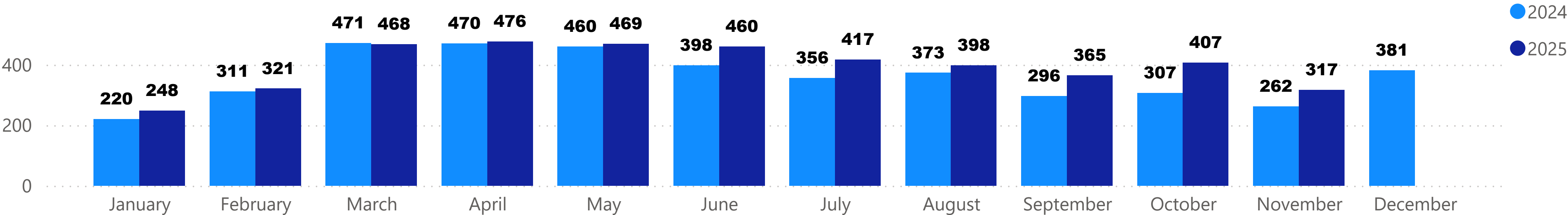




Monthly Sales Trend Indicator 2025

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							2					3
\$ 50,000 - 59,999	1						1						2
\$ 60,000 - 69,999				1	1			1	1	1			5
\$ 70,000 - 79,999								2		2			4
\$ 80,000 - 89,999			1	1	1	1				1			5
\$ 90,000 - 99,999	1		1		2	1					2		7
\$ 100,000 - 119,999		2		3	3	2	2		1		1		14
\$ 120,000 - 139,999		2	3	7	3	1	1	3	5	3	3		31
\$ 140,000 - 159,999	6	2	3	1	4	8	8	9	5	2	2		50
\$ 160,000 - 179,999	6	5	6	8	12	5	1	6	5	6	2		62
\$ 180,000 - 199,999	9	12	13	6	7	11	8	10	9	17	7		109
\$ 200,000 - 249,999	18	24	44	48	41	45	48	45	62	52	47		474
\$ 250,000 - 299,999	40	65	107	108	102	119	96	94	91	88	65		975
\$ 300,000 - 349,999	55	70	102	92	101	101	101	67	58	74	61		882
\$ 350,000 - 399,999	39	50	56	67	57	52	43	57	40	53	49		563
\$ 400,000 - 499,999	26	41	48	49	57	43	44	43	42	49	34		476
\$ 500,000 - 599,999	13	15	21	28	25	25	27	21	20	23	15		233
\$ 600,000 - 699,999	11	10	15	20	20	17	9	14	8	15	8		147
\$ 700,000 - 799,999	6	8	11	18	19	5	13	12	2	8	6		108
\$ 800,000 - 899,999	3	4	14	3	6	6	3	4	4	5	4		56
\$ 900,000 - 999,999	7	1	4	1	2	3	3	1	2	1	3		28
\$ 1,000,000 - and over	6	10	19	15	6	15	9	7	10	7	8		112
Total	248	321	468	476	469	460	417	398	365	407	317		4346

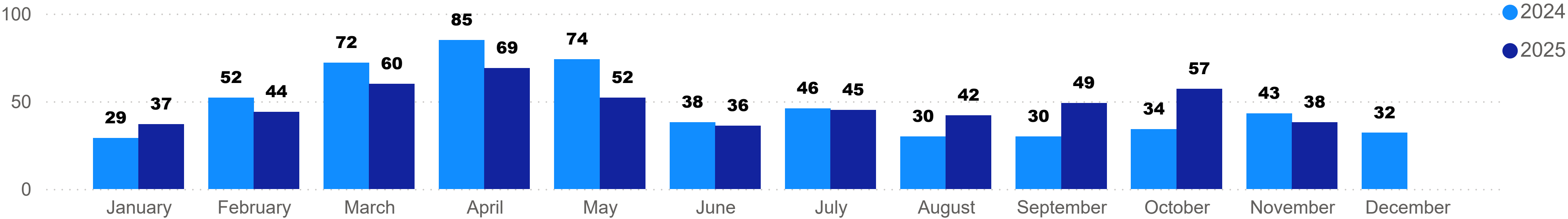




Monthly Sales Trend Indicator 2025

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	1			2			5
\$ 60,000 - 69,999	1	1		1	1	1			2	1	4		12
\$ 70,000 - 79,999		1		1		1	1	3		2	2		11
\$ 80,000 - 89,999					1		2		2	1	3		9
\$ 90,000 - 99,999		1	1		1		2			1	1		7
\$ 100,000 - 119,999	2	5	3	3	5	3	2	5	5	6	2		41
\$ 120,000 - 139,999	1	4	6	10	3	3	12	8	7	5	4		63
\$ 140,000 - 159,999	7	3	9	4	4	5	1	7	9	8	4		61
\$ 160,000 - 179,999	3	3	3	7	3	3	5	2	2	8			39
\$ 180,000 - 199,999	1	2	1	4	6	4	2	5	1		4		30
\$ 200,000 - 249,999	2	5	9	12	7	2	7	3	4	10	6		67
\$ 250,000 - 299,999	3	5	8	6	5	6	3	4	5	2	4		51
\$ 300,000 - 349,999	4	6	9	5	5	2	3	3	2	2	2		43
\$ 350,000 - 399,999	6	3	5	3	5	2	2	1	4	2			33
\$ 400,000 - 499,999	3	5	5	6	3	3	1		2	3	2		33
\$ 500,000 - 599,999	1		1	4	2				2	3			13
\$ 600,000 - 699,999	1			2			1		1				5
\$ 700,000 - 799,999				1									1
\$ 800,000 - 899,999	1								1				2
\$ 900,000 - 999,999													
\$ 1,000,000 - and over								1					1
Total	37	44	60	69	52	36	45	42	49	57	38		529

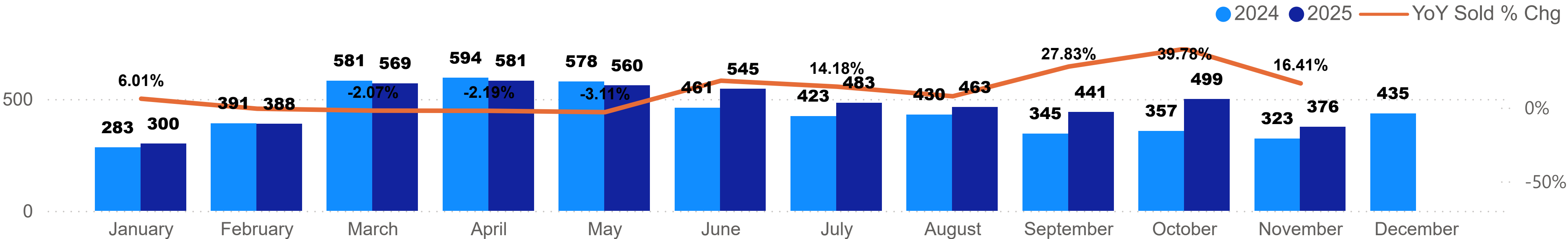




Monthly Sales Trend Indicator 2025

Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999	2	1	3		3	1		2	1	2	1		16
\$ 50,000 - 59,999	2		2	1		2	4	2		2	2		17
\$ 60,000 - 69,999	3	2		2	2	2		4	5	3	4		27
\$ 70,000 - 79,999		1	3	3	1	4	1	5	1	6	4		29
\$ 80,000 - 89,999			1	3	3	5	4	5	4	3	4		32
\$ 90,000 - 99,999	1	1	3	1	5	1	2	1		3	3		21
\$ 100,000 - 119,999	4	12	5	9	10	9	5	7	8	10	4		83
\$ 120,000 - 139,999	1	8	16	19	13	8	14	13	16	11	12		131
\$ 140,000 - 159,999	15	9	15	9	15	17	15	19	16	16	8		154
\$ 160,000 - 179,999	13	14	15	16	19	16	7	8	9	18	3		138
\$ 180,000 - 199,999	11	15	14	14	17	20	13	18	14	17	12		165
\$ 200,000 - 249,999	22	30	59	69	54	55	56	50	70	66	55		586
\$ 250,000 - 299,999	43	71	121	118	109	129	100	98	97	95	71		1052
\$ 300,000 - 349,999	60	77	112	99	106	104	104	70	61	76	63		932
\$ 350,000 - 399,999	45	53	61	70	63	54	47	58	44	57	49		601
\$ 400,000 - 499,999	29	46	53	55	60	47	45	43	45	52	37		512
\$ 500,000 - 599,999	14	15	22	33	27	25	28	21	22	26	15		248
\$ 600,000 - 699,999	12	10	16	22	20	17	10	14	9	15	8		153
\$ 700,000 - 799,999	6	8	11	19	19	5	13	12	2	8	6		109
\$ 800,000 - 899,999	4	4	14	3	6	6	3	4	5	5	4		58
\$ 900,000 - 999,999	7	1	4	1	2	3	3	1	2	1	3		28
\$ 1,000,000 - and over	6	10	19	15	6	15	9	8	10	7	8		113
Total	300	388	569	581	560	545	483	463	441	499	376		5205



Monthly Sales Trend Indicator 2025
Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	6	5	7	8	6	8	7	4	4	7	9		71
2	67	92	134	150	134	122	110	105	108	133	85		1240
3	172	217	305	313	310	287	262	260	260	275	221		2882
4	51	73	117	105	106	123	96	87	63	74	59		954
5	3	1	5	2	4	2	7	4	4	8	2		42
6+	1		1	3		3	1	3	2	2			16
Total	300	388	569	581	560	545	483	463	441	499	376		5205

Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	16	20	23	23	21	29	19	25	23	20	22		241
2	220	308	440	473	458	426	381	365	356	389	294		4110
3	56	55	91	68	69	77	71	65	54	79	54		739
4	7	5	8	11	9	9	7	4	2	9	3		74
5	1		6	3	2	3	2	3	3	1	2		26
6+			1	3	1	1	3	1	3	1	1		15
Total	300	388	569	581	560	545	483	463	441	499	376		5205

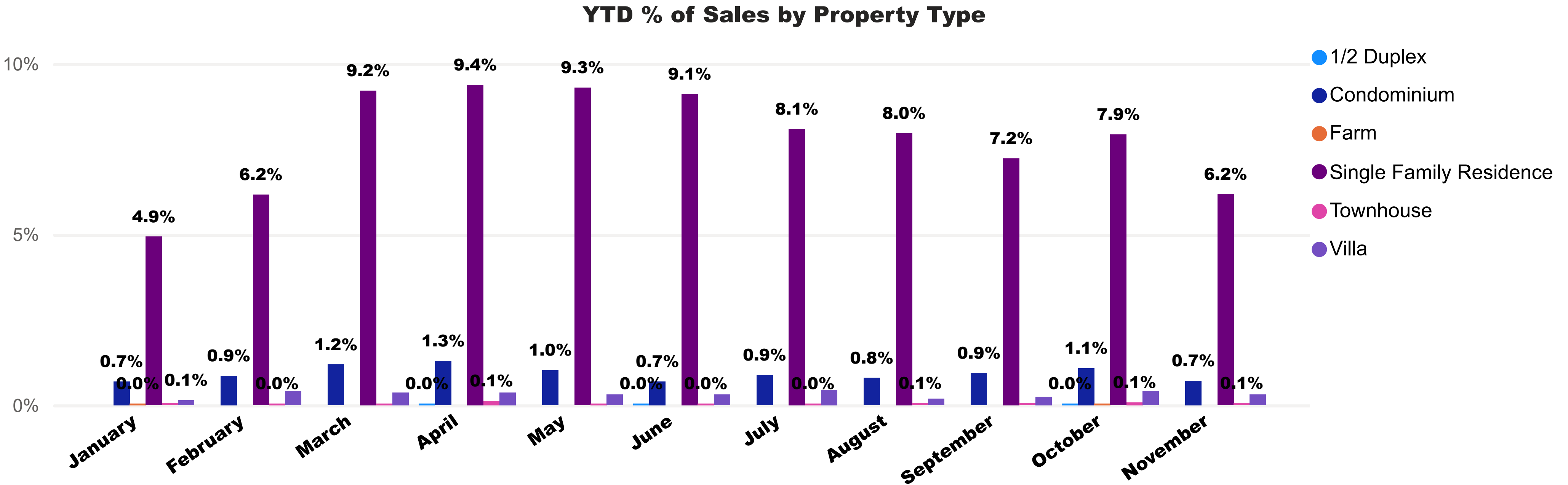


REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®

Monthly Sales Trend Indicator 2025

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex				1		2				1			4
Condominium	34	42	58	63	50	34	43	39	46	53	35		497
Farm	1									1			2
Single Family Residence	241	301	450	458	454	445	395	389	353	387	302		4175
Townhouse	3	2	2	6	2	2	2	3	3	4	3		32
Villa	7	20	18	18	15	15	22	9	12	20	15		171
Total	286	365	528	546	521	498	462	440	414	466	355		4881





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

Multiple Listing One Month Sales and Inventory Report - November - 2025

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							
\$ 60,000 - 69,999	4	1%	77,950	62,125	80%	66	2
\$ 70,000 - 79,999	2	1%	87,450	75,000	86%	39	7
\$ 80,000 - 89,999	3	1%	107,883	84,833	79%	162	5
\$ 90,000 - 99,999	3	1%	110,833	93,333	84%	31	10
\$ 100,000 - 119,999	3	1%	129,500	112,667	87%	89	23
\$ 120,000 - 139,999	7	2%	135,271	126,929	94%	49	48
\$ 140,000 - 159,999	6	2%	160,317	150,167	94%	167	63
\$ 160,000 - 179,999	2	1%	166,450	165,000	99%	11	57
\$ 180,000 - 199,999	11	3%	203,600	192,455	95%	84	100
\$ 200,000 - 249,999	53	15%	235,123	228,162	97%	116	231
\$ 250,000 - 299,999	69	19%	281,020	274,227	98%	131	503
\$ 300,000 - 349,999	63	18%	329,930	321,955	98%	104	511
\$ 350,000 - 399,999	49	14%	383,421	373,531	97%	100	354
\$ 400,000 - 499,999	36	10%	454,505	438,934	97%	98	332
\$ 500,000 - 599,999	15	4%	559,233	541,040	97%	108	218
\$ 600,000 - 699,999	8	2%	683,250	643,500	94%	107	158
\$ 700,000 - 799,999	6	2%	759,667	740,667	97%	35	95
\$ 800,000 - 899,999	4	1%	887,475	828,750	93%	239	63
\$ 900,000 - 999,999	3	1%	956,667	940,000	98%	53	46
\$ 1,000,000 - and over	8	2%	1,658,625	1,558,125	94%	79	141
Total	355	100%	371,553	358,358	96%	107	2967

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 - 2025

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	16	0.31%	46,756	33,156	71%	64	
\$ 50,000 - 59,999	17	0.33%	69,335	52,741	76%	134	
\$ 60,000 - 69,999	27	0.52%	76,296	63,285	83%	107	2
\$ 70,000 - 79,999	29	0.56%	83,777	73,624	88%	94	7
\$ 80,000 - 89,999	32	0.61%	95,262	83,088	87%	117	5
\$ 90,000 - 99,999	21	0.40%	109,081	92,595	85%	99	10
\$ 100,000 - 119,999	83	1.59%	124,247	109,842	88%	113	23
\$ 120,000 - 139,999	131	2.52%	141,482	129,362	91%	107	48
\$ 140,000 - 159,999	154	2.96%	160,701	148,769	93%	98	63
\$ 160,000 - 179,999	138	2.65%	182,660	167,686	92%	93	57
\$ 180,000 - 199,999	165	3.17%	200,355	189,753	95%	86	100
\$ 200,000 - 249,999	586	11.26%	237,482	227,585	96%	108	231
\$ 250,000 - 299,999	1052	20.21%	283,961	276,090	97%	114	503
\$ 300,000 - 349,999	932	17.91%	330,889	321,953	97%	114	511
\$ 350,000 - 399,999	601	11.55%	385,838	372,058	96%	103	354
\$ 400,000 - 499,999	512	9.84%	456,263	438,135	96%	90	332
\$ 500,000 - 599,999	248	4.76%	571,166	544,622	95%	101	218
\$ 600,000 - 699,999	153	2.94%	675,188	645,032	96%	102	158
\$ 700,000 - 799,999	109	2.09%	778,221	742,530	95%	97	95
\$ 800,000 - 899,999	58	1.11%	885,828	840,983	95%	119	63
\$ 900,000 - 999,999	28	0.54%	999,832	937,554	94%	116	46
\$ 1,000,000 - and over	113	2.17%	1,538,481	1,418,864	92%	103	141
Total	5205	100.00%	368,567	352,575	96%	106	2967

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants.
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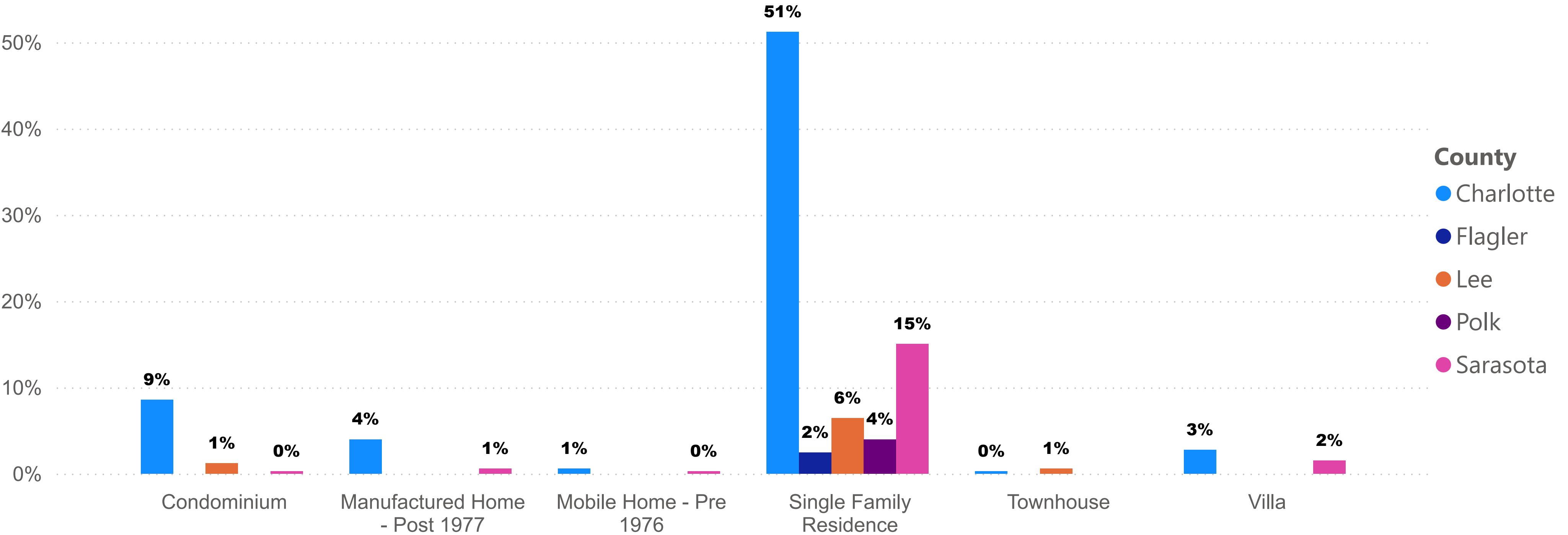
**Four Year Sales and
Inventory History 2021 -
2025. Compiled from
Monthly Sales and
Inventory Reports**

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
12/31/2021	529	425,140	413,597	97%	22	548	1.04
01/31/2022	408	384,746	381,821	99%	31	550	1.35
02/28/2022	450	426,298	422,272	99%	26	556	1.24
03/31/2022	562	414,501	417,161	101%	21	642	1.14
04/30/2022	545	425,187	427,622	101%	15	755	1.39
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	429,485	97%	54	1725	5.00
08/31/2023	387	405,068	391,188	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	2442	6.76
12/31/2023	391	411,425	396,194	96%	66	2507	6.41
01/31/2024	249	427,312	409,187	96%	70	2813	11.30
02/29/2024	363	459,189	442,067	96%	69	2904	8.00
03/31/2024	543	416,233	403,692	97%	82	2897	5.34
04/30/2024	556	428,192	413,644	97%	81	2925	5.26
05/31/2024	535	444,518	427,623	96%	92	2951	5.52
06/30/2024	436	425,310	408,962	96%	92	2842	6.52
07/31/2024	403	396,693	378,688	95%	97	2805	6.96
08/31/2024	405	391,870	370,774	95%	91	2766	6.83
09/30/2024	327	396,938	383,117	97%	98	2800	8.56
10/31/2024	341	392,093	376,231	96%	107	2893	8.48
11/30/2024	305	369,869	354,830	96%	102	3143	10.30
12/31/2024	414	390,271	375,491	96%	105	3297	7.96
01/31/2025	286	403,952	389,044	96%	114	3728	13.03
02/28/2025	365	387,016	371,338	96%	122	3906	10.70
03/31/2025	528	402,274	386,944	96%	106	3949	7.48
04/30/2025	546	395,410	377,610	95%	103	3869	7.09
05/31/2025	521	380,276	363,600	96%	120	3646	7.00
06/30/2025	498	386,143	369,451	96%	130	3446	6.92
07/31/2025	462	377,679	361,609	96%	125	3083	6.67
08/31/2025	440	369,122	350,920	95%	119	2862	6.50
09/30/2025	414	361,723	344,049	95%	125	2849	6.88
10/31/2025	466	360,368	345,478	96%	124	2953	6.34
11/30/2025	355	371,553	358,358	96%	122	2967	8.36

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
Condominium	9%		1%		0%	10%
Manufactured Home - Post 1977	4%				1%	5%
Mobile Home - Pre 1976	1%				0%	1%
Single Family Residence	51%	2%	6%	4%	15%	79%
Townhouse	0%		1%			1%
Villa	3%				2%	4%
Total	67%	2%	8%	4%	18%	100%



Board/Association: State Month Year
▲
Port Charlotte FL November 2025

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				
\$ 90,000 - 99,999	1	1		2
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	1	2		3
\$ 140,000 - 159,999	2			2
\$ 160,000 - 179,999	1	1		2
\$ 180,000 - 199,999	4	3		7
\$ 200,000 - 249,999	19	24	4	47
\$ 250,000 - 299,999	9	42	14	65
\$ 300,000 - 349,999	5	39	17	61
\$ 350,000 - 399,999	4	38	7	49
\$ 400,000 - 499,999	5	22	7	34
\$ 500,000 - 599,999		13	2	15
\$ 600,000 - 699,999		8		8
\$ 700,000 - 799,999		5	1	6
\$ 800,000 - 899,999		2	2	4
\$ 900,000 - 999,999		2	1	3
\$ 1,000,000 - and over		3	5	8
Total	52	205	60	317

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	3	1		4
\$ 70,000 - 79,999	2			2
\$ 80,000 - 89,999	3			3
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999	2			2
\$ 120,000 - 139,999	4			4
\$ 140,000 - 159,999	3	1		4
\$ 160,000 - 179,999				
\$ 180,000 - 199,999	3	1		4
\$ 200,000 - 249,999	4	2		6
\$ 250,000 - 299,999	3	1		4
\$ 300,000 - 349,999		2		2
\$ 350,000 - 399,999				
\$ 400,000 - 499,999	1	1		2
\$ 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				
Total	29	9		38

Active Listings
(Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		4
\$ 80,000 - 89,999	1	3
\$ 90,000 - 99,999	2	9
\$ 100,000 - 119,999	1	21
\$ 120,000 - 139,999	3	41
\$ 140,000 - 159,999	13	43
\$ 160,000 - 179,999	16	40
\$ 180,000 - 199,999	43	50
\$ 200,000 - 249,999	153	78
\$ 250,000 - 299,999	395	90
\$ 300,000 - 349,999	430	59
\$ 350,000 - 399,999	311	44
\$ 400,000 - 499,999	280	49
\$ 500,000 - 599,999	193	22
\$ 600,000 - 699,999	146	14
\$ 700,000 - 799,999	89	6
\$ 800,000 - 899,999	54	5
\$ 900,000 - 999,999	45	1
\$ 1,000,000 - and over	142	7
Total	2317	586

Sales Pending
(Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999	1	2
\$ 70,000 - 79,999		3
\$ 80,000 - 89,999	1	
\$ 90,000 - 99,999		
\$ 100,000 - 119,999		4
\$ 120,000 - 139,999	1	8
\$ 140,000 - 159,999	7	6
\$ 160,000 - 179,999	12	5
\$ 180,000 - 199,999	16	5
\$ 200,000 - 249,999	73	6
\$ 250,000 - 299,999	111	8
\$ 300,000 - 349,999	98	5
\$ 350,000 - 399,999	53	2
\$ 400,000 - 499,999	62	6
\$ 500,000 - 599,999	32	1
\$ 600,000 - 699,999	20	
\$ 700,000 - 799,999	15	
\$ 800,000 - 899,999	6	1
\$ 900,000 - 999,999	4	
\$ 1,000,000 - and over	14	2
Total	526	64

Time On Market Sort	M-SF	M-Condo
0 - 30	103	15
31-60	50	4
61-90	31	2
91-120	23	4
121-over	110	13
Total	317	38

