



**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-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	YTD Total	Curr Month	YTD
\$1 - 49,999	32	34											66	14.23%	15.10%
\$50,000 - 59,999	12	11											23	4.60%	5.26%
\$60,000 - 69,999	13	19											32	7.95%	7.32%
\$70,000 - 79,999	11	21											32	8.79%	7.32%
\$80,000 - 89,999	15	22											37	9.21%	8.47%
\$90,000 - 99,999	14	19											33	7.95%	7.55%
\$100,000 - 119,999	19	23											42	9.62%	9.61%
\$120,000 - 139,999	14	13											27	5.44%	6.18%
\$140,000 - 159,999	12	18											30	7.53%	6.86%
\$160,000 - 179,999	8	18											26	7.53%	5.95%
\$180,000 - 199,999	9	6											15	2.51%	3.43%
\$200,000 - 249,999	15	12											27	5.02%	6.18%
\$250,000 - 299,999	11	9											20	3.77%	4.58%
\$300,000 - 349,999	1	4											5	1.67%	1.14%
\$350,000 - 399,999	6	3											9	1.26%	2.06%
\$400,000 - 499,999	2	4											6	1.67%	1.37%
\$500,000 - 599,999	1	0											1	0.00%	0.23%
\$600,000 - 699,999	2	1											3	0.42%	0.69%
\$700,000 - 799,999	0	2											2	0.84%	0.46%
\$800,000 - 899,999	0	0											0	0.00%	0.00%
\$900,000 - 999,999	1	0											1	0.00%	0.23%
\$1,000,000 - and over	0	0											0	0.00%	0.00%
Current Year	198	239											437		
Previous Year	181	225	0	0	0	0	0	0	0	0	0	0	406		
Change from last month		20.71%													
Change from last year	9.39%	6.22%													
Current YTD	198	437													
Previous YTD	181	406	406	406	406	406	406	406	406	406	406	406			
% Change YTD	9.39%	7.64%													



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

Price Range	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	YTD Total	Curr Month	YTD
\$1 - 49,999	5	5											10	11.63%	11.49%
\$50,000 - 59,999	5	5											10	11.63%	11.49%
\$60,000 - 69,999	9	3											12	6.98%	13.79%
\$70,000 - 79,999	6	4											10	9.30%	11.49%
\$80,000 - 89,999	2	3											5	6.98%	5.75%
\$90,000 - 99,999	5	3											8	6.98%	9.20%
\$100,000 - 119,999	2	4											6	9.30%	6.90%
\$120,000 - 139,999	0	4											4	9.30%	4.60%
\$140,000 - 159,999	1	3											4	6.98%	4.60%
\$160,000 - 179,999	1	0											1	0.00%	1.15%
\$180,000 - 199,999	0	1											1	2.33%	1.15%
\$200,000 - 249,999	3	4											7	9.30%	8.05%
\$250,000 - 299,999	1	2											3	4.65%	3.45%
\$300,000 - 349,999	2	0											2	0.00%	2.30%
\$350,000 - 399,999	1	0											1	0.00%	1.15%
\$400,000 - 499,999	1	1											2	2.33%	2.30%
\$500,000 - 599,999	0	1											1	2.33%	1.15%
\$600,000 - 699,999	0	0											0	0.00%	0.00%
\$700,000 - 799,999	0	0											0	0.00%	0.00%
\$800,000 - 899,999	0	0											0	0.00%	0.00%
\$900,000 - 999,999	0	0											0	0.00%	0.00%
\$1,000,000 - and over	0	0											0	0.00%	0.00%
Current Year	44	43											87		
Previous Year	16	31	0	0	0	0	0	0	0	0	0	0	47		
Change from last month		-2.27%													
Change from last year	175.00%	38.71%													
Current YTD	44	87													
Previous YTD	16	47	47	47	47	47	47	47	47	47	47	47			
% Change YTD	175.00%	85.11%													



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

Price Range	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	YTD Total	Curr Month	YTD
\$1 - 49,999	41	43											84	14.53%	15.33%
\$50,000 - 59,999	18	21											39	7.09%	7.12%
\$60,000 - 69,999	23	24											47	8.11%	8.58%
\$70,000 - 79,999	18	26											44	8.78%	8.03%
\$80,000 - 89,999	18	26											44	8.78%	8.03%
\$90,000 - 99,999	19	22											41	7.43%	7.48%
\$100,000 - 119,999	22	27											49	9.12%	8.94%
\$120,000 - 139,999	14	18											32	6.08%	5.84%
\$140,000 - 159,999	13	21											34	7.09%	6.20%
\$160,000 - 179,999	9	18											27	6.08%	4.93%
\$180,000 - 199,999	9	7											16	2.36%	2.92%
\$200,000 - 249,999	18	16											34	5.41%	6.20%
\$250,000 - 299,999	13	11											24	3.72%	4.38%
\$300,000 - 349,999	3	4											7	1.35%	1.28%
\$350,000 - 399,999	7	3											10	1.01%	1.82%
\$400,000 - 499,999	3	5											8	1.69%	1.46%
\$500,000 - 599,999	1	1											2	0.34%	0.36%
\$600,000 - 699,999	2	1											3	0.34%	0.55%
\$700,000 - 799,999	0	2											2	0.68%	0.36%
\$800,000 - 899,999	0	0											0	0.00%	0.00%
\$900,000 - 999,999	1	0											1	0.00%	0.18%
\$1,000,000 - and over	0	0											0	0.00%	0.00%
Current Year	252	296											548		
Previous Year	205	268	0	0	0	0	0	0	0	0	0	0	473		
Change from last month		17.46%													
Change from last year		10.45%													
Current YTD	252	548													
Previous YTD	205	473	473	473	473	473	473	473	473	473	473	473	473		
% Change YTD	22.93%	15.86%													



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

Monthly Sales Trend Indicator

2010

Sales by Bedroom Count

Bedrooms	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	YTD Total	Curr Month	YTD
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
1	1	4	0	0	0	0	0	0	0	0	0	0	5	1.35%	0.91%
2	84	100	0	0	0	0	0	0	0	0	0	0	184	33.78%	33.58%
3	150	169	0	0	0	0	0	0	0	0	0	0	319	57.09%	58.21%
4	17	23	0	0	0	0	0	0	0	0	0	0	40	7.77%	7.30%
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
6+	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Total	252	296	0	0	0	0	0	0	0	0	0	0	548	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	YTD Total	Curr Month	YTD
1	20	21	0	0	0	0	0	0	0	0	0	0	41	7.09%	7.48%
2	214	258	0	0	0	0	0	0	0	0	0	0	472	87.16%	86.13%
3	18	16	0	0	0	0	0	0	0	0	0	0	34	5.41%	6.20%
4	0	1	0	0	0	0	0	0	0	0	0	0	1	0.34%	0.18%
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
6+	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Total	252	296	0	0	0	0	0	0	0	0	0	0	548	100.00%	100.00%



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

Style	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	YTD Total	Curr Month	YTD
Single Family Home	191	227	0	0	0	0	0	0	0	0	0	0	418	76.69%	76.28%
Condominium	38	41	0	0	0	0	0	0	0	0	0	0	79	13.85%	14.42%
Villa	7	12	0	0	0	0	0	0	0	0	0	0	19	4.05%	3.47%
Manufactured/Mobile In Pa	6	5	0	0	0	0	0	0	0	0	0	0	11	1.69%	2.01%
Townhouse	6	2	0	0	0	0	0	0	0	0	0	0	8	0.68%	1.46%
Manufactured	3	3	0	0	0	0	0	0	0	0	0	0	6	1.01%	1.09%
Manufactured/Mobile Out	1	4	0	0	0	0	0	0	0	0	0	0	5	1.35%	0.91%
Modular	0	2	0	0	0	0	0	0	0	0	0	0	2	0.68%	0.36%
Planned Unit Development	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Mobile With Single In Land	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Half Duplex	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Mobile	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Co-Op	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Total	252	296	0	0	0	0	0	0	0	0	0	0	548	100.00%	100.00%



Punta Gorda - Port Charlotte - North Port Association of Realtors®
Multiple Listing One Month Sales and Inventory Report - February 1 to February 28, 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	43	14.53%	40,964	36,786	90.00%	72	190	4.4
\$50,000 - 59,999	21	7.09%	57,210	53,257	93.00%	176	125	6.0
\$60,000 - 69,999	24	8.11%	71,973	65,804	91.00%	101	147	6.1
\$70,000 - 79,999	26	8.78%	77,509	74,801	97.00%	61	148	5.7
\$80,000 - 89,999	26	8.78%	88,294	83,342	94.00%	94	132	5.1
\$90,000 - 99,999	22	7.43%	97,747	92,620	95.00%	88	153	7.0
\$100,000 - 119,999	27	9.12%	113,755	109,456	96.00%	114	203	7.5
\$120,000 - 139,999	18	6.08%	135,356	128,972	95.00%	65	256	14.2
\$140,000 - 159,999	21	7.09%	156,371	148,157	95.00%	111	204	9.7
\$160,000 - 179,999	18	6.08%	184,594	170,467	92.00%	67	209	11.6
\$180,000 - 199,999	7	2.36%	204,843	188,571	92.00%	129	187	26.7
\$200,000 - 249,999	16	5.41%	231,788	215,603	93.00%	286	290	18.1
\$250,000 - 299,999	11	3.72%	285,600	269,273	94.00%	193	207	18.8
\$300,000 - 349,999	4	1.35%	355,748	320,000	90.00%	149	123	30.8
\$350,000 - 399,999	3	1.01%	417,667	387,633	93.00%	287	145	48.3
\$400,000 - 499,999	5	1.69%	512,980	449,000	88.00%	122	143	28.6
\$500,000 - 599,999	1	0.34%	475,000	501,000	105.00%	19	69	69.0
\$600,000 - 699,999	1	0.34%	635,000	600,000	94.00%	18	60	60.0
\$700,000 - 799,999	2	0.68%	772,500	710,000	92.00%	214	31	15.5
\$800,000 - 899,999	0	0.00%	0	0	0.00%		25	
\$900,000 - 999,999	0	0.00%	0	0	0.00%		25	
\$1,000,000 - and over	0	0.00%	0	0	0.00%		35	
Totals	296	100.00%	133,263	124,412	93.00%	112	3,107	10.5

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.



Punta Gorda - Port Charlotte - North Port Association of Realtors®
Multiple Listing YTD Sales and Inventory Report - January 1 to February 28, 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	84	15.33%	40,866	37,148	91.00%	95	190	4.5
\$50,000 - 59,999	39	7.12%	58,030	54,056	93.00%	163	125	6.4
\$60,000 - 69,999	47	8.58%	70,902	65,960	93.00%	104	147	6.3
\$70,000 - 79,999	44	8.03%	78,166	74,390	95.00%	60	148	6.7
\$80,000 - 89,999	44	8.03%	89,100	83,744	94.00%	91	132	6.0
\$90,000 - 99,999	41	7.48%	98,712	93,446	95.00%	77	153	7.5
\$100,000 - 119,999	49	8.94%	116,424	109,801	94.00%	115	203	8.3
\$120,000 - 139,999	32	5.84%	137,673	129,063	94.00%	86	256	16.0
\$140,000 - 159,999	34	6.20%	158,850	148,766	94.00%	112	204	12.0
\$160,000 - 179,999	27	4.93%	184,704	170,848	92.00%	178	209	15.5
\$180,000 - 199,999	16	2.92%	203,919	188,125	92.00%	140	187	23.4
\$200,000 - 249,999	34	6.20%	235,135	221,225	94.00%	213	290	17.1
\$250,000 - 299,999	24	4.38%	289,842	271,792	94.00%	160	207	17.3
\$300,000 - 349,999	7	1.28%	361,841	328,429	91.00%	143	123	35.1
\$350,000 - 399,999	10	1.82%	399,969	376,589	94.00%	153	145	29.0
\$400,000 - 499,999	8	1.46%	493,600	441,250	89.00%	178	143	35.8
\$500,000 - 599,999	2	0.36%	537,000	500,500	93.00%	251	69	69.0
\$600,000 - 699,999	3	0.55%	656,333	621,333	95.00%	38	60	40.0
\$700,000 - 799,999	2	0.36%	772,500	710,000	92.00%	214	31	31.0
\$800,000 - 899,999	0	0.00%	0	0	0.00%		25	
\$900,000 - 999,999	1	0.18%	1,190,000	999,000	84.00%	54	25	50.0
\$1,000,000 - and over	0	0.00%	0	0	0.00%		35	
Totals	548	100.00%	137,603	128,162	93.00%	118	3,107	11.3

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Four Year Sales and Inventory History 2006 - 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-MAR-06	399	267,576	256,616	96%	71	7,442	18.7
01-APR-06	372	262,568	250,184	95%	73	7,616	20.5
01-MAY-06	386	265,063	253,717	96%	86	7,699	19.9
01-JUN-06	347	258,545	246,593	95%	88	7,828	22.6
01-JUL-06	295	249,798	238,689	96%	80	7,812	26.5
01-AUG-06	274	261,333	248,589	95%	81	7,873	28.7
01-SEP-06	246	237,276	225,661	95%	82	8,014	32.6
01-OCT-06	281	256,516	244,273	95%	84	8,148	29.0
01-NOV-06	221	255,693	242,163	95%	83	8,454	38.3
01-DEC-06	248	241,013	228,441	95%	88	8,251	33.3
01-JAN-07	185	239,304	223,839	94%	118	8,476	45.8
01-FEB-07	253	231,371	217,431	94%	112	8,689	34.3
01-MAR-07	268	246,868	228,155	92%	107	8,670	32.4
01-APR-07	271	262,290	240,481	92%	121	8,481	31.3
01-MAY-07	261	226,423	211,344	93%	94	8,342	32.0
01-JUN-07	252	236,109	219,241	93%	102	8,283	32.9
01-JUL-07	179	233,208	218,294	94%	112	7,924	44.3
01-AUG-07	240	235,977	216,543	92%	117	7,826	32.6
01-SEP-07	201	195,950	182,906	93%	106	7,749	38.6
01-OCT-07	165	229,942	213,995	93%	109	7,777	47.1
01-NOV-07	180	210,063	192,812	92%	115	7,847	43.6
01-DEC-07	198	210,305	191,687	91%	111	7,526	38.0
01-JAN-08	184	237,842	213,805	90%	107	7,297	39.7
01-FEB-08	229	194,485	179,361	92%	106	7,120	31.1
01-MAR-08	300	180,974	164,186	91%	116	6,926	23.1
01-APR-08	289	195,603	179,420	92%	130	6,638	23.0
01-MAY-08	287	191,175	177,206	93%	111	6,133	21.4
01-JUN-08	243	190,136	175,598	92%	123	5,861	24.1
01-JUL-08	242	191,638	176,969	92%	125	5,365	22.2
01-AUG-08	220	172,919	159,311	92%	114	5,116	23.3
01-SEP-08	181	163,435	151,361	93%	132	4,967	27.4
01-OCT-08	266	145,593	134,981	93%	115	4,788	18.0
01-NOV-08	199	155,959	141,512	91%	120	4,668	23.5
01-DEC-08	262	153,872	139,218	90%	112	4,538	17.3
01-JAN-09	205	132,492	121,013	91%	114	4,288	20.9
01-FEB-09	268	135,114	123,586	91%	132	4,224	15.8
01-MAR-09	338	131,649	120,941	92%	119	4,058	12.0
01-APR-09	352	127,530	117,134	92%	130	3,772	10.7
01-MAY-09	366	134,382	125,356	93%	125	3,517	9.6
01-JUN-09	317	149,005	137,688	92%	127	3,426	10.8
01-JUL-09	313	149,654	137,926	92%	133	3,296	10.5
01-AUG-09	285	134,195	125,121	93%	147	3,239	11.4
01-SEP-09	281	134,418	124,182	92%	131	3,266	11.6
01-OCT-09	293	135,474	125,818	93%	144	3,205	10.9
01-NOV-09	318	137,097	127,070	93%	130	3,245	10.2
01-DEC-09	350	138,713	128,773	93%	105	3,216	9.2
01-JAN-10	252	142,701	132,566	93%	124	3,205	12.7
01-FEB-10	296	133,263	124,412	93%	112	3,107	10.5