



CHARLOTTE COUNTY
FLORIDA

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SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: **\$750,000**

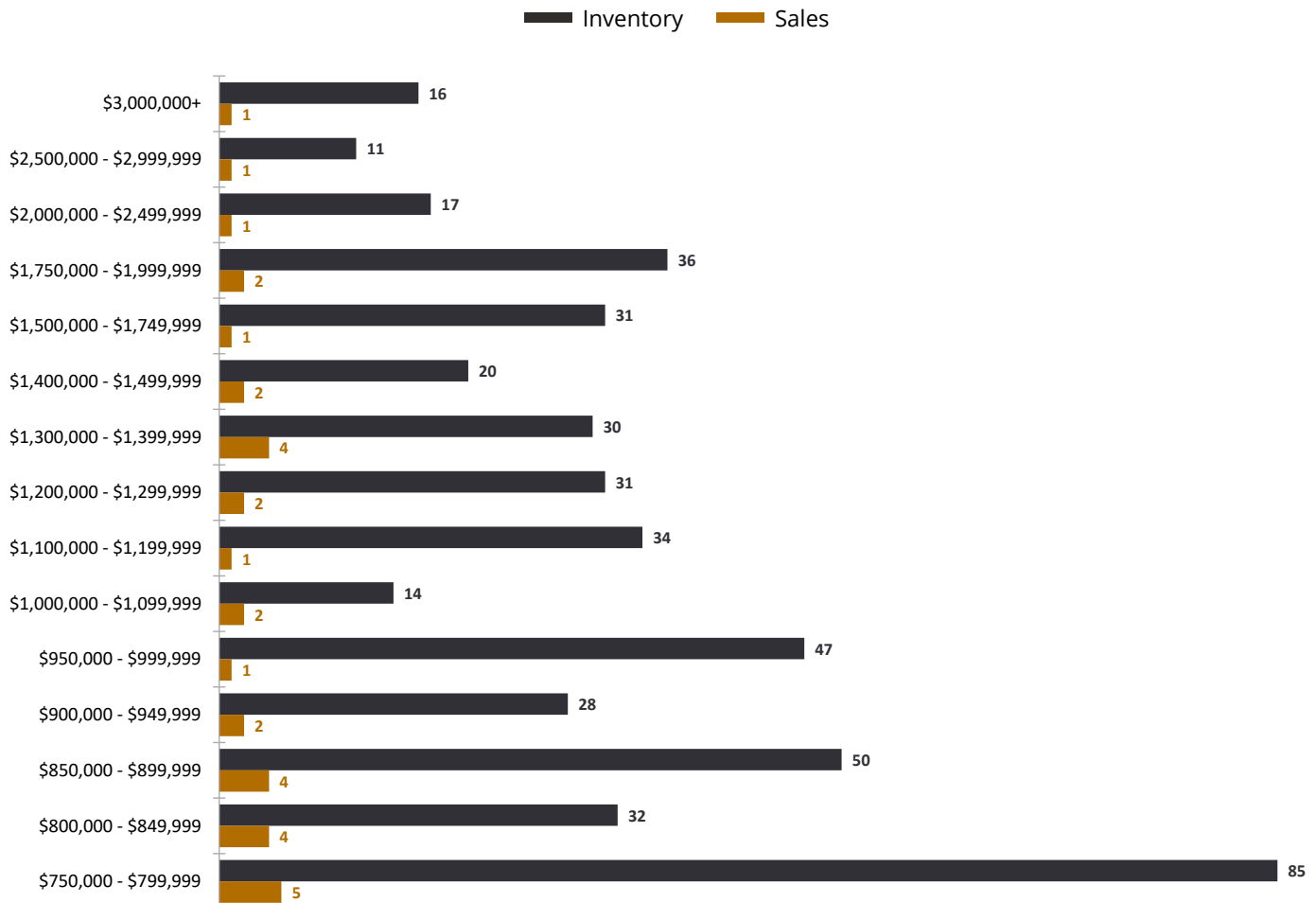
LUXURY INVENTORY VS. SALES | FEBRUARY 2026

Total Inventory: **482**

Total Sales: **33**

Total Sales Ratio²: **7%**

Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$935,000	3	3	25	364	7%
3,000 - 3,999	\$1,236,000	3	3	6	83	7%
4,000 - 4,999	\$1,375,000	7	5	1	22	5%
5,000 - 5,999	\$3,400,000	6	7	1	8	13%
6,000 - 6,999	NA	NA	NA	0	3	0%
7,000+	NA	NA	NA	0	2	0%

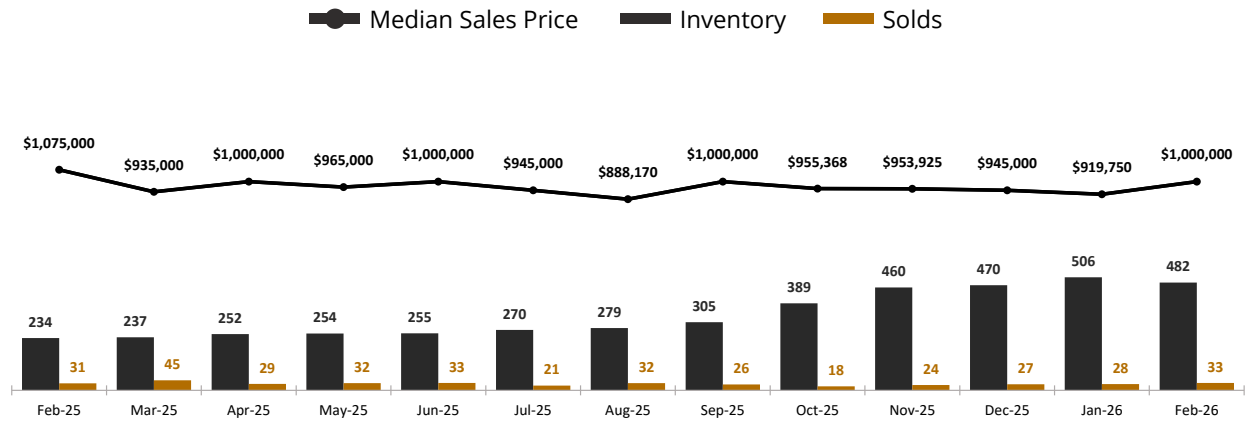
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

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13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | FEBRUARY

TOTAL INVENTORY

Feb. 2025 Feb. 2026
234 **482**

VARIANCE: **106%**

TOTAL SOLDS

Feb. 2025 Feb. 2026
31 **33**

VARIANCE: **6%**

SALES PRICE

Feb. 2025 Feb. 2026
\$1.08m **\$1.00m**

VARIANCE: **-7%**

SALE PRICE PER SQFT.

Feb. 2025 Feb. 2026
\$433 **\$389**

VARIANCE: **-10%**

SALE TO LIST PRICE RATIO

Feb. 2025 Feb. 2026
94.22% **94.97%**

VARIANCE: **1%**

DAYS ON MARKET

Feb. 2025 Feb. 2026
38 **100**

VARIANCE: **163%**

CHARLOTTE COUNTY MARKET SUMMARY | FEBRUARY 2026

- The single-family luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **94.97% of list price** in February 2026.
- The most active price band is **\$1,000,000-\$1,099,999**, where the sales ratio is **14%**.
- The median luxury sales price for single-family homes is **\$1,000,000**.
- The median days on market for February 2026 was **100** days, up from **38** in February 2025.

³Square foot table does not account for listings and solds where square foot data is not disclosed.

⁴Data reported includes Active and Sold properties and does not include Pending properties.