



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										186	22.54%	21.14%
\$50,000 - 59,999	21	23	27										71	7.80%	8.07%
\$60,000 - 69,999	22	20	17										59	4.91%	6.70%
\$70,000 - 79,999	22	17	32										71	9.25%	8.07%
\$80,000 - 89,999	16	16	20										52	5.78%	5.91%
\$90,000 - 99,999	11	8	17										36	4.91%	4.09%
\$100,000 - 119,999	20	34	28										82	8.09%	9.32%
\$120,000 - 139,999	25	27	38										90	10.98%	10.23%
\$140,000 - 159,999	28	19	24										71	6.94%	8.07%
\$160,000 - 179,999	6	14	14										34	4.05%	3.86%
\$180,000 - 199,999	1	6	7										14	2.02%	1.59%
\$200,000 - 249,999	13	17	16										46	4.62%	5.23%
\$250,000 - 299,999	13	4	10										27	2.89%	3.07%
\$300,000 - 349,999	4	3	8										15	2.31%	1.70%
\$350,000 - 399,999	2	1	5										8	1.45%	0.91%
\$400,000 - 499,999	2	7	3										12	0.87%	1.36%
\$500,000 - 599,999	0	0	1										1	0.29%	0.11%
\$600,000 - 699,999	1	3	1										5	0.29%	0.57%
\$700,000 - 799,999	0	0	0										0	0.00%	0.00%
\$800,000 - 899,999	0	0	0										0	0.00%	0.00%
\$900,000 - 999,999	0	0	0										0	0.00%	0.00%
\$1,000,000 - and over	0	0	0										0	0.00%	0.00%
Current Year	263	271	346										880		
Previous Year	202	245	318	298	297	320	253	244	244	226	223	264	3,134		
Change from last month		3.04%	27.68%												
Change from last year	30.20%	10.61%	8.81%												
Current YTD	263	534	880												
Previous YTD	202	447	765	1,063	1,360	1,680	1,933	2,177	2,421	2,647	2,870	3,134			
% Change YTD	30.20%	19.46%	15.03%												



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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										56	27.59%	29.47%
\$50,000 - 59,999	5	7	12										24	13.79%	12.63%
\$60,000 - 69,999	3	5	5										13	5.75%	6.84%
\$70,000 - 79,999	4	9	6										19	6.90%	10.00%
\$80,000 - 89,999	0	2	5										7	5.75%	3.68%
\$90,000 - 99,999	0	1	2										3	2.30%	1.58%
\$100,000 - 119,999	4	5	5										14	5.75%	7.37%
\$120,000 - 139,999	3	3	5										11	5.75%	5.79%
\$140,000 - 159,999	1	0	8										9	9.20%	4.74%
\$160,000 - 179,999	2	2	2										6	2.30%	3.16%
\$180,000 - 199,999	1	4	1										6	1.15%	3.16%
\$200,000 - 249,999	2	3	4										9	4.60%	4.74%
\$250,000 - 299,999	1	0	4										5	4.60%	2.63%
\$300,000 - 349,999	1	2	2										5	2.30%	2.63%
\$350,000 - 399,999	0	0	2										2	2.30%	1.05%
\$400,000 - 499,999	0	1	0										1	0.00%	0.53%
\$500,000 - 599,999	0	0	0										0	0.00%	0.00%
\$600,000 - 699,999	0	0	0										0	0.00%	0.00%
\$700,000 - 799,999	0	0	0										0	0.00%	0.00%
\$800,000 - 899,999	0	0	0										0	0.00%	0.00%
\$900,000 - 999,999	0	0	0										0	0.00%	0.00%
\$1,000,000 - and over	0	0	0										0	0.00%	0.00%
Current Year	37	66	87										190		
Previous Year	47	46	70	75	49	50	38	35	30	38	35	48	561		
Change from last month		78.38%	31.82%												
Change from last year	-21.28%	43.48%	24.29%												
Current YTD	37	103	190												
Previous YTD	47	93	163	238	287	337	375	410	440	478	513	561			
% Change YTD	-21.28%	10.75%	16.56%												



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

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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										271	24.79%	23.86%
\$50,000 - 59,999	26	31	46										103	9.66%	9.07%
\$60,000 - 69,999	27	25	26										78	5.46%	6.87%
\$70,000 - 79,999	27	26	41										94	8.61%	8.27%
\$80,000 - 89,999	17	19	30										66	6.30%	5.81%
\$90,000 - 99,999	12	10	20										42	4.20%	3.70%
\$100,000 - 119,999	25	40	39										104	8.19%	9.15%
\$120,000 - 139,999	28	30	43										101	9.03%	8.89%
\$140,000 - 159,999	29	19	32										80	6.72%	7.04%
\$160,000 - 179,999	8	16	17										41	3.57%	3.61%
\$180,000 - 199,999	2	10	8										20	1.68%	1.76%
\$200,000 - 249,999	15	20	20										55	4.20%	4.84%
\$250,000 - 299,999	14	4	14										32	2.94%	2.82%
\$300,000 - 349,999	5	5	10										20	2.10%	1.76%
\$350,000 - 399,999	2	1	7										10	1.47%	0.88%
\$400,000 - 499,999	2	8	3										13	0.63%	1.14%
\$500,000 - 599,999	0	0	1										1	0.21%	0.09%
\$600,000 - 699,999	1	3	1										5	0.21%	0.44%
\$700,000 - 799,999	0	0	0										0	0.00%	0.00%
\$800,000 - 899,999	0	0	0										0	0.00%	0.00%
\$900,000 - 999,999	0	0	0										0	0.00%	0.00%
\$1,000,000 - and over	0	0	0										0	0.00%	0.00%
Current Year	310	350	476										1,136		
Previous Year	259	306	420	396	370	383	299	297	293	272	270	326	3,891		
Change from last month		12.90%	36.00%												
Change from last year		14.38%	13.33%												
Current YTD	310	660	1,136												
Previous YTD	259	565	985	1,381	1,751	2,134	2,433	2,730	3,023	3,295	3,565	3,891			
% Change YTD	19.69%	16.81%	15.33%												



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

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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	0	0	0	0	0	0	1	0.00%	0.09%
1	6	5	8	0	0	0	0	0	0	0	0	0	19	1.68%	1.67%
2	112	144	191	0	0	0	0	0	0	0	0	0	447	40.13%	39.35%
3	174	177	251	0	0	0	0	0	0	0	0	0	602	52.73%	52.99%
4	16	24	24	0	0	0	0	0	0	0	0	0	64	5.04%	5.63%
5	1	0	2	0	0	0	0	0	0	0	0	0	3	0.42%	0.26%
6+	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Total	310	350	476	0	0	0	0	0	0	0	0	0	1,136	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	0	0	0	0	0	0	0	0	0	105	10.29%	9.24%
2	263	311	404	0	0	0	0	0	0	0	0	0	978	84.87%	86.09%
3	12	17	22	0	0	0	0	0	0	0	0	0	51	4.62%	4.49%
4	0	0	1	0	0	0	0	0	0	0	0	0	1	0.21%	0.09%
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
6+	1	0	0	0	0	0	0	0	0	0	0	0	1	0.00%	0.09%
Total	310	350	476	0	0	0	0	0	0	0	0	0	1,136	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	259	327	0	0	0	0	0	0	0	0	0	841	68.70%	74.03%
Condominium	36	63	82	0	0	0	0	0	0	0	0	0	181	17.23%	15.93%
Manufactured/Mobile H	10	12	41	0	0	0	0	0	0	0	0	0	63	8.61%	5.55%
Villa	8	12	19	0	0	0	0	0	0	0	0	0	39	3.99%	3.43%
Townhouse	1	3	5	0	0	0	0	0	0	0	0	0	9	1.05%	0.79%
Modular	0	1	1	0	0	0	0	0	0	0	0	0	2	0.21%	0.18%
Half Duplex	0	0	1	0	0	0	0	0	0	0	0	0	1	0.21%	0.09%
Total	310	350	476	0	0	0	0	0	0	0	0	0	1,136	100.00%	100.00%



Punta Gorda - Port Charlotte - North Port Association of Realtors®
Multiple Listing One Month Sales and Inventory Report - March 1 to March 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	118	24.79%	39,878	35,767	90.00%	96	261	2.2
\$50,000 - 59,999	46	9.66%	59,873	54,247	91.00%	133	170	3.7
\$60,000 - 69,999	26	5.46%	67,982	64,218	94.00%	103	175	6.7
\$70,000 - 79,999	41	8.61%	80,224	74,721	93.00%	85	154	3.8
\$80,000 - 89,999	30	6.30%	89,223	84,167	94.00%	116	138	4.6
\$90,000 - 99,999	20	4.20%	99,540	94,720	95.00%	139	163	8.2
\$100,000 - 119,999	39	8.19%	116,969	109,551	94.00%	126	203	5.2
\$120,000 - 139,999	43	9.03%	135,628	128,327	95.00%	109	240	5.6
\$140,000 - 159,999	32	6.72%	158,399	148,916	94.00%	170	208	6.5
\$160,000 - 179,999	17	3.57%	184,747	169,782	92.00%	155	186	10.9
\$180,000 - 199,999	8	1.68%	210,100	191,250	91.00%	168	150	18.8
\$200,000 - 249,999	20	4.20%	247,270	222,545	90.00%	135	245	12.3
\$250,000 - 299,999	14	2.94%	293,957	271,065	92.00%	247	177	12.6
\$300,000 - 349,999	10	2.10%	355,588	328,980	93.00%	85	127	12.7
\$350,000 - 399,999	7	1.47%	387,386	374,057	97.00%	79	119	17.0
\$400,000 - 499,999	3	0.63%	462,967	435,350	94.00%	172	132	44.0
\$500,000 - 599,999	1	0.21%	549,000	505,000	92.00%	323	71	71.0
\$600,000 - 699,999	1	0.21%	724,000	690,000	95.00%	3	49	49.0
\$700,000 - 799,999	0	0.00%	0	0	0.00%		29	
\$800,000 - 899,999	0	0.00%	0	0	0.00%		21	
\$900,000 - 999,999	0	0.00%	0	0	0.00%		20	
\$1,000,000 - and over	0	0.00%	0	0	0.00%		30	
Totals	476	100.00%	116,509	108,184	93.00%	120	3,068	6.5

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 March 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	271	23.86%	38,781	35,136	91.00%	110	261	2.9
\$50,000 - 59,999	103	9.07%	58,057	54,059	93.00%	110	170	5.0
\$60,000 - 69,999	78	6.87%	66,774	64,103	96.00%	142	175	6.7
\$70,000 - 79,999	94	8.27%	79,856	74,020	93.00%	99	154	4.9
\$80,000 - 89,999	66	5.81%	88,224	84,048	95.00%	96	138	6.3
\$90,000 - 99,999	42	3.70%	98,615	93,911	95.00%	126	163	11.6
\$100,000 - 119,999	104	9.15%	115,177	109,301	95.00%	116	203	5.9
\$120,000 - 139,999	101	8.89%	136,931	129,275	94.00%	125	240	7.1
\$140,000 - 159,999	80	7.04%	159,585	148,955	93.00%	140	208	7.8
\$160,000 - 179,999	41	3.61%	184,649	169,091	92.00%	148	186	13.6
\$180,000 - 199,999	20	1.76%	201,355	188,645	94.00%	190	150	22.5
\$200,000 - 249,999	55	4.84%	241,664	219,374	91.00%	135	245	13.4
\$250,000 - 299,999	32	2.82%	296,509	272,076	92.00%	182	177	16.6
\$300,000 - 349,999	20	1.76%	358,319	325,409	91.00%	282	127	19.1
\$350,000 - 399,999	10	0.88%	387,460	370,830	96.00%	81	119	35.7
\$400,000 - 499,999	13	1.14%	459,892	431,958	94.00%	177	132	30.5
\$500,000 - 599,999	1	0.09%	549,000	505,000	92.00%	323	71	213.0
\$600,000 - 699,999	5	0.44%	699,380	653,000	93.00%	133	49	29.4
\$700,000 - 799,999	0	0.00%	0	0	0.00%		29	
\$800,000 - 899,999	0	0.00%	0	0	0.00%		21	
\$900,000 - 999,999	0	0.00%	0	0	0.00%		20	
\$1,000,000 - and over	0	0.00%	0	0	0.00%		30	
Totals	1,136	100.00%	117,242	109,119	93.00%	125	3,068	8.1

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants.
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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-APR-07	271	262,290	240,481	92%	121	8,349	30.8
01-MAY-07	261	226,423	211,344	93%	96	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	5,337	22.1
01-AUG-08	220	172,919	159,311	92%	114	5,093	23.2
01-SEP-08	181	163,435	151,361	93%	132	4,955	27.4
01-OCT-08	266	145,593	134,981	93%	115	4,779	18.0
01-NOV-08	199	155,959	141,512	91%	120	4,662	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	4,282	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	3,775	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	3,455	10.9
01-JUL-09	313	149,654	137,926	92%	133	3,325	10.6
01-AUG-09	287	134,153	125,102	93%	146	3,277	11.4
01-SEP-09	282	134,278	124,078	92%	131	3,317	11.8
01-OCT-09	295	135,369	125,767	93%	143	3,277	11.1
01-NOV-09	320	136,618	126,636	93%	129	3,356	10.5
01-DEC-09	352	138,464	128,390	93%	105	3,361	9.5
01-JAN-10	259	141,670	131,535	93%	126	3,405	13.1
01-FEB-10	307	131,688	122,926	93%	110	3,429	11.2
01-MAR-10	420	136,938	127,303	93%	126	3,377	8.0
01-APR-10	396	142,243	132,923	93%	129	3,364	8.5
01-MAY-10	371	134,996	126,928	94%	110	3,377	9.1
01-JUN-10	384	139,174	131,215	94%	121	3,505	9.1
01-JUL-10	299	129,509	121,998	94%	110	3,513	11.7
01-AUG-10	297	127,827	119,036	93%	103	3,592	12.1
01-SEP-10	294	118,308	110,125	93%	97	3,692	12.6
01-OCT-10	272	136,256	125,323	92%	103	3,661	13.5
01-NOV-10	270	128,524	119,172	93%	107	3,684	13.6
01-DEC-10	335	126,460	117,916	93%	113	3,689	11.0
01-JAN-11	310	115,200	107,167	93%	137	3,607	11.6
01-FEB-11	350	120,049	112,120	93%	121	3,388	9.7
01-MAR-11	476	116,509	108,184	93%	120	3,068	6.4