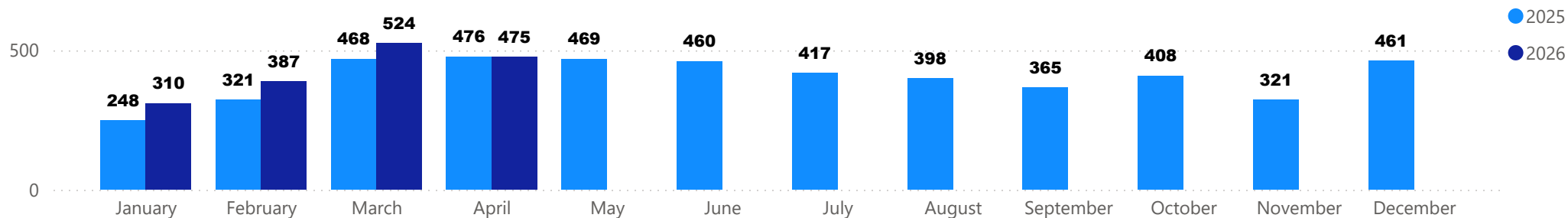




REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.® Monthly Sales Trend Indicator 2026

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
\$ 60,000 - 69,999	1												1
\$ 70,000 - 79,999	1												1
\$ 80,000 - 89,999				1									1
\$ 90,000 - 99,999				1									1
\$ 100,000 - 119,999			2										2
\$ 120,000 - 139,999	2	5	4	3									14
\$ 140,000 - 159,999	3	9	1	5									18
\$ 160,000 - 179,999	2	6	14	8									30
\$ 180,000 - 199,999	9	4	10	5									28
\$ 200,000 - 249,999	58	44	52	42									196
\$ 250,000 - 299,999	66	89	108	90									353
\$ 300,000 - 349,999	58	71	95	96									320
\$ 350,000 - 399,999	39	45	61	56									201
\$ 400,000 - 499,999	23	42	51	71									187
\$ 500,000 - 599,999	19	33	39	28									119
\$ 600,000 - 699,999	10	11	37	30									88
\$ 700,000 - 799,999	4	10	18	13									45
\$ 800,000 - 899,999	4	4	7	10									25
\$ 900,000 - 999,999	2	2	4	5									13
\$ 1,000,000 - and over	9	10	21	11									51
Total	310	387	524	475									1696



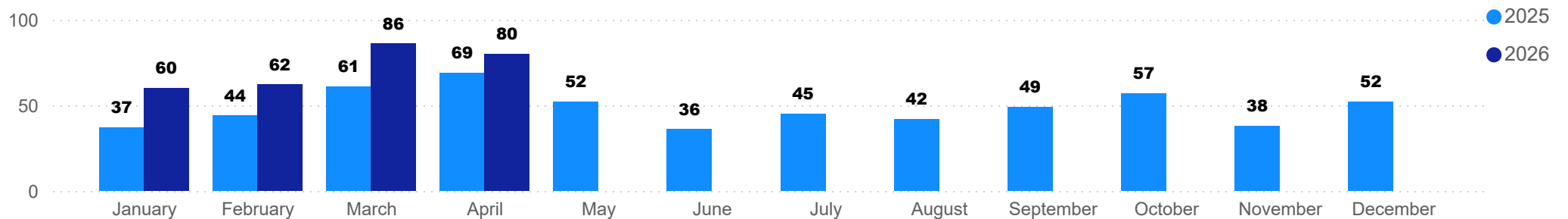


REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®

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													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999	2			2									4
\$ 70,000 - 79,999	1	1	3										5
\$ 80,000 - 89,999	1			2									3
\$ 90,000 - 99,999	1		1										2
\$ 100,000 - 119,999	4	2	5	6									17
\$ 120,000 - 139,999	9	5	8	10									32
\$ 140,000 - 159,999	3	7	9	5									24
\$ 160,000 - 179,999	8	4	5	5									22
\$ 180,000 - 199,999	5	9	4	4									22
\$ 200,000 - 249,999	4	17	13	16									50
\$ 250,000 - 299,999	11	8	9	11									39
\$ 300,000 - 349,999	5	2	9	6									22
\$ 350,000 - 399,999		5	7	3									15
\$ 400,000 - 499,999	3	2	8	5									18
\$ 500,000 - 599,999	1		2	4									7
\$ 600,000 - 699,999			1	1									2
\$ 700,000 - 799,999	1												1
\$ 800,000 - 899,999													
\$ 900,000 - 999,999													
\$ 1,000,000 - and over	1		2										3
Total	60	62	86	80									288



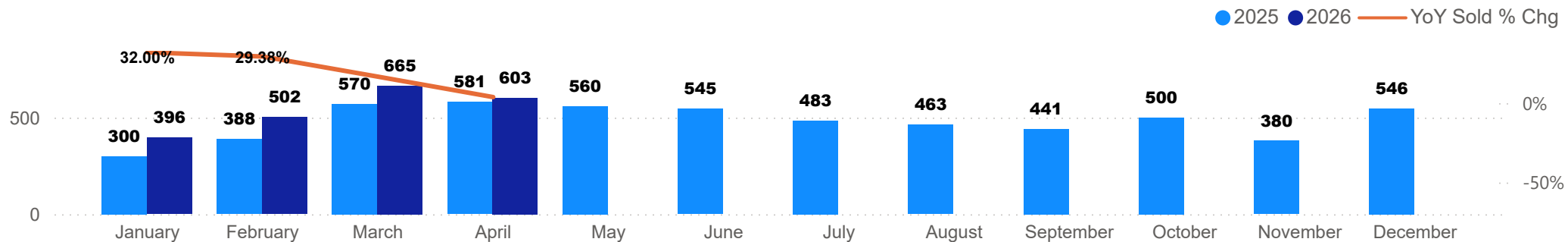


REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®

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									12
\$ 50,000 - 59,999		3	5	1									9
\$ 60,000 - 69,999	5		2	2									9
\$ 70,000 - 79,999	2	5	5	1									13
\$ 80,000 - 89,999	1	4	2	4									11
\$ 90,000 - 99,999	2	2	4	2									10
\$ 100,000 - 119,999	11	12	13	15									51
\$ 120,000 - 139,999	16	16	19	15									66
\$ 140,000 - 159,999	8	23	18	17									66
\$ 160,000 - 179,999	12	13	27	19									71
\$ 180,000 - 199,999	15	14	18	11									58
\$ 200,000 - 249,999	63	68	69	64									264
\$ 250,000 - 299,999	77	97	117	105									396
\$ 300,000 - 349,999	63	75	104	105									347
\$ 350,000 - 399,999	40	53	70	60									223
\$ 400,000 - 499,999	26	44	60	76									206
\$ 500,000 - 599,999	20	33	41	32									126
\$ 600,000 - 699,999	10	11	38	31									90
\$ 700,000 - 799,999	5	10	18	13									46
\$ 800,000 - 899,999	4	4	7	10									25
\$ 900,000 - 999,999	2	2	4	5									13
\$ 1,000,000 - and over	10	10	23	11									54
Total	396	502	665	603									2166





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									24
2	105	151	176	161									593
3	209	265	364	327									1165
4	78	74	109	99									360
5	2	3	5	10									20
6+			2	1									3
Total	396	502	665	603									2166

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									92
2	325	395	516	473									1709
3	49	69	108	96									322
4	6	4	10	10									30
5	1	1	1	3									6
6+		1	3	2									6
Total	396	502	665	603									2166

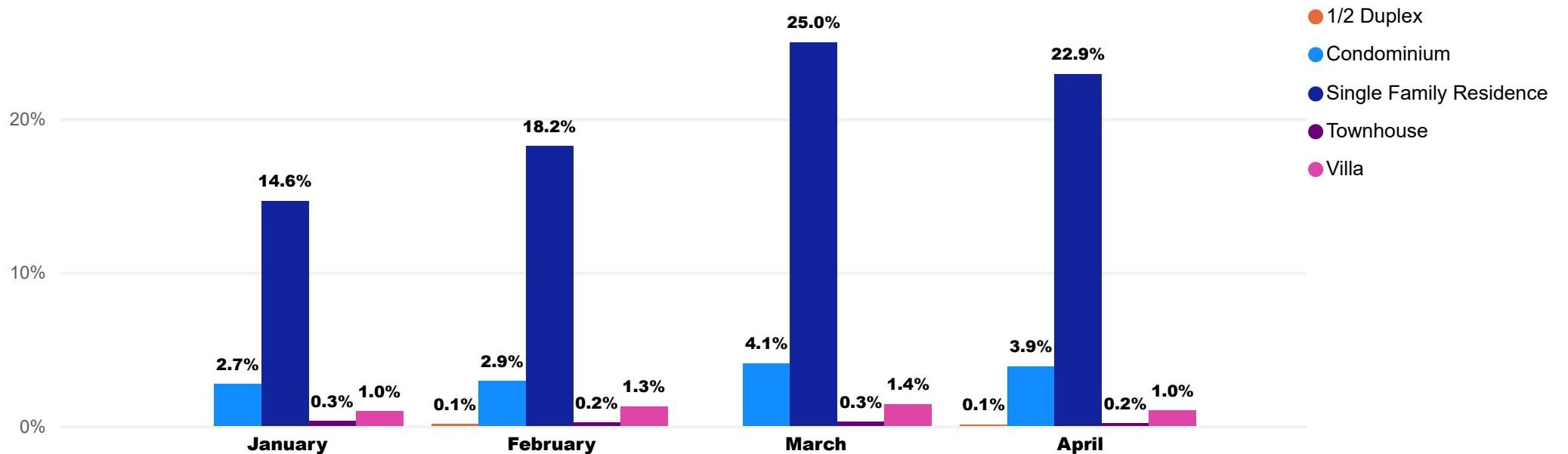
REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®

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									3
Condominium	54	58	81	77									270
Single Family Residence	291	362	496	455									1604
Townhouse	6	4	5	3									18
Villa	19	25	28	20									92
Total	370	451	610	556									1987

YTD % of Sales by Property Type





REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®
Multiple Listing One Month Sales and Inventory Report - April - 2026

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	2	0%	76,900	62,500	81%	151	
\$ 70,000 - 79,999							7
\$ 80,000 - 89,999	3	1%	105,533	82,667	78%	193	6
\$ 90,000 - 99,999	1	0%	105,000	95,000	90%	7	14
\$ 100,000 - 119,999	6	1%	119,317	109,750	92%	39	43
\$ 120,000 - 139,999	13	2%	136,907	129,992	95%	122	61
\$ 140,000 - 159,999	10	2%	162,600	149,300	92%	98	58
\$ 160,000 - 179,999	13	2%	181,092	167,808	93%	58	65
\$ 180,000 - 199,999	9	2%	195,300	189,822	97%	161	86
\$ 200,000 - 249,999	58	10%	242,418	227,513	94%	92	223
\$ 250,000 - 299,999	102	18%	281,904	273,527	97%	96	490
\$ 300,000 - 349,999	102	18%	333,312	325,843	98%	109	483
\$ 350,000 - 399,999	59	11%	382,571	371,661	97%	73	345
\$ 400,000 - 499,999	76	14%	455,159	442,466	97%	87	324
\$ 500,000 - 599,999	32	6%	579,397	546,594	94%	127	209
\$ 600,000 - 699,999	31	6%	673,619	641,887	95%	65	142
\$ 700,000 - 799,999	13	2%	766,669	734,231	96%	65	87
\$ 800,000 - 899,999	10	2%	891,750	846,400	95%	105	56
\$ 900,000 - 999,999	5	1%	1,025,800	932,780	91%	100	49
\$ 1,000,000 - and over	11	2%	1,743,814	1,658,136	95%	107	148
Total	556	100%	405,401	389,187	96%	95	2897

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	12	0.55%	47,158	34,333	73%	88	
\$ 50,000 - 59,999	9	0.42%	65,797	52,920	80%	190	1
\$ 60,000 - 69,999	9	0.42%	80,522	61,556	76%	111	
\$ 70,000 - 79,999	13	0.60%	83,615	74,783	89%	142	7
\$ 80,000 - 89,999	11	0.51%	96,800	82,636	85%	186	6
\$ 90,000 - 99,999	10	0.46%	105,721	94,041	89%	124	14
\$ 100,000 - 119,999	51	2.35%	122,551	110,777	90%	99	43
\$ 120,000 - 139,999	66	3.05%	138,747	128,891	93%	97	61
\$ 140,000 - 159,999	66	3.05%	160,811	149,482	93%	128	58
\$ 160,000 - 179,999	71	3.28%	179,947	168,721	94%	91	65
\$ 180,000 - 199,999	58	2.68%	197,943	188,976	95%	111	86
\$ 200,000 - 249,999	264	12.19%	238,986	227,952	95%	97	223
\$ 250,000 - 299,999	396	18.28%	283,777	274,554	97%	109	490
\$ 300,000 - 349,999	347	16.02%	332,753	324,491	98%	109	483
\$ 350,000 - 399,999	223	10.30%	381,720	369,892	97%	99	345
\$ 400,000 - 499,999	206	9.51%	456,253	440,047	96%	87	324
\$ 500,000 - 599,999	126	5.82%	577,104	546,141	95%	114	209
\$ 600,000 - 699,999	90	4.16%	675,706	643,505	95%	82	142
\$ 700,000 - 799,999	46	2.12%	776,770	737,924	95%	130	87
\$ 800,000 - 899,999	25	1.15%	872,380	839,140	96%	89	56
\$ 900,000 - 999,999	13	0.60%	997,462	938,685	94%	91	49
\$ 1,000,000 - and over	54	2.49%	1,577,695	1,471,620	93%	128	148
Total	2166	100.00%	376,106	359,735	96%	104	2897

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.®

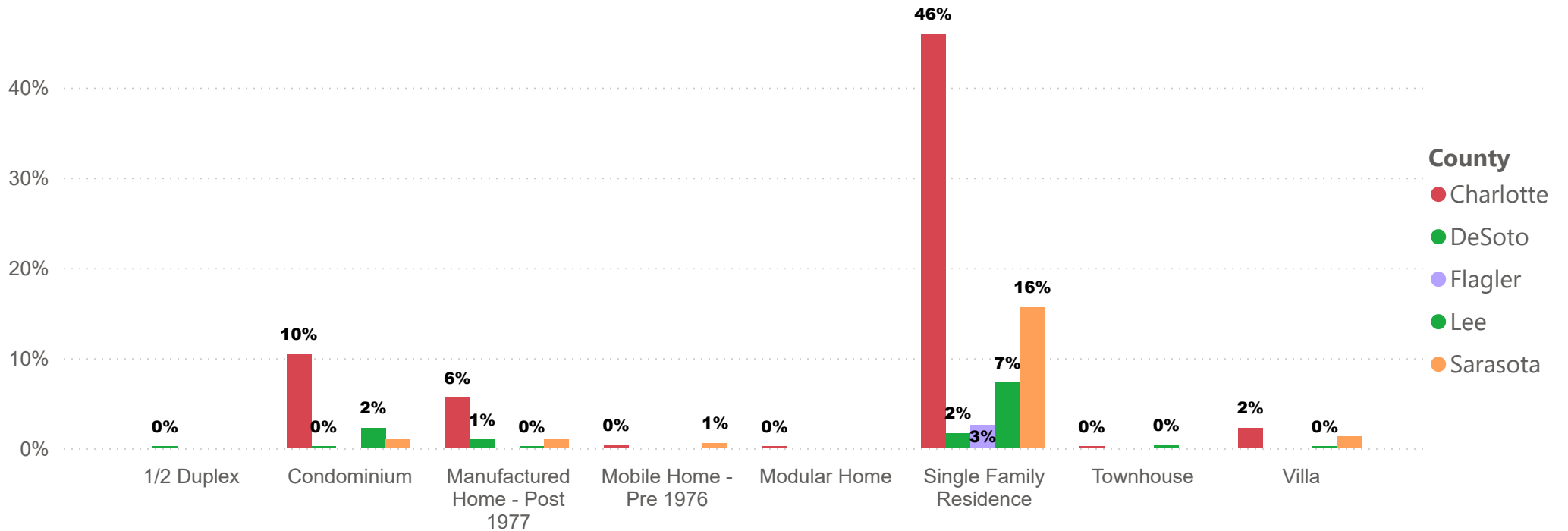
Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	429,508	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	387,424	97%	54	2443	6.77
12/31/2023	391	411,425	396,194	96%	66	2508	6.41
01/31/2024	249	427,312	409,589	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	427,623	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	376,246	96%	107	2894	8.49
11/30/2024	305	369,869	354,830	96%	102	3144	10.31
12/31/2024	414	390,271	375,159	96%	105	3298	7.97
01/31/2025	286	403,952	389,062	96%	114	3729	13.04
02/28/2025	365	387,016	371,319	96%	122	3908	10.71
03/31/2025	529	401,816	386,500	96%	106	3951	7.47
04/30/2025	546	395,410	377,610	95%	103	3873	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	3093	6.69
08/31/2025	440	369,122	350,920	95%	119	2878	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	359	372,580	359,261	96%	122	3035	8.45
12/31/2025	513	376,653	360,741	96%	116	2978	5.81
01/31/2026	370	362,911	347,652	96%	118	3124	8.44
02/28/2026	451	382,150	365,837	96%	114	3096	6.86
03/31/2026	610	416,892	398,545	96%	117	3017	4.95
04/30/2026	556	405,401	389,187	96%	110	2897	5.21

Top 5 Unit Sales by County and Property Type

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

Property Type	Charlotte	DeSoto	Flagler	Lee	Sarasota	Total
1/2 Duplex		0%				0%
Condominium	10%	0%		2%	1%	14%
Manufactured Home - Post 1977	6%	1%		0%	1%	8%
Mobile Home - Pre 1976	0%				1%	1%
Modular Home	0%					0%
Single Family Residence	46%	2%	3%	7%	16%	73%
Townhouse	0%			0%		1%
Villa	2%			0%	1%	4%
Total	65%	3%	3%	10%	19%	100%



Board/Association: State Month Year
 ▲
 Port Charlotte FL April 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	1			1
\$ 100,000 - 119,999				
\$ 120,000 - 139,999	2	1		3
\$ 140,000 - 159,999	5			5
\$ 160,000 - 179,999	5	2	1	8
\$ 180,000 - 199,999	4	1		5
\$ 200,000 - 249,999	16	22	4	42
\$ 250,000 - 299,999	17	59	14	90
\$ 300,000 - 349,999	7	61	28	96
\$ 350,000 - 399,999	7	32	17	56
\$ 400,000 - 499,999	12	42	17	71
\$ 500,000 - 599,999	2	22	4	28
\$ 600,000 - 699,999		22	8	30
\$ 700,000 - 799,999	1	8	4	13
\$ 800,000 - 899,999		6	4	10
\$ 900,000 - 999,999		2	3	5
\$ 1,000,000 - and over		7	4	11
Total	80	287	108	475

**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	2			2
\$ 70,000 - 79,999				
\$ 80,000 - 89,999	2			2
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	6			6
\$ 120,000 - 139,999	10			10
\$ 140,000 - 159,999	5			5
\$ 160,000 - 179,999	2	3		5
\$ 180,000 - 199,999	3	1		4
\$ 200,000 - 249,999	11	5		16
\$ 250,000 - 299,999	5	6		11
\$ 300,000 - 349,999	3	3		6
\$ 350,000 - 399,999	1	2		3
\$ 400,000 - 499,999	2	3		5
\$ 500,000 - 599,999	1	3		4
\$ 600,000 - 699,999		1		1
\$ 700,000 - 799,999				
\$ 800,000 - 899,999				
\$ 900,000 - 999,999				
\$ 1,000,000 - and over				
Total	53	27		80

**Active Listings
 (Unsold Homes)**

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999	1	
\$ 60,000 - 69,999		
\$ 70,000 - 79,999	1	5
\$ 80,000 - 89,999		5
\$ 90,000 - 99,999	4	10
\$ 100,000 - 119,999	3	38
\$ 120,000 - 139,999	5	55
\$ 140,000 - 159,999	17	40
\$ 160,000 - 179,999	27	35
\$ 180,000 - 199,999	38	48
\$ 200,000 - 249,999	125	71
\$ 250,000 - 299,999	402	70
\$ 300,000 - 349,999	410	46
\$ 350,000 - 399,999	299	32
\$ 400,000 - 499,999	266	38
\$ 500,000 - 599,999	176	29
\$ 600,000 - 699,999	119	13
\$ 700,000 - 799,999	80	6
\$ 800,000 - 899,999	50	1
\$ 900,000 - 999,999	45	
\$ 1,000,000 - and over	140	6
Total	2208	548

**Sales Pending
 (Under Contract)**

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	1	
\$ 50,000 - 59,999		1
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		3
\$ 80,000 - 89,999		1
\$ 90,000 - 99,999	1	4
\$ 100,000 - 119,999		3
\$ 120,000 - 139,999	2	6
\$ 140,000 - 159,999	9	11
\$ 160,000 - 179,999	10	12
\$ 180,000 - 199,999	17	8
\$ 200,000 - 249,999	71	13
\$ 250,000 - 299,999	123	14
\$ 300,000 - 349,999	138	10
\$ 350,000 - 399,999	89	8
\$ 400,000 - 499,999	98	15
\$ 500,000 - 599,999	44	2
\$ 600,000 - 699,999	29	2
\$ 700,000 - 799,999	19	
\$ 800,000 - 899,999	16	
\$ 900,000 - 999,999	5	
\$ 1,000,000 - and over	22	2
Total	694	115

Time On Market Sort	M-SF	M-Condo
0 - 30	171	27
31-60	83	14
61-90	54	7
91-120	37	7
121-over	130	25
Total	475	80

