

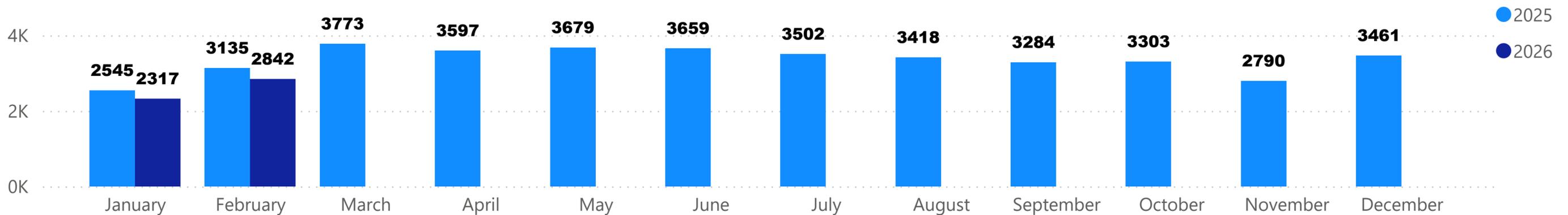


# Suncoast Tampa Association of REALTORS®

## Monthly Sales Trend Indicator 2026

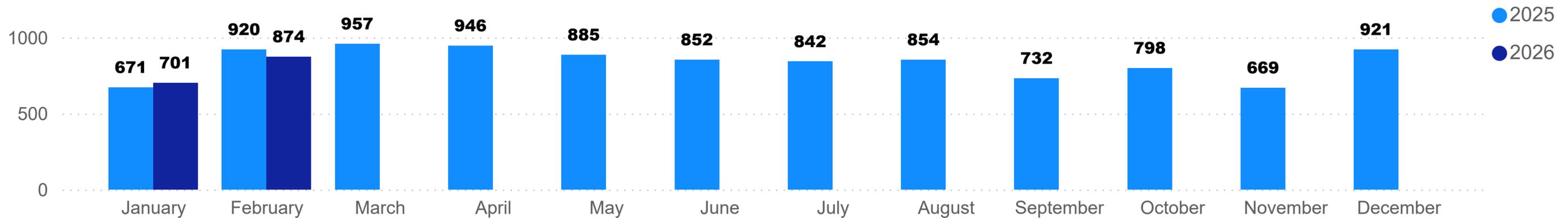
### Sales by Price Range - Single Family Homes & Villas

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999		1											1
\$ 50,000 - 59,999		1											1
\$ 60,000 - 69,999	2	3											5
\$ 70,000 - 79,999		1											1
\$ 80,000 - 89,999	3	2											5
\$ 90,000 - 99,999	3	1											4
\$ 100,000 - 119,999	6	12											18
\$ 120,000 - 139,999	12	20											32
\$ 140,000 - 159,999	19	15											34
\$ 160,000 - 179,999	23	36											59
\$ 180,000 - 199,999	44	47											91
\$ 200,000 - 249,999	150	167											317
\$ 250,000 - 299,999	237	268											505
\$ 300,000 - 349,999	395	448											843
\$ 350,000 - 399,999	349	422											771
\$ 400,000 - 499,999	416	553											969
\$ 500,000 - 599,999	198	327											525
\$ 600,000 - 699,999	139	152											291
\$ 700,000 - 799,999	79	92											171
\$ 800,000 - 899,999	51	74											125
\$ 900,000 - 999,999	35	48											83
\$ 1,000,000 - and over	156	152											308
<b>Total</b>	<b>2317</b>	<b>2842</b>											<b>5159</b>



### Sales by Price Range - Condominiums, Townhouses and Co-Ops

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999		6											6
\$ 50,000 - 59,999	2	7											9
\$ 60,000 - 69,999	3	7											10
\$ 70,000 - 79,999	12	12											24
\$ 80,000 - 89,999	6	8											14
\$ 90,000 - 99,999	4	11											15
\$ 100,000 - 119,999	26	34											60
\$ 120,000 - 139,999	39	39											78
\$ 140,000 - 159,999	36	36											72
\$ 160,000 - 179,999	34	30											64
\$ 180,000 - 199,999	26	32											58
\$ 200,000 - 249,999	88	117											205
\$ 250,000 - 299,999	80	88											168
\$ 300,000 - 349,999	44	73											117
\$ 350,000 - 399,999	30	44											74
\$ 400,000 - 499,999	44	61											105
\$ 500,000 - 599,999	25	37											62
\$ 600,000 - 699,999	21	24											45
\$ 700,000 - 799,999	14	28											42
\$ 800,000 - 899,999	17	16											33
\$ 900,000 - 999,999	10	5											15
\$ 1,000,000 - and over	140	159											299
<b>Total</b>	<b>701</b>	<b>874</b>											<b>1575</b>

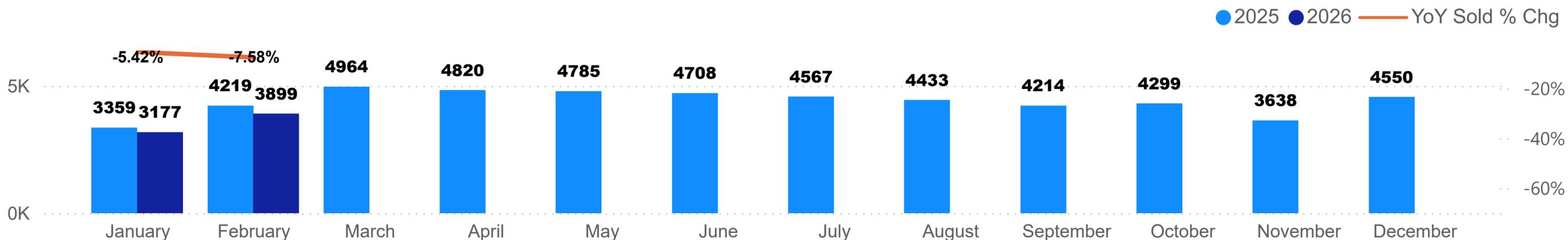


# Suncoast Tampa Association of REALTORS®

## Monthly Sales Trend Indicator 2026

### Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999	4	12											16
\$ 50,000 - 59,999	6	14											20
\$ 60,000 - 69,999	9	20											29
\$ 70,000 - 79,999	19	19											38
\$ 80,000 - 89,999	16	19											35
\$ 90,000 - 99,999	13	21											34
\$ 100,000 - 119,999	48	62											110
\$ 120,000 - 139,999	66	80											146
\$ 140,000 - 159,999	72	65											137
\$ 160,000 - 179,999	69	93											162
\$ 180,000 - 199,999	79	87											166
\$ 200,000 - 249,999	262	311											573
\$ 250,000 - 299,999	337	369											706
\$ 300,000 - 349,999	446	530											976
\$ 350,000 - 399,999	384	466											850
\$ 400,000 - 499,999	460	616											1076
\$ 500,000 - 599,999	223	364											587
\$ 600,000 - 699,999	161	176											337
\$ 700,000 - 799,999	93	121											214
\$ 800,000 - 899,999	68	90											158
\$ 900,000 - 999,999	45	53											98
\$ 1,000,000 - and over	297	311											608
<b>Total</b>	<b>3177</b>	<b>3899</b>											<b>7076</b>



**Sales by Bedroom Count**

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0	2	9											11
1	103	134											237
2	810	1037											1847
3	1260	1521											2781
4	746	872											1618
5	209	275											484
6+	48	53											101
<b>Total</b>	<b>3178</b>	<b>3901</b>											<b>7079</b>

**Sales by Bathroom Count**

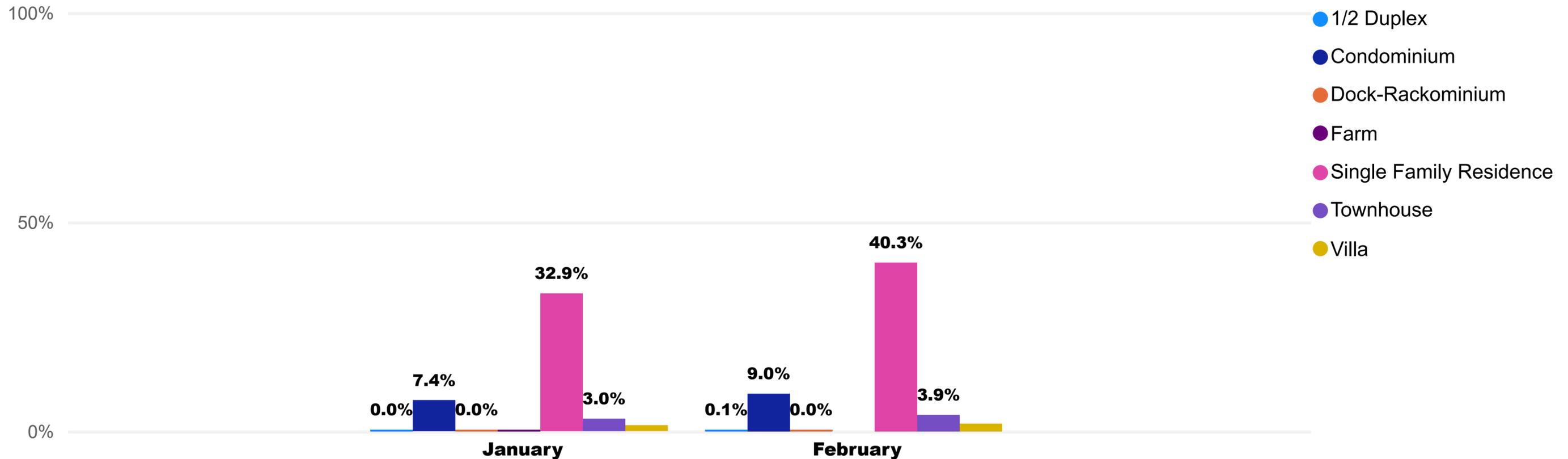
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0	1	5											6
1	287	363											650
2	1636	2008											3644
3	942	1150											2092
4	216	289											505
5	71	60											131
6+	25	26											51
<b>Total</b>	<b>3178</b>	<b>3901</b>											<b>7079</b>

## Monthly Sales Trend Indicator 2026

### Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex	1	6											7
Condominium	499	608											1107
Dock-Rackominium	1	2											3
Farm	1												1
Single Family Residence	2220	2718											4938
Townhouse	201	264											465
Villa	97	124											221
<b>Total</b>	<b>3020</b>	<b>3722</b>											<b>6742</b>

### YTD % of Sales by Property Type





## Suncoast Tampa Association of REALTORS®

### Multiple Listing One Month Sales and Inventory Report - February - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	7	0%	51,971	35,000	67%	92	16
\$ 50,000 - 59,999	8	0%	60,600	54,250	90%	125	5
\$ 60,000 - 69,999	10	0%	74,079	64,548	87%	101	26
\$ 70,000 - 79,999	13	0%	88,215	73,308	83%	118	27
\$ 80,000 - 89,999	11	0%	91,936	84,618	92%	84	55
\$ 90,000 - 99,999	13	0%	108,008	92,846	86%	102	91
\$ 100,000 - 119,999	46	1%	122,550	106,766	87%	104	201
\$ 120,000 - 139,999	59	2%	139,608	129,507	93%	86	354
\$ 140,000 - 159,999	51	1%	163,112	150,381	92%	72	367
\$ 160,000 - 179,999	66	2%	181,346	167,985	93%	87	422
\$ 180,000 - 199,999	79	2%	202,460	188,777	93%	61	454
\$ 200,000 - 249,999	286	8%	234,021	224,682	96%	70	1315
\$ 250,000 - 299,999	358	10%	283,519	275,907	97%	76	1941
\$ 300,000 - 349,999	523	14%	333,103	325,271	98%	71	2275
\$ 350,000 - 399,999	466	13%	381,632	372,635	98%	72	2342
\$ 400,000 - 499,999	614	16%	457,822	446,182	97%	73	3082
\$ 500,000 - 599,999	364	10%	558,744	542,840	97%	81	1844
\$ 600,000 - 699,999	176	5%	662,063	644,182	97%	75	1201
\$ 700,000 - 799,999	121	3%	771,523	746,795	97%	94	802
\$ 800,000 - 899,999	90	2%	873,677	844,023	97%	84	570
\$ 900,000 - 999,999	53	1%	989,446	943,041	95%	90	397
\$ 1,000,000 - and over	311	8%	1,930,725	1,866,096	97%	65	2186
<b>Total</b>	<b>3725</b>	<b>100%</b>	<b>537,364</b>	<b>520,543</b>	<b>97%</b>	<b>75</b>	<b>19973</b>

**This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants. The data reflects only The sales published through Stellar MLS and does not include all sales in The Reported areas. Neither The Association/Board nor Stellar MLS is in any way responsible for its accuracy.**



## Suncoast Tampa Association of REALTORS® Multiple Listing Year to Date Sales and Inventory Report - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	16	0.23%	49,849	37,853	76%	51	16
\$ 50,000 - 59,999	20	0.28%	64,900	54,000	83%	113	5
\$ 60,000 - 69,999	29	0.41%	73,092	65,299	89%	128	26
\$ 70,000 - 79,999	38	0.54%	85,866	73,562	86%	118	27
\$ 80,000 - 89,999	35	0.49%	96,080	84,666	88%	134	55
\$ 90,000 - 99,999	34	0.48%	106,017	94,038	89%	98	91
\$ 100,000 - 119,999	110	1.55%	121,473	108,778	90%	102	201
\$ 120,000 - 139,999	146	2.06%	140,660	128,924	92%	105	354
\$ 140,000 - 159,999	137	1.94%	162,272	149,031	92%	92	367
\$ 160,000 - 179,999	162	2.29%	181,077	169,096	93%	85	422
\$ 180,000 - 199,999	166	2.35%	202,745	188,559	93%	67	454
\$ 200,000 - 249,999	573	8.10%	234,713	225,122	96%	75	1315
\$ 250,000 - 299,999	706	9.98%	283,498	274,792	97%	78	1941
\$ 300,000 - 349,999	976	13.79%	332,952	324,925	98%	70	2275
\$ 350,000 - 399,999	850	12.01%	381,910	373,013	98%	68	2342
\$ 400,000 - 499,999	1076	15.21%	457,615	445,840	97%	72	3082
\$ 500,000 - 599,999	587	8.30%	560,948	544,722	97%	82	1844
\$ 600,000 - 699,999	337	4.76%	664,492	644,058	97%	74	1201
\$ 700,000 - 799,999	214	3.02%	770,240	745,769	97%	87	802
\$ 800,000 - 899,999	158	2.23%	875,256	842,770	96%	82	570
\$ 900,000 - 999,999	98	1.38%	993,475	942,284	95%	86	397
\$ 1,000,000 - and over	608	8.59%	1,892,336	1,825,292	96%	65	2186
<b>Total</b>	<b>7076</b>	<b>100.00%</b>	<b>524,932</b>	<b>507,493</b>	<b>97%</b>	<b>76</b>	<b>19973</b>

**This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants. The data reflects only The sales published through Stellar MLS and does not include all sales in The Reported areas. Neither The Association/Board nor Stellar MLS is in any way responsible for its accuracy.**



# Suncoast Tampa Association of REALTORS®

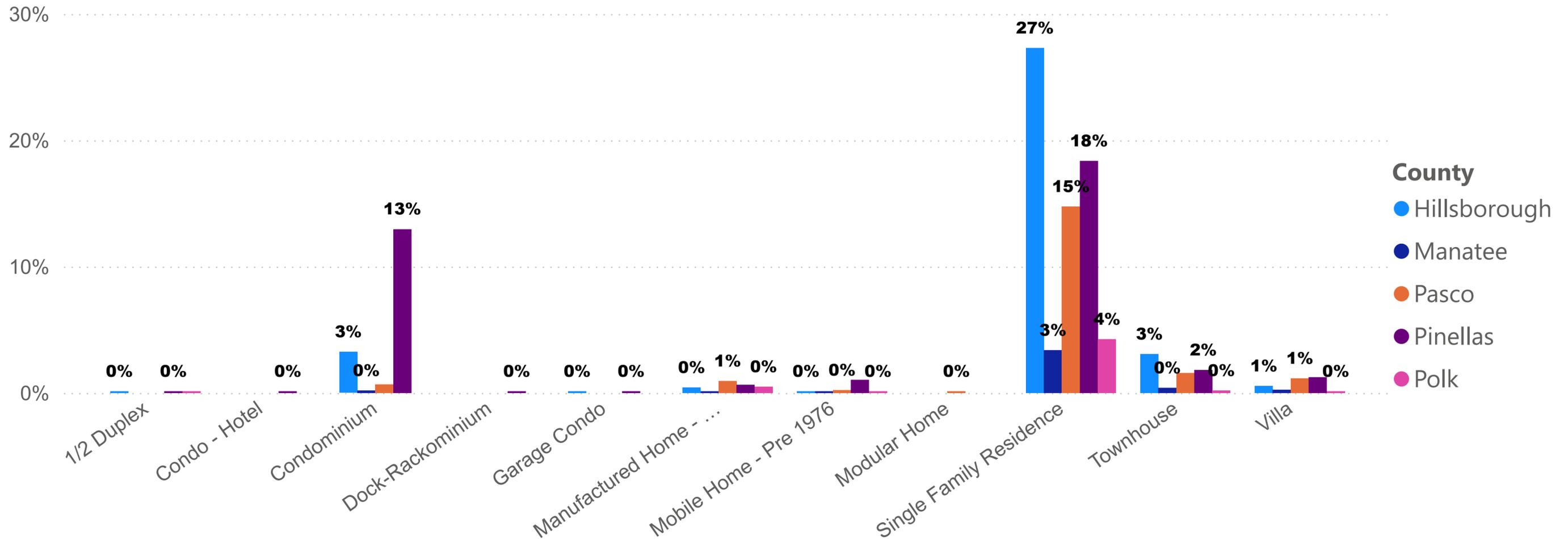
## Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
03/31/2022	6048	436,384	441,324	101%	17	5155	0.85
04/30/2022	5438	447,954	455,441	102%	14	6136	1.13
05/31/2022	5754	468,832	474,412	101%	14	7418	1.29
06/30/2022	5820	481,737	484,935	101%	14	10225	1.76
07/31/2022	4729	482,442	478,224	99%	16	12369	2.62
08/31/2022	5059	461,126	454,238	99%	21	12869	2.54
09/30/2022	3898	459,593	449,669	98%	25	13426	3.44
10/31/2022	4513	470,117	459,472	98%	31	13950	3.09
11/30/2022	3933	462,171	450,972	98%	35	14156	3.60
12/31/2022	4187	465,848	451,868	97%	45	13270	3.17
01/31/2023	3293	457,103	443,752	97%	49	12506	3.80
02/28/2023	4211	459,129	446,367	97%	53	11768	2.79
03/31/2023	5506	463,791	451,397	97%	56	11331	2.06
04/30/2023	4804	483,279	472,002	98%	51	10692	2.23
05/31/2023	5631	485,519	475,111	98%	48	10835	1.92
06/30/2023	5389	497,554	486,538	98%	47	11353	2.11
07/31/2023	4762	488,474	478,839	98%	44	11483	2.41
08/31/2023	4962	499,229	487,150	98%	43	12134	2.45
09/30/2023	4581	502,136	490,054	98%	44	13473	2.94
10/31/2023	4361	490,949	479,784	98%	41	14524	3.33
11/30/2023	4072	502,209	489,211	97%	43	15507	3.81
12/31/2023	3809	512,441	497,678	97%	52	15011	3.94
01/31/2024	3267	477,907	463,677	97%	55	15946	4.88
02/29/2024	4396	478,328	465,209	97%	60	16871	3.84
03/31/2024	4976	493,251	480,254	97%	59	16847	3.39
04/30/2024	5157	513,469	498,618	97%	55	17600	3.41
05/31/2024	5842	498,373	485,264	97%	54	18358	3.14
06/30/2024	4846	520,713	507,324	97%	55	18759	3.87
07/31/2024	4919	494,043	480,515	97%	56	19051	3.87
08/31/2024	4782	500,459	485,483	97%	58	19176	4.01
09/30/2024	3559	490,791	475,912	97%	60	19235	5.40
10/31/2024	3591	490,110	473,948	97%	67	18440	5.14
11/30/2024	3772	486,309	470,244	97%	64	18303	4.85
12/31/2024	4338	496,348	479,031	97%	72	18316	4.22
01/31/2025	3218	472,631	455,561	96%	71	19675	6.11
02/28/2025	4057	486,397	469,926	97%	72	20352	5.02
03/31/2025	4734	486,881	469,836	96%	73	21135	4.46
04/30/2025	4552	487,740	471,728	97%	66	22403	4.92
05/31/2025	4571	499,987	482,953	97%	68	22655	4.96
06/30/2025	4517	504,910	487,665	97%	68	22478	4.98
07/31/2025	4351	489,322	472,739	97%	70	22120	5.08
08/31/2025	4279	504,787	487,049	96%	75	21282	4.97
09/30/2025	4025	475,825	459,009	96%	77	21321	5.30
10/31/2025	4102	489,654	471,554	96%	79	21341	5.20
11/30/2025	3464	474,529	456,540	96%	79	20612	5.95
12/31/2025	4381	531,914	512,744	96%	82	19813	4.52
01/31/2026	3019	547,576	528,633	97%	84	20072	6.65
02/28/2026	3720	537,738	520,915	97%	84	19973	5.37

**Top 5 Unit Sales by County and Property Type**

*\* Counties with the same % of Sales maybe Included.*

Property Type	Hillsborough	Manatee	Pasco	Pinellas	Polk	Total
1/2 Duplex	0%			0%	0%	0%
Condo - Hotel				0%		0%
Condominium	3%	0%	1%	13%		17%
Dock-Rackominium				0%		0%
Garage Condo	0%			0%		0%
Manufactured Home - Post 1977	0%	0%	1%	1%	0%	3%
Mobile Home - Pre 1976	0%	0%	0%	1%	0%	1%
Modular Home			0%			0%
Single Family Residence	27%	3%	15%	18%	4%	68%
Townhouse	3%	0%	2%	2%	0%	7%
Villa	1%	0%	1%	1%	0%	3%
<b>Total</b>	<b>35%</b>	<b>4%</b>	<b>19%</b>	<b>36%</b>	<b>5%</b>	<b>100%</b>



**Single-Family Units  
 Number of Bedrooms**

**Condominium / Cooperative Units  
 Number of Bedrooms**

**Active Listings  
 (Unsold Homes)**

**Sales Pending  
 (Under Contract)**

Price Range ▲	2 or Less	3	4 or More	Total
\$ 1 - 49,999	1			1
\$ 50,000 - 59,999		1		1
\$ 60,000 - 69,999	2		1	3
\$ 70,000 - 79,999		1		1
\$ 80,000 - 89,999	1	1		2
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999	10	2		12
\$ 120,000 - 139,999	13	5	2	20
\$ 140,000 - 159,999	10	5		15
\$ 160,000 - 179,999	27	8	1	36
\$ 180,000 - 199,999	27	16	4	47
\$ 200,000 - 249,999	85	69	13	167
\$ 250,000 - 299,999	94	136	38	268
\$ 300,000 - 349,999	80	231	137	448
\$ 350,000 - 399,999	63	184	175	422
\$ 400,000 - 499,999	56	248	249	553
\$ 500,000 - 599,999	20	126	181	327
\$ 600,000 - 699,999	7	52	93	152
\$ 700,000 - 799,999	4	27	61	92
\$ 800,000 - 899,999	2	18	54	74
\$ 900,000 - 999,999	1	15	32	48
\$ 1,000,000 - and over	2	25	125	152
<b>Total</b>	<b>506</b>	<b>1170</b>	<b>1166</b>	<b>2842</b>

Price Range	2 or Less	3	4 or More	Total
\$ 1 - 49,999	4			4
\$ 50,000 - 59,999	7			7
\$ 60,000 - 69,999	7			7
\$ 70,000 - 79,999	12			12
\$ 80,000 - 89,999	8			8
\$ 90,000 - 99,999	11			11
\$ 100,000 - 119,999	31	3		34
\$ 120,000 - 139,999	38	1		39
\$ 140,000 - 159,999	34	2		36
\$ 160,000 - 179,999	27	3		30
\$ 180,000 - 199,999	29	3		32
\$ 200,000 - 249,999	94	23		117
\$ 250,000 - 299,999	35	53		88
\$ 300,000 - 349,999	33	38	2	73
\$ 350,000 - 399,999	26	17	1	44
\$ 400,000 - 499,999	26	32	3	61
\$ 500,000 - 599,999	27	6	4	37
\$ 600,000 - 699,999	12	11	1	24
\$ 700,000 - 799,999	16	10	2	28
\$ 800,000 - 899,999	11	4	1	16
\$ 900,000 - 999,999	2	3		5
\$ 1,000,000 - and over	60	94	5	159
<b>Total</b>	<b>550</b>	<b>303</b>	<b>19</b>	<b>872</b>

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	11	
\$ 50,000 - 59,999		4
\$ 60,000 - 69,999	3	21
\$ 70,000 - 79,999		20
\$ 80,000 - 89,999	5	51
\$ 90,000 - 99,999	9	78
\$ 100,000 - 119,999	21	173
\$ 120,000 - 139,999	39	309
\$ 140,000 - 159,999	38	309
\$ 160,000 - 179,999	76	317
\$ 180,000 - 199,999	124	309
\$ 200,000 - 249,999	498	730
\$ 250,000 - 299,999	1048	754
\$ 300,000 - 349,999	1560	515
\$ 350,000 - 399,999	1798	413
\$ 400,000 - 499,999	2467	503
\$ 500,000 - 599,999	1451	310
\$ 600,000 - 699,999	912	243
\$ 700,000 - 799,999	590	187
\$ 800,000 - 899,999	414	130
\$ 900,000 - 999,999	293	101
\$ 1,000,000 - and over	1590	547
<b>Total</b>	<b>12947</b>	<b>6024</b>

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	2	
\$ 50,000 - 59,999	2	1
\$ 60,000 - 69,999		5
\$ 70,000 - 79,999	5	10
\$ 80,000 - 89,999	4	16
\$ 90,000 - 99,999	6	23
\$ 100,000 - 119,999	19	32
\$ 120,000 - 139,999	23	70
\$ 140,000 - 159,999	34	66
\$ 160,000 - 179,999	60	66
\$ 180,000 - 199,999	64	67
\$ 200,000 - 249,999	278	171
\$ 250,000 - 299,999	564	215
\$ 300,000 - 349,999	816	144
\$ 350,000 - 399,999	817	101
\$ 400,000 - 499,999	1028	109
\$ 500,000 - 599,999	564	84
\$ 600,000 - 699,999	329	40
\$ 700,000 - 799,999	200	37
\$ 800,000 - 899,999	146	29
\$ 900,000 - 999,999	88	16
\$ 1,000,000 - and over	400	102
<b>Total</b>	<b>5449</b>	<b>1404</b>

Time On Market Sort	M-SF	M-Condo
0 - 30	1153	365
31-60	463	122
61-90	364	92
91-120	247	85
121-over	615	208
<b>Total</b>	<b>2842</b>	<b>872</b>

