



Punta Gorda - Port Charlotte - North Port Association of Realtors®
Monthly Sales Trend Indicator
2011

Sales by Price Range - Single Family Homes & Villas

Price Range	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
\$1 - 49,999	56	52	78	47	67	44	35	49	42	47	31	30	578	11.63%	17.47%
\$50,000 - 59,999	21	23	30	30	19	24	21	18	10	16	18	16	246	6.20%	7.43%
\$60,000 - 69,999	22	20	17	17	18	12	18	17	23	20	15	16	215	6.20%	6.50%
\$70,000 - 79,999	22	17	32	33	20	20	16	20	20	24	17	25	266	9.69%	8.04%
\$80,000 - 89,999	16	16	21	20	10	24	16	20	12	15	16	27	213	10.47%	6.44%
\$90,000 - 99,999	11	8	17	16	23	15	10	21	10	17	19	20	187	7.75%	5.65%
\$100,000 - 119,999	20	34	31	34	31	33	19	28	20	15	34	27	326	10.47%	9.85%
\$120,000 - 139,999	25	28	38	31	32	31	25	25	19	27	31	25	337	9.69%	10.18%
\$140,000 - 159,999	28	19	24	23	27	12	21	13	17	11	17	21	233	8.14%	7.04%
\$160,000 - 179,999	6	14	14	14	16	13	11	12	18	15	8	13	154	5.04%	4.65%
\$180,000 - 199,999	1	6	7	15	7	11	7	5	9	11	7	8	94	3.10%	2.84%
\$200,000 - 249,999	13	17	17	18	13	11	19	18	13	12	13	11	175	4.26%	5.29%
\$250,000 - 299,999	13	4	10	13	15	6	12	11	4	5	4	7	104	2.71%	3.14%
\$300,000 - 349,999	4	3	8	6	3	12	8	9	6	2	0	3	64	1.16%	1.93%
\$350,000 - 399,999	2	2	5	4	4	7	1	5	4	0	4	1	39	0.39%	1.18%
\$400,000 - 499,999	2	7	3	6	7	6	3	0	2	4	4	4	48	1.55%	1.45%
\$500,000 - 599,999	0	0	1	1	4	2	3	2	0	1	1	2	17	0.78%	0.51%
\$600,000 - 699,999	1	3	1	0	0	0	1	0	1	0	0	0	7	0.00%	0.21%
\$700,000 - 799,999	0	0	0	0	0	1	0	1	0	0	0	1	3	0.39%	0.09%
\$800,000 - 899,999	0	0	0	0	0	1	0	0	0	0	1	1	3	0.39%	0.09%
\$900,000 - 999,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$1,000,000 - and over	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Current Year	263	273	354	328	316	285	246	274	230	242	240	258	3,309		
Previous Year	202	246	319	298	298	321	254	244	245	227	223	270	3,147		
Change from last month		3.80%	29.67%	-7.34%	-3.66%	-9.81%	-13.68%	11.38%	-16.06%	5.22%	-0.83%	7.50%			
Change from last year	30.20%	10.98%	10.97%	10.07%	6.04%	-11.21%	-3.15%	12.30%	-6.12%	6.61%	7.62%	-4.44%			
Current YTD	263	536	890	1,218	1,534	1,819	2,065	2,339	2,569	2,811	3,051	3,309			
Previous YTD	202	448	767	1,065	1,363	1,684	1,938	2,182	2,427	2,654	2,877	3,147			
% Change YTD	30.20%	19.64%	16.04%	14.37%	12.55%	8.02%	6.55%	7.20%	5.85%	5.92%	6.05%	5.15%			



Punta Gorda - Port Charlotte - North Port Association of Realtors®
Monthly Sales Trend Indicator
2011

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

Price Range	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
\$1 - 49,999	10	22	24	14	10	12	10	13	17	9	13	9	163	22.50%	26.38%
\$50,000 - 59,999	5	7	12	9	8	5	3	4	1	7	5	4	70	10.00%	11.33%
\$60,000 - 69,999	3	5	5	5	6	3	3	2	1	1	2	1	37	2.50%	5.99%
\$70,000 - 79,999	4	9	6	7	7	5	4	5	7	4	5	3	66	7.50%	10.68%
\$80,000 - 89,999	0	2	5	2	4	3	4	3	1	1	3	1	29	2.50%	4.69%
\$90,000 - 99,999	0	1	2	2	2	1	2	0	1	4	0	1	16	2.50%	2.59%
\$100,000 - 119,999	4	5	6	3	4	2	4	2	1	1	1	3	36	7.50%	5.83%
\$120,000 - 139,999	3	3	5	3	2	5	3	2	1	2	2	6	37	15.00%	5.99%
\$140,000 - 159,999	1	0	10	4	3	3	4	2	3	3	3	4	40	10.00%	6.47%
\$160,000 - 179,999	2	2	2	5	4	2	3	2	1	0	2	3	28	7.50%	4.53%
\$180,000 - 199,999	1	4	1	4	4	2	0	2	0	1	0	2	21	5.00%	3.40%
\$200,000 - 249,999	2	3	4	4	4	4	5	0	3	0	2	2	33	5.00%	5.34%
\$250,000 - 299,999	1	0	4	4	3	1	1	3	0	2	0	0	19	0.00%	3.07%
\$300,000 - 349,999	1	2	2	1	1	0	0	2	1	1	1	0	12	0.00%	1.94%
\$350,000 - 399,999	0	0	2	0	0	1	0	0	0	0	0	0	3	0.00%	0.49%
\$400,000 - 499,999	0	1	0	3	0	1	0	0	0	0	0	1	6	2.50%	0.97%
\$500,000 - 599,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$600,000 - 699,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$700,000 - 799,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$800,000 - 899,999	0	0	0	0	0	0	1	0	0	0	0	0	1	0.00%	0.16%
\$900,000 - 999,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$1,000,000 - and over	0	0	0	0	0	1	0	0	0	0	0	0	1	0.00%	0.16%
Current Year	37	66	90	70	62	51	47	42	38	36	39	40	618		
Previous Year	47	46	70	75	49	50	38	35	30	38	35	51	564		
Change from last month		78.38%	36.36%	-22.22%	-11.43%	-17.74%	-7.84%	-10.64%	-9.52%	-5.26%	8.33%	2.56%			
Change from last year	-21.28%	43.48%	28.57%	-6.67%	26.53%	2.00%	23.68%	20.00%	26.67%	-5.26%	11.43%	-21.57%			
Current YTD	37	103	193	263	325	376	423	465	503	539	578	618			
Previous YTD	47	93	163	238	287	337	375	410	440	478	513	564			
% Change YTD	-21.28%	10.75%	18.40%	10.50%	13.24%	11.57%	12.80%	13.41%	14.32%	12.76%	12.67%	9.57%			



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

Monthly Sales Trend Indicator

2011

Sales by Price Range - Overall

Price Range	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
\$1 - 49,999	70	83	118	70	81	60	47	65	65	60	50	49	818	15.56%	19.82%
\$50,000 - 59,999	26	31	49	42	28	29	24	25	13	26	25	21	339	6.67%	8.21%
\$60,000 - 69,999	27	25	26	28	27	16	23	19	24	21	18	17	271	5.40%	6.57%
\$70,000 - 79,999	27	26	41	42	28	28	20	26	27	30	22	28	345	8.89%	8.36%
\$80,000 - 89,999	17	19	31	26	15	29	21	24	14	16	20	28	260	8.89%	6.30%
\$90,000 - 99,999	12	10	20	19	26	16	12	23	11	22	19	23	213	7.30%	5.16%
\$100,000 - 119,999	25	40	43	41	36	38	23	30	21	17	35	31	380	9.84%	9.21%
\$120,000 - 139,999	28	31	43	37	38	38	28	28	20	30	33	31	385	9.84%	9.33%
\$140,000 - 159,999	29	19	35	27	30	15	25	15	20	14	21	26	276	8.25%	6.69%
\$160,000 - 179,999	8	16	17	20	20	16	14	14	20	15	10	18	188	5.71%	4.56%
\$180,000 - 199,999	2	10	8	19	12	13	7	7	10	12	7	10	117	3.17%	2.83%
\$200,000 - 249,999	15	20	21	22	17	15	24	18	16	12	15	13	208	4.13%	5.04%
\$250,000 - 299,999	14	4	14	17	18	7	13	14	4	7	4	7	123	2.22%	2.98%
\$300,000 - 349,999	5	5	10	7	4	12	8	11	7	3	1	3	76	0.95%	1.84%
\$350,000 - 399,999	2	2	7	4	4	8	1	5	4	0	4	1	42	0.32%	1.02%
\$400,000 - 499,999	2	8	3	9	7	7	3	0	2	4	4	5	54	1.59%	1.31%
\$500,000 - 599,999	0	0	1	1	4	2	3	2	0	1	1	2	17	0.63%	0.41%
\$600,000 - 699,999	1	3	1	0	0	0	1	0	1	0	0	0	7	0.00%	0.17%
\$700,000 - 799,999	0	0	0	0	0	1	0	1	0	0	0	1	3	0.32%	0.07%
\$800,000 - 899,999	0	0	0	0	0	1	1	0	0	0	1	1	4	0.32%	0.10%
\$900,000 - 999,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$1,000,000 - and over	0	0	0	0	0	1	0	0	0	0	0	0	1	0.00%	0.02%
Current Year	310	352	488	431	395	352	298	327	279	290	290	315	4,127		
Previous Year	259	307	421	396	371	384	300	297	294	273	270	336	3,908		
Change from last month		13.55%	38.64%	-11.68%	-8.35%	-10.89%	-15.34%	9.73%	-14.68%	3.94%	0.00%	8.62%			
Change from last year		14.66%	15.91%	8.84%	6.47%	-8.33%	-0.67%	10.10%	-5.10%	6.23%	7.41%	-6.25%			
Current YTD	310	662	1,150	1,581	1,976	2,328	2,626	2,953	3,232	3,522	3,812	4,127			
Previous YTD	259	566	987	1,383	1,754	2,138	2,438	2,735	3,029	3,302	3,572	3,908			
% Change YTD	19.69%	16.96%	16.51%	14.32%	12.66%	8.89%	7.71%	7.97%	6.70%	6.66%	6.72%	5.60%			



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

Monthly Sales Trend Indicator

2011

Sales by Bedroom Count

Bedrooms	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
0	1	0	0	0	0	0	1	0	0	0	0	0	2	0.00%	0.05%
1	6	5	8	4	3	3	1	4	6	4	0	10	54	3.17%	1.31%
2	112	144	196	144	127	106	85	97	80	94	99	94	1,378	29.84%	33.39%
3	174	178	258	254	232	207	186	199	167	168	165	186	2,374	59.05%	57.52%
4	16	25	24	26	29	34	23	25	21	23	26	20	292	6.35%	7.08%
5	1	0	2	3	2	2	2	1	5	1	0	3	22	0.95%	0.53%
6+	0	0	0	0	2	0	0	1	0	0	0	2	5	0.63%	0.12%
Total	310	352	488	431	395	352	298	327	279	290	290	315	4,127	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
1	34	22	49	35	25	25	23	26	28	30	14	27	338	8.57%	8.19%
2	263	313	416	362	348	288	247	275	232	243	260	267	3,514	84.76%	85.15%
3	12	17	22	32	18	34	24	23	18	16	13	16	245	5.08%	5.94%
4	0	0	1	2	3	5	3	3	1	1	3	3	25	0.95%	0.61%
5	0	0	0	0	0	0	1	0	0	0	0	1	2	0.32%	0.05%
6+	1	0	0	0	1	0	0	0	0	0	0	1	3	0.32%	0.07%
Total	310	352	488	431	395	352	298	327	279	290	290	315	4,127	100.00%	100.00%



Punta Gorda - Port Charlotte - North Port Association of Realtors®
Monthly Sales Trend Indicator
2011
Sales by Housing Style

Style	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
Single Family Home	255	261	334	308	304	275	240	264	225	236	229	245	3,176	77.78%	76.96%
Condominium	36	63	85	67	56	46	46	40	37	33	38	37	584	11.75%	14.15%
Manufactured/Mobile H	10	12	42	30	16	14	5	9	8	12	10	17	185	5.40%	4.48%
Villa	8	12	20	20	12	10	6	10	5	6	11	13	133	4.13%	3.22%
Townhouse	1	3	5	3	6	5	1	1	1	3	1	3	33	0.95%	0.80%
Half Duplex	0	0	1	2	0	1	0	1	3	0	0	0	8	0.00%	0.19%
Modular	0	1	1	1	1	1	0	0	0	0	1	0	6	0.00%	0.15%
Co-Op	0	0	0	0	0	0	0	1	0	0	0	0	1	0.00%	0.02%
Planned Unit Developpr	0	0	0	0	0	0	0	1	0	0	0	0	1	0.00%	0.02%
Total	310	352	488	431	395	352	298	327	279	290	290	315	4,127	100.00%	100.00%



Punta Gorda - Port Charlotte - North Port Association of Realtors®
Multiple Listing One Month Sales and Inventory Report - December 1 to December 31, 2011

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	49	15.56%	37,230	33,252	89.00%	129	184	3.8
\$50,000 - 59,999	21	6.67%	59,705	55,074	92.00%	167	130	6.2
\$60,000 - 69,999	17	5.40%	68,490	63,963	93.00%	44	137	8.1
\$70,000 - 79,999	28	8.89%	78,016	74,692	96.00%	136	108	3.9
\$80,000 - 89,999	28	8.89%	88,536	83,609	94.00%	94	124	4.4
\$90,000 - 99,999	23	7.30%	99,424	94,910	95.00%	186	111	4.8
\$100,000 - 119,999	31	9.84%	119,303	110,562	93.00%	110	173	5.6
\$120,000 - 139,999	31	9.84%	137,758	128,071	93.00%	90	205	6.6
\$140,000 - 159,999	26	8.25%	156,861	148,746	95.00%	95	154	5.9
\$160,000 - 179,999	18	5.71%	176,316	167,849	95.00%	90	158	8.8
\$180,000 - 199,999	10	3.17%	200,760	186,450	93.00%	98	133	13.3
\$200,000 - 249,999	13	4.13%	227,184	217,923	96.00%	97	184	14.2
\$250,000 - 299,999	7	2.22%	287,809	270,171	94.00%	173	201	28.7
\$300,000 - 349,999	3	0.95%	339,300	321,833	95.00%	189	110	36.7
\$350,000 - 399,999	1	0.32%	419,000	390,000	93.00%	43	86	86.0
\$400,000 - 499,999	5	1.59%	469,160	442,980	94.00%	58	110	22.0
\$500,000 - 599,999	2	0.63%	574,740	540,240	94.00%	95	61	30.5
\$600,000 - 699,999	0	0.00%	0	0	0.00%		44	
\$700,000 - 799,999	1	0.32%	829,900	730,000	88.00%	695	27	27.0
\$800,000 - 899,999	1	0.32%	889,000	825,000	93.00%	38	20	20.0
\$900,000 - 999,999	0	0.00%	0	0	0.00%		18	
\$1,000,000 - and over	0	0.00%	0	0	0.00%		18	
Totals	315	100.00%	127,112	119,268	94.00%	117	2,496	7.9

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, 2011

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	818	19.82%	38,610	34,882	90.00%	111	184	2.7
\$50,000 - 59,999	339	8.21%	58,345	54,235	93.00%	124	130	4.6
\$60,000 - 69,999	271	6.57%	67,863	64,278	95.00%	137	137	6.1
\$70,000 - 79,999	345	8.36%	79,377	74,222	94.00%	122	108	3.8
\$80,000 - 89,999	260	6.30%	88,579	84,299	95.00%	102	124	5.7
\$90,000 - 99,999	213	5.16%	98,974	93,807	95.00%	120	111	6.3
\$100,000 - 119,999	380	9.21%	116,330	109,594	94.00%	120	173	5.5
\$120,000 - 139,999	385	9.33%	136,572	128,604	94.00%	118	205	6.4
\$140,000 - 159,999	276	6.69%	157,678	149,058	95.00%	137	154	6.7
\$160,000 - 179,999	188	4.56%	180,054	168,659	94.00%	145	158	10.1
\$180,000 - 199,999	117	2.83%	202,518	188,822	93.00%	162	133	13.6
\$200,000 - 249,999	208	5.04%	240,609	222,293	92.00%	135	184	10.6
\$250,000 - 299,999	123	2.98%	291,719	269,785	92.00%	173	201	19.6
\$300,000 - 349,999	76	1.84%	346,070	321,776	93.00%	218	110	17.4
\$350,000 - 399,999	42	1.02%	396,688	369,193	93.00%	149	86	24.6
\$400,000 - 499,999	54	1.31%	470,429	439,493	93.00%	189	110	24.4
\$500,000 - 599,999	17	0.41%	604,157	544,837	90.00%	257	61	43.1
\$600,000 - 699,999	7	0.17%	698,824	655,695	94.00%	121	44	75.4
\$700,000 - 799,999	3	0.07%	834,300	738,333	88.00%	645	27	108.0
\$800,000 - 899,999	4	0.10%	878,475	823,000	94.00%	400	20	60.0
\$900,000 - 999,999	0	0.00%	0	0	0.00%		18	
\$1,000,000 - and over	1	0.02%	1,525,000	1,325,000	87.00%	491	18	216.0
Totals	4,127	100.00%	125,054	116,729	93.00%	129	2,496	7.3

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

Four Year Sales and Inventory History 2007 - 2011

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-08	184	237,842	213,805	90%	107	7,211	39.2
01-FEB-08	229	194,485	179,361	92%	106	7,047	30.8
01-MAR-08	300	180,974	164,186	91%	116	6,842	22.8
01-APR-08	289	195,603	179,420	92%	130	6,569	22.7
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	3,381	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	3,604	12.1
01-SEP-10	294	118,308	110,125	93%	97	3,710	12.6
01-OCT-10	273	135,995	125,066	92%	103	3,691	13.5
01-NOV-10	270	128,524	119,172	93%	107	3,725	13.8
01-DEC-10	336	126,679	117,987	93%	113	3,742	11.1
01-JAN-11	310	115,200	107,167	93%	137	3,688	11.9
01-FEB-11	352	121,011	112,960	93%	122	3,529	10.0
01-MAR-11	488	116,683	108,346	93%	119	3,314	6.8
01-APR-11	431	128,350	119,355	93%	138	3,110	7.2
01-MAY-11	395	128,600	119,946	93%	127	2,942	7.4
01-JUN-11	352	142,040	131,761	93%	130	2,798	7.9
01-JUL-11	298	137,983	129,284	94%	133	2,682	9.0
01-AUG-11	327	126,045	118,649	94%	129	2,623	8.0
01-SEP-11	279	120,896	113,123	94%	146	2,578	9.2
01-OCT-11	290	114,945	107,244	93%	131	2,585	8.9
01-NOV-11	290	121,705	114,231	94%	122	2,627	9.1
01-DEC-11	315	127,112	119,268	94%	117	2,496	7.9