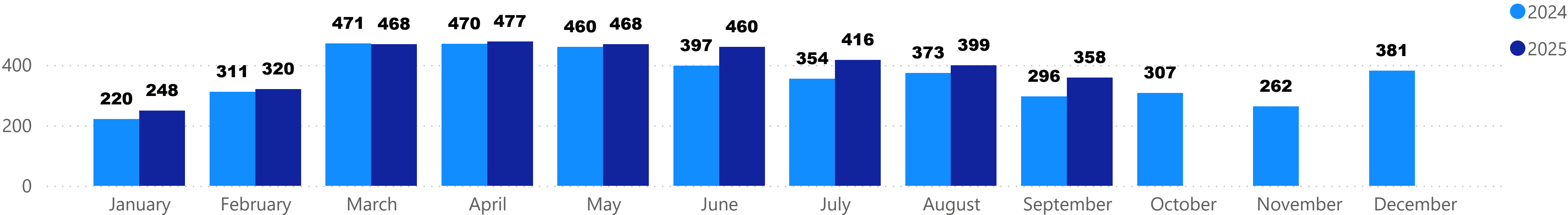




Monthly Sales Trend Indicator 2025

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				4
\$ 70,000 - 79,999								2					2
\$ 80,000 - 89,999			1	1	1	1							4
\$ 90,000 - 99,999	1		1		2	1							5
\$ 100,000 - 119,999		2		3	3	2	2		1				13
\$ 120,000 - 139,999		2	3	7	3	1	1	3	4				24
\$ 140,000 - 159,999	6	2	3	1	4	8	8	9	5				46
\$ 160,000 - 179,999	6	5	6	8	12	5	1	6	5				54
\$ 180,000 - 199,999	9	12	13	6	7	11	8	10	8				84
\$ 200,000 - 249,999	18	24	44	49	41	45	47	46	60				374
\$ 250,000 - 299,999	40	65	107	108	102	119	96	94	90				821
\$ 300,000 - 349,999	55	70	102	92	100	101	101	67	57				745
\$ 350,000 - 399,999	39	50	56	67	57	52	43	57	39				460
\$ 400,000 - 499,999	26	41	48	49	57	43	44	43	42				393
\$ 500,000 - 599,999	13	14	21	28	25	25	27	21	20				194
\$ 600,000 - 699,999	11	10	15	20	20	17	9	14	8				124
\$ 700,000 - 799,999	6	8	11	18	19	5	13	12	2				94
\$ 800,000 - 899,999	3	4	14	3	6	6	3	4	4				47
\$ 900,000 - 999,999	7	1	4	1	2	3	3	1	2				24
\$ 1,000,000 - and over	6	10	19	15	6	15	9	7	10				97
Total	248	320	468	477	468	460	416	399	358				3614

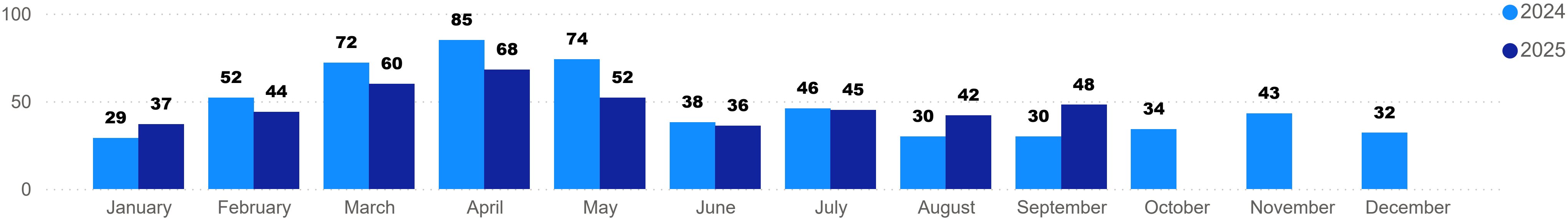




Monthly Sales Trend Indicator 2025

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
\$ 50,000 - 59,999	1					1	1						3
\$ 60,000 - 69,999	1	1		1	1	1			2				7
\$ 70,000 - 79,999		1		1		1	1	3					7
\$ 80,000 - 89,999					1		2		2				5
\$ 90,000 - 99,999		1	1		1		2						5
\$ 100,000 - 119,999	2	5	3	3	5	3	2	5	5				33
\$ 120,000 - 139,999	1	4	6	10	3	3	12	8	6				53
\$ 140,000 - 159,999	7	3	9	4	4	5	1	7	9				49
\$ 160,000 - 179,999	3	3	3	7	3	3	5	2	2				31
\$ 180,000 - 199,999	1	2	1	4	6	4	2	5	1				26
\$ 200,000 - 249,999	2	5	9	11	7	2	7	3	4				50
\$ 250,000 - 299,999	3	5	8	6	5	6	3	4	5				45
\$ 300,000 - 349,999	4	6	9	5	5	2	3	3	2				39
\$ 350,000 - 399,999	6	3	5	3	5	2	2	1	4				31
\$ 400,000 - 499,999	3	5	5	6	3	3	1		2				28
\$ 500,000 - 599,999	1		1	4	2				2				10
\$ 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	68	52	36	45	42	48				432

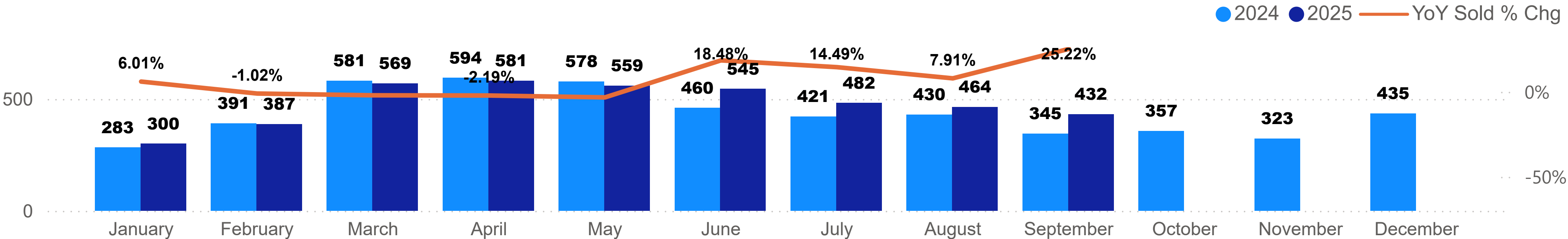




Monthly Sales Trend Indicator 2025

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				13
\$ 50,000 - 59,999	2		2	1		2	4	2					13
\$ 60,000 - 69,999	3	2		2	2	2		4	5				20
\$ 70,000 - 79,999		1	3	3	1	4	1	5	1				19
\$ 80,000 - 89,999			1	3	3	5	4	5	3				24
\$ 90,000 - 99,999	1	1	3	1	5	1	2	1					15
\$ 100,000 - 119,999	4	12	5	9	10	9	5	7	8				69
\$ 120,000 - 139,999	1	8	16	19	13	8	14	13	14				106
\$ 140,000 - 159,999	15	9	15	9	15	17	15	19	16				130
\$ 160,000 - 179,999	13	14	15	16	19	16	7	8	9				117
\$ 180,000 - 199,999	11	15	14	14	17	20	13	18	13				135
\$ 200,000 - 249,999	22	30	59	69	54	55	55	51	68				463
\$ 250,000 - 299,999	43	71	121	118	109	129	100	98	96				885
\$ 300,000 - 349,999	60	77	112	99	105	104	104	70	60				791
\$ 350,000 - 399,999	45	53	61	70	63	54	47	58	43				494
\$ 400,000 - 499,999	29	46	53	55	60	47	45	43	45				423
\$ 500,000 - 599,999	14	14	22	33	27	25	28	21	22				206
\$ 600,000 - 699,999	12	10	16	22	20	17	10	14	9				130
\$ 700,000 - 799,999	6	8	11	19	19	5	13	12	2				95
\$ 800,000 - 899,999	4	4	14	3	6	6	3	4	5				49
\$ 900,000 - 999,999	7	1	4	1	2	3	3	1	2				24
\$ 1,000,000 - and over	6	10	19	15	6	15	9	8	10				98
Total	300	387	569	581	559	545	482	464	432				4319



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				55
2	67	92	134	150	134	122	110	105	106				1020
3	172	216	305	313	310	287	261	261	253				2378
4	51	73	117	105	105	123	96	87	63				820
5	3	1	5	2	4	2	7	4	4				32
6+	1		1	3		3	1	3	2				14
Total	300	387	569	581	559	545	482	464	432				4319

Sales by Bathroom Count

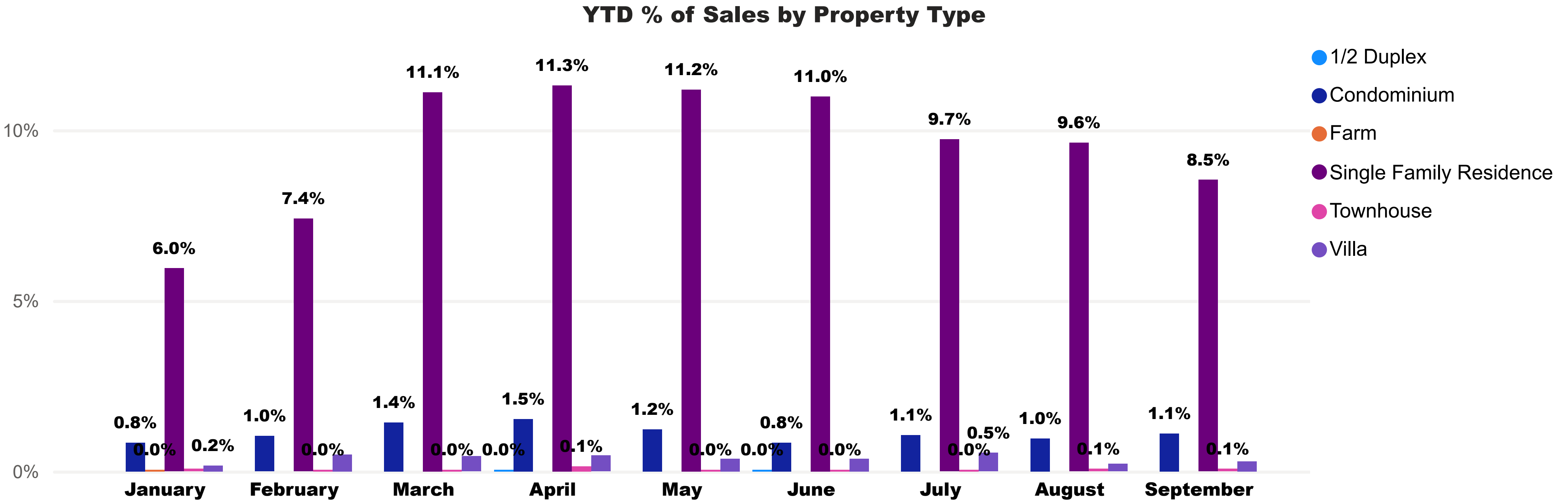
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	16	20	23	23	21	29	19	25	23				199
2	220	308	440	473	458	426	380	366	347				3418
3	56	54	91	68	68	77	71	65	54				604
4	7	5	8	11	9	9	7	4	2				62
5	1		6	3	2	3	2	3	3				23
6+			1	3	1	1	3	1	3				13
Total	300	387	569	581	559	545	482	464	432				4319



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							3
Condominium	34	42	58	62	50	34	43	39	45				407
Farm	1												1
Single Family Residence	241	300	450	458	453	445	394	390	346				3477
Townhouse	3	2	2	6	2	2	2	3	3				25
Villa	7	20	18	19	15	15	22	9	12				137
Total	286	364	528	546	520	498	461	441	406				4050





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

Multiple Listing One Month Sales and Inventory Report - September - 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	3	1%	72,633	63,333	87%	96	3
\$ 70,000 - 79,999							8
\$ 80,000 - 89,999	2	0%	86,950	82,450	95%	209	7
\$ 90,000 - 99,999							12
\$ 100,000 - 119,999	6	1%	135,800	107,317	79%	115	17
\$ 120,000 - 139,999	10	2%	142,200	129,380	91%	134	35
\$ 140,000 - 159,999	14	3%	161,893	148,607	92%	109	58
\$ 160,000 - 179,999	7	2%	188,071	170,357	91%	144	62
\$ 180,000 - 199,999	9	2%	192,633	193,311	100%	91	68
\$ 200,000 - 249,999	64	16%	238,296	228,888	96%	102	243
\$ 250,000 - 299,999	95	23%	280,020	272,017	97%	110	482
\$ 300,000 - 349,999	59	15%	329,238	319,706	97%	116	486
\$ 350,000 - 399,999	43	11%	385,374	370,437	96%	90	347
\$ 400,000 - 499,999	44	11%	455,443	434,939	95%	91	328
\$ 500,000 - 599,999	22	5%	575,624	541,764	94%	136	206
\$ 600,000 - 699,999	9	2%	679,110	643,333	95%	139	139
\$ 700,000 - 799,999	2	0%	777,000	720,000	93%	96	75
\$ 800,000 - 899,999	5	1%	924,580	858,980	93%	200	62
\$ 900,000 - 999,999	2	0%	1,019,000	902,500	89%	93	39
\$ 1,000,000 - and over	10	2%	1,490,000	1,355,250	91%	182	126
Total	406	100%	363,853	346,123	95%	112	2803

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	13	0.30%	45,238	32,000	71%	52	
\$ 50,000 - 59,999	13	0.30%	72,215	52,777	73%	100	
\$ 60,000 - 69,999	20	0.46%	76,510	63,310	83%	100	3
\$ 70,000 - 79,999	19	0.44%	84,221	73,574	87%	111	8
\$ 80,000 - 89,999	24	0.56%	94,622	82,908	88%	115	7
\$ 90,000 - 99,999	15	0.35%	110,220	92,633	84%	112	12
\$ 100,000 - 119,999	69	1.60%	124,206	109,629	88%	116	17
\$ 120,000 - 139,999	106	2.45%	141,585	129,155	91%	109	35
\$ 140,000 - 159,999	130	3.01%	160,659	148,838	93%	90	58
\$ 160,000 - 179,999	117	2.71%	183,047	167,817	92%	85	62
\$ 180,000 - 199,999	135	3.13%	200,162	189,803	95%	87	68
\$ 200,000 - 249,999	463	10.72%	237,827	227,557	96%	104	243
\$ 250,000 - 299,999	885	20.49%	283,893	276,024	97%	113	482
\$ 300,000 - 349,999	791	18.31%	330,646	321,869	97%	115	486
\$ 350,000 - 399,999	494	11.44%	385,882	371,808	96%	104	347
\$ 400,000 - 499,999	423	9.79%	456,874	438,467	96%	86	328
\$ 500,000 - 599,999	206	4.77%	572,974	545,809	95%	99	206
\$ 600,000 - 699,999	130	3.01%	674,079	644,365	96%	98	139
\$ 700,000 - 799,999	95	2.20%	781,223	743,464	95%	100	75
\$ 800,000 - 899,999	49	1.13%	889,839	844,368	95%	116	62
\$ 900,000 - 999,999	24	0.56%	1,005,429	938,188	93%	120	39
\$ 1,000,000 - and over	98	2.27%	1,537,106	1,414,159	92%	105	126
Total	4319	100.00%	371,964	355,569	96%	105	2803

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.

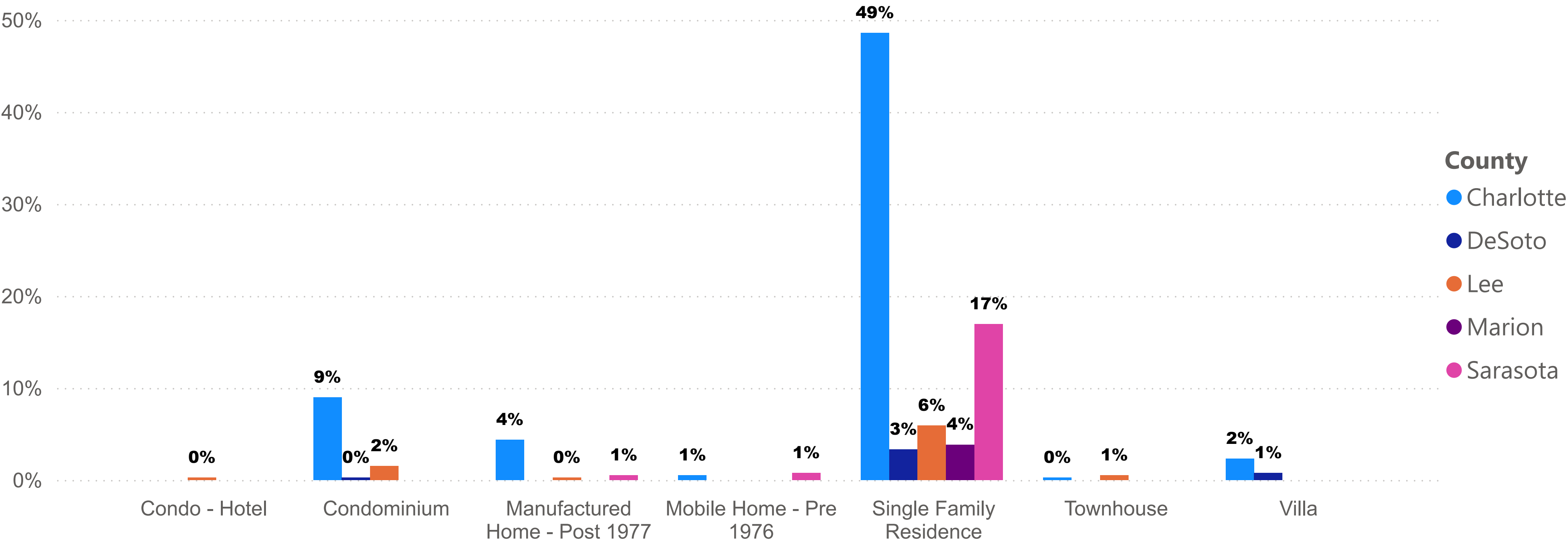
**Four Year Sales and
Inventory History 2021 -
2025. Compiled from
Monthly Sales and
Inventory Reports**

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
10/31/2021	449	355,778	353,592	99%	19	605	1.35
11/30/2021	475	353,916	351,930	99%	23	583	1.23
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	435	425,626	409,240	96%	93	2842	6.53
07/31/2024	401	397,076	378,981	95%	97	2805	7.00
08/31/2024	405	391,870	370,822	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	3296	7.96
01/31/2025	286	403,952	389,044	96%	114	3725	13.02
02/28/2025	364	386,637	370,952	96%	122	3901	10.72
03/31/2025	528	402,274	386,944	96%	106	3944	7.47
04/30/2025	546	395,410	377,610	95%	103	3863	7.08
05/31/2025	520	380,404	363,696	96%	119	3638	7.00
06/30/2025	498	386,143	369,451	96%	130	3434	6.90
07/31/2025	461	378,001	361,897	96%	126	3070	6.66
08/31/2025	441	368,805	350,644	95%	119	2838	6.44
09/30/2025	406	363,853	346,123	95%	125	2803	6.90

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Charlotte	DeSoto	Lee	Marion	Sarasota	Total
Condo - Hotel			0%			0%
Condominium	9%	0%	2%			11%
Manufactured Home - Post 1977	4%		0%		1%	5%
Mobile Home - Pre 1976	1%				1%	1%
Single Family Residence	49%	3%	6%	4%	17%	79%
Townhouse	0%		1%			1%
Villa	2%	1%				3%
Total	65%	4%	8%	4%	18%	100%



Board/Association: State Month Year
▲
Port Charlotte FL September 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	1			1
\$ 70,000 - 79,999				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999		1		1
\$ 120,000 - 139,999	2	2		4
\$ 140,000 - 159,999	5			5
\$ 160,000 - 179,999	1	4		5
\$ 180,000 - 199,999	5	3		8
\$ 200,000 - 249,999	18	38	4	60
\$ 250,000 - 299,999	16	58	16	90
\$ 300,000 - 349,999	2	37	18	57
\$ 350,000 - 399,999	1	27	11	39
\$ 400,000 - 499,999	3	34	5	42
\$ 500,000 - 599,999		15	5	20
\$ 600,000 - 699,999		6	2	8
\$ 700,000 - 799,999		1	1	2
\$ 800,000 - 899,999		2	2	4
\$ 900,000 - 999,999		1	1	2
\$ 1,000,000 - and over		6	4	10
Total	54	235	69	358

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	5			5
\$ 120,000 - 139,999	6			6
\$ 140,000 - 159,999	8	1		9
\$ 160,000 - 179,999	2			2
\$ 180,000 - 199,999	1			1
\$ 200,000 - 249,999	3	1		4
\$ 250,000 - 299,999	3	2		5
\$ 300,000 - 349,999	2			2
\$ 350,000 - 399,999	2	2		4
\$ 400,000 - 499,999		2		2
\$ 500,000 - 599,999	2			2
\$ 600,000 - 699,999		1		1
\$ 700,000 - 799,999				
\$ 800,000 - 899,999		1		1
\$ 900,000 - 999,999				
\$ 1,000,000 - and over				
Total	38	10		48

Active Listings
(Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		1
\$ 70,000 - 79,999		4
\$ 80,000 - 89,999		6
\$ 90,000 - 99,999	2	11
\$ 100,000 - 119,999	4	15
\$ 120,000 - 139,999	1	30
\$ 140,000 - 159,999	16	40
\$ 160,000 - 179,999	17	41
\$ 180,000 - 199,999	36	34
\$ 200,000 - 249,999	141	79
\$ 250,000 - 299,999	389	74
\$ 300,000 - 349,999	425	52
\$ 350,000 - 399,999	299	46
\$ 400,000 - 499,999	279	44
\$ 500,000 - 599,999	178	28
\$ 600,000 - 699,999	128	13
\$ 700,000 - 799,999	84	7
\$ 800,000 - 899,999	54	7
\$ 900,000 - 999,999	41	
\$ 1,000,000 - and over	127	9
Total	2221	541

Sales Pending
(Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		2
\$ 70,000 - 79,999	1	4
\$ 80,000 - 89,999	2	1
\$ 90,000 - 99,999		3
\$ 100,000 - 119,999		
\$ 120,000 - 139,999	4	5
\$ 140,000 - 159,999	4	9
\$ 160,000 - 179,999	7	8
\$ 180,000 - 199,999	14	6
\$ 200,000 - 249,999	70	10
\$ 250,000 - 299,999	149	6
\$ 300,000 - 349,999	111	1
\$ 350,000 - 399,999	69	2
\$ 400,000 - 499,999	74	2
\$ 500,000 - 599,999	38	3
\$ 600,000 - 699,999	15	1
\$ 700,000 - 799,999	14	
\$ 800,000 - 899,999	6	
\$ 900,000 - 999,999	5	
\$ 1,000,000 - and over	5	
Total	588	63

Time On Market Sort	M-SF	M-Condo
0 - 30	108	7
31-60	43	3
61-90	45	7
91-120	36	6
121-over	126	25
Total	358	48

