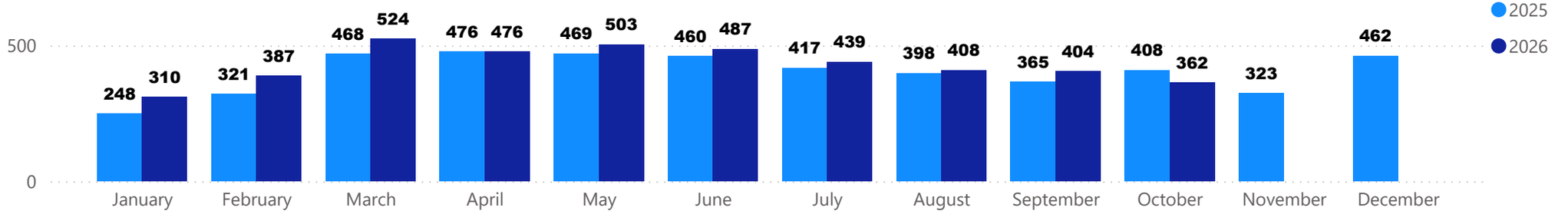
REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®
Monthly Sales Trend Indicator 2026

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				**2**
$ 70,000 - 79,999	1				1		1	2					**5**
$ 80,000 - 89,999				1	1	1	1	1		1			**6**
$ 90,000 - 99,999				1	1			2					**4**
$ 100,000 - 119,999			2		1		2		1	2			**8**
$ 120,000 - 139,999	2	5	4	3	4	1	4	7	7	2			**39**
$ 140,000 - 159,999	3	9	1	6	10	3	4	3	10	4			**53**
$ 160,000 - 179,999	2	6	14	7	7	11	10	6	5	6			**74**
$ 180,000 - 199,999	9	4	10	5	8	11	11	3	8	3			**72**
$ 200,000 - 249,999	58	44	52	42	50	49	35	40	38	48			**456**
$ 250,000 - 299,999	66	89	108	91	89	109	90	97	77	84			**900**
$ 300,000 - 349,999	58	71	95	96	99	96	83	76	96	68			**838**
$ 350,000 - 399,999	39	45	61	56	57	66	46	52	49	39			**510**
$ 400,000 - 499,999	23	42	51	71	77	50	42	48	51	43			**498**
$ 500,000 - 599,999	19	33	39	28	31	32	31	23	14	21			**271**
$ 600,000 - 699,999	10	11	37	30	21	15	32	15	14	15			**200**
$ 700,000 - 799,999	4	10	18	13	13	15	8	15	11	5			**112**
$ 800,000 - 899,999	4	4	7	10	6	6	13	6	9	7			**72**
$ 900,000 - 999,999	2	2	4	5	7	9	5	3	4	4			**45**
$ 1,000,000 - and over	9	10	21	11	19	12	20	9	9	10			**130**
Total	**310**	**387**	**524**	**476**	**503**	**487**	**439**	**408**	**404**	**362**			**4300**



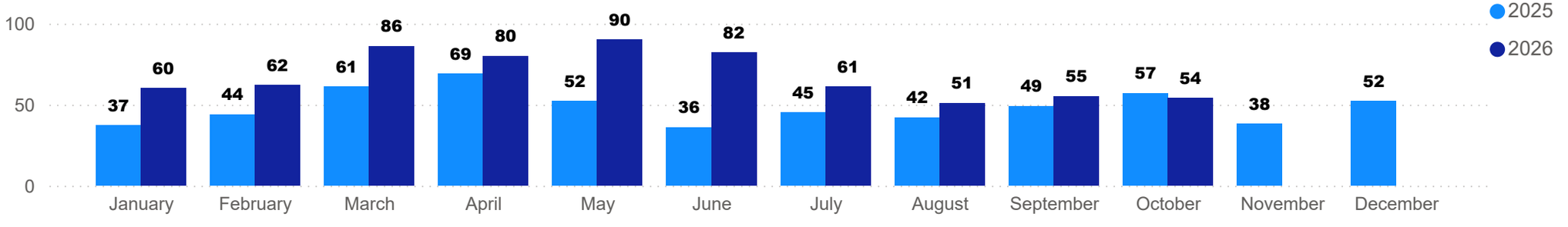
Source: Stellar MLS

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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		1			**11**
$ 70,000 - 79,999	1	1	3		5	1	1	1	3	1			**17**
$ 80,000 - 89,999	1			2	1	1	1		2	2			**10**
$ 90,000 - 99,999	1		1					2	2				**6**
$ 100,000 - 119,999	4	2	5	6	2	6	4	4	2	5			**40**
$ 120,000 - 139,999	9	5	8	10	8	10	9	2	4	5			**70**
$ 140,000 - 159,999	3	7	9	5	12	4	6	6	6	6			**64**
$ 160,000 - 179,999	8	4	5	5	13	6	7	6	1	7			**62**
$ 180,000 - 199,999	5	9	4	4	4	4	5	2	6	1			**44**
$ 200,000 - 249,999	4	17	13	16	6	12	10	8	7	8			**101**
$ 250,000 - 299,999	11	8	9	11	10	13	4	3	10	6			**85**
$ 300,000 - 349,999	5	2	9	6	5	12	3	6	4	4			**56**
$ 350,000 - 399,999		5	7	3	9	5	3	2	1	2			**37**
$ 400,000 - 499,999	3	2	8	5	10	4	3	2	2	2			**41**
$ 500,000 - 599,999	1		2	4	1	2		2	3	3			**18**
$ 600,000 - 699,999			1	1	2	1				1			**6**
$ 700,000 - 799,999	1												**1**
$ 800,000 - 899,999													
$ 900,000 - 999,999									1				**1**
$ 1,000,000 - and over	1		2		1		2		1				**7**
Total	**60**	**62**	**86**	**80**	**90**	**82**	**61**	**51**	**55**	**54**			**681**



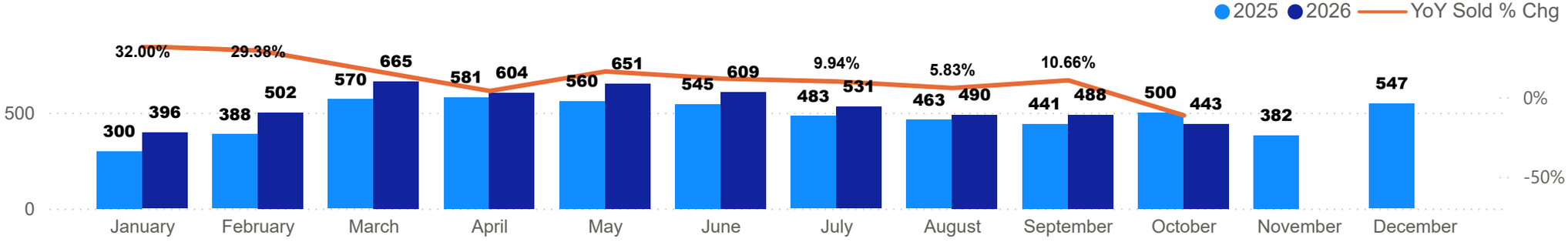
Source: Stellar MLS

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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	1				**20**
$ 60,000 - 69,999	5		2	2		3	3	4	1	3			**23**
$ 70,000 - 79,999	2	5	5	1	9	4	3	6	5	2			**42**
$ 80,000 - 89,999	1	4	2	4	5	4	2	2	2	5			**31**
$ 90,000 - 99,999	2	2	4	2	5		1	5	2	2			**25**
$ 100,000 - 119,999	11	12	13	15	11	13	7	8	10	8			**108**
$ 120,000 - 139,999	16	16	19	15	19	16	19	20	17	12			**169**
$ 140,000 - 159,999	8	23	18	18	27	11	16	11	21	12			**165**
$ 160,000 - 179,999	12	13	27	18	29	23	21	17	8	13			**181**
$ 180,000 - 199,999	15	14	18	11	14	17	16	6	15	8			**134**
$ 200,000 - 249,999	63	68	69	64	65	66	48	49	48	58			**598**
$ 250,000 - 299,999	77	97	117	106	100	122	96	100	89	94			**998**
$ 300,000 - 349,999	63	75	104	105	106	109	88	82	100	73			**905**
$ 350,000 - 399,999	40	53	70	60	67	72	49	55	50	42			**558**
$ 400,000 - 499,999	26	44	60	76	87	55	45	50	53	45			**541**
$ 500,000 - 599,999	20	33	41	32	33	34	31	25	17	24			**290**
$ 600,000 - 699,999	10	11	38	31	23	16	32	15	14	16			**206**
$ 700,000 - 799,999	5	10	18	13	13	15	8	15	11	5			**113**
$ 800,000 - 899,999	4	4	7	10	6	6	13	6	9	7			**72**
$ 900,000 - 999,999	2	2	4	5	7	9	5	3	5	4			**46**
$ 1,000,000 - and over	10	10	23	11	20	12	22	9	10	10			**137**
Total	**396**	**502**	**665**	**604**	**651**	**609**	**531**	**490**	**488**	**443**			**5379**



Source: Stellar MLS

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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	4	4			**54**
2	105	151	176	161	171	157	124	92	110	102			**1349**
3	209	265	364	327	361	319	288	272	257	244			**2906**
4	78	74	109	100	98	123	104	112	109	85			**992**
5	2	3	5	10	13	5	11	7	6	8			**70**
6+			2	1		2			2				**7**
Total	**396**	**502**	**665**	**604**	**651**	**609**	**531**	**490**	**488**	**443**			**5379**

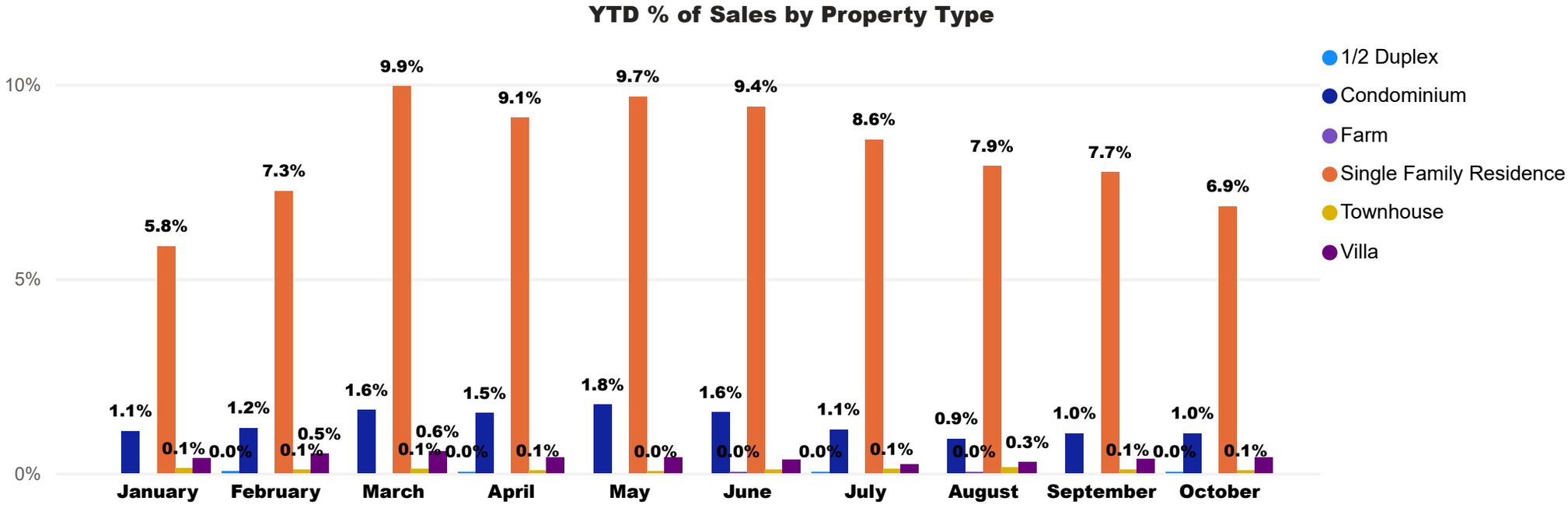
Sales by Bathroom Count

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	19	14			**223**
2	325	395	516	474	491	481	397	361	379	341			**4160**
3	49	69	108	96	109	96	93	93	82	79			**874**
4	6	4	10	10	13	9	16	9	5	7			**89**
5	1	1	1	3	3		4	1	3	1			**18**
6+		1	3	2	1	3	2	1		1			**14**
Total	**396**	**502**	**665**	**604**	**651**	**609**	**531**	**490**	**488**	**443**			**5379**

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			1			**5**
Condominium	54	58	81	77	88	78	56	44	51	51			**638**
Farm						1		1					**2**
Single Family Residence	291	362	496	456	483	470	428	394	386	342			**4108**
Townhouse	6	4	5	3	2	4	5	7	4	3			**43**
Villa	19	25	28	20	20	17	11	14	18	20			**192**
Total	**370**	**451**	**610**	**557**	**593**	**570**	**501**	**460**	**459**	**417**			**4988**



Source: Stellar MLS

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REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®
Multiple Listing One Month Sales and Inventory Report - October - 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							1
$ 60,000 - 69,999	1	0%	69,900	63,000	90%	91	1
$ 70,000 - 79,999	1	0%	78,000	74,000	95%	70	5
$ 80,000 - 89,999	3	1%	91,600	82,833	90%	61	7
$ 90,000 - 99,999							15
$ 100,000 - 119,999	7	2%	130,271	115,786	89%	57	35
$ 120,000 - 139,999	7	2%	136,686	127,071	93%	71	50
$ 140,000 - 159,999	10	2%	157,870	148,525	94%	75	43
$ 160,000 - 179,999	13	3%	186,731	169,435	91%	88	57
$ 180,000 - 199,999	4	1%	187,850	184,000	98%	42	78
$ 200,000 - 249,999	56	13%	233,386	226,368	97%	82	224
$ 250,000 - 299,999	91	22%	286,037	278,854	97%	107	440
$ 300,000 - 349,999	72	17%	327,094	319,355	98%	124	488
$ 350,000 - 399,999	41	10%	383,143	372,259	97%	81	333
$ 400,000 - 499,999	45	11%	459,302	439,966	96%	76	305
$ 500,000 - 599,999	24	6%	567,546	543,767	96%	82	176
$ 600,000 - 699,999	16	4%	675,931	650,125	96%	92	97
$ 700,000 - 799,999	5	1%	780,000	734,965	94%	112	73
$ 800,000 - 899,999	7	2%	923,257	851,429	92%	121	56
$ 900,000 - 999,999	4	1%	969,575	937,500	97%	183	33
$ 1,000,000 - and over	10	2%	1,277,200	1,211,000	95%	54	120
Total	**417**	**100%**	**377,758**	**363,462**	**96%**	**95**	**2638**

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	0.32%	48,341	34,647	72%	89	1
$ 50,000 - 59,999	20	0.37%	64,229	53,400	83%	137	1
$ 60,000 - 69,999	23	0.43%	75,796	63,663	84%	183	1
$ 70,000 - 79,999	42	0.78%	83,990	74,607	89%	113	5
$ 80,000 - 89,999	31	0.58%	93,697	83,387	89%	152	7
$ 90,000 - 99,999	25	0.46%	107,009	92,667	87%	144	15
$ 100,000 - 119,999	108	2.01%	122,135	110,781	91%	121	35
$ 120,000 - 139,999	169	3.14%	138,917	128,882	93%	121	50
$ 140,000 - 159,999	165	3.07%	159,965	149,088	93%	113	43
$ 160,000 - 179,999	181	3.36%	179,905	168,904	94%	94	57
$ 180,000 - 199,999	134	2.49%	198,132	188,827	95%	112	78
$ 200,000 - 249,999	598	11.12%	237,285	227,597	96%	95	224
$ 250,000 - 299,999	998	18.55%	283,032	274,907	97%	114	440
$ 300,000 - 349,999	905	16.82%	330,623	323,474	98%	107	488
$ 350,000 - 399,999	558	10.37%	380,814	370,673	97%	93	333
$ 400,000 - 499,999	541	10.06%	456,853	441,150	97%	84	305
$ 500,000 - 599,999	290	5.39%	571,268	545,378	95%	104	176
$ 600,000 - 699,999	206	3.83%	671,749	644,676	96%	98	97
$ 700,000 - 799,999	113	2.10%	773,854	741,081	96%	113	73
$ 800,000 - 899,999	72	1.34%	880,395	842,975	96%	88	56
$ 900,000 - 999,999	46	0.86%	990,229	941,778	95%	114	33
$ 1,000,000 - and over	137	2.55%	1,525,492	1,437,922	94%	132	120
Total	**5379**	**100.00%**	**376,982**	**362,483**	**96%**	**105**	**2638**

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

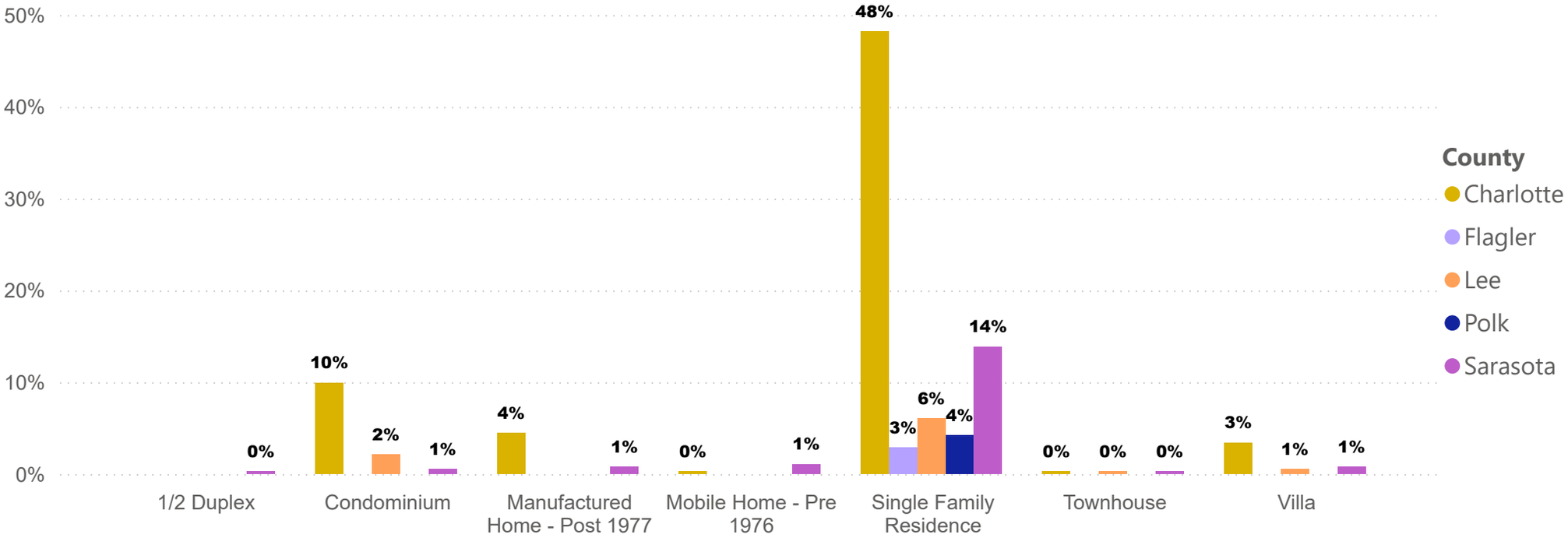
Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	3653	7.01
06/30/2025	498	386,143	369,451	96%	130	3455	6.94
07/31/2025	462	377,679	361,609	96%	125	3096	6.70
08/31/2025	440	369,122	350,920	95%	119	2880	6.55
09/30/2025	414	361,723	344,049	95%	125	2882	6.96
10/31/2025	467	360,153	345,272	96%	124	2996	6.42
11/30/2025	361	372,801	359,403	96%	122	3042	8.43
12/31/2025	514	376,504	360,623	96%	115	2982	5.80
01/31/2026	370	362,911	347,652	96%	118	3137	8.48
02/28/2026	451	382,150	365,837	96%	114	3118	6.91
03/31/2026	610	416,892	398,545	96%	117	3054	5.01
04/30/2026	557	405,140	388,950	96%	110	2984	5.36
05/31/2026	593	402,752	388,115	96%	120	2758	4.65
06/30/2026	570	388,597	375,091	97%	113	2610	4.58
07/31/2026	501	419,175	404,174	96%	125	2572	5.13
08/31/2026	460	377,670	366,584	97%	114	2464	5.36
09/30/2026	459	385,966	374,403	97%	127	2476	5.39
10/31/2026	417	377,758	363,462	96%	110	2638	6.33

Top 5 Unit Sales by County and Property Type

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

Property Type	Charlotte	Flagler	Lee	Polk	Sarasota	**Total**
1/2 Duplex					0%	**0%**
Condominium	10%		2%		1%	**13%**
Manufactured Home - Post 1977	4%				1%	**5%**
Mobile Home - Pre 1976	0%				1%	**1%**
Single Family Residence	48%	3%	6%	4%	14%	**75%**
Townhouse	0%		0%		0%	**1%**
Villa	3%		1%		1%	**5%**
Total	**66%**	**3%**	**9%**	**4%**	**18%**	**100%**



Source: Stellar MLS

Board/Association:	State	Month	Year
Port Charlotte	FL	October	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				
$ 80,000 - 89,999	1			1
$ 90,000 - 99,999				
$ 100,000 - 119,999	1	1		2
$ 120,000 - 139,999	1	1		2
$ 140,000 - 159,999	2	2		4
$ 160,000 - 179,999	5	1		6
$ 180,000 - 199,999	3			3
$ 200,000 - 249,999	16	27	5	48
$ 250,000 - 299,999	11	50	23	84
$ 300,000 - 349,999	4	41	23	68
$ 350,000 - 399,999	2	21	16	39
$ 400,000 - 499,999	1	29	13	43
$ 500,000 - 599,999	1	18	2	21
$ 600,000 - 699,999		12	3	15
$ 700,000 - 799,999		4	1	5
$ 800,000 - 899,999		6	1	7
$ 900,000 - 999,999		3	1	4
$ 1,000,000 - and over		6	4	10
Total	**48**	**222**	**92**	**362**

Condominium / Cooperative 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	1			1
$ 70,000 - 79,999	1			1
$ 80,000 - 89,999	2			2
$ 90,000 - 99,999				
$ 100,000 - 119,999	5			5
$ 120,000 - 139,999	5			5
$ 140,000 - 159,999	6			6
$ 160,000 - 179,999	4	3		7
$ 180,000 - 199,999	1			1
$ 200,000 - 249,999	6	2		8
$ 250,000 - 299,999	3	3		6
$ 300,000 - 349,999	3	1		4
$ 350,000 - 399,999	1	1		2
$ 400,000 - 499,999	1	1		2
$ 500,000 - 599,999		2	1	3
$ 600,000 - 699,999		1		1
$ 700,000 - 799,999				
$ 800,000 - 899,999				
$ 900,000 - 999,999				
$ 1,000,000 - and over				
Total	**39**	**14**	**1**	**54**

Active Listings
(Unsold Homes)

Price Range	M-SF	M-Condo
$ 1 - 49,999		1
$ 50,000 - 59,999		1
$ 60,000 - 69,999		1
$ 70,000 - 79,999		5
$ 80,000 - 89,999		8
$ 90,000 - 99,999	2	9
$ 100,000 - 119,999	3	33
$ 120,000 - 139,999	9	37
$ 140,000 - 159,999	12	31
$ 160,000 - 179,999	19	35
$ 180,000 - 199,999	42	36
$ 200,000 - 249,999	145	75
$ 250,000 - 299,999	360	65
$ 300,000 - 349,999	433	39
$ 350,000 - 399,999	292	33
$ 400,000 - 499,999	269	40
$ 500,000 - 599,999	157	23
$ 600,000 - 699,999	86	8
$ 700,000 - 799,999	66	4
$ 800,000 - 899,999	52	1
$ 900,000 - 999,999	31	3
$ 1,000,000 - and over	111	4
Total	**2089**	**492**

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		2
$ 80,000 - 89,999		2
$ 90,000 - 99,999		4
$ 100,000 - 119,999	1	1
$ 120,000 - 139,999	2	5
$ 140,000 - 159,999	6	6
$ 160,000 - 179,999	5	4
$ 180,000 - 199,999	13	6
$ 200,000 - 249,999	56	5
$ 250,000 - 299,999	104	8
$ 300,000 - 349,999	102	4
$ 350,000 - 399,999	55	3
$ 400,000 - 499,999	54	2
$ 500,000 - 599,999	25	1
$ 600,000 - 699,999	25	2
$ 700,000 - 799,999	8	
$ 800,000 - 899,999	16	
$ 900,000 - 999,999	3	
$ 1,000,000 - and over	22	1
Total	**498**	**56**

Time On Market Sort	M-SF	M-Condo
0 - 30	121	14
31-60	65	13
61-90	42	6
91-120	27	6
121-over	107	15
Total	**362**	**54**

Source: Stellar MLS

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