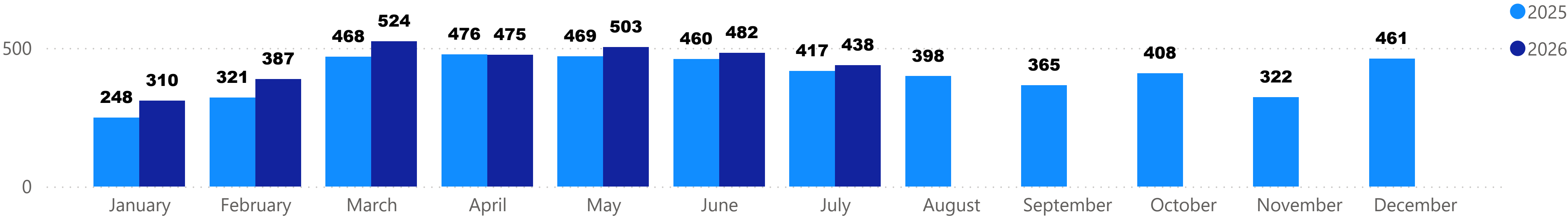




REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®
Monthly Sales Trend Indicator 2026

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						3
\$ 80,000 - 89,999				1	1	1	1						4
\$ 90,000 - 99,999				1	1								2
\$ 100,000 - 119,999			2		1		2						5
\$ 120,000 - 139,999	2	5	4	3	4	1	4						23
\$ 140,000 - 159,999	3	9	1	6	10	3	4						36
\$ 160,000 - 179,999	2	6	14	7	7	11	10						57
\$ 180,000 - 199,999	9	4	10	5	8	11	11						58
\$ 200,000 - 249,999	58	44	52	42	50	47	35						328
\$ 250,000 - 299,999	66	89	108	90	89	106	90						638
\$ 300,000 - 349,999	58	71	95	96	98	96	83						597
\$ 350,000 - 399,999	39	45	61	56	57	66	46						370
\$ 400,000 - 499,999	23	42	51	71	78	50	42						357
\$ 500,000 - 599,999	19	33	39	28	31	32	31						213
\$ 600,000 - 699,999	10	11	37	30	21	15	32						156
\$ 700,000 - 799,999	4	10	18	13	13	15	8						81
\$ 800,000 - 899,999	4	4	7	10	6	6	13						50
\$ 900,000 - 999,999	2	2	4	5	7	9	4						33
\$ 1,000,000 - and over	9	10	21	11	19	12	20						102
Total	310	387	524	475	503	482	438						3119

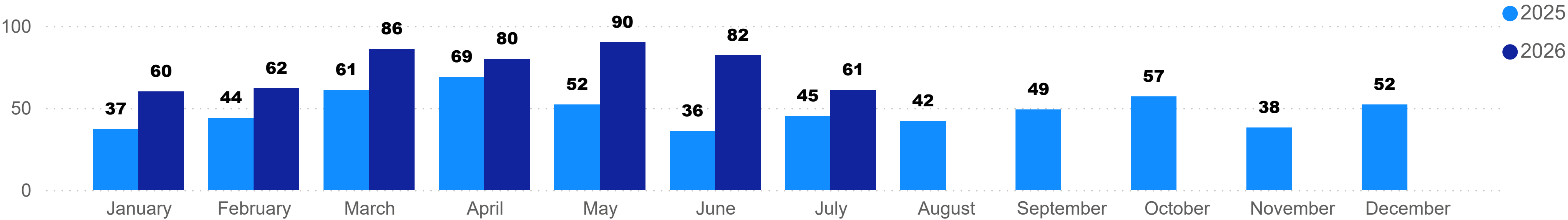




REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®
Monthly Sales Trend Indicator 2026

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
\$ 50,000 - 59,999							1						1
\$ 60,000 - 69,999	2			2		1	2						7
\$ 70,000 - 79,999	1	1	3		5	1	1						12
\$ 80,000 - 89,999	1			2	1	1	1						6
\$ 90,000 - 99,999	1		1										2
\$ 100,000 - 119,999	4	2	5	6	2	6	4						29
\$ 120,000 - 139,999	9	5	8	10	8	10	9						59
\$ 140,000 - 159,999	3	7	9	5	12	4	6						46
\$ 160,000 - 179,999	8	4	5	5	13	6	7						48
\$ 180,000 - 199,999	5	9	4	4	4	4	5						35
\$ 200,000 - 249,999	4	17	13	16	6	12	10						78
\$ 250,000 - 299,999	11	8	9	11	10	13	4						66
\$ 300,000 - 349,999	5	2	9	6	5	12	3						42
\$ 350,000 - 399,999		5	7	3	9	5	3						32
\$ 400,000 - 499,999	3	2	8	5	10	4	3						35
\$ 500,000 - 599,999	1		2	4	1	2							10
\$ 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						521

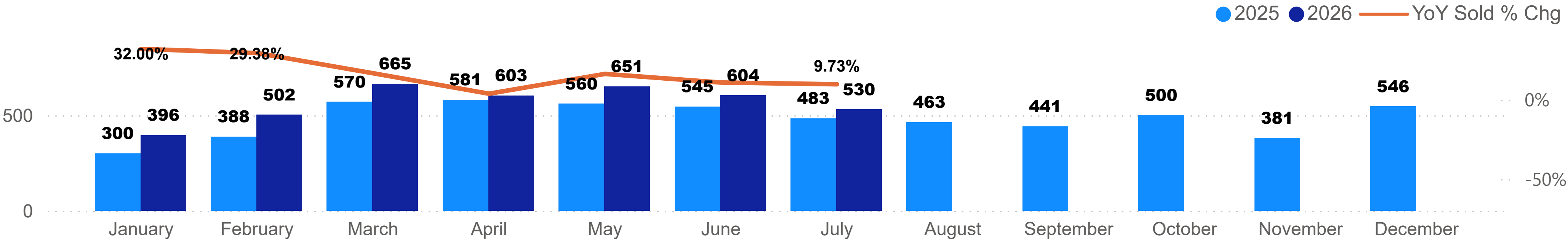




Monthly Sales Trend Indicator 2026

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						16
\$ 50,000 - 59,999		3	5	1	2	2	5						18
\$ 60,000 - 69,999	5		2	2		3	3						15
\$ 70,000 - 79,999	2	5	5	1	9	4	3						29
\$ 80,000 - 89,999	1	4	2	4	5	4	2						22
\$ 90,000 - 99,999	2	2	4	2	5		1						16
\$ 100,000 - 119,999	11	12	13	15	11	13	7						82
\$ 120,000 - 139,999	16	16	19	15	19	16	19						120
\$ 140,000 - 159,999	8	23	18	18	27	11	16						121
\$ 160,000 - 179,999	12	13	27	18	29	23	21						143
\$ 180,000 - 199,999	15	14	18	11	14	17	16						105
\$ 200,000 - 249,999	63	68	69	64	65	64	48						441
\$ 250,000 - 299,999	77	97	117	105	100	119	96						711
\$ 300,000 - 349,999	63	75	104	105	105	109	88						649
\$ 350,000 - 399,999	40	53	70	60	67	72	49						411
\$ 400,000 - 499,999	26	44	60	76	88	55	45						394
\$ 500,000 - 599,999	20	33	41	32	33	34	31						224
\$ 600,000 - 699,999	10	11	38	31	23	16	32						161
\$ 700,000 - 799,999	5	10	18	13	13	15	8						82
\$ 800,000 - 899,999	4	4	7	10	6	6	13						50
\$ 900,000 - 999,999	2	2	4	5	7	9	4						33
\$ 1,000,000 - and over	10	10	23	11	20	12	22						108
Total	396	502	665	603	651	604	530						3951



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						39
2	105	151	176	161	171	157	124						1045
3	209	265	364	327	361	317	289						2132
4	78	74	109	99	98	120	102						680
5	2	3	5	10	13	5	11						49
6+			2	1		2							5
Total	396	502	665	603	651	604	530						3951

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						165
2	325	395	516	473	491	476	397						3073
3	49	69	108	96	109	96	92						619
4	6	4	10	10	13	9	16						68
5	1	1	1	3	3		4						13
6+		1	3	2	1	3	2						12
Total	396	502	665	603	651	604	530						3951

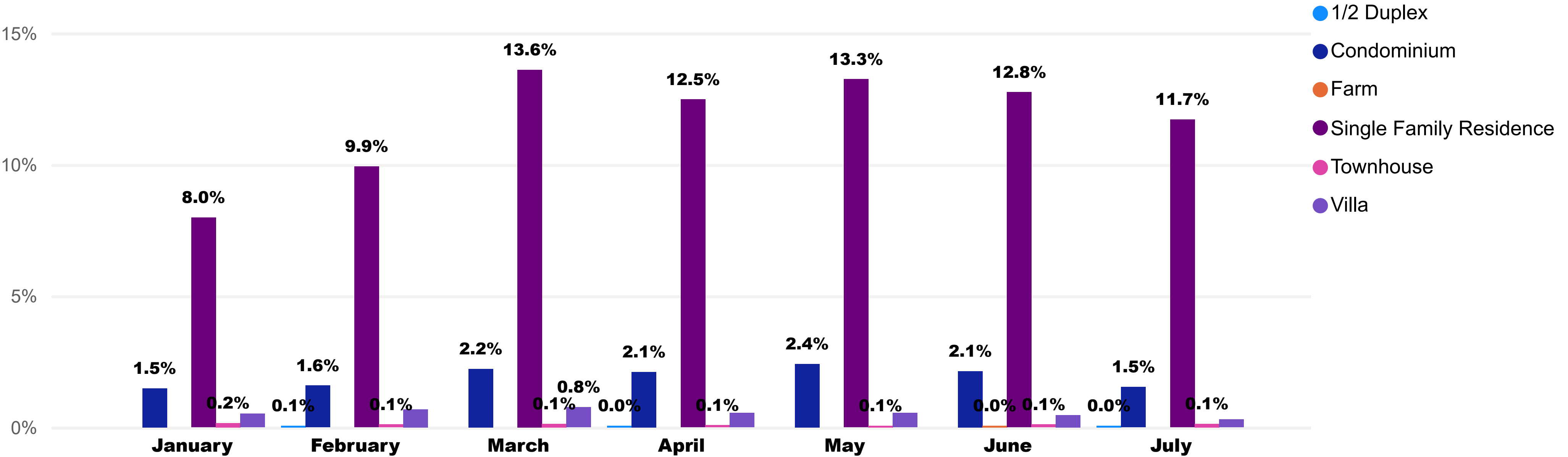


REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®
Monthly Sales Trend Indicator 2026

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						492
Farm						1							1
Single Family Residence	291	362	496	455	483	465	427						2979
Townhouse	6	4	5	3	2	4	5						29
Villa	19	25	28	20	20	17	11						140
Total	370	451	610	556	593	565	500						3645

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 - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							1
\$ 50,000 - 59,999	2	0%	62,500	56,500	90%	132	3
\$ 60,000 - 69,999	2	0%	70,950	66,000	93%	288	1
\$ 70,000 - 79,999	2	0%	84,950	74,250	87%	43	8
\$ 80,000 - 89,999	2	0%	89,450	80,250	90%	111	7
\$ 90,000 - 99,999							19
\$ 100,000 - 119,999	6	1%	120,150	111,167	93%	128	27
\$ 120,000 - 139,999	13	3%	139,446	129,415	93%	137	49
\$ 140,000 - 159,999	10	2%	156,410	148,930	95%	131	54
\$ 160,000 - 179,999	18	4%	180,383	168,583	93%	104	48
\$ 180,000 - 199,999	16	3%	194,162	186,688	96%	104	71
\$ 200,000 - 249,999	45	9%	232,554	224,061	96%	105	198
\$ 250,000 - 299,999	94	19%	280,503	274,774	98%	109	411
\$ 300,000 - 349,999	86	17%	328,177	322,767	98%	112	481
\$ 350,000 - 399,999	49	10%	379,258	369,379	97%	103	302
\$ 400,000 - 499,999	45	9%	460,138	444,954	97%	82	267
\$ 500,000 - 599,999	31	6%	568,581	544,026	96%	99	178
\$ 600,000 - 699,999	32	6%	665,300	641,219	96%	116	101
\$ 700,000 - 799,999	8	2%	769,162	741,375	96%	145	60
\$ 800,000 - 899,999	13	3%	880,277	848,146	96%	101	50
\$ 900,000 - 999,999	4	1%	1,002,250	945,000	94%	143	34
\$ 1,000,000 - and over	22	4%	1,502,902	1,416,790	94%	130	96
Total	500	100%	417,995	402,993	96%	109	2466

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	16	0.40%	47,925	35,250	74%	90	1
\$ 50,000 - 59,999	18	0.46%	63,371	53,222	84%	146	3
\$ 60,000 - 69,999	15	0.38%	77,933	63,067	81%	156	1
\$ 70,000 - 79,999	29	0.73%	82,848	74,623	90%	99	8
\$ 80,000 - 89,999	22	0.56%	94,109	83,136	88%	138	7
\$ 90,000 - 99,999	16	0.40%	107,838	92,901	86%	162	19
\$ 100,000 - 119,999	82	2.08%	121,926	110,622	91%	108	27
\$ 120,000 - 139,999	120	3.04%	138,938	128,617	93%	115	49
\$ 140,000 - 159,999	121	3.06%	160,131	148,816	93%	118	54
\$ 160,000 - 179,999	143	3.62%	179,723	168,664	94%	94	48
\$ 180,000 - 199,999	105	2.66%	198,628	189,264	95%	113	71
\$ 200,000 - 249,999	441	11.16%	237,609	227,166	96%	93	198
\$ 250,000 - 299,999	711	18.00%	282,744	274,383	97%	109	411
\$ 300,000 - 349,999	649	16.43%	331,545	324,055	98%	108	481
\$ 350,000 - 399,999	411	10.40%	380,996	370,162	97%	97	302
\$ 400,000 - 499,999	394	9.97%	457,503	441,429	96%	88	267
\$ 500,000 - 599,999	224	5.67%	572,235	544,888	95%	110	178
\$ 600,000 - 699,999	161	4.07%	673,891	645,281	96%	99	101
\$ 700,000 - 799,999	82	2.08%	776,039	742,182	96%	119	60
\$ 800,000 - 899,999	50	1.27%	877,757	843,748	96%	88	50
\$ 900,000 - 999,999	33	0.84%	991,825	937,603	95%	118	34
\$ 1,000,000 - and over	108	2.73%	1,546,254	1,453,503	94%	133	96
Total	3951	100.00%	380,571	365,224	96%	105	2466

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.

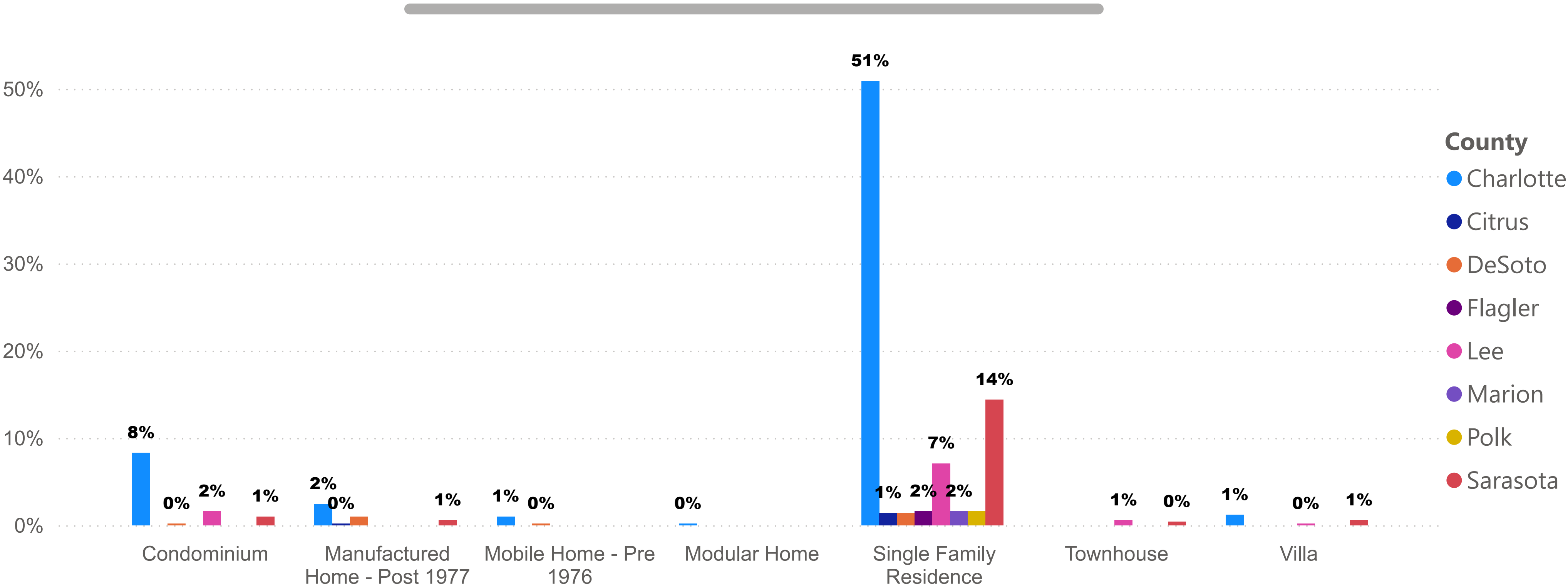
**Four Year Sales and
Inventory History 2022 -
2026. Compiled from
Monthly Sales and
Inventory Reports**

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	429,508	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	371,245	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	3871	7.09
05/31/2025	521	380,276	363,600	96%	120	3651	7.01
06/30/2025	498	386,143	369,451	96%	130	3453	6.93
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	2873	6.94
10/31/2025	467	360,153	345,272	96%	124	2989	6.40
11/30/2025	360	373,211	359,777	96%	123	3036	8.43
12/31/2025	513	376,653	360,741	96%	116	2978	5.81
01/31/2026	370	362,911	347,652	96%	118	3127	8.45
02/28/2026	451	382,150	365,837	96%	114	3104	6.88
03/31/2026	610	416,892	398,545	96%	117	3039	4.98
04/30/2026	556	405,401	389,182	96%	110	2963	5.33
05/31/2026	593	402,752	388,267	96%	120	2727	4.60
06/30/2026	565	389,736	376,170	97%	113	2564	4.54
07/31/2026	500	417,995	402,993	96%	125	2466	4.93

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Charlotte	Citrus	DeSoto	Flagler	Lee	Marion	Polk	Sarasota
Condominium	8%		0%		2%			
Manufactured Home - Post 1977	2%	0%	1%					
Mobile Home - Pre 1976	1%		0%					
Modular Home	0%							
Single Family Residence	51%	1%	1%	2%	7%	2%	2%	
Townhouse					1%			
Villa	1%				0%			
Total	64%	2%	3%	2%	10%	2%	2%	



Board/Association: State Month Year
▲
Port Charlotte FL July 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	1			1
\$ 60,000 - 69,999				
\$ 70,000 - 79,999		1		1
\$ 80,000 - 89,999		1		1
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	1	1		2
\$ 120,000 - 139,999	4			4
\$ 140,000 - 159,999	4			4
\$ 160,000 - 179,999	7	3		10
\$ 180,000 - 199,999	6	4	1	11
\$ 200,000 - 249,999	12	20	3	35
\$ 250,000 - 299,999	15	61	14	90
\$ 300,000 - 349,999	7	51	25	83
\$ 350,000 - 399,999	3	22	21	46
\$ 400,000 - 499,999	3	29	10	42
\$ 500,000 - 599,999	3	20	8	31
\$ 600,000 - 699,999		23	9	32
\$ 700,000 - 799,999		7	1	8
\$ 800,000 - 899,999		10	3	13
\$ 900,000 - 999,999		4		4
\$ 1,000,000 - and over		5	15	20
Total	66	262	110	438

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	2			2
\$ 70,000 - 79,999	1			1
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	4			4
\$ 120,000 - 139,999	8	1		9
\$ 140,000 - 159,999	5	1		6
\$ 160,000 - 179,999	5	2		7
\$ 180,000 - 199,999	4	1		5
\$ 200,000 - 249,999	7	3		10
\$ 250,000 - 299,999	1	3		4
\$ 300,000 - 349,999	3			3
\$ 350,000 - 399,999	2	1		3
\$ 400,000 - 499,999		3		3
\$ 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		2		2
Total	44	17		61

Active Listings
(Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999	1	2
\$ 60,000 - 69,999		1
\$ 70,000 - 79,999		7
\$ 80,000 - 89,999		6
\$ 90,000 - 99,999	1	17
\$ 100,000 - 119,999	1	25
\$ 120,000 - 139,999	7	42
\$ 140,000 - 159,999	15	36
\$ 160,000 - 179,999	13	34
\$ 180,000 - 199,999	30	38
\$ 200,000 - 249,999	126	57
\$ 250,000 - 299,999	344	49
\$ 300,000 - 349,999	420	38
\$ 350,000 - 399,999	270	24
\$ 400,000 - 499,999	229	28
\$ 500,000 - 599,999	148	25
\$ 600,000 - 699,999	85	11
\$ 700,000 - 799,999	52	3
\$ 800,000 - 899,999	46	2
\$ 900,000 - 999,999	30	
\$ 1,000,000 - and over	84	4
Total	1902	449

Sales Pending
(Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	2	
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		1
\$ 70,000 - 79,999		1
\$ 80,000 - 89,999	1	
\$ 90,000 - 99,999		1
\$ 100,000 - 119,999	2	4
\$ 120,000 - 139,999	4	1
\$ 140,000 - 159,999	6	7
\$ 160,000 - 179,999	9	6
\$ 180,000 - 199,999	12	4
\$ 200,000 - 249,999	48	8
\$ 250,000 - 299,999	124	9
\$ 300,000 - 349,999	109	3
\$ 350,000 - 399,999	72	4
\$ 400,000 - 499,999	74	2
\$ 500,000 - 599,999	25	3
\$ 600,000 - 699,999	21	
\$ 700,000 - 799,999	12	
\$ 800,000 - 899,999	11	
\$ 900,000 - 999,999	5	
\$ 1,000,000 - and over	16	1
Total	553	55

Time On Market Sort	M-SF	M-Condo
0 - 30	129	13
31-60	75	13
61-90	65	5
91-120	47	4
121-over	122	26
Total	438	61

