



**Port Charlotte - Punta Gorda - North Port Association of Realtors®
 Monthly Sales Trend Indicator
 2013**

Sales by Price Range - Single Family Homes & Villa's

Price Range	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	YTD Total	Curr Month	YTD
\$1 - 49,999	31	29	26	21	31	27	21	17	18	30	19	17	287	5.04%	7.62%
\$50,000 - 59,999	20	12	12	18	6	13	14	12	18	10	9	9	153	2.67%	4.06%
\$60,000 - 69,999	16	22	19	18	21	17	13	12	8	18	19	13	196	3.86%	5.20%
\$70,000 - 79,999	20	14	15	21	23	12	13	16	16	21	18	15	204	4.45%	5.41%
\$80,000 - 89,999	13	13	21	18	17	24	20	15	16	20	18	10	205	2.97%	5.44%
\$90,000 - 99,999	12	19	9	19	18	18	10	14	6	13	12	19	169	5.64%	4.49%
\$100,000 - 119,999	22	32	38	27	35	40	38	30	27	38	27	36	390	10.68%	10.35%
\$120,000 - 139,999	33	30	50	40	49	40	48	49	36	40	29	44	488	13.06%	12.95%
\$140,000 - 159,999	31	22	33	33	37	25	28	38	22	32	20	46	367	13.65%	9.74%
\$160,000 - 179,999	16	18	21	20	27	28	25	30	26	32	18	24	285	7.12%	7.56%
\$180,000 - 199,999	15	14	17	18	14	10	21	11	9	20	17	16	182	4.75%	4.83%
\$200,000 - 249,999	13	24	34	41	27	30	17	25	30	20	13	27	301	8.01%	7.99%
\$250,000 - 299,999	6	16	17	20	24	22	22	10	20	7	7	16	187	4.75%	4.96%
\$300,000 - 349,999	7	4	10	8	18	17	10	11	12	7	3	15	122	4.45%	3.24%
\$350,000 - 399,999	3	4	7	8	6	4	10	4	12	4	3	10	75	2.97%	1.99%
\$400,000 - 499,999	2	3	6	10	7	8	8	10	5	11	8	10	88	2.97%	2.34%
\$500,000 - 599,999	1	2	2	2	10	3	5	0	2	0	5	4	36	1.19%	0.96%
\$600,000 - 699,999	1	0	2	1	1	1	2	1	0	0	1	2	12	0.59%	0.32%
\$700,000 - 799,999	1	0	0	2	0	0	0	0	0	0	0	0	3	0.00%	0.08%
\$800,000 - 899,999	1	1	0	0	1	0	2	0	0	1	0	2	8	0.59%	0.21%
\$900,000 - 999,999	0	0	1	0	0	0	0	0	0	0	0	1	2	0.30%	0.05%
\$1,000,000 - and over	0	2	0	0	0	0	3	0	1	0	1	1	8	0.30%	0.21%
Current Year	264	281	340	345	372	339	330	305	284	324	247	337	3,768		
Previous Year	255	276	332	368	319	331	302	301	244	289	248	267	3,532		
Change from last month		6.44%	21.00%	1.47%	7.83%	-8.87%	-2.65%	-7.58%	-6.89%	14.08%	-23.77%	36.44%			
Change from last year	3.53%	1.81%	2.41%	-6.25%	16.61%	2.42%	9.27%	1.33%	16.39%	12.11%	-0.40%	26.22%			
Current YTD	264	545	885	1,230	1,602	1,941	2,271	2,576	2,860	3,184	3,431	3,768			
Previous YTD	255	531	863	1,231	1,550	1,881	2,183	2,484	2,728	3,017	3,265	3,532			
% Change YTD	3.53%	2.64%	2.55%	-0.08%	3.35%	3.19%	4.03%	3.70%	4.84%	5.54%	5.08%	6.68%			



Port Charlotte - Punta Gorda - North Port Association of Realtors® Monthly Sales Trend Indicator 2013

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

Price Range	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	YTD Total	Curr Month	YTD
\$1 - 49,999	13	18	13	15	12	12	16	12	8	9	13	9	150	17.31%	20.16%
\$50,000 - 59,999	6	5	8	9	6	5	5	3	6	7	4	3	67	5.77%	9.01%
\$60,000 - 69,999	2	3	4	5	3	6	7	4	5	3	9	3	54	5.77%	7.26%
\$70,000 - 79,999	1	2	4	6	5	3	2	2	3	2	5	4	39	7.69%	5.24%
\$80,000 - 89,999	2	2	6	11	5	6	2	2	3	5	3	5	52	9.62%	6.99%
\$90,000 - 99,999	1	0	4	4	3	3	7	4	4	3	3	3	39	5.77%	5.24%
\$100,000 - 119,999	3	5	7	13	6	6	3	9	11	6	6	9	84	17.31%	11.29%
\$120,000 - 139,999	3	3	6	4	4	6	3	5	5	4	4	2	49	3.85%	6.59%
\$140,000 - 159,999	0	6	3	7	3	5	2	4	1	1	2	3	37	5.77%	4.97%
\$160,000 - 179,999	0	1	3	4	4	1	3	2	1	2	0	1	22	1.92%	2.96%
\$180,000 - 199,999	1	4	2	1	1	0	2	2	0	0	4	0	17	0.00%	2.28%
\$200,000 - 249,999	4	3	7	8	8	8	8	6	3	3	4	5	67	9.62%	9.01%
\$250,000 - 299,999	2	1	0	4	2	1	1	0	3	3	5	3	25	5.77%	3.36%
\$300,000 - 349,999	1	1	4	2	4	1	2	1	1	0	1	0	18	0.00%	2.42%
\$350,000 - 399,999	0	2	0	0	1	0	1	1	1	1	1	1	9	1.92%	1.21%
\$400,000 - 499,999	0	1	0	1	2	1	1	1	0	2	0	1	10	1.92%	1.34%
\$500,000 - 599,999	1	1	0	1	0	1	0	0	0	0	0	0	4	0.00%	0.54%
\$600,000 - 699,999	0	0	0	0	0	0	0	0	1	0	0	0	1	0.00%	0.13%
\$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	0	0	0	0	0	0	0	0.00%	0.00%
\$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	40	58	71	95	69	65	65	58	56	51	64	52	744		
Previous Year	51	54	84	69	70	54	47	50	49	43	53	64	688		
Change from last month		45.00%	22.41%	33.80%	-27.37%	-5.80%	0.00%	-10.77%	-3.45%	-8.93%	25.49%	-18.75%			
Change from last year	-21.57%	7.41%	-15.48%	37.68%	-1.43%	20.37%	38.30%	16.00%	14.29%	18.60%	20.75%	-18.75%			
Current YTD	40	98	169	264	333	398	463	521	577	628	692	744			
Previous YTD	51	105	189	258	328	382	429	479	528	571	624	688			
% Change YTD	-21.57%	-6.67%	-10.58%	2.33%	1.52%	4.19%	7.93%	8.77%	9.28%	9.98%	10.90%	8.14%			



Port Charlotte - Punta Gorda - North Port Association of Realtors®
Monthly Sales Trend Indicator
2013
Sales by Price Range - Overall

Price Range	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	YTD Total	Curr Month	YTD
\$1 - 49,999	46	57	49	52	55	42	41	36	33	44	42	34	531	8.31%	11.14%
\$50,000 - 59,999	29	22	24	32	14	19	23	16	26	19	15	14	253	3.42%	5.31%
\$60,000 - 69,999	20	26	27	29	26	25	21	18	13	24	34	17	280	4.16%	5.87%
\$70,000 - 79,999	21	18	25	29	31	18	16	19	19	24	23	21	264	5.13%	5.54%
\$80,000 - 89,999	16	16	29	32	25	33	23	17	22	26	23	17	279	4.16%	5.85%
\$90,000 - 99,999	14	20	17	23	21	21	17	18	11	20	15	24	221	5.87%	4.64%
\$100,000 - 119,999	28	39	49	44	41	46	41	39	38	46	34	45	490	11.00%	10.28%
\$120,000 - 139,999	36	35	59	47	55	46	53	55	41	44	33	49	553	11.98%	11.60%
\$140,000 - 159,999	32	29	37	42	40	30	30	42	23	33	22	49	409	11.98%	8.58%
\$160,000 - 179,999	16	19	24	24	31	29	28	32	27	34	18	25	307	6.11%	6.44%
\$180,000 - 199,999	16	18	19	19	15	11	24	13	9	21	21	16	202	3.91%	4.24%
\$200,000 - 249,999	17	27	41	50	35	38	25	31	33	23	17	32	369	7.82%	7.74%
\$250,000 - 299,999	8	17	17	24	26	23	23	10	23	10	12	19	212	4.65%	4.45%
\$300,000 - 349,999	8	5	14	10	22	18	12	12	13	7	4	15	140	3.67%	2.94%
\$350,000 - 399,999	3	6	7	8	7	4	11	5	13	5	4	11	84	2.69%	1.76%
\$400,000 - 499,999	2	4	6	11	9	9	9	11	5	13	8	11	98	2.69%	2.06%
\$500,000 - 599,999	2	3	2	3	10	4	5	0	2	0	5	4	40	0.98%	0.84%
\$600,000 - 699,999	1	0	2	1	1	1	2	1	1	0	1	2	13	0.49%	0.27%
\$700,000 - 799,999	1	0	0	2	0	0	0	0	0	0	0	0	3	0.00%	0.06%
\$800,000 - 899,999	1	1	0	0	1	0	2	0	0	1	0	2	8	0.49%	0.17%
\$900,000 - 999,999	0	0	1	0	0	0	0	0	0	0	0	1	2	0.24%	0.04%
\$1,000,000 - and over	0	2	0	0	0	0	3	0	1	0	1	1	8	0.24%	0.17%
Current Year	317	364	449	482	465	417	409	375	353	394	332	409	4,766		
Previous Year	331	357	446	464	410	395	362	368	302	338	317	349	4,439		
Change from last month		14.83%	23.35%	7.35%	-3.53%	-10.32%	-1.92%	-8.31%	-5.87%	11.61%	-15.74%	23.19%			
Change from last year		1.96%	0.67%	3.88%	13.41%	5.57%	12.98%	1.90%	16.89%	16.57%	4.73%	17.19%			
Current YTD	317	681	1,130	1,612	2,077	2,494	2,903	3,278	3,631	4,025	4,357	4,766			
Previous YTD	331	688	1,134	1,598	2,008	2,403	2,765	3,133	3,435	3,773	4,090	4,439			
% Change YTD	-4.23%	-1.02%	-0.35%	0.88%	3.44%	3.79%	4.99%	4.63%	5.71%	6.68%	6.53%	7.37%			



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

Monthly Sales Trend Indicator

2013

Sales by Bedroom Count

Bedrooms	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	YTD Total	Curr Month	YTD
0	1	0	0	0	0	0	0	0	0	0	0	0	1	0.00%	0.02%
1	5	6	8	9	9	4	8	4	3	6	5	4	71	0.98%	1.49%
2	114	144	173	198	152	137	122	125	111	137	122	135	1,670	33.01%	35.04%
3	174	188	243	239	266	250	243	219	205	218	181	234	2,660	57.21%	55.81%
4	21	25	21	33	36	20	34	24	28	32	20	34	328	8.31%	6.88%
5	2	0	3	2	1	6	0	2	4	1	3	2	26	0.49%	0.55%
6+	0	1	1	1	1	0	2	1	2	0	1	0	10	0.00%	0.21%
Total	317	364	449	482	465	417	409	375	353	394	332	409	4,766	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	YTD Total	Curr Month	YTD
1	36	37	35	36	39	37	41	28	26	35	27	18	395	4.40%	8.29%
2	268	309	388	412	390	346	331	324	297	334	285	351	4,035	85.82%	84.66%
3	9	14	23	29	32	31	32	22	25	24	16	36	293	8.80%	6.15%
4	4	3	3	4	4	3	4	1	4	1	2	2	35	0.49%	0.73%
5	0	0	0	0	0	0	0	0	0	0	2	2	4	0.49%	0.08%
6+	0	1	0	1	0	0	1	0	1	0	0	0	4	0.00%	0.08%
Total	317	364	449	482	465	417	409	375	353	394	332	409	4,766	100.00%	100.00%



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

2013

Sales by Housing Style

Style	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	YTD Total	Curr Month	YTD
Single Family Home	251	264	314	324	353	327	320	292	279	305	236	320	3,585	78.24%	75.22%
Condominium	37	58	65	91	67	61	62	55	49	46	60	50	701	12.22%	14.71%
Manufactured/Mobile Home	11	24	37	39	24	13	13	11	13	19	19	20	243	4.89%	5.10%
Villa	13	17	26	21	19	12	10	13	5	19	11	17	183	4.16%	3.84%
Townhouse	3	0	6	4	2	4	3	3	7	5	4	2	43	0.49%	0.90%
Modular	2	0	1	1	0	0	0	1	0	0	2	0	7	0.00%	0.15%
Half Duplex	0	1	0	2	0	0	1	0	0	0	0	0	4	0.00%	0.08%
Total	317	364	449	482	465	417	409	375	353	394	332	409	4,766	100.00%	100.00%



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

Multiple Listing One Month Sales and Inventory Report - December 1 to December 31, 2013

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory on Market	Months Supply
\$1 - 49,999	34	8.31%	43,503	40,159	92.00%	127	139	4.1
\$50,000 - 59,999	14	3.42%	56,929	54,571	96.00%	41	76	5.4
\$60,000 - 69,999	17	4.16%	68,953	66,312	96.00%	57	102	6.0
\$70,000 - 79,999	21	5.13%	79,218	75,042	95.00%	100	102	4.9
\$80,000 - 89,999	17	4.16%	90,594	84,929	94.00%	64	98	5.8
\$90,000 - 99,999	24	5.87%	100,369	94,296	94.00%	57	79	3.3
\$100,000 - 119,999	45	11.00%	117,064	111,256	95.00%	86	131	2.9
\$120,000 - 139,999	49	11.98%	136,016	130,039	96.00%	63	173	3.5
\$140,000 - 159,999	49	11.98%	154,703	148,816	96.00%	93	203	4.1
\$160,000 - 179,999	25	6.11%	175,792	168,756	96.00%	51	149	6.0
\$180,000 - 199,999	16	3.91%	193,306	186,944	97.00%	100	142	8.9
\$200,000 - 249,999	32	7.82%	229,576	218,970	95.00%	79	221	6.9
\$250,000 - 299,999	19	4.65%	289,114	275,447	95.00%	92	172	9.1
\$300,000 - 349,999	15	3.67%	335,375	319,712	95.00%	51	115	7.7
\$350,000 - 399,999	11	2.69%	392,921	373,157	95.00%	91	105	9.6
\$400,000 - 499,999	11	2.69%	478,754	442,636	92.00%	129	132	12.0
\$500,000 - 599,999	4	0.98%	587,600	553,000	94.00%	147	59	14.8
\$600,000 - 699,999	2	0.49%	669,950	660,000	99.00%	60	33	16.5
\$700,000 - 799,999	0	0.00%	0	0	0.00%		34	
\$800,000 - 899,999	2	0.49%	857,450	850,000	99.00%	220	19	9.5
\$900,000 - 999,999	1	0.24%	995,000	929,900	93.00%	291	16	16.0
\$1,000,000 - and over	1	0.24%	1,150,000	1,025,000	89.00%	325	28	28.0
Totals	409	100.00%	173,767	165,322	95.00%	83	2,328	5.7

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.

Neither The Association/Board nor The MFRMLS is in any way responsible for its accuracy.



Port Charlotte - Punta Gorda - North Port Association of Realtors®
Multiple Listing YTD Sales and Inventory Report - January 1 to December 31, 2013

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	531	11.14%	40,773	37,076	91.00%	95	139	3.1
\$50,000 - 59,999	253	5.31%	58,592	54,548	93.00%	86	76	3.6
\$60,000 - 69,999	280	5.87%	68,964	65,051	94.00%	94	102	4.4
\$70,000 - 79,999	264	5.54%	78,077	74,564	96.00%	78	102	4.6
\$80,000 - 89,999	279	5.85%	88,463	84,189	95.00%	96	98	4.2
\$90,000 - 99,999	221	4.64%	99,180	94,282	95.00%	89	79	4.3
\$100,000 - 119,999	490	10.28%	116,482	110,629	95.00%	75	131	3.2
\$120,000 - 139,999	553	11.60%	134,779	129,179	96.00%	79	173	3.8
\$140,000 - 159,999	409	8.58%	155,114	148,808	96.00%	83	203	6.0
\$160,000 - 179,999	307	6.44%	175,596	168,504	96.00%	79	149	5.8
\$180,000 - 199,999	202	4.24%	197,960	188,098	95.00%	94	142	8.4
\$200,000 - 249,999	369	7.74%	232,604	221,059	95.00%	110	221	7.2
\$250,000 - 299,999	212	4.45%	288,004	272,342	95.00%	131	172	9.7
\$300,000 - 349,999	140	2.94%	339,200	322,308	95.00%	166	115	9.9
\$350,000 - 399,999	84	1.76%	393,634	372,771	95.00%	149	105	15.0
\$400,000 - 499,999	98	2.06%	461,302	436,357	95.00%	143	132	16.2
\$500,000 - 599,999	40	0.84%	576,743	540,656	94.00%	228	59	17.7
\$600,000 - 699,999	13	0.27%	709,862	644,470	91.00%	118	33	30.5
\$700,000 - 799,999	3	0.06%	814,633	749,667	92.00%	186	34	136.0
\$800,000 - 899,999	8	0.17%	953,087	847,469	89.00%	238	19	28.5
\$900,000 - 999,999	2	0.04%	997,250	952,450	96.00%	146	16	96.0
\$1,000,000 - and over	8	0.17%	1,807,375	1,687,375	93.00%	168	28	42.0
Totals	4,766	100.00%	155,982	147,900	95.00%	96	2,328	5.9

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

Four Year Sales and Inventory History 2009 - 2013
 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-10	259	141,670	131,535	93%	126	3,404	13.1
01-FEB-10	307	131,688	122,926	93%	110	3,429	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	3,523	11.7
01-AUG-10	297	127,827	119,036	93%	103	3,605	12.1
01-SEP-10	294	118,308	110,125	93%	97	3,711	12.6
01-OCT-10	273	135,995	125,066	92%	103	3,692	13.5
01-NOV-10	270	128,524	119,172	93%	107	3,728	13.8
01-DEC-10	336	126,679	117,987	93%	113	3,745	11.1
01-JAN-11	310	115,200	107,167	93%	137	3,693	11.9
01-FEB-11	353	121,037	113,008	93%	122	3,540	10.0
01-MAR-11	488	116,683	108,346	93%	119	3,333	6.8
01-APR-11	431	128,350	119,355	93%	138	3,128	7.3
01-MAY-11	395	128,600	119,946	93%	127	2,965	7.5
01-JUN-11	352	141,813	131,543	93%	129	2,822	8.0
01-JUL-11	298	137,983	129,284	94%	133	2,716	9.1
01-AUG-11	328	125,773	118,423	94%	129	2,673	8.1
01-SEP-11	279	120,896	113,123	94%	146	2,654	9.5
01-OCT-11	290	114,945	107,275	93%	131	2,697	9.3
01-NOV-11	292	121,563	114,021	94%	123	2,802	9.6
01-DEC-11	323	126,472	118,814	94%	117	2,762	8.6
01-JAN-12	331	124,698	116,124	93%	138	2,762	8.3
01-FEB-12	357	127,279	118,311	93%	120	2,697	7.6
01-MAR-12	446	138,347	129,763	94%	119	2,582	5.8
01-APR-12	464	140,470	131,645	94%	123	2,487	5.4
01-MAY-12	410	147,779	138,835	94%	118	2,291	5.6
01-JUN-12	395	148,157	139,307	94%	112	2,193	5.6
01-JUL-12	362	143,982	136,571	95%	106	2,143	5.9
01-AUG-12	368	145,799	138,162	95%	107	2,068	5.6
01-SEP-12	302	135,109	127,750	95%	101	2,049	6.8
01-OCT-12	338	133,261	125,642	94%	101	2,144	6.3
01-NOV-12	317	139,884	133,513	95%	112	2,285	7.2
01-DEC-12	349	148,724	140,083	94%	92	2,344	6.7
01-JAN-13	317	137,545	128,692	94%	86	2,406	7.6
01-FEB-13	364	146,961	138,195	94%	95	2,467	6.8
01-MAR-13	449	149,414	141,236	95%	106	2,350	5.2
01-APR-13	482	153,293	145,264	95%	105	2,326	4.8
01-MAY-13	465	162,463	153,811	95%	114	2,172	4.7
01-JUN-13	417	154,781	147,444	95%	99	2,146	5.1
01-JUL-13	409	183,862	174,187	95%	98	2,143	5.2
01-AUG-13	375	150,236	143,918	96%	89	2,140	5.7
01-SEP-13	353	161,707	154,489	96%	90	2,177	6.2
01-OCT-13	394	144,047	137,483	95%	93	2,308	5.9
01-NOV-13	332	147,010	138,016	94%	80	2,327	7.0
01-DEC-13	409	173,767	165,322	95%	83	2,328	5.7