

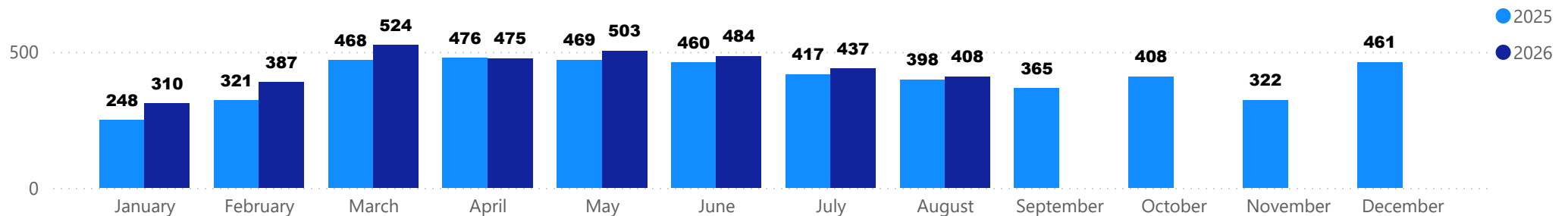


REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®

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		1											1
\$ 50,000 - 59,999		1			1	1	1						4
\$ 60,000 - 69,999	1												1
\$ 70,000 - 79,999	1				1		1	2					5
\$ 80,000 - 89,999				1	1	1	1	1					5
\$ 90,000 - 99,999				1	1			2					4
\$ 100,000 - 119,999			2		1		2						5
\$ 120,000 - 139,999	2	5	4	3	4	1	4	7					30
\$ 140,000 - 159,999	3	9	1	6	10	3	4	3					39
\$ 160,000 - 179,999	2	6	14	7	7	11	10	6					63
\$ 180,000 - 199,999	9	4	10	5	8	11	11	3					61
\$ 200,000 - 249,999	58	44	52	42	50	48	34	40					368
\$ 250,000 - 299,999	66	89	108	90	89	107	90	96					735
\$ 300,000 - 349,999	58	71	95	96	98	96	83	77					674
\$ 350,000 - 399,999	39	45	61	56	57	66	46	52					422
\$ 400,000 - 499,999	23	42	51	71	78	50	42	48					405
\$ 500,000 - 599,999	19	33	39	28	31	32	31	23					236
\$ 600,000 - 699,999	10	11	37	30	21	15	32	15					171
\$ 700,000 - 799,999	4	10	18	13	13	15	8	15					96
\$ 800,000 - 899,999	4	4	7	10	6	6	13	6					56
\$ 900,000 - 999,999	2	2	4	5	7	9	4	3					36
\$ 1,000,000 - and over	9	10	21	11	19	12	20	9					111
Total	310	387	524	475	503	484	437	408					3528



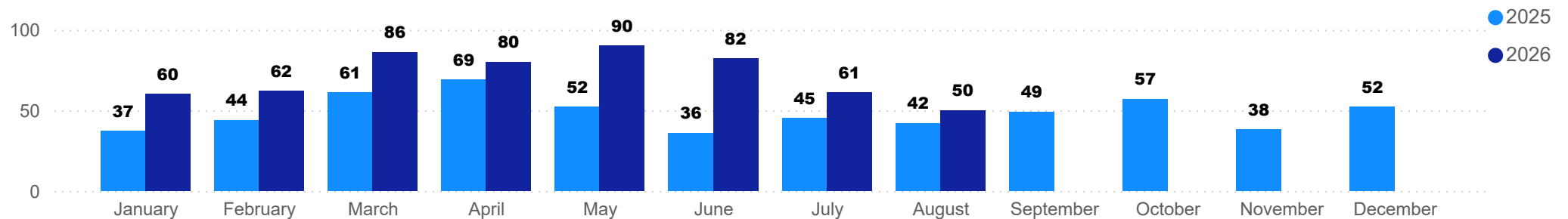


REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®

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					1			1					2
\$ 50,000 - 59,999							1	1					2
\$ 60,000 - 69,999	2			2		1	2	3					10
\$ 70,000 - 79,999	1	1	3		5	1	1	1					13
\$ 80,000 - 89,999	1			2	1	1	1						6
\$ 90,000 - 99,999	1		1					2					4
\$ 100,000 - 119,999	4	2	5	6	2	6	4	4					33
\$ 120,000 - 139,999	9	5	8	10	8	10	9	2					61
\$ 140,000 - 159,999	3	7	9	5	12	4	6	6					52
\$ 160,000 - 179,999	8	4	5	5	13	6	7	6					54
\$ 180,000 - 199,999	5	9	4	4	4	4	5	2					37
\$ 200,000 - 249,999	4	17	13	16	6	12	10	7					85
\$ 250,000 - 299,999	11	8	9	11	10	13	4	3					69
\$ 300,000 - 349,999	5	2	9	6	5	12	3	6					48
\$ 350,000 - 399,999		5	7	3	9	5	3	2					34
\$ 400,000 - 499,999	3	2	8	5	10	4	3	2					37
\$ 500,000 - 599,999	1		2	4	1	2		2					12
\$ 600,000 - 699,999			1	1	2	1							5
\$ 700,000 - 799,999	1												1
\$ 800,000 - 899,999													
\$ 900,000 - 999,999													
\$ 1,000,000 - and over	1		2		1		2						6
Total	60	62	86	80	90	82	61	50					571



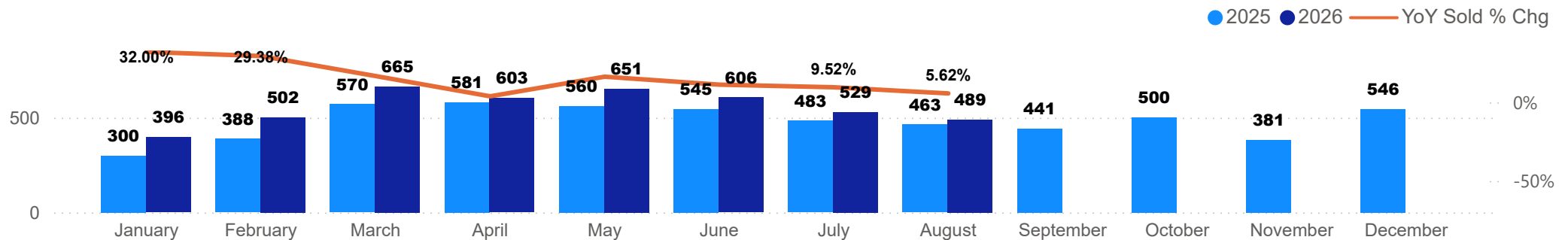


REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®

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	1	4	3		1	1					17
\$ 50,000 - 59,999		3	5	1	2	2	5	1					19
\$ 60,000 - 69,999	5		2	2		3	3	4					19
\$ 70,000 - 79,999	2	5	5	1	9	4	3	6					35
\$ 80,000 - 89,999	1	4	2	4	5	4	2	2					24
\$ 90,000 - 99,999	2	2	4	2	5		1	5					21
\$ 100,000 - 119,999	11	12	13	15	11	13	7	8					90
\$ 120,000 - 139,999	16	16	19	15	19	16	19	20					140
\$ 140,000 - 159,999	8	23	18	18	27	11	16	11					132
\$ 160,000 - 179,999	12	13	27	18	29	23	21	17					160
\$ 180,000 - 199,999	15	14	18	11	14	17	16	6					111
\$ 200,000 - 249,999	63	68	69	64	65	65	47	48					489
\$ 250,000 - 299,999	77	97	117	105	100	120	96	99					811
\$ 300,000 - 349,999	63	75	104	105	105	109	88	83					732
\$ 350,000 - 399,999	40	53	70	60	67	72	49	55					466
\$ 400,000 - 499,999	26	44	60	76	88	55	45	50					444
\$ 500,000 - 599,999	20	33	41	32	33	34	31	25					249
\$ 600,000 - 699,999	10	11	38	31	23	16	32	15					176
\$ 700,000 - 799,999	5	10	18	13	13	15	8	15					97
\$ 800,000 - 899,999	4	4	7	10	6	6	13	6					56
\$ 900,000 - 999,999	2	2	4	5	7	9	4	3					36
\$ 1,000,000 - and over	10	10	23	11	20	12	22	9					117
Total	396	502	665	603	651	606	529	489					4441





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

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	9	5	8	3	4	7					46
2	105	151	176	161	171	157	124	92					1137
3	209	265	364	327	361	318	288	273					2405
4	78	74	109	99	98	121	102	110					791
5	2	3	5	10	13	5	11	7					56
6+			2	1		2							5
Total	396	502	665	603	651	606	529	489					4441

Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0		1											1
1	15	31	27	19	34	20	19	25					190
2	325	395	516	473	491	478	396	361					3435
3	49	69	108	96	109	96	92	92					711
4	6	4	10	10	13	9	16	9					77
5	1	1	1	3	3		4	1					14
6+		1	3	2	1	3	2	1					13
Total	396	502	665	603	651	606	529	489					4441



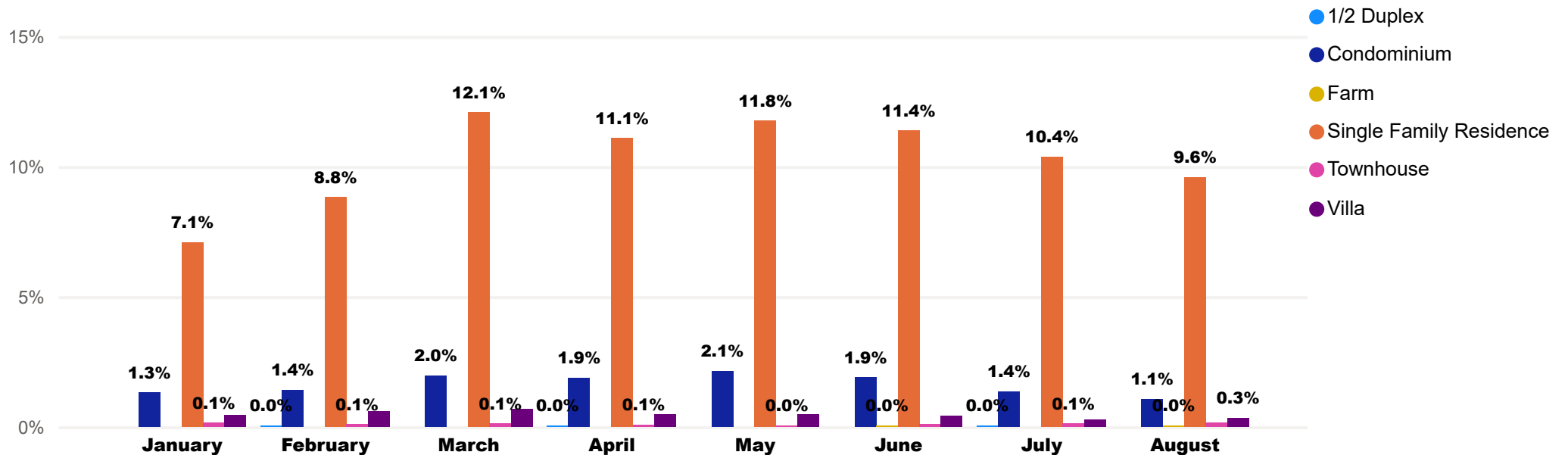
REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®

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		1			1						4
Condominium	54	58	81	77	88	78	56	44					536
Farm						1		1					2
Single Family Residence	291	362	496	455	483	467	426	394					3374
Townhouse	6	4	5	3	2	4	5	6					35
Villa	19	25	28	20	20	17	11	14					154
Total	370	451	610	556	593	567	499	459					4105

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 - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	55,000	25,000	45%	82	
\$ 50,000 - 59,999	1	0%	73,900	55,000	74%	90	
\$ 60,000 - 69,999	3	1%	73,333	63,750	87%	417	3
\$ 70,000 - 79,999	3	1%	93,967	74,633	79%	70	5
\$ 80,000 - 89,999	1	0%	105,000	87,500	83%	13	4
\$ 90,000 - 99,999	4	1%	108,250	93,000	86%	84	17
\$ 100,000 - 119,999	4	1%	119,500	110,250	92%	140	26
\$ 120,000 - 139,999	9	2%	134,589	129,011	96%	79	50
\$ 140,000 - 159,999	9	2%	155,044	148,117	96%	86	48
\$ 160,000 - 179,999	12	3%	181,533	173,975	96%	65	52
\$ 180,000 - 199,999	5	1%	197,920	190,680	96%	81	71
\$ 200,000 - 249,999	47	10%	241,928	232,692	96%	101	213
\$ 250,000 - 299,999	99	22%	285,604	276,581	97%	144	407
\$ 300,000 - 349,999	83	18%	329,938	323,927	98%	89	452
\$ 350,000 - 399,999	54	12%	377,273	370,308	98%	75	291
\$ 400,000 - 499,999	50	11%	450,608	439,188	97%	66	256
\$ 500,000 - 599,999	25	5%	572,460	550,096	96%	74	169
\$ 600,000 - 699,999	15	3%	654,973	640,529	98%	72	82
\$ 700,000 - 799,999	15	3%	764,633	734,293	96%	125	54
\$ 800,000 - 899,999	6	1%	876,150	838,628	96%	54	58
\$ 900,000 - 999,999	3	1%	950,000	939,333	99%	9	25
\$ 1,000,000 - and over	9	2%	1,353,556	1,310,778	97%	159	94
Total	458	100%	378,274	367,058	97%	99	2377

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	17	0.38%	48,341	34,647	72%	89	
\$ 50,000 - 59,999	19	0.43%	63,925	53,316	83%	143	
\$ 60,000 - 69,999	19	0.43%	77,079	63,276	82%	195	3
\$ 70,000 - 79,999	35	0.79%	83,840	74,442	89%	96	5
\$ 80,000 - 89,999	24	0.54%	94,350	83,396	88%	154	4
\$ 90,000 - 99,999	21	0.47%	108,401	93,020	86%	161	17
\$ 100,000 - 119,999	90	2.03%	121,993	110,617	91%	111	26
\$ 120,000 - 139,999	140	3.15%	138,722	128,679	93%	121	50
\$ 140,000 - 159,999	132	2.97%	160,199	148,824	93%	115	48
\$ 160,000 - 179,999	160	3.60%	179,728	168,916	94%	95	52
\$ 180,000 - 199,999	111	2.50%	198,546	189,281	95%	114	71
\$ 200,000 - 249,999	489	11.01%	237,977	227,658	96%	94	213
\$ 250,000 - 299,999	811	18.26%	283,090	274,668	97%	113	407
\$ 300,000 - 349,999	732	16.48%	331,363	324,040	98%	106	452
\$ 350,000 - 399,999	466	10.49%	380,519	370,168	97%	94	291
\$ 400,000 - 499,999	444	10.00%	456,727	441,177	97%	86	256
\$ 500,000 - 599,999	249	5.61%	572,258	545,411	95%	107	169
\$ 600,000 - 699,999	176	3.96%	672,278	644,876	96%	97	82
\$ 700,000 - 799,999	97	2.18%	774,275	740,962	96%	120	54
\$ 800,000 - 899,999	56	1.26%	877,585	843,199	96%	84	58
\$ 900,000 - 999,999	36	0.81%	988,339	937,747	95%	109	25
\$ 1,000,000 - and over	117	2.63%	1,531,431	1,442,525	94%	135	94
Total	4441	100.00%	378,690	363,794	96%	105	2377

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.®

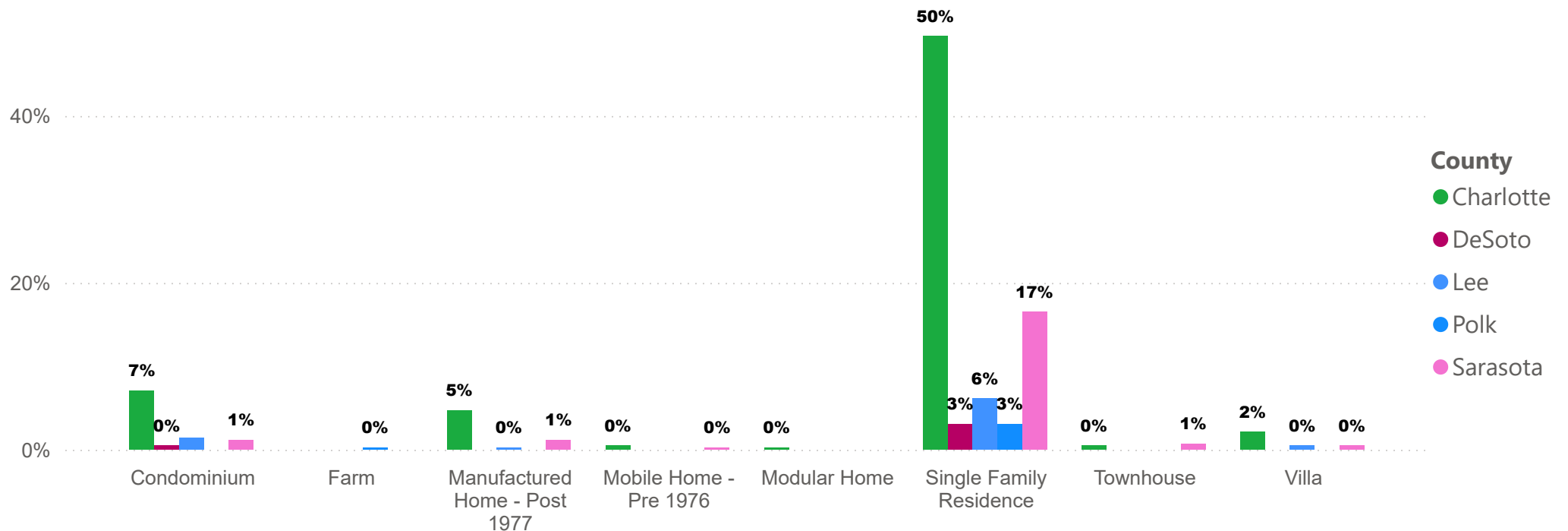
Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	429,508	97%	54	1725	5.00
08/31/2023	387	405,068	391,206	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	387,438	97%	54	2443	6.77
12/31/2023	391	411,425	395,303	96%	66	2508	6.41
01/31/2024	249	427,312	409,629	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	413,342	97%	81	2926	5.25
05/31/2024	535	444,518	427,436	96%	92	2952	5.52
06/30/2024	436	425,310	408,974	96%	92	2843	6.52
07/31/2024	403	396,693	378,720	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	376,278	96%	107	2893	8.48
11/30/2024	305	369,869	354,568	96%	102	3143	10.30
12/31/2024	414	390,271	375,089	96%	105	3297	7.96
01/31/2025	286	403,952	389,062	96%	114	3728	13.03
02/28/2025	365	387,016	371,286	96%	122	3906	10.70
03/31/2025	529	401,816	386,500	96%	106	3949	7.47
04/30/2025	546	395,410	377,610	95%	103	3872	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	3095	6.70
08/31/2025	440	369,122	350,920	95%	119	2879	6.54
09/30/2025	414	361,723	344,049	95%	125	2875	6.94
10/31/2025	467	360,153	345,272	96%	124	2991	6.40
11/30/2025	360	373,211	359,777	96%	123	3037	8.44
12/31/2025	513	376,653	360,741	96%	116	2981	5.81
01/31/2026	370	362,911	347,652	96%	118	3130	8.46
02/28/2026	451	382,150	365,837	96%	114	3110	6.90
03/31/2026	610	416,892	398,545	96%	117	3046	4.99
04/30/2026	556	405,401	389,182	96%	110	2971	5.34
05/31/2026	593	402,752	388,267	96%	120	2739	4.62
06/30/2026	567	389,278	375,756	97%	113	2587	4.56
07/31/2026	499	418,352	403,339	96%	125	2535	5.08
08/31/2026	459	378,234	367,053	97%	114	2377	5.18

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	7%	0%	1%		1%	10%
Farm				0%		0%
Manufactured Home - Post 1977	5%		0%		1%	6%
Mobile Home - Pre 1976	0%				0%	1%
Modular Home	0%					0%
Single Family Residence	50%	3%	6%	3%	17%	78%
Townhouse	0%				1%	1%
Villa	2%		0%		0%	3%
Total	65%	4%	8%	3%	20%	100%



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

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				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999	1	1		2
\$ 80,000 - 89,999		1		1
\$ 90,000 - 99,999		2		2
\$ 100,000 - 119,999				
\$ 120,000 - 139,999	5	1	1	7
\$ 140,000 - 159,999	1	2		3
\$ 160,000 - 179,999		5	1	6
\$ 180,000 - 199,999	1	2		3
\$ 200,000 - 249,999	10	25	5	40
\$ 250,000 - 299,999	15	56	25	96
\$ 300,000 - 349,999	3	44	30	77
\$ 350,000 - 399,999	5	30	17	52
\$ 400,000 - 499,999	2	30	16	48
\$ 500,000 - 599,999	1	17	5	23
\$ 600,000 - 699,999		9	6	15
\$ 700,000 - 799,999		11	4	15
\$ 800,000 - 899,999		5	1	6
\$ 900,000 - 999,999		2	1	3
\$ 1,000,000 - and over		6	3	9
Total	44	249	115	408

Condominium / Cooperative Units
Number of Bedrooms

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	3			3
\$ 70,000 - 79,999	1			1
\$ 80,000 - 89,999				
\$ 90,000 - 99,999	2			2
\$ 100,000 - 119,999	4			4
\$ 120,000 - 139,999	2			2
\$ 140,000 - 159,999	6			6
\$ 160,000 - 179,999	2	4		6
\$ 180,000 - 199,999	2			2
\$ 200,000 - 249,999	5	2		7
\$ 250,000 - 299,999		3		3
\$ 300,000 - 349,999	3	3		6
\$ 350,000 - 399,999		2		2
\$ 400,000 - 499,999		1	1	2
\$ 500,000 - 599,999	1	1		2
\$ 600,000 - 699,999				
\$ 700,000 - 799,999				
\$ 800,000 - 899,999				
\$ 900,000 - 999,999				
\$ 1,000,000 - and over				
Total	33	16	1	50

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		4
\$ 80,000 - 89,999		5
\$ 90,000 - 99,999	2	16
\$ 100,000 - 119,999	1	23
\$ 120,000 - 139,999	6	42
\$ 140,000 - 159,999	12	31
\$ 160,000 - 179,999	13	35
\$ 180,000 - 199,999	33	39
\$ 200,000 - 249,999	143	62
\$ 250,000 - 299,999	336	47
\$ 300,000 - 349,999	398	41
\$ 350,000 - 399,999	269	24
\$ 400,000 - 499,999	236	27
\$ 500,000 - 599,999	140	18
\$ 600,000 - 699,999	68	11
\$ 700,000 - 799,999	49	2
\$ 800,000 - 899,999	57	1
\$ 900,000 - 999,999	24	1
\$ 1,000,000 - and over	87	4
Total	1874	436

Sales Pending
 (Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	1	
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999	1	1
\$ 80,000 - 89,999		2
\$ 90,000 - 99,999		2
\$ 100,000 - 119,999	1	3
\$ 120,000 - 139,999	7	3
\$ 140,000 - 159,999	8	8
\$ 160,000 - 179,999	10	3
\$ 180,000 - 199,999	11	6
\$ 200,000 - 249,999	48	9
\$ 250,000 - 299,999	113	17
\$ 300,000 - 349,999	138	2
\$ 350,000 - 399,999	70	3
\$ 400,000 - 499,999	63	4
\$ 500,000 - 599,999	28	4
\$ 600,000 - 699,999	18	1
\$ 700,000 - 799,999	16	1
\$ 800,000 - 899,999	9	
\$ 900,000 - 999,999	6	
\$ 1,000,000 - and over	20	2
Total	568	71

Time On Market Sort	M-SF	M-Condo
0 - 30	149	10
31-60	68	8
61-90	37	11
91-120	34	
121-over	120	21
Total	408	50

