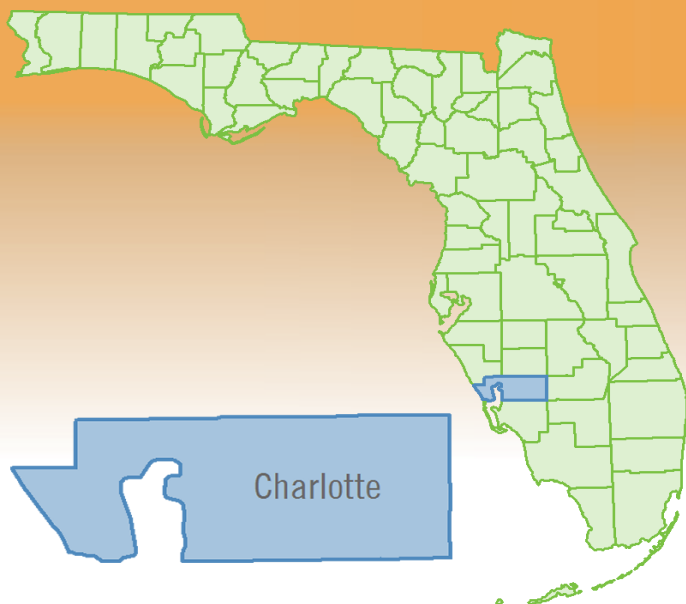


Monthly Market Detail - August 2026

Manufactured Homes

Charlotte County



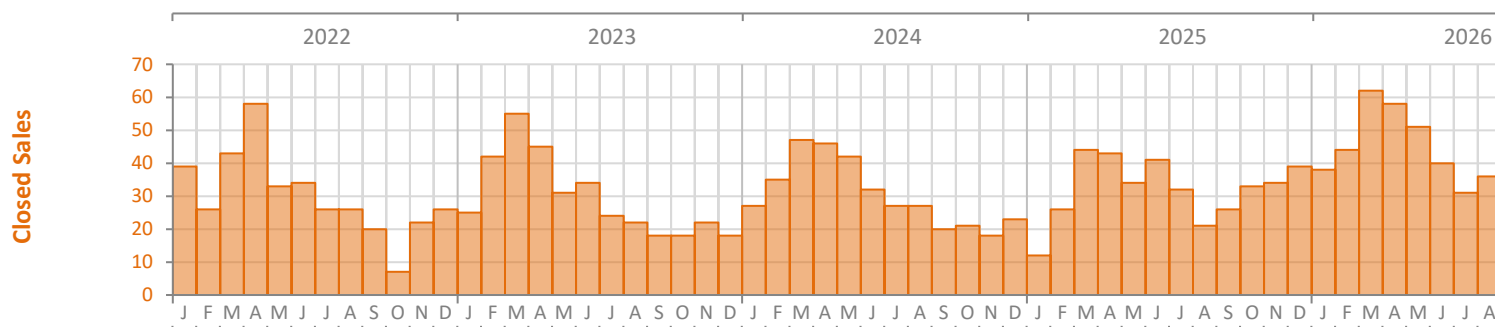
Summary Statistics	August 2026	August 2025	Percent Change Year-over-Year
Closed Sales	36	21	71.4%
Paid in Cash	33	19	73.7%
Median Sale Price	\$130,000	\$105,900	22.8%
Average Sale Price	\$131,557	\$118,829	10.7%
Dollar Volume	\$4.7 Million	\$2.5 Million	89.8%
Median Percent of Original List Price Received	83.9%	84.8%	-1.1%
Median Time to Contract	116 Days	89 Days	30.3%
Median Time to Sale	136 Days	140 Days	-2.9%
New Pending Sales	31	31	0.0%
New Listings	30	44	-31.8%
Pending Inventory	32	38	-15.8%
Inventory (Active Listings)	258	385	-33.0%
Months Supply of Inventory	6.3	13.8	-54.3%

Closed Sales

The number of sales transactions which closed during the month

Economists' note : Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	360	42.3%
August 2026	36	71.4%
July 2026	31	-3.1%
June 2026	40	-2.4%
May 2026	51	50.0%
April 2026	58	34.9%
March 2026	62	40.9%
February 2026	44	69.2%
January 2026	38	216.7%
December 2025	39	69.6%
November 2025	34	88.9%
October 2025	33	57.1%
September 2025	26	30.0%
August 2025	21	-22.2%

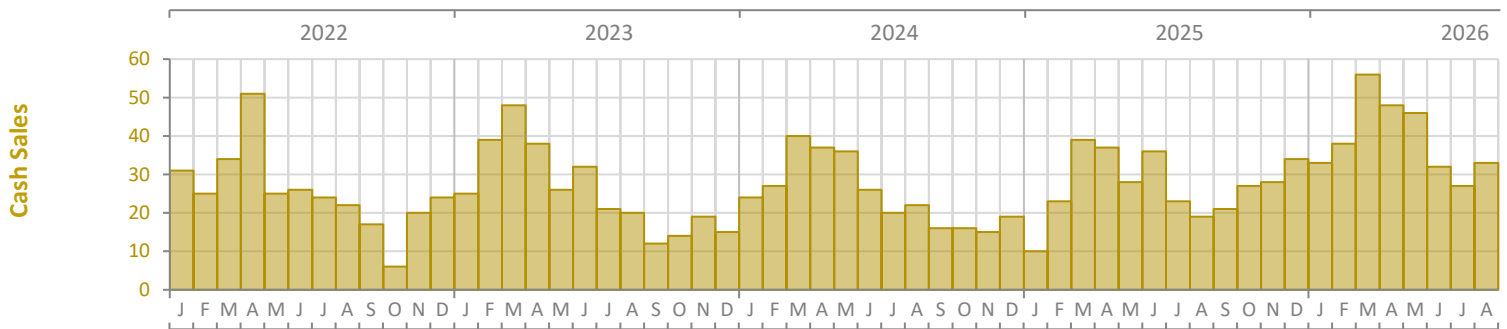


Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note: Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	313	45.6%
August 2026	33	73.7%
July 2026	27	17.4%
June 2026	32	-11.1%
May 2026	46	64.3%
April 2026	48	29.7%
March 2026	56	43.6%
February 2026	38	65.2%
January 2026	33	230.0%
December 2025	34	78.9%
November 2025	28	86.7%
October 2025	27	68.8%
September 2025	21	31.3%
August 2025	19	-13.6%

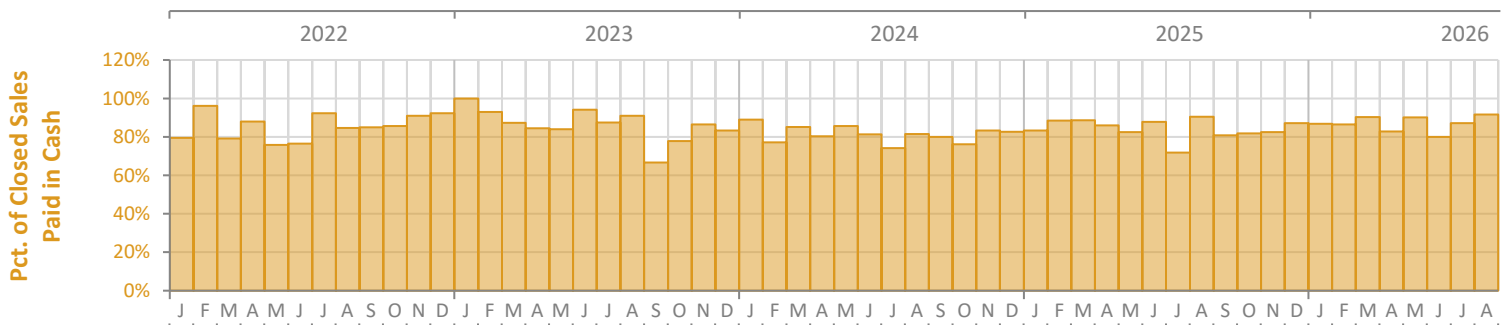


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note: This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	86.9%	2.2%
August 2026	91.7%	1.3%
July 2026	87.1%	21.1%
June 2026	80.0%	-8.9%
May 2026	90.2%	9.5%
April 2026	82.8%	-3.7%
March 2026	90.3%	1.9%
February 2026	86.4%	-2.4%
January 2026	86.8%	4.2%
December 2025	87.2%	5.6%
November 2025	82.4%	-1.1%
October 2025	81.8%	7.3%
September 2025	80.8%	1.0%
August 2025	90.5%	11.0%



Monthly Market Detail - August 2026

Manufactured Homes

Charlotte County

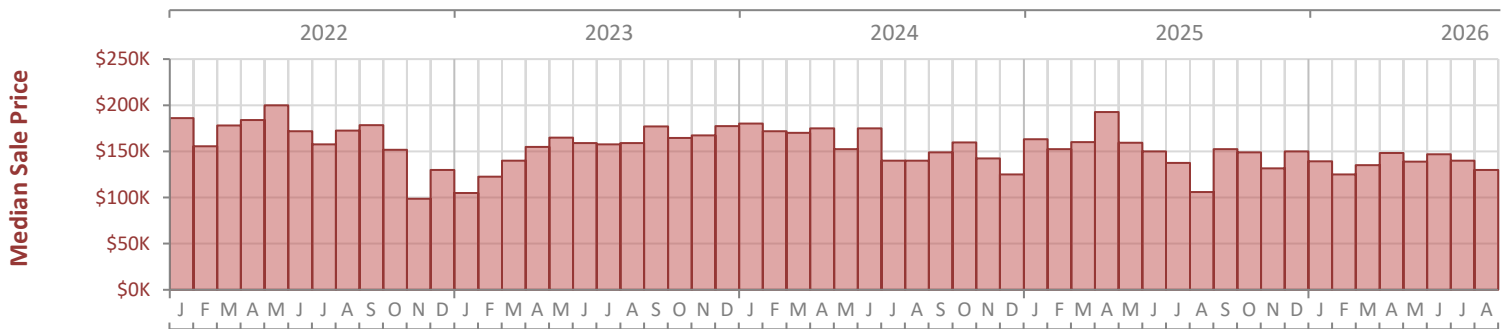


Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$137,000	-11.6%
August 2026	\$130,000	22.8%
July 2026	\$139,900	1.7%
June 2026	\$147,000	-2.0%
May 2026	\$139,000	-12.9%
April 2026	\$148,250	-23.0%
March 2026	\$135,000	-15.6%
February 2026	\$125,000	-18.0%
January 2026	\$139,250	-14.6%
December 2025	\$150,000	20.0%
November 2025	\$131,450	-7.7%
October 2025	\$149,000	-6.7%
September 2025	\$152,500	2.4%
August 2025	\$105,900	-24.4%

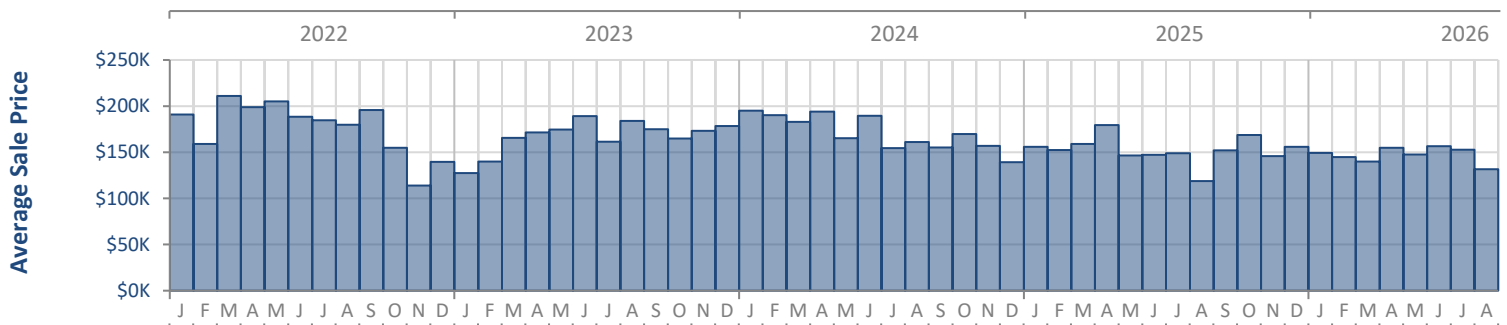


Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Economists' note: Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$147,118	-4.2%
August 2026	\$131,557	10.7%
July 2026	\$152,816	2.7%
June 2026	\$156,610	6.3%
May 2026	\$147,482	0.6%
April 2026	\$154,839	-13.7%
March 2026	\$139,914	-12.1%
February 2026	\$144,843	-4.9%
January 2026	\$149,339	-4.3%
December 2025	\$155,803	11.9%
November 2025	\$145,879	-7.0%
October 2025	\$168,818	-0.5%
September 2025	\$152,112	-1.9%
August 2025	\$118,829	-26.2%



Monthly Market Detail - August 2026

Manufactured Homes

Charlotte County

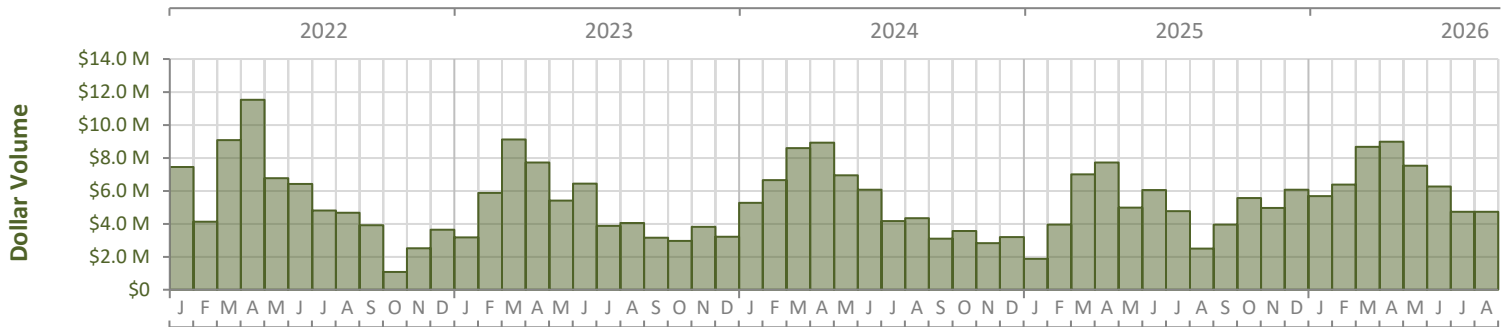


Dollar Volume

The sum of the sale prices for all sales which closed during the month

Economists' note: Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$53.0 Million	36.4%
August 2026	\$4.7 Million	89.8%
July 2026	\$4.7 Million	-0.6%
June 2026	\$6.3 Million	3.7%
May 2026	\$7.5 Million	50.9%
April 2026	\$9.0 Million	16.4%
March 2026	\$8.7 Million	23.9%
February 2026	\$6.4 Million	60.9%
January 2026	\$5.7 Million	203.1%
December 2025	\$6.1 Million	89.8%
November 2025	\$5.0 Million	75.7%
October 2025	\$5.6 Million	56.4%
September 2025	\$4.0 Million	27.5%
August 2025	\$2.5 Million	-42.6%

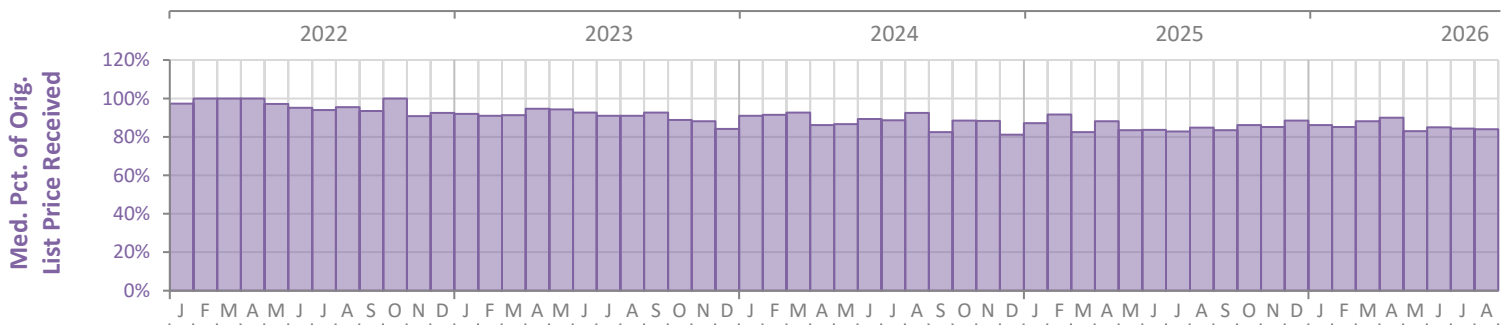


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

Economists' note: The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	86.6%	1.9%
August 2026	83.9%	-1.1%
July 2026	84.3%	1.8%
June 2026	85.0%	1.7%
May 2026	82.9%	-0.7%
April 2026	89.9%	1.9%
March 2026	88.1%	6.8%
February 2026	85.2%	-7.1%
January 2026	86.1%	-1.1%
December 2025	88.4%	8.9%
November 2025	85.1%	-3.6%
October 2025	86.2%	-2.5%
September 2025	83.5%	1.3%
August 2025	84.8%	-8.2%

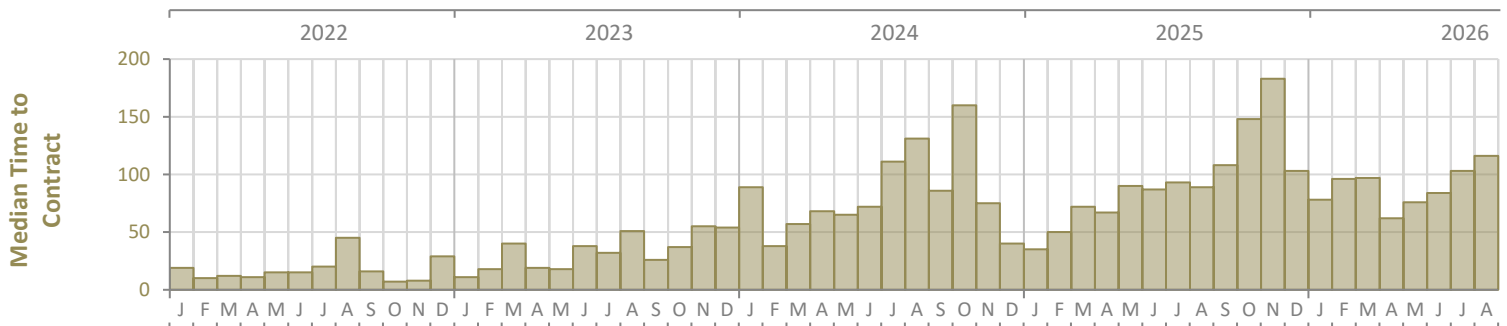


Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	110 Days	41.0%
August 2026	116 Days	30.3%
July 2026	103 Days	10.8%
June 2026	84 Days	-3.4%
May 2026	76 Days	-15.6%
April 2026	62 Days	-7.5%
March 2026	97 Days	34.7%
February 2026	96 Days	92.0%
January 2026	78 Days	122.9%
December 2025	103 Days	157.5%
November 2025	183 Days	144.0%
October 2025	148 Days	-7.5%
September 2025	108 Days	25.6%
August 2025	89 Days	-32.1%

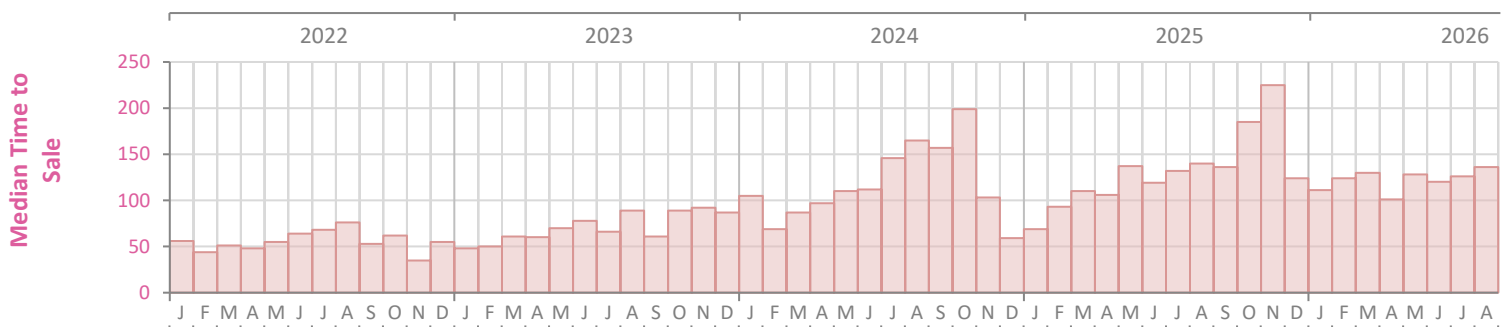


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

Economists' note: Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	131 Days	14.9%
August 2026	136 Days	-2.9%
July 2026	126 Days	-4.5%
June 2026	120 Days	0.8%
May 2026	128 Days	-6.6%
April 2026	101 Days	-4.7%
March 2026	130 Days	18.2%
February 2026	124 Days	33.3%
January 2026	111 Days	60.9%
December 2025	124 Days	110.2%
November 2025	225 Days	118.4%
October 2025	185 Days	-7.0%
September 2025	136 Days	-13.4%
August 2025	140 Days	-15.2%



The number of listed properties that went under contract during the month

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	380	30.1%
August 2026	31	0.0%
July 2026	36	16.1%
June 2026	30	0.0%
May 2026	37	2.8%
April 2026	48	0.0%
March 2026	67	45.7%
February 2026	64	64.1%
January 2026	67	116.1%
December 2025	36	111.8%
November 2025	35	45.8%
October 2025	37	105.6%
September 2025	27	28.6%
August 2025	31	55.0%



The number of properties put onto the market during the month

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	440	-13.7%
August 2026	30	-31.8%
July 2026	42	5.0%
June 2026	25	-34.2%
May 2026	48	9.1%
April 2026	77	-13.5%
March 2026	68	-13.9%
February 2026	65	-19.8%
January 2026	85	-10.5%
December 2025	55	-29.5%
November 2025	61	-25.6%
October 2025	66	24.5%
September 2025	32	-5.9%
August 2025	44	37.5%

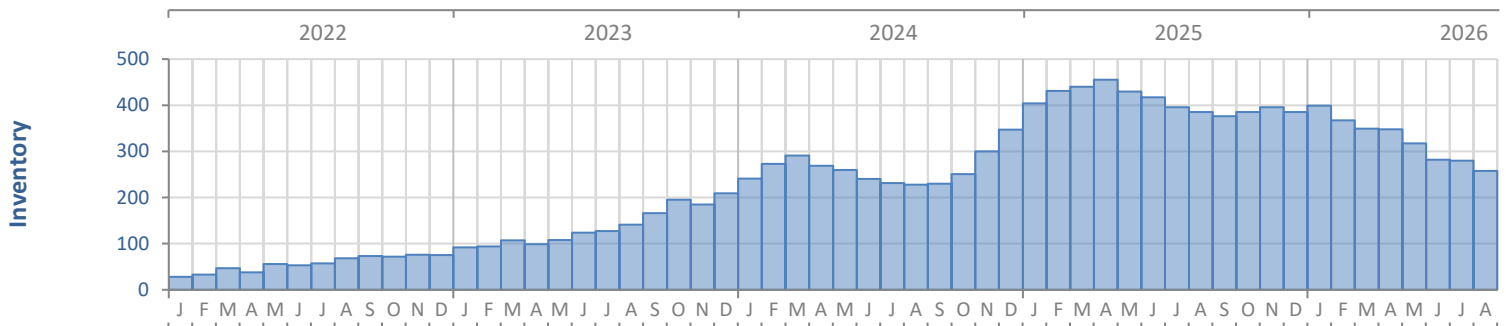


Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	325	-22.6%
August 2026	258	-33.0%
July 2026	280	-29.3%
June 2026	282	-32.4%
May 2026	317	-26.3%
April 2026	348	-23.5%
March 2026	349	-20.7%
February 2026	367	-14.8%
January 2026	399	-1.2%
December 2025	385	11.0%
November 2025	396	32.0%
October 2025	385	53.4%
September 2025	376	63.5%
August 2025	385	68.9%

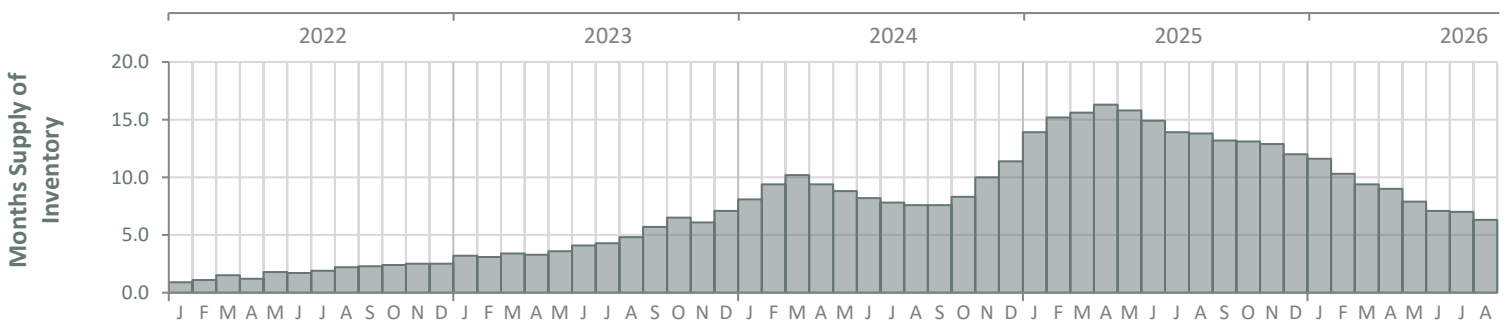


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note: MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	8.6	-42.3%
August 2026	6.3	-54.3%
July 2026	7.0	-49.6%
June 2026	7.1	-52.3%
May 2026	7.9	-50.0%
April 2026	9.0	-44.8%
March 2026	9.4	-39.7%
February 2026	10.3	-32.2%
January 2026	11.6	-16.5%
December 2025	12.0	5.3%
November 2025	12.9	29.0%
October 2025	13.1	57.8%
September 2025	13.2	73.7%
August 2025	13.8	81.6%

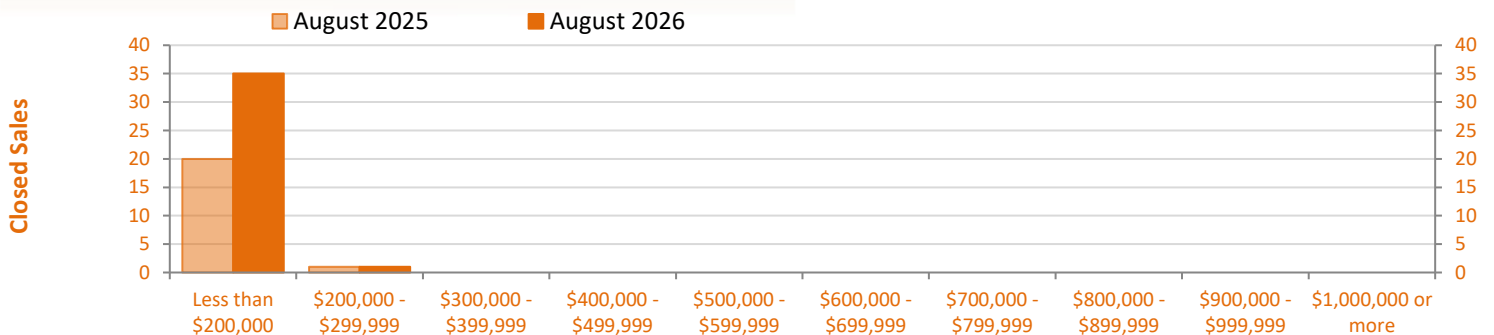


Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	35	75.0%
\$200,000 - \$299,999	1	0.0%
\$300,000 - \$399,999	0	N/A
\$400,000 - \$499,999	0	N/A
\$500,000 - \$599,999	0	N/A
\$600,000 - \$699,999	0	N/A
\$700,000 - \$799,999	0	N/A
\$800,000 - \$899,999	0	N/A
\$900,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

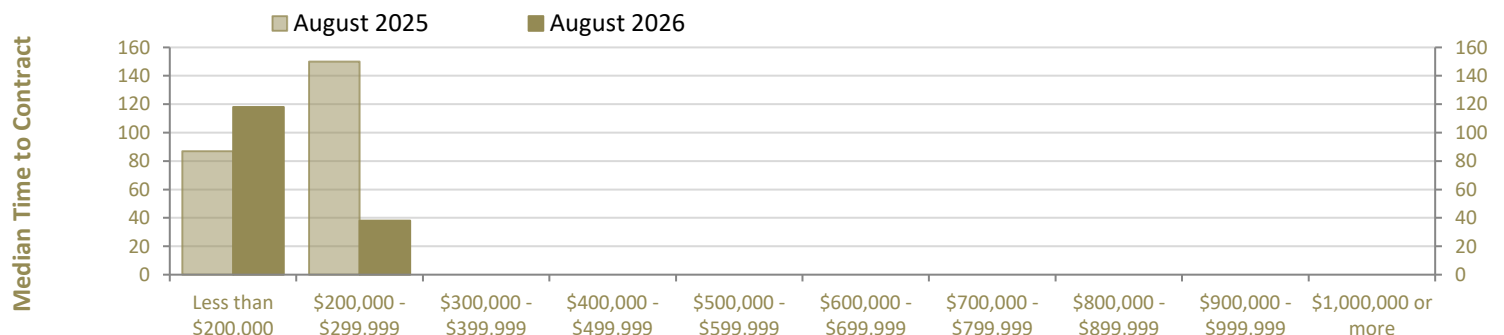


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	118 Days	35.6%
\$200,000 - \$299,999	38 Days	-74.7%
\$300,000 - \$399,999	(No Sales)	N/A
\$400,000 - \$499,999	(No Sales)	N/A
\$500,000 - \$599,999	(No Sales)	N/A
\$600,000 - \$699,999	(No Sales)	N/A
\$700,000 - \$799,999	(No Sales)	N/A
\$800,000 - \$899,999	(No Sales)	N/A
\$900,000 - \$999,999	(No Sales)	N/A
\$1,000,000 or more	(No Sales)	N/A

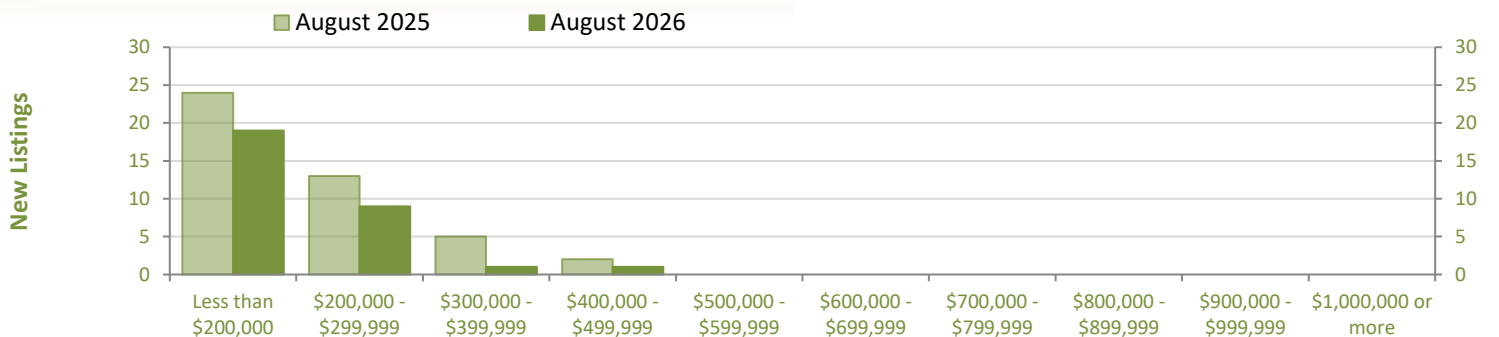


New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	19	-20.8%
\$200,000 - \$299,999	9	-30.8%
\$300,000 - \$399,999	1	-80.0%
\$400,000 - \$499,999	1	-50.0%
\$500,000 - \$599,999	0	N/A
\$600,000 - \$699,999	0	N/A
\$700,000 - \$799,999	0	N/A
\$800,000 - \$899,999	0	N/A
\$900,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

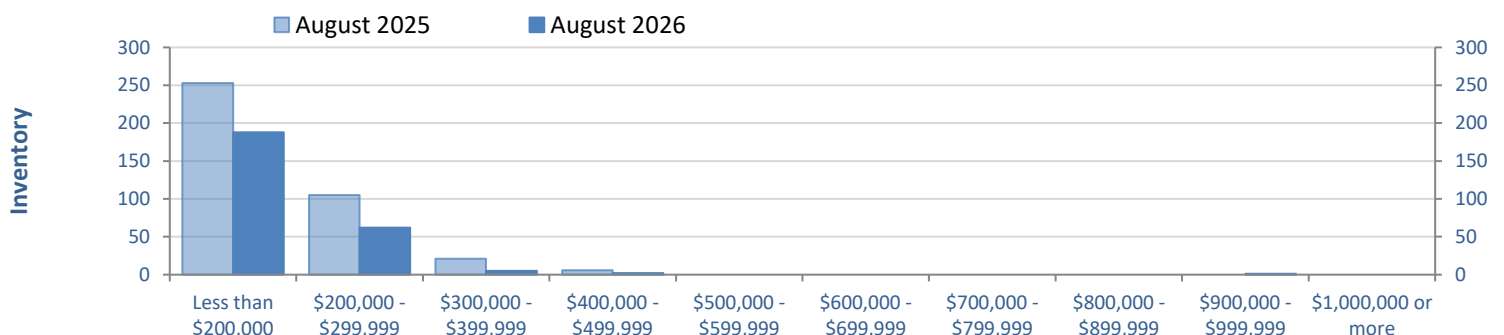


Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

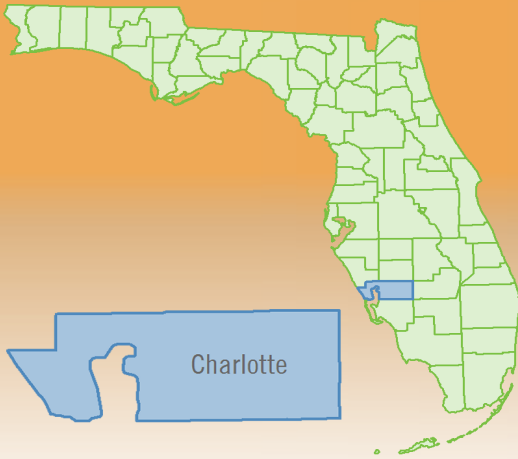
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	188	-25.7%
\$200,000 - \$299,999	62	-41.0%
\$300,000 - \$399,999	5	-76.2%
\$400,000 - \$499,999	2	-66.7%
\$500,000 - \$599,999	0	N/A
\$600,000 - \$699,999	0	N/A
\$700,000 - \$799,999	0	N/A
\$800,000 - \$899,999	0	N/A
\$900,000 - \$999,999	1	N/A
\$1,000,000 or more	0	N/A



Monthly Distressed Market - August 2026

Manufactured Homes

Charlotte County



		August 2026	August 2025	Percent Change Year-over-Year
Traditional	Closed Sales	36	21	71.4%
	Median Sale Price	\$130,000	\$105,900	22.8%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

