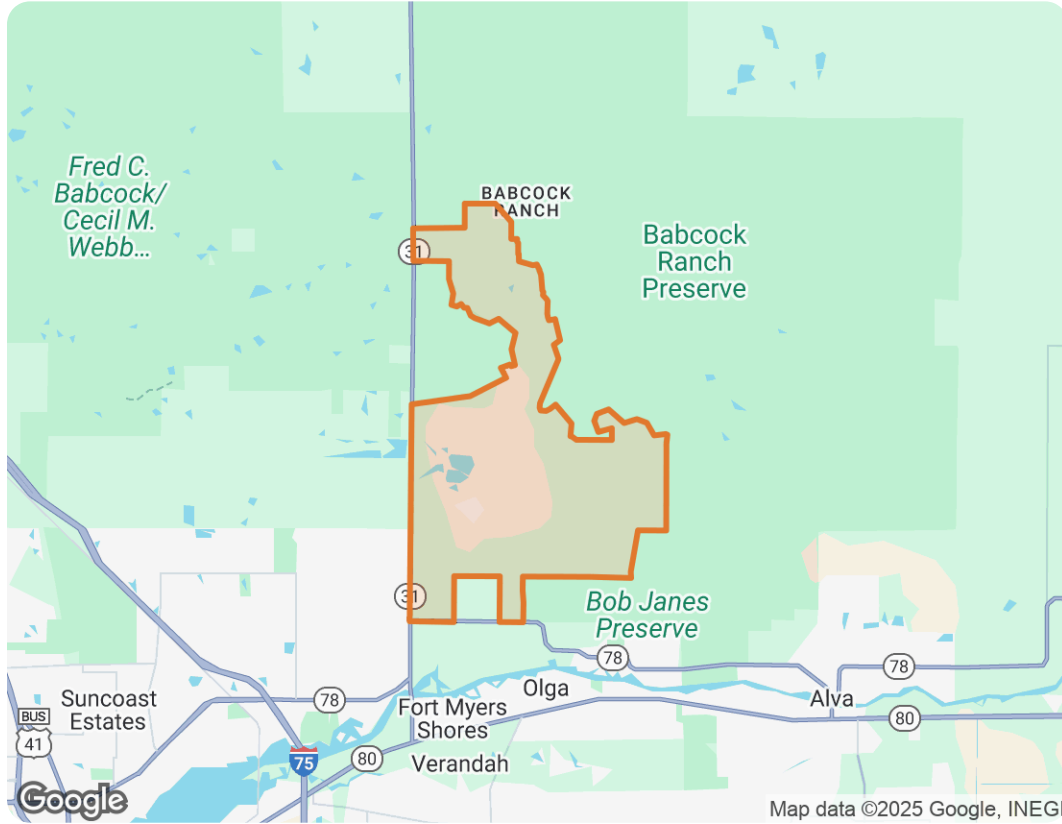


Babcock Ranch in Charlotte County, FL



Leland Bishop

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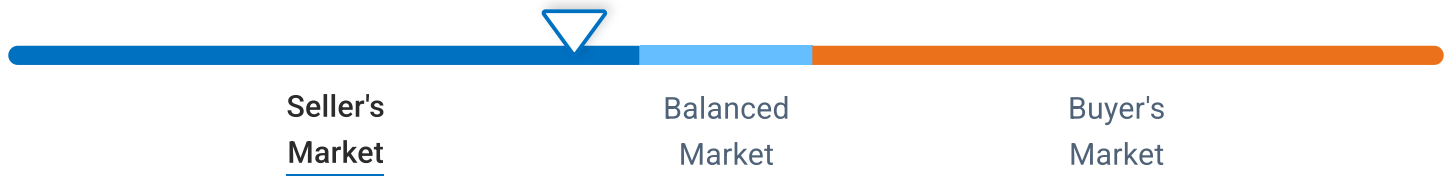
Market Trends

Market Trends for Babcock Ranch in Charlotte County, FL

Single Family Residence

July 2025

Market Type



Key Details

Months of Inventory

4.64

↓ 20.95% MoM

Sold to List Price %

96.6%

↑ 0.73% MoM

Median Days in RPR

77

↓ 8.33% MoM

Median Sold Price

\$454,070

↑ 6.84% MoM

August 2025 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

Median Estimated Value

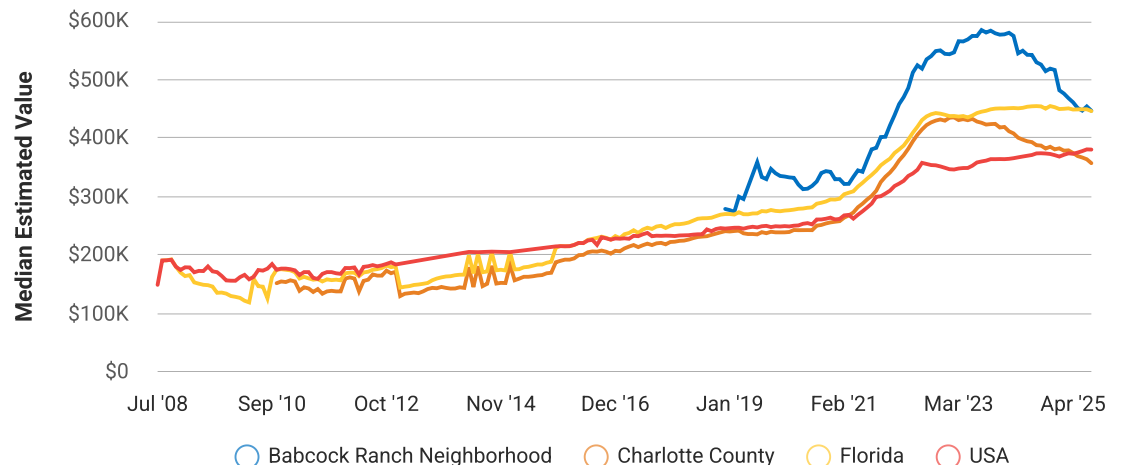
\$447,000

Last Month Change

-1.6%

12 Month Change

-15.6%



Babcock Ranch in Charlotte County, FL

July 2025 Active Listings

Babcock Ranch in Charlotte County, FL

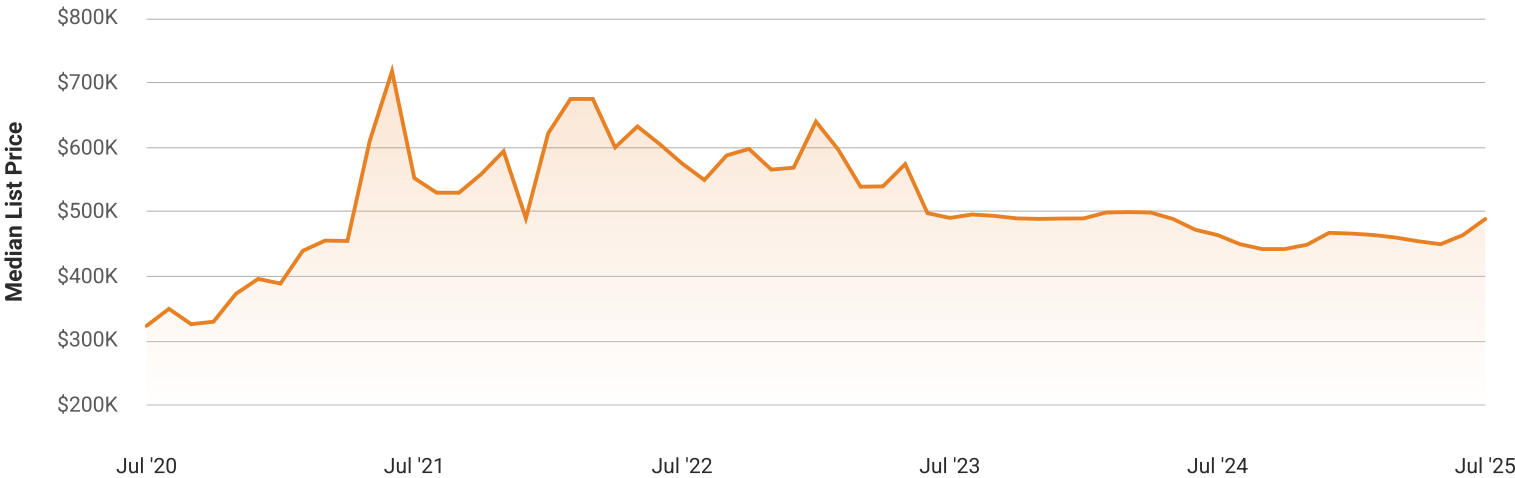
Single Family Residence

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 - \$489,063

↑ 5.4% Month over Month



Babcock Ranch in Charlotte County, FL

July 2025 Sold Listings

Babcock Ranch in Charlotte County, FL

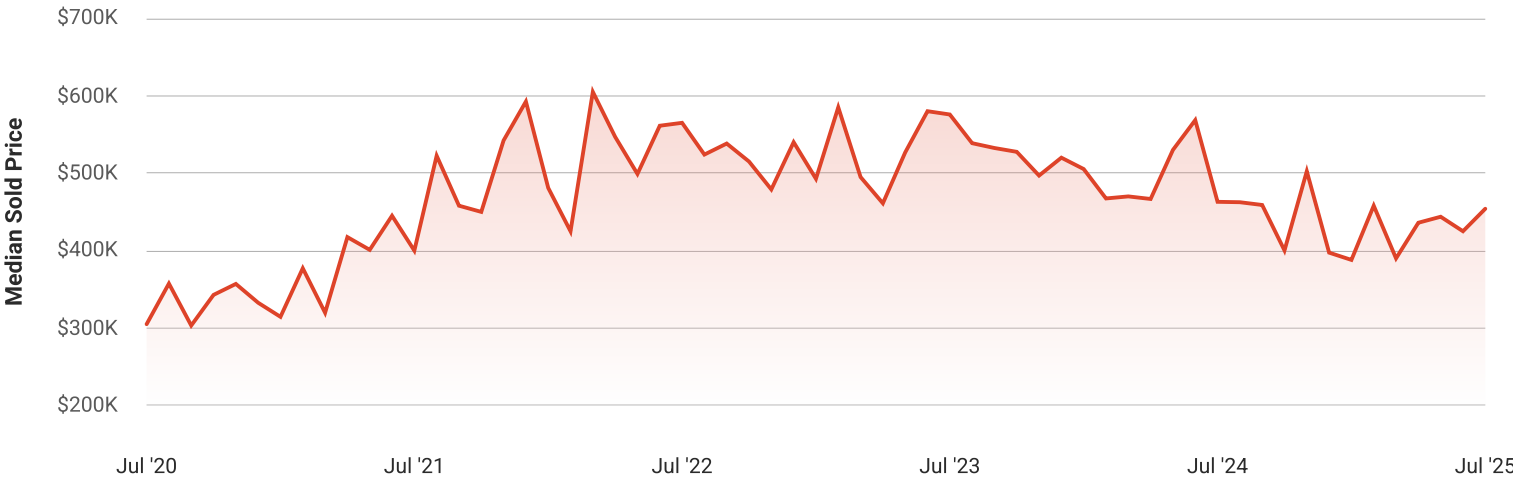
Single Family Residence

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 - \$454,070

↑ 6.8% Month over Month

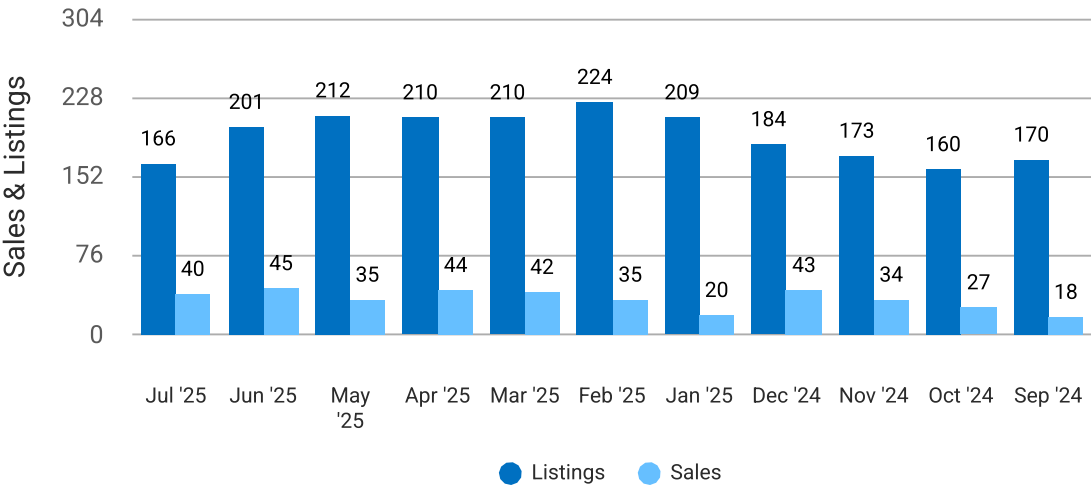


Total Sales and Active Listings

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

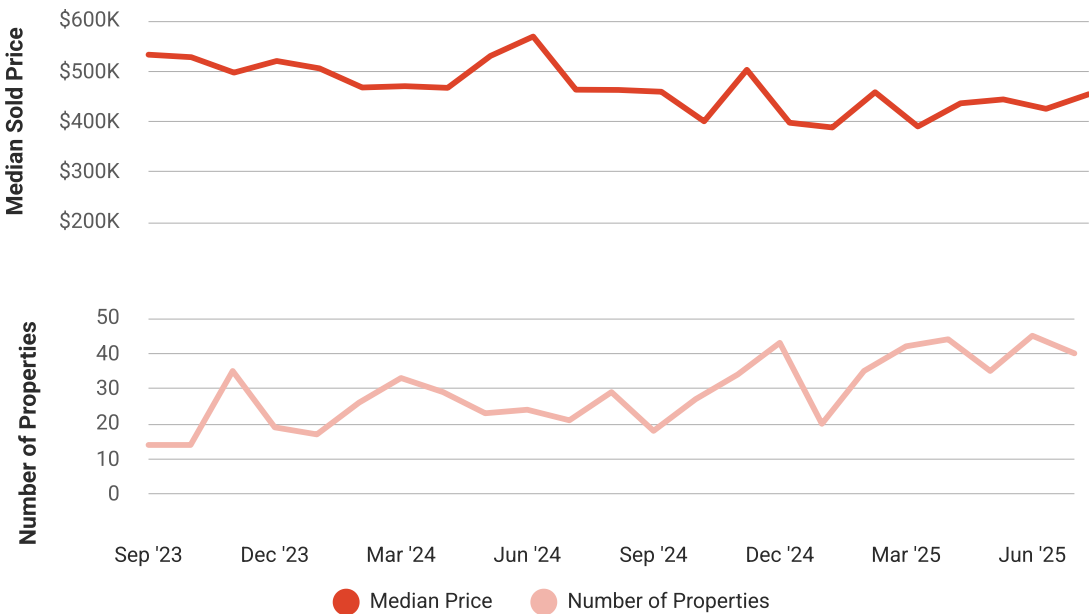
Median Sold Price vs Sold Listings

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



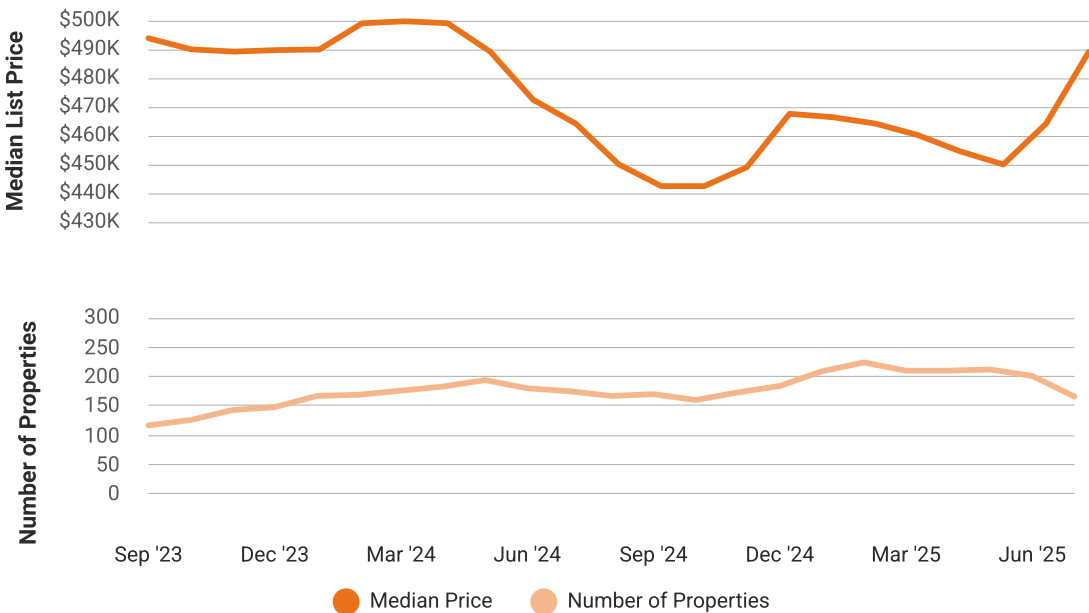
Median List Price vs Active Listings

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
Median Est. Property Value Last Updated: 8/31/2025	\$409,220	\$417,800 -2.05%	\$412,780 -0.86%	\$489,000 -16.31%	\$551,020 -25.73%	\$504,610 -18.9%
Median Sold Price Last Updated: 7/31/2025	\$387,500	\$399,900 -3.1%	\$370,000 +4.73%	\$418,000 -7.3%	\$442,795 -12.49%	\$475,000 -18.42%
Median List Price Last Updated: 7/31/2025	\$424,000	\$402,305 +5.39%	\$398,500 +6.4%	\$424,999 -0.24%	\$443,490 -4.39%	\$524,500 -19.16%

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

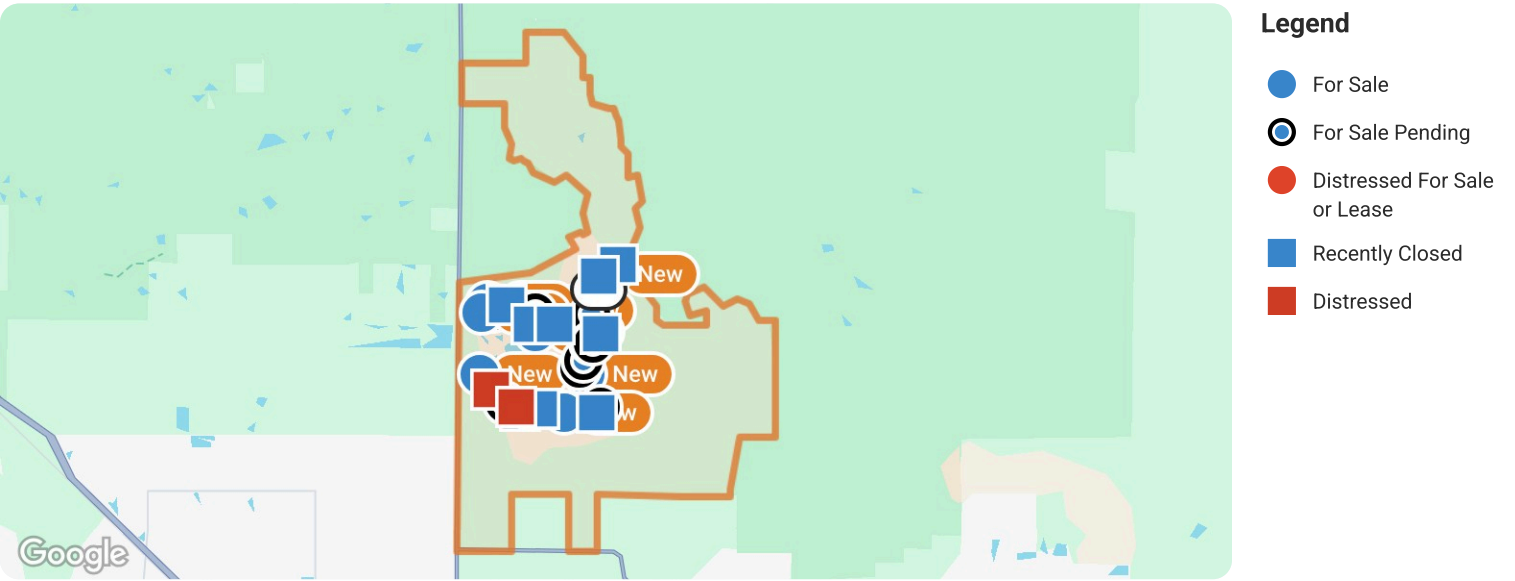
Market Activity Filters

- 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



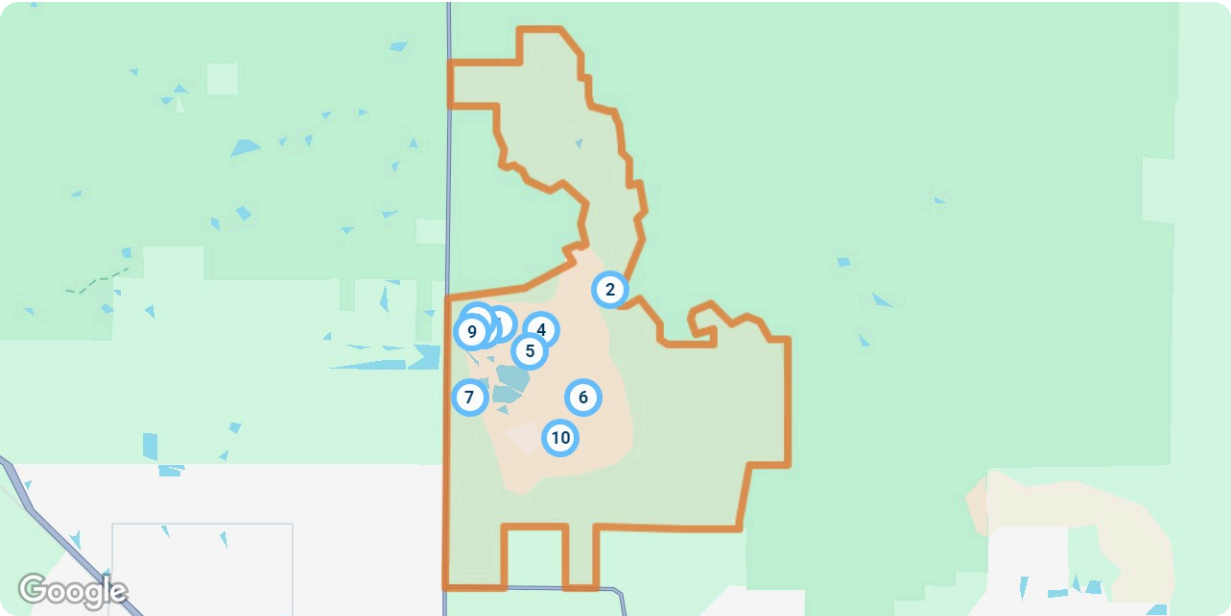
	New	Pending	Closed	Distressed
Number of Properties	10	10	10	3
Lowest Listing Price / Est.Value	\$329,000	\$179,900	\$210,000	\$361,760
Median Listing Price / Est.Value	\$507,000	\$529,000	\$308,999	\$506,300
Highest Listing Price / Est.Value	\$870,000	\$680,000	\$567,000	\$849,000
Average Price / sqft	\$264	\$209	\$185	\$270
Median Price / sqft	\$267	\$199	\$182	\$254
Average Days in RPR	18	83	81	3
Median Days in RPR	11	41	37	3
Total Volume	\$5,801,000	\$4,606,310	\$3,489,146	\$1,717,060
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

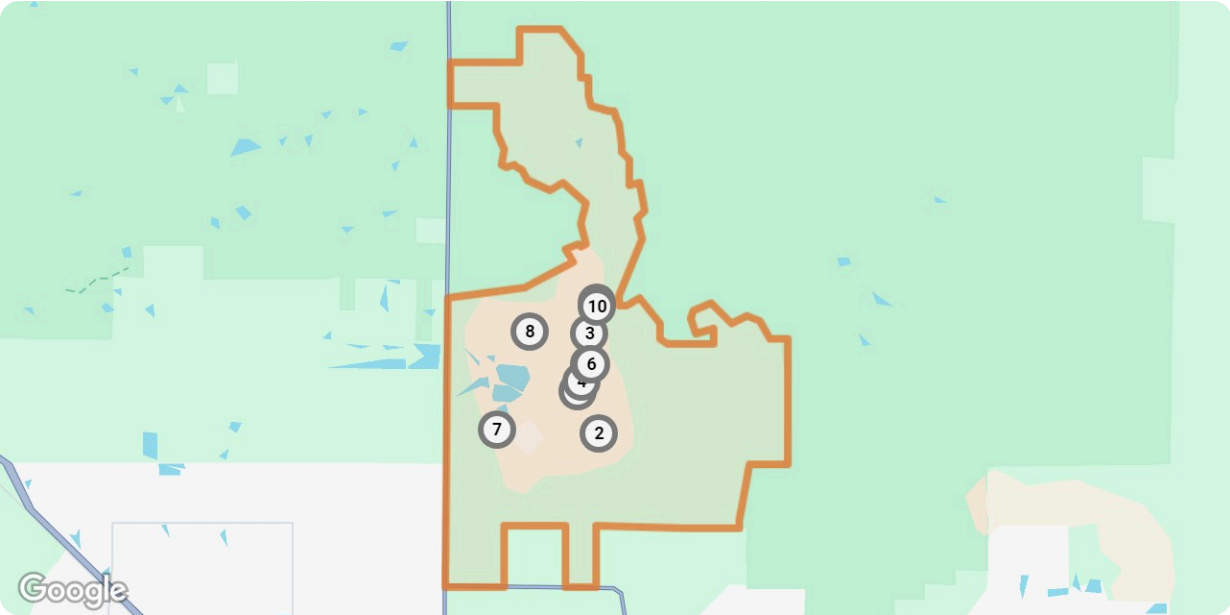
New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	<div><div><div>15809 Appalachian Dr Punta Gorda, FL 33982</div><div>MLS ID: C7513605</div><div>● Active / For Sale</div></div></div> <div>Listing Courtesy of NV REALTY GROUP, LLC</div>	Single Family	3/3	2,298	10,875 sq ft	2023	8/24/2025 9 days	\$720,000 \$313/sq ft
2	<div><div><div>15951 Grassland Ln, Bldg 38 Punta Gorda, FL 33982</div><div>MLS ID: 225063675</div><div>● Active / For Sale</div></div></div> <div>Listing Courtesy of Premiere Plus Realty Company</div>	Condo/Townhouse/Apt.	3/2	1,741	1,899 sq ft	2022	7/30/2025 34 days	\$415,000 \$238/sq ft
3	<div><div><div>15096 Anchorage Rd Punta Gorda, FL 33982</div><div>MLS ID: 2025006782</div><div>● Active / For Sale</div></div></div> <div>Listing Courtesy of NV Realty Group, LLC</div>	Single Family	4/3	2,567	9,583 sq ft	2024	8/21/2025 12 days	\$459,000 \$179/sq ft
4	<div><div><div>43967 Blue Heron Ln Punta Gorda, FL 33982</div><div>MLS ID: 2025006804</div><div>● Active / For Sale</div></div></div> <div>Listing Courtesy of NV Realty Group, LLC</div>	Single Family	2/2	1,516	3,920 sq ft	2024	8/23/2025 10 days	\$329,000 \$217/sq ft
5	<div><div><div>17204 Bullhorn Cir Punta Gorda, FL 33982</div><div>MLS ID: 2025007542</div><div>● Active / For Sale</div></div></div> <div>Listing Courtesy of NV Realty Group, LLC</div>	Single Family	3/3	2,539	0.38 acres	2020	8/30/2025 3 days	\$849,000 \$334/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
6	<div><div><div>43789 Cattleman Dr</div><div>Punta Gorda, FL 33982</div><div>MLS ID: 2025005365</div><div>● Active / For Sale</div></div><div>Listing Courtesy of NV Realty Group, LLC</div></div>	Single Family	4/2	1,688	5,662 sq ft	2022	8/12/2025 21 days	\$495,000 \$293/sq ft
7	<div><div><div>15948 Cranes Marsh Ct</div><div>Punta Gorda, FL 33982</div><div>MLS ID: 2025004680</div><div>● Active / For Sale</div></div><div>Listing Courtesy of NV Realty Group, LLC</div></div>	Single Family	4/3	2,811	10,454 sq ft	2022	8/10/2025 23 days	\$870,000 \$309/sq ft
8	<div><div><div>16336 Preservation Blvd</div><div>Punta Gorda, FL 33982</div><div>MLS ID: 225058603</div><div>● Active / For Sale</div></div><div>Listing Courtesy of NV Realty Group, LLC</div></div>	Single Family	3/3	2,263	8,276 sq ft	2024	6/30/2025 64 days	\$499,000 \$221/sq ft
9	<div><div><div>17024 Bridle Trl</div><div>Punta Gorda, FL 33982</div><div>MLS ID: 2025008379</div><div>● Active / For Sale</div></div><div>Listing Courtesy of NV Realty Group, LLC</div></div>	Single Family	3/3	2,065	8,712 sq ft	2020	9/1/2025 1 day	\$515,000 \$249/sq ft
10	<div><div><div>42242 Lake Timber Dr</div><div>Punta Gorda, FL 33982</div><div>MLS ID: 2025007626</div><div>● Active / For Sale</div></div><div>Listing Courtesy of NV Realty Group, LLC</div></div>	Single Family	4/2	2,287	8,712 sq ft	2020	9/1/2025 1 day	\$650,000 \$284/sq ft

Pending










Source: Listings



Legend

● Pending

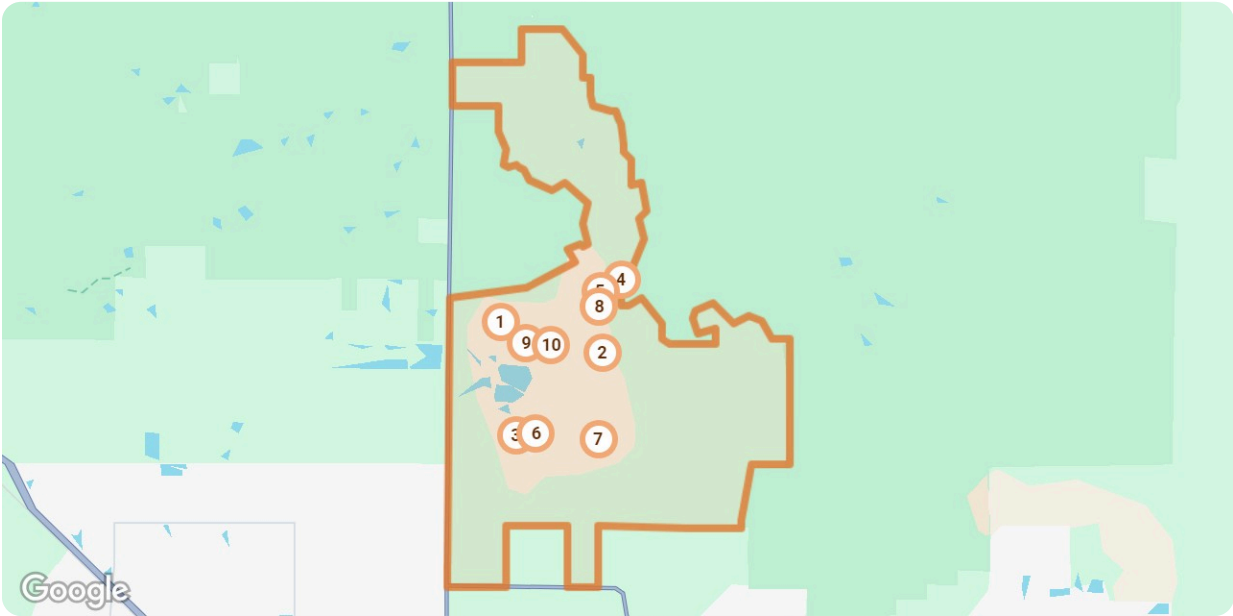
Babcock Ranch in Charlotte County, FL

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
1	 <div> 15844 Elina Sky Dr Punta Gorda, FL 33982 MLS ID: TB8410132 🕒 Pending / For Sale </div> <div>Listing Courtesy of KELSA PROPERTIES,P.A.</div>	Single Family	4/3	3,217	6,844 sq ft 2025	7/30/2025	\$575,424 \$179/sq ft	9/2/2025 34 days
2	 <div> 14508 Lagoon Ln Babcock Ranch, FL 33982 MLS ID: 225064475 🕒 Pending / For Sale </div> <div>Listing Courtesy of Lennar Realty Inc</div>	Single Family	5/5	3,283	7,797 sq ft 2025	7/23/2025	\$673,183 \$205/sq ft	9/2/2025 41 days
3	 <div> 14963 White Pearl Rd Punta Gorda, FL 33982 MLS ID: 225064463 🕒 Pending / For Sale </div> <div>Listing Courtesy of Lennar Realty Inc</div>	Condo/Townhouse/Apt.	3/3	1,879	– 2025	7/23/2025	\$249,999 \$133/sq ft	9/2/2025 41 days
4	 <div> 15808 Leaning Pine Ln Punta Gorda, FL 33982 MLS ID: 225066663 🕒 Pending / For Sale </div> <div>Listing Courtesy of DomainRealty.com LLC</div>	Single Family	2/3	1,874	7,405 sq ft 2021	8/22/2025	\$589,000 \$314/sq ft	8/31/2025 11 days
5	 <div> 44026 Bellamy Pl Punta Gorda, FL 33982 MLS ID: 225066993 🕒 Pending / For Sale </div> <div>Listing Courtesy of Lennar Realty Inc</div>	Single Family	5/4	3,357	6,490 sq ft 2025	8/14/2025	\$569,000 \$169/sq ft	8/27/2025 19 days
6	 <div> 44032 Bellamy Pl Punta Gorda, FL 33982 MLS ID: 225066990 🕒 Pending / For Sale </div> <div>Listing Courtesy of Lennar Realty Inc</div>	Single Family	3/3	2,201	6,490 sq ft 2025	8/14/2025	\$489,000 \$222/sq ft	8/18/2025 19 days
7	 <div> 43406 Boardwalk Loop Punta Gorda, FL 33982 MLS ID: 225035753 🕒 Pending / For Sale </div> <div>Listing Courtesy of Pinnacle Property Group</div>	Single Family	3/3	2,245	7,279 sq ft 2022	4/7/2025	\$680,000 \$303/sq ft	9/17/2025 148 days
8	 <div> 43977 Boardwalk Loop, Bldg 23 Punta Gorda, FL 33982 MLS ID: 225043955 🕒 Pending / For Sale </div> <div>Listing Courtesy of The Simonelli Real Estate Grp</div>	Condo/Townhouse/Apt.	2/2	1,123	– 2024	5/6/2025	\$179,900 \$160/sq ft	8/20/2025 119 days
9	 <div> 44428 Cable Creek Dr Punta Gorda, FL 33982 MLS ID: 224077545 🕒 Pending / For Sale </div> <div>Listing Courtesy of Meritage Homes of Florida Real</div>	Single Family	3/2	1,483	8,712 sq ft 2024	9/27/2024	\$310,805 \$210/sq ft	8/22/2025 340 days
10	 <div> 44364 Frangipani Way Punta Gorda, FL 33982 MLS ID: 225062638 🕒 Pending / For Sale </div> <div>Listing Courtesy of DR Horton Realty SW FL LLC</div>	Condo/Townhouse/Apt.	2/2	1,503	0.37 acres 2025	7/10/2025	\$289,999 \$193/sq ft	7/14/2025 54 days

Babcock Ranch in Charlotte County, FL

Closed

Source: Public Records and Listings



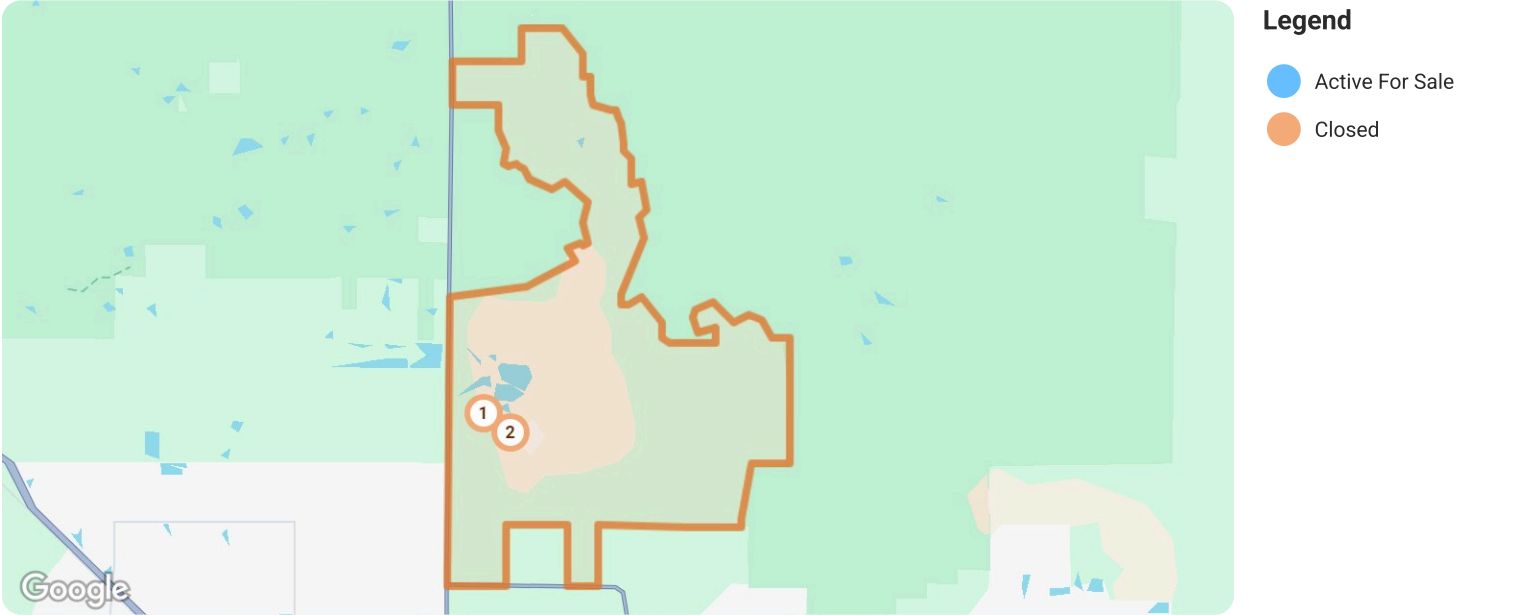
Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %	
1	<div></div>	15659 Northridge Rd Punta Gorda, FL 33982 MLS ID: 225037579 Closed / For Sale Courtesy of Pulte Realty Inc	Single Family	3/2	2,056	9,147 sq ft 2025	8/29/2025 140 days	\$440,155 \$214/sq ft	↓ 9.39%
2	<div></div>	14999 Jadestone Dr Punta Gorda, FL 33982 MLS ID: 225064467 Closed / For Sale Courtesy of Lennar Realty Inc	Single Family	4/3	2,032	6,490 sq ft 2025	8/29/2025 37 days	\$370,000 \$182/sq ft	↓ 2.63%
3	<div></div>	16524 Kingwood Ln, Unit 3111 Babcock Ranch, FL 33982 MLS ID: 225066931 Closed / For Sale Courtesy of Lennar Realty Inc	Condo/Townhouse/Apt.	3/2	1,741	– 2024	8/29/2025 15 days	\$256,997 \$148/sq ft	↓ 14.05%
4	<div></div>	16524 Kingwood Ln, Unit 3112 Babcock Ranch, FL 33982 MLS ID: 225066929 Closed / For Sale Courtesy of Lennar Realty Inc	Condo/Townhouse/Apt.	3/2	1,741	– 2024	8/29/2025 15 days	\$256,997 \$148/sq ft	↓ 14.05%
5	<div></div>	16572 Kingwood Ln, Unit 3611 Babcock Ranch, FL 33982 MLS ID: 225058021 Closed / For Sale Courtesy of Lennar Realty Inc	Condo/Townhouse/Apt.	3/2	1,741	– 2024	8/29/2025 67 days	\$256,997 \$148/sq ft	↓ 14.05%

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 %
6	<div><div><div>14686 Lagoon Ln</div><div>Babcock Ranch, FL 33982</div><div>MLS ID: 225038912</div><div><div>Closed / For Sale</div></div></div><div>Courtesy of Lennar Realty Inc</div></div>	Single Family	3/3	2,444	8,058 sq ft 2025	8/29/2025 135 days	\$567,000 \$232/sq ft	↓ 4.45%
7	<div><div><div>44481 Mesquite Ln</div><div>Punta Gorda, FL 33982</div><div>MLS ID: 225067984</div><div><div>Closed / For Sale</div></div></div><div>Courtesy of Lennar Realty Inc</div></div>	Single Family	3/2	2,246	7,666 sq ft 2025	8/29/2025 7 days	\$520,000 \$232/sq ft	↓ 4.59%
8	<div><div><div>44284 Frontier Dr</div><div>Punta Gorda, FL 33982</div><div>MLS ID: 224085231</div><div><div>Closed / For Sale</div></div></div><div>Courtesy of Meritage Homes of Florida Real</div></div>	Single Family	4/2	1,908	8,712 sq ft 2024	8/29/2025 289 days	\$361,000 \$189/sq ft	↓ 2.61%
9	<div><div><div>43030 Greenway Blvd, #4</div><div>Punta Gorda, FL 33982</div><div>MLS ID: 225064490</div><div><div>Closed / For Sale</div></div></div><div>Courtesy of Realty One Group MVP</div></div>	Condo/Townhouse/Apt.	2/2	1,198	– 2021	8/15/2025 26 days	\$210,000 \$175/sq ft	–
10	<div><div><div>15069 Longs Ln</div><div>Punta Gorda, FL 33982</div><div><div>Closed / Public Record</div></div></div></div>	Condo/Townhouse/Apt.	–/–	–	426.11 acres –	8/20/2025 – days	\$250,000 –/sq ft	–

Distressed

Source: Public Records and Listings



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
1	 <small>Google</small>	17204 Bullhorn Cir Punta Gorda, FL 33982 MLS ID: 2025007542 ● Active / For Sale	Single Family	3/3	2,539	0.38 acres 2020	8/30/2025 3 days \$849,000 \$334/sq ft	7/21/2025 Notice of Lis Pendens
Listing Courtesy of NV Realty Group, LLC								
2	 <small>Google</small>	42114 Edgewater Dr Punta Gorda, FL 33982 ■ Off Market / Public Record	Single Family	2/2	1,640	8,109 sq ft 2021	– – days – \$221/sq ft	8/22/2025 Notice of Foreclosure Sale
3	 <small>Google</small>	43014 Wiregrass Ln Punta Gorda, FL 33982 ■ Off Market / Public Record	Single Family	4/2	1,995	7,249 sq ft 2019	– – days – \$254/sq ft	6/20/2025 Notice of Foreclosure Sale

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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