

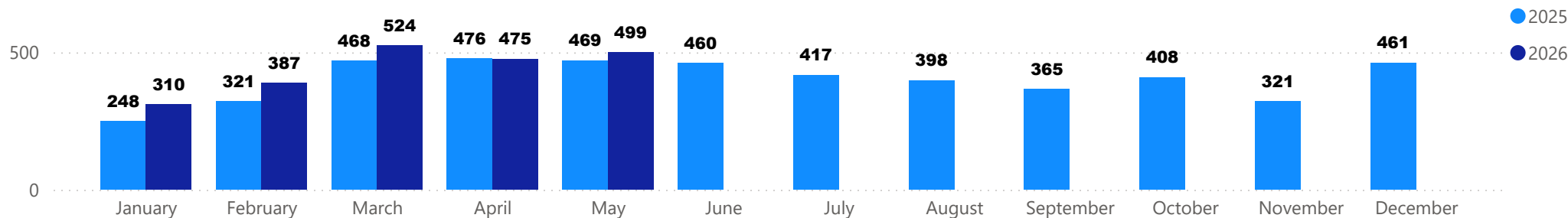


REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®

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								2
\$ 60,000 - 69,999	1												1
\$ 70,000 - 79,999	1				1								2
\$ 80,000 - 89,999				1	1								2
\$ 90,000 - 99,999				1	1								2
\$ 100,000 - 119,999			2		1								3
\$ 120,000 - 139,999	2	5	4	3	4								18
\$ 140,000 - 159,999	3	9	1	6	10								29
\$ 160,000 - 179,999	2	6	14	7	7								36
\$ 180,000 - 199,999	9	4	10	5	8								36
\$ 200,000 - 249,999	58	44	52	42	50								246
\$ 250,000 - 299,999	66	89	108	90	89								442
\$ 300,000 - 349,999	58	71	95	96	98								418
\$ 350,000 - 399,999	39	45	61	56	56								257
\$ 400,000 - 499,999	23	42	51	71	77								264
\$ 500,000 - 599,999	19	33	39	28	30								149
\$ 600,000 - 699,999	10	11	37	30	20								108
\$ 700,000 - 799,999	4	10	18	13	13								58
\$ 800,000 - 899,999	4	4	7	10	6								31
\$ 900,000 - 999,999	2	2	4	5	7								20
\$ 1,000,000 - and over	9	10	21	11	19								70
Total	310	387	524	475	499								2195

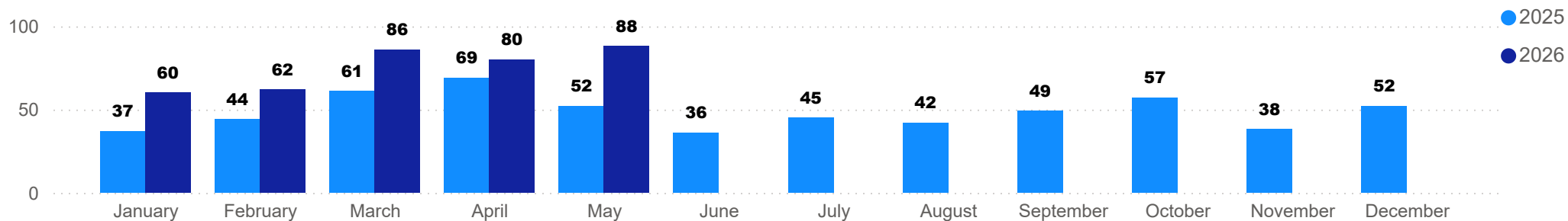




REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.® Monthly Sales Trend Indicator 2026

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
\$ 50,000 - 59,999													
\$ 60,000 - 69,999	2			2									4
\$ 70,000 - 79,999	1	1	3		5								10
\$ 80,000 - 89,999	1			2	1								4
\$ 90,000 - 99,999	1		1										2
\$ 100,000 - 119,999	4	2	5	6	1								18
\$ 120,000 - 139,999	9	5	8	10	8								40
\$ 140,000 - 159,999	3	7	9	5	12								36
\$ 160,000 - 179,999	8	4	5	5	13								35
\$ 180,000 - 199,999	5	9	4	4	4								26
\$ 200,000 - 249,999	4	17	13	16	6								56
\$ 250,000 - 299,999	11	8	9	11	9								48
\$ 300,000 - 349,999	5	2	9	6	5								27
\$ 350,000 - 399,999		5	7	3	9								24
\$ 400,000 - 499,999	3	2	8	5	10								28
\$ 500,000 - 599,999	1		2	4	1								8
\$ 600,000 - 699,999			1	1	2								4
\$ 700,000 - 799,999	1												1
\$ 800,000 - 899,999													
\$ 900,000 - 999,999													
\$ 1,000,000 - and over	1		2		1								4
Total	60	62	86	80	88								376



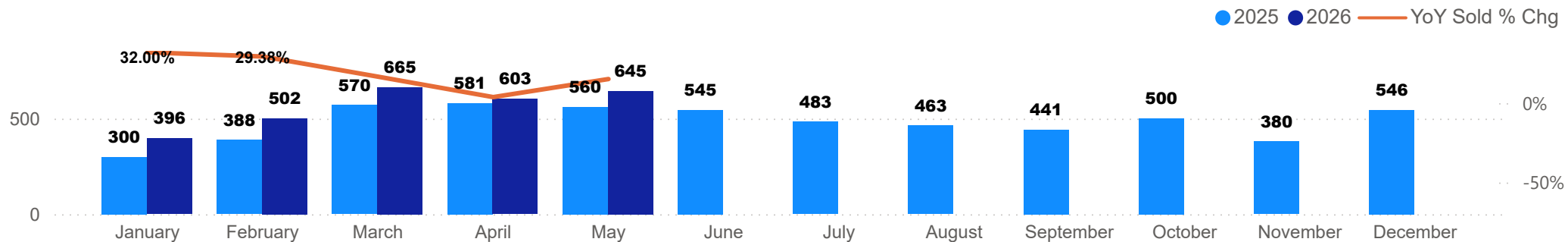


REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®

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								15
\$ 50,000 - 59,999		3	5	1	2								11
\$ 60,000 - 69,999	5		2	2									9
\$ 70,000 - 79,999	2	5	5	1	9								22
\$ 80,000 - 89,999	1	4	2	4	5								16
\$ 90,000 - 99,999	2	2	4	2	5								15
\$ 100,000 - 119,999	11	12	13	15	10								61
\$ 120,000 - 139,999	16	16	19	15	19								85
\$ 140,000 - 159,999	8	23	18	18	27								94
\$ 160,000 - 179,999	12	13	27	18	29								99
\$ 180,000 - 199,999	15	14	18	11	14								72
\$ 200,000 - 249,999	63	68	69	64	65								329
\$ 250,000 - 299,999	77	97	117	105	99								495
\$ 300,000 - 349,999	63	75	104	105	105								452
\$ 350,000 - 399,999	40	53	70	60	66								289
\$ 400,000 - 499,999	26	44	60	76	87								293
\$ 500,000 - 599,999	20	33	41	32	32								158
\$ 600,000 - 699,999	10	11	38	31	22								112
\$ 700,000 - 799,999	5	10	18	13	13								59
\$ 800,000 - 899,999	4	4	7	10	6								31
\$ 900,000 - 999,999	2	2	4	5	7								20
\$ 1,000,000 - and over	10	10	23	11	20								74
Total	396	502	665	603	645								2811





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								32
2	105	151	176	161	170								763
3	209	265	364	327	357								1522
4	78	74	109	99	97								457
5	2	3	5	10	13								33
6+			2	1									3
Total	396	502	665	603	645								2811

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	33								125
2	325	395	516	473	488								2197
3	49	69	108	96	107								429
4	6	4	10	10	13								43
5	1	1	1	3	3								9
6+		1	3	2	1								7
Total	396	502	665	603	645								2811

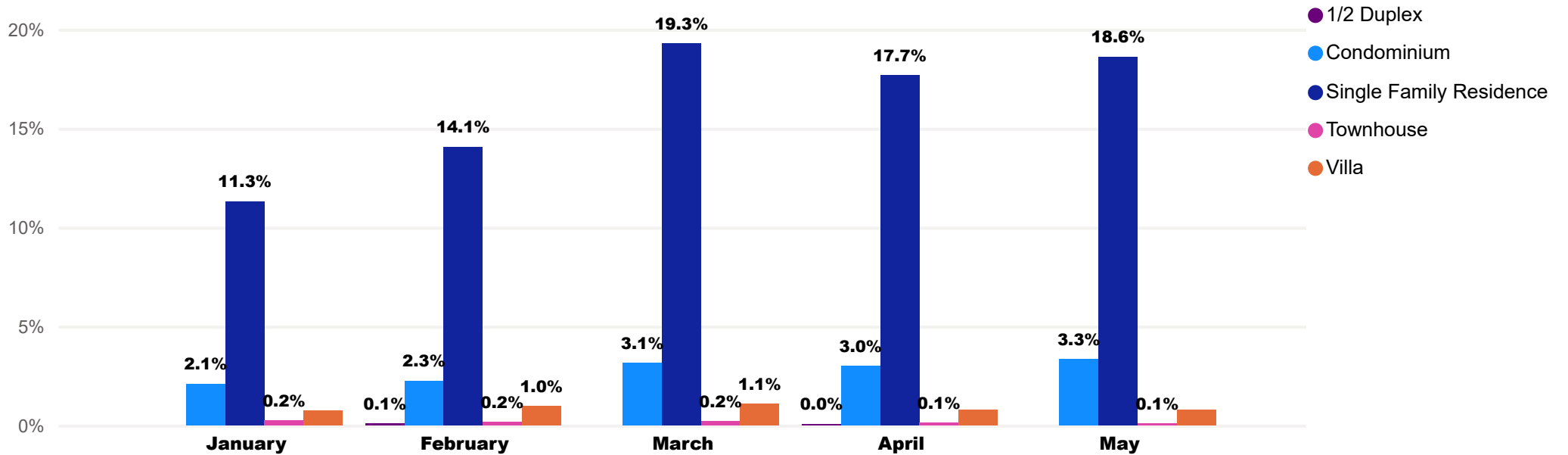


REALTORS® of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc.®
Monthly Sales Trend Indicator 2026

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	86								356
Single Family Residence	291	362	496	455	479								2083
Townhouse	6	4	5	3	2								20
Villa	19	25	28	20	20								112
Total	370	451	610	556	587								2574

YTD % of Sales by Property Type





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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	56,000	42,000	75%	323	
\$ 50,000 - 59,999	1	0%	49,900	51,720	104%	27	2
\$ 60,000 - 69,999							3
\$ 70,000 - 79,999	6	1%	83,800	74,150	88%	38	8
\$ 80,000 - 89,999	2	0%	92,000	83,750	91%	61	6
\$ 90,000 - 99,999	1	0%	144,900	91,000	63%	33	18
\$ 100,000 - 119,999	2	0%	117,500	107,500	91%	103	37
\$ 120,000 - 139,999	12	2%	142,067	126,917	89%	117	59
\$ 140,000 - 159,999	22	4%	159,514	147,634	93%	51	57
\$ 160,000 - 179,999	20	3%	176,800	167,955	95%	97	60
\$ 180,000 - 199,999	12	2%	201,308	191,396	95%	154	83
\$ 200,000 - 249,999	56	10%	239,204	228,131	95%	84	197
\$ 250,000 - 299,999	98	17%	282,665	273,444	97%	111	476
\$ 300,000 - 349,999	103	18%	330,368	324,921	98%	114	441
\$ 350,000 - 399,999	65	11%	380,212	370,374	97%	92	308
\$ 400,000 - 499,999	87	15%	459,307	442,607	96%	80	295
\$ 500,000 - 599,999	31	5%	568,926	544,323	96%	147	194
\$ 600,000 - 699,999	22	4%	662,968	646,430	98%	150	121
\$ 700,000 - 799,999	13	2%	784,215	746,961	95%	132	74
\$ 800,000 - 899,999	6	1%	890,317	858,667	96%	78	52
\$ 900,000 - 999,999	7	1%	954,000	930,429	98%	92	45
\$ 1,000,000 - and over	20	3%	1,493,000	1,419,325	95%	153	123
Total	587	100%	402,782	388,275	96%	104	2659

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	15	0.53%	49,120	35,933	73%	93	
\$ 50,000 - 59,999	11	0.39%	63,371	53,000	84%	158	2
\$ 60,000 - 69,999	9	0.32%	80,522	61,556	76%	111	3
\$ 70,000 - 79,999	22	0.78%	82,945	74,322	90%	110	8
\$ 80,000 - 89,999	16	0.57%	94,919	83,125	88%	162	6
\$ 90,000 - 99,999	15	0.53%	109,368	93,094	85%	170	18
\$ 100,000 - 119,999	61	2.17%	122,769	110,541	90%	103	37
\$ 120,000 - 139,999	85	3.02%	138,727	128,386	93%	103	59
\$ 140,000 - 159,999	94	3.34%	160,124	148,848	93%	123	57
\$ 160,000 - 179,999	99	3.52%	179,553	168,782	94%	91	60
\$ 180,000 - 199,999	72	2.56%	198,908	189,546	95%	119	83
\$ 200,000 - 249,999	329	11.70%	239,008	227,926	95%	95	197
\$ 250,000 - 299,999	495	17.61%	283,499	274,305	97%	109	476
\$ 300,000 - 349,999	452	16.08%	332,167	324,576	98%	110	441
\$ 350,000 - 399,999	289	10.28%	381,392	370,018	97%	97	308
\$ 400,000 - 499,999	293	10.42%	457,159	440,807	96%	85	295
\$ 500,000 - 599,999	158	5.62%	574,980	545,619	95%	120	194
\$ 600,000 - 699,999	112	3.98%	673,203	644,080	96%	96	121
\$ 700,000 - 799,999	59	2.10%	778,410	739,915	95%	130	74
\$ 800,000 - 899,999	31	1.10%	875,852	842,919	96%	87	52
\$ 900,000 - 999,999	20	0.71%	982,250	935,795	95%	92	45
\$ 1,000,000 - and over	74	2.63%	1,554,805	1,457,486	94%	135	123
Total	2811	100.00%	377,400	361,548	96%	105	2659

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.®

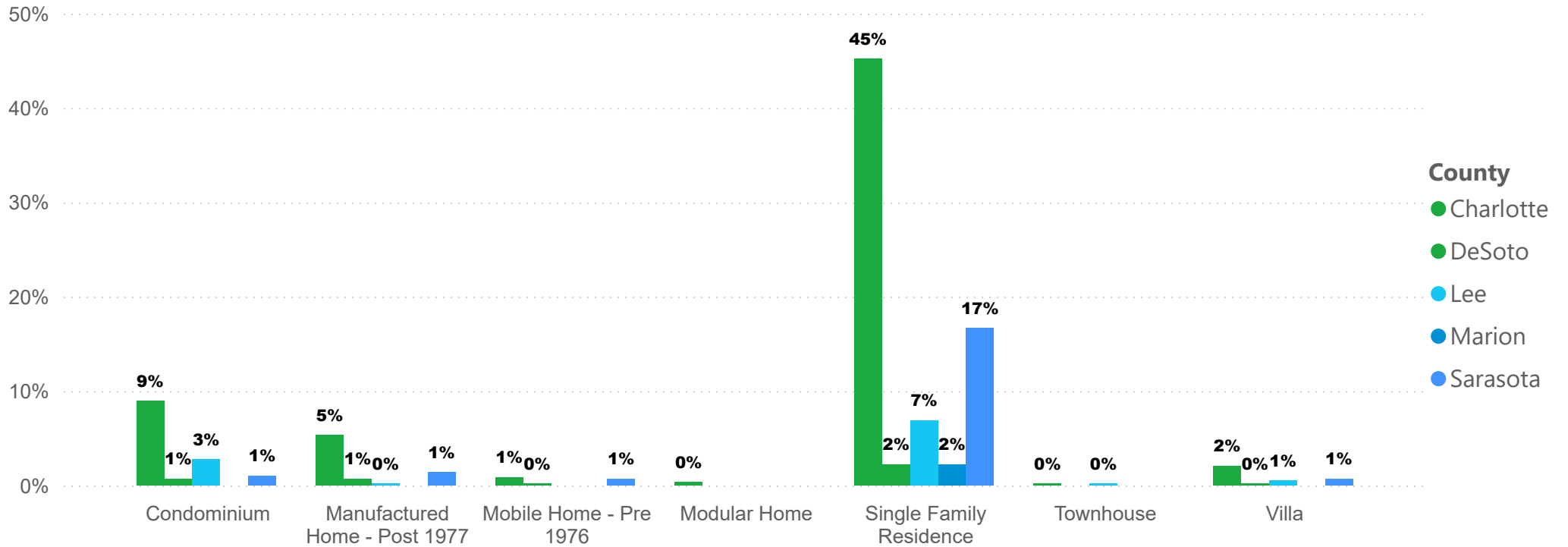
Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	387,438	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	427,623	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	376,278	96%	107	2893	8.48
11/30/2024	305	369,869	354,568	96%	102	3143	10.30
12/31/2024	414	390,271	375,210	96%	105	3297	7.96
01/31/2025	286	403,952	389,062	96%	114	3728	13.03
02/28/2025	365	387,016	371,245	96%	122	3907	10.70
03/31/2025	529	401,816	386,500	96%	106	3950	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	3652	7.01
06/30/2025	498	386,143	369,451	96%	130	3454	6.94
07/31/2025	462	377,679	361,609	96%	125	3094	6.70
08/31/2025	440	369,122	350,920	95%	119	2878	6.54
09/30/2025	414	361,723	344,049	95%	125	2874	6.94
10/31/2025	467	360,153	345,272	96%	124	2990	6.40
11/30/2025	359	372,580	359,261	96%	122	3037	8.46
12/31/2025	513	376,653	360,741	96%	116	2979	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	3101	6.88
03/31/2026	610	416,892	398,545	96%	117	3032	4.97
04/30/2026	556	405,401	389,182	96%	110	2943	5.29
05/31/2026	587	402,782	388,275	96%	120	2659	4.53

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
Condominium	9%	1%	3%		1%	13%
Manufactured Home - Post 1977	5%	1%	0%		1%	8%
Mobile Home - Pre 1976	1%	0%			1%	2%
Modular Home	0%					0%
Single Family Residence	45%	2%	7%	2%	17%	73%
Townhouse	0%		0%			0%
Villa	2%	0%	1%		1%	3%
Total	63%	4%	10%	2%	20%	100%



Board/Association: State Month Year
 ▲
 Port Charlotte FL May 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	1			1
\$ 60,000 - 69,999				
\$ 70,000 - 79,999	1			1
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	3	1		4
\$ 140,000 - 159,999	4	5	1	10
\$ 160,000 - 179,999	5	2		7
\$ 180,000 - 199,999	6	2		8
\$ 200,000 - 249,999	15	30	5	50
\$ 250,000 - 299,999	19	53	17	89
\$ 300,000 - 349,999	5	63	30	98
\$ 350,000 - 399,999	5	39	12	56
\$ 400,000 - 499,999	8	53	16	77
\$ 500,000 - 599,999	1	25	4	30
\$ 600,000 - 699,999		16	4	20
\$ 700,000 - 799,999		11	2	13
\$ 800,000 - 899,999		4	2	6
\$ 900,000 - 999,999		3	4	7
\$ 1,000,000 - and over	1	7	11	19
Total	77	314	108	499

**Condominium / Cooperative Units
 Number of Bedrooms**

Price Range	2 or Less	3	4 or More	Total
\$ 1 - 49,999	1			1
\$ 50,000 - 59,999				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999	5			5
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	8			8
\$ 140,000 - 159,999	12			12
\$ 160,000 - 179,999	10	3		13
\$ 180,000 - 199,999	3	1		4
\$ 200,000 - 249,999	5	1		6
\$ 250,000 - 299,999	3	6		9
\$ 300,000 - 349,999	4	1		5
\$ 350,000 - 399,999	3	6		9
\$ 400,000 - 499,999	1	9		10
\$ 500,000 - 599,999	1			1
\$ 600,000 - 699,999	1	1		2
\$ 700,000 - 799,999				
\$ 800,000 - 899,999				
\$ 900,000 - 999,999				
\$ 1,000,000 - and over	1			1
Total	60	28		88

**Active Listings
 (Unsold Homes)**

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999	2	
\$ 60,000 - 69,999		3
\$ 70,000 - 79,999	1	6
\$ 80,000 - 89,999		5
\$ 90,000 - 99,999	4	12
\$ 100,000 - 119,999	2	32
\$ 120,000 - 139,999	5	49
\$ 140,000 - 159,999	17	37
\$ 160,000 - 179,999	17	37
\$ 180,000 - 199,999	34	45
\$ 200,000 - 249,999	121	65
\$ 250,000 - 299,999	398	60
\$ 300,000 - 349,999	389	40
\$ 350,000 - 399,999	265	28
\$ 400,000 - 499,999	248	35
\$ 500,000 - 599,999	154	28
\$ 600,000 - 699,999	97	12
\$ 700,000 - 799,999	64	4
\$ 800,000 - 899,999	54	1
\$ 900,000 - 999,999	40	1
\$ 1,000,000 - and over	110	6
Total	2022	506

**Sales Pending
 (Under Contract)**

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		1
\$ 70,000 - 79,999		3
\$ 80,000 - 89,999		
\$ 90,000 - 99,999	2	2
\$ 100,000 - 119,999		5
\$ 120,000 - 139,999	3	9
\$ 140,000 - 159,999	9	6
\$ 160,000 - 179,999	13	7
\$ 180,000 - 199,999	19	7
\$ 200,000 - 249,999	59	12
\$ 250,000 - 299,999	120	15
\$ 300,000 - 349,999	123	11
\$ 350,000 - 399,999	87	3
\$ 400,000 - 499,999	61	7
\$ 500,000 - 599,999	39	2
\$ 600,000 - 699,999	30	
\$ 700,000 - 799,999	18	
\$ 800,000 - 899,999	11	
\$ 900,000 - 999,999	8	
\$ 1,000,000 - and over	27	
Total	629	90

Time On Market Sort	M-SF	M-Condo
0 - 30	182	22
31-60	68	10
61-90	54	12
91-120	43	11
121-over	152	33
Total	499	88

