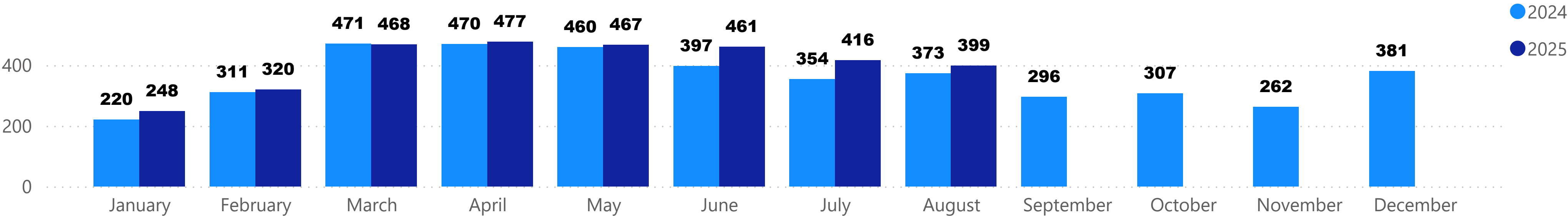




Monthly Sales Trend Indicator 2025

Sales by Price Range - Single Family Homes & Villas

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999	1							2					3
\$ 50,000 - 59,999	1						1						2
\$ 60,000 - 69,999				1	1			1					3
\$ 70,000 - 79,999								2					2
\$ 80,000 - 89,999			1	1	1	1							4
\$ 90,000 - 99,999	1		1		2	1							5
\$ 100,000 - 119,999		2		3	3	2	2						12
\$ 120,000 - 139,999		2	3	7	3	2	1	3					21
\$ 140,000 - 159,999	6	2	3	1	4	8	8	9					41
\$ 160,000 - 179,999	6	5	6	8	12	5	1	6					49
\$ 180,000 - 199,999	9	12	13	6	7	11	8	10					76
\$ 200,000 - 249,999	18	24	44	49	41	45	47	46					314
\$ 250,000 - 299,999	40	65	107	108	101	119	96	94					730
\$ 300,000 - 349,999	55	70	102	92	100	101	101	67					688
\$ 350,000 - 399,999	39	50	56	67	57	52	43	57					421
\$ 400,000 - 499,999	26	41	48	49	57	43	44	43					351
\$ 500,000 - 599,999	13	14	21	28	25	25	27	21					174
\$ 600,000 - 699,999	11	10	15	20	20	17	9	14					116
\$ 700,000 - 799,999	6	8	11	18	19	5	13	12					92
\$ 800,000 - 899,999	3	4	14	3	6	6	3	4					43
\$ 900,000 - 999,999	7	1	4	1	2	3	3	1					22
\$ 1,000,000 - and over	6	10	19	15	6	15	9	7					87
Total	248	320	468	477	467	461	416	399					3256

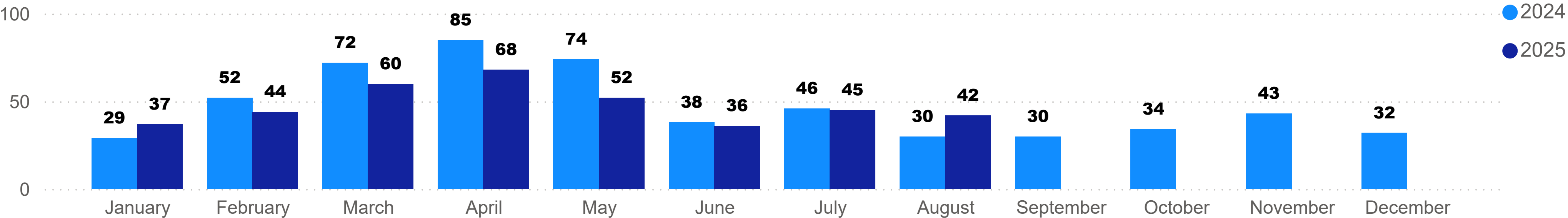




Monthly Sales Trend Indicator 2025

Sales by Price Range - Condominiums, Townhouses and Co-Ops

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999					1								1
\$ 50,000 - 59,999	1					1	1						3
\$ 60,000 - 69,999	1	1		1	1	1							5
\$ 70,000 - 79,999		1		1		1	1	3					7
\$ 80,000 - 89,999					1		2						3
\$ 90,000 - 99,999		1	1		1		2						5
\$ 100,000 - 119,999	2	5	3	3	5	3	2	5					28
\$ 120,000 - 139,999	1	4	6	10	3	3	12	8					47
\$ 140,000 - 159,999	7	3	9	4	4	5	1	7					40
\$ 160,000 - 179,999	3	3	3	7	3	3	5	2					29
\$ 180,000 - 199,999	1	2	1	4	6	4	2	5					25
\$ 200,000 - 249,999	2	5	9	11	7	2	7	3					46
\$ 250,000 - 299,999	3	5	8	6	5	6	3	4					40
\$ 300,000 - 349,999	4	6	9	5	5	2	3	3					37
\$ 350,000 - 399,999	6	3	5	3	5	2	2	1					27
\$ 400,000 - 499,999	3	5	5	6	3	3	1						26
\$ 500,000 - 599,999	1		1	4	2								8
\$ 600,000 - 699,999	1			2			1						4
\$ 700,000 - 799,999				1									1
\$ 800,000 - 899,999	1												1
\$ 900,000 - 999,999													
\$ 1,000,000 - and over								1					1
Total	37	44	60	68	52	36	45	42					384

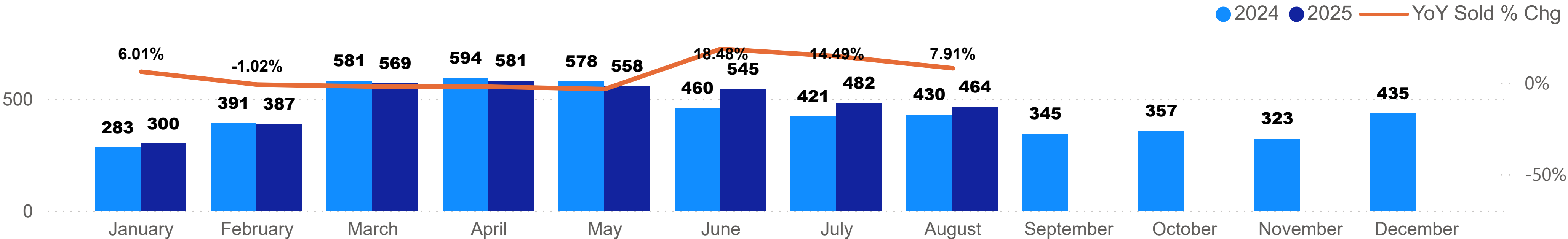




Monthly Sales Trend Indicator 2025

Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999	2	1	3		3	1		2					12
\$ 50,000 - 59,999	2		2	1		2	4	2					13
\$ 60,000 - 69,999	3	2		2	2	2		4					15
\$ 70,000 - 79,999		1	3	3	1	4	1	5					18
\$ 80,000 - 89,999			1	3	3	5	4	5					21
\$ 90,000 - 99,999	1	1	3	1	5	1	2	1					15
\$ 100,000 - 119,999	4	12	5	9	10	9	5	7					61
\$ 120,000 - 139,999	1	8	16	19	13	8	14	13					92
\$ 140,000 - 159,999	15	9	15	9	15	17	15	19					114
\$ 160,000 - 179,999	13	14	15	16	19	16	7	8					108
\$ 180,000 - 199,999	11	15	14	14	17	20	13	18					122
\$ 200,000 - 249,999	22	30	59	69	54	55	55	51					395
\$ 250,000 - 299,999	43	71	121	118	108	129	100	98					788
\$ 300,000 - 349,999	60	77	112	99	105	104	104	70					731
\$ 350,000 - 399,999	45	53	61	70	63	54	47	58					451
\$ 400,000 - 499,999	29	46	53	55	60	47	45	43					378
\$ 500,000 - 599,999	14	14	22	33	27	25	28	21					184
\$ 600,000 - 699,999	12	10	16	22	20	17	10	14					121
\$ 700,000 - 799,999	6	8	11	19	19	5	13	12					93
\$ 800,000 - 899,999	4	4	14	3	6	6	3	4					44
\$ 900,000 - 999,999	7	1	4	1	2	3	3	1					22
\$ 1,000,000 - and over	6	10	19	15	6	15	9	8					88
Total	300	387	569	581	558	545	482	464					3886



Monthly Sales Trend Indicator 2025
Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	6	5	7	8	6	8	7	4					51
2	67	92	134	150	134	122	110	105					914
3	172	216	305	313	309	287	261	261					2124
4	51	73	117	105	105	123	96	87					757
5	3	1	5	2	4	2	7	4					28
6+	1		1	3		3	1	3					12
Total	300	387	569	581	558	545	482	464					3886

Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	16	20	23	23	21	29	19	25					176
2	220	308	440	473	457	426	380	366					3070
3	56	54	91	68	68	77	71	65					550
4	7	5	8	11	9	9	7	4					60
5	1		6	3	2	3	2	3					20
6+			1	3	1	1	3	1					10
Total	300	387	569	581	558	545	482	464					3886

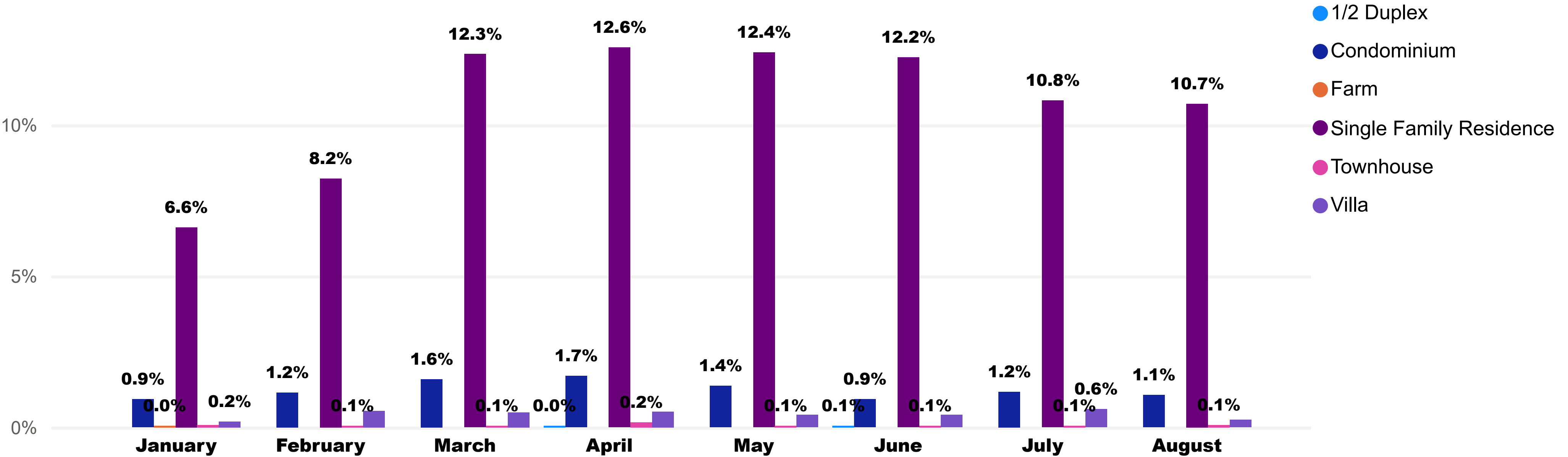


REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®
Monthly Sales Trend Indicator 2025

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex				1		2							3
Condominium	34	42	58	62	50	34	43	39					362
Farm	1												1
Single Family Residence	241	300	450	458	452	446	394	390					3131
Townhouse	3	2	2	6	2	2	2	3					22
Villa	7	20	18	19	15	15	22	9					125
Total	286	364	528	546	519	499	461	441					3644

YTD % of Sales by Property Type





REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®

Multiple Listing One Month Sales and Inventory Report - August - 2025

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	2	0%	46,500	29,000	62%	12	
\$ 50,000 - 59,999							1
\$ 60,000 - 69,999	1	0%	80,000	65,000	81%	18	3
\$ 70,000 - 79,999	5	1%	75,560	71,030	94%	121	5
\$ 80,000 - 89,999							5
\$ 90,000 - 99,999							8
\$ 100,000 - 119,999	5	1%	124,780	109,000	87%	134	21
\$ 120,000 - 139,999	11	2%	148,464	131,118	88%	180	32
\$ 140,000 - 159,999	16	4%	160,793	147,681	92%	93	50
\$ 160,000 - 179,999	8	2%	174,950	166,031	95%	59	72
\$ 180,000 - 199,999	15	3%	202,873	189,093	93%	75	70
\$ 200,000 - 249,999	49	11%	240,803	231,696	96%	108	228
\$ 250,000 - 299,999	98	22%	286,603	278,091	97%	103	469
\$ 300,000 - 349,999	70	16%	331,124	321,291	97%	107	499
\$ 350,000 - 399,999	58	13%	394,790	373,825	95%	88	341
\$ 400,000 - 499,999	43	10%	457,112	438,597	96%	99	329
\$ 500,000 - 599,999	21	5%	572,314	550,648	96%	114	212
\$ 600,000 - 699,999	14	3%	687,257	646,500	94%	99	138
\$ 700,000 - 799,999	12	3%	786,992	751,833	96%	76	79
\$ 800,000 - 899,999	4	1%	891,000	856,750	96%	179	66
\$ 900,000 - 999,999	1	0%	1,050,000	950,000	90%	260	31
\$ 1,000,000 - and over	8	2%	1,437,861	1,248,688	87%	155	125
Total	441	100%	368,805	350,644	95%	103	2784

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants. The data reflects only The sales published through Stellar MLS and does not include all sales in The Reported areas. Neither The Association/Board nor Stellar MLS is in any way responsible for its accuracy.



REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®

Multiple Listing Year to Date Sales and Inventory Report - 2025

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	12	0.31%	44,008	31,125	71%	56	
\$ 50,000 - 59,999	13	0.33%	72,215	52,777	73%	100	1
\$ 60,000 - 69,999	15	0.39%	74,487	63,247	85%	99	3
\$ 70,000 - 79,999	18	0.46%	84,456	73,439	87%	101	5
\$ 80,000 - 89,999	21	0.54%	95,715	83,090	87%	103	5
\$ 90,000 - 99,999	15	0.39%	110,220	92,633	84%	112	8
\$ 100,000 - 119,999	61	1.57%	122,875	110,074	90%	112	21
\$ 120,000 - 139,999	92	2.37%	141,778	129,306	91%	107	32
\$ 140,000 - 159,999	114	2.93%	160,651	148,977	93%	87	50
\$ 160,000 - 179,999	108	2.78%	182,593	167,779	92%	80	72
\$ 180,000 - 199,999	122	3.14%	201,027	189,499	94%	84	70
\$ 200,000 - 249,999	395	10.16%	237,780	227,371	96%	105	228
\$ 250,000 - 299,999	788	20.28%	284,387	276,530	97%	113	469
\$ 300,000 - 349,999	731	18.81%	330,781	322,053	97%	115	499
\$ 350,000 - 399,999	451	11.61%	385,930	371,939	96%	105	341
\$ 400,000 - 499,999	378	9.73%	457,072	438,860	96%	85	329
\$ 500,000 - 599,999	184	4.73%	572,657	546,293	95%	95	212
\$ 600,000 - 699,999	121	3.11%	673,705	644,442	96%	95	138
\$ 700,000 - 799,999	93	2.39%	781,314	743,969	95%	100	79
\$ 800,000 - 899,999	44	1.13%	885,891	842,708	95%	106	66
\$ 900,000 - 999,999	22	0.57%	1,004,195	941,432	94%	123	31
\$ 1,000,000 - and over	88	2.26%	1,542,459	1,420,853	92%	96	125
Total	3886	100.00%	374,131	357,843	96%	104	2784

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants. The data reflects only The sales published through Stellar MLS and does not include all sales in The Reported areas. Neither The Association/Board nor Stellar MLS is in any way responsible for its accuracy.

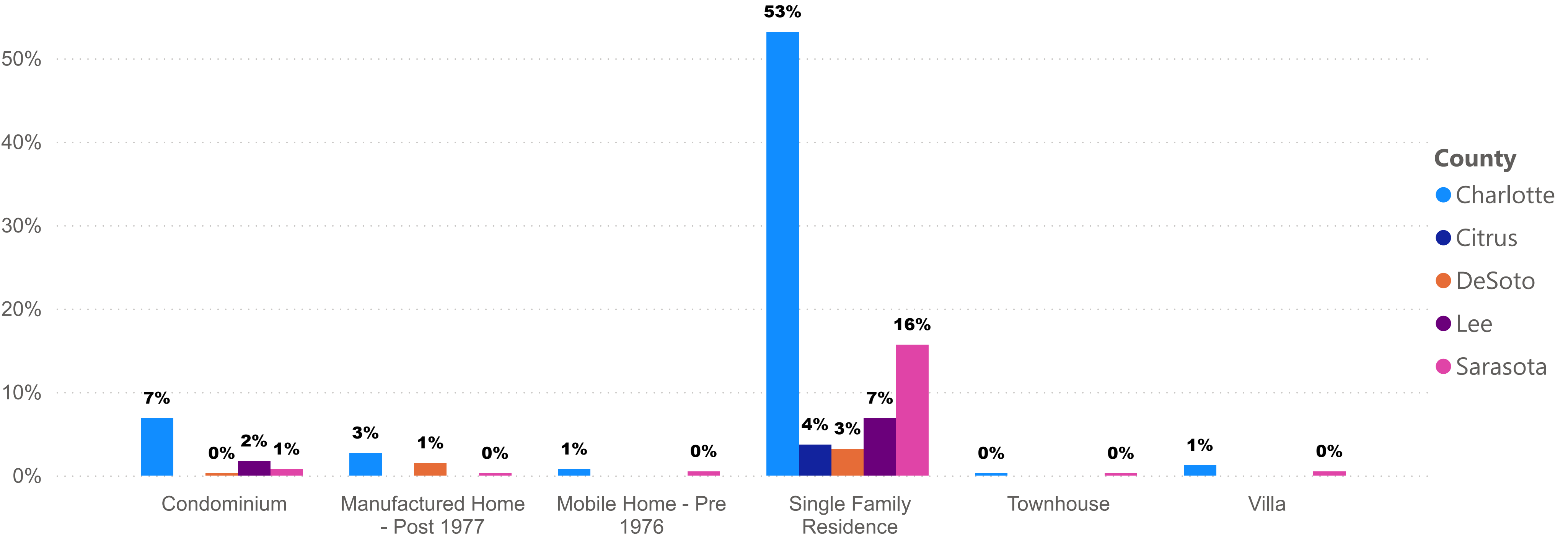
**Four Year Sales and
Inventory History 2021 -
2025. Compiled from
Monthly Sales and
Inventory Reports**

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
09/30/2021	444	373,656	373,153	100%	16	649	1.46
10/31/2021	449	355,778	353,592	99%	19	605	1.35
11/30/2021	475	353,916	351,930	99%	23	583	1.23
12/31/2021	529	425,140	413,597	97%	22	548	1.04
01/31/2022	408	384,746	381,821	99%	31	550	1.35
02/28/2022	450	426,298	422,272	99%	26	556	1.24
03/31/2022	562	414,501	417,161	101%	21	642	1.14
04/30/2022	545	425,187	427,622	101%	15	755	1.39
05/31/2022	547	411,342	413,669	101%	15	888	1.62
06/30/2022	560	427,955	424,741	99%	15	1070	1.91
07/31/2022	430	409,729	402,558	98%	17	1113	2.59
08/31/2022	440	413,855	406,103	98%	24	1141	2.59
09/30/2022	303	412,888	398,599	97%	28	1200	3.96
10/31/2022	247	424,210	410,233	97%	29	1075	4.35
11/30/2022	211	413,715	397,308	96%	38	1101	5.22
12/31/2022	292	370,767	355,121	96%	39	1131	3.87
01/31/2023	246	398,129	381,820	96%	45	1230	5.00
02/28/2023	266	395,661	384,174	97%	36	1325	4.98
03/31/2023	449	401,345	388,082	97%	48	1456	3.24
04/30/2023	430	424,435	411,775	97%	44	1511	3.51
05/31/2023	428	433,634	419,922	97%	40	1554	3.63
06/30/2023	444	416,584	403,892	97%	48	1677	3.78
07/31/2023	345	441,281	429,485	97%	54	1725	5.00
08/31/2023	387	405,068	391,188	97%	50	1786	4.61
09/30/2023	395	391,840	378,910	97%	53	1971	4.99
10/31/2023	326	428,391	414,518	97%	57	2190	6.72
11/30/2023	361	400,055	387,424	97%	54	2442	6.76
12/31/2023	391	411,425	396,194	96%	66	2507	6.41
01/31/2024	249	427,312	409,187	96%	70	2813	11.30
02/29/2024	363	459,189	442,067	96%	69	2904	8.00
03/31/2024	543	416,233	403,692	97%	82	2897	5.34
04/30/2024	556	428,192	413,644	97%	81	2926	5.26
05/31/2024	535	444,518	427,623	96%	92	2951	5.52
06/30/2024	435	425,626	409,240	96%	93	2842	6.53
07/31/2024	401	397,076	378,981	95%	97	2805	7.00
08/31/2024	405	391,870	370,822	95%	91	2766	6.83
09/30/2024	327	396,938	383,117	97%	98	2800	8.56
10/31/2024	341	392,093	376,231	96%	107	2893	8.48
11/30/2024	305	369,869	354,830	96%	102	3143	10.30
12/31/2024	414	390,271	375,491	96%	105	3296	7.96
01/31/2025	286	403,952	389,044	96%	114	3725	13.02
02/28/2025	364	386,637	370,952	96%	122	3901	10.72
03/31/2025	528	402,274	386,944	96%	106	3944	7.47
04/30/2025	546	395,410	377,610	95%	103	3862	7.07
05/31/2025	519	380,624	363,888	96%	119	3634	7.00
06/30/2025	499	385,670	368,975	96%	130	3429	6.87
07/31/2025	461	378,001	361,897	96%	126	3055	6.63
08/31/2025	441	368,805	350,644	95%	119	2784	6.31

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Charlotte	Citrus	DeSoto	Lee	Sarasota	Total
Condominium	7%		0%	2%	1%	10%
Manufactured Home - Post 1977	3%		1%		0%	4%
Mobile Home - Pre 1976	1%				0%	1%
Single Family Residence	53%	4%	3%	7%	16%	83%
Townhouse	0%				0%	0%
Villa	1%				0%	2%
Total	65%	4%	5%	9%	18%	100%



Board/Association: State Month Year
▲
Port Charlotte FL August 2025

National Association of Realtors®
700 Eleventh Street, NW
Washington, DC 20001-4507

Email: data@realtors.com
Fax: 202-383-7568
Questions: 202-383-1276

Single-Family Units
Number of Bedrooms

Price Range ▲	2 or Less	3	4 or More	Total
\$ 1 - 49,999	1	1		2
\$ 50,000 - 59,999				
\$ 60,000 - 69,999	1			1
\$ 70,000 - 79,999	2			2
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999				
\$ 120,000 - 139,999	3			3
\$ 140,000 - 159,999	6	3		9
\$ 160,000 - 179,999	3	3		6
\$ 180,000 - 199,999	4	6		10
\$ 200,000 - 249,999	16	29	1	46
\$ 250,000 - 299,999	5	65	24	94
\$ 300,000 - 349,999	4	39	24	67
\$ 350,000 - 399,999	5	37	15	57
\$ 400,000 - 499,999	3	28	12	43
\$ 500,000 - 599,999	2	15	4	21
\$ 600,000 - 699,999		11	3	14
\$ 700,000 - 799,999		9	3	12
\$ 800,000 - 899,999		3	1	4
\$ 900,000 - 999,999			1	1
\$ 1,000,000 - and over		2	5	7
Total	55	251	93	399

Condominium / Cooperative Units
Number of Bedrooms

Price Range	2 or Less	3	4 or More	Total
\$ 1 - 49,999				
\$ 50,000 - 59,999				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999	3			3
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	5			5
\$ 120,000 - 139,999	8			8
\$ 140,000 - 159,999	7			7
\$ 160,000 - 179,999	2			2
\$ 180,000 - 199,999	4	1		5
\$ 200,000 - 249,999	2	1		3
\$ 250,000 - 299,999	3	1		4
\$ 300,000 - 349,999		3		3
\$ 350,000 - 399,999	1			1
\$ 400,000 - 499,999				
\$ 500,000 - 599,999				
\$ 600,000 - 699,999				
\$ 700,000 - 799,999				
\$ 800,000 - 899,999				
\$ 900,000 - 999,999				
\$ 1,000,000 - and over		1		1
Total	35	7		42

Active Listings
(Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		3
\$ 70,000 - 79,999		6
\$ 80,000 - 89,999	1	4
\$ 90,000 - 99,999		6
\$ 100,000 - 119,999	3	15
\$ 120,000 - 139,999	1	28
\$ 140,000 - 159,999	13	38
\$ 160,000 - 179,999	24	48
\$ 180,000 - 199,999	27	37
\$ 200,000 - 249,999	134	79
\$ 250,000 - 299,999	378	67
\$ 300,000 - 349,999	463	41
\$ 350,000 - 399,999	291	43
\$ 400,000 - 499,999	288	40
\$ 500,000 - 599,999	172	29
\$ 600,000 - 699,999	118	12
\$ 700,000 - 799,999	71	7
\$ 800,000 - 899,999	55	7
\$ 900,000 - 999,999	36	
\$ 1,000,000 - and over	115	7
Total	2190	517

Sales Pending
(Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		1
\$ 60,000 - 69,999		1
\$ 70,000 - 79,999		2
\$ 80,000 - 89,999	1	3
\$ 90,000 - 99,999	2	2
\$ 100,000 - 119,999	1	4
\$ 120,000 - 139,999	3	6
\$ 140,000 - 159,999	5	8
\$ 160,000 - 179,999	5	6
\$ 180,000 - 199,999	21	5
\$ 200,000 - 249,999	69	8
\$ 250,000 - 299,999	152	6
\$ 300,000 - 349,999	97	3
\$ 350,000 - 399,999	61	4
\$ 400,000 - 499,999	67	4
\$ 500,000 - 599,999	37	3
\$ 600,000 - 699,999	15	1
\$ 700,000 - 799,999	14	
\$ 800,000 - 899,999	8	
\$ 900,000 - 999,999	4	
\$ 1,000,000 - and over	13	1
Total	575	68

Time On Market Sort	M-SF	M-Condo
0 - 30	119	7
31-60	56	1
61-90	50	12
91-120	45	6
121-over	129	16
Total	399	42

