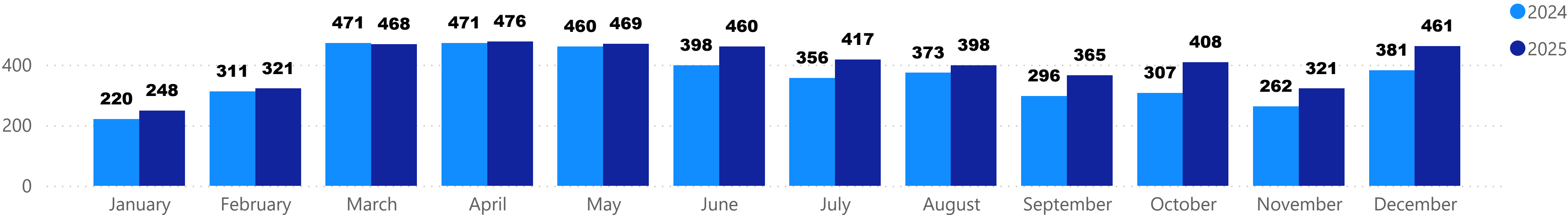




Monthly Sales Trend Indicator 2025

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				1	4
\$ 50,000 - 59,999	1						1						2
\$ 60,000 - 69,999				1	1			1	1	1			5
\$ 70,000 - 79,999								2		2		1	5
\$ 80,000 - 89,999			1	1	1	1				1			5
\$ 90,000 - 99,999	1		1		2	1					2	1	8
\$ 100,000 - 119,999		2		3	3	2	2		1		1	1	15
\$ 120,000 - 139,999		2	3	7	3	1	1	3	5	3	3	2	33
\$ 140,000 - 159,999	6	2	3	1	4	8	8	9	5	2	2	7	57
\$ 160,000 - 179,999	6	5	6	8	12	5	1	6	5	6	2	11	73
\$ 180,000 - 199,999	9	12	13	6	7	11	8	10	9	17	7	11	120
\$ 200,000 - 249,999	18	24	44	48	41	45	48	45	62	53	47	60	535
\$ 250,000 - 299,999	40	65	107	108	102	119	96	94	91	88	65	112	1087
\$ 300,000 - 349,999	55	70	102	92	101	101	101	67	58	74	62	80	963
\$ 350,000 - 399,999	39	50	56	67	57	52	43	57	40	53	50	46	610
\$ 400,000 - 499,999	26	41	48	49	57	43	44	43	42	49	34	51	527
\$ 500,000 - 599,999	13	15	21	28	25	25	27	21	20	23	17	27	262
\$ 600,000 - 699,999	11	10	15	20	20	17	9	14	8	15	8	15	162
\$ 700,000 - 799,999	6	8	11	18	19	5	13	12	2	8	6	13	121
\$ 800,000 - 899,999	3	4	14	3	6	6	3	4	4	5	4	5	61
\$ 900,000 - 999,999	7	1	4	1	2	3	3	1	2	1	3	7	35
\$ 1,000,000 - and over	6	10	19	15	6	15	9	7	10	7	8	10	122
Total	248	321	468	476	469	460	417	398	365	408	321	461	4812

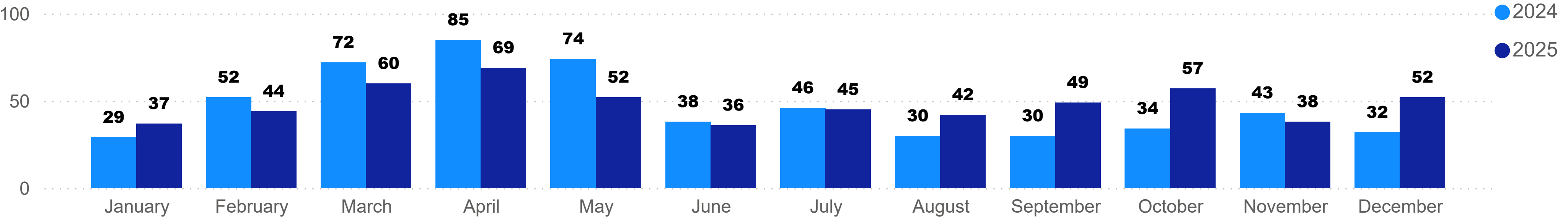




Monthly Sales Trend Indicator 2025

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			2
\$ 50,000 - 59,999	1					1	1			2			5
\$ 60,000 - 69,999	1	1		1	1	1			2	1	4	2	14
\$ 70,000 - 79,999		1		1		1	1	3		2	2	1	12
\$ 80,000 - 89,999					1		2		2	1	3	2	11
\$ 90,000 - 99,999		1	1		1		2			1	1	1	8
\$ 100,000 - 119,999	2	5	3	3	5	3	2	5	5	6	2	4	45
\$ 120,000 - 139,999	1	4	6	10	3	3	12	8	7	5	4	2	65
\$ 140,000 - 159,999	7	3	9	4	4	5	1	7	9	8	4	5	66
\$ 160,000 - 179,999	3	3	3	7	3	3	5	2	2	8		6	45
\$ 180,000 - 199,999	1	2	1	4	6	4	2	5	1		4	2	32
\$ 200,000 - 249,999	2	5	9	12	7	2	7	3	4	10	6	10	77
\$ 250,000 - 299,999	3	5	8	6	5	6	3	4	5	2	4	4	55
\$ 300,000 - 349,999	4	6	9	5	5	2	3	3	2	2	2	1	44
\$ 350,000 - 399,999	6	3	5	3	5	2	2	1	4	2		3	36
\$ 400,000 - 499,999	3	5	5	6	3	3	1		2	3	2	5	38
\$ 500,000 - 599,999	1		1	4	2				2	3		2	15
\$ 600,000 - 699,999	1			2			1		1			2	7
\$ 700,000 - 799,999				1									1
\$ 800,000 - 899,999	1								1				2
\$ 900,000 - 999,999													
\$ 1,000,000 - and over								1					1
Total	37	44	60	69	52	36	45	42	49	57	38	52	581

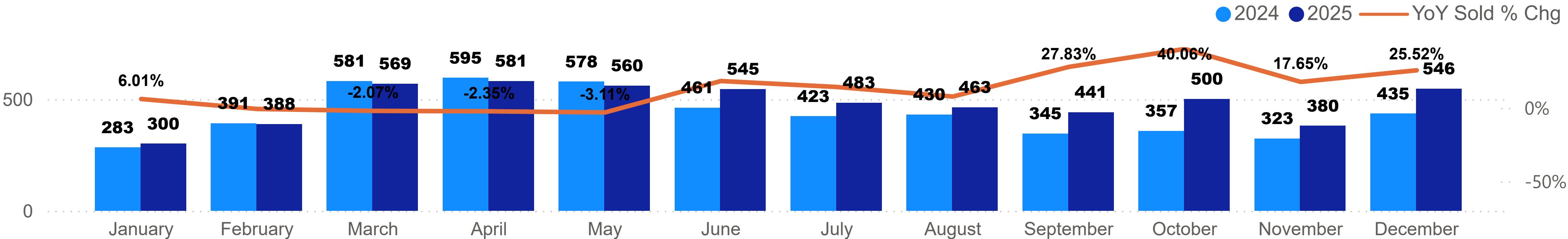




Monthly Sales Trend Indicator 2025

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	1	2	1	1	17
\$ 50,000 - 59,999	2		2	1		2	4	2		2	2		17
\$ 60,000 - 69,999	3	2		2	2	2		4	5	3	4	2	29
\$ 70,000 - 79,999		1	3	3	1	4	1	5	1	6	4	4	33
\$ 80,000 - 89,999			1	3	3	5	4	5	4	3	4	3	35
\$ 90,000 - 99,999	1	1	3	1	5	1	2	1		3	3	5	26
\$ 100,000 - 119,999	4	12	5	9	10	9	5	7	8	10	4	8	91
\$ 120,000 - 139,999	1	8	16	19	13	8	14	13	16	11	12	9	140
\$ 140,000 - 159,999	15	9	15	9	15	17	15	19	16	16	8	16	170
\$ 160,000 - 179,999	13	14	15	16	19	16	7	8	9	18	3	20	158
\$ 180,000 - 199,999	11	15	14	14	17	20	13	18	14	17	12	16	181
\$ 200,000 - 249,999	22	30	59	69	54	55	56	50	70	67	55	76	663
\$ 250,000 - 299,999	43	71	121	118	109	129	100	98	97	95	71	117	1169
\$ 300,000 - 349,999	60	77	112	99	106	104	104	70	61	76	64	82	1015
\$ 350,000 - 399,999	45	53	61	70	63	54	47	58	44	57	50	50	652
\$ 400,000 - 499,999	29	46	53	55	60	47	45	43	45	52	37	56	568
\$ 500,000 - 599,999	14	15	22	33	27	25	28	21	22	26	17	29	279
\$ 600,000 - 699,999	12	10	16	22	20	17	10	14	9	15	8	17	170
\$ 700,000 - 799,999	6	8	11	19	19	5	13	12	2	8	6	13	122
\$ 800,000 - 899,999	4	4	14	3	6	6	3	4	5	5	4	5	63
\$ 900,000 - 999,999	7	1	4	1	2	3	3	1	2	1	3	7	35
\$ 1,000,000 - and over	6	10	19	15	6	15	9	8	10	7	8	10	123
Total	300	388	569	581	560	545	483	463	441	500	380	546	5756





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	4	7	9	10	81
2	67	92	134	150	134	122	110	105	108	133	85	127	1367
3	172	217	305	313	310	287	262	260	260	276	223	278	3163
4	51	73	117	105	106	123	96	87	63	74	61	125	1081
5	3	1	5	2	4	2	7	4	4	8	2	6	48
6+	1		1	3		3	1	3	2	2			16
Total	300	388	569	581	560	545	483	463	441	500	380	546	5756

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	23	20	22	28	269
2	220	308	440	473	458	426	381	365	356	390	297	400	4514
3	56	55	91	68	69	77	71	65	54	79	55	107	847
4	7	5	8	11	9	9	7	4	2	9	3	7	81
5	1		6	3	2	3	2	3	3	1	2	4	30
6+			1	3	1	1	3	1	3	1	1		15
Total	300	388	569	581	560	545	483	463	441	500	380	546	5756

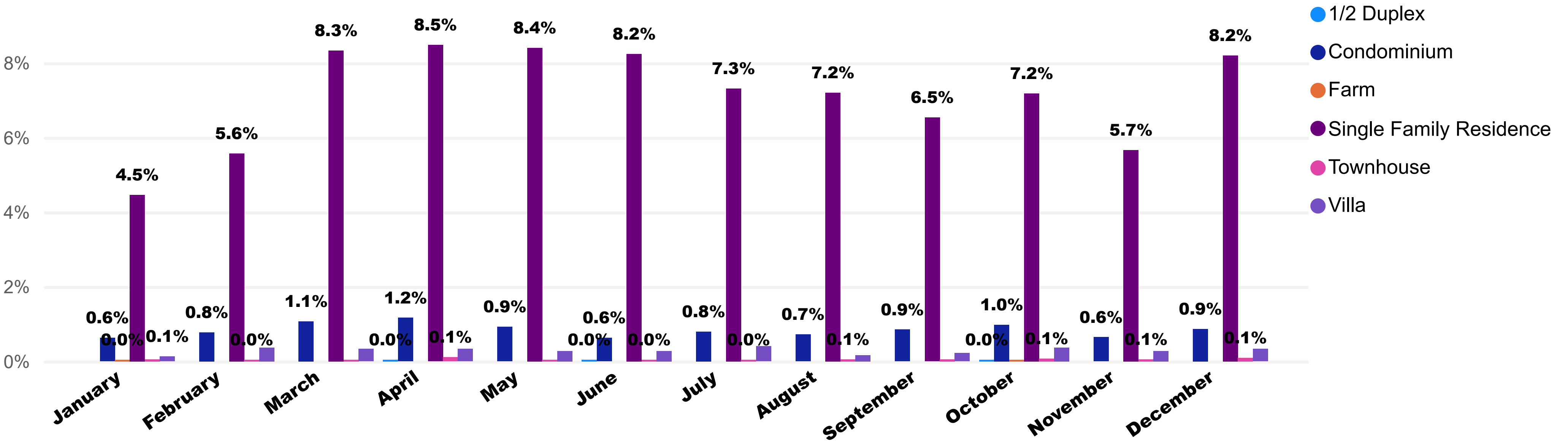


REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®
Monthly Sales Trend Indicator 2025

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex				1		2				1			4
Condominium	34	42	58	63	50	34	43	39	46	53	35	47	544
Farm	1									1			2
Single Family Residence	241	301	450	458	454	445	395	389	353	388	306	443	4623
Townhouse	3	2	2	6	2	2	2	3	3	4	3	5	37
Villa	7	20	18	18	15	15	22	9	12	20	15	18	189
Total	286	365	528	546	521	498	462	440	414	467	359	513	5399

YTD % of Sales by Property Type





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

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	45,000	40,000	89%	15	
\$ 50,000 - 59,999							
\$ 60,000 - 69,999	2	0%	65,950	61,000	92%	197	1
\$ 70,000 - 79,999	2	0%	81,950	76,500	93%	159	6
\$ 80,000 - 89,999	2	0%	112,000	83,750	75%	94	4
\$ 90,000 - 99,999	2	0%	117,500	91,500	78%	61	16
\$ 100,000 - 119,999	5	1%	127,780	109,200	85%	93	28
\$ 120,000 - 139,999	4	1%	149,950	127,000	85%	91	46
\$ 140,000 - 159,999	12	2%	162,991	147,917	91%	69	51
\$ 160,000 - 179,999	17	3%	181,706	170,371	94%	73	68
\$ 180,000 - 199,999	13	3%	200,592	189,154	94%	45	97
\$ 200,000 - 249,999	70	14%	236,628	228,198	96%	101	233
\$ 250,000 - 299,999	116	23%	282,793	276,721	98%	115	471
\$ 300,000 - 349,999	81	16%	330,771	323,366	98%	133	473
\$ 350,000 - 399,999	50	10%	389,991	371,394	95%	104	353
\$ 400,000 - 499,999	56	11%	454,443	435,978	96%	88	336
\$ 500,000 - 599,999	29	6%	576,789	548,669	95%	69	228
\$ 600,000 - 699,999	17	3%	660,182	640,265	97%	97	164
\$ 700,000 - 799,999	13	3%	779,300	751,858	96%	77	98
\$ 800,000 - 899,999	5	1%	889,600	836,100	94%	49	55
\$ 900,000 - 999,999	7	1%	1,039,414	937,000	90%	45	48
\$ 1,000,000 - and over	10	2%	1,299,760	1,201,500	92%	139	153
Total	514	100%	376,658	360,749	96%	102	2929

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	17	0.30%	46,653	33,559	72%	61	
\$ 50,000 - 59,999	17	0.30%	69,335	52,741	76%	134	
\$ 60,000 - 69,999	29	0.50%	75,583	63,128	84%	113	1
\$ 70,000 - 79,999	33	0.57%	83,407	73,882	89%	106	6
\$ 80,000 - 89,999	35	0.61%	96,351	83,180	86%	115	4
\$ 90,000 - 99,999	26	0.45%	108,658	92,785	85%	87	16
\$ 100,000 - 119,999	91	1.58%	124,367	109,966	88%	112	28
\$ 120,000 - 139,999	140	2.43%	141,724	129,481	91%	107	46
\$ 140,000 - 159,999	170	2.95%	161,016	148,755	92%	97	51
\$ 160,000 - 179,999	158	2.74%	182,531	168,025	92%	91	68
\$ 180,000 - 199,999	181	3.14%	200,266	189,708	95%	81	97
\$ 200,000 - 249,999	663	11.52%	237,386	227,644	96%	108	233
\$ 250,000 - 299,999	1169	20.31%	283,837	276,139	97%	114	471
\$ 300,000 - 349,999	1015	17.63%	330,875	322,084	97%	115	473
\$ 350,000 - 399,999	652	11.33%	386,178	372,011	96%	103	353
\$ 400,000 - 499,999	568	9.87%	456,083	437,922	96%	90	336
\$ 500,000 - 599,999	279	4.85%	571,706	544,911	95%	97	228
\$ 600,000 - 699,999	170	2.95%	673,687	644,555	96%	102	164
\$ 700,000 - 799,999	122	2.12%	778,336	743,524	96%	95	98
\$ 800,000 - 899,999	63	1.09%	886,127	840,596	95%	113	55
\$ 900,000 - 999,999	35	0.61%	1,007,749	937,443	93%	102	48
\$ 1,000,000 - and over	123	2.14%	1,519,073	1,401,192	92%	106	153
Total	5756	100.00%	368,231	352,282	96%	105	2929

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.

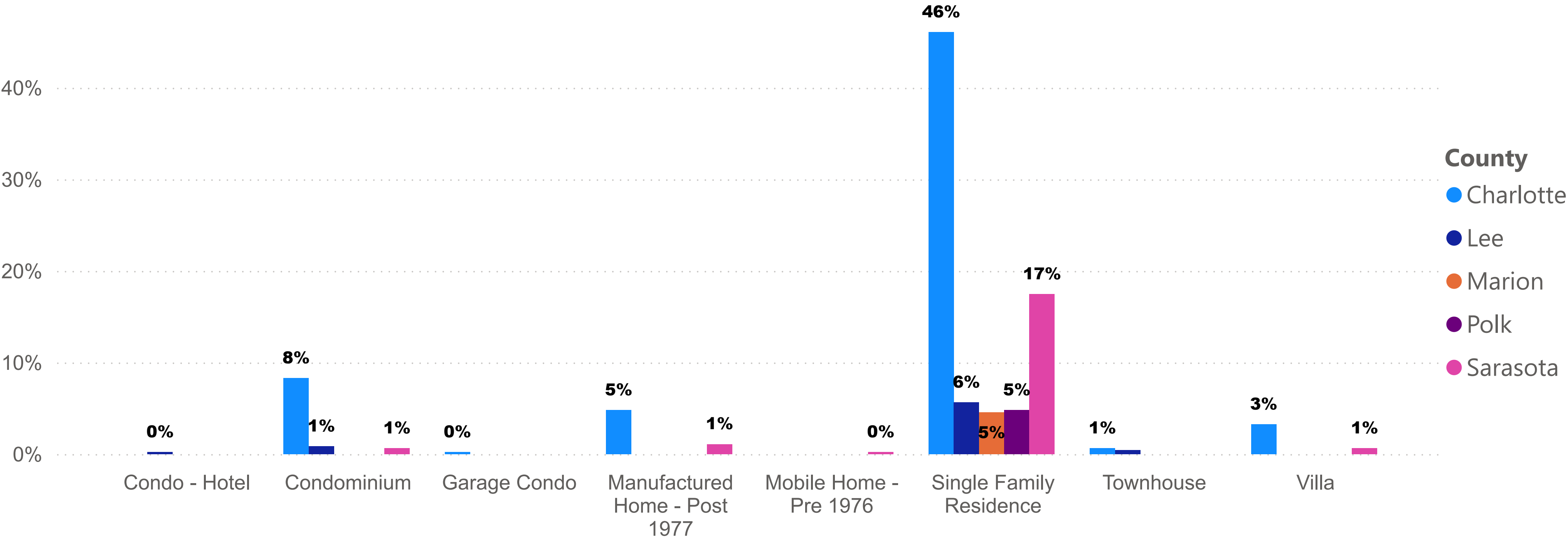
**Four Year Sales and
Inventory History 2022 -
2025. Compiled from
Monthly Sales and
Inventory Reports**

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	557	427,872	413,351	97%	81	2925	5.25
05/31/2024	535	444,518	427,623	96%	92	2951	5.52
06/30/2024	436	425,310	408,962	96%	92	2842	6.52
07/31/2024	403	396,693	378,688	95%	97	2805	6.96
08/31/2024	405	391,870	370,774	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	3297	7.96
01/31/2025	286	403,952	389,044	96%	114	3728	13.03
02/28/2025	365	387,016	371,338	96%	122	3907	10.70
03/31/2025	528	402,274	386,944	96%	106	3950	7.48
04/30/2025	546	395,410	377,610	95%	103	3871	7.09
05/31/2025	521	380,276	363,600	96%	120	3649	7.00
06/30/2025	498	386,143	369,451	96%	130	3450	6.93
07/31/2025	462	377,679	361,609	96%	125	3087	6.68
08/31/2025	440	369,122	350,920	95%	119	2870	6.52
09/30/2025	414	361,723	344,049	95%	125	2863	6.92
10/31/2025	467	360,153	345,272	96%	124	2971	6.36
11/30/2025	359	372,580	359,261	96%	122	3012	8.39
12/31/2025	513	376,653	360,741	96%	116	2930	5.71

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Charlotte	Lee	Marion	Polk	Sarasota	Total
Condo - Hotel		0%				0%
Condominium	8%	1%			1%	10%
Garage Condo	0%					0%
Manufactured Home - Post 1977	5%				1%	6%
Mobile Home - Pre 1976					0%	0%
Single Family Residence	46%	6%	5%	5%	17%	79%
Townhouse	1%	0%				1%
Villa	3%				1%	4%
Total	63%	7%	5%	5%	20%	100%



Board/Association: State Month Year
▲
Port Charlotte FL December 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
\$ 50,000 - 59,999				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999		1		1
\$ 80,000 - 89,999				
\$ 90,000 - 99,999			1	1
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	1	1		2
\$ 140,000 - 159,999	5	2		7
\$ 160,000 - 179,999	6	5		11
\$ 180,000 - 199,999	6	4	1	11
\$ 200,000 - 249,999	20	34	6	60
\$ 250,000 - 299,999	24	52	36	112
\$ 300,000 - 349,999	3	46	31	80
\$ 350,000 - 399,999	4	27	15	46
\$ 400,000 - 499,999	4	30	17	51
\$ 500,000 - 599,999	2	16	9	27
\$ 600,000 - 699,999	1	9	5	15
\$ 700,000 - 799,999		12	1	13
\$ 800,000 - 899,999		2	3	5
\$ 900,000 - 999,999		5	2	7
\$ 1,000,000 - and over		6	4	10
Total	77	253	131	461

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	2			2
\$ 70,000 - 79,999	1			1
\$ 80,000 - 89,999	2			2
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999	4			4
\$ 120,000 - 139,999	2			2
\$ 140,000 - 159,999	4	1		5
\$ 160,000 - 179,999	5	1		6
\$ 180,000 - 199,999	1	1		2
\$ 200,000 - 249,999	9	1		10
\$ 250,000 - 299,999	3	1		4
\$ 300,000 - 349,999		1		1
\$ 350,000 - 399,999		3		3
\$ 400,000 - 499,999	1	4		5
\$ 500,000 - 599,999	1	1		2
\$ 600,000 - 699,999	1	1		2
\$ 700,000 - 799,999				
\$ 800,000 - 899,999				
\$ 900,000 - 999,999				
\$ 1,000,000 - and over				
Total	37	15		52

Active Listings
(Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		1
\$ 70,000 - 79,999	1	5
\$ 80,000 - 89,999	1	3
\$ 90,000 - 99,999	4	11
\$ 100,000 - 119,999	1	25
\$ 120,000 - 139,999	4	47
\$ 140,000 - 159,999	10	37
\$ 160,000 - 179,999	20	47
\$ 180,000 - 199,999	38	57
\$ 200,000 - 249,999	139	73
\$ 250,000 - 299,999	382	81
\$ 300,000 - 349,999	418	59
\$ 350,000 - 399,999	306	50
\$ 400,000 - 499,999	286	51
\$ 500,000 - 599,999	205	24
\$ 600,000 - 699,999	148	14
\$ 700,000 - 799,999	96	9
\$ 800,000 - 899,999	58	3
\$ 900,000 - 999,999	52	1
\$ 1,000,000 - and over	145	9
Total	2314	607

Sales Pending
(Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999	1	
\$ 70,000 - 79,999		
\$ 80,000 - 89,999		1
\$ 90,000 - 99,999		
\$ 100,000 - 119,999	1	3
\$ 120,000 - 139,999	3	7
\$ 140,000 - 159,999	6	8
\$ 160,000 - 179,999	9	6
\$ 180,000 - 199,999	13	8
\$ 200,000 - 249,999	71	14
\$ 250,000 - 299,999	106	12
\$ 300,000 - 349,999	97	5
\$ 350,000 - 399,999	67	4
\$ 400,000 - 499,999	58	5
\$ 500,000 - 599,999	37	2
\$ 600,000 - 699,999	22	
\$ 700,000 - 799,999	12	
\$ 800,000 - 899,999	12	
\$ 900,000 - 999,999	4	
\$ 1,000,000 - and over	18	1
Total	537	76

Time On Market Sort	M-SF	M-Condo
0 - 30	154	19
31-60	68	9
61-90	51	5
91-120	46	3
121-over	142	16
Total	461	52

