



**Port Charlotte - Punta Gorda - North Port Association of Realtors®  
 Monthly Sales Trend Indicator  
 2012**

**Sales by Price Range - Single Family Homes & Villas**

Price Range	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	YTD Total	Curr Month	YTD
\$1 - 49,999	46	47	51	41									<b>185</b>	11.39%	15.15%
\$50,000 - 59,999	18	15	19	24									<b>76</b>	6.67%	6.22%
\$60,000 - 69,999	19	17	22	28									<b>86</b>	7.78%	7.04%
\$70,000 - 79,999	23	24	17	24									<b>88</b>	6.67%	7.21%
\$80,000 - 89,999	16	21	19	19									<b>75</b>	5.28%	6.14%
\$90,000 - 99,999	13	14	13	19									<b>59</b>	5.28%	4.83%
\$100,000 - 119,999	32	31	35	45									<b>143</b>	12.50%	11.71%
\$120,000 - 139,999	21	27	34	34									<b>116</b>	9.44%	9.50%
\$140,000 - 159,999	15	16	25	33									<b>89</b>	9.17%	7.29%
\$160,000 - 179,999	10	21	15	19									<b>65</b>	5.28%	5.32%
\$180,000 - 199,999	10	10	15	10									<b>45</b>	2.78%	3.69%
\$200,000 - 249,999	7	10	26	11									<b>54</b>	3.06%	4.42%
\$250,000 - 299,999	9	7	16	23									<b>55</b>	6.39%	4.50%
\$300,000 - 349,999	3	8	4	11									<b>26</b>	3.06%	2.13%
\$350,000 - 399,999	3	1	5	6									<b>15</b>	1.67%	1.23%
\$400,000 - 499,999	6	2	12	9									<b>29</b>	2.50%	2.38%
\$500,000 - 599,999	1	2	2	0									<b>5</b>	0.00%	0.41%
\$600,000 - 699,999	0	0	2	2									<b>4</b>	0.56%	0.33%
\$700,000 - 799,999	2	0	0	2									<b>4</b>	0.56%	0.33%
\$800,000 - 899,999	1	0	0	0									<b>1</b>	0.00%	0.08%
\$900,000 - 999,999	0	0	0	0									<b>0</b>	0.00%	0.00%
\$1,000,000 - and over	0	1	0	0									<b>1</b>	0.00%	0.08%
<b>Current Year</b>	<b>255</b>	<b>274</b>	<b>332</b>	<b>360</b>									<b>1,221</b>		
Previous Year	263	274	354	328	0	0	0	0	0	0	0	0	1,219		
Change from last month		7.45%	21.17%	8.43%											
<b>Change from last year</b>	<b>-3.04%</b>	<b>0.00%</b>	<b>-6.21%</b>	<b>9.76%</b>											
<b>Current YTD</b>	<b>255</b>	<b>529</b>	<b>861</b>	<b>1,221</b>											
Previous YTD	263	537	891	1,219	1,219	1,219	1,219	1,219	1,219	1,219	1,219	1,219			
<b>% Change YTD</b>	<b>-3.04%</b>	<b>-1.49%</b>	<b>-3.37%</b>	<b>0.16%</b>											



**Port Charlotte - Punta Gorda - North Port Association of Realtors®  
Monthly Sales Trend Indicator  
2012**

**Sales by Price Range - Condominiums, Townhouses and Co-Op**

Price Range	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	YTD Total	Curr Month	YTD
\$1 - 49,999	17	8	18	8									51	11.59%	19.77%
\$50,000 - 59,999	5	7	9	10									31	14.49%	12.02%
\$60,000 - 69,999	1	3	9	5									18	7.25%	6.98%
\$70,000 - 79,999	2	1	8	6									17	8.70%	6.59%
\$80,000 - 89,999	0	1	6	4									11	5.80%	4.26%
\$90,000 - 99,999	3	3	3	6									15	8.70%	5.81%
\$100,000 - 119,999	7	4	7	7									25	10.14%	9.69%
\$120,000 - 139,999	3	5	7	7									22	10.14%	8.53%
\$140,000 - 159,999	2	1	2	1									6	1.45%	2.33%
\$160,000 - 179,999	3	8	2	1									14	1.45%	5.43%
\$180,000 - 199,999	1	4	4	1									10	1.45%	3.88%
\$200,000 - 249,999	3	5	3	4									15	5.80%	5.81%
\$250,000 - 299,999	2	4	2	7									15	10.14%	5.81%
\$300,000 - 349,999	2	0	4	1									7	1.45%	2.71%
\$350,000 - 399,999	0	0	0	0									0	0.00%	0.00%
\$400,000 - 499,999	0	0	0	1									1	1.45%	0.39%
\$500,000 - 599,999	0	0	0	0									0	0.00%	0.00%
\$600,000 - 699,999	0	0	0	0									0	0.00%	0.00%
\$700,000 - 799,999	0	0	0	0									0	0.00%	0.00%
\$800,000 - 899,999	0	0	0	0									0	0.00%	0.00%
\$900,000 - 999,999	0	0	0	0									0	0.00%	0.00%
\$1,000,000 - and over	0	0	0	0									0	0.00%	0.00%
<b>Current Year</b>	<b>51</b>	<b>54</b>	<b>84</b>	<b>69</b>									<b>258</b>		
Previous Year	37	66	90	70	0	0	0	0	0	0	0	0	263		
Change from last month		5.88%	55.56%	-17.86%											
<b>Change from last year</b>	<b>37.84%</b>	<b>-18.18%</b>	<b>-6.67%</b>	<b>-1.43%</b>											
<b>Current YTD</b>	51	105	189	258											
Previous YTD	37	103	193	263	263	263	263	263	263	263	263	263			
<b>% Change YTD</b>	<b>37.84%</b>	<b>1.94%</b>	<b>-2.07%</b>	<b>-1.90%</b>											



**Port Charlotte - Punta Gorda - North Port Association of Realtors®**  
**Monthly Sales Trend Indicator**  
**2012**  
**Sales by Price Range - Overall**

Price Range	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	YTD Total	Curr Month	YTD
\$1 - 49,999	74	68	78	57									277	12.50%	17.45%
\$50,000 - 59,999	27	24	32	37									120	8.11%	7.56%
\$60,000 - 69,999	21	23	34	41									119	8.99%	7.50%
\$70,000 - 79,999	28	29	29	34									120	7.46%	7.56%
\$80,000 - 89,999	17	22	27	25									91	5.48%	5.73%
\$90,000 - 99,999	19	17	17	25									78	5.48%	4.91%
\$100,000 - 119,999	40	38	46	53									177	11.62%	11.15%
\$120,000 - 139,999	24	33	42	41									140	8.99%	8.82%
\$140,000 - 159,999	17	17	27	35									96	7.68%	6.05%
\$160,000 - 179,999	14	29	17	20									80	4.39%	5.04%
\$180,000 - 199,999	11	14	19	11									55	2.41%	3.47%
\$200,000 - 249,999	10	16	29	15									70	3.29%	4.41%
\$250,000 - 299,999	11	11	18	30									70	6.58%	4.41%
\$300,000 - 349,999	5	8	8	12									33	2.63%	2.08%
\$350,000 - 399,999	3	1	5	6									15	1.32%	0.95%
\$400,000 - 499,999	6	2	13	10									31	2.19%	1.95%
\$500,000 - 599,999	1	2	2	0									5	0.00%	0.32%
\$600,000 - 699,999	0	0	2	2									4	0.44%	0.25%
\$700,000 - 799,999	2	0	0	2									4	0.44%	0.25%
\$800,000 - 899,999	1	0	0	0									1	0.00%	0.06%
\$900,000 - 999,999	0	0	0	0									0	0.00%	0.00%
\$1,000,000 - and over	0	1	0	0									1	0.00%	0.06%
<b>Current Year</b>	<b>331</b>	<b>355</b>	<b>445</b>	<b>456</b>									<b>1,587</b>		
Previous Year	310	353	488	431	0	0	0	0	0	0	0	0	1,582		
Change from last month		7.25%	25.35%	2.47%											
<b>Change from last year</b>		<b>0.57%</b>	<b>-8.81%</b>	<b>5.80%</b>											
<b>Current YTD</b>	<b>331</b>	<b>686</b>	<b>1,131</b>	<b>1,587</b>											
Previous YTD	310	663	1,151	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582			
<b>% Change YTD</b>	<b>6.77%</b>	<b>3.47%</b>	<b>-1.74%</b>	<b>0.32%</b>											



Port Charlotte - Punta Gorda - North Port Association of Realtors®

Monthly Sales Trend Indicator

2012

Sales by Bedroom Count

Bedrooms	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	YTD Total	Curr Month	YTD
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
1	6	5	7	6	0	0	0	0	0	0	0	0	24	1.32%	1.51%
2	119	123	147	151	0	0	0	0	0	0	0	0	540	33.11%	34.03%
3	178	212	255	270	0	0	0	0	0	0	0	0	915	59.21%	57.66%
4	25	14	31	29	0	0	0	0	0	0	0	0	99	6.36%	6.24%
5	3	1	5	0	0	0	0	0	0	0	0	0	9	0.00%	0.57%
6+	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
<b>Total</b>	<b>331</b>	<b>355</b>	<b>445</b>	<b>456</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,587</b>	<b>100.00%</b>	<b>100.00%</b>

Sales by Bathroom Count

Bathrooms	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	YTD Total	Curr Month	YTD
1	35	36	41	38	0	0	0	0	0	0	0	0	150	8.33%	9.45%
2	270	304	377	390	0	0	0	0	0	0	0	0	1,341	85.53%	84.50%
3	23	14	24	26	0	0	0	0	0	0	0	0	87	5.70%	5.48%
4	3	0	2	2	0	0	0	0	0	0	0	0	7	0.44%	0.44%
5	0	1	1	0	0	0	0	0	0	0	0	0	2	0.00%	0.13%
6+	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
<b>Total</b>	<b>331</b>	<b>355</b>	<b>445</b>	<b>456</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,587</b>	<b>100.00%</b>	<b>100.00%</b>



**Port Charlotte - Punta Gorda - North Port Association of Realtors®**  
**Monthly Sales Trend Indicator**  
**2012**  
**Sales by Housing Style**

<b>Style</b>	<b>Jan-12</b>	<b>Feb-12</b>	<b>Mar-12</b>	<b>Apr-12</b>	<b>May-12</b>	<b>Jun-12</b>	<b>Jul-12</b>	<b>Aug-12</b>	<b>Sep-12</b>	<b>Oct-12</b>	<b>Nov-12</b>	<b>Dec-12</b>	<b>YTD Total</b>	<b>Curr Month</b>	<b>YTD</b>
Single Family Home	247	259	324	349	0	0	0	0	0	0	0	0	<b>1,179</b>	76.54%	74.29%
Condominium	47	52	78	65	0	0	0	0	0	0	0	0	<b>242</b>	14.25%	15.25%
Manufactured/Mobile Home	24	26	28	26	0	0	0	0	0	0	0	0	<b>104</b>	5.70%	6.55%
Villa	8	15	8	11	0	0	0	0	0	0	0	0	<b>42</b>	2.41%	2.65%
Townhouse	4	2	6	4	0	0	0	0	0	0	0	0	<b>16</b>	0.88%	1.01%
Half Duplex	1	1	0	1	0	0	0	0	0	0	0	0	<b>3</b>	0.22%	0.19%
Modular	0	0	1	0	0	0	0	0	0	0	0	0	<b>1</b>	0.00%	0.06%
<b>Total</b>	<b>331</b>	<b>355</b>	<b>445</b>	<b>456</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,587</b>	<b>100.00%</b>	<b>100.00%</b>



**Port Charlotte - Punta Gorda - North Port Association of Realtors®**  
**Multiple Listing One Month Sales and Inventory Report - April 1 to April 30, 2012**

Price Range	Sold Units	Market Share	Average List	Average Sale	% List to Sell	Avg DOM	Inventory on Market	Months Supply
			Price	Price				
\$1 - 49,999	57	12.50%	38,696	33,743	87.00%	122	156	2.7
\$50,000 - 59,999	37	8.11%	58,666	54,471	93.00%	100	119	3.2
\$60,000 - 69,999	41	8.99%	68,102	64,583	95.00%	78	105	2.6
\$70,000 - 79,999	34	7.46%	79,532	74,009	93.00%	104	97	2.9
\$80,000 - 89,999	25	5.48%	88,787	85,368	96.00%	139	107	4.3
\$90,000 - 99,999	25	5.48%	101,162	94,526	93.00%	135	90	3.6
\$100,000 - 119,999	53	11.62%	116,873	110,974	95.00%	119	154	2.9
\$120,000 - 139,999	41	8.99%	133,595	128,251	96.00%	87	173	4.2
\$140,000 - 159,999	35	7.68%	156,080	146,952	94.00%	145	133	3.8
\$160,000 - 179,999	20	4.39%	178,602	168,503	94.00%	158	134	6.7
\$180,000 - 199,999	11	2.41%	208,500	190,591	91.00%	126	123	11.2
\$200,000 - 249,999	15	3.29%	243,687	224,227	92.00%	155	180	12.0
\$250,000 - 299,999	30	6.58%	290,242	270,642	93.00%	171	143	4.8
\$300,000 - 349,999	12	2.63%	346,966	320,542	92.00%	171	111	9.3
\$350,000 - 399,999	6	1.32%	405,667	387,763	96.00%	128	82	13.7
\$400,000 - 499,999	10	2.19%	470,550	433,900	92.00%	217	106	10.6
\$500,000 - 599,999	0	0.00%	0	0	0.00%		63	
\$600,000 - 699,999	2	0.44%	647,500	612,500	95.00%	101	36	18.0
\$700,000 - 799,999	2	0.44%	737,500	702,500	95.00%	124	26	13.0
\$800,000 - 899,999	0	0.00%	0	0	0.00%		13	
\$900,000 - 999,999	0	0.00%	0	0	0.00%		11	
\$1,000,000 - and over	0	0.00%	0	0	0.00%		24	
<b>Totals</b>	<b>456</b>	<b>100.00%</b>	<b>140,476</b>	<b>131,524</b>	<b>94.00%</b>	<b>124</b>	<b>2,186</b>	<b>4.8</b>

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 My Florida Regional MLS and does not include all sales in The Reported areas.  
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**Port Charlotte - Punta Gorda - North Port Association of Realtors®**  
**Multiple Listing YTD Sales and Inventory Report - January 1 to April 30, 2012**

Price Range	Sold Units	Market Share	Average List	Average Sale	% List to Sell	Avg DOM	Inventory on Market	Months Supply
			Price	Price				
\$1 - 49,999	277	17.45%	38,970	35,468	91.00%	124	156	2.3
\$50,000 - 59,999	120	7.56%	58,823	54,480	93.00%	95	119	4.0
\$60,000 - 69,999	119	7.50%	68,605	64,419	94.00%	98	105	3.5
\$70,000 - 79,999	120	7.56%	79,154	74,404	94.00%	109	97	3.2
\$80,000 - 89,999	91	5.73%	89,066	84,833	95.00%	110	107	4.7
\$90,000 - 99,999	78	4.91%	101,019	94,049	93.00%	111	90	4.6
\$100,000 - 119,999	177	11.15%	116,477	110,199	95.00%	115	154	3.5
\$120,000 - 139,999	140	8.82%	136,730	128,566	94.00%	138	173	4.9
\$140,000 - 159,999	96	6.05%	156,361	148,535	95.00%	123	133	5.5
\$160,000 - 179,999	80	5.04%	177,740	168,487	95.00%	148	134	6.7
\$180,000 - 199,999	55	3.47%	203,502	188,728	93.00%	131	123	9.0
\$200,000 - 249,999	70	4.41%	242,451	222,508	92.00%	149	180	10.3
\$250,000 - 299,999	70	4.41%	292,556	272,336	93.00%	183	143	8.2
\$300,000 - 349,999	33	2.08%	342,293	318,477	93.00%	161	111	13.5
\$350,000 - 399,999	15	0.95%	402,367	384,438	96.00%	98	82	21.9
\$400,000 - 499,999	31	1.95%	486,497	437,911	90.00%	175	106	13.7
\$500,000 - 599,999	5	0.32%	558,600	527,400	94.00%	109	63	50.4
\$600,000 - 699,999	4	0.25%	661,000	632,250	96.00%	323	36	36.0
\$700,000 - 799,999	4	0.25%	734,975	705,000	96.00%	78	26	26.0
\$800,000 - 899,999	1	0.06%	949,000	825,000	87.00%	757	13	52.0
\$900,000 - 999,999	0	0.00%	0	0	0.00%		11	
\$1,000,000 - and over	1	0.06%	1,390,000	1,375,000	99.00%	117	24	96.0
<b>Totals</b>	<b>1,587</b>	<b>100.00%</b>	<b>133,749</b>	<b>124,960</b>	<b>93.00%</b>	<b>125</b>	<b>2,186</b>	<b>5.5</b>

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# Port Charlotte - Punta Gorda - North Port Association of Realtors®



**Four Year Sales and Inventory History 2008 - 2012**  
**Compiled from Monthly Sales and Inventory Reports**

Month	Monthly Sales	Average List Price	Average Sale Price	% Diff Sell/List	Avg DOM	Current Inventory	Months Inventory
01-MAY-08	287	191,175	177,206	93%	111	6,076	21.2
01-JUN-08	243	190,136	175,598	92%	123	5,818	23.9
01-JUL-08	242	191,638	176,969	92%	125	5,339	22.1
01-AUG-08	220	172,919	159,311	92%	114	5,095	23.2
01-SEP-08	181	163,435	151,361	93%	132	4,957	27.4
01-OCT-08	266	145,593	134,981	93%	115	4,780	18.0
01-NOV-08	199	155,959	141,512	91%	120	4,663	23.4
01-DEC-08	262	153,872	139,218	90%	112	4,533	17.3
01-JAN-09	206	132,189	120,765	91%	113	4,281	20.8
01-FEB-09	268	135,114	123,586	91%	132	4,216	15.7
01-MAR-09	338	131,649	120,941	92%	119	4,051	12.0
01-APR-09	352	127,530	117,134	92%	130	3,774	10.7
01-MAY-09	367	134,139	125,088	93%	125	3,531	9.6
01-JUN-09	317	149,005	137,673	92%	127	3,456	10.9
01-JUL-09	313	149,654	137,926	92%	133	3,326	10.6
01-AUG-09	287	134,153	125,102	93%	146	3,280	11.4
01-SEP-09	282	134,278	124,078	92%	131	3,319	11.8
01-OCT-09	295	135,369	125,767	93%	143	3,280	11.1
01-NOV-09	320	136,618	126,636	93%	129	3,359	10.5
01-DEC-09	352	138,464	128,390	93%	105	3,363	9.6
01-JAN-10	259	141,670	131,535	93%	126	3,409	13.2
01-FEB-10	307	131,688	122,926	93%	110	3,433	11.2
01-MAR-10	421	137,131	127,511	93%	126	3,384	8.0
01-APR-10	396	142,243	132,923	93%	129	3,371	8.5
01-MAY-10	371	134,996	126,928	94%	110	3,382	9.1
01-JUN-10	384	139,174	131,215	94%	121	3,510	9.1
01-JUL-10	300	129,376	121,842	94%	110	3,520	11.7
01-AUG-10	297	127,827	119,036	93%	103	3,602	12.1
01-SEP-10	294	118,308	110,125	93%	97	3,708	12.6
01-OCT-10	273	135,995	125,066	92%	103	3,688	13.5
01-NOV-10	270	128,524	119,172	93%	107	3,724	13.8
01-DEC-10	336	126,679	117,987	93%	113	3,740	11.1
01-JAN-11	310	115,200	107,167	93%	137	3,688	11.9
01-FEB-11	353	121,037	113,008	93%	122	3,532	10.0
01-MAR-11	488	116,683	108,346	93%	119	3,321	6.8
01-APR-11	431	128,350	119,355	93%	138	3,118	7.2
01-MAY-11	395	128,600	119,946	93%	127	2,953	7.5
01-JUN-11	352	141,813	131,543	93%	129	2,811	8.0
01-JUL-11	298	137,983	129,284	94%	133	2,704	9.1
01-AUG-11	328	125,773	118,423	94%	129	2,652	8.1
01-SEP-11	279	120,896	113,123	94%	146	2,629	9.4
01-OCT-11	290	114,945	107,275	93%	131	2,668	9.2
01-NOV-11	292	121,563	114,021	94%	123	2,757	9.4
01-DEC-11	323	126,472	118,814	94%	117	2,699	8.4
01-JAN-12	331	124,698	116,124	93%	138	2,676	8.1
01-FEB-12	355	127,532	118,517	93%	120	2,568	7.2
01-MAR-12	445	138,550	129,947	94%	119	2,384	5.4
01-APR-12	456	140,476	131,524	94%	124	2,186	4.8