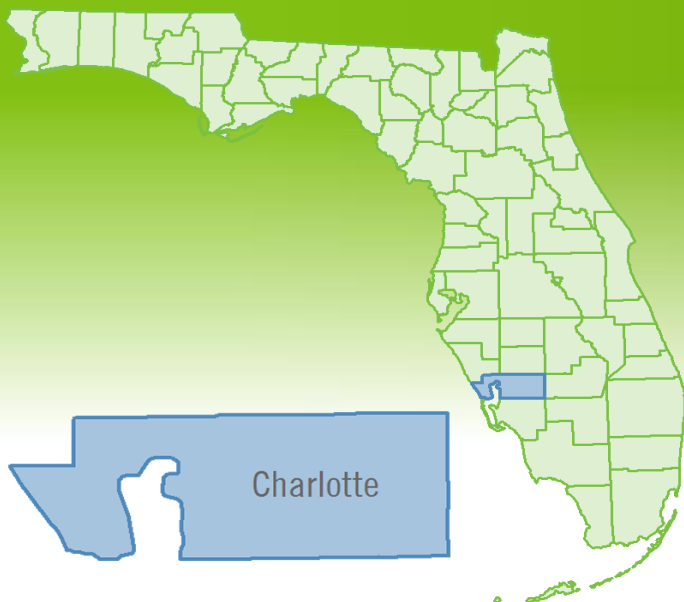


Monthly Market Detail - August 2026

Single-Family Homes

Charlotte County



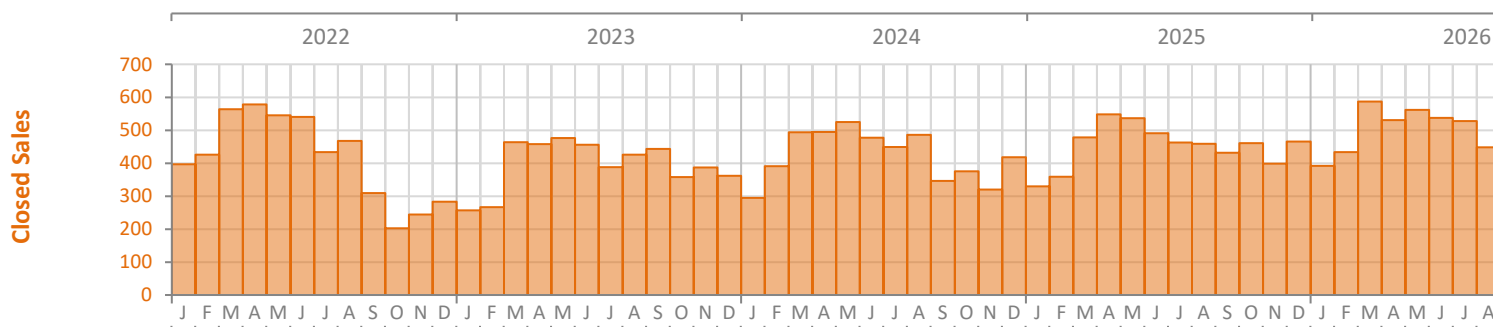
Summary Statistics	August 2026	August 2025	Percent Change Year-over-Year
Closed Sales	448	459	-2.4%
Paid in Cash	153	164	-6.7%
Median Sale Price	\$350,000	\$345,000	1.4%
Average Sale Price	\$419,907	\$408,811	2.7%
Dollar Volume	\$188.1 Million	\$187.6 Million	0.3%
Median Percent of Original List Price Received	94.4%	91.1%	3.6%
Median Time to Contract	60 Days	79 Days	-24.1%
Median Time to Sale	100 Days	112 Days	-10.7%
New Pending Sales	472	511	-7.6%
New Listings	540	603	-10.4%
Pending Inventory	599	620	-3.4%
Inventory (Active Listings)	2,277	3,013	-24.4%
Months Supply of Inventory	4.7	7.1	-33.8%

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	4,019	9.7%
August 2026	448	-2.4%
July 2026	528	14.0%
June 2026	537	9.4%
May 2026	562	4.9%
April 2026	531	-3.1%
March 2026	587	22.8%
February 2026	434	20.9%
January 2026	392	18.8%
December 2025	466	11.5%
November 2025	399	24.7%
October 2025	461	22.9%
September 2025	432	24.9%
August 2025	459	-5.6%



Monthly Market Detail - August 2026

Single-Family Homes

Charlotte County

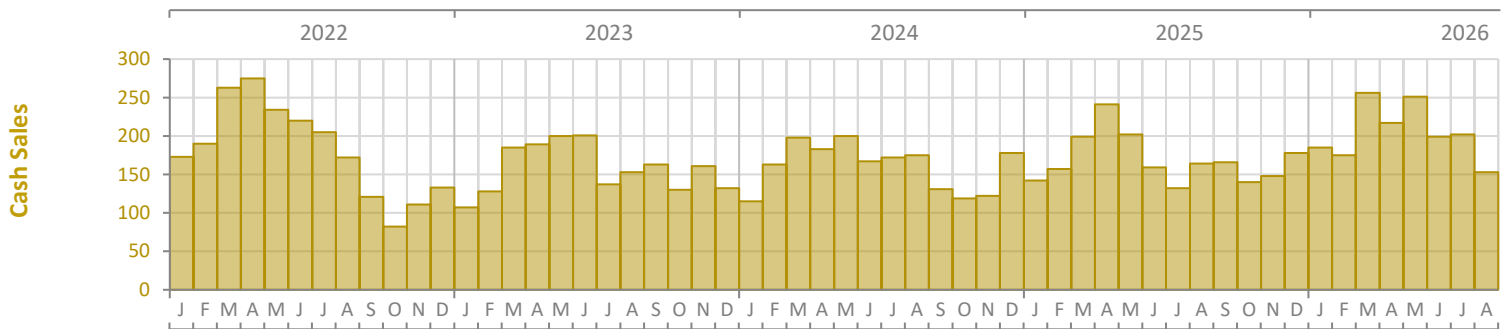


Cash Sales

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	1,638	17.3%
August 2026	153	-6.7%
July 2026	202	53.0%
June 2026	199	25.2%
May 2026	251	24.3%
April 2026	217	-10.0%
March 2026	256	28.6%
February 2026	175	11.5%
January 2026	185	30.3%
December 2025	178	0.0%
November 2025	148	21.3%
October 2025	140	17.6%
September 2025	166	26.7%
August 2025	164	-6.3%

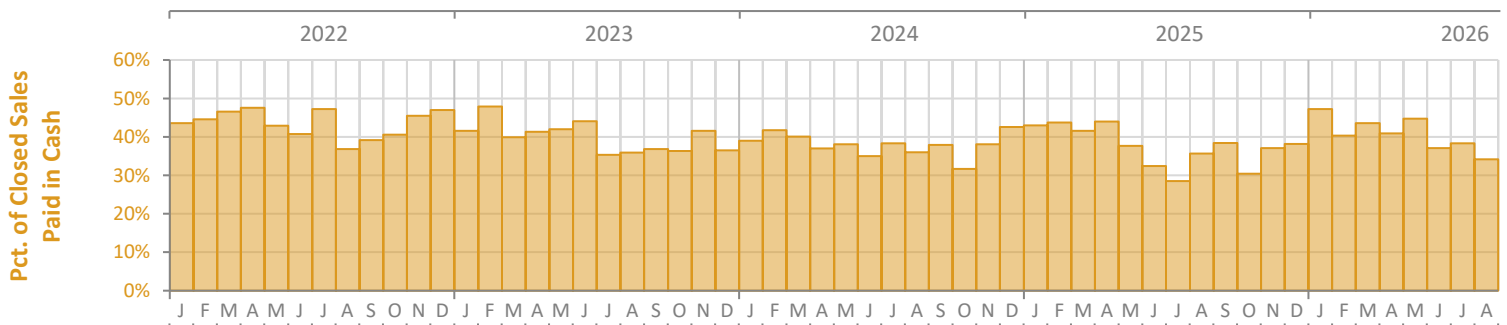


Cash Sales as a Percentage of Closed Sales

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	40.8%	7.1%
August 2026	34.2%	-4.2%
July 2026	38.3%	34.4%
June 2026	37.1%	14.5%
May 2026	44.7%	18.6%
April 2026	40.9%	-7.0%
March 2026	43.6%	4.8%
February 2026	40.3%	-7.8%
January 2026	47.2%	9.8%
December 2025	38.2%	-10.3%
November 2025	37.1%	-2.6%
October 2025	30.4%	-4.1%
September 2025	38.4%	1.3%
August 2025	35.7%	-0.8%



Monthly Market Detail - August 2026

Single-Family Homes

Charlotte County

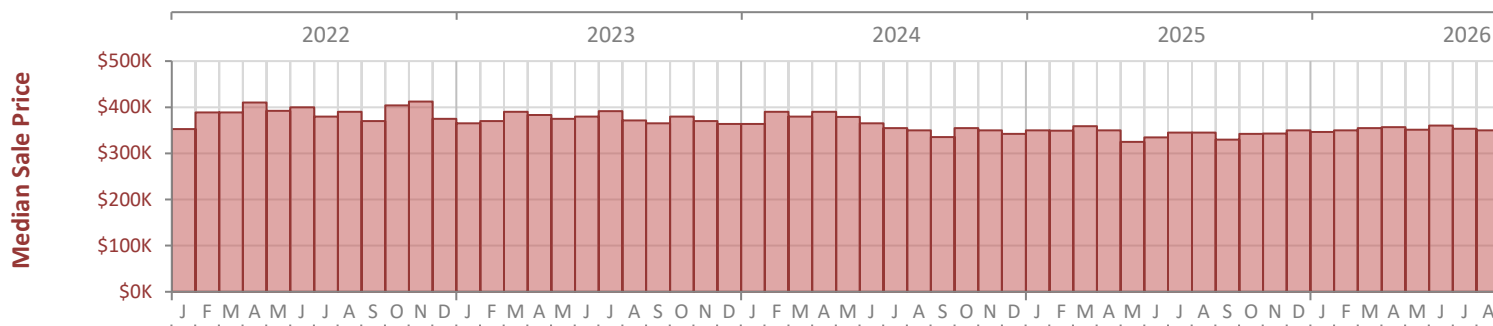


Median Sale Price

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	\$351,155	2.1%
August 2026	\$350,000	1.4%
July 2026	\$353,545	2.5%
June 2026	\$360,000	7.5%
May 2026	\$351,000	8.0%
April 2026	\$357,000	2.0%
March 2026	\$355,000	-1.1%
February 2026	\$350,000	0.3%
January 2026	\$346,250	-1.1%
December 2025	\$350,000	2.3%
November 2025	\$342,900	-2.0%
October 2025	\$342,000	-3.7%
September 2025	\$330,000	-1.6%
August 2025	\$345,000	-1.4%

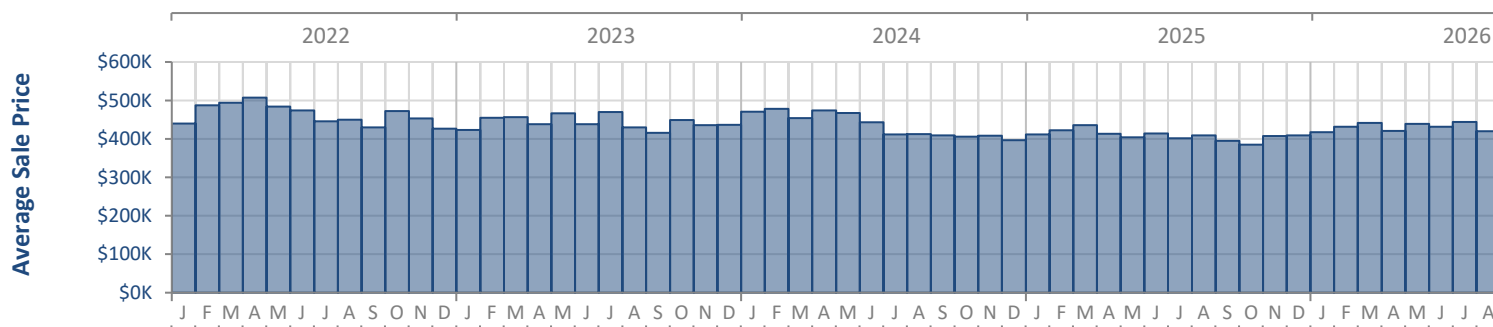


Average Sale Price

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	\$431,518	4.3%
August 2026	\$419,907	2.7%
July 2026	\$443,931	10.6%
June 2026	\$431,485	4.2%
May 2026	\$439,145	8.7%
April 2026	\$420,379	1.7%
March 2026	\$441,635	1.4%
February 2026	\$431,561	2.1%
January 2026	\$417,066	1.3%
December 2025	\$408,744	3.0%
November 2025	\$407,549	-0.2%
October 2025	\$384,710	-5.2%
September 2025	\$394,820	-3.4%
August 2025	\$408,811	-1.0%



Monthly Market Detail - August 2026

Single-Family Homes

Charlotte County

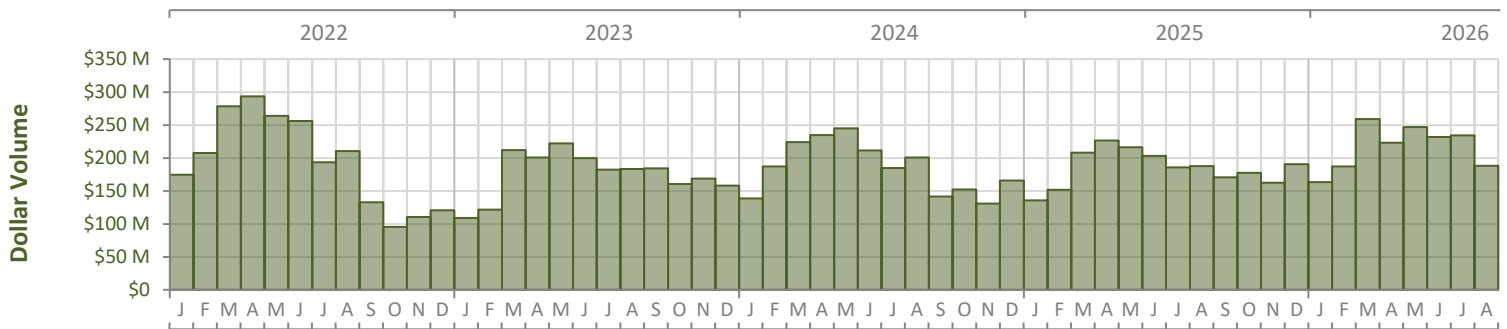


Dollar Volume

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	\$1.7 Billion	14.4%
August 2026	\$188.1 Million	0.3%
July 2026	\$234.4 Million	26.1%
June 2026	\$231.7 Million	13.9%
May 2026	\$246.8 Million	14.0%
April 2026	\$223.2 Million	-1.5%
March 2026	\$259.2 Million	24.5%
February 2026	\$187.3 Million	23.5%
January 2026	\$163.5 Million	20.3%
December 2025	\$190.5 Million	14.9%
November 2025	\$162.6 Million	24.4%
October 2025	\$177.4 Million	16.5%
September 2025	\$170.6 Million	20.6%
August 2025	\$187.6 Million	-6.5%

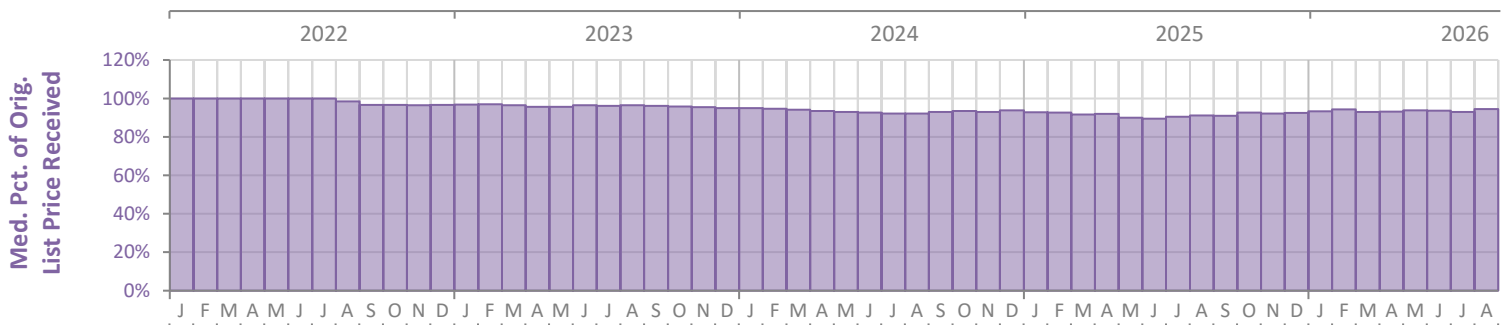


Median Percent of Original List Price Received

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	93.6%	2.6%
August 2026	94.4%	3.6%
July 2026	93.0%	2.8%
June 2026	93.6%	4.6%
May 2026	93.8%	4.2%
April 2026	93.2%	1.3%
March 2026	92.9%	1.3%
February 2026	94.3%	1.7%
January 2026	93.3%	0.5%
December 2025	92.4%	-1.5%
November 2025	92.1%	-0.9%
October 2025	92.6%	-0.9%
September 2025	91.0%	-2.0%
August 2025	91.1%	-1.2%



Monthly Market Detail - August 2026

Single-Family Homes

Charlotte County

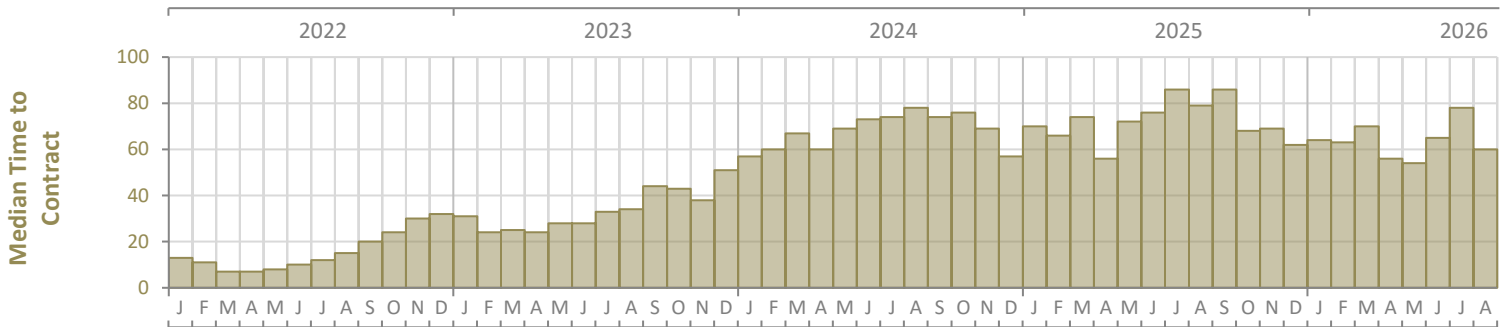


Median Time to Contract

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	69 Days	-11.5%
August 2026	60 Days	-24.1%
July 2026	78 Days	-9.3%
June 2026	65 Days	-14.5%
May 2026	54 Days	-25.0%
April 2026	56 Days	0.0%
March 2026	70 Days	-5.4%
February 2026	63 Days	-4.5%
January 2026	64 Days	-8.6%
December 2025	62 Days	8.8%
November 2025	69 Days	0.0%
October 2025	68 Days	-10.5%
September 2025	86 Days	16.2%
August 2025	79 Days	1.3%

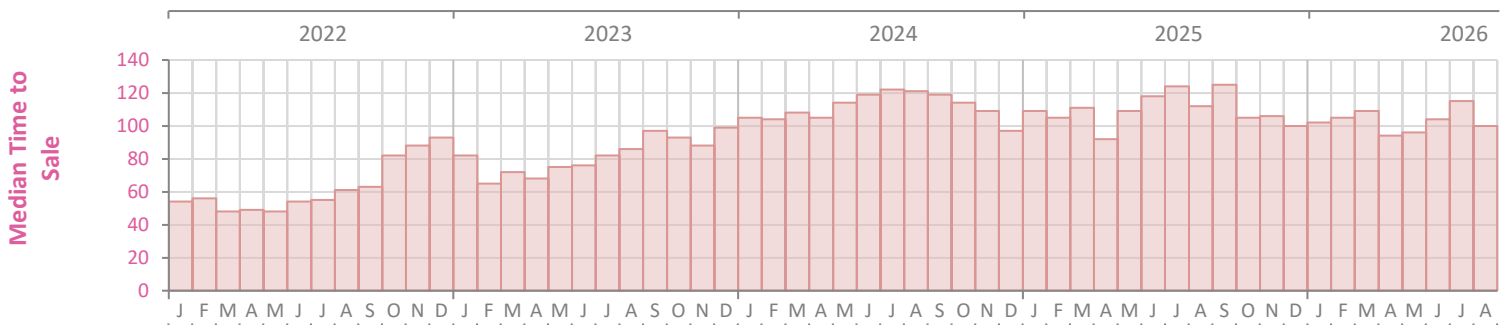


Median Time to Sale

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	107 Days	-7.0%
August 2026	100 Days	-10.7%
July 2026	115 Days	-7.3%
June 2026	104 Days	-11.9%
May 2026	96 Days	-11.9%
April 2026	94 Days	2.2%
March 2026	109 Days	-1.8%
February 2026	105 Days	0.0%
January 2026	102 Days	-6.4%
December 2025	100 Days	3.1%
November 2025	106 Days	-2.8%
October 2025	105 Days	-7.9%
September 2025	125 Days	5.0%
August 2025	112 Days	-7.4%



Monthly Market Detail - August 2026

Single-Family Homes

Charlotte County

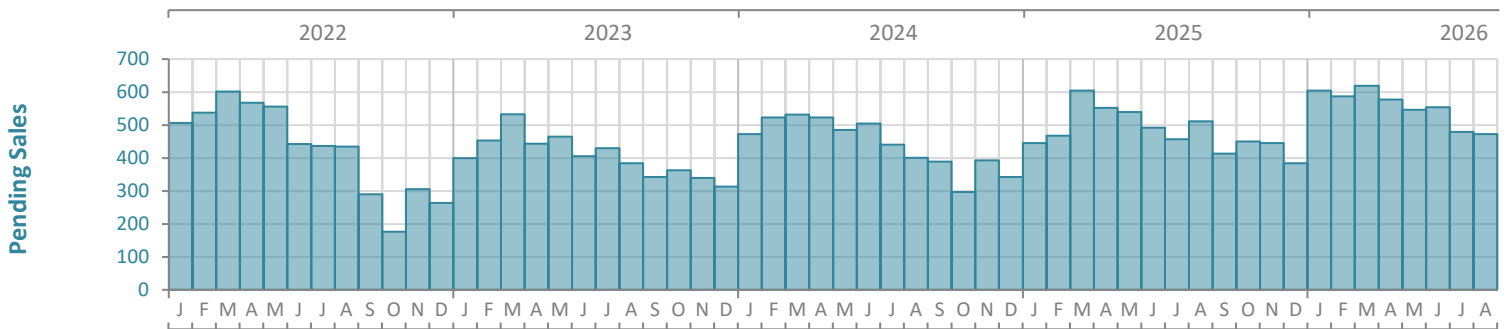


New Pending Sales

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

Economists' note: Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	4,438	9.1%
August 2026	472	-7.6%
July 2026	479	4.8%
June 2026	554	12.6%
May 2026	546	1.3%
April 2026	577	4.5%
March 2026	619	2.5%
February 2026	587	25.4%
January 2026	604	35.7%
December 2025	384	12.3%
November 2025	445	13.2%
October 2025	450	51.5%
September 2025	413	6.2%
August 2025	511	27.4%

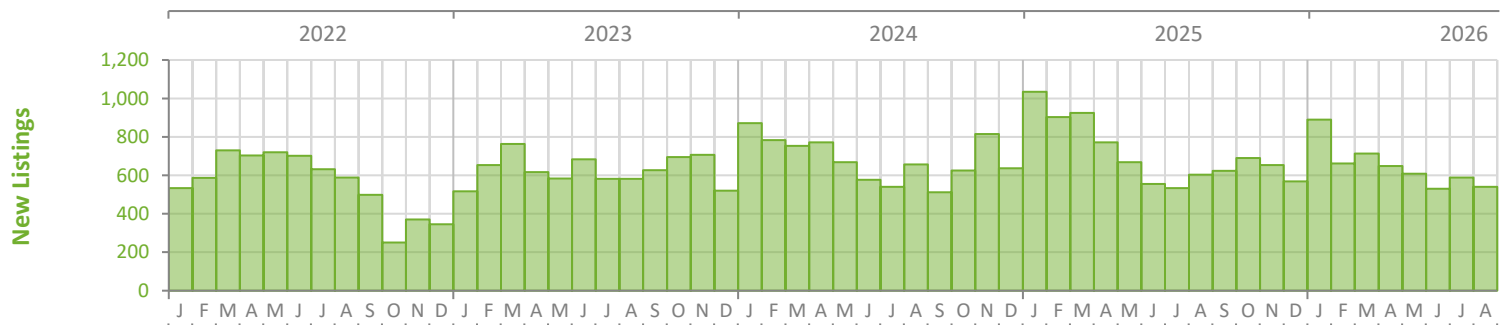


New Listings

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.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	5,179	-13.6%
August 2026	540	-10.4%
July 2026	588	10.3%
June 2026	530	-4.5%
May 2026	609	-9.0%
April 2026	648	-16.0%
March 2026	714	-22.7%
February 2026	661	-26.8%
January 2026	889	-14.0%
December 2025	568	-10.8%
November 2025	653	-19.8%
October 2025	690	10.4%
September 2025	623	21.7%
August 2025	603	-8.1%



Monthly Market Detail - August 2026

Single-Family Homes

Charlotte County

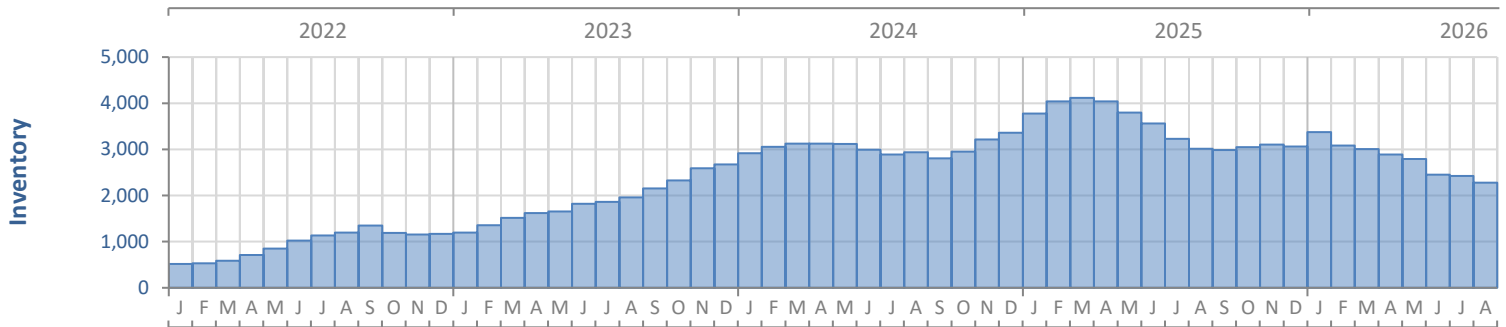


Inventory (Active Listings)

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)	2,787	-24.6%
August 2026	2,277	-24.4%
July 2026	2,422	-25.0%
June 2026	2,449	-31.2%
May 2026	2,789	-26.5%
April 2026	2,891	-28.5%
March 2026	3,010	-26.9%
February 2026	3,083	-23.7%
January 2026	3,371	-10.7%
December 2025	3,062	-8.9%
November 2025	3,106	-3.3%
October 2025	3,048	3.3%
September 2025	2,984	6.3%
August 2025	3,013	2.5%

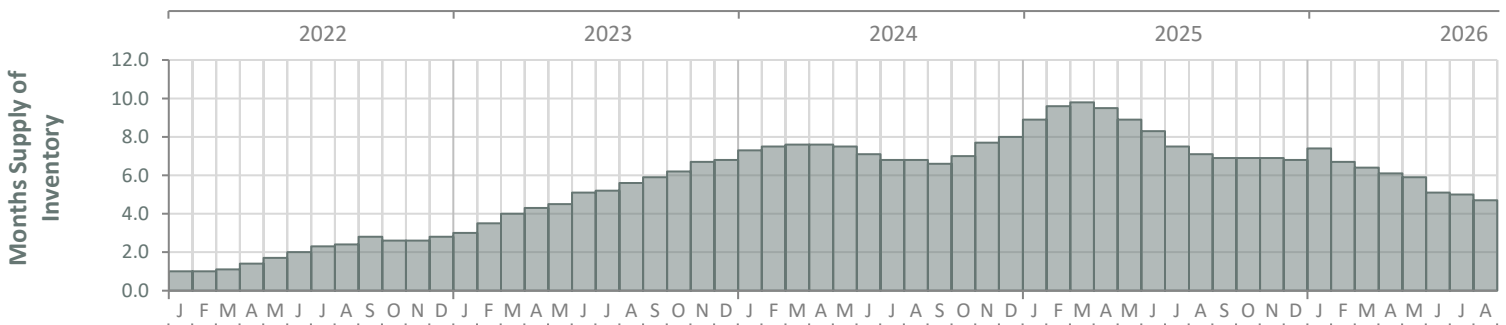


Months Supply of Inventory

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)	5.9	-32.2%
August 2026	4.7	-33.8%
July 2026	5.0	-33.3%
June 2026	5.1	-38.6%
May 2026	5.9	-33.7%
April 2026	6.1	-35.8%
March 2026	6.4	-34.7%
February 2026	6.7	-30.2%
January 2026	7.4	-16.9%
December 2025	6.8	-15.0%
November 2025	6.9	-10.4%
October 2025	6.9	-1.4%
September 2025	6.9	4.5%
August 2025	7.1	4.4%



Monthly Market Detail - August 2026

Single-Family Homes

Charlotte County

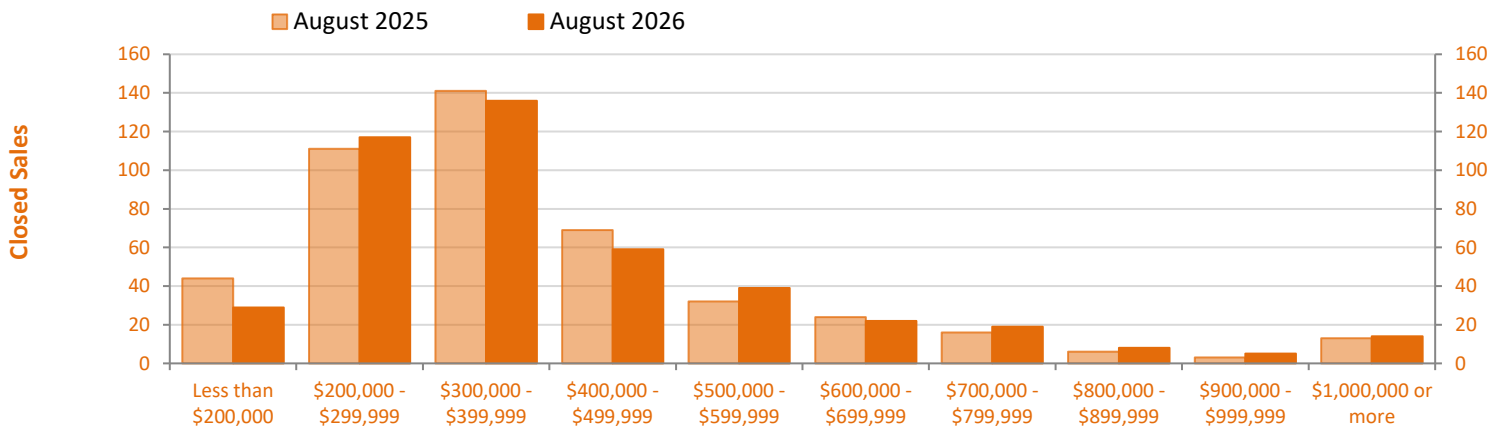


Closed Sales by Sale Price

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.

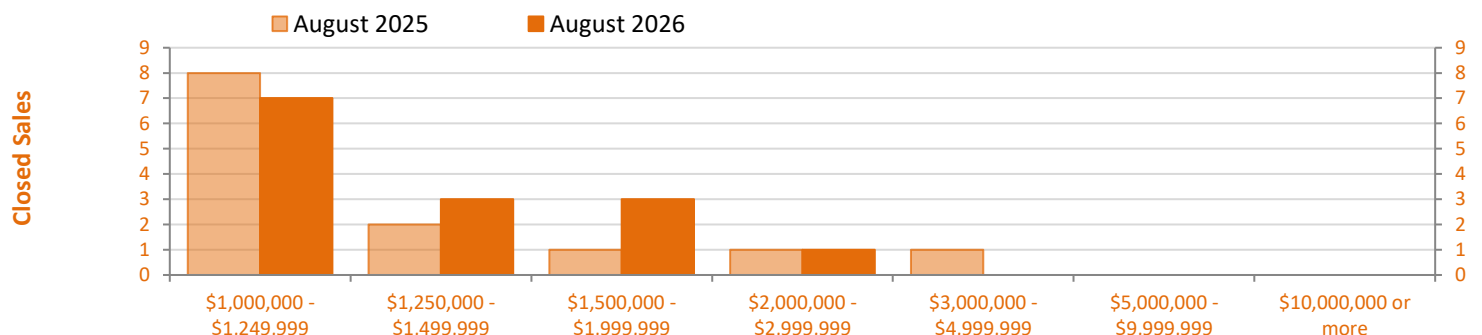
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	29	-34.1%
\$200,000 - \$299,999	117	5.4%
\$300,000 - \$399,999	136	-3.5%
\$400,000 - \$499,999	59	-14.5%
\$500,000 - \$599,999	39	21.9%
\$600,000 - \$699,999	22	-8.3%
\$700,000 - \$799,999	19	18.8%
\$800,000 - \$899,999	8	33.3%
\$900,000 - \$999,999	5	66.7%
\$1,000,000 or more	14	7.7%



Million Dollar Spotlight

Closed Sales by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Closed Sales	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	7	-12.5%
\$1,250,000 - \$1,499,999	3	50.0%
\$1,500,000 - \$1,999,999	3	200.0%
\$2,000,000 - \$2,999,999	1	0.0%
\$3,000,000 - \$4,999,999	0	-100.0%
\$5,000,000 - \$9,999,999	0	N/A
\$10,000,000 or more	0	N/A



Monthly Market Detail - August 2026

Single-Family Homes

Charlotte County

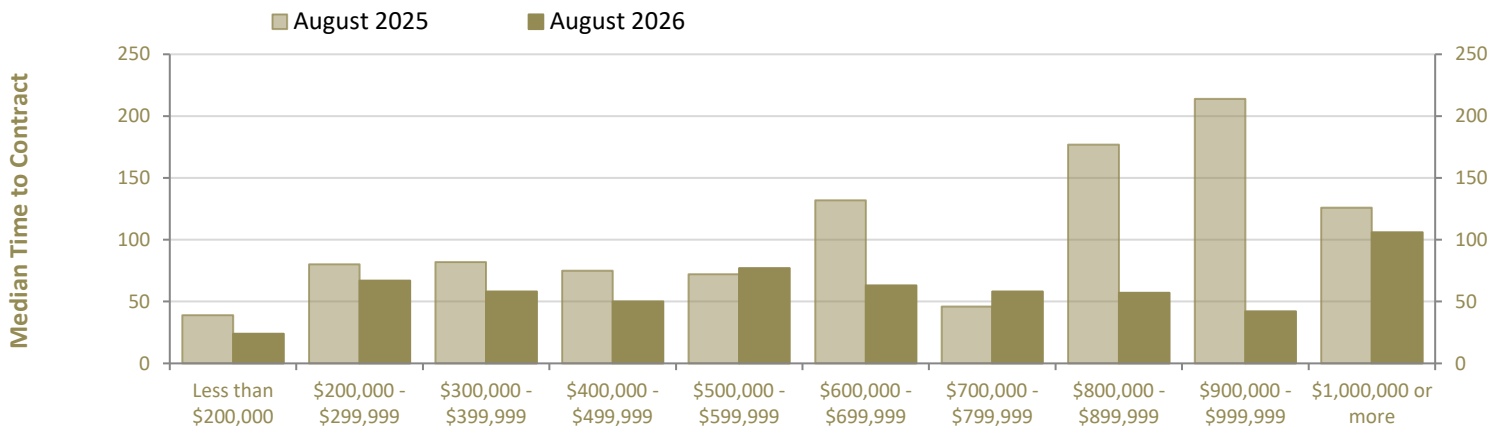


Median Time to Contract by Sale Price

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.

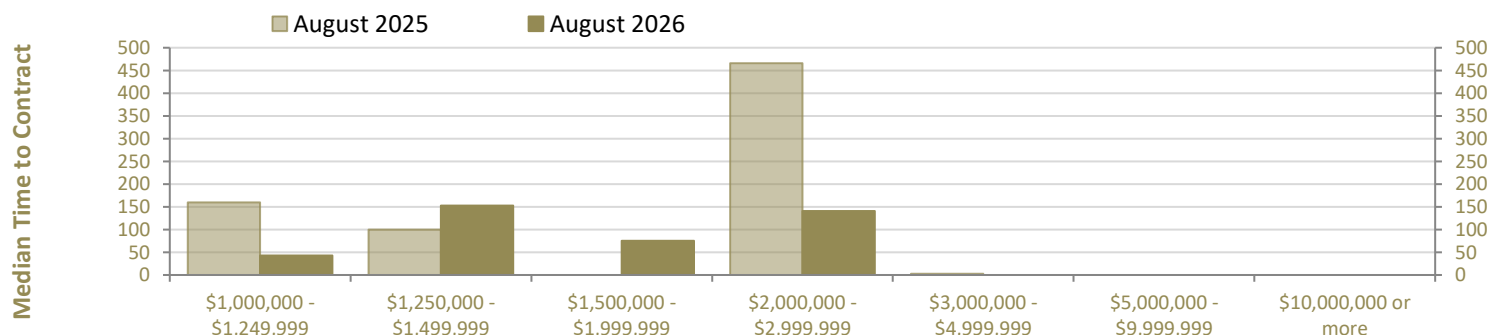
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	24 Days	-38.5%
\$200,000 - \$299,999	67 Days	-16.3%
\$300,000 - \$399,999	58 Days	-29.3%
\$400,000 - \$499,999	50 Days	-33.3%
\$500,000 - \$599,999	77 Days	6.9%
\$600,000 - \$699,999	63 Days	-52.3%
\$700,000 - \$799,999	58 Days	26.1%
\$800,000 - \$899,999	57 Days	-67.8%
\$900,000 - \$999,999	42 Days	-80.4%
\$1,000,000 or more	106 Days	-15.9%



Million Dollar Spotlight

Median Time to Contract by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Median Time to Contract	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	43 Days	-73.1%
\$1,250,000 - \$1,499,999	153 Days	53.0%
\$1,500,000 - \$1,999,999	75 Days	N/A
\$2,000,000 - \$2,999,999	141 Days	-69.7%
\$3,000,000 - \$4,999,999	(No Sales)	N/A
\$5,000,000 - \$9,999,999	(No Sales)	N/A
\$10,000,000 or more	(No Sales)	N/A



Monthly Market Detail - August 2026

Single-Family Homes

Charlotte County

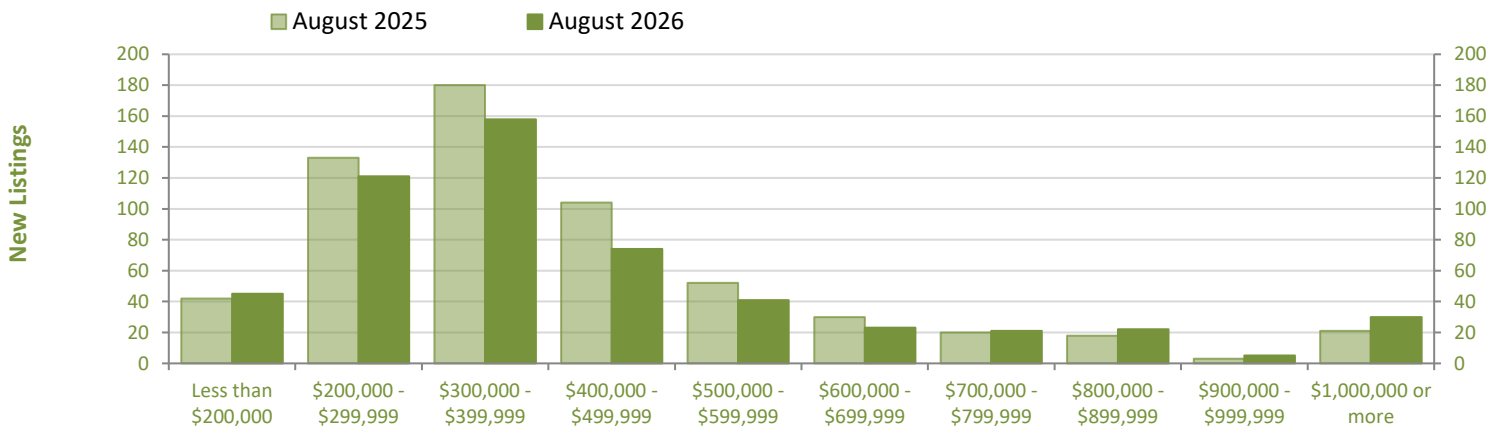


New Listings by Initial Listing Price

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.

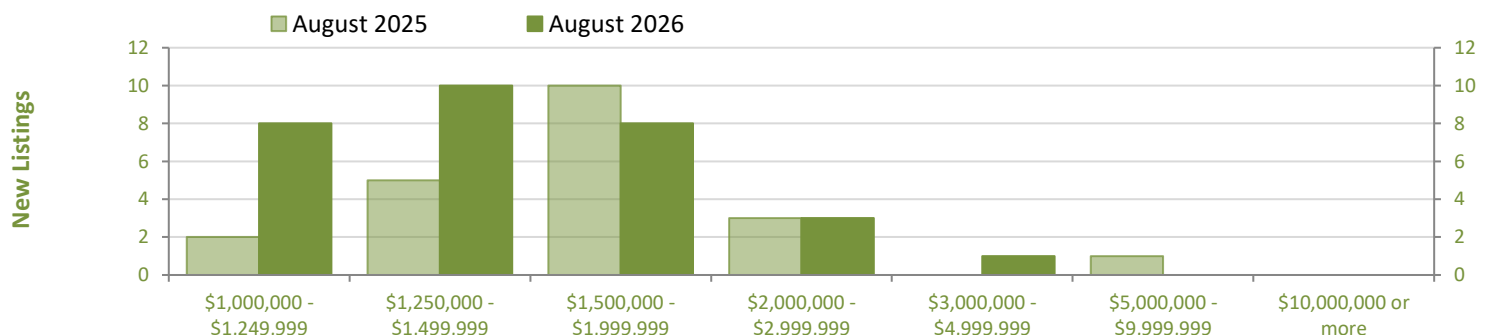
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	45	7.1%
\$200,000 - \$299,999	121	-9.0%
\$300,000 - \$399,999	158	-12.2%
\$400,000 - \$499,999	74	-28.8%
\$500,000 - \$599,999	41	-21.2%
\$600,000 - \$699,999	23	-23.3%
\$700,000 - \$799,999	21	5.0%
\$800,000 - \$899,999	22	22.2%
\$900,000 - \$999,999	5	66.7%
\$1,000,000 or more	30	42.9%



Million Dollar Spotlight

New Listings by Initial Listing Price for properties listed for \$1,000,000 or more

Initial Listing Price	New Listings	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	8	300.0%
\$1,250,000 - \$1,499,999	10	100.0%
\$1,500,000 - \$1,999,999	8	-20.0%
\$2,000,000 - \$2,999,999	3	0.0%
\$3,000,000 - \$4,999,999	1	N/A
\$5,000,000 - \$9,999,999	0	-100.0%
\$10,000,000 or more	0	N/A



Monthly Market Detail - August 2026

Single-Family Homes

Charlotte County

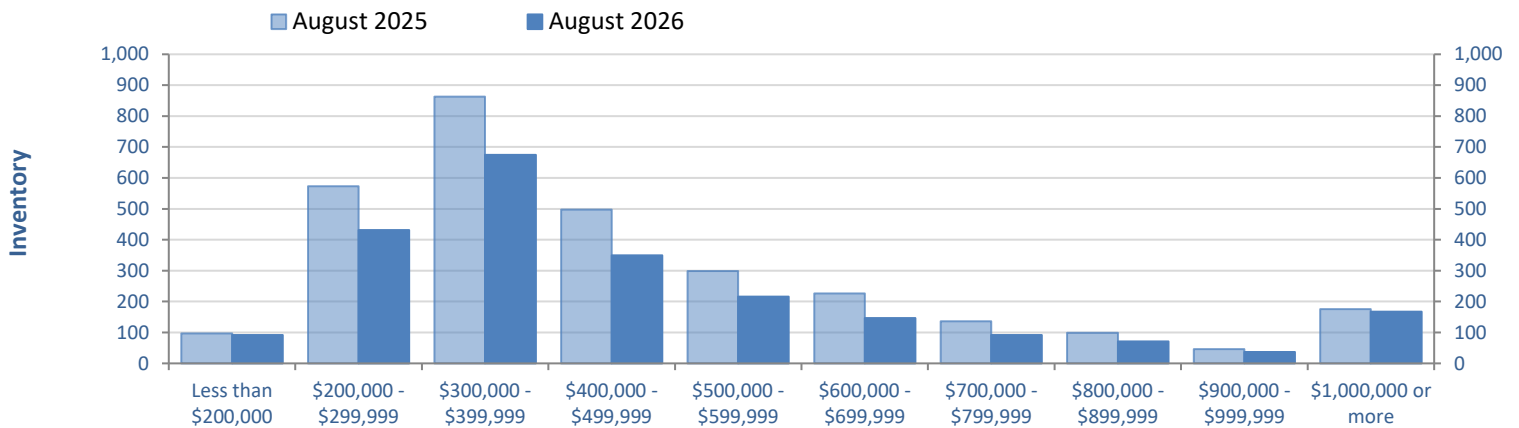


Inventory by Current Listing Price

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.

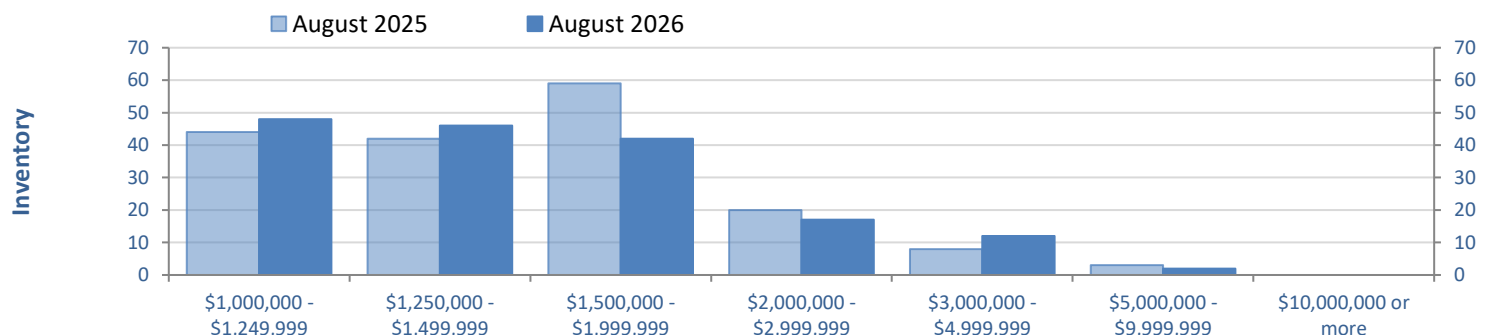
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	92	-5.2%
\$200,000 - \$299,999	431	-24.8%
\$300,000 - \$399,999	675	-21.8%
\$400,000 - \$499,999	349	-29.9%
\$500,000 - \$599,999	216	-27.8%
\$600,000 - \$699,999	147	-35.0%
\$700,000 - \$799,999	92	-32.4%
\$800,000 - \$899,999	71	-28.3%
\$900,000 - \$999,999	37	-19.6%
\$1,000,000 or more	167	-5.1%



Million Dollar Spotlight

Inventory by Current Listing Price for properties listed for \$1,000,000 or more

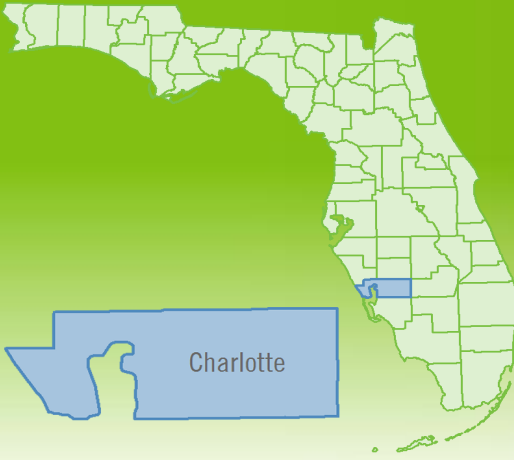
Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	48	9.1%
\$1,250,000 - \$1,499,999	46	9.5%
\$1,500,000 - \$1,999,999	42	-28.8%
\$2,000,000 - \$2,999,999	17	-15.0%
\$3,000,000 - \$4,999,999	12	50.0%
\$5,000,000 - \$9,999,999	2	-33.3%
\$10,000,000 or more	0	N/A



Monthly Distressed Market - August 2026

Single-Family Homes

Charlotte County



		August 2026	August 2025	Percent Change Year-over-Year
Traditional	Closed Sales	441	456	-3.3%
	Median Sale Price	\$350,000	\$346,000	1.2%
Foreclosure/REO	Closed Sales	4	3	33.3%
	Median Sale Price	\$271,950	\$235,000	15.7%
Short Sale	Closed Sales	3	0	N/A
	Median Sale Price	\$360,000	(No Sales)	N/A

