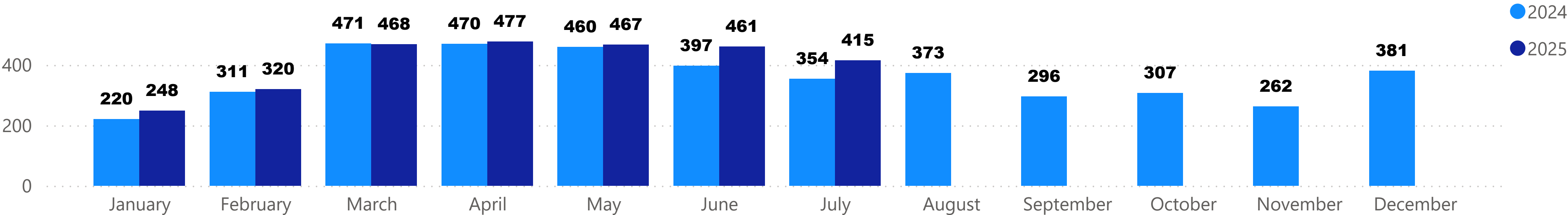




REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®
Monthly Sales Trend Indicator 2025

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												1
\$ 50,000 - 59,999	1						1						2
\$ 60,000 - 69,999				1	1								2
\$ 70,000 - 79,999													
\$ 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						18
\$ 140,000 - 159,999	6	2	3	1	4	8	8						32
\$ 160,000 - 179,999	6	5	6	8	11	5	1						42
\$ 180,000 - 199,999	9	12	13	6	7	11	8						66
\$ 200,000 - 249,999	18	24	44	49	42	45	47						269
\$ 250,000 - 299,999	40	65	107	108	101	119	95						635
\$ 300,000 - 349,999	55	70	102	92	100	101	101						621
\$ 350,000 - 399,999	39	50	56	67	57	52	43						364
\$ 400,000 - 499,999	26	41	48	49	57	43	44						308
\$ 500,000 - 599,999	13	14	21	28	25	25	27						153
\$ 600,000 - 699,999	11	10	15	20	20	17	9						102
\$ 700,000 - 799,999	6	8	11	18	19	5	13						80
\$ 800,000 - 899,999	3	4	14	3	6	6	3						39
\$ 900,000 - 999,999	7	1	4	1	2	3	3						21
\$ 1,000,000 - and over	6	10	19	15	6	15	9						80
Total	248	320	468	477	467	461	415						2856

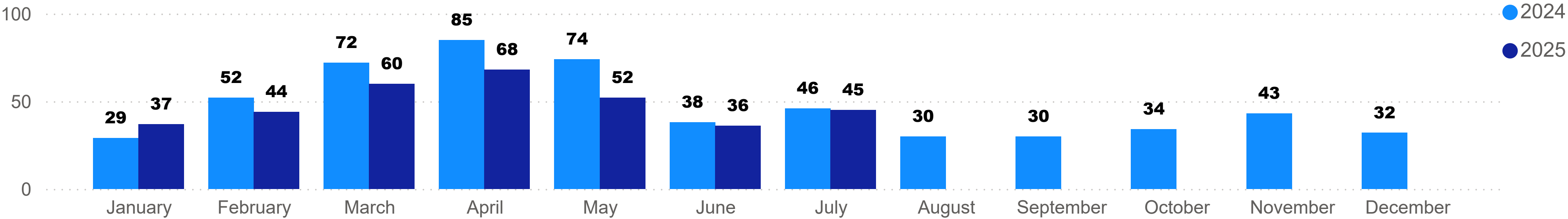




REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®
Monthly Sales Trend Indicator 2025

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						4
\$ 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						23
\$ 120,000 - 139,999	1	4	6	10	3	3	12						39
\$ 140,000 - 159,999	7	3	9	4	4	5	1						33
\$ 160,000 - 179,999	3	3	3	7	3	3	5						27
\$ 180,000 - 199,999	1	2	1	4	6	4	2						20
\$ 200,000 - 249,999	2	5	9	11	7	2	7						43
\$ 250,000 - 299,999	3	5	8	6	5	6	3						36
\$ 300,000 - 349,999	4	6	9	5	5	2	3						34
\$ 350,000 - 399,999	6	3	5	3	5	2	2						26
\$ 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													
Total	37	44	60	68	52	36	45						342

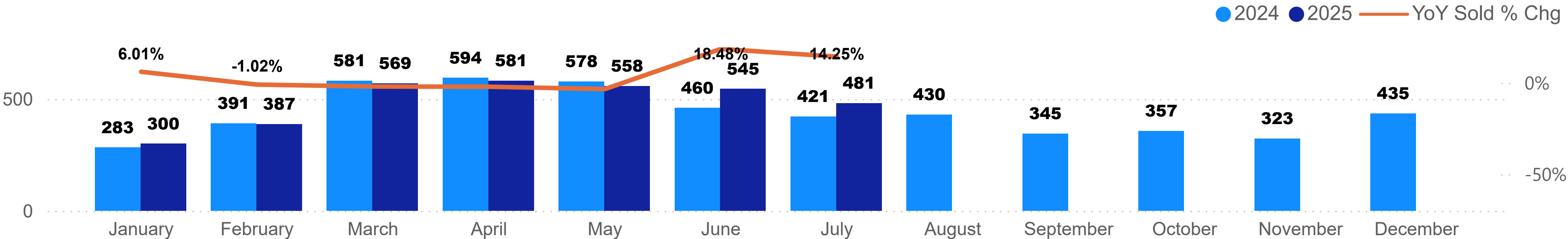




Monthly Sales Trend Indicator 2025

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							10
\$ 50,000 - 59,999	2		2	1		2	4						11
\$ 60,000 - 69,999	3	2		2	2	2							11
\$ 70,000 - 79,999		1	3	3	1	4	1						13
\$ 80,000 - 89,999			1	3	3	5	4						16
\$ 90,000 - 99,999	1	1	3	1	5	1	2						14
\$ 100,000 - 119,999	4	12	5	9	10	9	5						54
\$ 120,000 - 139,999	1	8	16	19	13	8	14						79
\$ 140,000 - 159,999	15	9	15	9	15	17	15						95
\$ 160,000 - 179,999	13	14	15	16	18	16	7						99
\$ 180,000 - 199,999	11	15	14	14	17	20	13						104
\$ 200,000 - 249,999	22	30	59	69	55	55	55						345
\$ 250,000 - 299,999	43	71	121	118	108	129	99						689
\$ 300,000 - 349,999	60	77	112	99	105	104	104						661
\$ 350,000 - 399,999	45	53	61	70	63	54	47						393
\$ 400,000 - 499,999	29	46	53	55	60	47	45						335
\$ 500,000 - 599,999	14	14	22	33	27	25	28						163
\$ 600,000 - 699,999	12	10	16	22	20	17	10						107
\$ 700,000 - 799,999	6	8	11	19	19	5	13						81
\$ 800,000 - 899,999	4	4	14	3	6	6	3						40
\$ 900,000 - 999,999	7	1	4	1	2	3	3						21
\$ 1,000,000 - and over	6	10	19	15	6	15	9						80
Total	300	387	569	581	558	545	481						3421



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						47
2	67	92	134	150	134	122	110						809
3	172	216	305	313	309	287	261						1863
4	51	73	117	105	105	123	95						669
5	3	1	5	2	4	2	7						24
6+	1		1	3		3	1						9
Total	300	387	569	581	558	545	481						3421

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						151
2	220	308	440	473	457	426	380						2704
3	56	54	91	68	68	77	70						484
4	7	5	8	11	9	9	7						56
5	1		6	3	2	3	2						17
6+			1	3	1	1	3						9
Total	300	387	569	581	558	545	481						3421

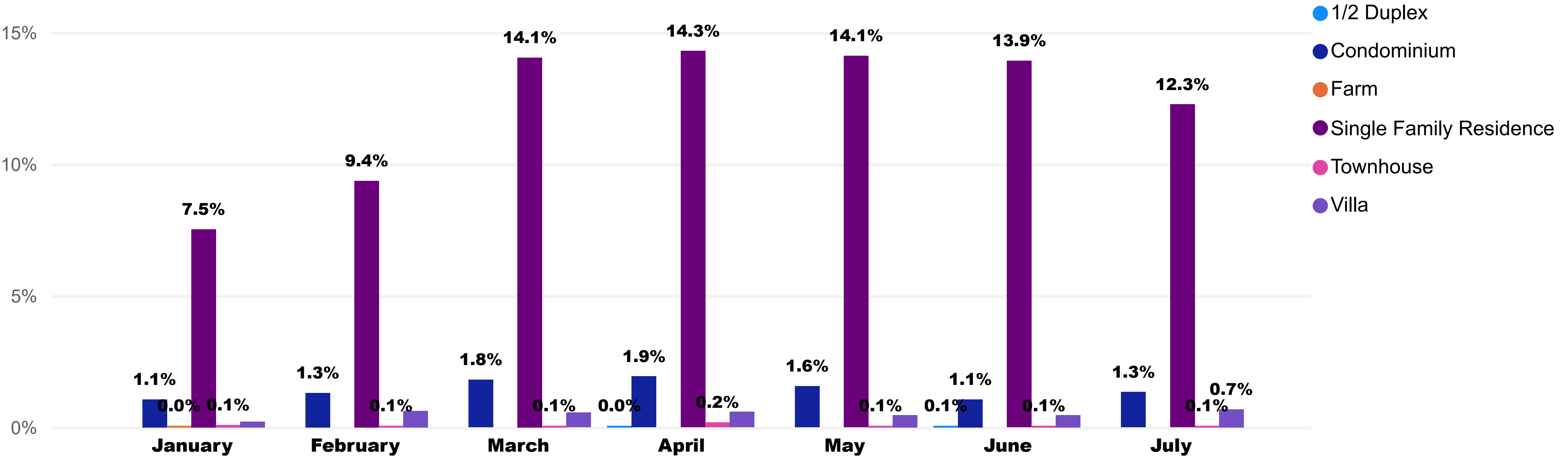


REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®
Monthly Sales Trend Indicator 2025

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						323
Farm	1												1
Single Family Residence	241	300	450	458	452	446	393						2740
Townhouse	3	2	2	6	2	2	2						19
Villa	7	20	18	19	15	15	22						116
Total	286	364	528	546	519	499	460						3202

YTD % of Sales by Property Type





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

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

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	2	0%	63,500	50,000	79%	182	
\$ 60,000 - 69,999							5
\$ 70,000 - 79,999	1	0%	90,000	72,500	81%	84	6
\$ 80,000 - 89,999	2	0%	70,000	80,500	115%	73	7
\$ 90,000 - 99,999	2	0%	120,500	92,500	77%	104	10
\$ 100,000 - 119,999	4	1%	121,150	112,850	93%	93	13
\$ 120,000 - 139,999	13	3%	137,392	129,875	95%	145	38
\$ 140,000 - 159,999	9	2%	160,022	148,756	93%	70	49
\$ 160,000 - 179,999	6	1%	185,550	170,167	92%	55	76
\$ 180,000 - 199,999	10	2%	196,720	189,990	97%	87	78
\$ 200,000 - 249,999	54	12%	238,358	229,427	96%	101	260
\$ 250,000 - 299,999	98	21%	284,510	276,971	97%	120	473
\$ 300,000 - 349,999	104	23%	332,564	323,106	97%	128	518
\$ 350,000 - 399,999	45	10%	387,631	375,767	97%	75	382
\$ 400,000 - 499,999	45	10%	457,738	439,587	96%	82	393
\$ 500,000 - 599,999	27	6%	576,033	548,174	95%	91	231
\$ 600,000 - 699,999	10	2%	674,160	645,990	96%	215	146
\$ 700,000 - 799,999	13	3%	795,623	743,231	93%	126	85
\$ 800,000 - 899,999	3	1%	894,633	860,918	96%	182	55
\$ 900,000 - 999,999	3	1%	976,333	936,667	96%	34	41
\$ 1,000,000 - and over	9	2%	1,659,667	1,497,222	90%	101	140
Total	460	100%	378,171	362,031	96%	109	3006

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	10	0.29%	43,510	31,550	73%	65	
\$ 50,000 - 59,999	11	0.32%	74,000	52,373	71%	76	
\$ 60,000 - 69,999	11	0.32%	74,300	63,064	85%	126	5
\$ 70,000 - 79,999	13	0.38%	87,877	74,365	85%	93	6
\$ 80,000 - 89,999	16	0.47%	93,851	82,931	88%	100	7
\$ 90,000 - 99,999	14	0.41%	109,807	92,643	84%	106	10
\$ 100,000 - 119,999	54	1.58%	123,011	110,344	90%	109	13
\$ 120,000 - 139,999	79	2.31%	140,899	129,163	92%	97	38
\$ 140,000 - 159,999	95	2.78%	160,616	149,032	93%	87	49
\$ 160,000 - 179,999	99	2.89%	183,288	167,847	92%	83	76
\$ 180,000 - 199,999	104	3.04%	200,953	189,601	94%	83	78
\$ 200,000 - 249,999	345	10.08%	237,068	226,784	96%	104	260
\$ 250,000 - 299,999	689	20.14%	284,049	276,274	97%	114	473
\$ 300,000 - 349,999	661	19.32%	330,744	322,133	97%	116	518
\$ 350,000 - 399,999	393	11.49%	384,623	371,661	97%	107	382
\$ 400,000 - 499,999	335	9.79%	457,066	438,894	96%	83	393
\$ 500,000 - 599,999	163	4.76%	572,701	545,732	95%	93	231
\$ 600,000 - 699,999	107	3.13%	671,932	644,173	96%	95	146
\$ 700,000 - 799,999	81	2.37%	780,473	742,804	95%	104	85
\$ 800,000 - 899,999	40	1.17%	885,380	841,303	95%	99	55
\$ 900,000 - 999,999	21	0.61%	1,002,014	941,024	94%	116	41
\$ 1,000,000 - and over	80	2.34%	1,552,919	1,438,070	93%	90	140
Total	3421	100.00%	376,462	360,408	96%	104	3006

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.

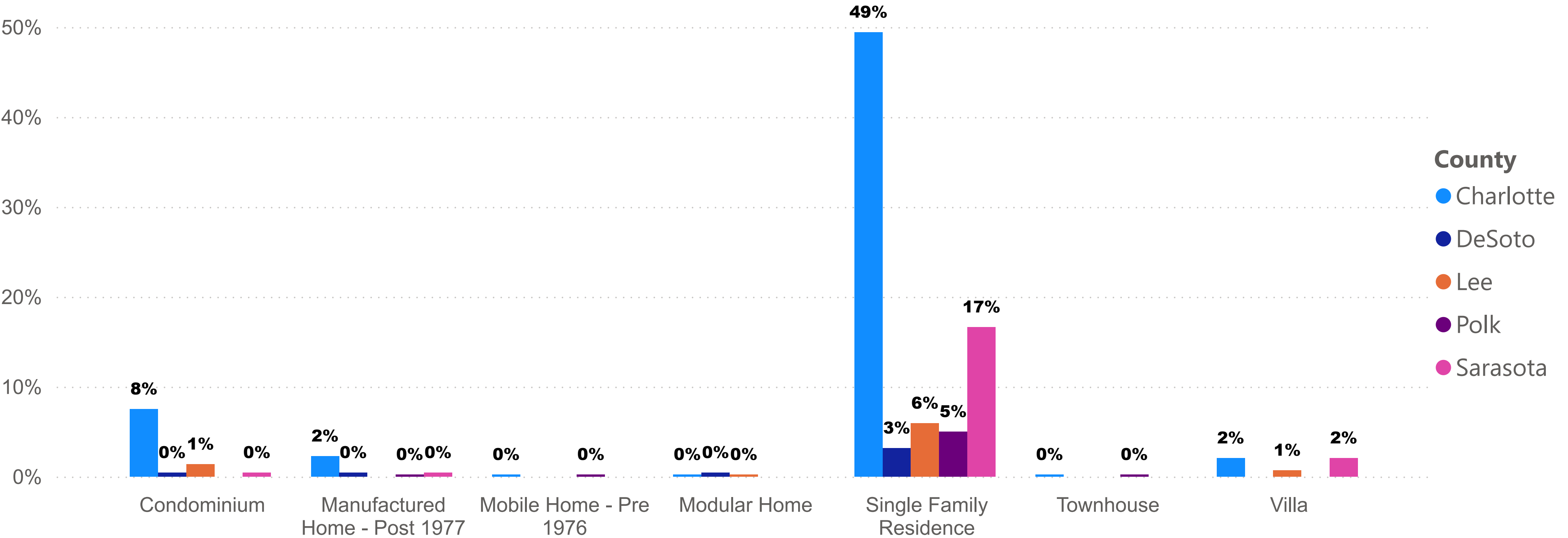
**Four Year Sales and
Inventory History 2021 -
2025. Compiled from
Monthly Sales and
Inventory Reports**

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
08/31/2021	494	336,183	335,424	100%	18	640	1.30
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	2892	8.48
11/30/2024	305	369,869	354,830	96%	102	3142	10.30
12/31/2024	414	390,271	375,491	96%	105	3295	7.96
01/31/2025	286	403,952	389,044	96%	114	3724	13.02
02/28/2025	364	386,637	370,952	96%	122	3900	10.71
03/31/2025	528	402,274	386,944	96%	106	3943	7.47
04/30/2025	546	395,410	377,610	95%	103	3860	7.07
05/31/2025	519	380,624	363,979	96%	119	3629	6.99
06/30/2025	499	385,670	368,975	96%	130	3416	6.85
07/31/2025	460	378,171	362,031	96%	125	3006	6.53

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Charlotte	DeSoto	Lee	Polk	Sarasota	Total
Condominium	8%	0%	1%		0%	10%
Manufactured Home - Post 1977	2%	0%		0%	0%	3%
Mobile Home - Pre 1976	0%			0%		0%
Modular Home	0%	0%	0%			1%
Single Family Residence	49%	3%	6%	5%	17%	80%
Townhouse	0%			0%		0%
Villa	2%		1%		2%	5%
Total	62%	5%	8%	6%	20%	100%



Board/Association: State Month Year

Port Charlotte FL July 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				
\$ 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	2			2
\$ 120,000 - 139,999	1			1
\$ 140,000 - 159,999	4	4		8
\$ 160,000 - 179,999		1		1
\$ 180,000 - 199,999	6	1	1	8
\$ 200,000 - 249,999	16	29	2	47
\$ 250,000 - 299,999	21	50	24	95
\$ 300,000 - 349,999	10	59	32	101
\$ 350,000 - 399,999	2	28	13	43
\$ 400,000 - 499,999	2	30	12	44
\$ 500,000 - 599,999	1	21	5	27
\$ 600,000 - 699,999	2	5	2	9
\$ 700,000 - 799,999		9	4	13
\$ 800,000 - 899,999	1	1	1	3
\$ 900,000 - 999,999		2	1	3
\$ 1,000,000 - and over		4	5	9
Total	69	244	102	415

Condominium / Cooperative Units

Number of Bedrooms

Price Range	2 or Less	3	4 or More	Total
▲				
\$ 1 - 49,999				
\$ 50,000 - 59,999	1			1
\$ 60,000 - 69,999				
\$ 70,000 - 79,999	1			1
\$ 80,000 - 89,999	2			2
\$ 90,000 - 99,999	2			2
\$ 100,000 - 119,999	2			2
\$ 120,000 - 139,999	11	1		12
\$ 140,000 - 159,999		1		1
\$ 160,000 - 179,999	4	1		5
\$ 180,000 - 199,999	2			2
\$ 200,000 - 249,999	6	1		7
\$ 250,000 - 299,999	2	1		3
\$ 300,000 - 349,999	1	2		3
\$ 350,000 - 399,999		2		2
\$ 400,000 - 499,999		1		1
\$ 500,000 - 599,999				
\$ 600,000 - 699,999		1		1
\$ 700,000 - 799,999				
\$ 800,000 - 899,999				
\$ 900,000 - 999,999				
\$ 1,000,000 - and over				
Total	34	11		45

Active Listings

(Unsold Homes)

Price Range	M-SF	M-Condo
▲		
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999	1	3
\$ 70,000 - 79,999		5
\$ 80,000 - 89,999	1	4
\$ 90,000 - 99,999	2	10
\$ 100,000 - 119,999	3	14
\$ 120,000 - 139,999	3	34
\$ 140,000 - 159,999	12	35
\$ 160,000 - 179,999	20	55
\$ 180,000 - 199,999	25	41
\$ 200,000 - 249,999	148	80
\$ 250,000 - 299,999	377	63
\$ 300,000 - 349,999	450	43
\$ 350,000 - 399,999	302	50
\$ 400,000 - 499,999	310	41
\$ 500,000 - 599,999	176	28
\$ 600,000 - 699,999	125	15
\$ 700,000 - 799,999	71	6
\$ 800,000 - 899,999	50	6
\$ 900,000 - 999,999	32	1
\$ 1,000,000 - and over	126	6
Total	2234	540

Sales Pending

(Under Contract)

Price Range	M-SF	M-Condo
▲		
\$ 1 - 49,999	1	
\$ 50,000 - 59,999	1	
\$ 60,000 - 69,999	1	1
\$ 70,000 - 79,999	2	1
\$ 80,000 - 89,999	2	1
\$ 90,000 - 99,999		
\$ 100,000 - 119,999		
\$ 120,000 - 139,999	1	7
\$ 140,000 - 159,999	4	10
\$ 160,000 - 179,999	10	4
\$ 180,000 - 199,999	19	4
\$ 200,000 - 249,999	61	6
\$ 250,000 - 299,999	146	9
\$ 300,000 - 349,999	94	2
\$ 350,000 - 399,999	75	3
\$ 400,000 - 499,999	65	3
\$ 500,000 - 599,999	38	
\$ 600,000 - 699,999	18	1
\$ 700,000 - 799,999	13	
\$ 800,000 - 899,999	5	
\$ 900,000 - 999,999	3	
\$ 1,000,000 - and over	17	2
Total	576	54

Time On Market Sort	M-SF	M-Condo
0 - 30	105	6
31-60	71	8
61-90	54	9
91-120	50	7
121-over	135	15
Total	415	45

