



Port Charlotte - Punta Gorda - North Port Association of Realtors®
Monthly Sales Trend Indicator
2014

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

Price Range	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	YTD Total	Curr Month	YTD
\$1 - 49,999	18	30	28	27	32	27	23	21	32	30	21	18	307	4.89%	7.19%
\$50,000 - 59,999	24	14	18	19	14	13	7	13	17	18	5	13	175	3.53%	4.10%
\$60,000 - 69,999	13	17	17	29	13	24	14	18	18	15	13	14	205	3.80%	4.80%
\$70,000 - 79,999	14	19	21	22	23	19	30	13	15	18	18	19	231	5.16%	5.41%
\$80,000 - 89,999	10	18	20	29	23	25	21	11	23	16	10	12	218	3.26%	5.10%
\$90,000 - 99,999	18	8	12	15	17	12	9	9	11	13	11	16	151	4.35%	3.54%
\$100,000 - 119,999	21	23	34	40	31	31	26	26	30	28	21	34	345	9.24%	8.08%
\$120,000 - 139,999	21	36	44	48	49	47	41	52	51	55	49	43	536	11.68%	12.55%
\$140,000 - 159,999	29	36	34	41	33	37	34	43	36	39	28	37	427	10.05%	10.00%
\$160,000 - 179,999	17	16	33	33	32	35	31	29	38	45	30	37	376	10.05%	8.80%
\$180,000 - 199,999	19	17	18	24	25	20	15	22	21	16	21	19	237	5.16%	5.55%
\$200,000 - 249,999	14	33	31	34	32	43	36	33	41	39	26	35	397	9.51%	9.30%
\$250,000 - 299,999	16	15	15	26	22	19	20	18	23	19	18	30	241	8.15%	5.64%
\$300,000 - 349,999	8	12	4	16	11	11	11	10	6	9	9	14	121	3.80%	2.83%
\$350,000 - 399,999	10	7	14	13	11	11	8	7	16	7	8	10	122	2.72%	2.86%
\$400,000 - 499,999	8	2	6	12	12	11	14	8	5	9	3	5	95	1.36%	2.22%
\$500,000 - 599,999	3	3	1	1	5	4	5	2	3	4	3	6	40	1.63%	0.94%
\$600,000 - 699,999	2	1	0	1	2	0	3	2	3	2	0	3	19	0.82%	0.44%
\$700,000 - 799,999	0	1	2	0	0	1	1	1	0	4	1	1	12	0.27%	0.28%
\$800,000 - 899,999	2	1	1	1	2	0	0	0	0	1	0	0	8	0.00%	0.19%
\$900,000 - 999,999	1	0	0	0	0	0	0	0	0	1	0	1	3	0.27%	0.07%
\$1,000,000 - and over	0	0	0	2	2	0	0	0	0	0	0	1	5	0.27%	0.12%
Current Year	268	309	353	433	391	390	349	338	389	388	295	368	4,271		
Previous Year	264	281	340	345	372	339	330	305	284	324	249	341	3,774		
Change from last month		15.30%	14.24%	22.66%	-9.70%	-0.26%	-10.51%	-3.15%	15.09%	-0.26%	-23.97%	24.75%			
Change from last year	1.52%	9.96%	3.82%	25.51%	5.11%	15.04%	5.76%	10.82%	36.97%	19.75%	18.47%	7.92%			
Current YTD	268	577	930	1,363	1,754	2,144	2,493	2,831	3,220	3,608	3,903	4,271			
Previous YTD	264	545	885	1,230	1,602	1,941	2,271	2,576	2,860	3,184	3,433	3,774			
% Change YTD	1.52%	5.87%	5.08%	10.81%	9.49%	10.46%	9.78%	9.90%	12.59%	13.32%	13.69%	13.17%			



**Port Charlotte - Punta Gorda - North Port Association of Realtors®
Monthly Sales Trend Indicator
2014**

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

Price Range	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	YTD Total	Curr Month	YTD
\$1 - 49,999	10	9	14	9	10	11	9	8	8	8	6	8	110	11.11%	13.48%
\$50,000 - 59,999	2	9	8	5	4	6	1	4	9	4	4	8	64	11.11%	7.84%
\$60,000 - 69,999	8	6	9	9	8	6	6	8	6	6	4	9	85	12.50%	10.42%
\$70,000 - 79,999	4	3	8	5	6	4	5	4	6	1	3	7	56	9.72%	6.86%
\$80,000 - 89,999	8	3	5	6	6	2	4	3	3	2	1	4	47	5.56%	5.76%
\$90,000 - 99,999	4	3	4	8	6	3	6	2	3	5	0	2	46	2.78%	5.64%
\$100,000 - 119,999	7	5	5	12	5	6	6	6	4	3	7	8	74	11.11%	9.07%
\$120,000 - 139,999	6	3	9	10	11	5	5	5	5	9	4	6	78	8.33%	9.56%
\$140,000 - 159,999	4	4	6	5	1	3	3	1	1	0	3	5	36	6.94%	4.41%
\$160,000 - 179,999	2	3	7	3	5	1	3	0	1	4	3	2	34	2.78%	4.17%
\$180,000 - 199,999	2	1	3	4	3	2	4	3	2	2	2	2	30	2.78%	3.68%
\$200,000 - 249,999	5	1	6	10	5	3	3	4	10	6	3	4	60	5.56%	7.35%
\$250,000 - 299,999	5	2	4	5	3	6	2	1	0	3	2	2	35	2.78%	4.29%
\$300,000 - 349,999	0	0	2	4	3	1	3	2	6	1	1	3	26	4.17%	3.19%
\$350,000 - 399,999	1	2	4	1	1	1	1	4	0	2	5	2	24	2.78%	2.94%
\$400,000 - 499,999	0	0	1	3	0	2	0	2	0	0	2	0	10	0.00%	1.23%
\$500,000 - 599,999	0	1	0	0	0	0	0	0	0	0	0	0	1	0.00%	0.12%
\$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	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	68	55	95	99	77	62	61	57	64	56	50	72	816		
Previous Year	40	58	71	95	69	65	65	58	56	51	64	53	745		
Change from last month		-19.12%	72.73%	4.21%	-22.22%	-19.48%	-1.61%	-6.56%	12.28%	-12.50%	-10.71%	44.00%			
Change from last year	70.00%	-5.17%	33.80%	4.21%	11.59%	-4.62%	-6.15%	-1.72%	14.29%	9.80%	-21.88%	35.85%			
Current YTD	68	123	218	317	394	456	517	574	638	694	744	816			
Previous YTD	40	98	169	264	333	398	463	521	577	628	692	745			
% Change YTD	70.00%	25.51%	28.99%	20.08%	18.32%	14.57%	11.66%	10.17%	10.57%	10.51%	7.51%	9.53%			



Port Charlotte - Punta Gorda - North Port Association of Realtors®
Monthly Sales Trend Indicator
2014
Sales by Price Range - Overall

Price Range	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	YTD Total	Curr Month	YTD
\$1 - 49,999	33	54	58	45	48	47	40	34	48	42	33	32	514	6.77%	9.47%
\$50,000 - 59,999	30	27	31	32	20	19	10	20	27	24	10	28	278	5.92%	5.12%
\$60,000 - 69,999	24	25	31	43	23	31	21	28	26	25	17	28	322	5.92%	5.93%
\$70,000 - 79,999	18	28	36	37	32	23	40	19	24	23	22	30	332	6.34%	6.12%
\$80,000 - 89,999	20	22	28	46	35	28	28	15	29	21	11	20	303	4.23%	5.58%
\$90,000 - 99,999	25	12	18	27	24	16	15	11	15	21	14	18	216	3.81%	3.98%
\$100,000 - 119,999	30	30	41	54	37	37	35	35	36	33	32	46	446	9.73%	8.22%
\$120,000 - 139,999	30	40	55	60	62	53	46	58	58	66	55	50	633	10.57%	11.67%
\$140,000 - 159,999	34	41	43	50	34	40	37	46	37	39	31	44	476	9.30%	8.77%
\$160,000 - 179,999	19	19	41	37	37	36	34	29	39	50	33	39	413	8.25%	7.61%
\$180,000 - 199,999	22	18	21	28	28	22	20	25	23	18	23	21	269	4.44%	4.96%
\$200,000 - 249,999	19	35	37	44	37	46	39	37	51	45	29	39	458	8.25%	8.44%
\$250,000 - 299,999	21	17	19	31	25	25	22	19	23	22	20	32	276	6.77%	5.09%
\$300,000 - 349,999	8	12	6	20	14	12	14	12	12	10	10	17	147	3.59%	2.71%
\$350,000 - 399,999	11	9	18	14	12	12	9	11	16	9	13	12	146	2.54%	2.69%
\$400,000 - 499,999	8	2	7	15	13	14	14	10	5	9	5	5	107	1.06%	1.97%
\$500,000 - 599,999	3	4	1	1	5	4	5	3	3	4	3	6	42	1.27%	0.77%
\$600,000 - 699,999	2	1	0	1	2	1	3	2	3	2	0	3	20	0.63%	0.37%
\$700,000 - 799,999	0	1	2	0	0	1	1	1	0	4	1	1	12	0.21%	0.22%
\$800,000 - 899,999	2	1	1	1	2	0	0	0	0	1	0	0	8	0.00%	0.15%
\$900,000 - 999,999	1	0	0	0	0	0	0	0	0	1	0	1	3	0.21%	0.06%
\$1,000,000 - and over	0	0	0	2	2	0	0	0	0	0	0	1	5	0.21%	0.09%
Current Year	360	398	494	588	492	467	433	415	475	469	362	473	5,426		
Previous Year	317	364	449	482	465	417	409	375	353	394	334	415	4,774		
Change from last month		10.56%	24.12%	19.03%	-16.33%	-5.08%	-7.28%	-4.16%	14.46%	-1.26%	-22.81%	30.66%			
Change from last year		9.34%	10.02%	21.99%	5.81%	11.99%	5.87%	10.67%	34.56%	19.04%	8.38%	13.98%			
Current YTD	360	758	1,252	1,840	2,332	2,799	3,232	3,647	4,122	4,591	4,953	5,426			
Previous YTD	317	681	1,130	1,612	2,077	2,494	2,903	3,278	3,631	4,025	4,359	4,774			
% Change YTD	13.56%	11.31%	10.80%	14.14%	12.28%	12.23%	11.33%	11.26%	13.52%	14.06%	13.63%	13.66%			



Port Charlotte - Punta Gorda - North Port Association of Realtors®
Monthly Sales Trend Indicator
2014
Sales by Bedroom Count

Bedrooms	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	YTD Total	Curr Month	YTD
0	0	0	0	0	0	0	0	0	0	0	1	0	1	0.00%	0.02%
1	7	5	9	6	6	9	4	4	8	9	5	4	76	0.85%	1.40%
2	147	152	212	225	175	142	147	132	150	159	119	168	1,928	35.52%	35.53%
3	180	208	251	316	281	281	244	243	286	269	208	270	3,037	57.08%	55.97%
4	20	27	20	39	26	31	38	31	29	31	26	30	348	6.34%	6.41%
5	4	6	1	2	4	3	0	2	2	1	3	1	29	0.21%	0.53%
6+	2	0	1	0	0	1	0	3	0	0	0	0	7	0.00%	0.13%
Total	360	398	494	588	492	467	433	415	475	469	362	473	5,426	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	YTD Total	Curr Month	YTD
1	32	35	49	39	41	53	33	30	36	42	41	37	468	7.82%	8.63%
2	296	335	419	510	425	385	372	354	417	395	293	404	4,605	85.41%	84.87%
3	26	26	22	37	22	25	26	26	21	29	26	28	314	5.92%	5.79%
4	3	2	4	2	3	3	1	4	1	3	2	4	32	0.85%	0.59%
5	1	0	0	0	1	1	1	0	0	0	0	0	4	0.00%	0.07%
6+	2	0	0	0	0	0	0	1	0	0	0	0	3	0.00%	0.06%
Total	360	398	494	588	492	467	433	415	475	469	362	473	5,426	100.00%	100.00%



Port Charlotte - Punta Gorda - North Port Association of Realtors®
Monthly Sales Trend Indicator
2014
Sales by Housing Style

Style	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	YTD Total	Curr Month	YTD
Single Family Home	255	291	332	414	375	374	332	325	378	375	288	354	4,093	74.84%	75.43%
Condominium	66	54	89	93	72	58	56	54	60	49	48	65	764	13.74%	14.08%
Manufactured/Mobile Home	23	31	45	55	22	12	21	18	22	24	16	32	321	6.77%	5.92%
Villa	13	18	21	19	16	16	17	13	11	13	7	14	178	2.96%	3.28%
Townhouse	2	1	6	6	5	4	5	3	4	7	2	7	52	1.48%	0.96%
Modular	0	2	1	1	1	0	2	1	0	1	1	1	11	0.21%	0.20%
Half Duplex	1	1	0	0	1	3	0	1	0	0	0	0	7	0.00%	0.13%
Total	360	398	494	588	492	467	433	415	475	469	362	473	5,426	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, 2014

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	32	6.77%	46,626	37,787	81.00%	45	58	1.8
\$50,000 - 59,999	28	5.92%	57,752	54,063	94.00%	59	41	1.5
\$60,000 - 69,999	28	5.92%	68,245	65,570	96.00%	157	70	2.5
\$70,000 - 79,999	30	6.34%	81,073	75,014	93.00%	110	57	1.9
\$80,000 - 89,999	20	4.23%	91,688	85,090	93.00%	78	68	3.4
\$90,000 - 99,999	18	3.81%	96,617	93,703	97.00%	39	55	3.1
\$100,000 - 119,999	46	9.73%	116,468	110,833	95.00%	83	103	2.2
\$120,000 - 139,999	50	10.57%	133,165	129,555	97.00%	55	155	3.1
\$140,000 - 159,999	44	9.30%	154,599	149,136	96.00%	73	122	2.8
\$160,000 - 179,999	39	8.25%	173,678	168,390	97.00%	52	127	3.3
\$180,000 - 199,999	21	4.44%	194,123	189,819	98.00%	106	133	6.3
\$200,000 - 249,999	39	8.25%	226,951	217,309	96.00%	77	227	5.8
\$250,000 - 299,999	32	6.77%	277,988	266,972	96.00%	86	173	5.4
\$300,000 - 349,999	17	3.59%	334,941	322,245	96.00%	68	122	7.2
\$350,000 - 399,999	12	2.54%	375,688	364,729	97.00%	56	88	7.3
\$400,000 - 499,999	5	1.06%	445,580	438,300	98.00%	216	105	21.0
\$500,000 - 599,999	6	1.27%	560,414	536,500	96.00%	155	54	9.0
\$600,000 - 699,999	3	0.63%	648,267	608,333	94.00%	174	41	13.7
\$700,000 - 799,999	1	0.21%	799,900	760,000	95.00%	27	22	22.0
\$800,000 - 899,999	0	0.00%	0	0	0.00%		23	
\$900,000 - 999,999	1	0.21%	945,000	900,000	95.00%	114	11	11.0
\$1,000,000 - and over	1	0.21%	1,250,000	1,190,000	95.00%	30	41	41.0
Totals	473	100.00%	167,383	160,355	96.00%	79	1,896	4.0

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, 2014

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	514	9.47%	42,199	37,076	88.00%	89	58	1.4
\$50,000 - 59,999	278	5.12%	59,377	54,628	92.00%	100	41	1.8
\$60,000 - 69,999	322	5.93%	69,017	64,900	94.00%	91	70	2.6
\$70,000 - 79,999	332	6.12%	79,161	74,281	94.00%	90	57	2.1
\$80,000 - 89,999	303	5.58%	89,113	84,409	95.00%	79	68	2.7
\$90,000 - 99,999	216	3.98%	99,993	94,209	94.00%	98	55	3.1
\$100,000 - 119,999	446	8.22%	115,394	110,363	96.00%	86	103	2.8
\$120,000 - 139,999	633	11.67%	134,386	129,564	96.00%	77	155	2.9
\$140,000 - 159,999	476	8.77%	154,646	149,022	96.00%	81	122	3.1
\$160,000 - 179,999	413	7.61%	175,076	169,101	97.00%	84	127	3.7
\$180,000 - 199,999	269	4.96%	196,230	188,829	96.00%	98	133	5.9
\$200,000 - 249,999	458	8.44%	232,796	221,975	95.00%	103	227	6.0
\$250,000 - 299,999	276	5.09%	284,629	270,903	95.00%	95	173	7.5
\$300,000 - 349,999	147	2.71%	336,293	322,231	96.00%	110	122	10.0
\$350,000 - 399,999	146	2.69%	388,700	370,835	95.00%	132	88	7.2
\$400,000 - 499,999	107	1.97%	458,583	440,109	96.00%	108	105	11.8
\$500,000 - 599,999	42	0.77%	570,311	543,967	95.00%	162	54	15.4
\$600,000 - 699,999	20	0.37%	677,880	639,975	94.00%	154	41	24.6
\$700,000 - 799,999	12	0.22%	792,392	740,000	93.00%	260	22	22.0
\$800,000 - 899,999	8	0.15%	886,994	839,688	95.00%	201	23	34.5
\$900,000 - 999,999	3	0.06%	979,667	925,000	94.00%	239	11	44.0
\$1,000,000 - and over	5	0.09%	1,581,980	1,433,000	91.00%	77	41	98.4
Totals	5,426	100.00%	161,433	153,843	95.00%	92	1,896	4.2

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

Four Year Sales and Inventory History 2010 - 2014
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-11	310	115,200	107,167	93%	137	4,169	13.4
01-FEB-11	353	121,037	113,008	93%	122	4,044	11.5
01-MAR-11	488	116,683	108,346	93%	119	3,863	7.9
01-APR-11	431	128,350	119,355	93%	138	3,673	8.5
01-MAY-11	395	128,600	119,946	93%	127	3,459	8.8
01-JUN-11	352	141,813	131,543	93%	129	3,337	9.5
01-JUL-11	298	137,983	129,284	94%	133	3,183	10.7
01-AUG-11	327	125,745	118,372	94%	129	3,139	9.6
01-SEP-11	279	120,896	113,123	94%	146	3,115	11.2
01-OCT-11	290	114,945	107,275	93%	131	3,148	10.9
01-NOV-11	292	121,563	114,021	94%	123	3,229	11.1
01-DEC-11	323	126,472	118,814	94%	117	3,198	9.9
01-JAN-12	331	124,698	116,124	93%	138	3,135	9.5
01-FEB-12	357	127,279	118,311	93%	120	3,095	8.7
01-MAR-12	446	138,347	129,763	94%	119	3,024	6.8
01-APR-12	464	140,470	131,645	94%	123	2,944	6.3
01-MAY-12	410	147,779	138,835	94%	118	2,743	6.7
01-JUN-12	395	148,157	139,307	94%	112	2,644	6.7
01-JUL-12	362	143,982	136,571	95%	106	2,552	7.0
01-AUG-12	368	145,799	138,162	95%	107	2,502	6.8
01-SEP-12	302	135,109	127,750	95%	101	2,490	8.2
01-OCT-12	339	133,119	125,519	94%	101	2,582	7.6
01-NOV-12	320	139,625	133,259	95%	111	2,702	8.4
01-DEC-12	349	148,724	140,083	94%	92	2,742	7.9
01-JAN-13	317	137,545	128,692	94%	86	2,769	8.7
01-FEB-13	364	146,961	138,195	94%	95	2,850	7.8
01-MAR-13	449	149,414	141,236	95%	106	2,747	6.1
01-APR-13	482	153,293	145,264	95%	105	2,698	5.6
01-MAY-13	465	162,463	153,811	95%	114	2,520	5.4
01-JUN-13	417	154,781	147,444	95%	99	2,501	6.0
01-JUL-13	409	183,862	174,187	95%	98	2,515	6.1
01-AUG-13	375	150,236	143,918	96%	89	2,525	6.7
01-SEP-13	353	161,707	154,489	96%	90	2,567	7.3
01-OCT-13	394	144,047	137,483	95%	93	2,711	6.9
01-NOV-13	334	147,184	138,308	94%	80	2,803	8.4
01-DEC-13	415	173,896	165,471	95%	83	2,902	7.0
01-JAN-14	360	161,492	153,532	95%	105	2,878	8.0
01-FEB-14	398	148,275	140,782	95%	100	2,919	7.3
01-MAR-14	494	147,767	140,257	95%	94	2,760	5.6
01-APR-14	588	159,926	151,460	95%	94	2,619	4.5
01-MAY-14	492	169,542	161,101	95%	94	2,346	4.8
01-JUN-14	467	164,401	156,197	95%	96	2,211	4.7
01-JUL-14	433	166,596	159,682	96%	103	2,063	4.8
01-AUG-14	415	165,104	157,432	95%	96	1,947	4.7
01-SEP-14	475	157,003	150,804	96%	82	1,913	4.0
01-OCT-14	469	166,738	158,873	95%	88	1,894	4.0
01-NOV-14	362	162,862	155,882	96%	79	1,905	5.3
01-DEC-14	473	167,383	160,355	96%	79	1,896	4.0