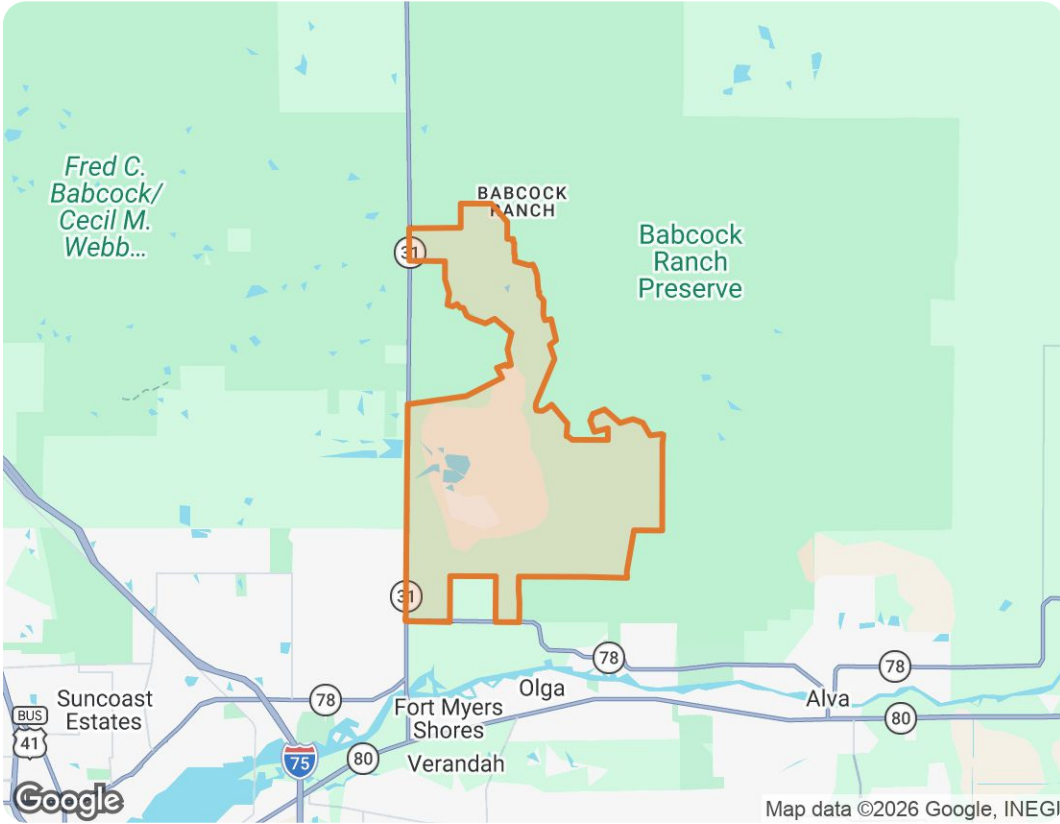


# Babcock Ranch in Charlotte County, FL



## Leland Bishop

Realtor

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# WILLIAM RAVEIS

**William Raveis Real Estate**

FL



# Babcock Ranch in Charlotte County, FL

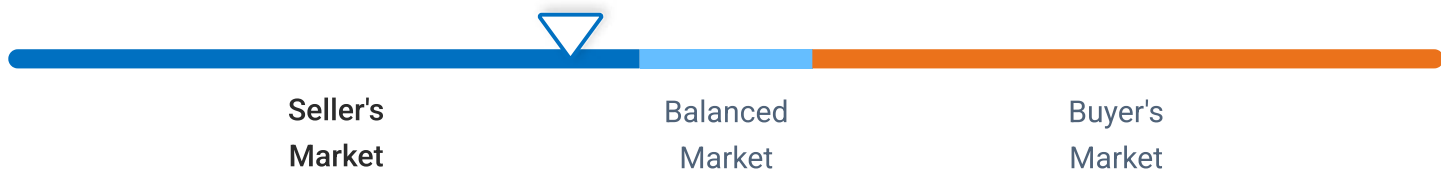
## Market Trends

### Market Trends for Babcock Ranch in Charlotte County, FL

Single Family Residence

April 2026

#### Market Type



#### Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
<b>4.7</b> ↑ 2.62% MoM	<b>96.4%</b> ↓ 0.82% MoM	<b>73</b> ↓ 21.51% MoM	<b>\$456,500</b> ↑ 16.6% MoM

### April 2026 Median Estimated Property Value

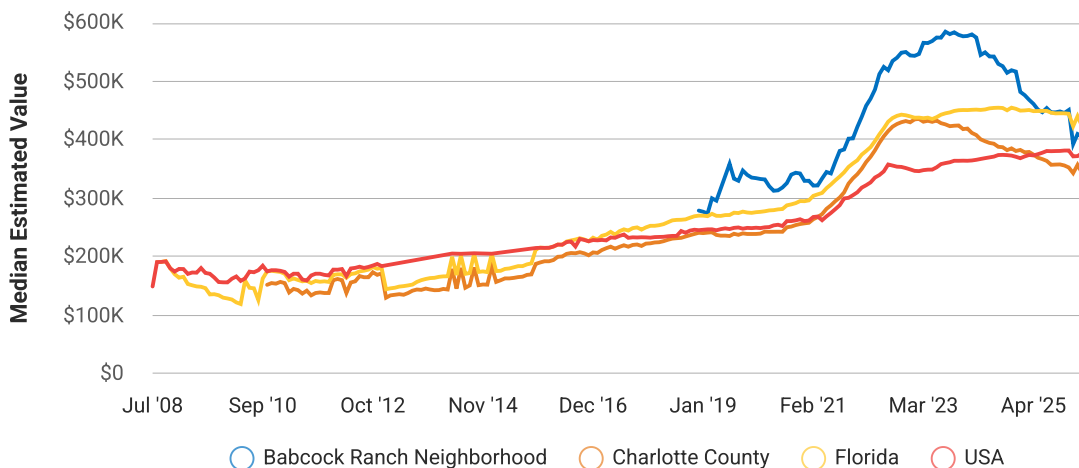
Single Family Residence

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

<b>Median Estimated Value</b> <b>\$422,620</b>	<b>Last Month Change</b> <b>+4.1%</b>	<b>12 Month Change</b> <b>-8.4%</b>
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# Babcock Ranch in Charlotte County, FL

## April 2026 Active Listings

### Babcock Ranch in Charlotte County, FL

Single Family Residence

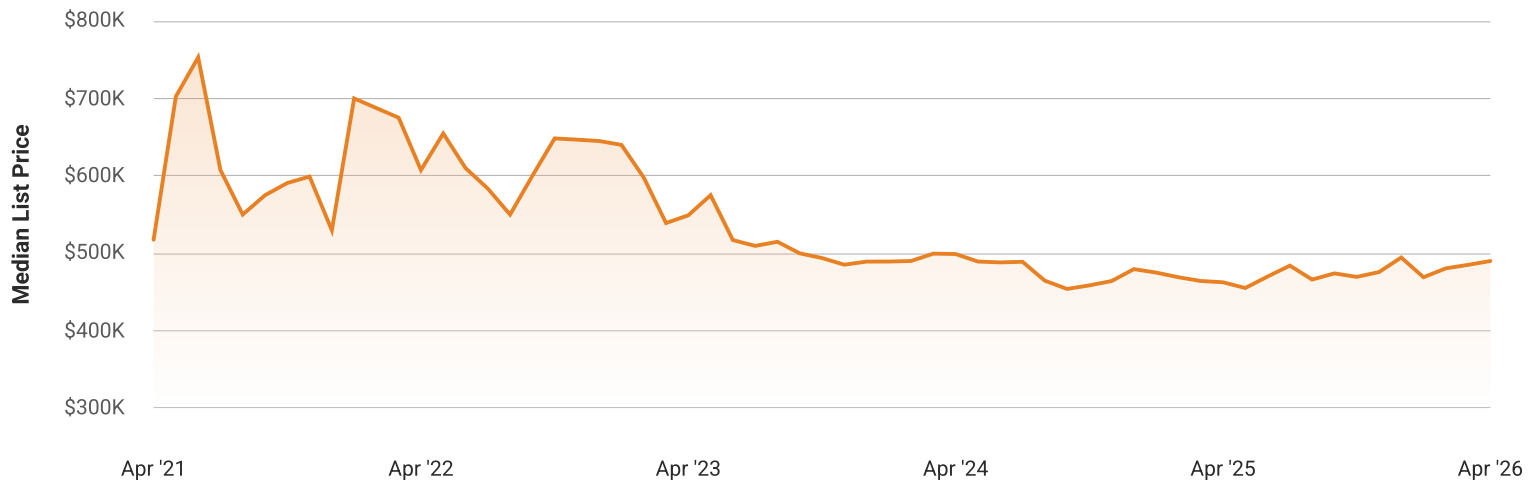
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

**Median List Price - \$489,960**

↑ 1% Month over Month



# Babcock Ranch in Charlotte County, FL

## April 2026 Sold Listings

### Babcock Ranch in Charlotte County, FL

Single Family Residence

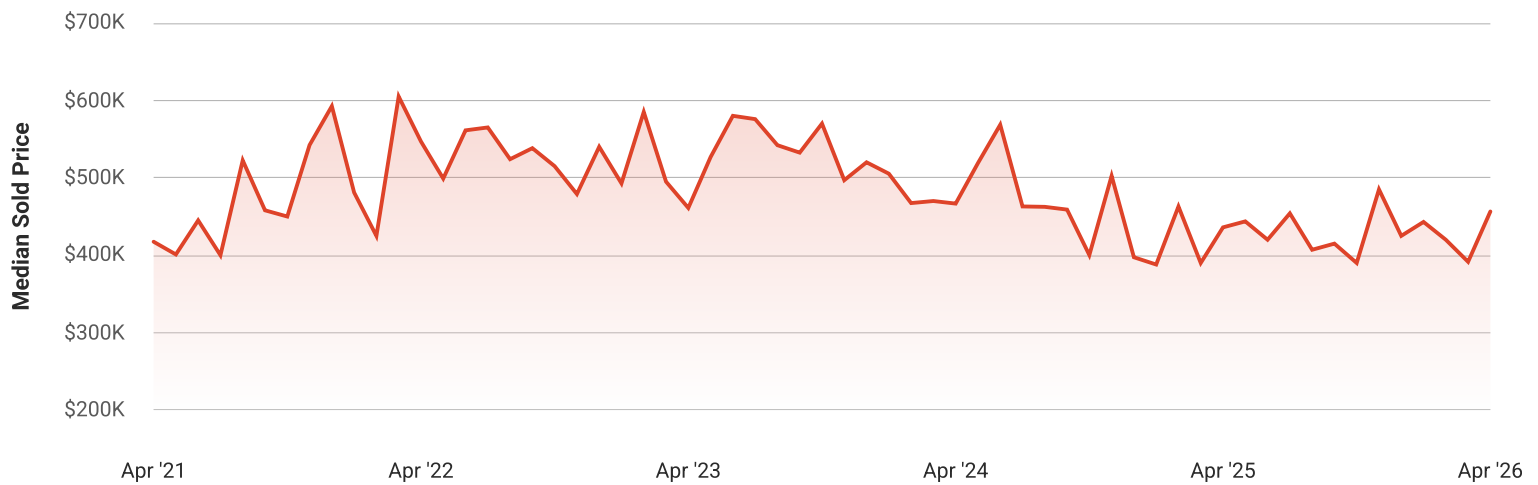
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

**Median Sold Price - \$456,500**

↑ 16.6% Month over Month



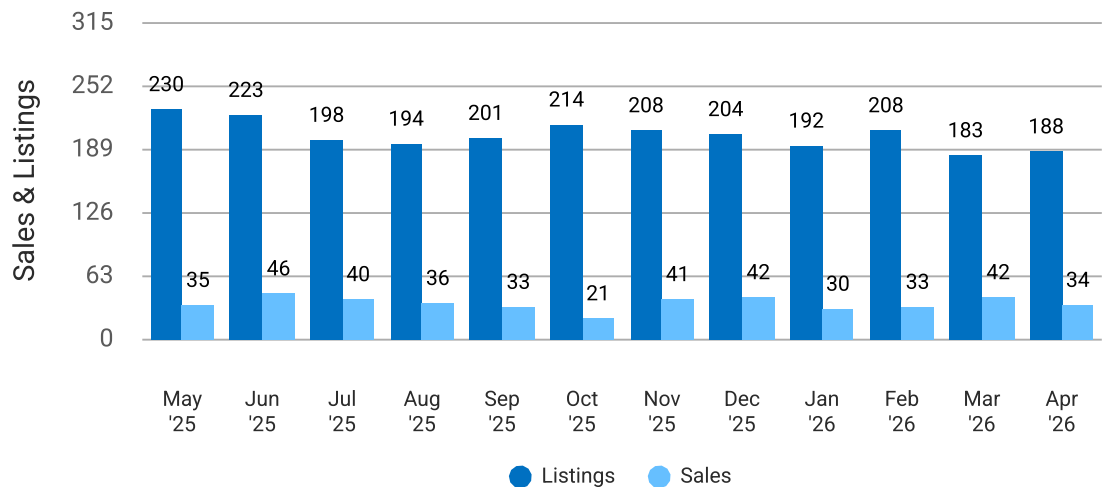
## Total Sales and Active Listings in Babcock Ranch in Charlotte County, FL

Single Family Residence

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



# Babcock Ranch in Charlotte County, FL

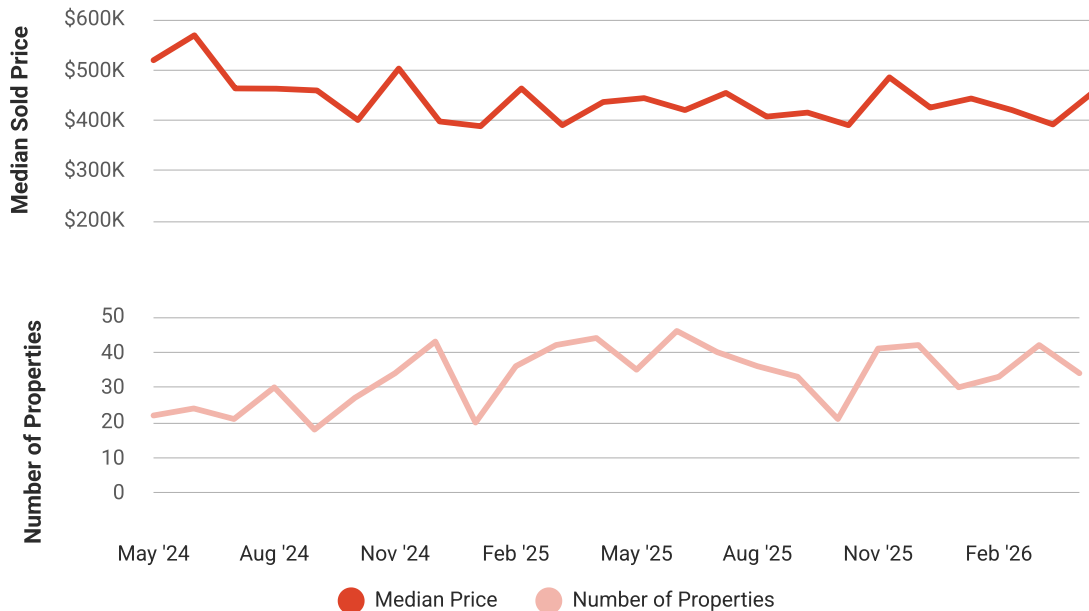
## Median Sold Price vs Sold Listings in Babcock Ranch in Charlotte County, FL

Single Family Residence

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



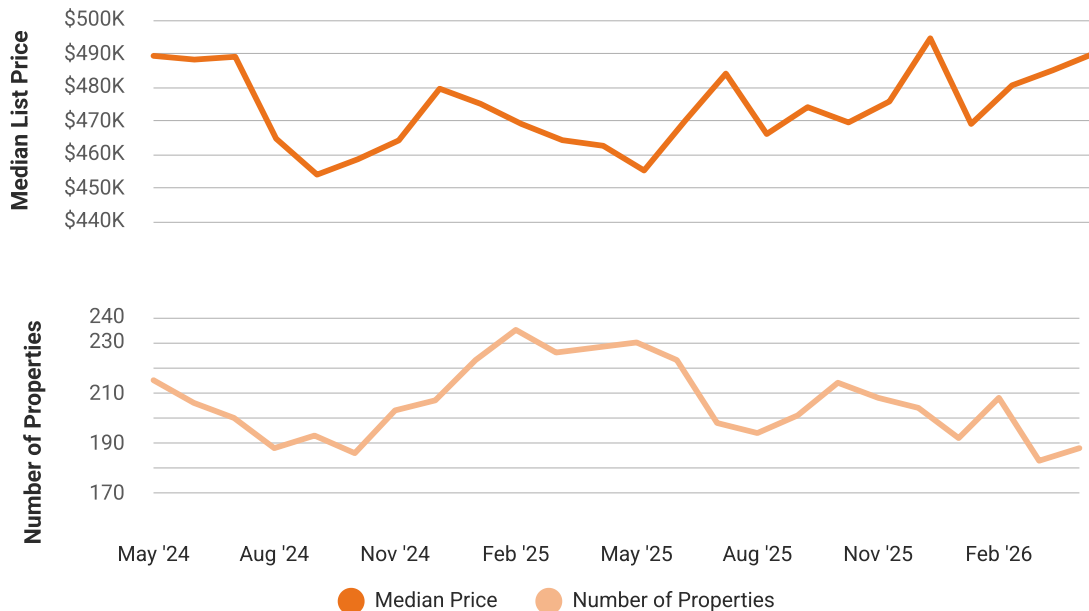
## Median List Price vs Active Listings in Babcock Ranch in Charlotte County, FL

Single Family Residence

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



# Babcock Ranch in Charlotte County, FL

## Market Snapshot

### Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
<b>Median Est. Property Value</b> Last Updated: 4/30/2026	\$385,410	\$370,240 <b>+4.1%</b>	\$361,720 <b>+6.55%</b>	\$427,540 <b>-9.85%</b>	\$492,320 <b>-21.72%</b>	\$528,930 <b>-27.13%</b>
<b>Median Sold Price</b> Last Updated: 4/30/2026	\$407,500	\$360,000 <b>+13.19%</b>	\$364,999 <b>+11.64%</b>	\$370,000 <b>+10.14%</b>	\$450,000 <b>-9.44%</b>	\$434,496 <b>-6.21%</b>
<b>Median List Price</b> Last Updated: 4/30/2026	\$440,640	\$444,144 <b>-0.79%</b>	\$440,487 <b>+0.03%</b>	\$399,000 <b>+10.44%</b>	\$454,447 <b>-3.04%</b>	\$484,000 <b>-8.96%</b>

**About this Data:** Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.  
 Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

## Market Activity

### Market Activity Filters

**Sort Order:** Recently updated

**Maximum Properties Per Change Type:** 10

**Change Types:** New Listings, Pending, Closed, Distressed

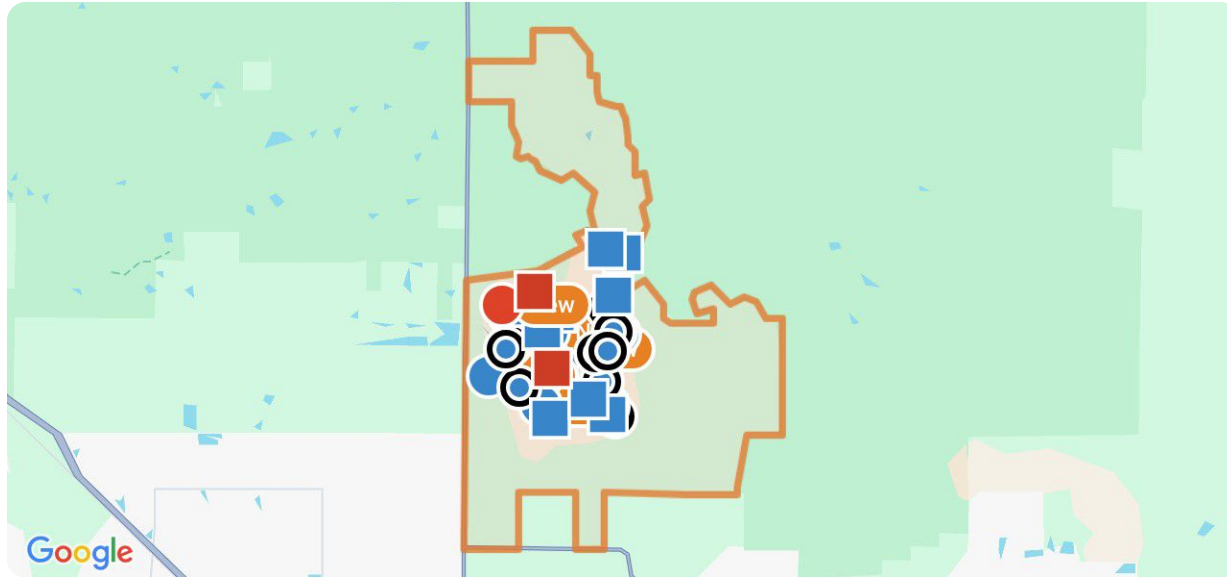
**Property Types:** Single Family, Condo/Townhouse/Apt

**Property Features:** Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size: Any, Year Built: Any

# Babcock Ranch in Charlotte County, FL

## Summary

For Sale Activity in the Last 3 Months



- Legend**
- For Sale
  - For Sale Pending
  - Distressed For Sale or Lease
  - Recently Closed
  - Distressed

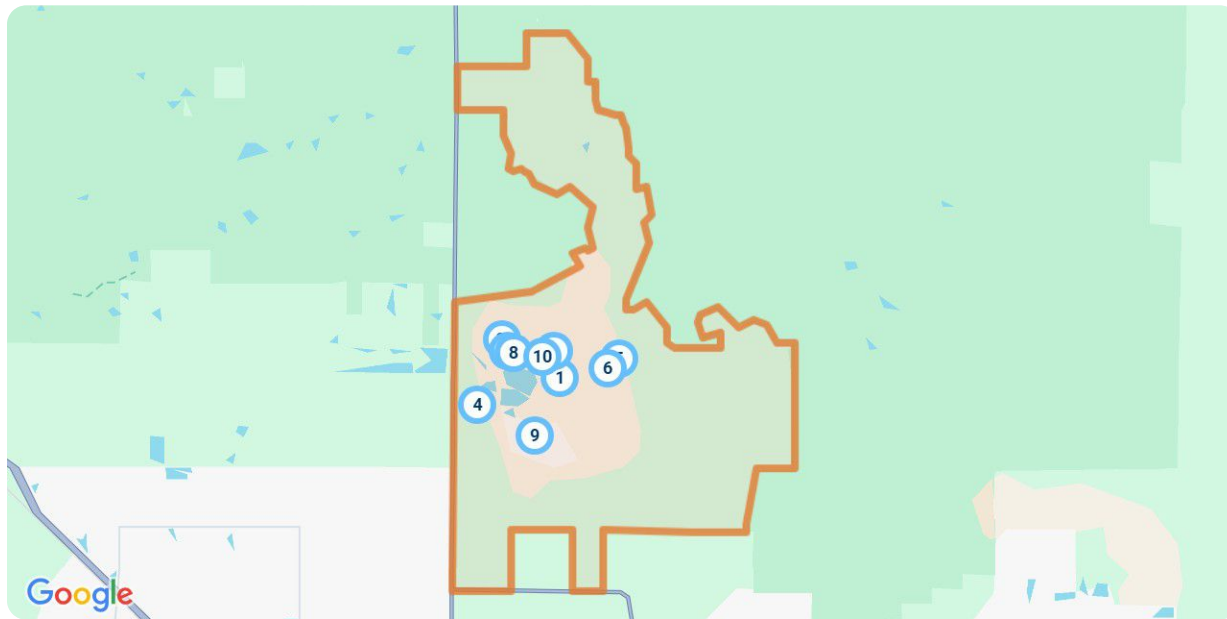
	New	Pending	Closed	Distressed
Number of Properties	10	10	10	3
Lowest Listing Price / Est.Value	\$309,000	\$339,900	\$228,723	\$408,230
Median Listing Price / Est.Value	\$519,183	\$393,938	\$342,000	\$453,680
Highest Listing Price / Est.Value	\$622,404	\$629,990	\$650,000	\$849,000
Average Price / sqft	\$236	\$207	\$202	\$183
Median Price / sqft	\$234	\$212	\$193	\$193
Average Days in RPR	8	116	101	15
Median Days in RPR	1	111	88	15
Total Volume	\$5,073,943	\$4,185,241	\$3,780,723	\$1,710,910
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

# Babcock Ranch in Charlotte County, FL

## Market Activity Breakdown

### New

Source: Listings



#### Legend

● Active For Sale

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">1</span>	 <p><b>15265 Green Acres Ave, Unit 21</b> Punta Gorda, FL 33982 MLS ID: 226015138 ● Active / For Sale</p> <p><i>Listing Courtesy of Keller Williams Elevate Luxury</i></p>	Condo/Townhouse/Apt.	2/2	1,366	-	2025	4/11/2026 28 days	\$340,000 \$249/sq ft
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">2</span>	 <p><b>14567 Lagoon Ln</b> Punta Gorda, FL 33982 MLS ID: 226014024 ● Active / For Sale</p> <p><i>Listing Courtesy of DomainRealty.com LLC</i></p>	Single Family	3/3	2,449	0.33 acres	2025	4/8/2026 31 days	\$520,000 \$212/sq ft
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">3</span>	 <p><b>44589 Emerald St</b> Punta Gorda, FL 33982 MLS ID: 226018852 ● Active / For Sale</p> <p><i>Listing Courtesy of Pulte Realty Inc</i></p>	Single Family	4/3	2,503	8,712 sqft	2026	5/8/2026 1 day	\$599,990 \$240/sq ft
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">4</span>	 <p><b>16890 Harlequin Ct</b> Punta Gorda, FL 33982 MLS ID: 226018870 ● Active / For Sale</p> <p><i>Listing Courtesy of Pulte Realty Inc</i></p>	Single Family	3/3	2,262	7,840 sqft	2026	5/8/2026 1 day	\$499,990 \$221/sq ft
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">5</span>	 <p><b>16921 Harlequin Ct</b> Punta Gorda, FL 33982 MLS ID: 226018864 ● Active / For Sale</p> <p><i>Listing Courtesy of Pulte Realty Inc</i></p>	Single Family	3/3	2,262	7,840 sqft	2026	5/8/2026 1 day	\$518,365 \$229/sq ft

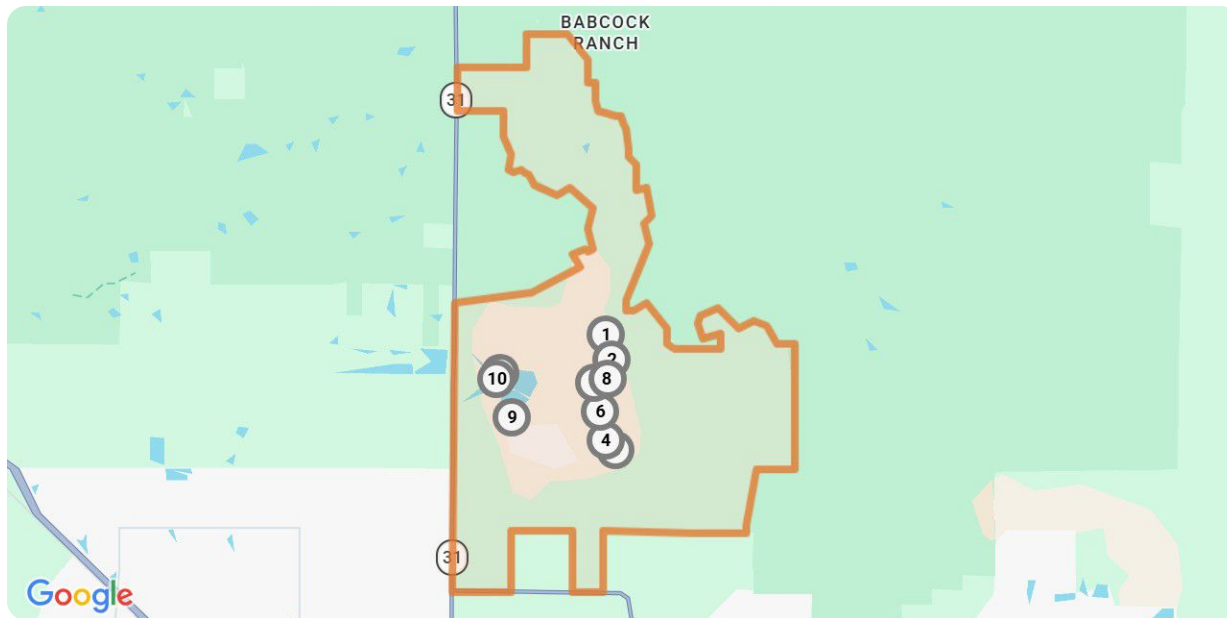


# Babcock Ranch in Charlotte County, FL

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
<b>6</b>	 <p><b>44381 Kelly Dr</b>  <b>Punta Gorda, FL 33982</b>                      MLS ID: 226018844                      ● Active / For Sale</p> <p><i>Listing Courtesy of Pulte Realty Inc</i></p>	Single Family	4/2	1,850	6,838 sqft	2026	5/8/2026 1 day	\$449,990 \$243/sq ft
<b>7</b>	 <p><b>17716 Palmetto Pass Ln</b>  <b>Punta Gorda, FL 33982</b>                      MLS ID: 2026020498                      ● Active / For Sale</p> <p><i>Listing Courtesy of Nicklaus Vance</i></p>	Single Family	2/2	1,554	10,018 sqft	2023	5/7/2026 2 days	\$309,000 \$199/sq ft
<b>8</b>	 <p><b>17501 Timberline Pkwy</b>  <b>Punta Gorda, FL 33982</b>                      MLS ID: 2026019148                      ● Active / For Sale</p> <p><i>Listing Courtesy of RE/MAX Trend</i></p>	Single Family	4/5	2,765	9,583 sqft	2018	4/28/2026 11 days	\$599,000 \$217/sq ft
<b>9</b>	 <p><b>15410 Green Acres Ave</b>  <b>Punta Gorda, FL 33982</b>                      MLS ID: 226018914                      ● Active / For Sale</p> <p><i>Listing Courtesy of Lennar Realty Inc</i></p>	Single Family	3/3	2,246	7,667 sqft	2026	5/8/2026 1 day	\$615,204 \$274/sq ft
<b>10</b>	 <p><b>15416 Green Acres Ave</b>  <b>Punta Gorda, FL 33982</b>                      MLS ID: 226018912                      ● Active / For Sale</p> <p><i>Listing Courtesy of Lennar Realty Inc</i></p>	Single Family	3/3	2,247	7,667 sqft	2026	5/8/2026 1 day	\$622,404 \$277/sq ft

## Pending

Source: Listings



### Legend

● Pending



# Babcock Ranch in Charlotte County, FL

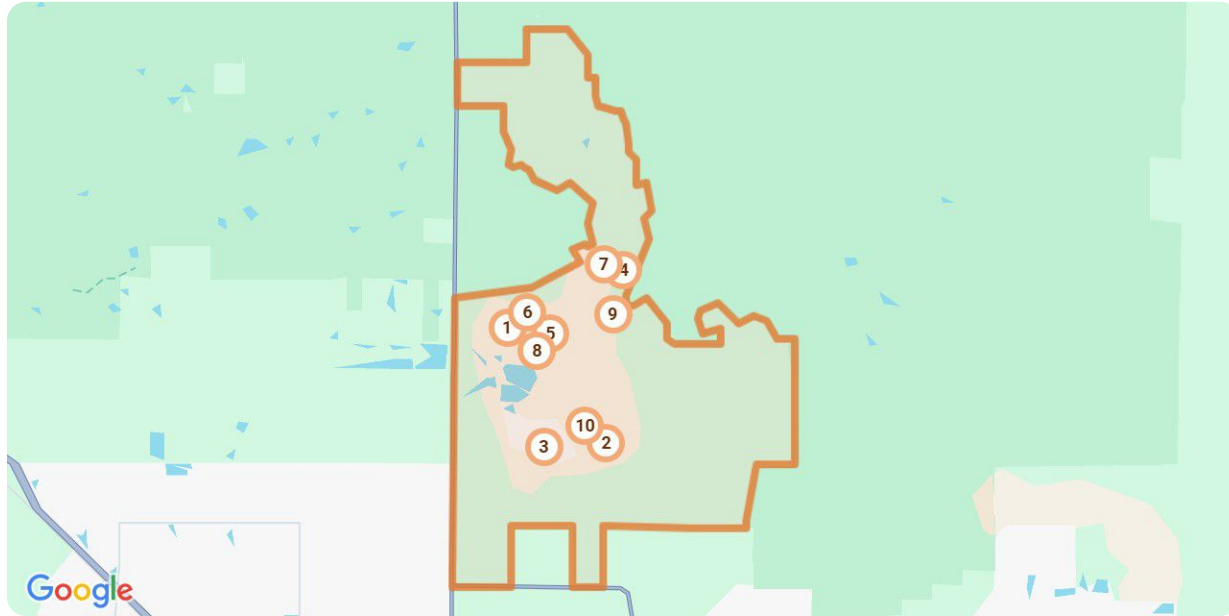
Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
<b>1</b>	 <p><b>16000 Grassland Ln, #31</b>  <b>Punta Gorda, FL 33982</b>                      MLS ID: 2026015077                      Pending / For Sale</p> <p><i>Listing Courtesy of Nicklaus Vance</i></p>	Condo/Townhouse/Apt.	2/2	1,366	1,363 sqft 2022	3/31/2026	\$339,900 \$249/sq ft	5/8/2026 38 days
<b>2</b>	 <p><b>44123 Kelly Dr</b>  <b>Punta Gorda, FL 33982</b>                      MLS ID: 225076169                      Pending / For Sale</p> <p><i>Listing Courtesy of Pulte Realty Inc</i></p>	Single Family	5/3	2,615	6,098 sqft 2025	10/21/2025	\$419,990 \$161/sq ft	5/8/2026 199 days
<b>3</b>	 <p><b>14903 Bluewater Rd</b>  <b>Punta Gorda, FL 33982</b>                      MLS ID: 226001154                      Pending / For Sale</p> <p><i>Listing Courtesy of Lennar Realty Inc</i></p>	Single Family	3/3	2,198	6,490 sqft 2026	1/8/2026	\$399,000 \$182/sq ft	3/16/2026 67 days
<b>4</b>	 <p><b>43249 Treadway Dr</b>  <b>Punta Gorda, FL 33982</b>                      MLS ID: 2025019433                      Pending / For Sale</p> <p><i>Listing Courtesy of Nicklaus Vance</i></p>	Single Family	3/3	2,027	8,712 sqft 2018	11/7/2025	\$469,000 \$231/sq ft	5/2/2026 176 days
<b>5</b>	 <p><b>12404 Basalt Ln</b>  <b>Alva, FL 33920</b>                      MLS ID: 226013903                      Pending / For Sale</p> <p><i>Listing Courtesy of Pulte Realty Inc</i></p>	Single Family	4/4	2,894	6,969 sqft 2026	4/2/2026	\$629,990 \$218/sq ft	5/6/2026 34 days
<b>6</b>	 <p><b>42186 Edgewater Dr</b>  <b>Punta Gorda, FL 33982</b>                      MLS ID: 2025008686                      Pending / For Sale</p> <p><i>Listing Courtesy of Nicklaus Vance</i></p>	Single Family	3/2	1,812	6,098 sqft 2022	9/3/2025	\$364,900 \$201/sq ft	5/6/2026 245 days
<b>7</b>	 <p><b>42051 Edgewater Dr</b>  <b>Punta Gorda, FL 33982</b>                      MLS ID: 225072856                      Pending / For Sale</p> <p><i>Listing Courtesy of Douglas Elliman Florida, LLC</i></p>	Single Family	3/2	2,056	10,019 sqft 2024	10/3/2025	\$449,000 \$218/sq ft	5/1/2026 210 days
<b>8</b>	 <p><b>16438 Seven Lakes Ave</b>  <b>Punta Gorda, FL 33982</b>                      MLS ID: 2026014914                      Pending / For Sale</p> <p><i>Listing Courtesy of Meritage Homes of Florida Real</i></p>	Single Family	3/2	1,654	7,405 sqft 2026	4/13/2026	\$349,990 \$212/sq ft	5/6/2026 23 days
<b>9</b>	 <p><b>17803 Shade Tree Loop</b>  <b>Punta Gorda, FL 33982</b>                      MLS ID: 226016889                      Pending / For Sale</p> <p><i>Listing Courtesy of DR Horton Realty SW FL LLC</i></p>	Single Family	4/2	1,828	0.63 acres 2026	4/23/2026	\$388,875 \$213/sq ft	5/6/2026 13 days
<b>10</b>	 <p><b>14911 Bluewater Rd</b>  <b>Punta Gorda, FL 33982</b>                      MLS ID: 225082207                      Pending / For Sale</p> <p><i>Listing Courtesy of Lennar Realty Inc</i></p>	Single Family	4/3	2,032	6,490 sqft 2026	12/3/2025	\$374,596 \$184/sq ft	5/6/2026 154 days



# Babcock Ranch in Charlotte County, FL

## Closed

Source: Public Records and Listings



### Legend

● Closed

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">1</span>	 <p><b>14660 Ballast Way</b> Punta Gorda, FL 33982 Closed / Public Record</p>	Single Family	-/-	1,564	- 2025	2/13/2026 - days	\$274,000 \$175/sq ft	-
<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">2</span>	 <p><b>43030 Greenway Blvd, #4</b> Punta Gorda, FL 33982 Closed / Public Record</p>	Condo/Townhouse/Apt.	2/2	1,198	1,273 sqft 2021	2/16/2026 - days	\$228,723 \$191/sq ft	-
<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">3</span>	 <p><b>43030 Greenway Blvd, #4</b> Punta Gorda, FL 33982 Closed / Public Record</p>	Condo/Townhouse/Apt.	2/2	1,198	1,273 sqft 2021	2/16/2026 - days	\$239,000 \$192/sq ft	-
<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">4</span>	 <p><b>17621 Timberline Pkwy</b> Punta Gorda, FL 33982 MLS ID: 2025019592 Closed / For Sale</p> <p><i>Courtesy of Nicklaus Vance</i></p>	Single Family	4/3	2,027	6,969 sqft 2018	5/7/2026 99 days	\$437,000 \$216/sq ft	<span style="color: red;">↓</span> 4.98%
<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">5</span>	 <p><b>15308 Green Acres Ave</b> Punta Gorda, FL 33982 Closed / Public Record</p>	Single Family	-/-	2,224	- 2025	4/22/2026 - days	\$625,000 \$297/sq ft	-
<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">6</span>	 <p><b>44264 Panther Dr</b> Punta Gorda, FL 33982 Closed / Public Record</p>	Single Family	-/-	1,589	6,764 sqft 2025	4/21/2026 - days	\$388,000 \$249/sq ft	-

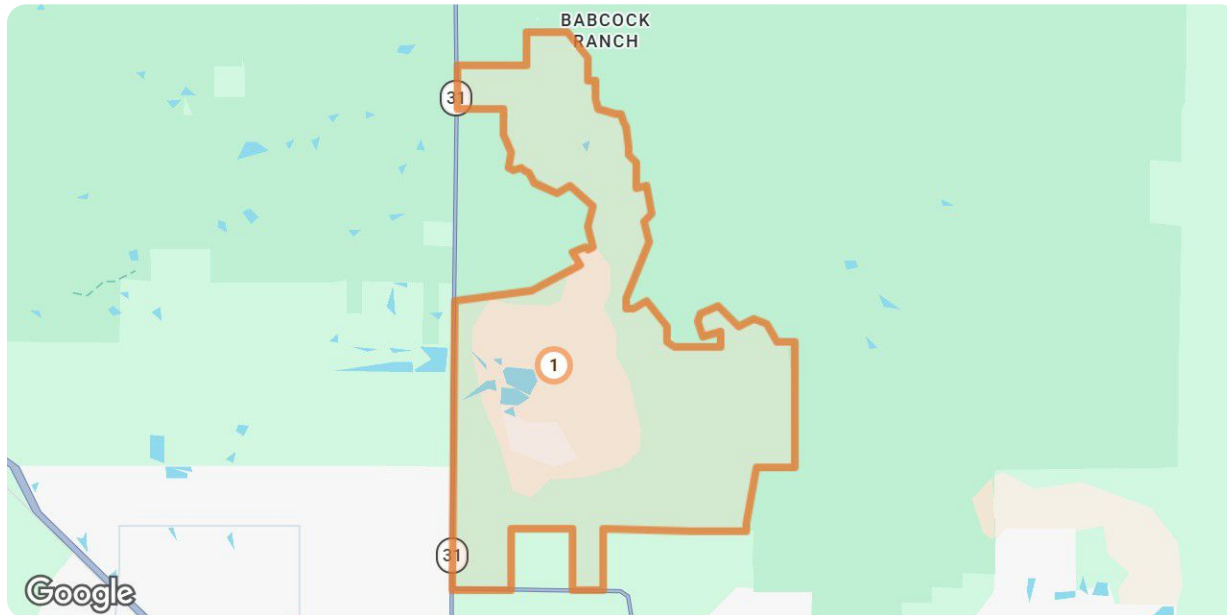


# Babcock Ranch in Charlotte County, FL

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
	 <b>14514 Lagoon Ln</b> <b>Punta Gorda, FL 33982</b> MLS ID: 2026017736 <span style="color: blue;">■</span> Closed / For Sale <i>Courtesy of Nicklaus Vance</i>	Single Family	6/5	3,842	0.4 acres / 2025	5/5/2026 / 1 day	\$650,000 / \$169/sq ft	3.7%
	 <b>43301 Water Bird Way, #52</b> <b>Punta Gorda, FL 33982</b> MLS ID: 225058780 <span style="color: blue;">■</span> Closed / For Sale <i>Courtesy of Real Broker, LLC</i>	Condo/Townhouse/Apt.	3/2	2,220	2,132 sqft / 2023	2/24/2026 / 234 days	\$384,000 / \$173/sq ft	7.45%
	 <b>43997 Boardwalk Loop, #18</b> <b>Punta Gorda, FL 33982</b> MLS ID: 2026005690 <span style="color: blue;">■</span> Closed / For Sale <i>Courtesy of Watersedge Realty Group LLC</i>	Condo/Townhouse/Apt.	3/2	1,301	1,377 sqft / 2023	5/1/2026 / 88 days	\$255,000 / \$196/sq ft	1.54%
	 <b>16529 Kingwood Ln</b> <b>Punta Gorda, FL 33982</b> MLS ID: 225077060 <span style="color: blue;">■</span> Closed / For Sale <i>Courtesy of Premiere Plus Realty Company</i>	Condo/Townhouse/Apt.	3/2	1,741	1,725 sqft / 2024	2/27/2026 / 83 days	\$300,000 / \$172/sq ft	3.23%

## Distressed

Source: Public Records and Listings





### Legend

- Active For Sale
- Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 3 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
	 <b>15572 Northridge Rd</b> <b>Punta Gorda, FL 33982</b> MLS ID: 2026018991 <span style="color: red;">●</span> Active / For Sale <i>Listing Courtesy of Nicklaus Vance</i>	Single Family	5/5	4,299	0.25 acres / 2023	4/24/2026 / 15 days	\$849,000 / \$197/sq ft	3/16/2026 / Notice of Lis Pendens

# Babcock Ranch in Charlotte County, FL

Distressed: 3 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
2	 <p><b>16129 Bluestem Ln</b> Punta Gorda, FL 33982 Off Market / Public Record</p>	Single Family	4/4	2,870	7,161 sqft 2021	– – days	– \$158/sq ft	4/17/2026 Notice of Lis Pendens
3	 <p><b>43285 Water Bird Way, #54</b> Punta Gorda, FL 33982 Off Market / Public Record</p>	Condo/Townhouse/Apt.	3/2	2,110	2,110 sqft 2023	– – days	– \$193/sq ft	3/16/2026 Notice of Lis Pendens

## About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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