bath home could be yours! Located in the gated community of Waterford Estates. Low HOA's and huge amenities make this a high demand community. Asking \$442,888

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7780 Mikasa Dr, 33950
Punta Gorda, Florida
Call/Text Della Booth
239-699-4493



What can I Sell for YOU?
23286 Kim Ave, 33954
Port Charlotte, Florida
Call/Text Della Booth
239-699-4493



What can I Sell for YOU?
1213 SW 2nd Place 33991
Cape Coral, Florida
Call/Text Della Booth
239-699-4493



What can I Sell for YOU?

25776 Aysen Dr, Punta Gorda, FL 33983

Call/Text Della Booth

239-699-4493



What can I Sell for YOU?

25128 Mercedes Dr, Punta Gorda, FL 33983

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What can I Sell for YOU?

Zoned multi-family

Lot 21 N. Torrington St, North Port, FL

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What can I Sell for YOU?

3 bedroom Pool Home .50/acre

25309 Peachland Blvd, Port Charlotte, FL

Call/Text Della Booth

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What can I Sell for YOU?

4 Bedroom pool/spa

8545 Cache Dr, Sarasota, FL 34240

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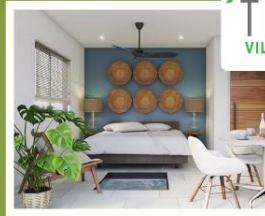
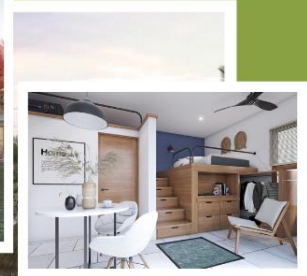
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**741 Acres on the Atlantic Ocean
North Coast Dominican Republic
Offered at \$51,000,000**

This oceanfront property is in its natural state populated with fruit, shade, and ornamental trees. The beautiful turquoise waters house a reef offshore, perfect for snorkel and diving enthusiasts. This property is the perfect location for your Eco-Resort and



residential development on the Atlantic Ocean. Located on the North Coast of the Dominican Republic, this parcel is close to the town of Magante, in the Espaillat Province, and just west of the cities of Gaspar Hernandez and Rio San Juan. Amenities: 0.9-mile oceanfront beach, a 0.6-mile river that runs into the ocean, and a lagoon with ocean access

Contact Della Booth
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