



Punta Gorda - Port Charlotte - North Port Association of Realtors®
Monthly Sales Trend Indicator
2010

Sales by Price Range - Single Family Homes & Villas

Price Range	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	YTD Total	YTD
\$1 - 49,999	33	35	48	32	43	38	50	40	53	44	44	56	516	16.46%
\$50,000 - 59,999	12	11	16	20	16	21	17	10	20	9	19	24	195	6.22%
\$60,000 - 69,999	13	19	25	23	18	19	19	18	8	18	12	17	209	6.67%
\$70,000 - 79,999	11	22	13	25	22	27	14	18	22	17	16	19	226	7.21%
\$80,000 - 89,999	15	23	23	21	21	24	17	16	18	13	17	19	227	7.24%
\$90,000 - 99,999	15	20	18	13	24	18	15	17	16	21	14	7	198	6.32%
\$100,000 - 119,999	20	23	35	23	24	36	24	33	26	17	21	21	303	9.67%
\$120,000 - 139,999	15	15	31	27	29	44	18	29	20	16	18	18	280	8.93%
\$140,000 - 159,999	12	18	29	23	23	26	26	14	9	18	16	18	232	7.40%
\$160,000 - 179,999	8	18	17	24	15	10	9	6	13	14	9	15	158	5.04%
\$180,000 - 199,999	9	6	11	8	6	4	11	8	8	8	6	14	99	3.16%
\$200,000 - 249,999	15	12	24	24	27	23	14	12	10	12	10	11	194	6.19%
\$250,000 - 299,999	11	9	12	15	10	8	5	7	11	5	5	7	105	3.35%
\$300,000 - 349,999	1	4	5	5	9	4	2	4	5	4	4	5	52	1.66%
\$350,000 - 399,999	6	3	4	6	3	4	3	4	3	0	6	3	45	1.44%
\$400,000 - 499,999	2	4	3	7	4	6	4	5	2	4	1	6	48	1.53%
\$500,000 - 599,999	1	0	1	1	2	6	3	1	0	5	3	1	24	0.77%
\$600,000 - 699,999	2	1	0	1	0	1	1	1	0	1	0	1	9	0.29%
\$700,000 - 799,999	0	2	0	0	0	1	0	0	0	0	0	1	4	0.13%
\$800,000 - 899,999	0	0	1	0	1	0	0	0	0	0	0	1	3	0.10%
\$900,000 - 999,999	1	0	0	0	0	0	0	0	0	0	2	0	3	0.10%
\$1,000,000 - and over	0	0	2	0	0	0	1	1	0	0	0	0	4	0.13%
Current Year	202	245	318	298	297	320	253	244	244	226	223	264	3,134	
Previous Year	181	225	281	280	317	268	270	242	242	248	274	286	3,114	
Change from last month		21.29%	29.80%	-6.29%	-0.34%	7.74%	-20.94%	-3.56%	0.00%	-7.38%	-1.33%	18.39%		
Change from last year	11.60%	8.89%	13.17%	6.43%	-6.31%	19.40%	-6.30%	0.83%	0.83%	-8.87%	-18.61%	-7.69%		
Current YTD	202	447	765	1,063	1,360	1,680	1,933	2,177	2,421	2,647	2,870	3,134		
Previous YTD	181	406	687	967	1,284	1,552	1,822	2,064	2,306	2,554	2,828	3,114		
% Change YTD	11.60%	10.10%	11.35%	9.93%	5.92%	8.25%	6.09%	5.47%	4.99%	3.64%	1.49%	0.64%		



Punta Gorda - Port Charlotte - North Port Association of Realtors®
Monthly Sales Trend Indicator
2010

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

Price Range	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	YTD Total	YTD
\$1 - 49,999	5	5	9	11	11	4	11	11	8	7	10	11	103	18.36%
\$50,000 - 59,999	5	6	8	5	1	4	2	1	3	6	2	2	45	8.02%
\$60,000 - 69,999	10	3	5	6	4	4	2	4	3	1	6	3	51	9.09%
\$70,000 - 79,999	6	4	4	5	5	3	1	1	2	1	0	2	34	6.06%
\$80,000 - 89,999	2	3	7	2	4	2	0	1	1	3	2	3	30	5.35%
\$90,000 - 99,999	5	4	6	7	4	2	2	2	1	2	1	5	41	7.31%
\$100,000 - 119,999	4	5	8	6	2	5	3	4	0	0	2	6	45	8.02%
\$120,000 - 139,999	0	4	4	7	0	4	3	5	1	5	4	6	43	7.66%
\$140,000 - 159,999	1	3	4	5	5	6	3	2	1	3	0	4	37	6.60%
\$160,000 - 179,999	1	0	2	3	4	3	6	3	1	3	3	2	31	5.53%
\$180,000 - 199,999	0	1	1	6	2	1	2	0	2	1	2	2	20	3.57%
\$200,000 - 249,999	3	4	5	6	3	8	1	0	1	1	1	1	34	6.06%
\$250,000 - 299,999	1	2	4	2	1	2	1	0	2	2	1	1	19	3.39%
\$300,000 - 349,999	2	0	2	2	1	2	0	0	2	0	1	0	12	2.14%
\$350,000 - 399,999	1	0	1	0	1	0	1	1	1	1	0	0	7	1.25%
\$400,000 - 499,999	1	1	0	1	1	0	0	0	1	1	0	0	6	1.07%
\$500,000 - 599,999	0	1	0	1	0	0	0	0	0	1	0	0	3	0.53%
\$600,000 - 699,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
\$700,000 - 799,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
\$800,000 - 899,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
\$900,000 - 999,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
\$1,000,000 - and over	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Current Year	47	46	70	75	49	50	38	35	30	38	35	48	561	
Previous Year	17	31	37	48	43	44	33	37	29	34	36	51	440	
Change from last month		-2.13%	52.17%	7.14%	-34.67%	2.04%	-24.00%	-7.89%	-14.29%	26.67%	-7.89%	37.14%		
Change from last year	176.47%	48.39%	89.19%	56.25%	13.95%	13.64%	15.15%	-5.41%	3.45%	11.76%	-2.78%	-5.88%		
Current YTD	47	93	163	238	287	337	375	410	440	478	513	561		
Previous YTD	17	48	85	133	176	220	253	290	319	353	389	440		
% Change YTD	176.47%	93.75%	91.76%	78.95%	63.07%	53.18%	48.22%	41.38%	37.93%	35.41%	31.88%	27.50%		



Punta Gorda - Port Charlotte - North Port Association of Realtors®
Monthly Sales Trend Indicator
2010
Sales by Price Range - Overall

Price Range	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	YTD Total	YTD
\$1 - 49,999	42	45	66	51	59	46	63	54	71	52	61	73	683	17.55%
\$50,000 - 59,999	18	22	31	27	19	26	19	12	24	18	23	26	265	6.81%
\$60,000 - 69,999	24	24	35	32	25	25	23	23	12	19	19	22	283	7.27%
\$70,000 - 79,999	18	27	20	30	30	31	17	24	27	20	16	24	284	7.30%
\$80,000 - 89,999	18	27	33	26	30	28	17	22	19	16	20	24	280	7.20%
\$90,000 - 99,999	20	24	25	22	29	20	19	21	21	23	15	12	251	6.45%
\$100,000 - 119,999	25	28	46	31	29	42	27	37	26	18	23	27	359	9.23%
\$120,000 - 139,999	15	20	36	35	31	48	21	35	21	21	22	24	329	8.46%
\$140,000 - 159,999	13	21	33	28	28	32	29	16	10	21	17	22	270	6.94%
\$160,000 - 179,999	9	18	19	29	19	15	15	9	14	17	12	17	193	4.96%
\$180,000 - 199,999	9	7	12	14	8	5	13	8	10	10	8	16	120	3.08%
\$200,000 - 249,999	18	16	29	30	30	31	15	12	11	13	11	12	228	5.86%
\$250,000 - 299,999	13	11	16	17	11	10	6	7	13	7	6	9	126	3.24%
\$300,000 - 349,999	3	4	7	7	10	6	2	4	7	4	5	5	64	1.64%
\$350,000 - 399,999	7	3	5	6	4	4	4	5	4	1	6	3	52	1.34%
\$400,000 - 499,999	3	5	3	8	5	6	4	5	3	5	1	6	54	1.39%
\$500,000 - 599,999	1	1	1	2	2	6	3	1	0	6	3	1	27	0.69%
\$600,000 - 699,999	2	1	0	1	0	1	1	1	0	1	0	1	9	0.23%
\$700,000 - 799,999	0	2	0	0	0	1	0	0	0	0	0	1	4	0.10%
\$800,000 - 899,999	0	0	1	0	1	0	0	0	0	0	0	1	3	0.08%
\$900,000 - 999,999	1	0	0	0	0	0	0	0	0	0	2	0	3	0.08%
\$1,000,000 - and over	0	0	2	0	0	0	1	1	0	0	0	0	4	0.10%
Current Year	259	306	420	396	370	383	299	297	293	272	270	326	3,891	
Previous Year	206	268	338	352	367	317	313	287	282	295	320	352	3,697	
Change from last month		18.15%	37.25%	-5.71%	-6.57%	3.51%	-21.93%	-0.67%	-1.35%	-7.17%	-0.74%	20.74%		
Change from last year		14.18%	24.26%	12.50%	0.82%	20.82%	-4.47%	3.48%	3.90%	-7.80%	-15.63%	-7.39%		
Current YTD	259	565	985	1,381	1,751	2,134	2,433	2,730	3,023	3,295	3,565	3,891		
Previous YTD	206	474	812	1,164	1,531	1,848	2,161	2,448	2,730	3,025	3,345	3,697		
% Change YTD	25.73%	19.20%	21.31%	18.64%	14.37%	15.48%	12.59%	11.52%	10.73%	8.93%	6.58%	5.25%		



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

Monthly Sales Trend Indicator

2010

Sales by Bedroom Count

Bedrooms	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	YTD Total	YTD
0	0	0	0	0	1	0	0	1	1	0	0	0	3	0.08%
1	1	4	3	6	5	4	3	2	5	1	2	5	41	1.05%
2	85	105	150	143	123	120	96	97	98	88	77	119	1,301	33.44%
3	156	173	233	214	221	229	171	169	164	162	172	180	2,244	57.67%
4	17	24	32	31	20	27	27	27	23	20	16	19	283	7.27%
5	0	0	2	2	0	2	2	1	1	0	2	3	15	0.39%
6+	0	0	0	0	0	1	0	0	1	1	1	0	4	0.10%
Total	259	306	420	396	370	383	299	297	293	272	270	326	3,891	100.00%

Sales by Bathroom Count

Bathrooms	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	YTD Total	YTD
1	20	23	35	29	34	40	29	19	29	26	30	27	341	8.76%
2	221	266	355	343	317	320	256	263	242	232	219	278	3,312	85.12%
3	18	16	27	22	18	21	13	13	21	12	16	18	215	5.53%
4	0	1	3	2	1	1	0	2	1	1	5	2	19	0.49%
5	0	0	0	0	0	0	1	0	0	0	0	1	2	0.05%
6+	0	0	0	0	0	1	0	0	0	1	0	0	2	0.05%
Total	259	306	420	396	370	383	299	297	293	272	270	326	3,891	100.00%



Punta Gorda - Port Charlotte - North Port Association of Realtors®
Monthly Sales Trend Indicator
2010
Sales by Housing Style

Style	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	YTD Total	YTD
Single Family Home	194	233	306	282	287	309	248	234	235	221	216	256	3,021	77.64%
Manufactured/Mobile In Pa	38	44	68	72	46	49	36	34	29	36	32	47	531	13.65%
Condominium	8	12	12	16	10	11	5	10	9	5	7	8	113	2.90%
Manufactured	3	3	7	8	6	3	4	16	15	8	11	13	97	2.49%
Mobile With Single In Land	6	5	17	13	14	7	2	0	0	0	0	0	64	1.64%
Manufactured/Mobile Out	9	2	2	3	3	0	2	1	1	2	3	1	29	0.75%
Modular	0	2	4	1	2	1	1	2	1	0	0	0	14	0.36%
Planned Unit Development	1	5	2	1	1	2	1	0	0	0	0	0	13	0.33%
Half Duplex	0	0	1	0	1	0	0	0	3	0	1	1	7	0.18%
Mobile	0	0	0	0	0	1	0	0	0	0	0	0	1	0.03%
Townhouse	0	0	1	0	0	0	0	0	0	0	0	0	1	0.03%
Villa	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Co-Op	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Total	259	306	420	396	370	383	299	297	293	272	270	326	3,891	100.00%



Punta Gorda - Port Charlotte - North Port Association of Realtors®
Multiple Listing One Month Sales and Inventory Report - December 1 to December 31, 2010

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	73	22.39%	37,729	32,741	87.00%	113	306	4.2
\$50,000 - 59,999	26	7.98%	57,778	53,963	93.00%	90	199	7.7
\$60,000 - 69,999	22	6.75%	67,509	64,507	96.00%	62	219	10.0
\$70,000 - 79,999	24	7.36%	79,792	74,649	94.00%	138	215	9.0
\$80,000 - 89,999	24	7.36%	89,912	84,804	94.00%	104	188	7.8
\$90,000 - 99,999	12	3.68%	100,946	93,971	93.00%	157	180	15.0
\$100,000 - 119,999	27	8.28%	115,611	111,089	96.00%	73	239	8.9
\$120,000 - 139,999	24	7.36%	140,038	128,679	92.00%	166	308	12.8
\$140,000 - 159,999	22	6.75%	153,468	145,893	95.00%	92	268	12.2
\$160,000 - 179,999	17	5.21%	179,668	167,537	93.00%	181	199	11.7
\$180,000 - 199,999	16	4.91%	207,425	187,482	90.00%	139	171	10.7
\$200,000 - 249,999	12	3.68%	238,383	225,242	94.00%	174	263	21.9
\$250,000 - 299,999	9	2.76%	301,352	279,556	93.00%	81	202	22.4
\$300,000 - 349,999	5	1.53%	338,980	318,800	94.00%	54	141	28.2
\$350,000 - 399,999	3	0.92%	398,267	370,000	93.00%	100	118	39.3
\$400,000 - 499,999	6	1.84%	508,983	447,167	88.00%	84	112	18.7
\$500,000 - 599,999	1	0.31%	599,900	575,000	96.00%	19	63	63.0
\$600,000 - 699,999	1	0.31%	619,000	600,000	97.00%	18	52	52.0
\$700,000 - 799,999	1	0.31%	599,000	799,000	133.00%	40	26	26.0
\$800,000 - 899,999	1	0.31%	899,000	820,000	91.00%	80	21	21.0
\$900,000 - 999,999	0	0.00%	0	0	0.00%		20	
\$1,000,000 - and over	0	0.00%	0	0	0.00%		25	
Totals	326	100.00%	127,273	118,748	93.00%	113	3,535	10.8

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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Punta Gorda - Port Charlotte - North Port Association of Realtors®
Multiple Listing YTD Sales and Inventory Report - January 1 to December 31, 2010

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	683	17.55%	38,996	35,046	90.00%	89	306	5.4
\$50,000 - 59,999	265	6.81%	58,276	54,269	93.00%	112	199	9.0
\$60,000 - 69,999	283	7.27%	68,838	64,564	94.00%	99	219	9.3
\$70,000 - 79,999	284	7.30%	78,823	74,573	95.00%	109	215	9.1
\$80,000 - 89,999	280	7.20%	89,748	84,361	94.00%	103	188	8.1
\$90,000 - 99,999	251	6.45%	99,152	94,386	95.00%	90	180	8.6
\$100,000 - 119,999	359	9.23%	115,829	109,669	95.00%	110	239	8.0
\$120,000 - 139,999	329	8.46%	135,300	128,491	95.00%	109	308	11.2
\$140,000 - 159,999	270	6.94%	157,955	148,389	94.00%	117	268	11.9
\$160,000 - 179,999	193	4.96%	181,744	168,967	93.00%	158	199	12.4
\$180,000 - 199,999	120	3.08%	202,906	187,972	93.00%	138	171	17.1
\$200,000 - 249,999	228	5.86%	237,155	222,579	94.00%	145	263	13.8
\$250,000 - 299,999	126	3.24%	292,319	271,644	93.00%	151	202	19.2
\$300,000 - 349,999	64	1.64%	345,233	317,784	92.00%	171	141	26.4
\$350,000 - 399,999	52	1.34%	407,463	371,333	91.00%	223	118	27.2
\$400,000 - 499,999	54	1.39%	469,772	432,880	92.00%	132	112	24.9
\$500,000 - 599,999	27	0.69%	596,293	548,014	92.00%	189	63	28.0
\$600,000 - 699,999	9	0.23%	669,878	621,667	93.00%	76	52	69.3
\$700,000 - 799,999	4	0.10%	723,475	732,250	101.00%	148	26	78.0
\$800,000 - 899,999	3	0.08%	892,333	826,750	93.00%	304	21	84.0
\$900,000 - 999,999	3	0.08%	1,081,333	984,667	91.00%	30	20	80.0
\$1,000,000 - and over	4	0.10%	1,362,250	1,181,250	87.00%	94	25	75.0
Totals	3,891	100.00%	133,148	124,244	93.00%	114	3,535	10.9

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



Four Year Sales and Inventory History 2007 - 2010 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-JAN-07	185	239,304	223,839	94%	118	8,383	45.3
01-FEB-07	253	231,371	217,431	94%	112	8,602	34.0
01-MAR-07	268	246,868	228,155	92%	107	8,565	32.0
01-APR-07	271	262,290	240,481	92%	121	8,345	30.8
01-MAY-07	261	226,423	211,344	93%	94	8,217	31.5
01-JUN-07	252	236,109	219,241	93%	102	8,149	32.3
01-JUL-07	179	233,208	218,294	94%	112	7,791	43.5
01-AUG-07	240	235,977	216,543	92%	117	7,703	32.1
01-SEP-07	201	195,950	182,906	93%	106	7,640	38.0
01-OCT-07	165	229,942	213,995	93%	109	7,657	46.4
01-NOV-07	180	210,063	192,812	92%	115	7,742	43.0
01-DEC-07	198	210,305	191,687	91%	111	7,430	37.5
01-JAN-08	184	237,842	213,805	90%	107	7,209	39.2
01-FEB-08	229	194,485	179,361	92%	106	7,045	30.8
01-MAR-08	300	180,974	164,186	91%	116	6,840	22.8
01-APR-08	289	195,603	179,420	92%	130	6,567	22.7
01-MAY-08	287	191,175	177,206	93%	111	6,074	21.2
01-JUN-08	243	190,136	175,598	92%	123	5,816	23.9
01-JUL-08	242	191,638	176,969	92%	125	5,338	22.1
01-AUG-08	220	172,919	159,311	92%	114	5,094	23.2
01-SEP-08	181	163,435	151,361	93%	132	4,956	27.4
01-OCT-08	266	145,593	134,981	93%	115	4,781	18.0
01-NOV-08	199	155,959	141,512	91%	120	4,664	23.4
01-DEC-08	262	153,872	139,218	90%	112	4,535	17.3
01-JAN-09	206	132,189	120,765	91%	113	4,284	20.8
01-FEB-09	268	135,114	123,586	91%	132	4,218	15.7
01-MAR-09	338	131,649	120,941	92%	119	4,053	12.0
01-APR-09	352	127,530	117,134	92%	130	3,776	10.7
01-MAY-09	367	134,139	125,088	93%	125	3,530	9.6
01-JUN-09	317	149,005	137,673	92%	127	3,454	10.9
01-JUL-09	313	149,654	137,926	92%	133	3,324	10.6
01-AUG-09	287	134,153	125,102	93%	146	3,276	11.4
01-SEP-09	282	134,278	124,078	92%	131	3,315	11.8
01-OCT-09	295	135,369	125,767	93%	143	3,274	11.1
01-NOV-09	320	136,618	126,636	93%	129	3,353	10.5
01-DEC-09	352	138,464	128,390	93%	105	3,357	9.5
01-JAN-10	259	141,670	131,535	93%	126	3,400	13.1
01-FEB-10	306	131,850	123,053	93%	110	3,422	11.2
01-MAR-10	420	136,355	126,707	93%	127	3,368	8.0
01-APR-10	396	142,243	132,923	93%	129	3,353	8.5
01-MAY-10	370	133,942	125,852	94%	111	3,366	9.1
01-JUN-10	383	139,185	131,205	94%	121	3,498	9.1
01-JUL-10	299	129,509	121,998	94%	110	3,502	11.7
01-AUG-10	297	127,827	119,036	93%	103	3,573	12.0
01-SEP-10	293	118,200	110,014	93%	97	3,658	12.5
01-OCT-10	272	136,256	125,323	92%	103	3,598	13.2
01-NOV-10	270	128,524	119,172	93%	107	3,577	13.2
01-DEC-10	326	127,273	118,748	93%	113	3,535	10.8