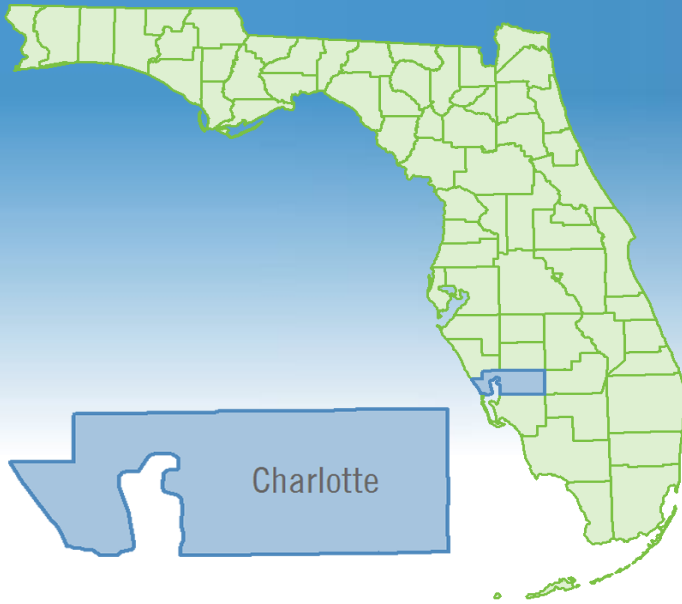


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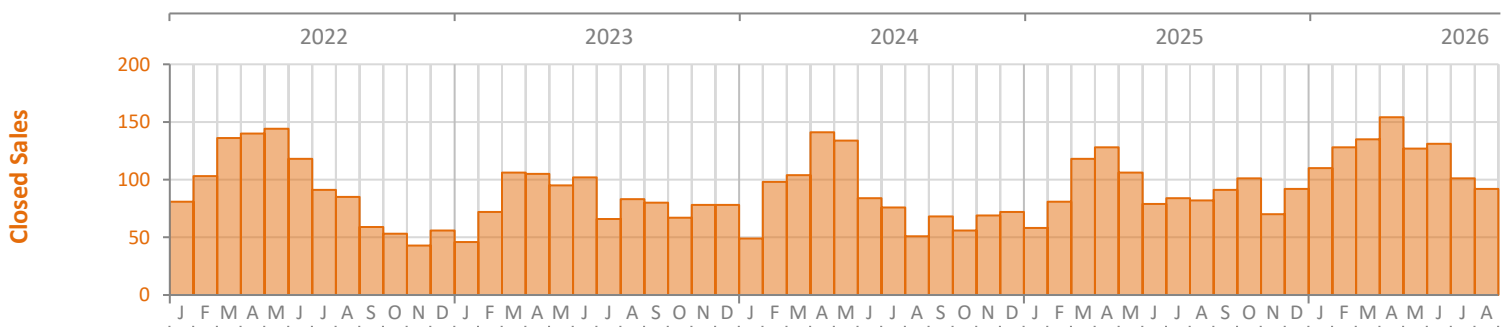
Summary Statistics	August 2026	August 2025	Percent Change Year-over-Year
Closed Sales	92	82	12.2%
Paid in Cash	65	54	20.4%
Median Sale Price	\$245,800	\$182,500	34.7%
Average Sale Price	\$268,219	\$202,465	32.5%
Dollar Volume	\$24.7 Million	\$16.6 Million	48.6%
Median Percent of Original List Price Received	91.7%	86.7%	5.8%
Median Time to Contract	70 Days	88 Days	-20.5%
Median Time to Sale	115 Days	114 Days	0.9%
New Pending Sales	97	116	-16.4%
New Listings	118	131	-9.9%
Pending Inventory	104	108	-3.7%
Inventory (Active Listings)	652	825	-21.0%
Months Supply of Inventory	5.9	9.9	-40.4%

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	978	32.9%
August 2026	92	12.2%
July 2026	101	20.2%
June 2026	131	65.8%
May 2026	127	19.8%
April 2026	154	20.3%
March 2026	135	14.4%
February 2026	128	58.0%
January 2026	110	89.7%
December 2025	92	27.8%
November 2025	70	1.4%
October 2025	101	80.4%
September 2025	91	33.8%
August 2025	82	60.8%



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

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	682	38.9%
August 2026	65	20.4%
July 2026	68	25.9%
June 2026	90	69.8%
May 2026	87	26.1%
April 2026	116	46.8%
March 2026	98	14.0%
February 2026	82	49.1%
January 2026	76	85.4%
December 2025	73	49.0%
November 2025	45	-10.0%
October 2025	70	112.1%
September 2025	63	61.5%
August 2025	54	54.3%



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

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	69.7%	4.5%
August 2026	70.7%	7.3%
July 2026	67.3%	4.7%
June 2026	68.7%	2.4%
May 2026	68.5%	5.2%
April 2026	75.3%	22.0%
March 2026	72.6%	-0.4%
February 2026	64.1%	-5.6%
January 2026	69.1%	-2.3%
December 2025	79.3%	16.4%
November 2025	64.3%	-11.3%
October 2025	69.3%	17.7%
September 2025	69.2%	20.6%
August 2025	65.9%	-3.9%



Monthly Market Detail - August 2026

Townhouses and Condos

Charlotte County

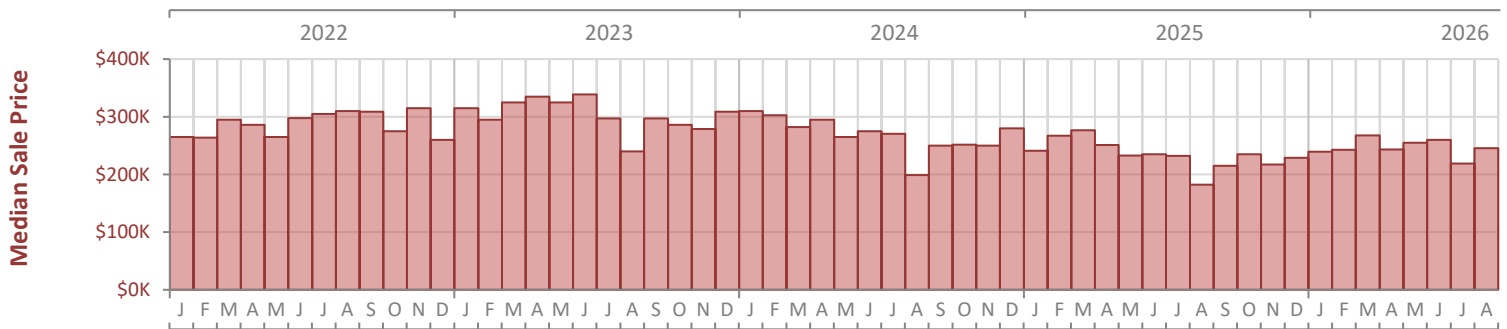


Median Sale Price

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	\$249,999	4.6%
August 2026	\$245,800	34.7%
July 2026	\$219,000	-5.6%
June 2026	\$260,000	10.6%
May 2026	\$255,000	9.4%
April 2026	\$243,500	-3.0%
March 2026	\$268,000	-3.1%
February 2026	\$242,500	-9.2%
January 2026	\$239,450	-0.6%
December 2025	\$229,000	-18.2%
November 2025	\$217,450	-13.0%
October 2025	\$235,000	-6.6%
September 2025	\$215,000	-14.0%
August 2025	\$182,500	-8.3%

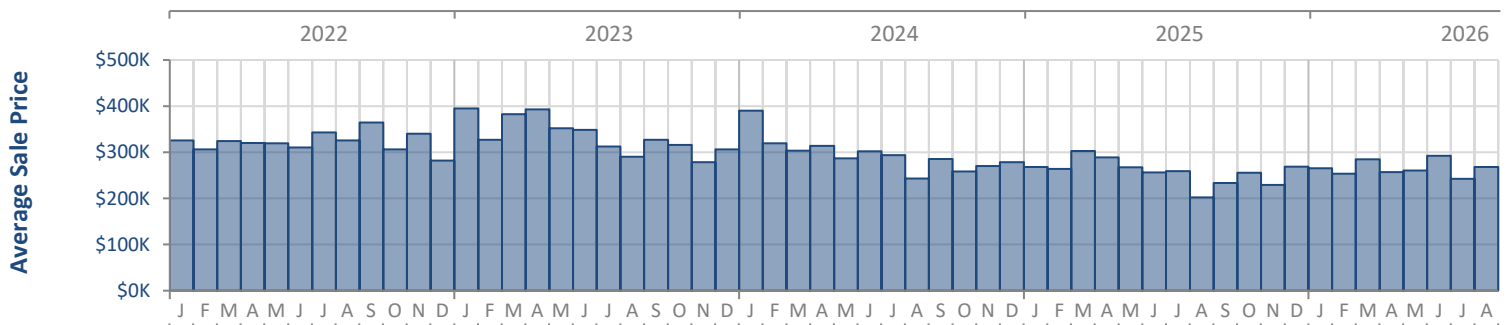


Average Sale Price

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	\$265,996	-0.4%
August 2026	\$268,219	32.5%
July 2026	\$242,529	-6.3%
June 2026	\$292,409	14.0%
May 2026	\$260,297	-2.6%
April 2026	\$256,848	-11.2%
March 2026	\$284,401	-6.1%
February 2026	\$253,615	-3.8%
January 2026	\$265,436	-1.0%
December 2025	\$268,705	-3.6%
November 2025	\$229,177	-15.1%
October 2025	\$255,655	-1.1%
September 2025	\$233,115	-18.3%
August 2025	\$202,465	-16.8%



Monthly Market Detail - August 2026

Townhouses and Condos

Charlotte County

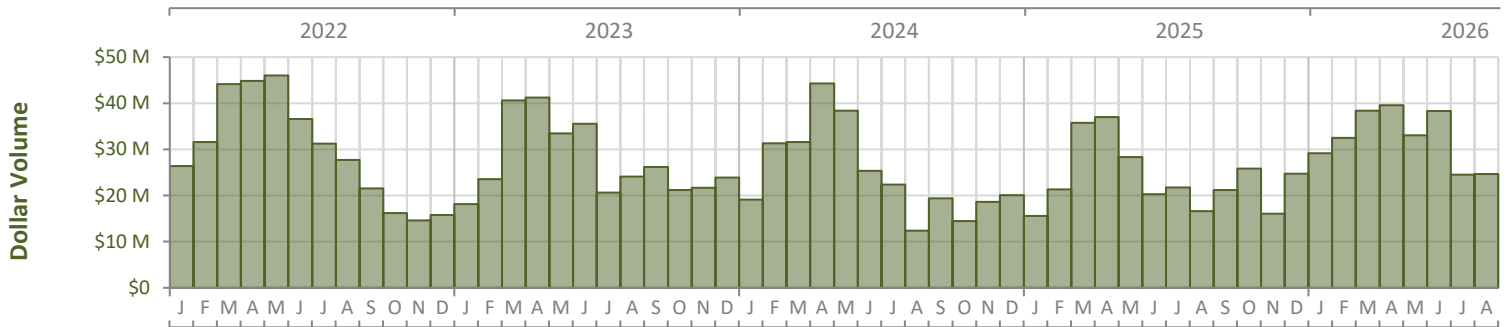


Dollar Volume

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	\$260.1 Million	32.3%
August 2026	\$24.7 Million	48.6%
July 2026	\$24.5 Million	12.6%
June 2026	\$38.3 Million	89.0%
May 2026	\$33.1 Million	16.7%
April 2026	\$39.6 Million	6.9%
March 2026	\$38.4 Million	7.4%
February 2026	\$32.5 Million	52.1%
January 2026	\$29.2 Million	87.7%
December 2025	\$24.7 Million	23.2%
November 2025	\$16.0 Million	-13.8%
October 2025	\$25.8 Million	78.4%
September 2025	\$21.2 Million	9.4%
August 2025	\$16.6 Million	33.8%

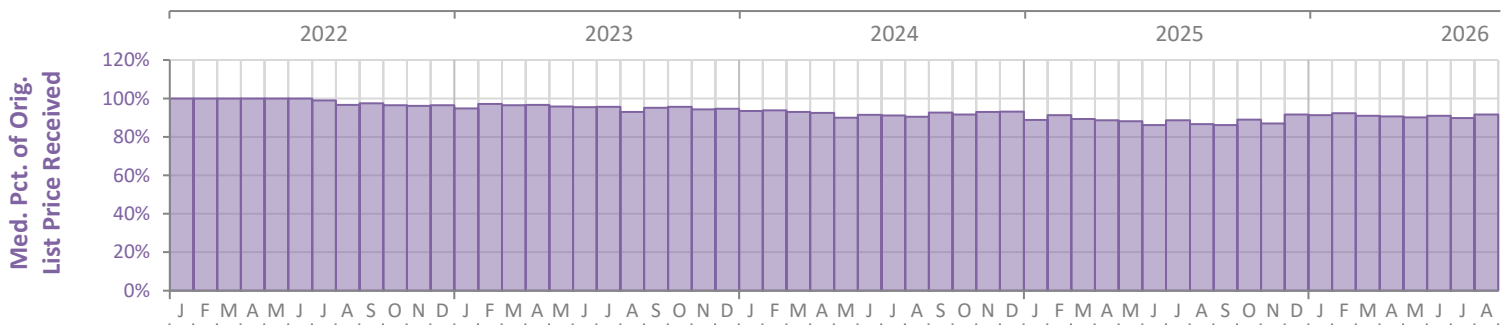


Median Percent of Original List Price Received

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	90.9%	2.5%
August 2026	91.7%	5.8%
July 2026	89.8%	1.2%
June 2026	91.0%	5.6%
May 2026	90.1%	2.2%
April 2026	90.6%	2.3%
March 2026	90.9%	1.8%
February 2026	92.3%	1.1%
January 2026	91.3%	2.8%
December 2025	91.6%	-1.7%
November 2025	87.0%	-6.4%
October 2025	88.9%	-2.9%
September 2025	86.2%	-6.9%
August 2025	86.7%	-4.1%



Monthly Market Detail - August 2026

Townhouses and Condos

Charlotte County

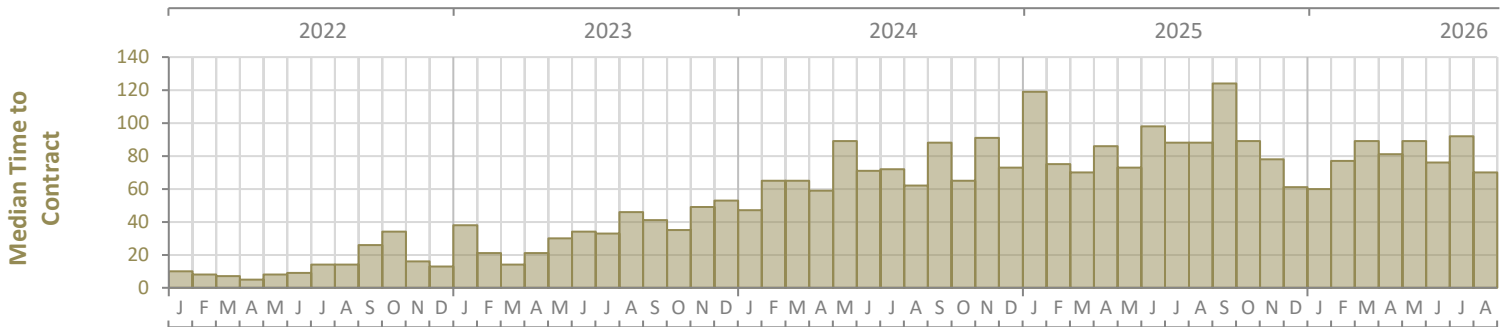


Median Time to Contract

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	80 Days	-9.1%
August 2026	70 Days	-20.5%
July 2026	92 Days	4.5%
June 2026	76 Days	-22.4%
May 2026	89 Days	21.9%
April 2026	81 Days	-5.8%
March 2026	89 Days	27.1%
February 2026	77 Days	2.7%
January 2026	60 Days	-49.6%
December 2025	61 Days	-16.4%
November 2025	78 Days	-14.3%
October 2025	89 Days	36.9%
September 2025	124 Days	40.9%
August 2025	88 Days	41.9%

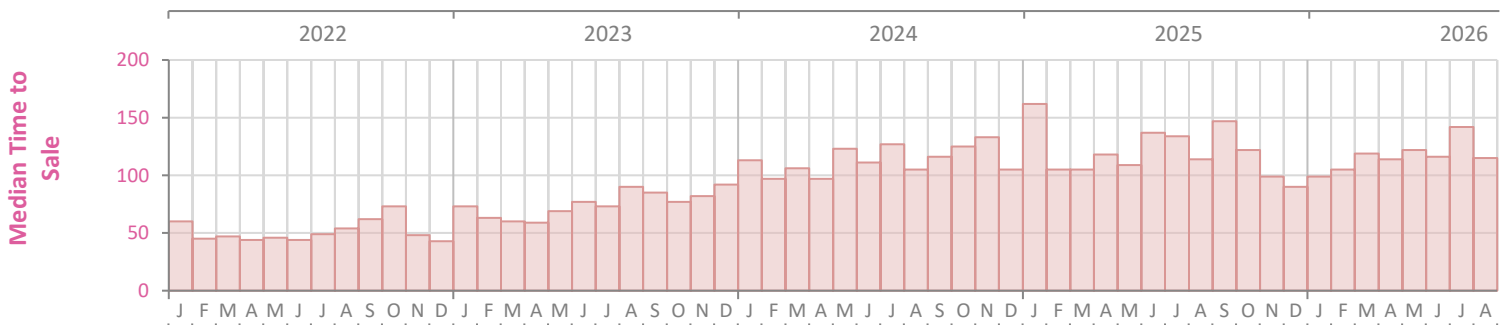


Median Time to Sale

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	120 Days	0.0%
August 2026	115 Days	0.9%
July 2026	142 Days	6.0%
June 2026	116 Days	-15.3%
May 2026	122 Days	11.9%
April 2026	114 Days	-3.4%
March 2026	119 Days	13.3%
February 2026	105 Days	0.0%
January 2026	99 Days	-38.9%
December 2025	90 Days	-14.3%
November 2025	99 Days	-25.6%
October 2025	122 Days	-2.4%
September 2025	147 Days	26.7%
August 2025	114 Days	8.6%



Monthly Market Detail - August 2026

Townhouses and Condos

Charlotte County

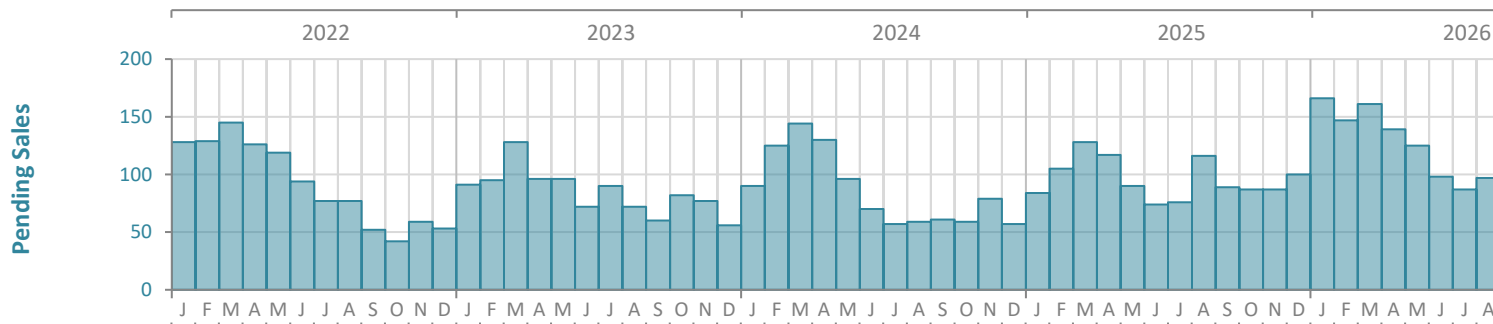


New Pending Sales

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	1,020	29.1%
August 2026	97	-16.4%
July 2026	87	14.5%
June 2026	98	32.4%
May 2026	125	38.9%
April 2026	139	18.8%
March 2026	161	25.8%
February 2026	147	40.0%
January 2026	166	97.6%
December 2025	100	75.4%
November 2025	87	10.1%
October 2025	87	47.5%
September 2025	89	45.9%
August 2025	116	96.6%

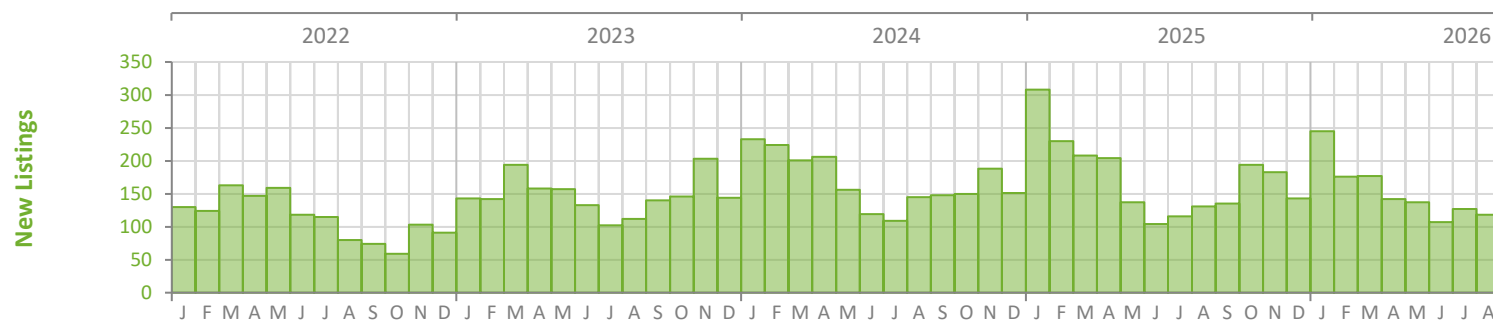


New Listings

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	1,229	-14.5%
August 2026	118	-9.9%
July 2026	127	9.5%
June 2026	107	2.9%
May 2026	137	0.0%
April 2026	142	-30.4%
March 2026	177	-14.9%
February 2026	176	-23.5%
January 2026	245	-20.5%
December 2025	143	-5.3%
November 2025	183	-2.7%
October 2025	194	29.3%
September 2025	135	-8.8%
August 2025	131	-9.7%



Monthly Market Detail - August 2026

Townhouses and Condos

Charlotte County

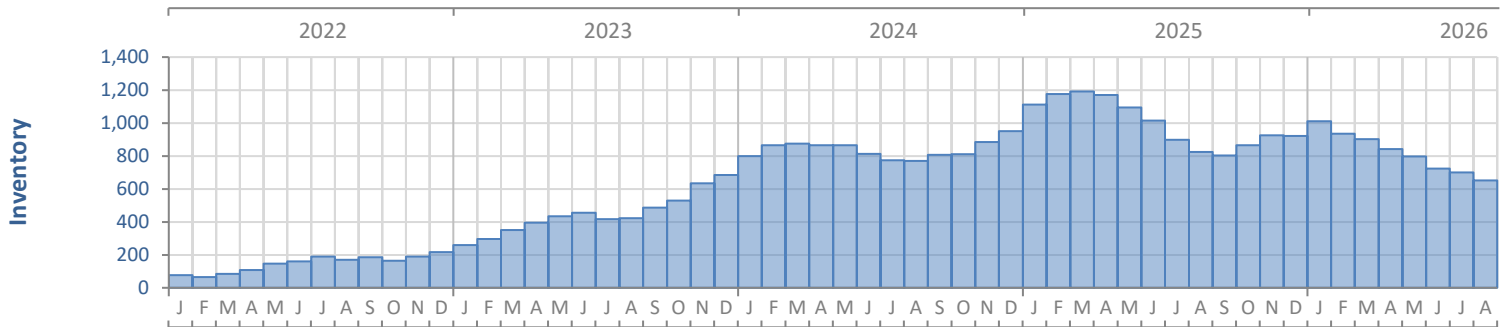


Inventory (Active Listings)

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)	820	-22.6%
August 2026	652	-21.0%
July 2026	701	-22.0%
June 2026	724	-28.7%
May 2026	797	-27.2%
April 2026	841	-28.2%
March 2026	902	-24.3%
February 2026	935	-20.5%
January 2026	1,010	-9.1%
December 2025	921	-3.2%
November 2025	926	4.8%
October 2025	865	6.7%
September 2025	803	-0.4%
August 2025	825	7.1%

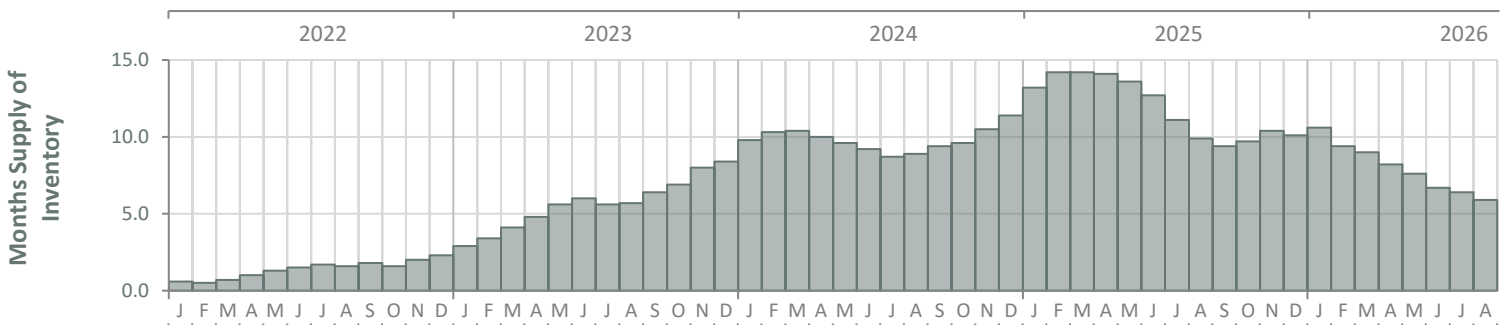


Months Supply of Inventory

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)	8.0	-38.0%
August 2026	5.9	-40.4%
July 2026	6.4	-42.3%
June 2026	6.7	-47.2%
May 2026	7.6	-44.1%
April 2026	8.2	-41.8%
March 2026	9.0	-36.6%
February 2026	9.4	-33.8%
January 2026	10.6	-19.7%
December 2025	10.1	-11.4%
November 2025	10.4	-1.0%
October 2025	9.7	1.0%
September 2025	9.4	0.0%
August 2025	9.9	11.2%



Monthly Market Detail - August 2026

Townhouses and Condos

Charlotte County

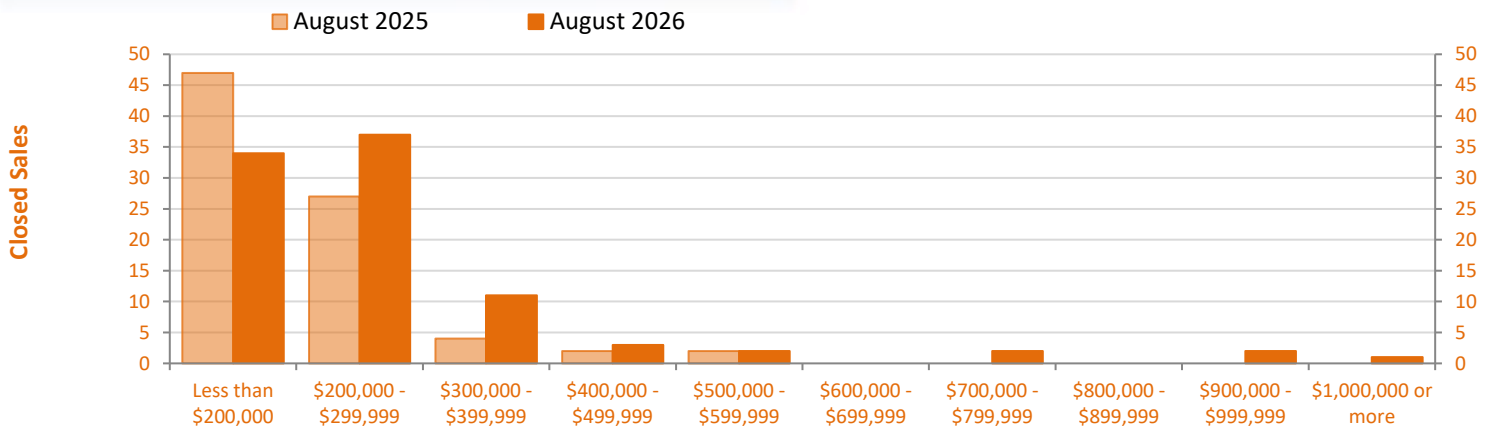


Closed Sales by Sale Price

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.

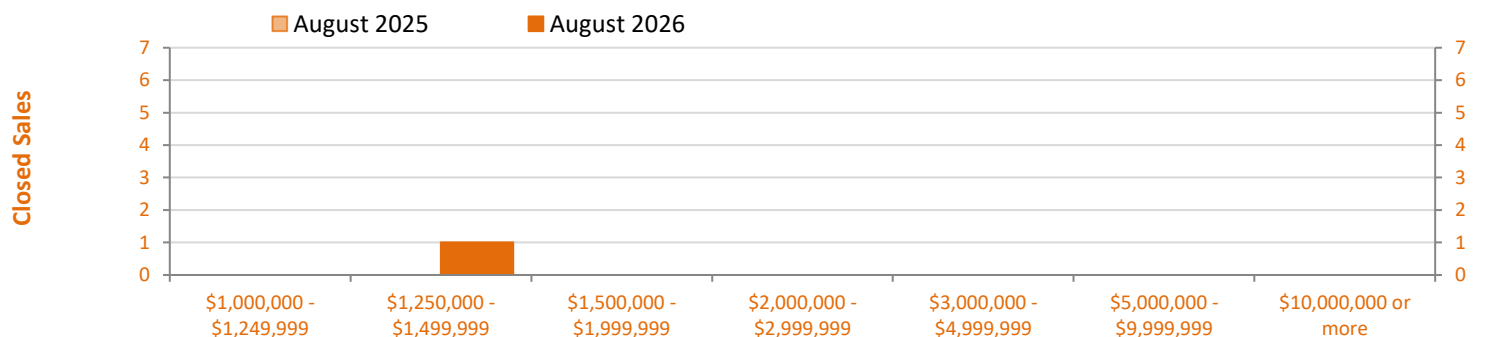
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	34	-27.7%
\$200,000 - \$299,999	37	37.0%
\$300,000 - \$399,999	11	175.0%
\$400,000 - \$499,999	3	50.0%
\$500,000 - \$599,999	2	0.0%
\$600,000 - \$699,999	0	N/A
\$700,000 - \$799,999	2	N/A
\$800,000 - \$899,999	0	N/A
\$900,000 - \$999,999	2	N/A
\$1,000,000 or more	1	N/A



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	0	N/A
\$1,250,000 - \$1,499,999	1	N/A
\$1,500,000 - \$1,999,999	0	N/A
\$2,000,000 - \$2,999,999	0	N/A
\$3,000,000 - \$4,999,999	0	N/A
\$5,000,000 - \$9,999,999	0	N/A
\$10,000,000 or more	0	N/A



Monthly Market Detail - August 2026

Townhouses and Condos

Charlotte County

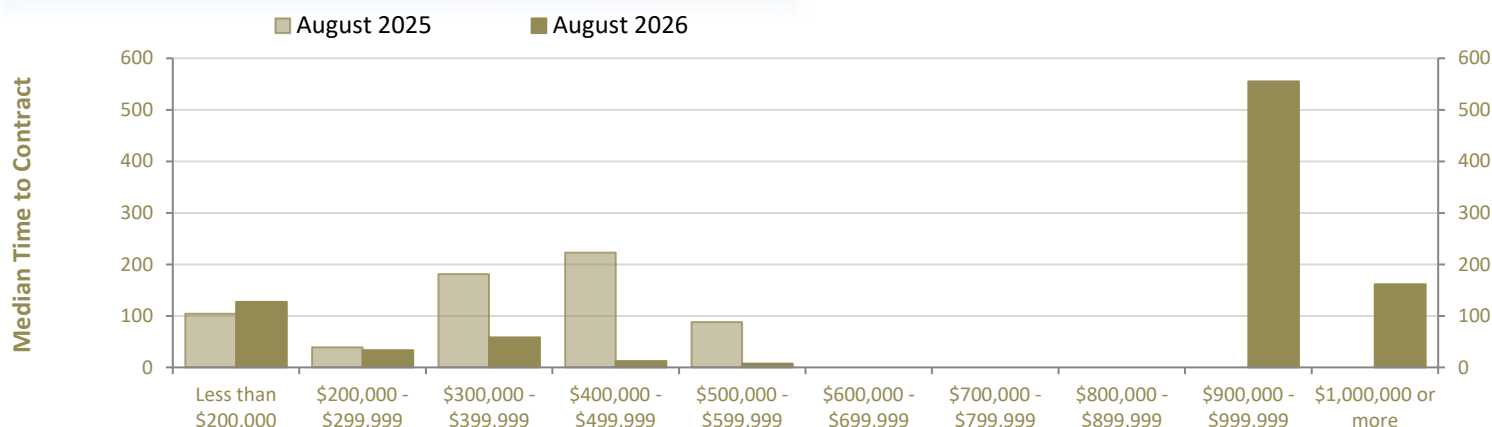


Median Time to Contract by Sale Price

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.

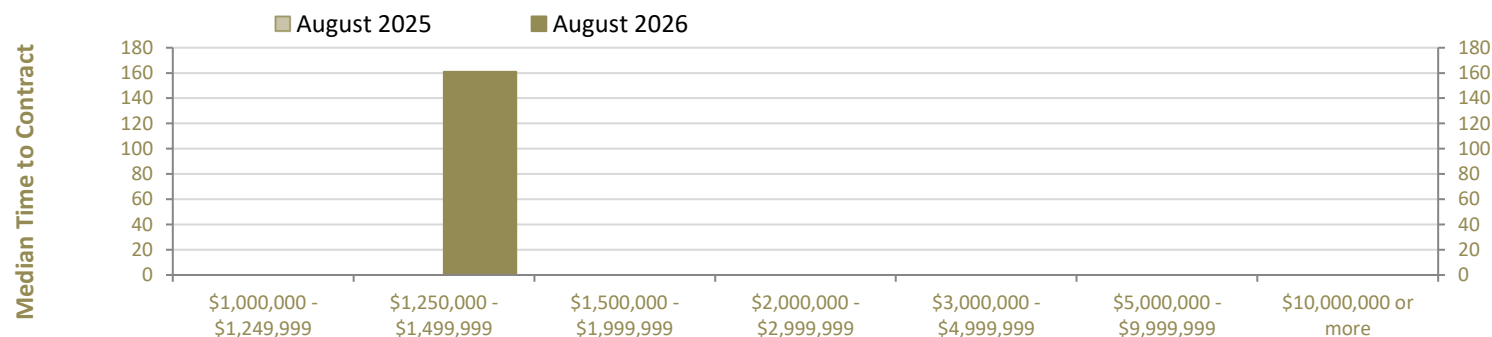
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	127 Days	22.1%
\$200,000 - \$299,999	33 Days	-15.4%
\$300,000 - \$399,999	58 Days	-68.0%
\$400,000 - \$499,999	12 Days	-94.6%
\$500,000 - \$599,999	7 Days	-92.0%
\$600,000 - \$699,999	(No Sales)	N/A
\$700,000 - \$799,999	0 Days	N/A
\$800,000 - \$899,999	(No Sales)	N/A
\$900,000 - \$999,999	555 Days	N/A
\$1,000,000 or more	161 Days	N/A



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	(No Sales)	N/A
\$1,250,000 - \$1,499,999	161 Days	N/A
\$1,500,000 - \$1,999,999	(No Sales)	N/A
\$2,000,000 - \$2,999,999	(No Sales)	N/A
\$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

Townhouses and Condos

Charlotte County

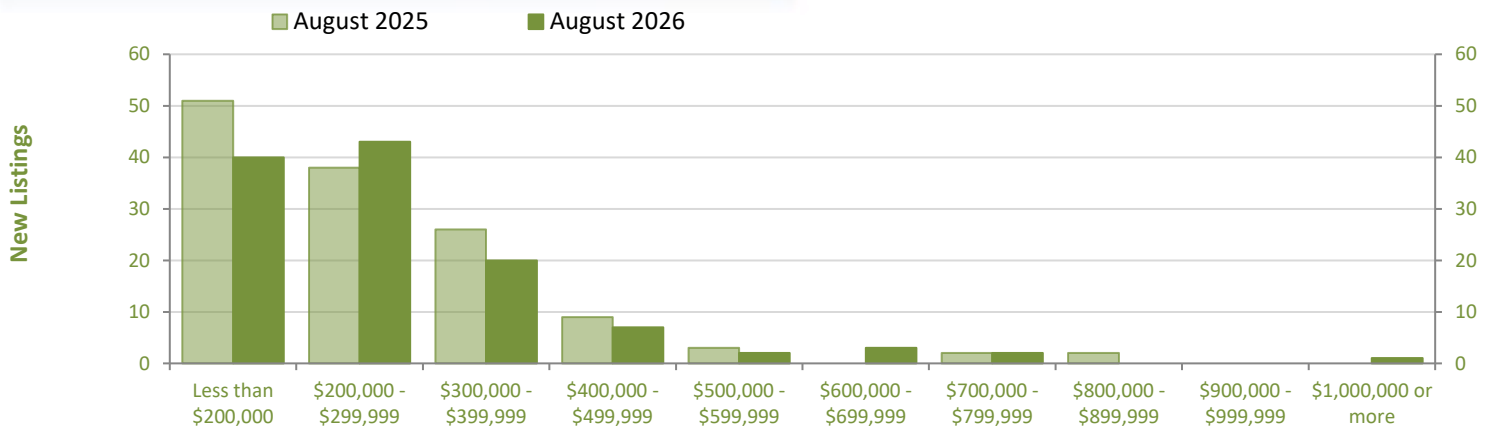


New Listings by Initial Listing Price

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.

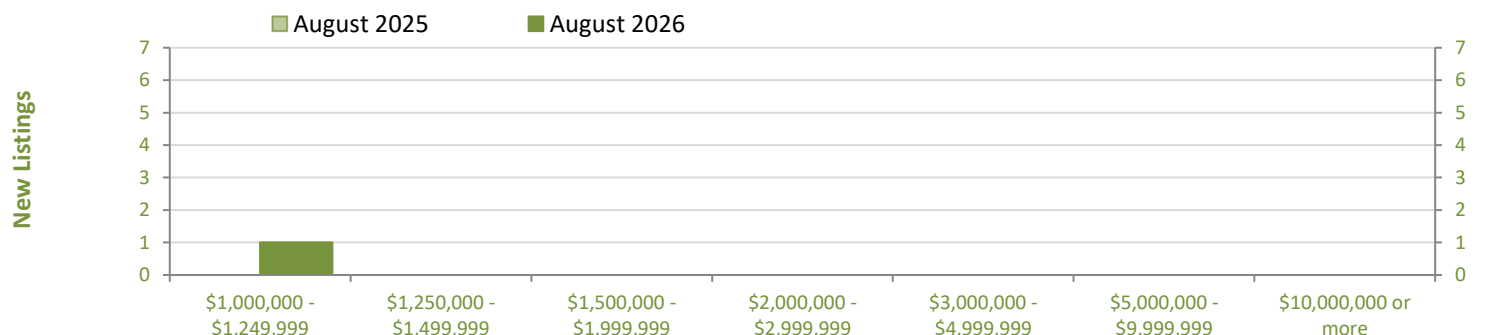
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	40	-21.6%
\$200,000 - \$299,999	43	13.2%
\$300,000 - \$399,999	20	-23.1%
\$400,000 - \$499,999	7	-22.2%
\$500,000 - \$599,999	2	-33.3%
\$600,000 - \$699,999	3	N/A
\$700,000 - \$799,999	2	0.0%
\$800,000 - \$899,999	0	-100.0%
\$900,000 - \$999,999	0	N/A
\$1,000,000 or more	1	N/A



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	1	N/A
\$1,250,000 - \$1,499,999	0	N/A
\$1,500,000 - \$1,999,999	0	N/A
\$2,000,000 - \$2,999,999	0	N/A
\$3,000,000 - \$4,999,999	0	N/A
\$5,000,000 - \$9,999,999	0	N/A
\$10,000,000 or more	0	N/A



Monthly Market Detail - August 2026

Townhouses and Condos

Charlotte County

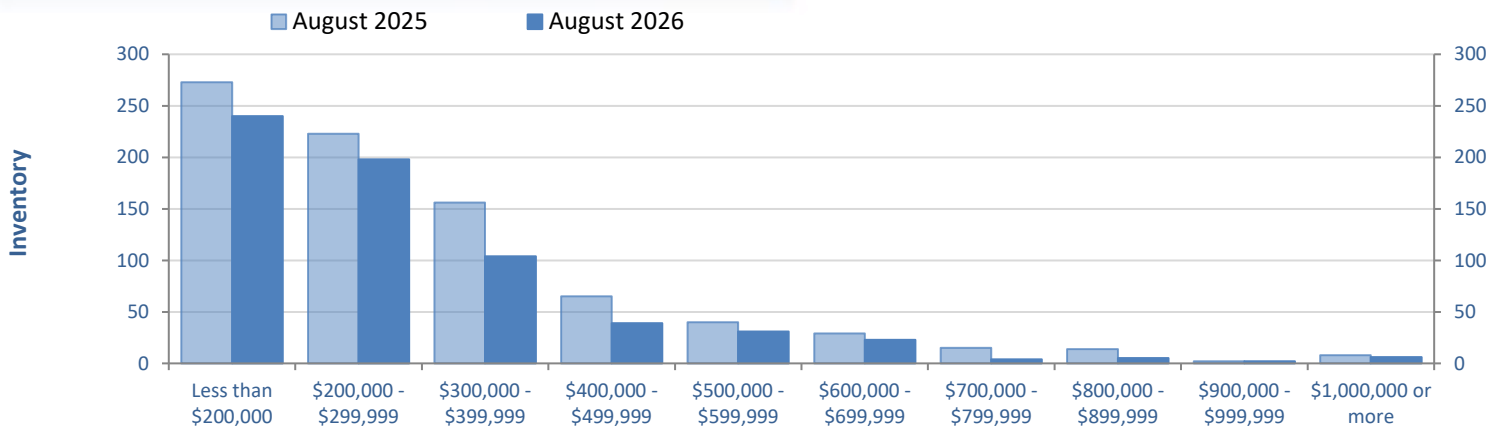


Inventory by Current Listing Price

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.

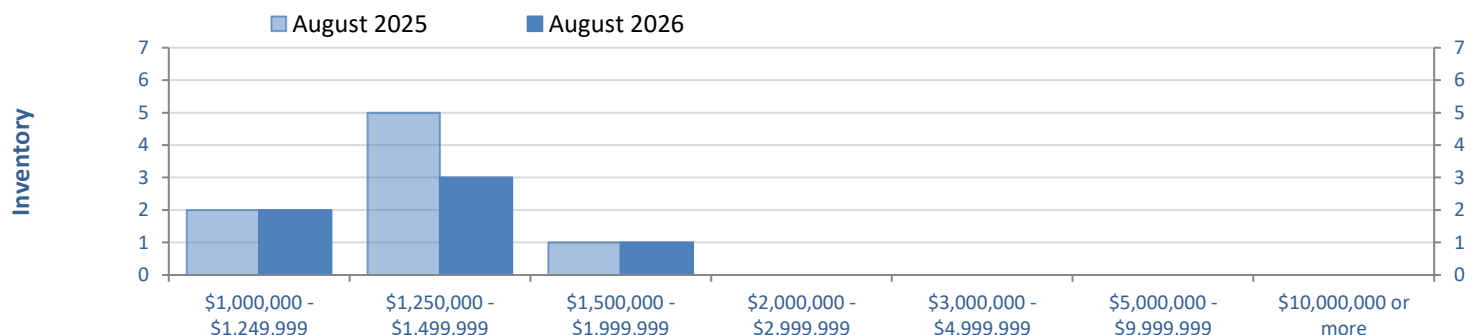
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	240	-12.1%
\$200,000 - \$299,999	198	-11.2%
\$300,000 - \$399,999	104	-33.3%
\$400,000 - \$499,999	39	-40.0%
\$500,000 - \$599,999	31	-22.5%
\$600,000 - \$699,999	23	-20.7%
\$700,000 - \$799,999	4	-73.3%
\$800,000 - \$899,999	5	-64.3%
\$900,000 - \$999,999	2	0.0%
\$1,000,000 or more	6	-25.0%



Million Dollar Spotlight

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

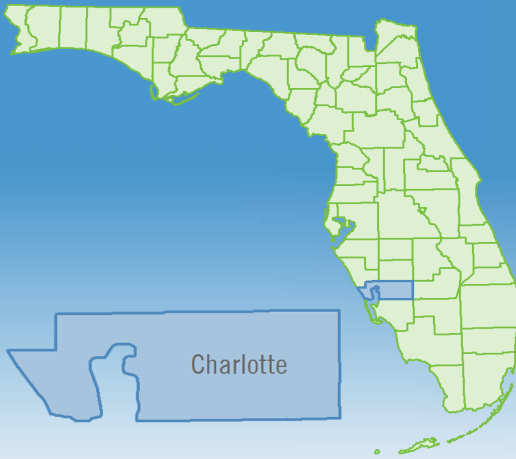
Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	2	0.0%
\$1,250,000 - \$1,499,999	3	-40.0%
\$1,500,000 - \$1,999,999	1	0.0%
\$2,000,000 - \$2,999,999	0	N/A
\$3,000,000 - \$4,999,999	0	N/A
\$5,000,000 - \$9,999,999	0	N/A
\$10,000,000 or more	0	N/A



Monthly Distressed Market - August 2026

Townhouses and Condos

Charlotte County



		August 2026	August 2025	Percent Change Year-over-Year
Traditional	Closed Sales	91	81	12.3%
	Median Sale Price	\$245,000	\$185,000	32.4%
Foreclosure/REO	Closed Sales	1	1	0.0%
	Median Sale Price	\$249,000	\$124,000	100.8%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

