

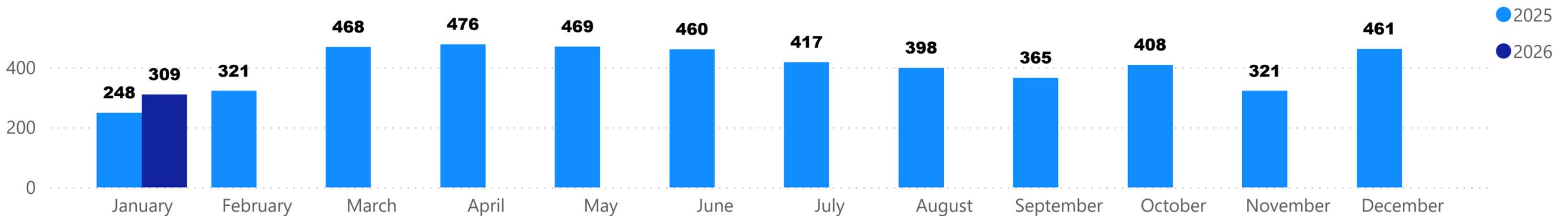


**REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®**

**Monthly Sales Trend Indicator 2026**

**Sales by Price Range - Single Family Homes & Villas**

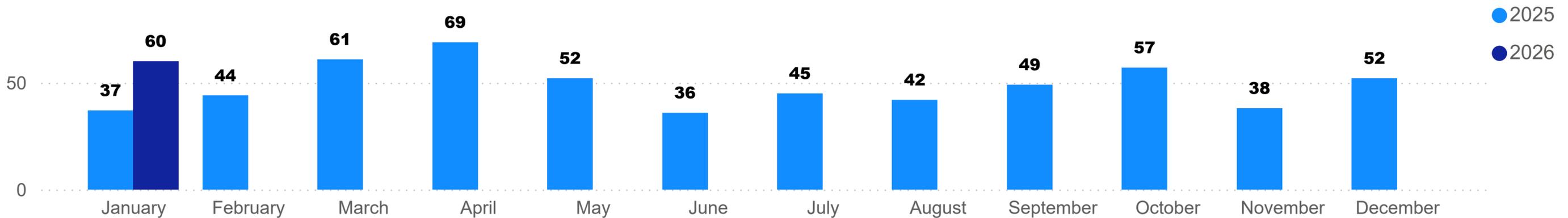
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999	1												1
\$ 70,000 - 79,999	1												1
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999													
\$ 120,000 - 139,999	2												2
\$ 140,000 - 159,999	3												3
\$ 160,000 - 179,999	2												2
\$ 180,000 - 199,999	9												9
\$ 200,000 - 249,999	58												58
\$ 250,000 - 299,999	66												66
\$ 300,000 - 349,999	58												58
\$ 350,000 - 399,999	39												39
\$ 400,000 - 499,999	23												23
\$ 500,000 - 599,999	18												18
\$ 600,000 - 699,999	10												10
\$ 700,000 - 799,999	4												4
\$ 800,000 - 899,999	4												4
\$ 900,000 - 999,999	2												2
\$ 1,000,000 - and over	9												9
<b>Total</b>	<b>309</b>												<b>309</b>



**Monthly Sales Trend Indicator 2026**

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

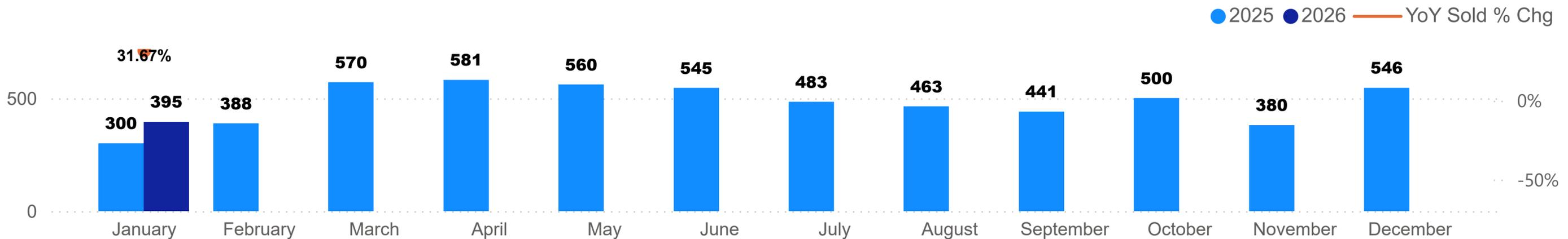
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999	2												2
\$ 70,000 - 79,999	1												1
\$ 80,000 - 89,999	1												1
\$ 90,000 - 99,999	1												1
\$ 100,000 - 119,999	4												4
\$ 120,000 - 139,999	9												9
\$ 140,000 - 159,999	3												3
\$ 160,000 - 179,999	8												8
\$ 180,000 - 199,999	5												5
\$ 200,000 - 249,999	4												4
\$ 250,000 - 299,999	11												11
\$ 300,000 - 349,999	5												5
\$ 350,000 - 399,999													
\$ 400,000 - 499,999	3												3
\$ 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
<b>Total</b>	<b>60</b>												<b>60</b>



**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												4
\$ 50,000 - 59,999													
\$ 60,000 - 69,999	5												5
\$ 70,000 - 79,999	2												2
\$ 80,000 - 89,999	1												1
\$ 90,000 - 99,999	2												2
\$ 100,000 - 119,999	11												11
\$ 120,000 - 139,999	16												16
\$ 140,000 - 159,999	8												8
\$ 160,000 - 179,999	12												12
\$ 180,000 - 199,999	15												15
\$ 200,000 - 249,999	63												63
\$ 250,000 - 299,999	77												77
\$ 300,000 - 349,999	63												63
\$ 350,000 - 399,999	40												40
\$ 400,000 - 499,999	26												26
\$ 500,000 - 599,999	19												19
\$ 600,000 - 699,999	10												10
\$ 700,000 - 799,999	5												5
\$ 800,000 - 899,999	4												4
\$ 900,000 - 999,999	2												2
\$ 1,000,000 - and over	10												10
<b>Total</b>	<b>395</b>												<b>395</b>



**Monthly Sales Trend Indicator 2026**

**Sales by Bedroom Count**

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	2												2
2	105												105
3	209												209
4	77												77
5	2												2
<b>Total</b>	<b>395</b>												<b>395</b>

**Sales by Bathroom Count**

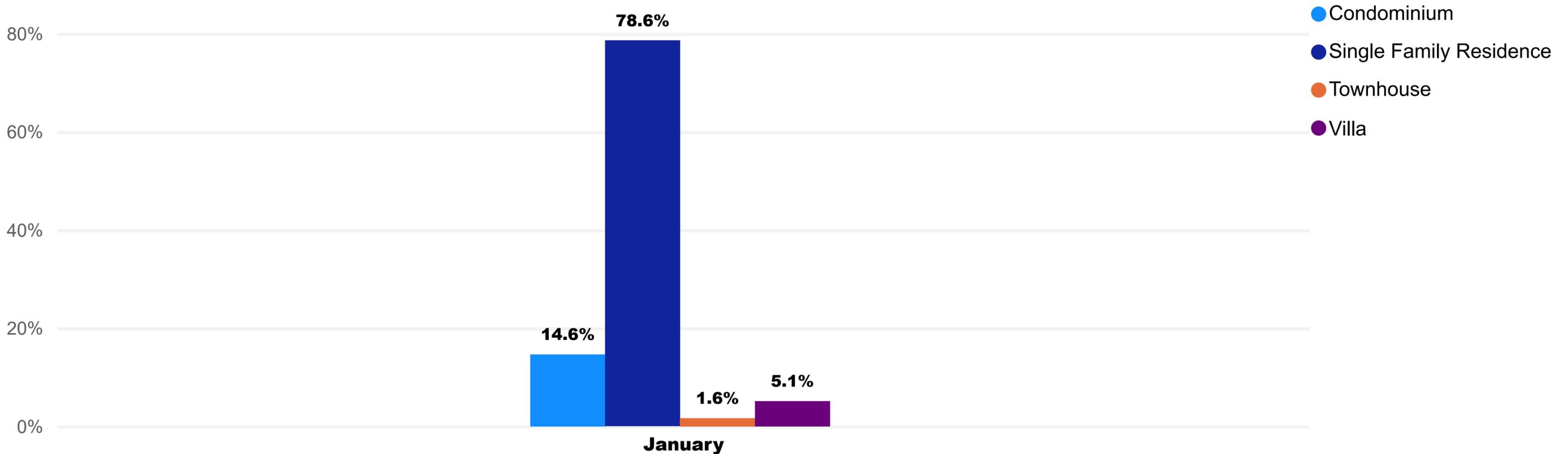
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	15												15
2	325												325
3	48												48
4	6												6
5	1												1
<b>Total</b>	<b>395</b>												<b>395</b>

**Monthly Sales Trend Indicator 2026**

**Sales by Housing Style**

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
Condominium	54												54
Single Family Residence	290												290
Townhouse	6												6
Villa	19												19
<b>Total</b>	<b>369</b>												<b>369</b>

**YTD % of Sales by Property Type**





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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							
\$ 50,000 - 59,999							
\$ 60,000 - 69,999	3	1%	68,300	62,333	91%	102	1
\$ 70,000 - 79,999	2	1%	73,950	75,000	101%	17	4
\$ 80,000 - 89,999	1	0%	89,900	80,000	89%	211	8
\$ 90,000 - 99,999	1	0%	105,000	92,000	88%	133	13
\$ 100,000 - 119,999	4	1%	118,225	109,750	93%	107	34
\$ 120,000 - 139,999	11	3%	138,999	131,445	95%	61	52
\$ 140,000 - 159,999	6	2%	158,967	146,917	92%	169	53
\$ 160,000 - 179,999	10	3%	185,180	170,900	92%	235	66
\$ 180,000 - 199,999	14	4%	197,343	187,189	95%	97	101
\$ 200,000 - 249,999	62	17%	239,041	231,236	97%	115	222
\$ 250,000 - 299,999	77	21%	286,116	275,596	96%	104	512
\$ 300,000 - 349,999	63	17%	333,836	325,697	98%	108	496
\$ 350,000 - 399,999	39	11%	382,604	369,418	97%	125	387
\$ 400,000 - 499,999	26	7%	461,480	442,884	96%	75	350
\$ 500,000 - 599,999	19	5%	566,137	538,837	95%	98	222
\$ 600,000 - 699,999	10	3%	688,360	647,800	94%	71	164
\$ 700,000 - 799,999	5	1%	789,200	743,500	94%	320	111
\$ 800,000 - 899,999	4	1%	857,000	815,625	95%	74	57
\$ 900,000 - 999,999	2	1%	964,500	959,500	99%	50	50
\$ 1,000,000 - and over	10	3%	1,388,270	1,289,750	93%	107	162
<b>Total</b>	<b>369</b>	<b>100%</b>	<b>362,458</b>	<b>347,198</b>	<b>96%</b>	<b>111</b>	<b>3065</b>

**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	4	1.01%	50,000	31,750	64%	88	
\$ 50,000 - 59,999							
\$ 60,000 - 69,999	5	1.27%	77,780	61,400	79%	137	1
\$ 70,000 - 79,999	2	0.51%	73,950	75,000	101%	17	4
\$ 80,000 - 89,999	1	0.25%	89,900	80,000	89%	211	8
\$ 90,000 - 99,999	2	0.51%	102,450	91,000	89%	80	13
\$ 100,000 - 119,999	11	2.78%	125,282	110,182	88%	164	34
\$ 120,000 - 139,999	16	4.05%	139,480	130,994	94%	101	52
\$ 140,000 - 159,999	8	2.03%	163,475	147,063	90%	206	53
\$ 160,000 - 179,999	12	3.04%	184,317	170,208	92%	196	66
\$ 180,000 - 199,999	15	3.80%	197,513	187,377	95%	91	101
\$ 200,000 - 249,999	63	15.95%	238,976	231,018	97%	114	222
\$ 250,000 - 299,999	77	19.49%	286,116	275,596	96%	104	512
\$ 300,000 - 349,999	63	15.95%	333,836	325,697	98%	108	496
\$ 350,000 - 399,999	40	10.13%	382,413	369,307	97%	131	387
\$ 400,000 - 499,999	26	6.58%	461,480	442,884	96%	75	350
\$ 500,000 - 599,999	19	4.81%	566,137	538,837	95%	98	222
\$ 600,000 - 699,999	10	2.53%	688,360	647,800	94%	71	164
\$ 700,000 - 799,999	5	1.27%	789,200	743,500	94%	320	111
\$ 800,000 - 899,999	4	1.01%	857,000	815,625	95%	74	57
\$ 900,000 - 999,999	2	0.51%	964,500	959,500	99%	50	50
\$ 1,000,000 - and over	10	2.53%	1,388,270	1,289,750	93%	107	162
<b>Total</b>	<b>395</b>	<b>100.00%</b>	<b>347,754</b>	<b>332,347</b>	<b>96%</b>	<b>114</b>	<b>3065</b>

**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.**

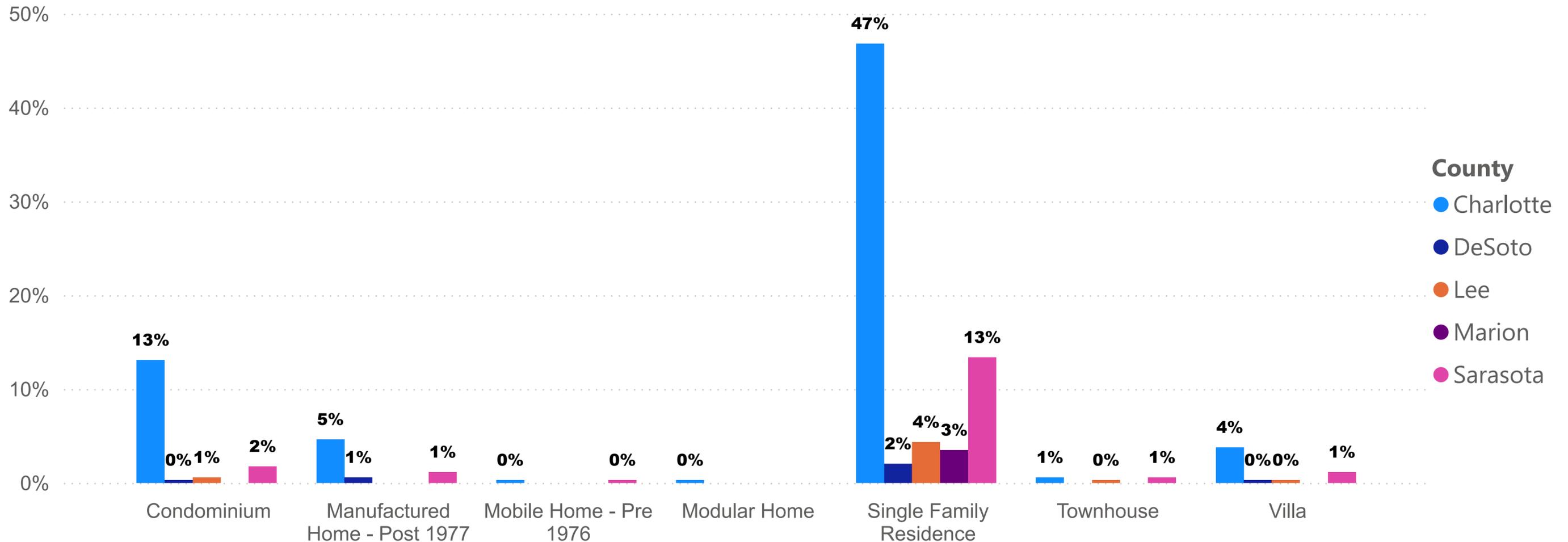
**Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports**

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	529	401,816	386,500	96%	106	3950	7.47
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	3088	6.68
08/31/2025	440	369,122	350,920	95%	119	2871	6.53
09/30/2025	414	361,723	344,049	95%	125	2863	6.92
10/31/2025	467	360,153	345,272	96%	124	2975	6.37
11/30/2025	359	372,580	359,261	96%	122	3021	8.42
12/31/2025	513	376,653	360,741	96%	116	2951	5.75
01/31/2026	369	362,458	347,198	96%	118	3065	8.31

**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
Condominium	13%	0%	1%		2%	16%
Manufactured Home - Post 1977	5%	1%			1%	6%
Mobile Home - Pre 1976	0%				0%	1%
Modular Home	0%					0%
Single Family Residence	47%	2%	4%	3%	13%	70%
Townhouse	1%		0%		1%	1%
Villa	4%	0%	0%		1%	6%
<b>Total</b>	<b>69%</b>	<b>3%</b>	<b>6%</b>	<b>3%</b>	<b>18%</b>	<b>100%</b>



Board/Association: State Month Year  
 ▲  
 Port Charlotte FL January 2026

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

Email: [data@realtors.com](mailto:data@realtors.com)  
 Fax: 202-383-7568  
 Questions: 202-383-1276

**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				
\$ 50,000 - 59,999				
\$ 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		2
\$ 140,000 - 159,999	3			3
\$ 160,000 - 179,999	1	1		2
\$ 180,000 - 199,999	3	5	1	9
\$ 200,000 - 249,999	16	34	8	58
\$ 250,000 - 299,999	11	38	17	66
\$ 300,000 - 349,999	7	33	18	58
\$ 350,000 - 399,999	2	21	16	39
\$ 400,000 - 499,999	2	13	8	23
\$ 500,000 - 599,999		14	4	18
\$ 600,000 - 699,999		7	3	10
\$ 700,000 - 799,999		3	1	4
\$ 800,000 - 899,999		4		4
\$ 900,000 - 999,999		2		2
\$ 1,000,000 - and over		6	3	9
<b>Total</b>	<b>47</b>	<b>183</b>	<b>79</b>	<b>309</b>

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	1			1
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999	4			4
\$ 120,000 - 139,999	9			9
\$ 140,000 - 159,999	3			3
\$ 160,000 - 179,999	5	3		8
\$ 180,000 - 199,999	5			5
\$ 200,000 - 249,999	2	2		4
\$ 250,000 - 299,999	4	7		11
\$ 300,000 - 349,999	4	1		5
\$ 350,000 - 399,999				
\$ 400,000 - 499,999	1	2		3
\$ 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
<b>Total</b>	<b>42</b>	<b>18</b>		<b>60</b>

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		1
\$ 70,000 - 79,999		5
\$ 80,000 - 89,999	1	7
\$ 90,000 - 99,999	3	10
\$ 100,000 - 119,999	1	34
\$ 120,000 - 139,999	4	49
\$ 140,000 - 159,999	7	46
\$ 160,000 - 179,999	26	38
\$ 180,000 - 199,999	44	55
\$ 200,000 - 249,999	135	76
\$ 250,000 - 299,999	401	77
\$ 300,000 - 349,999	425	61
\$ 350,000 - 399,999	322	51
\$ 400,000 - 499,999	301	50
\$ 500,000 - 599,999	198	22
\$ 600,000 - 699,999	142	18
\$ 700,000 - 799,999	109	6
\$ 800,000 - 899,999	55	4
\$ 900,000 - 999,999	50	1
\$ 1,000,000 - and over	152	10
<b>Total</b>	<b>2376</b>	<b>621</b>

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		1
\$ 80,000 - 89,999	1	
\$ 90,000 - 99,999		
\$ 100,000 - 119,999	1	2
\$ 120,000 - 139,999	4	6
\$ 140,000 - 159,999	8	10
\$ 160,000 - 179,999	11	5
\$ 180,000 - 199,999	8	9
\$ 200,000 - 249,999	69	16
\$ 250,000 - 299,999	127	14
\$ 300,000 - 349,999	115	6
\$ 350,000 - 399,999	77	8
\$ 400,000 - 499,999	61	4
\$ 500,000 - 599,999	47	1
\$ 600,000 - 699,999	38	
\$ 700,000 - 799,999	11	1
\$ 800,000 - 899,999	13	
\$ 900,000 - 999,999	5	
\$ 1,000,000 - and over	22	1
<b>Total</b>	<b>618</b>	<b>84</b>

Time On Market Sort	M-SF	M-Condo
0 - 30	107	12
31-60	38	10
61-90	37	5
91-120	22	5
121-over	105	28
<b>Total</b>	<b>309</b>	<b>60</b>

