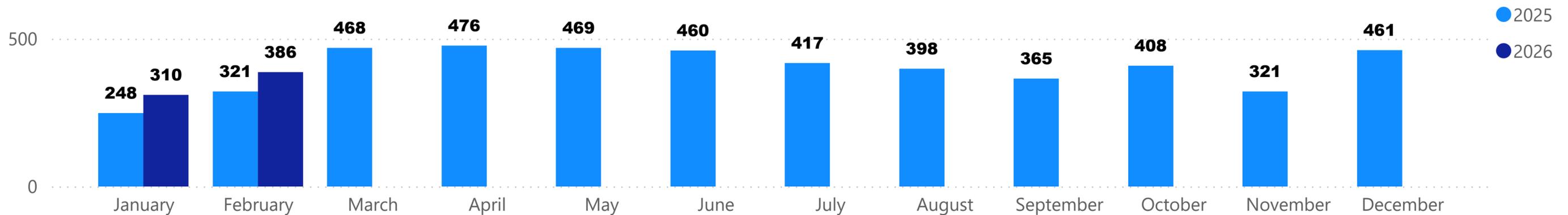


Monthly Sales Trend Indicator 2026

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											1
\$ 50,000 - 59,999		1											1
\$ 60,000 - 69,999	1												1
\$ 70,000 - 79,999	1												1
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999													
\$ 120,000 - 139,999	2	5											7
\$ 140,000 - 159,999	3	9											12
\$ 160,000 - 179,999	2	6											8
\$ 180,000 - 199,999	9	4											13
\$ 200,000 - 249,999	58	44											102
\$ 250,000 - 299,999	66	88											154
\$ 300,000 - 349,999	58	71											129
\$ 350,000 - 399,999	39	45											84
\$ 400,000 - 499,999	23	42											65
\$ 500,000 - 599,999	19	33											52
\$ 600,000 - 699,999	10	11											21
\$ 700,000 - 799,999	4	10											14
\$ 800,000 - 899,999	4	4											8
\$ 900,000 - 999,999	2	2											4
\$ 1,000,000 - and over	9	10											19
Total	310	386											696



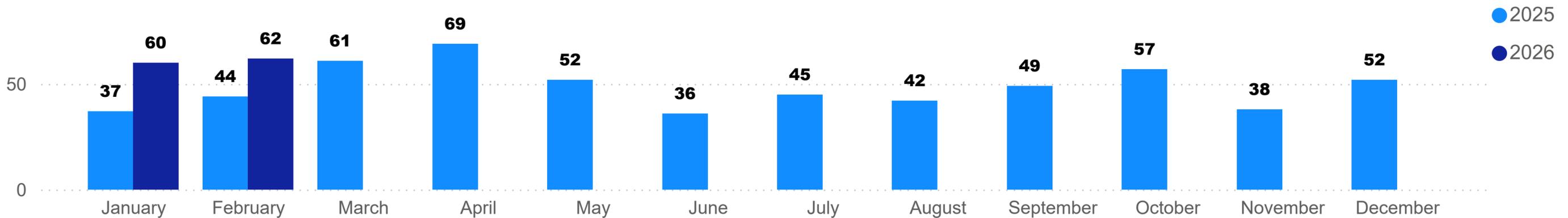


REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®

Monthly Sales Trend Indicator 2026

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													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999	2												2
\$ 70,000 - 79,999	1	1											2
\$ 80,000 - 89,999	1												1
\$ 90,000 - 99,999	1												1
\$ 100,000 - 119,999	4	2											6
\$ 120,000 - 139,999	9	5											14
\$ 140,000 - 159,999	3	7											10
\$ 160,000 - 179,999	8	4											12
\$ 180,000 - 199,999	5	9											14
\$ 200,000 - 249,999	4	17											21
\$ 250,000 - 299,999	11	8											19
\$ 300,000 - 349,999	5	2											7
\$ 350,000 - 399,999		5											5
\$ 400,000 - 499,999	3	2											5
\$ 500,000 - 599,999	1												1
\$ 600,000 - 699,999													
\$ 700,000 - 799,999	1												1
\$ 800,000 - 899,999													
\$ 900,000 - 999,999													
\$ 1,000,000 - and over	1												1
Total	60	62											122



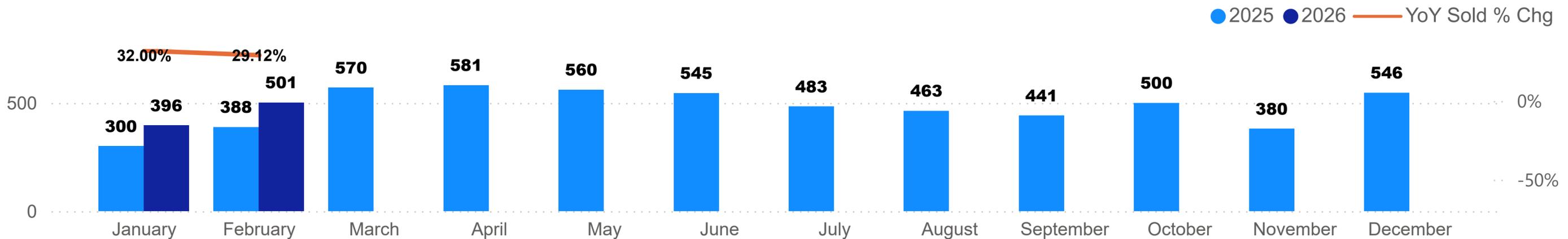


REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®

Monthly Sales Trend Indicator 2026

Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999	4	3											7
\$ 50,000 - 59,999		3											3
\$ 60,000 - 69,999	5												5
\$ 70,000 - 79,999	2	5											7
\$ 80,000 - 89,999	1	4											5
\$ 90,000 - 99,999	2	2											4
\$ 100,000 - 119,999	11	12											23
\$ 120,000 - 139,999	16	16											32
\$ 140,000 - 159,999	8	23											31
\$ 160,000 - 179,999	12	13											25
\$ 180,000 - 199,999	15	14											29
\$ 200,000 - 249,999	63	68											131
\$ 250,000 - 299,999	77	96											173
\$ 300,000 - 349,999	63	75											138
\$ 350,000 - 399,999	40	53											93
\$ 400,000 - 499,999	26	44											70
\$ 500,000 - 599,999	20	33											53
\$ 600,000 - 699,999	10	11											21
\$ 700,000 - 799,999	5	10											15
\$ 800,000 - 899,999	4	4											8
\$ 900,000 - 999,999	2	2											4
\$ 1,000,000 - and over	10	10											20
Total	396	501											897



Monthly Sales Trend Indicator 2026

Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0		1											1
1	2	8											10
2	105	151											256
3	209	264											473
4	78	74											152
5	2	3											5
Total	396	501											897

Sales by Bathroom Count

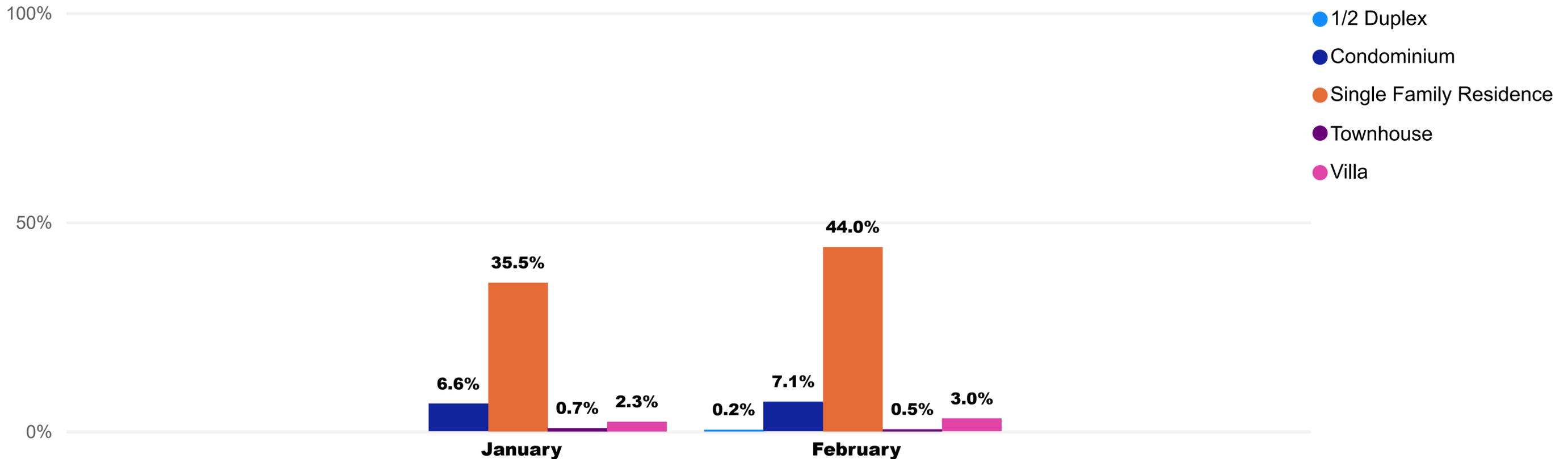
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0		1											1
1	15	31											46
2	325	394											719
3	49	69											118
4	6	4											10
5	1	1											2
6+		1											1
Total	396	501											897

Monthly Sales Trend Indicator 2026

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex		2											2
Condominium	54	58											112
Single Family Residence	291	361											652
Townhouse	6	4											10
Villa	19	25											44
Total	370	450											820

YTD % of Sales by Property Type





REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®
Multiple Listing One Month Sales and Inventory Report - February - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	85,000	45,000	53%	103	
\$ 50,000 - 59,999	1	0%	100,000	51,000	51%	150	2
\$ 60,000 - 69,999							
\$ 70,000 - 79,999	1	0%	79,900	79,900	100%	41	6
\$ 80,000 - 89,999							7
\$ 90,000 - 99,999							18
\$ 100,000 - 119,999	2	0%	133,700	117,250	88%	309	35
\$ 120,000 - 139,999	10	2%	141,280	128,850	91%	118	51
\$ 140,000 - 159,999	16	4%	158,388	151,331	96%	67	55
\$ 160,000 - 179,999	10	2%	183,803	169,150	92%	54	76
\$ 180,000 - 199,999	13	3%	199,700	189,115	95%	109	96
\$ 200,000 - 249,999	63	14%	238,515	227,259	95%	74	203
\$ 250,000 - 299,999	96	21%	283,272	274,091	97%	120	501
\$ 300,000 - 349,999	73	16%	333,251	322,967	97%	102	494
\$ 350,000 - 399,999	51	11%	377,255	367,722	97%	93	370
\$ 400,000 - 499,999	44	10%	458,027	438,123	96%	90	369
\$ 500,000 - 599,999	33	7%	575,615	545,958	95%	99	210
\$ 600,000 - 699,999	11	2%	667,355	639,659	96%	52	161
\$ 700,000 - 799,999	10	2%	772,100	742,500	96%	117	104
\$ 800,000 - 899,999	4	1%	868,000	842,500	97%	111	58
\$ 900,000 - 999,999	2	0%	980,000	942,500	96%	50	57
\$ 1,000,000 - and over	10	2%	1,793,389	1,666,950	93%	203	158
Total	451	100%	381,990	365,655	96%	100	3031

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 - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	7	0.78%	48,000	32,929	69%	65	
\$ 50,000 - 59,999	3	0.33%	77,000	52,833	69%	340	2
\$ 60,000 - 69,999	5	0.56%	77,780	61,400	79%	137	
\$ 70,000 - 79,999	7	0.78%	80,014	76,557	96%	132	6
\$ 80,000 - 89,999	5	0.56%	92,940	82,200	88%	154	7
\$ 90,000 - 99,999	4	0.45%	108,450	93,000	86%	106	18
\$ 100,000 - 119,999	23	2.56%	126,661	111,696	88%	145	35
\$ 120,000 - 139,999	32	3.57%	139,871	129,606	93%	95	51
\$ 140,000 - 159,999	31	3.46%	159,997	149,884	94%	129	55
\$ 160,000 - 179,999	25	2.79%	183,513	169,300	92%	127	76
\$ 180,000 - 199,999	29	3.23%	198,924	188,247	95%	110	96
\$ 200,000 - 249,999	131	14.60%	238,549	228,790	96%	94	203
\$ 250,000 - 299,999	173	19.29%	284,538	274,761	97%	113	501
\$ 300,000 - 349,999	138	15.38%	333,717	324,279	97%	104	494
\$ 350,000 - 399,999	93	10.37%	379,780	368,560	97%	109	370
\$ 400,000 - 499,999	70	7.80%	459,310	439,891	96%	84	369
\$ 500,000 - 599,999	53	5.91%	571,355	542,821	95%	98	210
\$ 600,000 - 699,999	21	2.34%	677,357	643,536	95%	61	161
\$ 700,000 - 799,999	15	1.67%	777,800	742,833	96%	184	104
\$ 800,000 - 899,999	8	0.89%	862,500	829,063	96%	93	58
\$ 900,000 - 999,999	4	0.45%	972,250	951,000	98%	50	57
\$ 1,000,000 - and over	20	2.23%	1,590,829	1,478,350	93%	155	158
Total	897	100.00%	354,401	338,710	96%	108	3031

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.

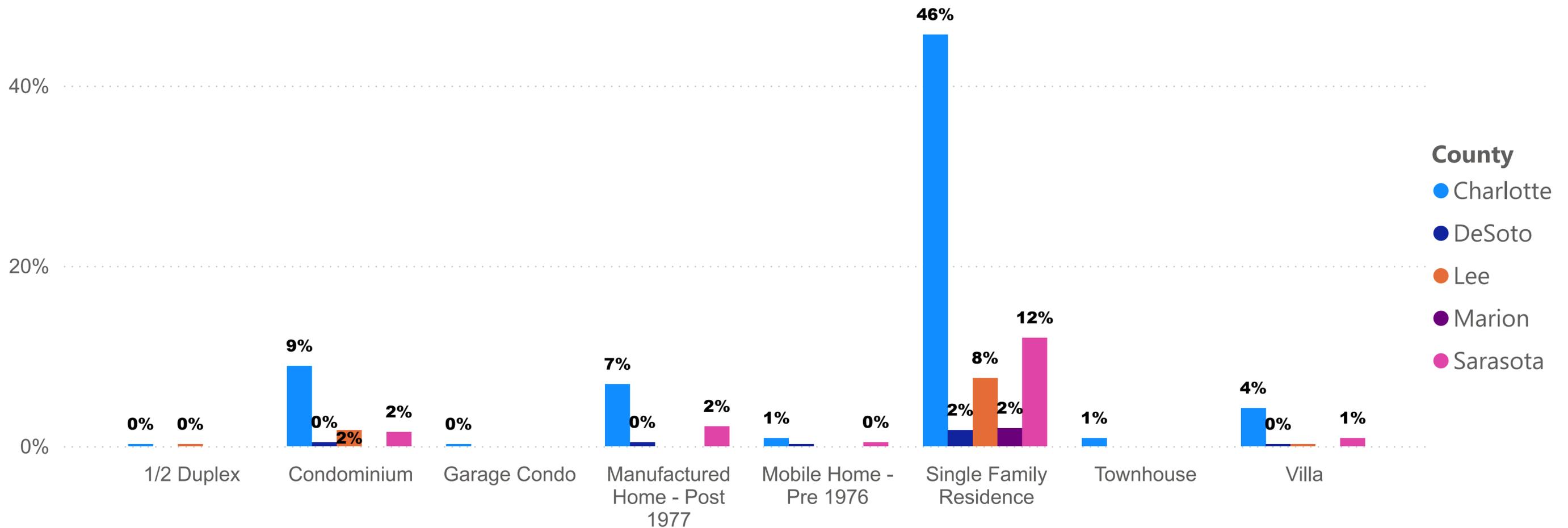
Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	2443	6.77
12/31/2023	391	411,425	396,194	96%	66	2508	6.41
01/31/2024	249	427,312	409,187	96%	70	2814	11.30
02/29/2024	363	459,189	442,067	96%	69	2905	8.00
03/31/2024	543	416,233	403,692	97%	82	2898	5.34
04/30/2024	557	427,872	413,351	97%	81	2926	5.25
05/31/2024	535	444,518	427,623	96%	92	2952	5.52
06/30/2024	436	425,310	408,962	96%	92	2843	6.52
07/31/2024	403	396,693	378,688	95%	97	2806	6.96
08/31/2024	405	391,870	370,774	95%	91	2767	6.83
09/30/2024	327	396,938	383,117	97%	98	2801	8.57
10/31/2024	341	392,093	376,231	96%	107	2894	8.49
11/30/2024	305	369,869	354,830	96%	102	3144	10.31
12/31/2024	414	390,271	375,491	96%	105	3298	7.97
01/31/2025	286	403,952	389,044	96%	114	3729	13.04
02/28/2025	365	387,016	371,338	96%	122	3908	10.71
03/31/2025	529	401,816	386,500	96%	106	3951	7.47
04/30/2025	546	395,410	377,610	95%	103	3873	7.09
05/31/2025	521	380,276	363,600	96%	120	3652	7.01
06/30/2025	498	386,143	369,451	96%	130	3454	6.94
07/31/2025	462	377,679	361,609	96%	125	3093	6.69
08/31/2025	440	369,122	350,920	95%	119	2877	6.54
09/30/2025	414	361,723	344,049	95%	125	2871	6.93
10/31/2025	467	360,153	345,272	96%	124	2984	6.39
11/30/2025	359	372,580	359,261	96%	122	3028	8.43
12/31/2025	513	376,653	360,741	96%	116	2964	5.78
01/31/2026	370	362,911	347,652	96%	118	3097	8.37
02/28/2026	450	382,339	365,990	96%	113	3031	6.74

Top 5 Unit Sales by County and Property Type

** Counties with the same % of Sales maybe Included.*

Property Type	Charlotte	DeSoto	Lee	Marion	Sarasota	Total
1/2 Duplex	0%		0%			0%
Condominium	9%	0%	2%		2%	13%
Garage Condo	0%					0%
Manufactured Home - Post 1977	7%	0%			2%	10%
Mobile Home - Pre 1976	1%	0%			0%	2%
Single Family Residence	46%	2%	8%	2%	12%	69%
Townhouse	1%					1%
Villa	4%	0%	0%		1%	6%
Total	68%	3%	10%	2%	17%	100%



**Single-Family Units
 Number of Bedrooms**

**Condominium / Cooperative Units
 Number of Bedrooms**

**Active Listings
 (Unsold Homes)**

**Sales Pending
 (Under Contract)**

Price Range ▲	2 or Less	3	4 or More	Total
\$ 1 - 49,999		1		1
\$ 50,000 - 59,999	1			1
\$ 60,000 - 69,999				
\$ 70,000 - 79,999				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999				
\$ 120,000 - 139,999	2	3		5
\$ 140,000 - 159,999	7	2		9
\$ 160,000 - 179,999	4	2		6
\$ 180,000 - 199,999	2	2		4
\$ 200,000 - 249,999	19	22	3	44
\$ 250,000 - 299,999	15	56	17	88
\$ 300,000 - 349,999	6	43	22	71
\$ 350,000 - 399,999	3	26	16	45
\$ 400,000 - 499,999	5	32	5	42
\$ 500,000 - 599,999	3	25	5	33
\$ 600,000 - 699,999		9	2	11
\$ 700,000 - 799,999		7	3	10
\$ 800,000 - 899,999	1	2	1	4
\$ 900,000 - 999,999		2		2
\$ 1,000,000 - and over		7	3	10
Total	68	241	77	386

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	1			1
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	2			2
\$ 120,000 - 139,999	5			5
\$ 140,000 - 159,999	7			7
\$ 160,000 - 179,999	3	1		4
\$ 180,000 - 199,999	8	1		9
\$ 200,000 - 249,999	14	3		17
\$ 250,000 - 299,999	5	3		8
\$ 300,000 - 349,999		2		2
\$ 350,000 - 399,999	1	4		5
\$ 400,000 - 499,999	2			2
\$ 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				
Total	48	14		62

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999	1	1
\$ 60,000 - 69,999		
\$ 70,000 - 79,999	1	6
\$ 80,000 - 89,999		5
\$ 90,000 - 99,999	5	14
\$ 100,000 - 119,999	1	31
\$ 120,000 - 139,999	1	49
\$ 140,000 - 159,999	9	43
\$ 160,000 - 179,999	23	51
\$ 180,000 - 199,999	34	49
\$ 200,000 - 249,999	123	73
\$ 250,000 - 299,999	405	79
\$ 300,000 - 349,999	446	54
\$ 350,000 - 399,999	308	50
\$ 400,000 - 499,999	301	45
\$ 500,000 - 599,999	178	23
\$ 600,000 - 699,999	137	20
\$ 700,000 - 799,999	96	7
\$ 800,000 - 899,999	50	4
\$ 900,000 - 999,999	53	2
\$ 1,000,000 - and over	147	8
Total	2319	614

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		1
\$ 70,000 - 79,999		1
\$ 80,000 - 89,999		1
\$ 90,000 - 99,999		
\$ 100,000 - 119,999	1	5
\$ 120,000 - 139,999	4	10
\$ 140,000 - 159,999	6	10
\$ 160,000 - 179,999	13	4
\$ 180,000 - 199,999	21	12
\$ 200,000 - 249,999	65	14
\$ 250,000 - 299,999	146	16
\$ 300,000 - 349,999	105	12
\$ 350,000 - 399,999	82	11
\$ 400,000 - 499,999	73	10
\$ 500,000 - 599,999	48	3
\$ 600,000 - 699,999	47	1
\$ 700,000 - 799,999	23	1
\$ 800,000 - 899,999	8	
\$ 900,000 - 999,999	7	
\$ 1,000,000 - and over	27	1
Total	676	113

Time On Market Sort	M-SF	M-Condo
0 - 30	103	21
31-60	76	10
61-90	59	7
91-120	43	2
121-over	105	22
Total	386	62

