

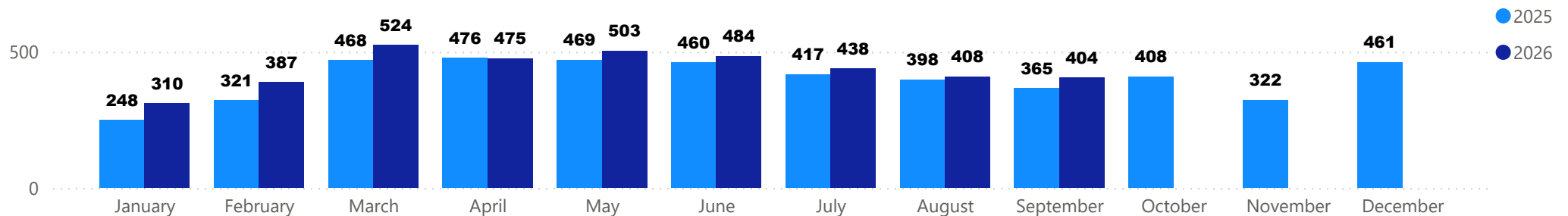


REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®

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					5
\$ 90,000 - 99,999				1	1			2					4
\$ 100,000 - 119,999			2		1		2		1				6
\$ 120,000 - 139,999	2	5	4	3	4	1	4	7	7				37
\$ 140,000 - 159,999	3	9	1	6	10	3	4	3	10				49
\$ 160,000 - 179,999	2	6	14	7	7	11	10	6	5				68
\$ 180,000 - 199,999	9	4	10	5	8	11	11	3	8				69
\$ 200,000 - 249,999	58	44	52	42	50	48	34	40	38				406
\$ 250,000 - 299,999	66	89	108	90	89	107	90	96	77				812
\$ 300,000 - 349,999	58	71	95	96	98	96	83	77	96				770
\$ 350,000 - 399,999	39	45	61	56	57	66	46	52	49				471
\$ 400,000 - 499,999	23	42	51	71	78	50	42	48	51				456
\$ 500,000 - 599,999	19	33	39	28	31	32	31	23	14				250
\$ 600,000 - 699,999	10	11	37	30	21	15	32	15	14				185
\$ 700,000 - 799,999	4	10	18	13	13	15	8	15	11				107
\$ 800,000 - 899,999	4	4	7	10	6	6	13	6	9				65
\$ 900,000 - 999,999	2	2	4	5	7	9	5	3	4				41
\$ 1,000,000 - and over	9	10	21	11	19	12	20	9	9				120
Total	310	387	524	475	503	484	438	408	404				3933



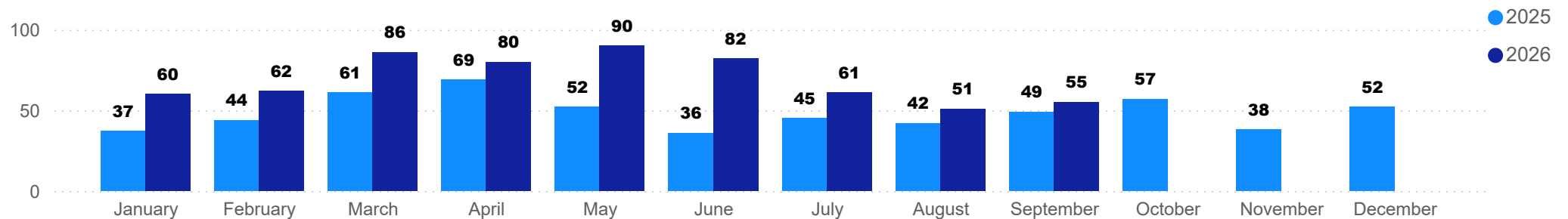


REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®

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	3				16
\$ 80,000 - 89,999	1			2	1	1	1		2				8
\$ 90,000 - 99,999	1		1					2	2				6
\$ 100,000 - 119,999	4	2	5	6	2	6	4	4	2				35
\$ 120,000 - 139,999	9	5	8	10	8	10	9	2	4				65
\$ 140,000 - 159,999	3	7	9	5	12	4	6	6	6				58
\$ 160,000 - 179,999	8	4	5	5	13	6	7	6	1				55
\$ 180,000 - 199,999	5	9	4	4	4	4	5	2	6				43
\$ 200,000 - 249,999	4	17	13	16	6	12	10	8	7				93
\$ 250,000 - 299,999	11	8	9	11	10	13	4	3	10				79
\$ 300,000 - 349,999	5	2	9	6	5	12	3	6	4				52
\$ 350,000 - 399,999		5	7	3	9	5	3	2	1				35
\$ 400,000 - 499,999	3	2	8	5	10	4	3	2	2				39
\$ 500,000 - 599,999	1		2	4	1	2		2	3				15
\$ 600,000 - 699,999			1	1	2	1							5
\$ 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				627



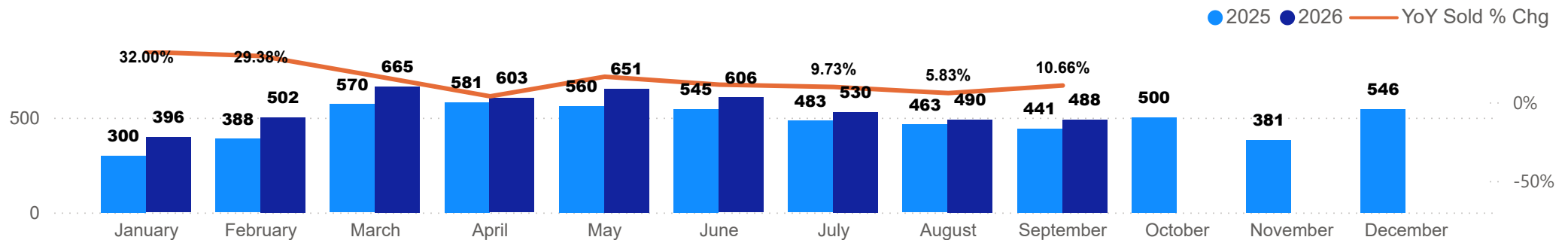


REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®

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				20
\$ 70,000 - 79,999	2	5	5	1	9	4	3	6	5				40
\$ 80,000 - 89,999	1	4	2	4	5	4	2	2	2				26
\$ 90,000 - 99,999	2	2	4	2	5		1	5	2				23
\$ 100,000 - 119,999	11	12	13	15	11	13	7	8	10				100
\$ 120,000 - 139,999	16	16	19	15	19	16	19	20	17				157
\$ 140,000 - 159,999	8	23	18	18	27	11	16	11	21				153
\$ 160,000 - 179,999	12	13	27	18	29	23	21	17	8				168
\$ 180,000 - 199,999	15	14	18	11	14	17	16	6	15				126
\$ 200,000 - 249,999	63	68	69	64	65	65	47	49	48				538
\$ 250,000 - 299,999	77	97	117	105	100	120	96	99	89				900
\$ 300,000 - 349,999	63	75	104	105	105	109	88	83	100				832
\$ 350,000 - 399,999	40	53	70	60	67	72	49	55	50				516
\$ 400,000 - 499,999	26	44	60	76	88	55	45	50	53				497
\$ 500,000 - 599,999	20	33	41	32	33	34	31	25	17				266
\$ 600,000 - 699,999	10	11	38	31	23	16	32	15	14				190
\$ 700,000 - 799,999	5	10	18	13	13	15	8	15	11				108
\$ 800,000 - 899,999	4	4	7	10	6	6	13	6	9				65
\$ 900,000 - 999,999	2	2	4	5	7	9	5	3	5				42
\$ 1,000,000 - and over	10	10	23	11	20	12	22	9	10				127
Total	396	502	665	603	651	606	530	490	488				4931





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				50
2	105	151	176	161	171	157	124	92	110				1247
3	209	265	364	327	361	318	288	273	257				2662
4	78	74	109	99	98	121	103	111	109				902
5	2	3	5	10	13	5	11	7	6				62
6+			2	1		2			2				7
Total	396	502	665	603	651	606	530	490	488				4931

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				209
2	325	395	516	473	491	478	396	361	379				3814
3	49	69	108	96	109	96	93	93	82				795
4	6	4	10	10	13	9	16	9	5				82
5	1	1	1	3	3		4	1	3				17
6+		1	3	2	1	3	2	1					13
Total	396	502	665	603	651	606	530	490	488				4931



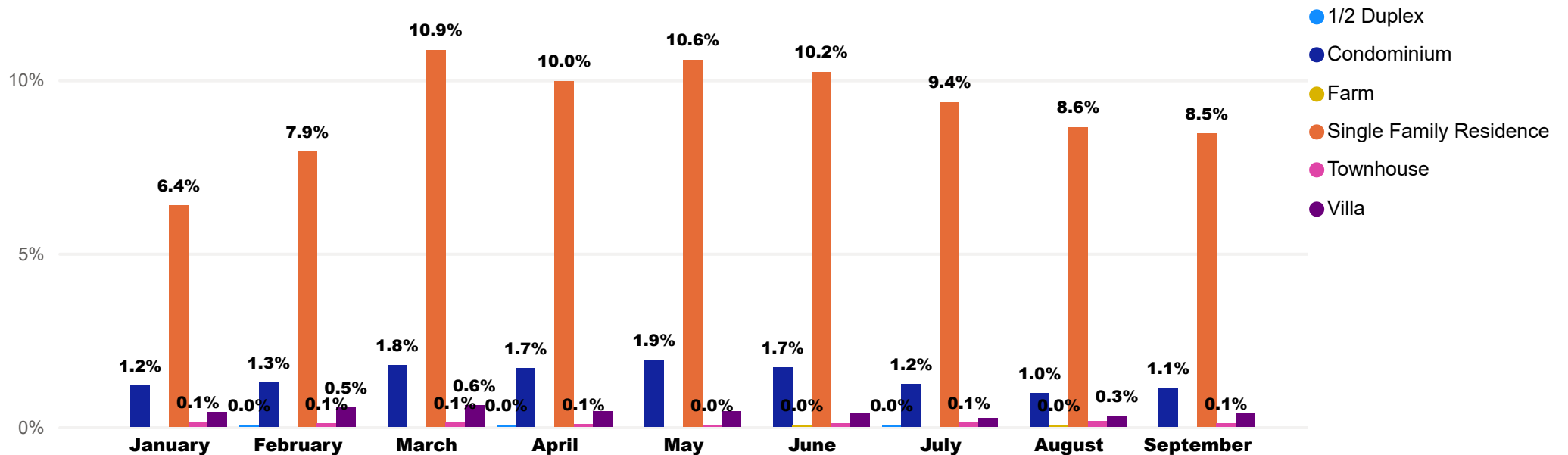
REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®

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				1			1						4
Condominium	54	58	81	77	88	78	56	44	51				587
Farm						1		1					2
Single Family Residence	291	362	496	455	483	467	427	394	386				3761
Townhouse	6	4	5	3	2	4	5	7	4				40
Villa	19	25	28	20	20	17	11	14	18				172
Total	370	451	610	556	593	567	500	460	459				4566

YTD % of Sales by Property Type





REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®
Multiple Listing One Month Sales and Inventory Report - September - 2...

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							1
\$ 60,000 - 69,999	1	0%	70,000	65,000	93%	29	3
\$ 70,000 - 79,999	3	1%	85,433	75,667	89%	187	4
\$ 80,000 - 89,999	2	0%	93,950	83,750	89%	271	5
\$ 90,000 - 99,999	2	0%	99,950	90,000	90%	69	16
\$ 100,000 - 119,999	3	1%	119,133	111,000	93%	270	29
\$ 120,000 - 139,999	11	2%	144,464	131,695	91%	115	45
\$ 140,000 - 159,999	16	3%	161,275	151,690	94%	94	51
\$ 160,000 - 179,999	6	1%	170,650	168,733	99%	73	56
\$ 180,000 - 199,999	14	3%	198,843	187,796	94%	109	71
\$ 200,000 - 249,999	45	10%	235,111	228,009	97%	109	193
\$ 250,000 - 299,999	87	19%	281,254	274,741	98%	122	387
\$ 300,000 - 349,999	100	22%	327,732	322,310	98%	100	479
\$ 350,000 - 399,999	50	11%	381,672	373,891	98%	87	306
\$ 400,000 - 499,999	53	12%	453,722	441,720	97%	75	271
\$ 500,000 - 599,999	17	4%	562,018	547,176	97%	94	156
\$ 600,000 - 699,999	14	3%	660,313	635,929	96%	125	89
\$ 700,000 - 799,999	11	2%	767,345	744,909	97%	60	56
\$ 800,000 - 899,999	9	2%	864,544	835,000	97%	82	55
\$ 900,000 - 999,999	5	1%	1,018,600	967,575	95%	97	32
\$ 1,000,000 - and over	10	2%	1,704,300	1,611,000	95%	179	94
Total	459	100%	385,966	374,403	97%	104	2399

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	0.34%	48,341	34,647	72%	89	
\$ 50,000 - 59,999	20	0.41%	64,229	53,400	83%	137	1
\$ 60,000 - 69,999	20	0.41%	76,725	63,363	83%	186	3
\$ 70,000 - 79,999	40	0.81%	84,403	74,650	88%	111	4
\$ 80,000 - 89,999	26	0.53%	94,319	83,423	88%	163	5
\$ 90,000 - 99,999	23	0.47%	107,666	92,757	86%	153	16
\$ 100,000 - 119,999	100	2.03%	121,592	110,435	91%	125	29
\$ 120,000 - 139,999	157	3.18%	139,030	128,946	93%	125	45
\$ 140,000 - 159,999	153	3.10%	160,076	149,161	93%	115	51
\$ 160,000 - 179,999	168	3.41%	179,377	168,863	94%	94	56
\$ 180,000 - 199,999	126	2.56%	198,582	189,113	95%	114	71
\$ 200,000 - 249,999	538	10.91%	237,682	227,667	96%	95	193
\$ 250,000 - 299,999	900	18.25%	282,861	274,615	97%	115	387
\$ 300,000 - 349,999	832	16.87%	330,926	323,832	98%	105	479
\$ 350,000 - 399,999	516	10.46%	380,631	370,528	97%	94	306
\$ 400,000 - 499,999	497	10.08%	456,406	441,235	97%	85	271
\$ 500,000 - 599,999	266	5.39%	571,603	545,524	95%	106	156
\$ 600,000 - 699,999	190	3.85%	671,397	644,217	96%	99	89
\$ 700,000 - 799,999	108	2.19%	773,569	741,364	96%	114	56
\$ 800,000 - 899,999	65	1.32%	875,779	842,064	96%	84	55
\$ 900,000 - 999,999	42	0.85%	992,196	942,185	95%	107	32
\$ 1,000,000 - and over	127	2.58%	1,545,042	1,455,790	94%	139	94
Total	4931	100.00%	378,133	363,586	96%	105	2399

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

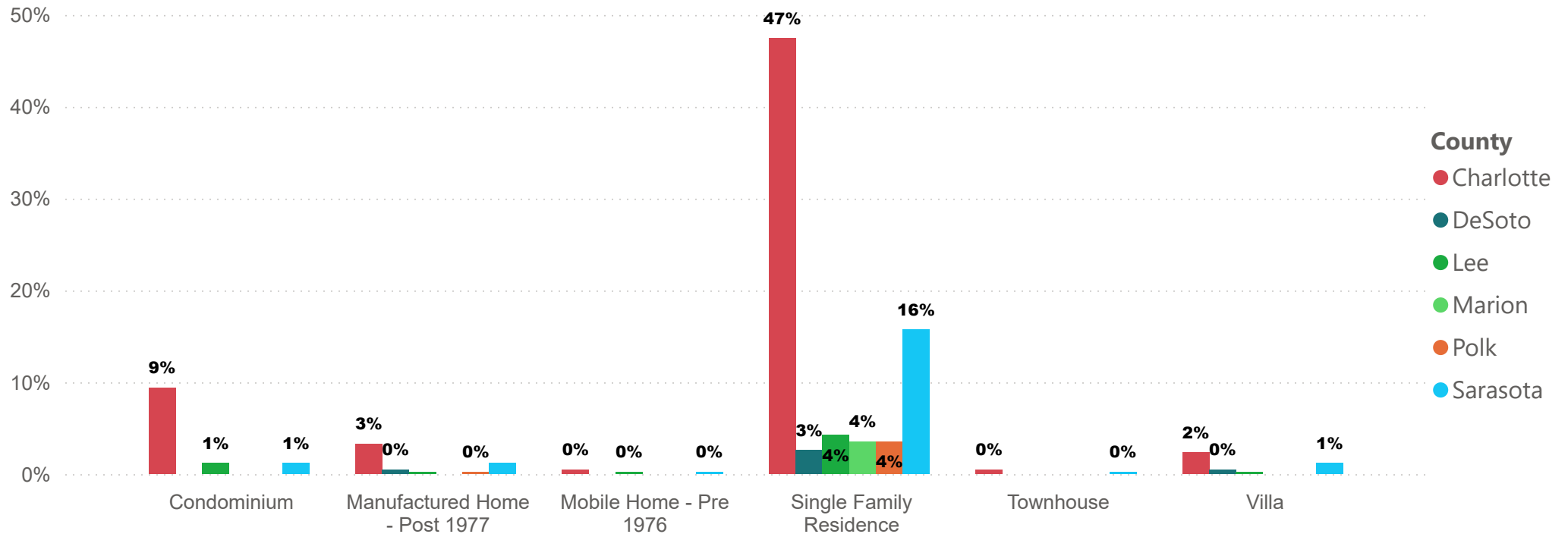
Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	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	2876	6.95
10/31/2025	467	360,153	345,272	96%	124	2992	6.41
11/30/2025	360	373,211	359,777	96%	123	3038	8.44
12/31/2025	513	376,653	360,741	96%	116	2982	5.81
01/31/2026	370	362,911	347,652	96%	118	3132	8.46
02/28/2026	451	382,150	365,837	96%	114	3113	6.90
03/31/2026	610	416,892	398,545	96%	117	3050	5.00
04/30/2026	556	405,401	389,182	96%	110	2978	5.36
05/31/2026	593	402,752	388,267	96%	120	2750	4.64
06/30/2026	567	389,278	375,756	97%	113	2603	4.59
07/31/2026	500	419,513	404,483	96%	125	2559	5.12
08/31/2026	460	377,879	366,734	97%	114	2437	5.30
09/30/2026	459	385,966	374,403	97%	127	2399	5.23

Top 5 Unit Sales by County and Property Type

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

Property Type	Charlotte	DeSoto	Lee	Marion	Polk	Sarasota	Total
Condominium	9%		1%			1%	12%
Manufactured Home - Post 1977	3%	0%	0%		0%	1%	5%
Mobile Home - Pre 1976	0%		0%			0%	1%
Single Family Residence	47%	3%	4%	4%	4%	16%	77%
Townhouse	0%					0%	1%
Villa	2%	0%	0%			1%	4%
Total	63%	4%	6%	4%	4%	20%	100%



Board/Association: State Month Year
 ▲ Port Charlotte FL September 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	1			1
\$ 70,000 - 79,999				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	5	2		7
\$ 140,000 - 159,999	6	4		10
\$ 160,000 - 179,999	4	1		5
\$ 180,000 - 199,999	3	5		8
\$ 200,000 - 249,999	9	26	3	38
\$ 250,000 - 299,999	8	41	28	77
\$ 300,000 - 349,999	8	55	33	96
\$ 350,000 - 399,999	2	30	17	49
\$ 400,000 - 499,999	4	32	15	51
\$ 500,000 - 599,999	1	9	4	14
\$ 600,000 - 699,999	1	10	3	14
\$ 700,000 - 799,999		8	3	11
\$ 800,000 - 899,999		6	3	9
\$ 900,000 - 999,999		2	2	4
\$ 1,000,000 - and over		4	5	9
Total	53	235	116	404

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				
\$ 70,000 - 79,999	3			3
\$ 80,000 - 89,999	2			2
\$ 90,000 - 99,999	2			2
\$ 100,000 - 119,999	2			2
\$ 120,000 - 139,999	4			4
\$ 140,000 - 159,999	6			6
\$ 160,000 - 179,999	1			1
\$ 180,000 - 199,999	5	1		6
\$ 200,000 - 249,999	2	5		7
\$ 250,000 - 299,999	7	3		10
\$ 300,000 - 349,999	2	2		4
\$ 350,000 - 399,999		1		1
\$ 400,000 - 499,999		2		2
\$ 500,000 - 599,999	1	2		3
\$ 600,000 - 699,999				
\$ 700,000 - 799,999				
\$ 800,000 - 899,999				
\$ 900,000 - 999,999		1		1
\$ 1,000,000 - and over		1		1
Total	37	18		55

Active Listings
 (Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		1
\$ 60,000 - 69,999		3
\$ 70,000 - 79,999	1	3
\$ 80,000 - 89,999		6
\$ 90,000 - 99,999	1	12
\$ 100,000 - 119,999	2	29
\$ 120,000 - 139,999	6	38
\$ 140,000 - 159,999	14	30
\$ 160,000 - 179,999	17	38
\$ 180,000 - 199,999	34	37
\$ 200,000 - 249,999	123	61
\$ 250,000 - 299,999	323	57
\$ 300,000 - 349,999	419	34
\$ 350,000 - 399,999	280	25
\$ 400,000 - 499,999	238	31
\$ 500,000 - 599,999	127	22
\$ 600,000 - 699,999	80	7
\$ 700,000 - 799,999	53	2
\$ 800,000 - 899,999	53	1
\$ 900,000 - 999,999	29	2
\$ 1,000,000 - and over	88	4
Total	1888	443

Sales Pending
 (Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		2
\$ 80,000 - 89,999		2
\$ 90,000 - 99,999	1	2
\$ 100,000 - 119,999		3
\$ 120,000 - 139,999	4	7
\$ 140,000 - 159,999	5	7
\$ 160,000 - 179,999	5	4
\$ 180,000 - 199,999	10	5
\$ 200,000 - 249,999	62	8
\$ 250,000 - 299,999	111	5
\$ 300,000 - 349,999	123	5
\$ 350,000 - 399,999	59	3
\$ 400,000 - 499,999	49	4
\$ 500,000 - 599,999	36	2
\$ 600,000 - 699,999	18	4
\$ 700,000 - 799,999	9	1
\$ 800,000 - 899,999	12	
\$ 900,000 - 999,999	7	
\$ 1,000,000 - and over	19	
Total	530	64

Time On Market Sort	M-SF	M-Condo
0 - 30	128	11
31-60	73	7
61-90	42	8
91-120	38	4
121-over	123	25
Total	404	55

