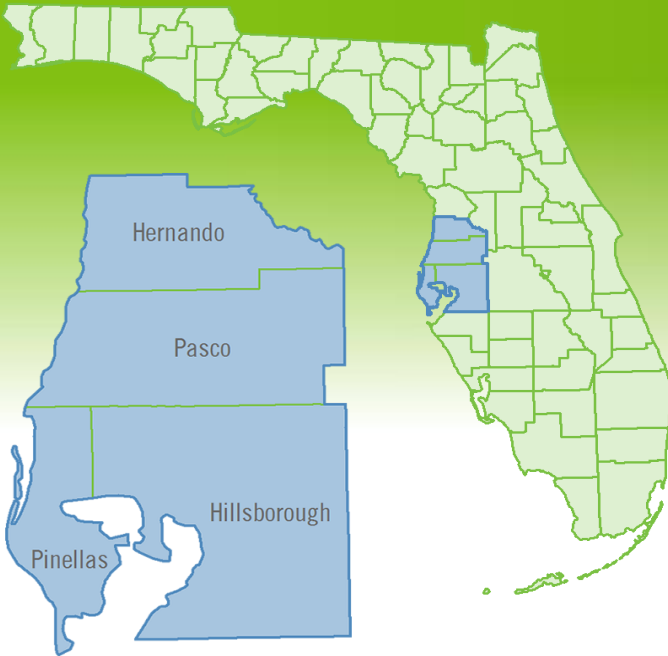


# Monthly Market Detail - July 2025

## Single-Family Homes

### Tampa-St. Petersburg-Clearwater MSA



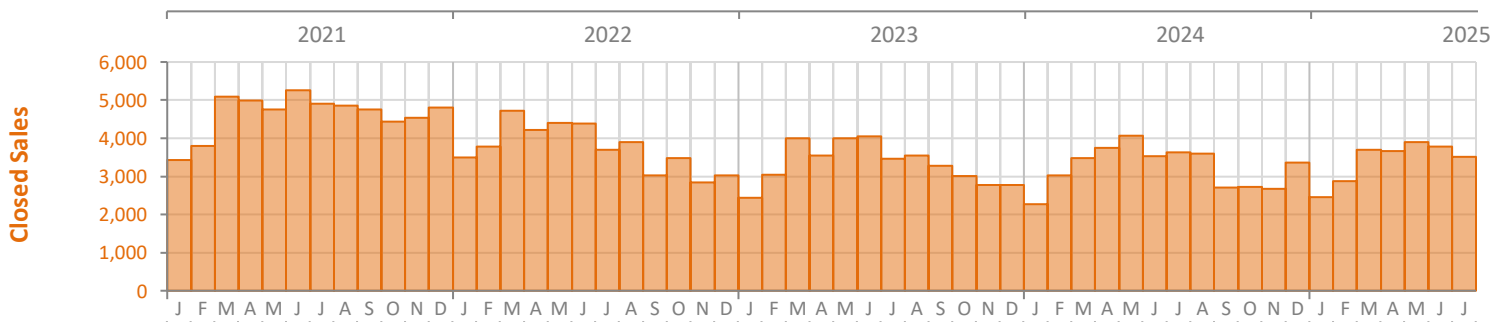
Summary Statistics	July 2025	July 2024	Percent Change Year-over-Year
Closed Sales	3,508	3,627	-3.3%
Paid in Cash	874	843	3.7%
Median Sale Price	\$405,000	\$416,000	-2.6%
Average Sale Price	\$504,161	\$522,334	-3.5%
Dollar Volume	\$1.8 Billion	\$1.9 Billion	-6.6%
Median Percent of Original List Price Received	95.7%	96.9%	-1.2%
Median Time to Contract	39 Days	29 Days	34.5%
Median Time to Sale	79 Days	71 Days	11.3%
New Pending Sales	3,439	3,448	-0.3%
New Listings	4,531	4,620	-1.9%
Pending Inventory	4,287	4,449	-3.6%
Inventory (Active Listings)	14,168	11,542	22.8%
Months Supply of Inventory	4.4	3.5	25.7%

## 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	23,883	0.6%
<b>July 2025</b>	<b>3,508</b>	<b>-3.3%</b>
June 2025	3,788	7.6%
May 2025	3,892	-4.2%
April 2025	3,669	-2.0%
March 2025	3,691	6.1%
February 2025	2,877	-4.9%
January 2025	2,458	7.9%
December 2024	3,354	21.0%
November 2024	2,665	-4.2%
October 2024	2,729	-9.4%
September 2024	2,709	-17.5%
August 2024	3,603	1.6%
July 2024	3,627	4.5%



# Monthly Market Detail - July 2025

## Single-Family Homes

### Tampa-St. Petersburg-Clearwater MSA

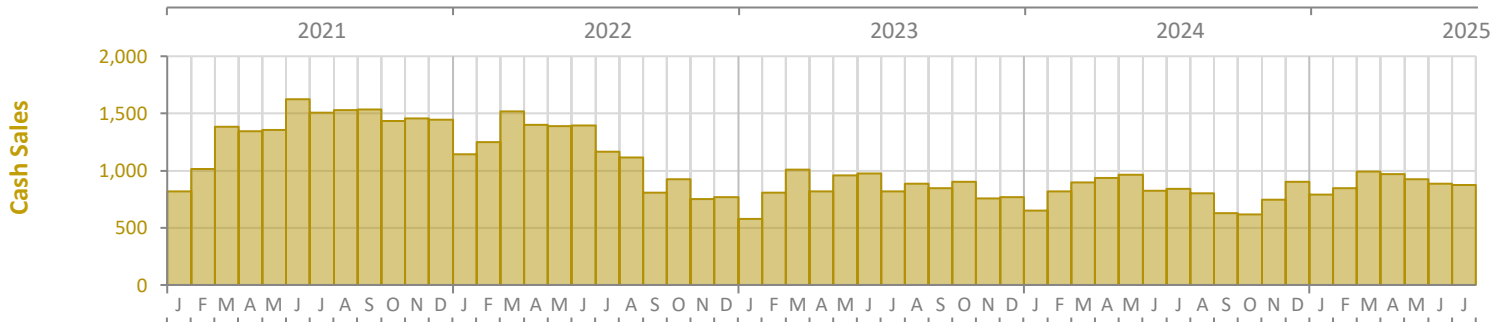


## Cash Sales

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

**Economists' note :** Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	6,285	6.0%
<b>July 2025</b>	<b>874</b>	<b>3.7%</b>
June 2025	884	7.2%
May 2025	926	-3.6%
April 2025	969	3.7%
March 2025	993	10.8%
February 2025	848	3.5%
January 2025	791	21.3%
December 2024	905	17.8%
November 2024	743	-2.0%
October 2024	616	-31.6%
September 2024	626	-25.9%
August 2024	802	-9.4%
July 2024	843	3.2%

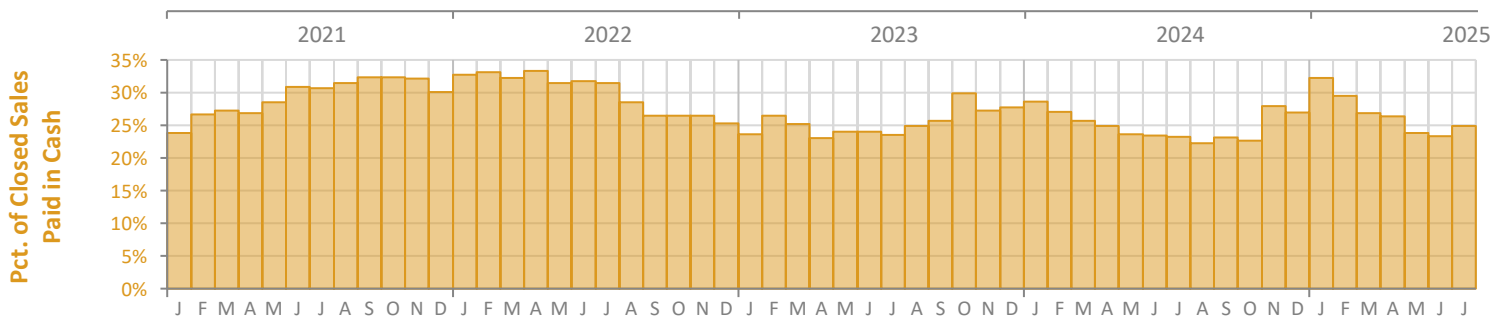


## Cash Sales as a Percentage of Closed Sales

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

**Economists' note :** This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	26.3%	5.2%
<b>July 2025</b>	<b>24.9%</b>	<b>7.3%</b>
June 2025	23.3%	-0.4%
May 2025	23.8%	0.8%
April 2025	26.4%	6.0%
March 2025	26.9%	4.7%
February 2025	29.5%	8.9%
January 2025	32.2%	12.6%
December 2024	27.0%	-2.5%
November 2024	27.9%	2.6%
October 2024	22.6%	-24.4%
September 2024	23.1%	-10.1%
August 2024	22.3%	-10.4%
July 2024	23.2%	-1.3%



# Monthly Market Detail - July 2025

## Single-Family Homes

### Tampa-St. Petersburg-Clearwater MSA

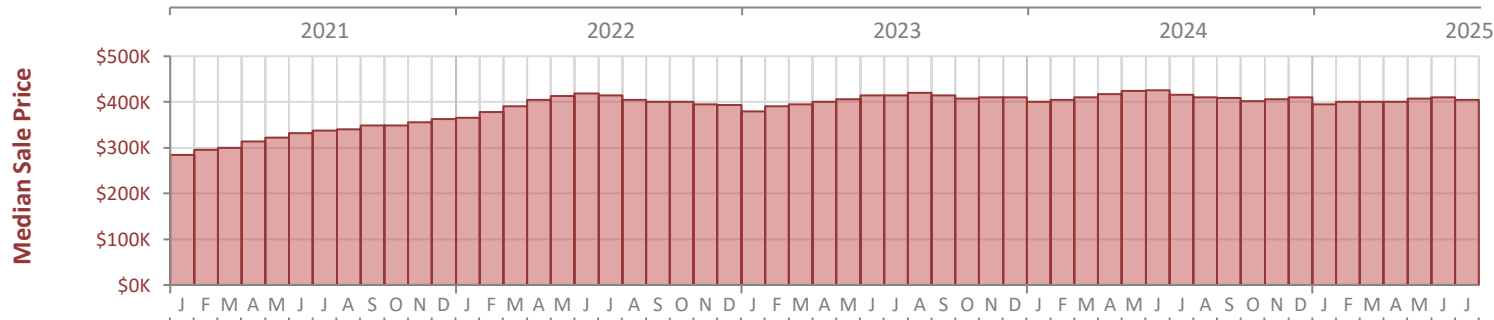


## Median Sale Price

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	\$401,000	-3.4%
<b>July 2025</b>	<b>\$405,000</b>	<b>-2.6%</b>
June 2025	\$410,000	-3.5%
May 2025	\$407,400	-3.8%
April 2025	\$400,000	-4.3%
March 2025	\$400,000	-2.4%
February 2025	\$399,990	-1.2%
January 2025	\$394,990	-1.3%
December 2024	\$410,000	0.0%
November 2024	\$406,000	-1.0%
October 2024	\$402,000	-1.3%
September 2024	\$408,990	-1.4%
August 2024	\$410,000	-2.4%
July 2024	\$416,000	0.2%

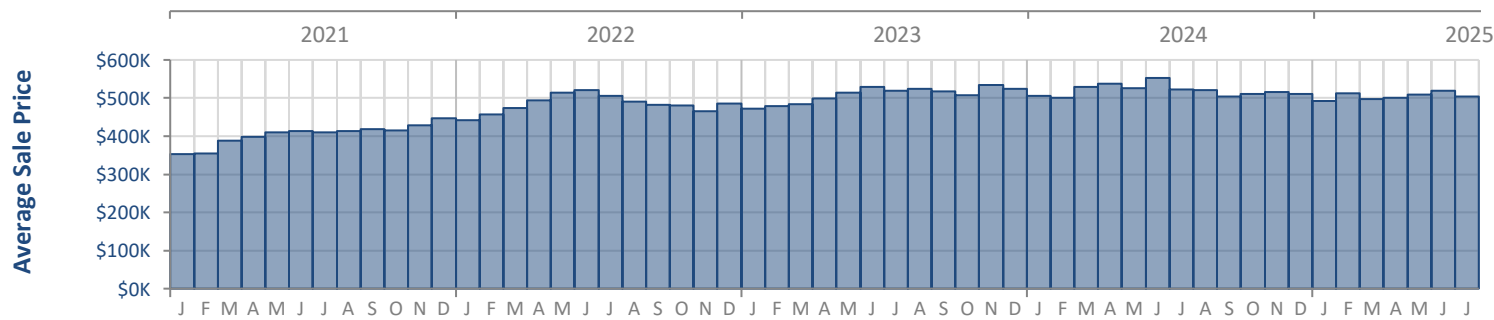


## Average Sale Price

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	\$505,535	-3.9%
<b>July 2025</b>	<b>\$504,161</b>	<b>-3.5%</b>
June 2025	\$519,812	-5.9%
May 2025	\$508,834	-3.2%
April 2025	\$500,406	-6.9%
March 2025	\$497,464	-5.9%
February 2025	\$512,783	2.4%
January 2025	\$491,564	-2.7%
December 2024	\$510,130	-2.8%
November 2024	\$516,528	-3.3%
October 2024	\$511,534	0.9%
September 2024	\$504,866	-2.3%
August 2024	\$520,633	-0.7%
July 2024	\$522,334	0.6%



# Monthly Market Detail - July 2025

## Single-Family Homes

### Tampa-St. Petersburg-Clearwater MSA

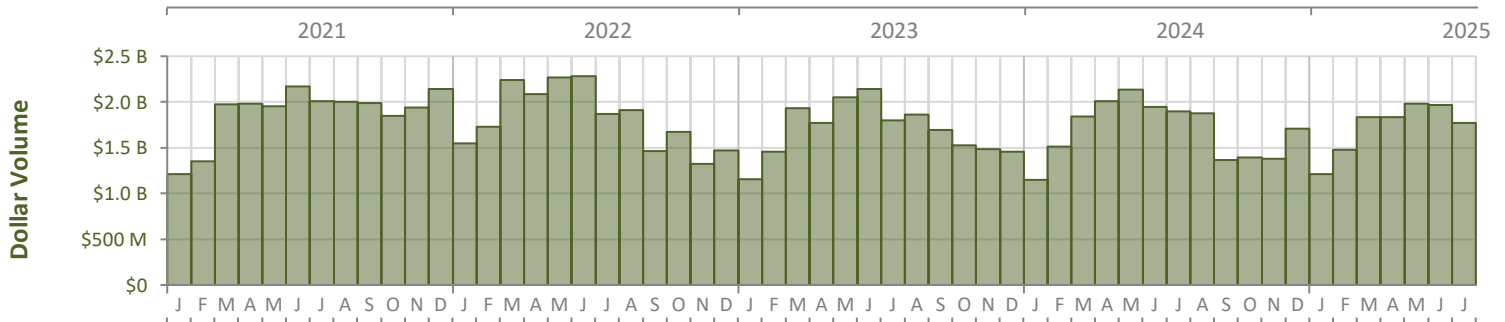


## Dollar Volume

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	\$12.1 Billion	-3.4%
<b>July 2025</b>	<b>\$1.8 Billion</b>	<b>-6.6%</b>
June 2025	\$2.0 Billion	1.3%
May 2025	\$2.0 Billion	-7.3%
April 2025	\$1.8 Billion	-8.7%
March 2025	\$1.8 Billion	-0.2%
February 2025	\$1.5 Billion	-2.6%
January 2025	\$1.2 Billion	5.0%
December 2024	\$1.7 Billion	17.6%
November 2024	\$1.4 Billion	-7.4%
October 2024	\$1.4 Billion	-8.6%
September 2024	\$1.4 Billion	-19.4%
August 2024	\$1.9 Billion	0.8%
July 2024	\$1.9 Billion	5.2%

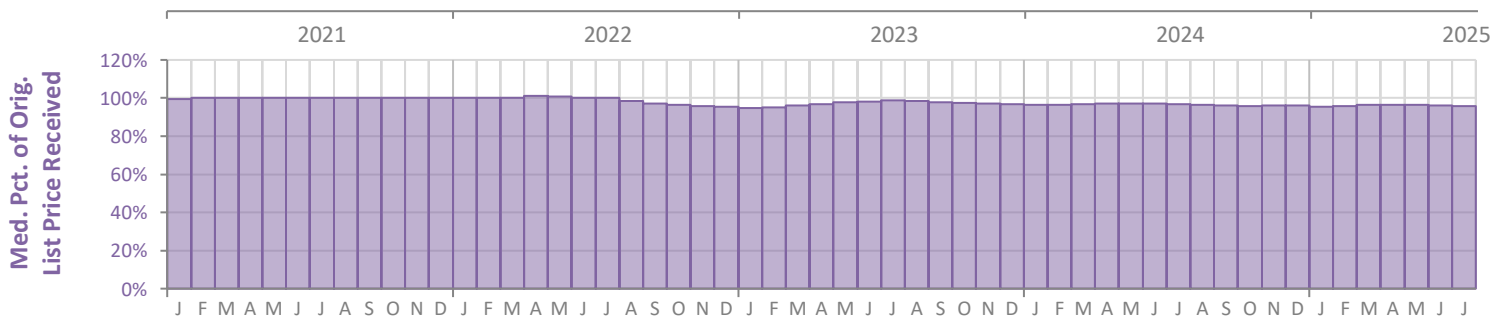


## Median Percent of Original List Price Received

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	96.1%	-0.8%
<b>July 2025</b>	<b>95.7%</b>	<b>-1.2%</b>
June 2025	96.2%	-1.0%
May 2025	96.4%	-0.7%
April 2025	96.5%	-0.6%
March 2025	96.3%	-0.6%
February 2025	95.8%	-0.5%
January 2025	95.3%	-1.0%
December 2024	96.0%	-0.9%
November 2024	96.0%	-1.2%
October 2024	95.9%	-1.7%
September 2024	96.2%	-1.7%
August 2024	96.4%	-1.9%
July 2024	96.9%	-1.8%

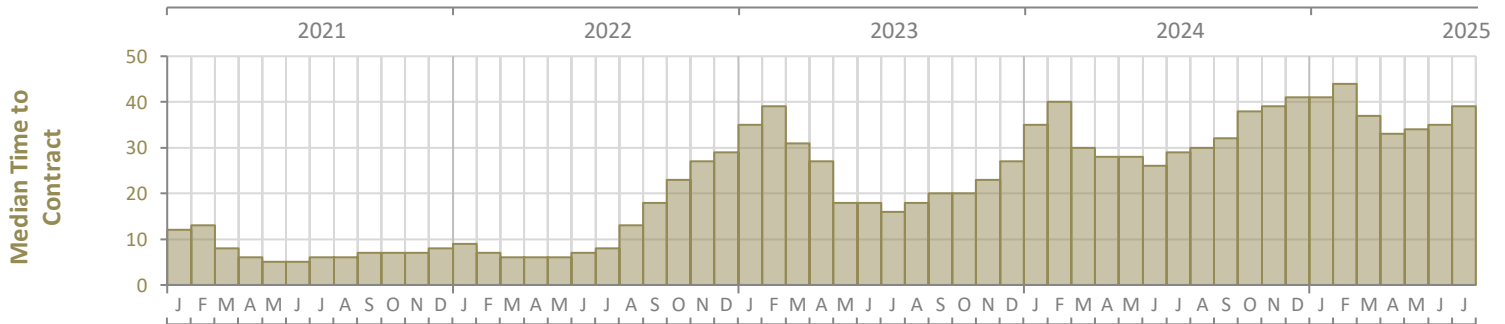


## Median Time to Contract

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	39 Days	21.9%
<b>July 2025</b>	<b>39 Days</b>	<b>34.5%</b>
June 2025	35 Days	34.6%
May 2025	34 Days	21.4%
April 2025	33 Days	17.9%
March 2025	37 Days	23.3%
February 2025	44 Days	10.0%
January 2025	41 Days	17.1%
December 2024	41 Days	51.9%
November 2024	39 Days	69.6%
October 2024	38 Days	90.0%
September 2024	32 Days	60.0%
August 2024	30 Days	66.7%
July 2024	29 Days	81.3%

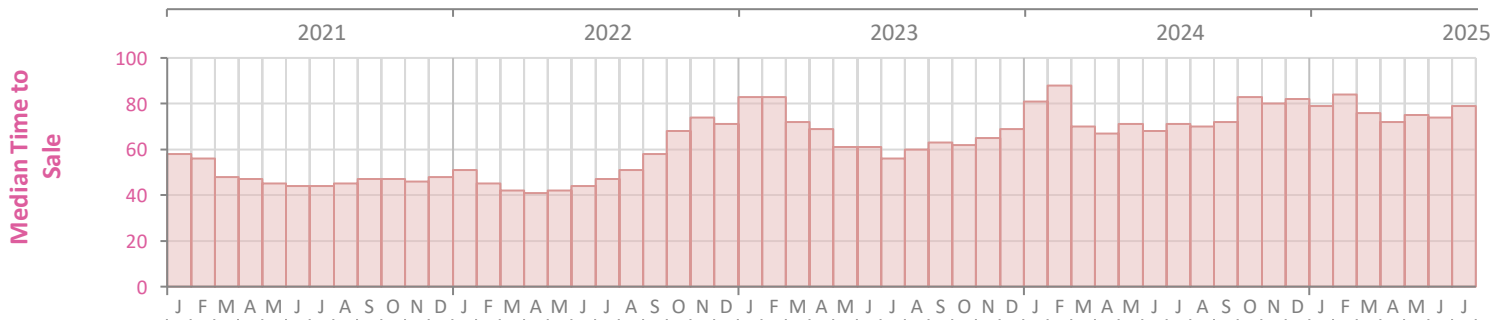


## Median Time to Sale

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	78 Days	4.0%
<b>July 2025</b>	<b>79 Days</b>	<b>11.3%</b>
June 2025	74 Days	8.8%
May 2025	75 Days	5.6%
April 2025	72 Days	7.5%
March 2025	76 Days	8.6%
February 2025	84 Days	-4.5%
January 2025	79 Days	-2.5%
December 2024	82 Days	18.8%
November 2024	80 Days	23.1%
October 2024	83 Days	33.9%
September 2024	72 Days	14.3%
August 2024	70 Days	16.7%
July 2024	71 Days	26.8%





# Monthly Market Detail - July 2025

## Single-Family Homes

### Tampa-St. Petersburg-Clearwater MSA

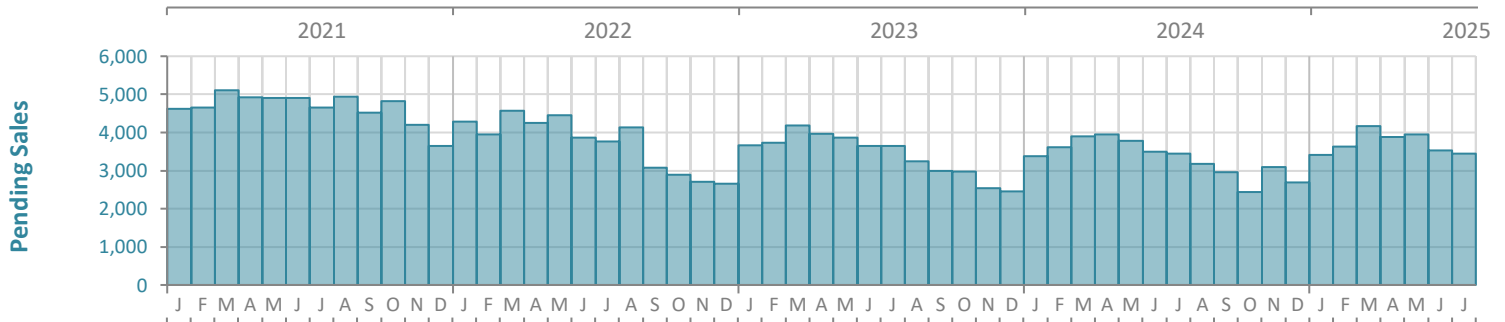


## New Pending Sales

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	25,996	1.7%
<b>July 2025</b>	<b>3,439</b>	<b>-0.3%</b>
June 2025	3,528	1.1%
May 2025	3,953	4.6%
April 2025	3,877	-1.9%
March 2025	4,161	6.9%
February 2025	3,626	0.4%
January 2025	3,412	0.8%
December 2024	2,696	9.5%
November 2024	3,088	21.8%
October 2024	2,437	-18.3%
September 2024	2,961	-1.2%
August 2024	3,184	-2.0%
July 2024	3,448	-5.5%

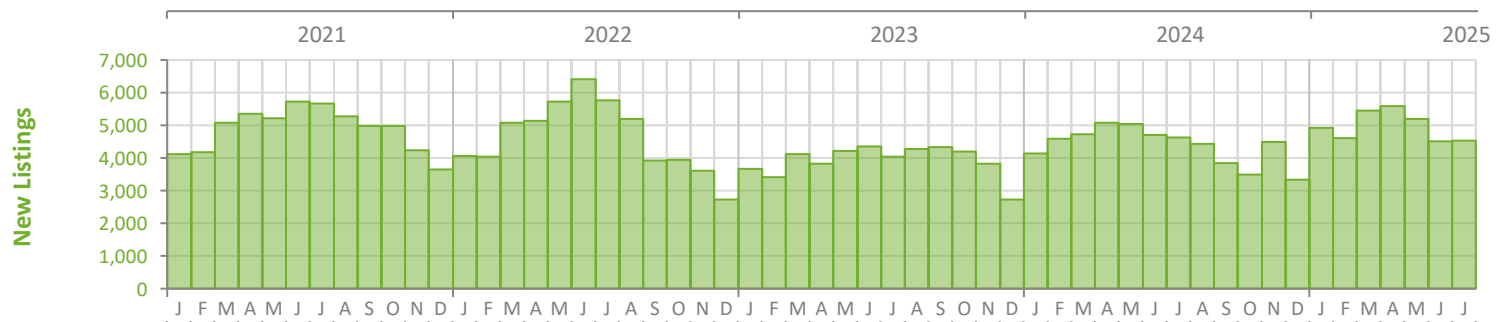


## New Listings

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	34,803	5.8%
<b>July 2025</b>	<b>4,531</b>	<b>-1.9%</b>
June 2025	4,513	-4.3%
May 2025	5,198	3.0%
April 2025	5,587	10.1%
March 2025	5,446	15.2%
February 2025	4,598	0.4%
January 2025	4,930	19.0%
December 2024	3,335	22.5%
November 2024	4,490	17.7%
October 2024	3,494	-16.6%
September 2024	3,836	-11.6%
August 2024	4,429	3.6%
July 2024	4,620	14.2%



# Monthly Market Detail - July 2025

## Single-Family Homes

### Tampa-St. Petersburg-Clearwater MSA

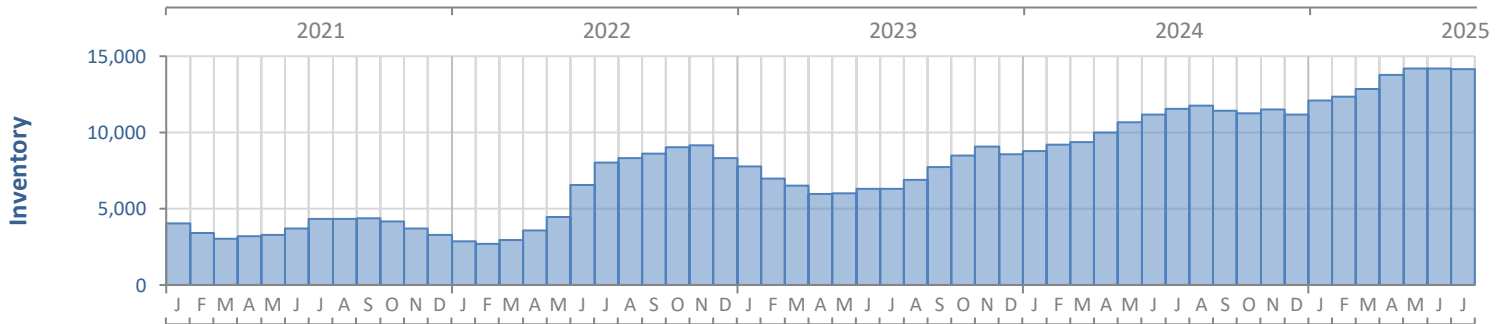


## Inventory (Active Listings)

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)	13,373	32.3%
<b>July 2025</b>	<b>14,168</b>	<b>22.8%</b>
June 2025	14,216	27.1%
May 2025	14,184	33.2%
April 2025	13,786	37.8%
March 2025	12,849	37.2%
February 2025	12,329	33.7%
January 2025	12,078	37.7%
December 2024	11,162	30.3%
November 2024	11,500	26.6%
October 2024	11,269	32.9%
September 2024	11,434	47.6%
August 2024	11,757	70.9%
July 2024	11,542	82.7%

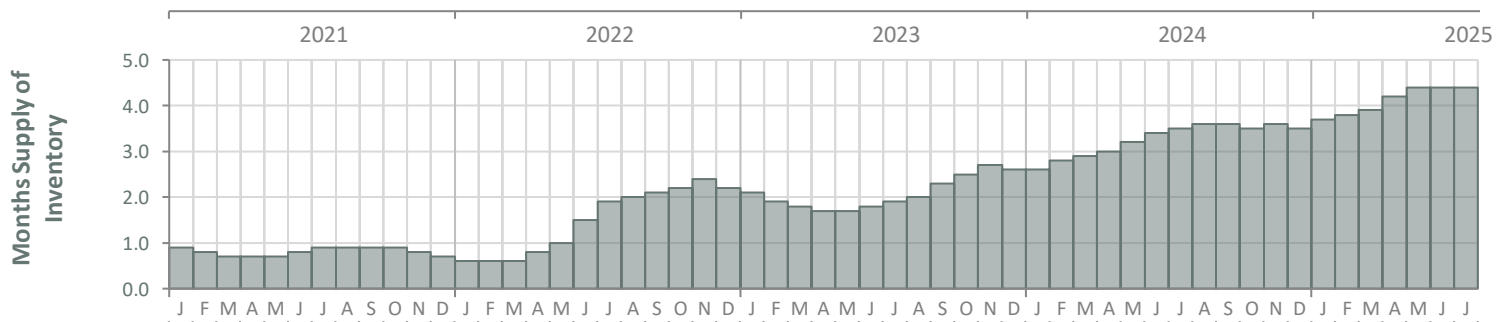


## Months Supply of Inventory

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)	4.1	32.3%
<b>July 2025</b>	<b>4.4</b>	<b>25.7%</b>
June 2025	4.4	29.4%
May 2025	4.4	37.5%
April 2025	4.2	40.0%
March 2025	3.9	34.5%
February 2025	3.8	35.7%
January 2025	3.7	42.3%
December 2024	3.5	34.6%
November 2024	3.6	33.3%
October 2024	3.5	40.0%
September 2024	3.6	56.5%
August 2024	3.6	80.0%
July 2024	3.5	84.2%



# Monthly Market Detail - July 2025

## Single-Family Homes

### Tampa-St. Petersburg-Clearwater MSA

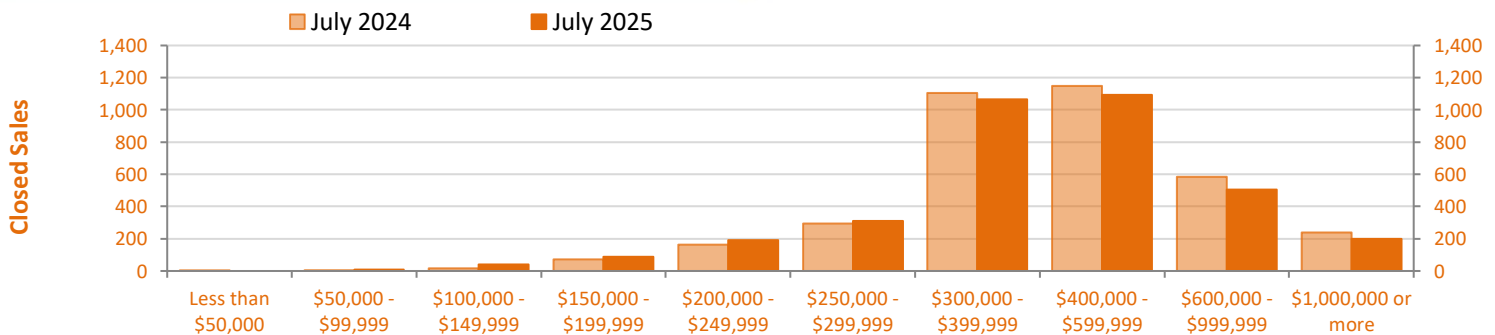


## Closed Sales by Sale Price

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 \$50,000	0	-100.0%
\$50,000 - \$99,999	10	100.0%
\$100,000 - \$149,999	41	173.3%
\$150,000 - \$199,999	89	23.6%
\$200,000 - \$249,999	190	17.3%
\$250,000 - \$299,999	312	5.8%
\$300,000 - \$399,999	1,066	-3.5%
\$400,000 - \$599,999	1,095	-4.6%
\$600,000 - \$999,999	505	-13.4%
\$1,000,000 or more	200	-17.0%

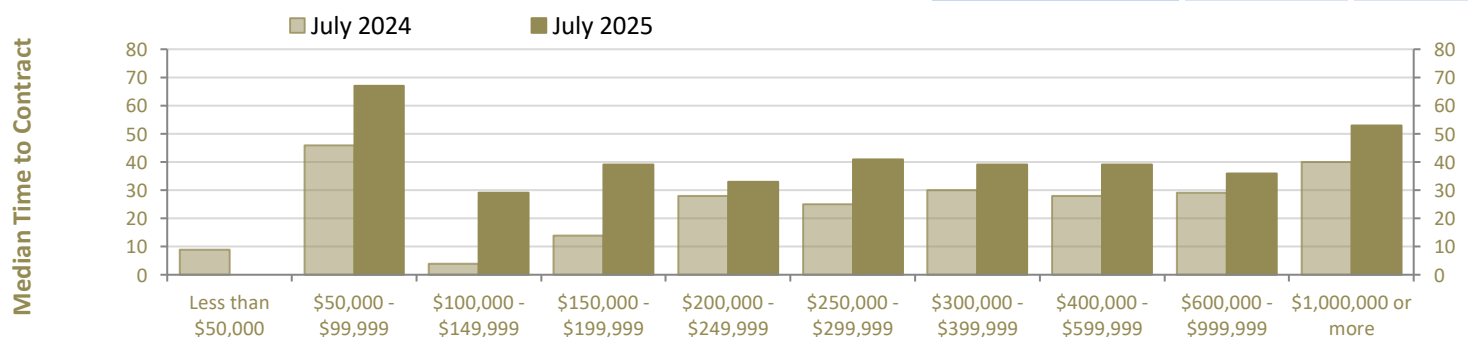


## Median Time to Contract by Sale Price

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 \$50,000	(No Sales)	N/A
\$50,000 - \$99,999	67 Days	45.7%
\$100,000 - \$149,999	29 Days	625.0%
\$150,000 - \$199,999	39 Days	178.6%
\$200,000 - \$249,999	33 Days	17.9%
\$250,000 - \$299,999	41 Days	64.0%
\$300,000 - \$399,999	39 Days	30.0%
\$400,000 - \$599,999	39 Days	39.3%
\$600,000 - \$999,999	36 Days	24.1%
\$1,000,000 or more	53 Days	32.5%





# Monthly Market Detail - July 2025

## Single-Family Homes

### Tampa-St. Petersburg-Clearwater MSA

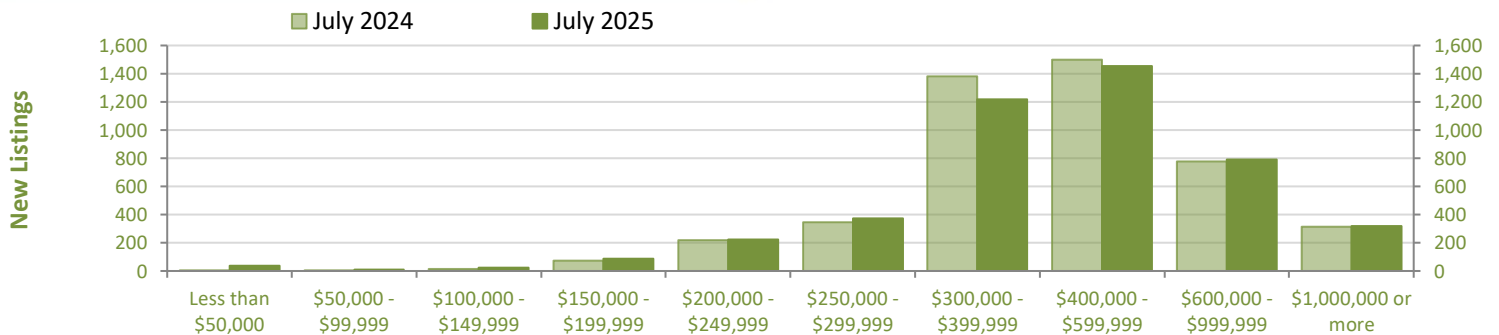


## New Listings by Initial Listing Price

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 \$50,000	36	3500.0%
\$50,000 - \$99,999	8	300.0%
\$100,000 - \$149,999	25	66.7%
\$150,000 - \$199,999	86	16.2%
\$200,000 - \$249,999	224	3.2%
\$250,000 - \$299,999	373	8.1%
\$300,000 - \$399,999	1,220	-11.6%
\$400,000 - \$599,999	1,452	-3.1%
\$600,000 - \$999,999	789	1.8%
\$1,000,000 or more	318	1.6%

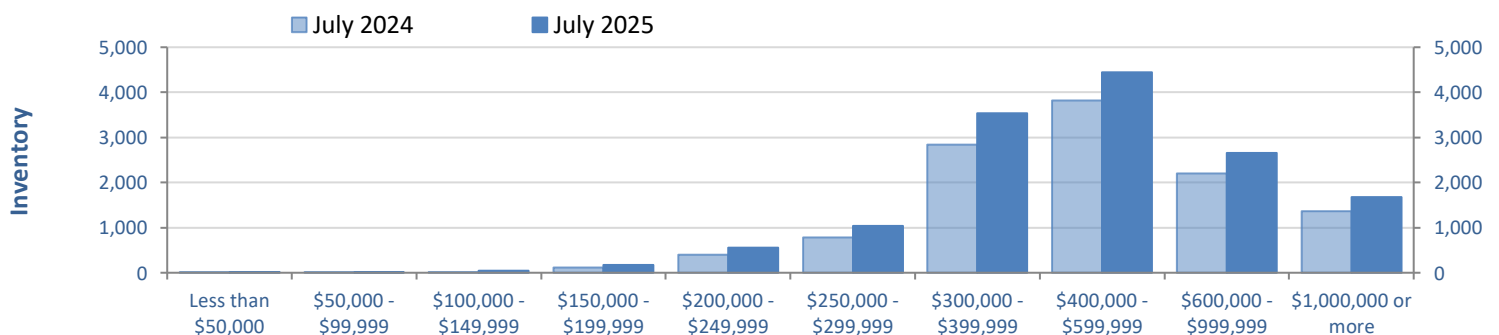


## Inventory by Current Listing Price

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.

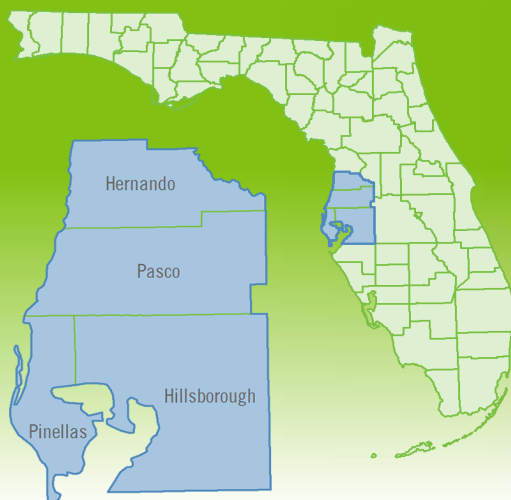
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	21	600.0%
\$50,000 - \$99,999	14	250.0%
\$100,000 - \$149,999	47	213.3%
\$150,000 - \$199,999	174	50.0%
\$200,000 - \$249,999	555	36.7%
\$250,000 - \$299,999	1,041	33.8%
\$300,000 - \$399,999	3,535	24.3%
\$400,000 - \$599,999	4,451	16.7%
\$600,000 - \$999,999	2,650	20.7%
\$1,000,000 or more	1,680	22.8%



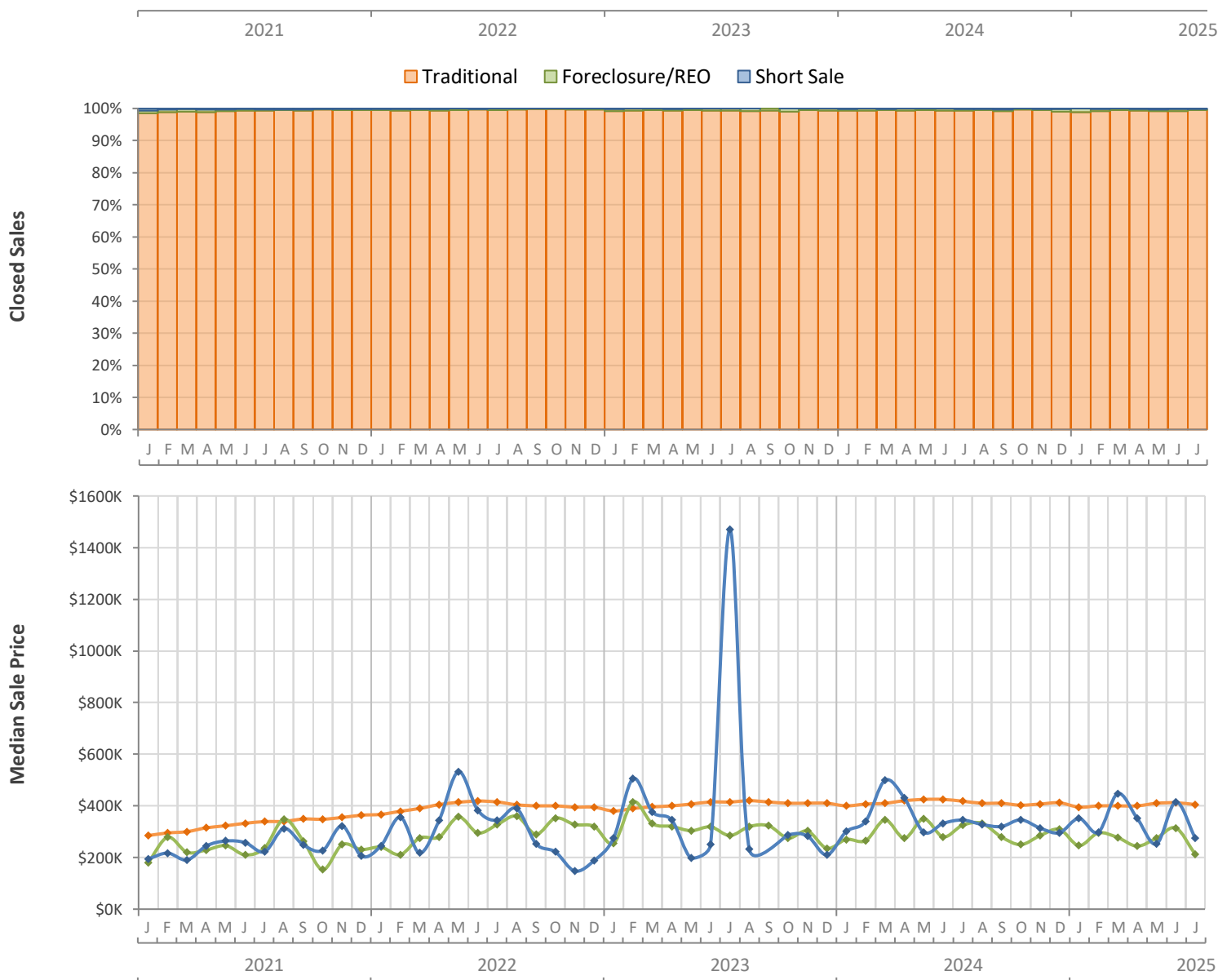
# Monthly Distressed Market - July 2025

## Single-Family Homes

### Tampa-St. Petersburg-Clearwater MSA



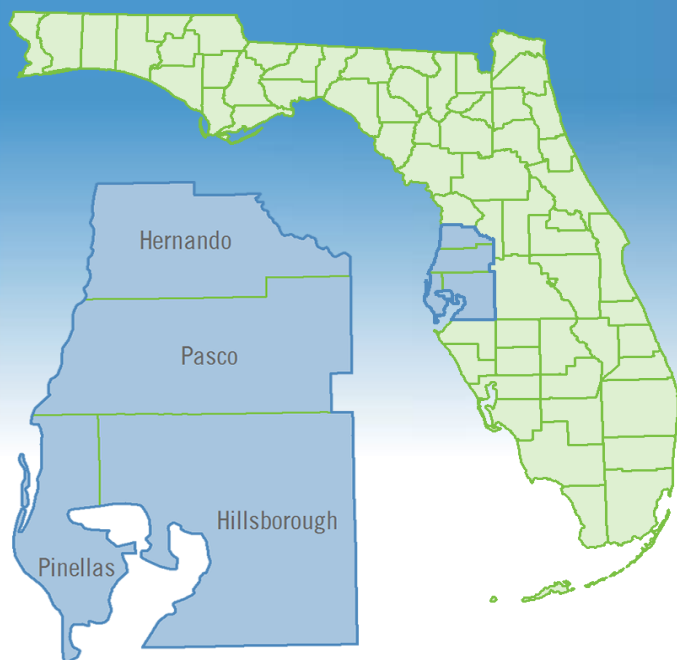
		July 2025	July 2024	Percent Change Year-over-Year
Traditional	Closed Sales	3,490	3,605	-3.2%
	Median Sale Price	\$405,000	\$418,056	-3.1%
Foreclosure/REO	Closed Sales	13	13	0.0%
	Median Sale Price	\$212,000	\$325,000	-34.8%
Short Sale	Closed Sales	5	9	-44.4%
	Median Sale Price	\$275,000	\$345,000	-20.3%



# Monthly Market Detail - July 2025

## Townhouses and Condos

### Tampa-St. Petersburg-Clearwater MSA



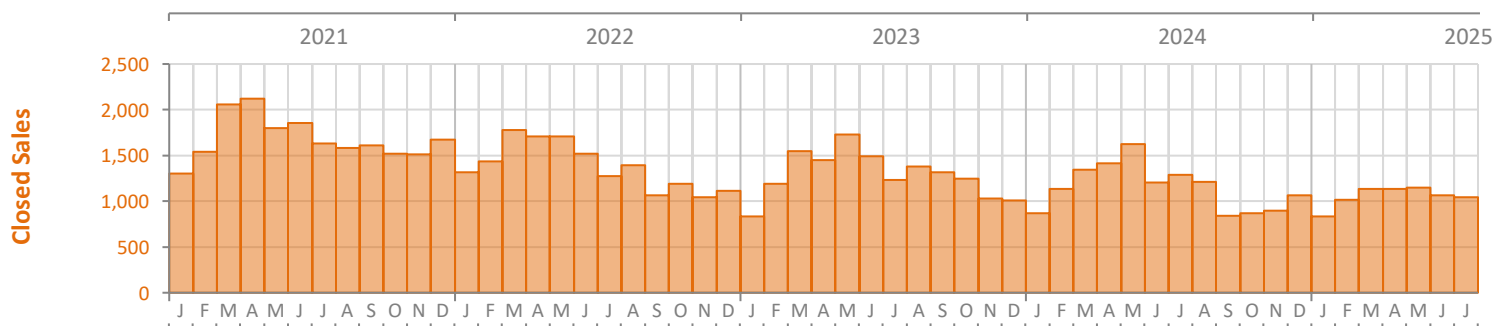
Summary Statistics	July 2025	July 2024	Percent Change Year-over-Year
Closed Sales	1,044	1,291	-19.1%
Paid in Cash	482	557	-13.5%
Median Sale Price	\$267,250	\$295,000	-9.4%
Average Sale Price	\$351,378	\$401,729	-12.5%
Dollar Volume	\$366.8 Million	\$518.6 Million	-29.3%
Median Percent of Original List Price Received	93.1%	94.8%	-1.8%
Median Time to Contract	59 Days	47 Days	25.5%
Median Time to Sale	98 Days	87 Days	12.6%
New Pending Sales	1,032	1,237	-16.6%
New Listings	1,494	1,806	-17.3%
Pending Inventory	1,249	1,573	-20.6%
Inventory (Active Listings)	6,994	6,223	12.4%
Months Supply of Inventory	6.8	5.0	36.0%

## 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	7,375	-17.0%
<b>July 2025</b>	<b>1,044</b>	<b>-19.1%</b>
June 2025	1,067	-11.5%
May 2025	1,148	-29.4%
April 2025	1,133	-20.0%
March 2025	1,134	-15.6%
February 2025	1,017	-10.2%
January 2025	832	-4.1%
December 2024	1,067	5.4%
November 2024	900	-12.7%
October 2024	872	-30.2%
September 2024	841	-36.3%
August 2024	1,215	-12.0%
July 2024	1,291	4.5%



# Monthly Market Detail - July 2025

## Townhouses and Condos

### Tampa-St. Petersburg-Clearwater MSA

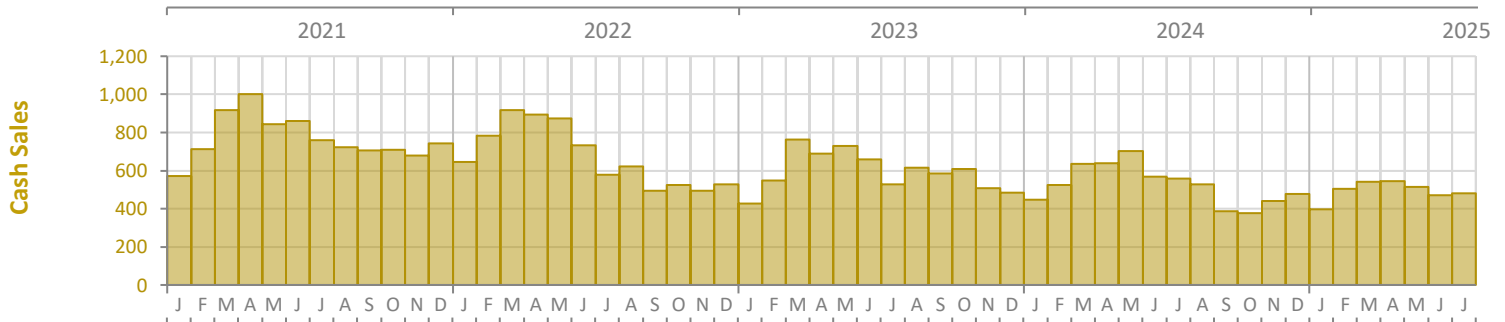


## Cash Sales

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

**Economists' note :** Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	3,455	-15.3%
<b>July 2025</b>	<b>482</b>	<b>-13.5%</b>
June 2025	472	-16.9%
May 2025	514	-27.0%
April 2025	544	-15.0%
March 2025	542	-14.8%
February 2025	503	-4.4%
January 2025	398	-11.2%
December 2024	478	-1.0%
November 2024	442	-13.2%
October 2024	377	-38.2%
September 2024	387	-33.7%
August 2024	529	-14.0%
July 2024	557	5.5%

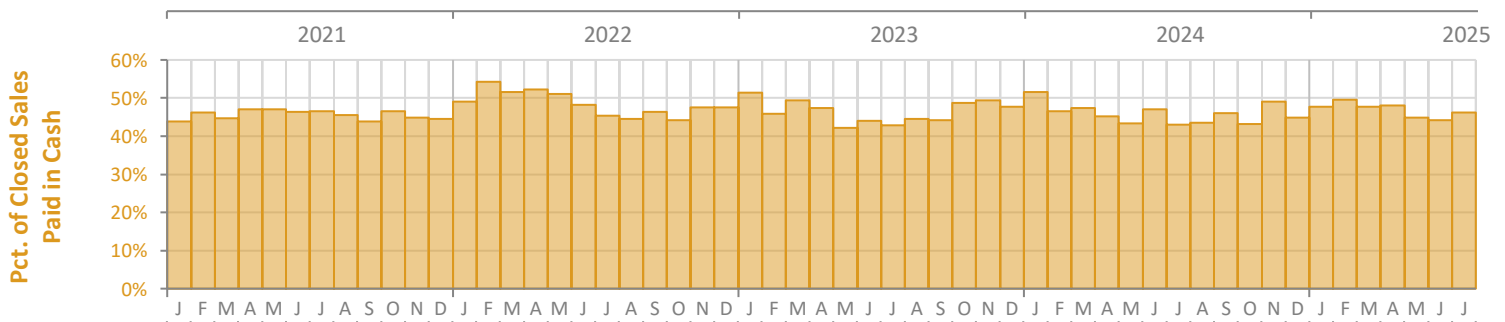


## Cash Sales as a Percentage of Closed Sales

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

**Economists' note :** This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	46.8%	2.0%
<b>July 2025</b>	<b>46.2%</b>	<b>7.2%</b>
June 2025	44.2%	-6.2%
May 2025	44.8%	3.5%
April 2025	48.0%	6.2%
March 2025	47.8%	0.8%
February 2025	49.5%	6.5%
January 2025	47.8%	-7.4%
December 2024	44.8%	-6.1%
November 2024	49.1%	-0.6%
October 2024	43.2%	-11.5%
September 2024	46.0%	4.1%
August 2024	43.5%	-2.2%
July 2024	43.1%	0.7%



# Monthly Market Detail - July 2025

## Townhouses and Condos

### Tampa-St. Petersburg-Clearwater MSA

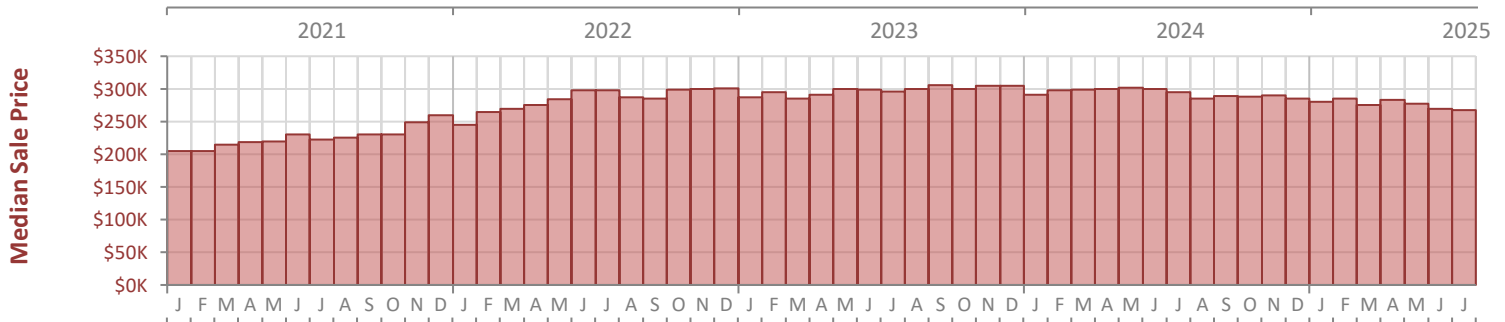


## Median Sale Price

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	\$277,000	-7.4%
<b>July 2025</b>	<b>\$267,250</b>	<b>-9.4%</b>
June 2025	\$269,900	-10.0%
May 2025	\$277,500	-8.0%
April 2025	\$283,500	-5.5%
March 2025	\$275,000	-8.0%
February 2025	\$285,000	-4.3%
January 2025	\$280,000	-3.8%
December 2024	\$285,450	-6.4%
November 2024	\$289,900	-4.9%
October 2024	\$288,445	-3.9%
September 2024	\$289,000	-5.5%
August 2024	\$285,000	-5.0%
July 2024	\$295,000	-0.3%

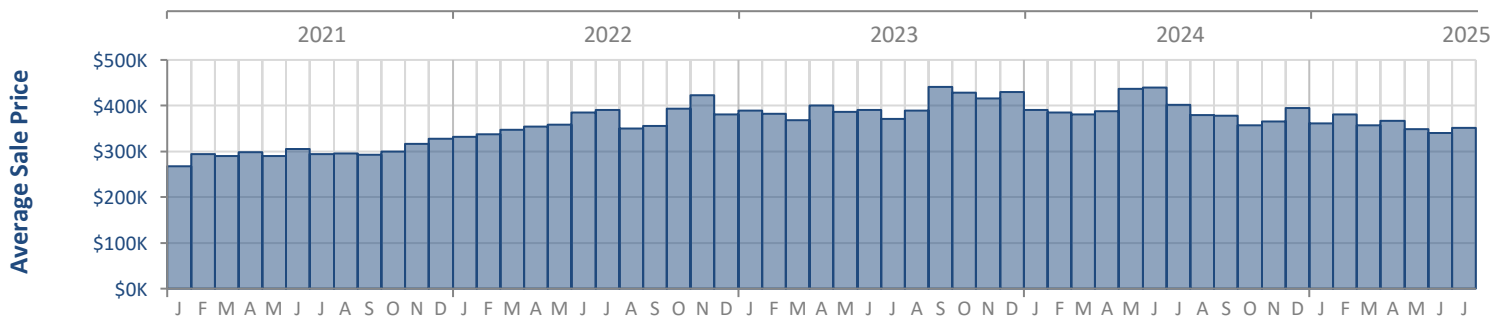


## Average Sale Price

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	\$357,841	-11.5%
<b>July 2025</b>	<b>\$351,378</b>	<b>-12.5%</b>
June 2025	\$340,650	-22.6%
May 2025	\$348,649	-20.1%
April 2025	\$366,704	-5.4%
March 2025	\$357,099	-6.1%
February 2025	\$381,444	-0.8%
January 2025	\$360,774	-7.5%
December 2024	\$395,395	-8.1%
November 2024	\$365,365	-12.1%
October 2024	\$357,347	-16.6%
September 2024	\$377,917	-14.4%
August 2024	\$379,166	-2.5%
July 2024	\$401,729	8.2%





# Monthly Market Detail - July 2025

## Townhouses and Condos

### Tampa-St. Petersburg-Clearwater MSA

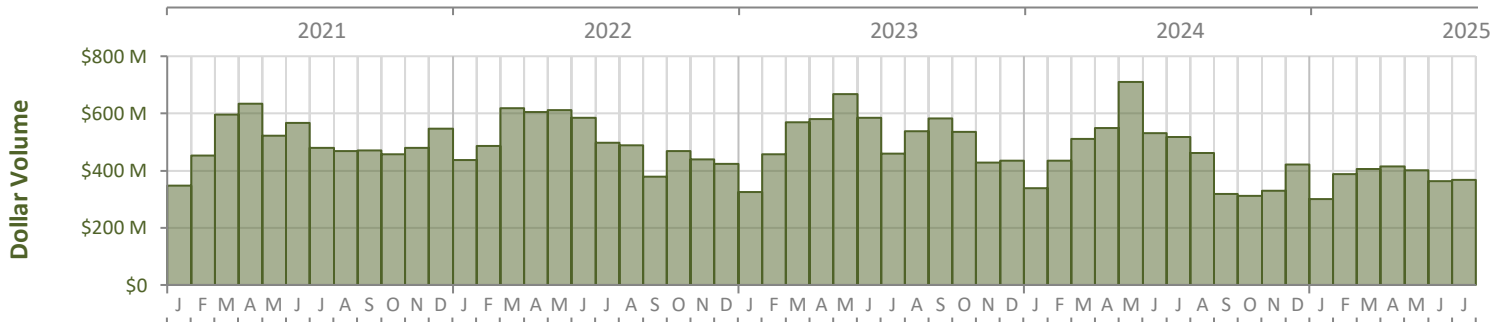


## Dollar Volume

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	\$2.6 Billion	-26.6%
<b>July 2025</b>	<b>\$366.8 Million</b>	<b>-29.3%</b>
June 2025	\$363.5 Million	-31.6%
May 2025	\$400.2 Million	-43.6%
April 2025	\$415.5 Million	-24.4%
March 2025	\$405.0 Million	-20.8%
February 2025	\$387.9 Million	-10.9%
January 2025	\$300.2 Million	-11.3%
December 2024	\$421.9 Million	-3.1%
November 2024	\$328.8 Million	-23.3%
October 2024	\$311.6 Million	-41.8%
September 2024	\$317.8 Million	-45.4%
August 2024	\$460.7 Million	-14.3%
July 2024	\$518.6 Million	13.1%

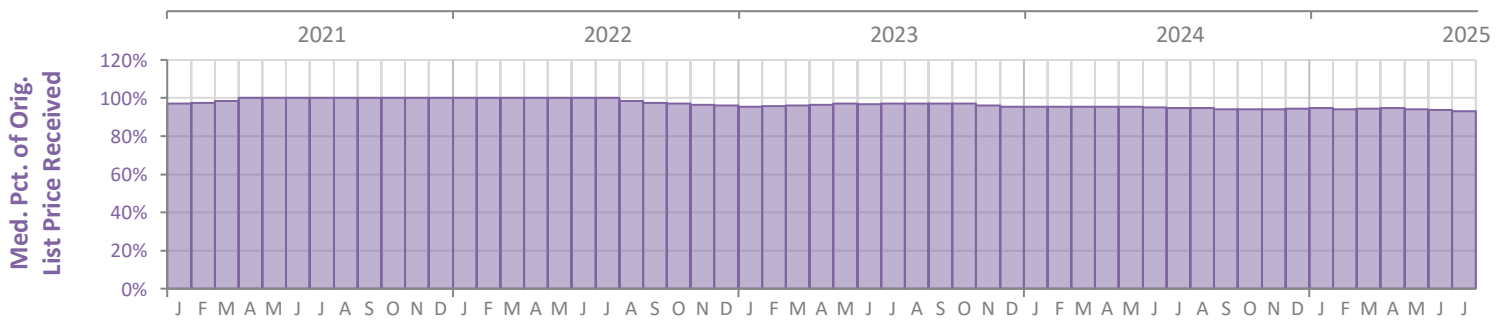


## Median Percent of Original List Price Received

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	94.1%	-1.4%
<b>July 2025</b>	<b>93.1%</b>	<b>-1.8%</b>
June 2025	93.8%	-1.3%
May 2025	94.0%	-1.6%
April 2025	94.8%	-0.8%
March 2025	94.4%	-1.2%
February 2025	94.2%	-1.5%
January 2025	94.9%	-0.5%
December 2024	94.5%	-1.2%
November 2024	94.2%	-2.1%
October 2024	94.2%	-3.0%
September 2024	94.1%	-3.1%
August 2024	94.9%	-2.4%
July 2024	94.8%	-2.3%



# Monthly Market Detail - July 2025

## Townhouses and Condos

### Tampa-St. Petersburg-Clearwater MSA

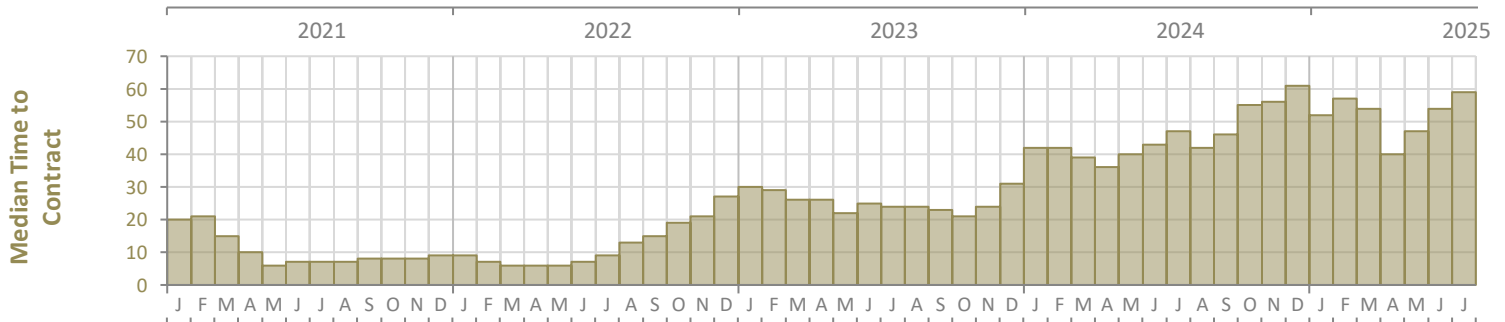


## Median Time to Contract

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	55 Days	27.9%
<b>July 2025</b>	<b>59 Days</b>	<b>25.5%</b>
June 2025	54 Days	25.6%
May 2025	47 Days	17.5%
April 2025	40 Days	11.1%
March 2025	54 Days	38.5%
February 2025	57 Days	35.7%
January 2025	52 Days	23.8%
December 2024	61 Days	96.8%
November 2024	56 Days	133.3%
October 2024	55 Days	161.9%
September 2024	46 Days	100.0%
August 2024	42 Days	75.0%
July 2024	47 Days	95.8%

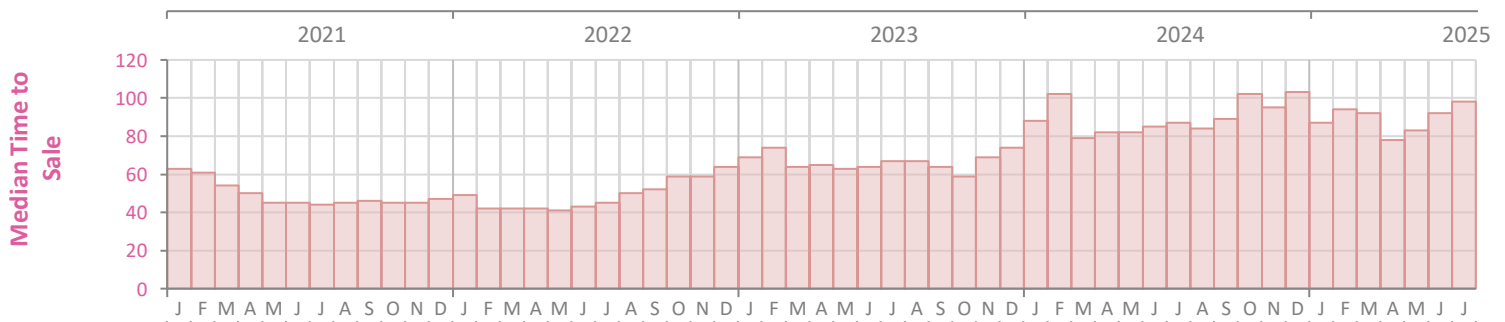


## Median Time to Sale

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	92 Days	4.5%
<b>July 2025</b>	<b>98 Days</b>	<b>12.6%</b>
June 2025	92 Days	8.2%
May 2025	83 Days	1.2%
April 2025	78 Days	-4.9%
March 2025	92 Days	16.5%
February 2025	94 Days	-7.8%
January 2025	87 Days	-1.1%
December 2024	103 Days	39.2%
November 2024	95 Days	37.7%
October 2024	102 Days	72.9%
September 2024	89 Days	39.1%
August 2024	84 Days	25.4%
July 2024	87 Days	29.9%

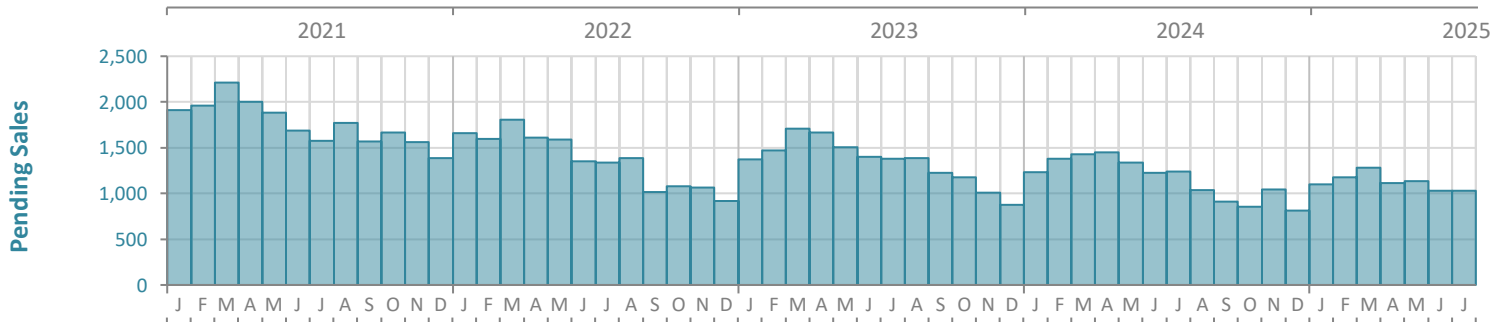


## New Pending Sales

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	7,869	-15.4%
<b>July 2025</b>	<b>1,032</b>	<b>-16.6%</b>
June 2025	1,029	-16.0%
May 2025	1,136	-15.0%
April 2025	1,111	-23.5%
March 2025	1,279	-10.7%
February 2025	1,179	-14.7%
January 2025	1,103	-10.8%
December 2024	816	-6.8%
November 2024	1,042	3.4%
October 2024	853	-27.6%
September 2024	914	-25.5%
August 2024	1,036	-25.4%
July 2024	1,237	-10.6%

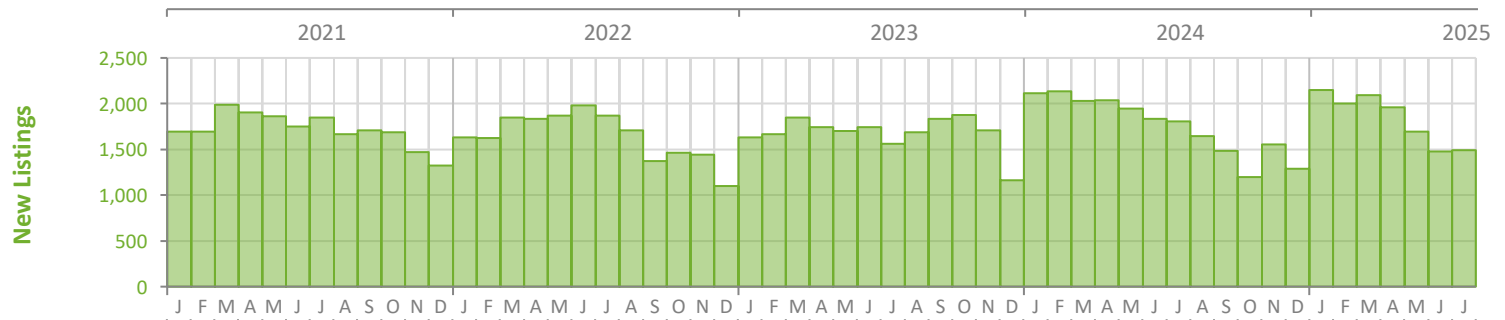


## New Listings

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	12,868	-7.4%
<b>July 2025</b>	<b>1,494</b>	<b>-17.3%</b>
June 2025	1,476	-19.4%
May 2025	1,696	-12.8%
April 2025	1,960	-3.6%
March 2025	2,090	3.1%
February 2025	2,000	-6.4%
January 2025	2,152	1.9%
December 2024	1,288	10.7%
November 2024	1,553	-9.0%
October 2024	1,195	-36.3%
September 2024	1,487	-19.1%
August 2024	1,643	-2.8%
July 2024	1,806	15.5%



# Monthly Market Detail - July 2025

## Townhouses and Condos

### Tampa-St. Petersburg-Clearwater MSA

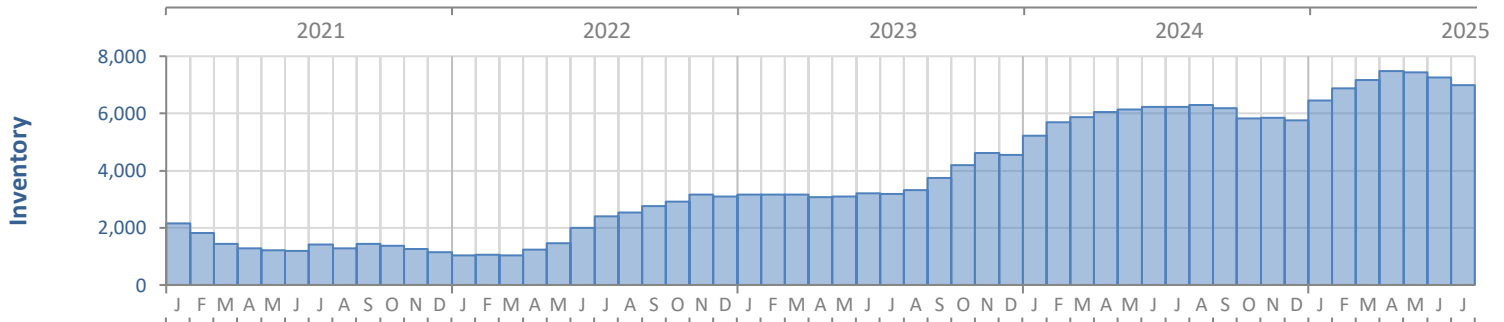


## Inventory (Active Listings)

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)	7,093	19.9%
<b>July 2025</b>	<b>6,994</b>	<b>12.4%</b>
June 2025	7,249	16.3%
May 2025	7,444	21.3%
April 2025	7,474	23.6%
March 2025	7,159	22.1%
February 2025	6,869	20.7%
January 2025	6,460	23.9%
December 2024	5,765	26.6%
November 2024	5,855	26.7%
October 2024	5,826	39.1%
September 2024	6,191	65.5%
August 2024	6,290	89.5%
July 2024	6,223	95.6%

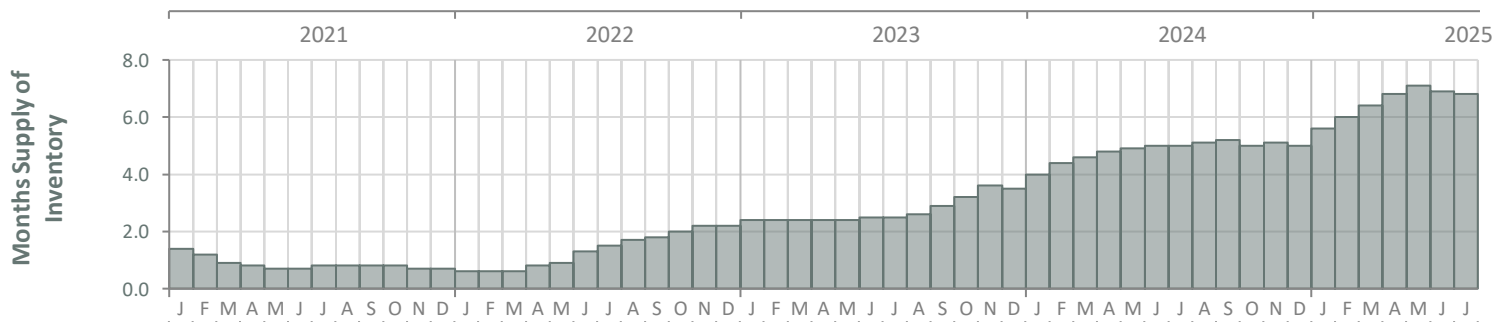


## Months Supply of Inventory

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)	6.5	38.3%
<b>July 2025</b>	<b>6.8</b>	<b>36.0%</b>
June 2025	6.9	38.0%
May 2025	7.1	44.9%
April 2025	6.8	41.7%
March 2025	6.4	39.1%
February 2025	6.0	36.4%
January 2025	5.6	40.0%
December 2024	5.0	42.9%
November 2024	5.1	41.7%
October 2024	5.0	56.3%
September 2024	5.2	79.3%
August 2024	5.1	96.2%
July 2024	5.0	100.0%



# Monthly Market Detail - July 2025

## Townhouses and Condos

### Tampa-St. Petersburg-Clearwater MSA

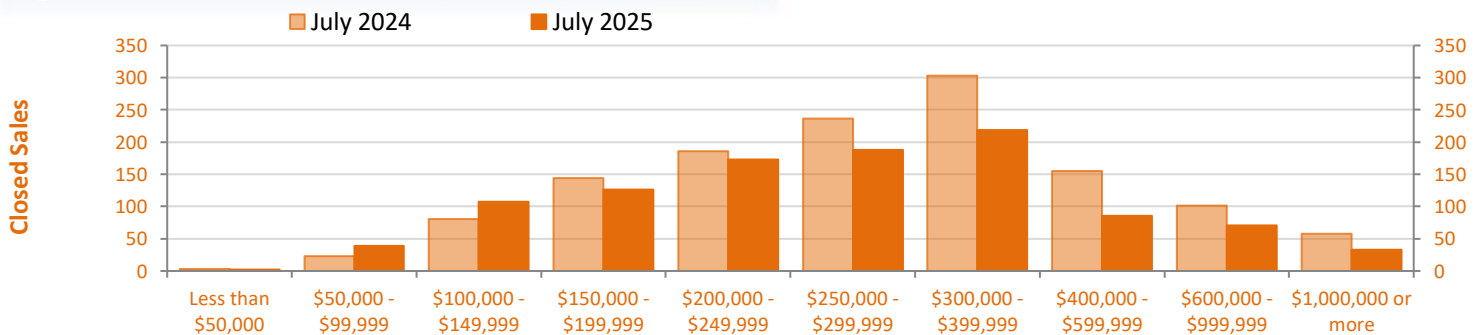


## Closed Sales by Sale Price

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 \$50,000	2	-33.3%
\$50,000 - \$99,999	39	69.6%
\$100,000 - \$149,999	107	32.1%
\$150,000 - \$199,999	126	-12.5%
\$200,000 - \$249,999	173	-7.0%
\$250,000 - \$299,999	188	-20.7%
\$300,000 - \$399,999	219	-27.7%
\$400,000 - \$599,999	86	-44.5%
\$600,000 - \$999,999	71	-29.7%
\$1,000,000 or more	33	-43.1%

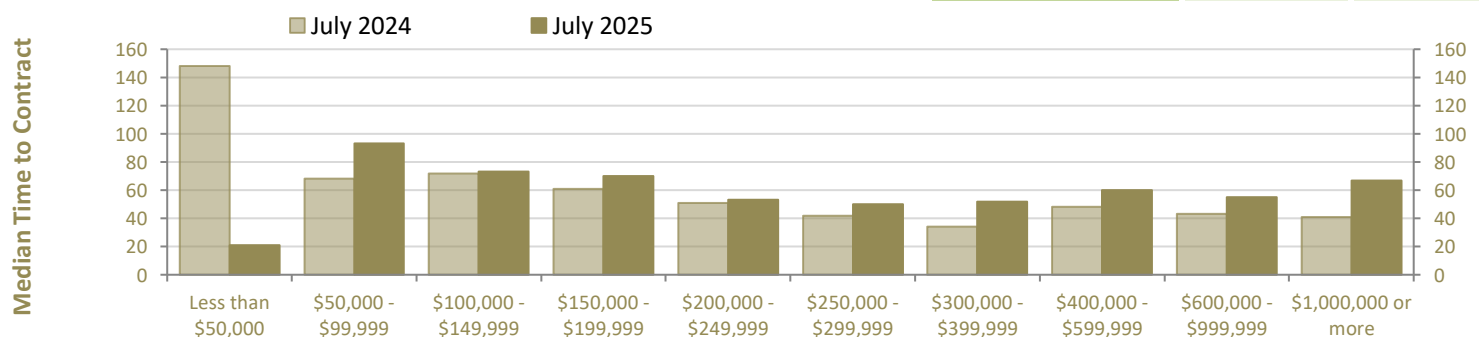


## Median Time to Contract by Sale Price

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 \$50,000	21 Days	-85.8%
\$50,000 - \$99,999	93 Days	36.8%
\$100,000 - \$149,999	73 Days	1.4%
\$150,000 - \$199,999	70 Days	14.8%
\$200,000 - \$249,999	53 Days	3.9%
\$250,000 - \$299,999	50 Days	19.0%
\$300,000 - \$399,999	52 Days	52.9%
\$400,000 - \$599,999	60 Days	25.0%
\$600,000 - \$999,999	55 Days	27.9%
\$1,000,000 or more	67 Days	63.4%





# Monthly Market Detail - July 2025

## Townhouses and Condos

### Tampa-St. Petersburg-Clearwater MSA



## 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 \$50,000	3	50.0%
\$50,000 - \$99,999	45	200.0%
\$100,000 - \$149,999	135	5.5%
\$150,000 - \$199,999	204	8.5%
\$200,000 - \$249,999	227	-14.7%
\$250,000 - \$299,999	211	-29.0%
\$300,000 - \$399,999	270	-34.1%
\$400,000 - \$599,999	188	-16.1%
\$600,000 - \$999,999	135	-21.5%
\$1,000,000 or more	76	-26.9%

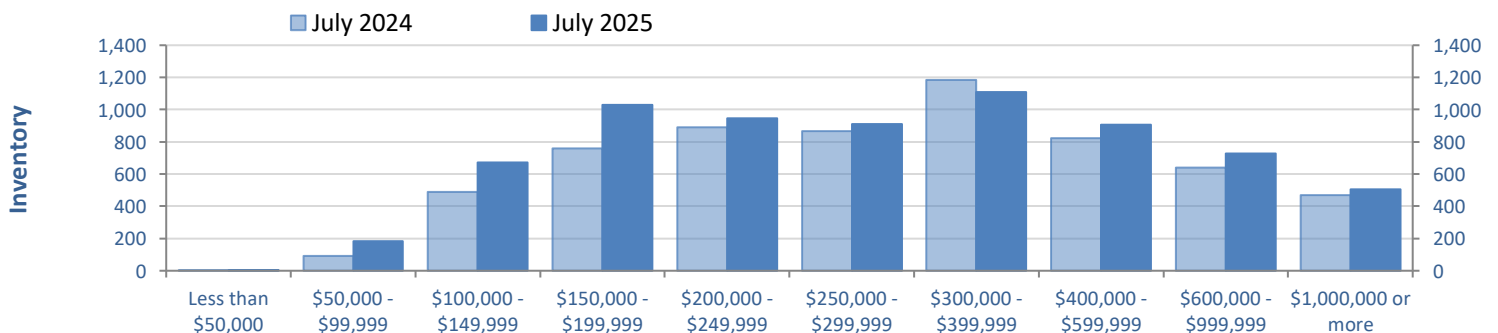


## Inventory by Current Listing Price

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.

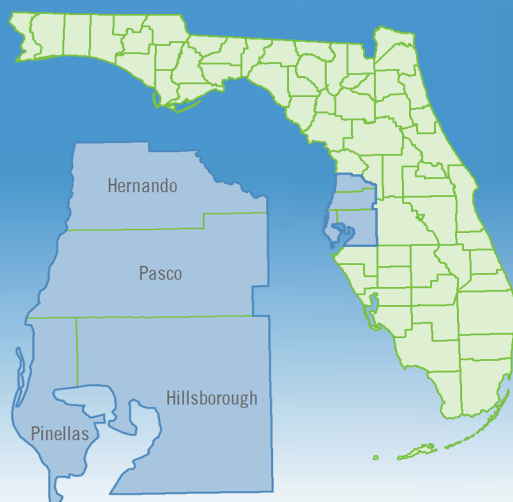
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	2	100.0%
\$50,000 - \$99,999	182	93.6%
\$100,000 - \$149,999	674	37.3%
\$150,000 - \$199,999	1,031	35.8%
\$200,000 - \$249,999	945	6.2%
\$250,000 - \$299,999	912	5.4%
\$300,000 - \$399,999	1,110	-6.4%
\$400,000 - \$599,999	908	10.1%
\$600,000 - \$999,999	726	13.1%
\$1,000,000 or more	504	7.2%



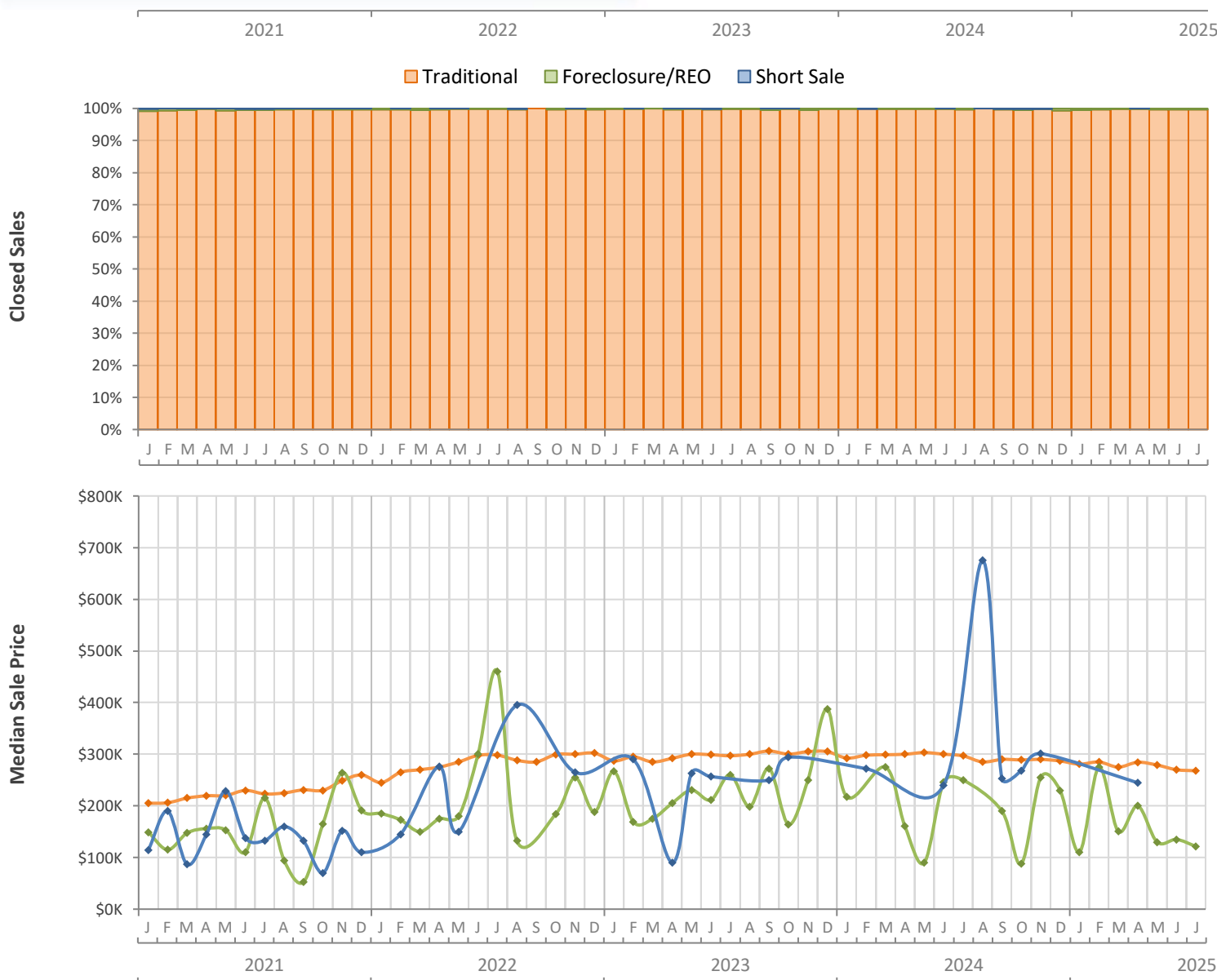
# Monthly Distressed Market - July 2025

## Townhouses and Condos

### Tampa-St. Petersburg-Clearwater MSA



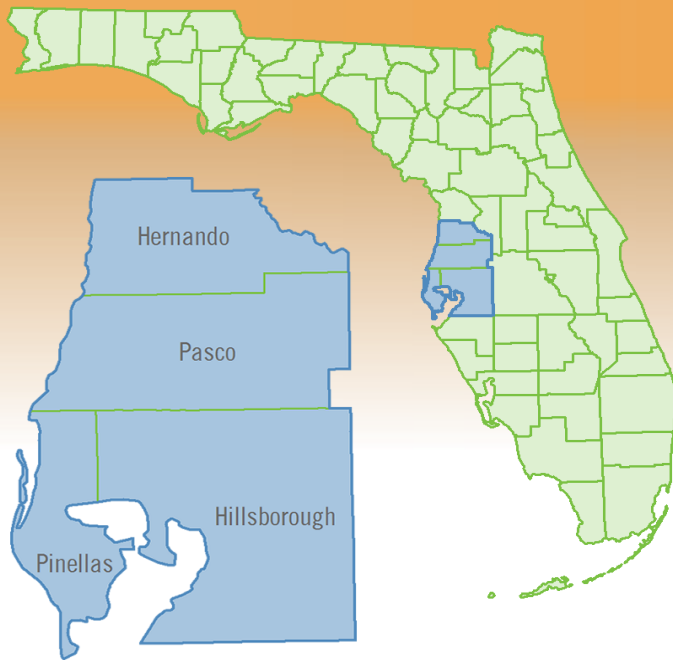
		July 2025	July 2024	Percent Change Year-over-Year
Traditional	Closed Sales	1,041	1,286	-19.1%
	Median Sale Price	\$267,950	\$296,815	-9.7%
Foreclosure/REO	Closed Sales	3	5	-40.0%
	Median Sale Price	\$121,600	\$249,900	-51.3%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A



# Monthly Market Detail - July 2025

## Manufactured Homes

### Tampa-St. Petersburg-Clearwater MSA



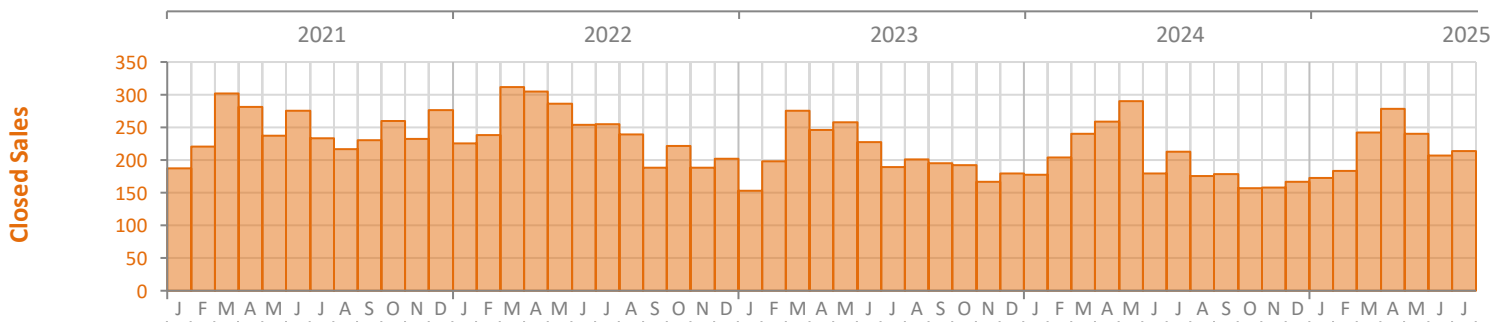
Summary Statistics	July 2025	July 2024	Percent Change Year-over-Year
Closed Sales	214	213	0.5%
Paid in Cash	118	122	-3.3%
Median Sale Price	\$162,000	\$170,000	-4.7%
Average Sale Price	\$185,379	\$183,510	1.0%
Dollar Volume	\$39.7 Million	\$39.1 Million	1.5%
Median Percent of Original List Price Received	90.7%	92.5%	-1.9%
Median Time to Contract	67 Days	37 Days	81.1%
Median Time to Sale	101 Days	79 Days	27.8%
New Pending Sales	186	188	-1.1%
New Listings	253	263	-3.8%
Pending Inventory	219	212	3.3%
Inventory (Active Listings)	1,293	897	44.1%
Months Supply of Inventory	6.5	4.3	51.2%

## 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	1,537	-1.6%
<b>July 2025</b>	<b>214</b>	<b>0.5%</b>
June 2025	207	15.6%
May 2025	240	-17.2%
April 2025	278	7.3%
March 2025	242	0.8%
February 2025	183	-10.3%
January 2025	173	-2.3%
December 2024	167	-6.7%
November 2024	158	-5.4%
October 2024	157	-18.2%
September 2024	178	-8.7%
August 2024	176	-12.4%
July 2024	213	12.7%

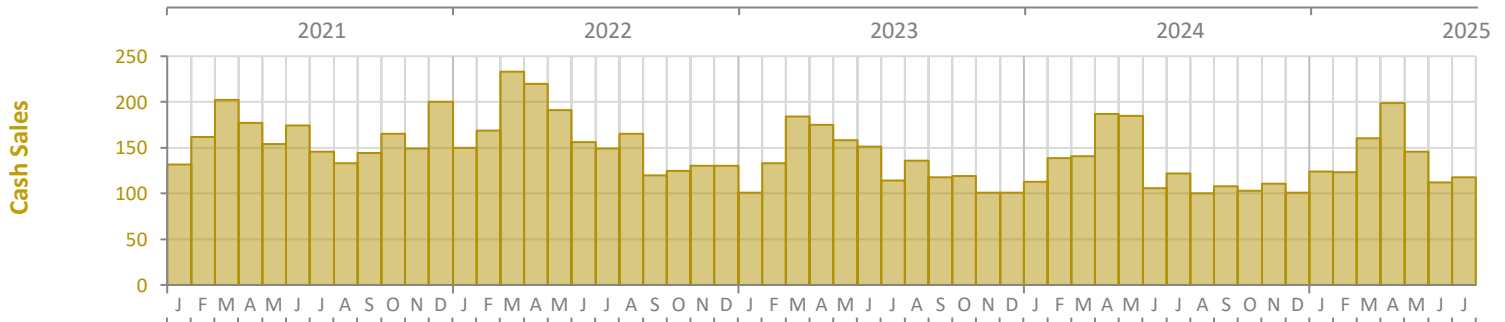


## Cash Sales

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

**Economists' note :** Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	982	-1.1%
<b>July 2025</b>	<b>118</b>	<b>-3.3%</b>
June 2025	112	5.7%
May 2025	146	-21.1%
April 2025	199	6.4%
March 2025	160	13.5%
February 2025	123	-11.5%
January 2025	124	9.7%
December 2024	101	0.0%
November 2024	111	9.9%
October 2024	103	-13.4%
September 2024	108	-8.5%
August 2024	100	-26.5%
July 2024	122	7.0%

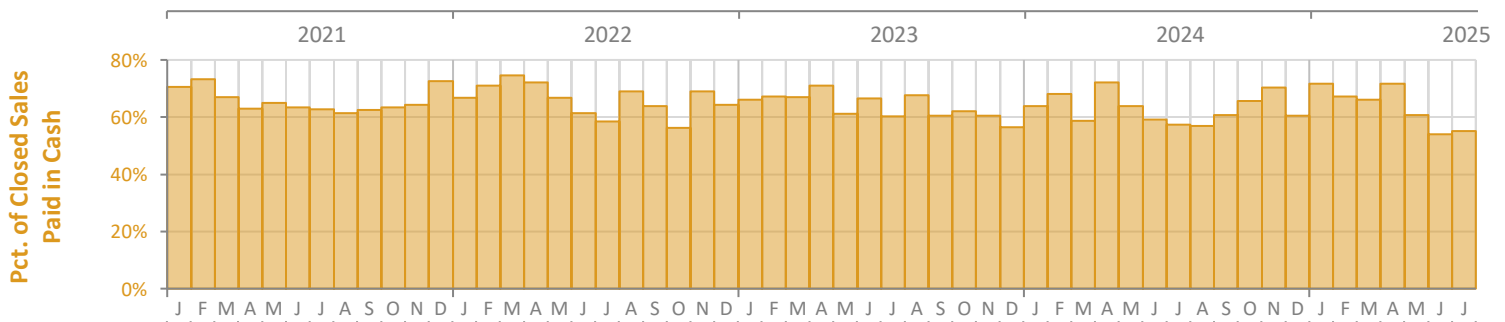


## Cash Sales as a Percentage of Closed Sales

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

**Economists' note :** This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	63.9%	0.5%
<b>July 2025</b>	<b>55.1%</b>	<b>-3.8%</b>
June 2025	54.1%	-8.6%
May 2025	60.8%	-4.7%
April 2025	71.6%	-0.8%
March 2025	66.1%	12.4%
February 2025	67.2%	-1.3%
January 2025	71.7%	12.4%
December 2024	60.5%	7.3%
November 2024	70.3%	16.2%
October 2024	65.6%	5.8%
September 2024	60.7%	0.3%
August 2024	56.8%	-16.1%
July 2024	57.3%	-5.0%

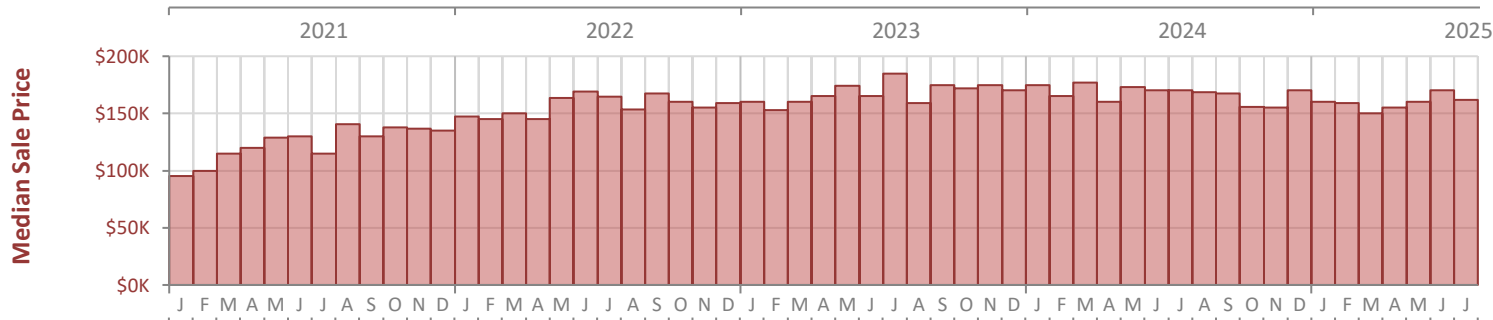


## Median Sale Price

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	\$160,000	-5.9%
<b>July 2025</b>	<b>\$162,000</b>	<b>-4.7%</b>
June 2025	\$170,000	0.0%
May 2025	\$160,000	-7.5%
April 2025	\$155,000	-3.1%
March 2025	\$150,000	-15.3%
February 2025	\$159,000	-3.6%
January 2025	\$160,000	-8.6%
December 2024	\$170,000	0.0%
November 2024	\$155,000	-11.4%
October 2024	\$155,750	-9.4%
September 2024	\$167,500	-4.3%
August 2024	\$168,500	5.8%
July 2024	\$170,000	-8.1%

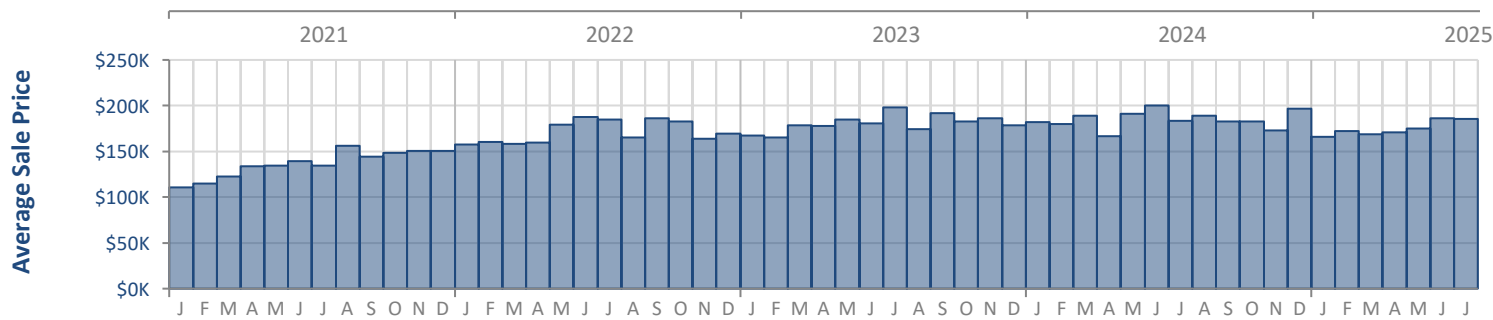


## Average Sale Price

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	\$174,869	-5.1%
<b>July 2025</b>	<b>\$185,379</b>	<b>1.0%</b>
June 2025	\$186,333	-6.9%
May 2025	\$174,932	-8.3%
April 2025	\$170,533	2.2%
March 2025	\$169,088	-10.6%
February 2025	\$172,414	-4.0%
January 2025	\$165,716	-9.0%
December 2024	\$197,037	10.2%
November 2024	\$172,786	-7.1%
October 2024	\$182,775	-0.1%
September 2024	\$182,385	-4.9%
August 2024	\$188,795	8.4%
July 2024	\$183,510	-7.4%





# Monthly Market Detail - July 2025

## Manufactured Homes

### Tampa-St. Petersburg-Clearwater MSA

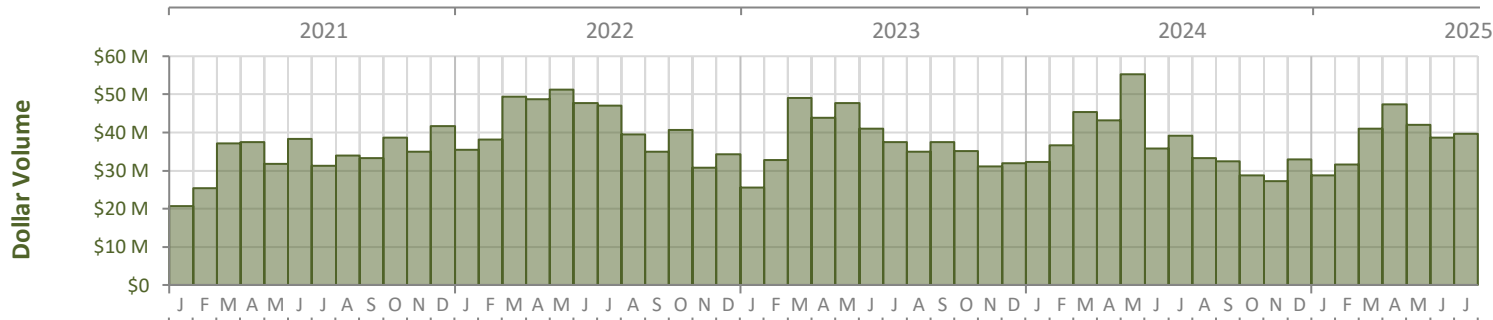


## Dollar Volume

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	\$268.8 Million	-6.6%
<b>July 2025</b>	<b>\$39.7 Million</b>	<b>1.5%</b>
June 2025	\$38.6 Million	7.6%
May 2025	\$42.0 Million	-24.1%
April 2025	\$47.4 Million	9.7%
March 2025	\$40.9 Million	-9.8%
February 2025	\$31.6 Million	-13.9%
January 2025	\$28.7 Million	-11.1%
December 2024	\$32.9 Million	2.8%
November 2024	\$27.3 Million	-12.1%
October 2024	\$28.7 Million	-18.3%
September 2024	\$32.5 Million	-13.2%
August 2024	\$33.2 Million	-5.1%
July 2024	\$39.1 Million	4.3%

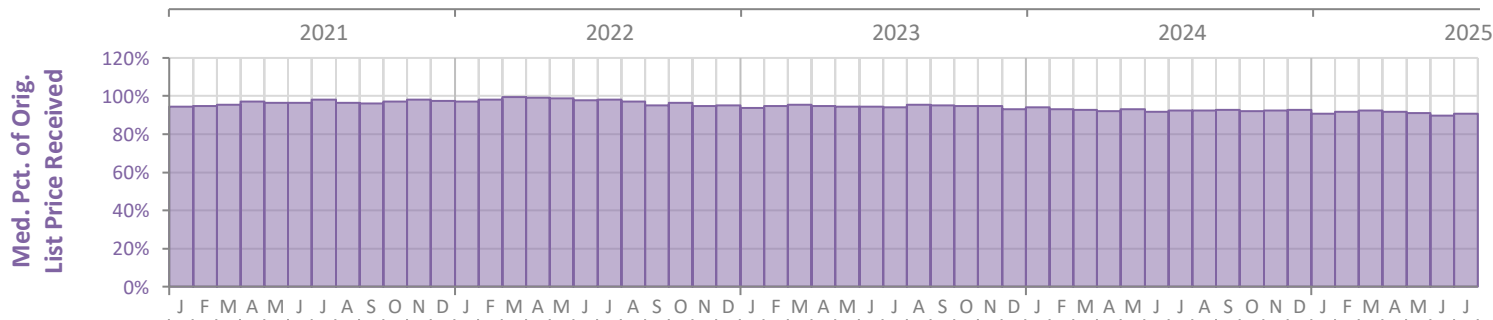


## Median Percent of Original List Price Received

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	91.4%	-1.7%
<b>July 2025</b>	<b>90.7%</b>	<b>-1.9%</b>
June 2025	89.7%	-2.2%
May 2025	91.1%	-2.1%
April 2025	91.6%	-0.7%
March 2025	92.4%	-0.2%
February 2025	91.8%	-1.4%
January 2025	90.8%	-3.5%
December 2024	92.9%	-0.1%
November 2024	92.5%	-2.5%
October 2024	92.0%	-2.7%
September 2024	92.9%	-2.3%
August 2024	92.5%	-3.0%
July 2024	92.5%	-1.8%

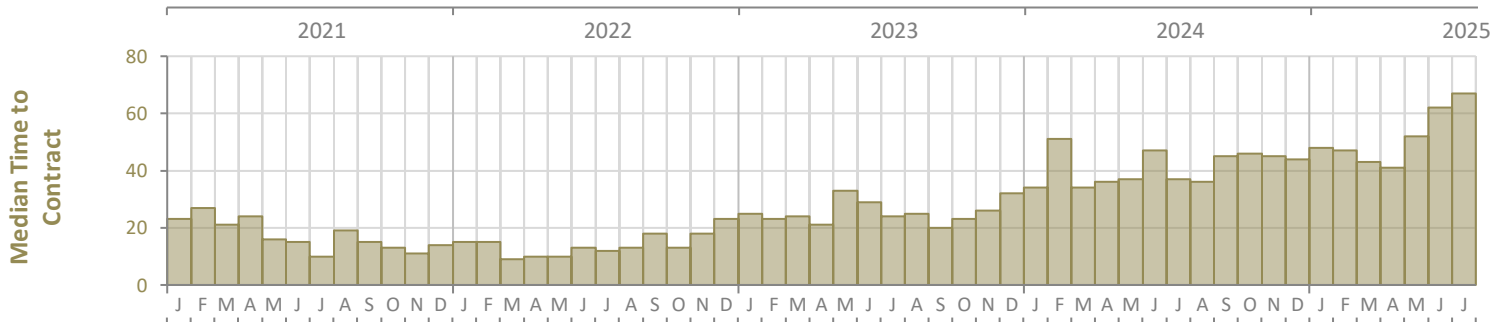


## Median Time to Contract

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	54 Days	35.0%
<b>July 2025</b>	<b>67 Days</b>	<b>81.1%</b>
June 2025	62 Days	31.9%
May 2025	52 Days	40.5%
April 2025	41 Days	13.9%
March 2025	43 Days	26.5%
February 2025	47 Days	-7.8%
January 2025	48 Days	41.2%
December 2024	44 Days	37.5%
November 2024	45 Days	73.1%
October 2024	46 Days	100.0%
September 2024	45 Days	125.0%
August 2024	36 Days	44.0%
July 2024	37 Days	54.2%

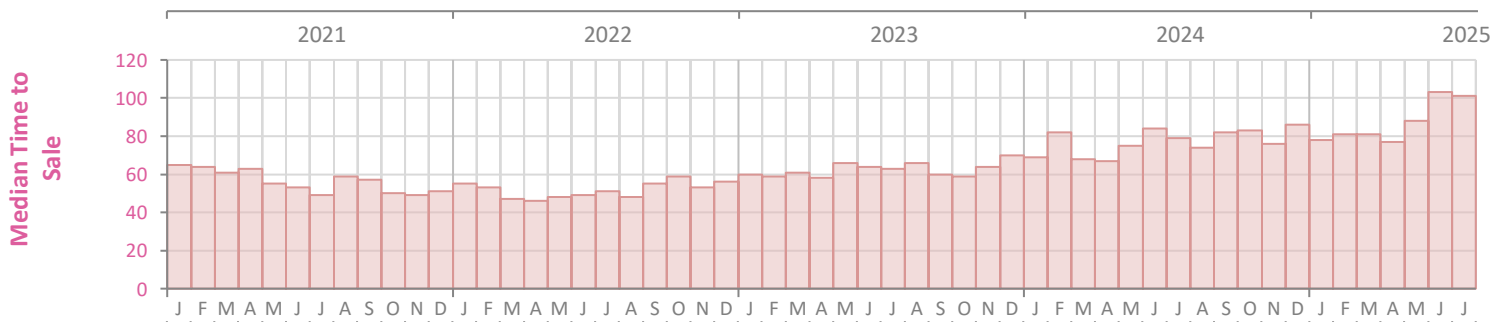


## Median Time to Sale

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	88 Days	17.3%
<b>July 2025</b>	<b>101 Days</b>	<b>27.8%</b>
June 2025	103 Days	22.6%
May 2025	88 Days	17.3%
April 2025	77 Days	14.9%
March 2025	81 Days	19.1%
February 2025	81 Days	-1.2%
January 2025	78 Days	13.0%
December 2024	86 Days	22.9%
November 2024	76 Days	18.8%
October 2024	83 Days	40.7%
September 2024	82 Days	36.7%
August 2024	74 Days	12.1%
July 2024	79 Days	25.4%

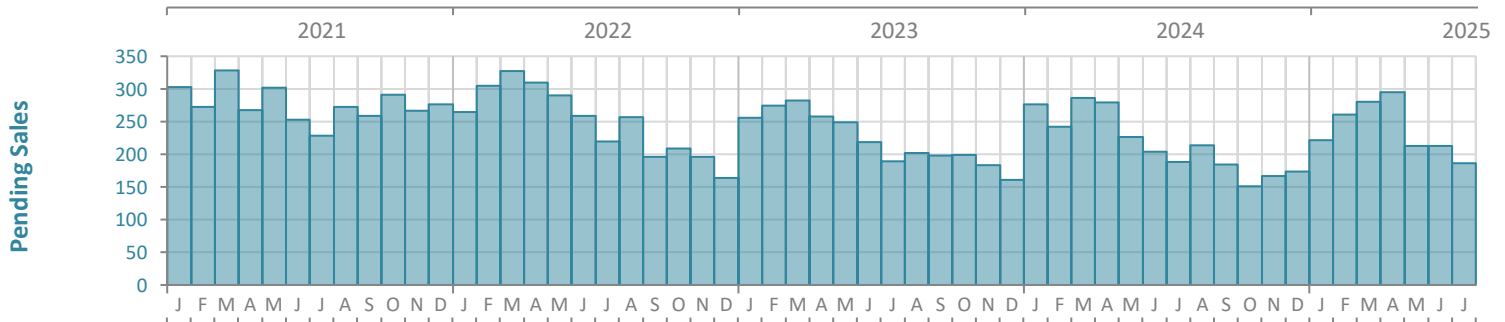


## New Pending Sales

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	1,670	-1.8%
<b>July 2025</b>	<b>186</b>	<b>-1.1%</b>
June 2025	213	4.4%
May 2025	213	-5.8%
April 2025	295	5.7%
March 2025	280	-2.1%
February 2025	261	7.9%
January 2025	222	-19.6%
December 2024	174	8.1%
November 2024	167	-8.7%
October 2024	151	-24.1%
September 2024	184	-7.1%
August 2024	214	5.9%
July 2024	188	-0.5%

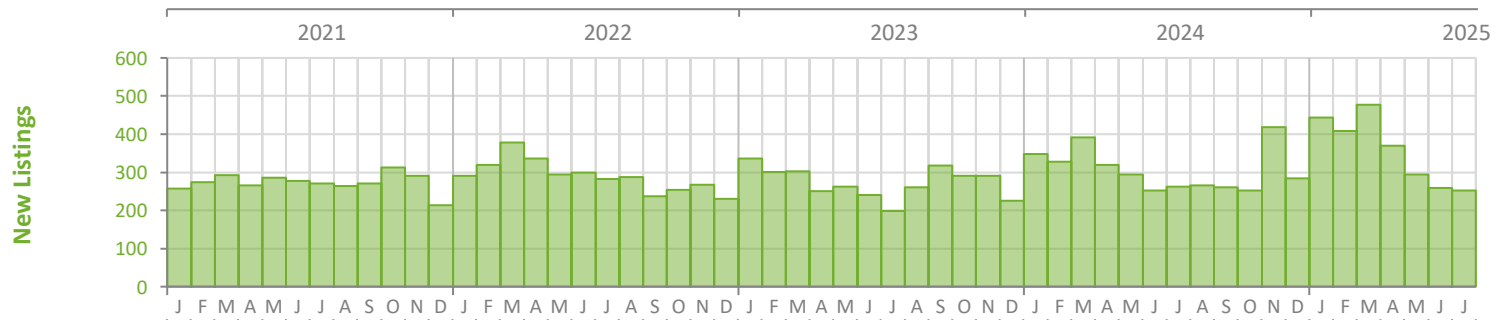


## New Listings

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	2,504	14.0%
<b>July 2025</b>	<b>253</b>	<b>-3.8%</b>
June 2025	259	2.4%
May 2025	294	-0.3%
April 2025	369	15.7%
March 2025	477	22.0%
February 2025	408	24.8%
January 2025	444	27.6%
December 2024	284	25.7%
November 2024	419	44.0%
October 2024	253	-13.1%
September 2024	261	-17.7%
August 2024	266	1.9%
July 2024	263	32.8%

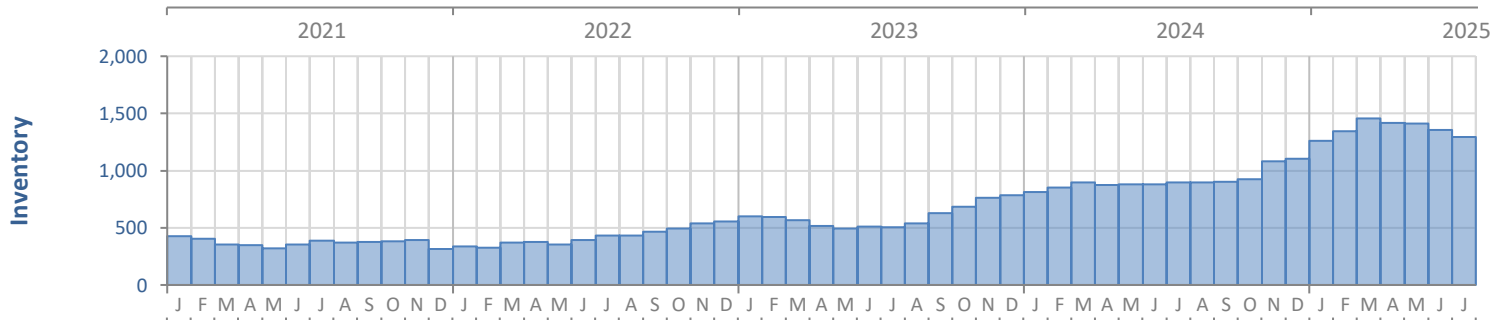


## Inventory (Active Listings)

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)	1,362	56.3%
<b>July 2025</b>	<b>1,293</b>	<b>44.1%</b>
June 2025	1,354	53.5%
May 2025	1,409	59.8%
April 2025	1,418	62.4%
March 2025	1,456	62.0%
February 2025	1,343	57.4%
January 2025	1,260	55.2%
December 2024	1,103	40.3%
November 2024	1,079	42.0%
October 2024	922	35.2%
September 2024	902	44.1%
August 2024	894	65.9%
July 2024	897	77.3%

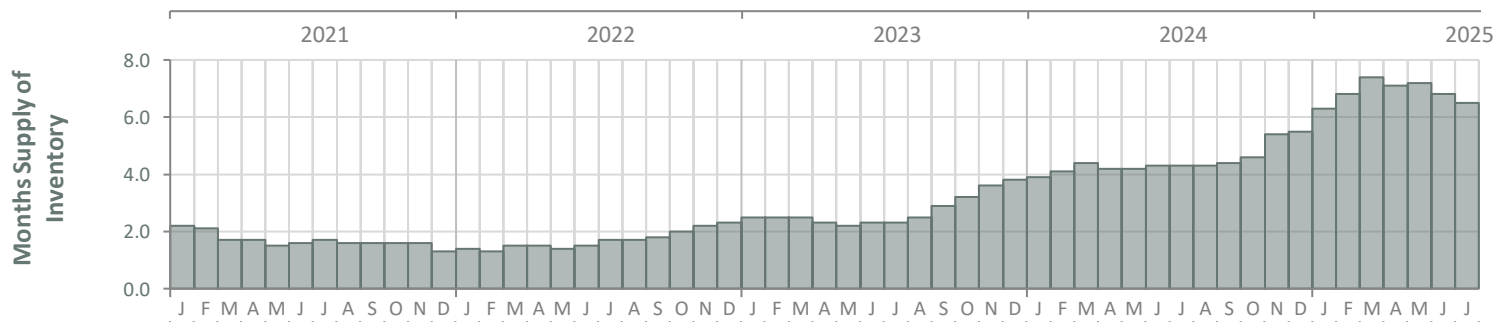


## Months Supply of Inventory

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)	6.9	64.3%
<b>July 2025</b>	<b>6.5</b>	<b>51.2%</b>
June 2025	6.8	58.1%
May 2025	7.2	71.4%
April 2025	7.1	69.0%
March 2025	7.4	68.2%
February 2025	6.8	65.9%
January 2025	6.3	61.5%
December 2024	5.5	44.7%
November 2024	5.4	50.0%
October 2024	4.6	43.8%
September 2024	4.4	51.7%
August 2024	4.3	72.0%
July 2024	4.3	87.0%

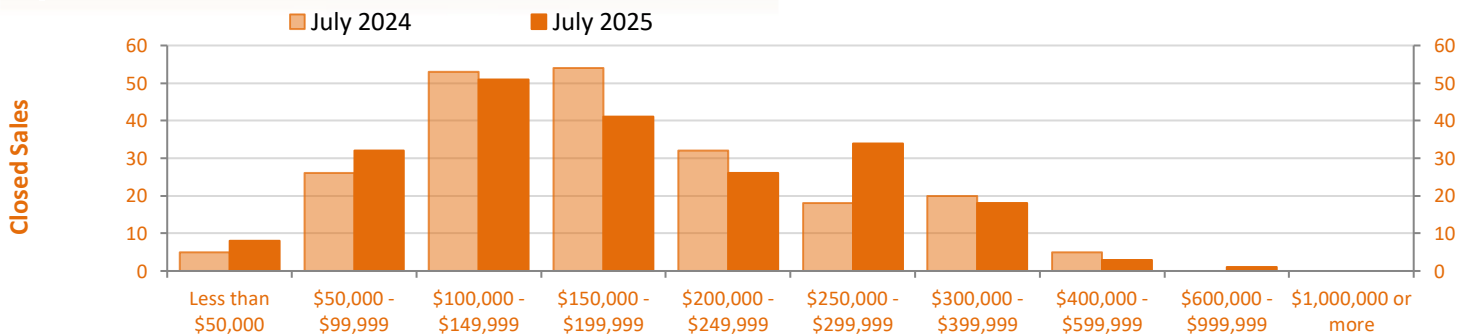


## Closed Sales by Sale Price

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 \$50,000	8	60.0%
\$50,000 - \$99,999	32	23.1%
\$100,000 - \$149,999	51	-3.8%
\$150,000 - \$199,999	41	-24.1%
\$200,000 - \$249,999	26	-18.8%
\$250,000 - \$299,999	34	88.9%
\$300,000 - \$399,999	18	-10.0%
\$400,000 - \$599,999	3	-40.0%
\$600,000 - \$999,999	1	N/A
\$1,000,000 or more	0	N/A

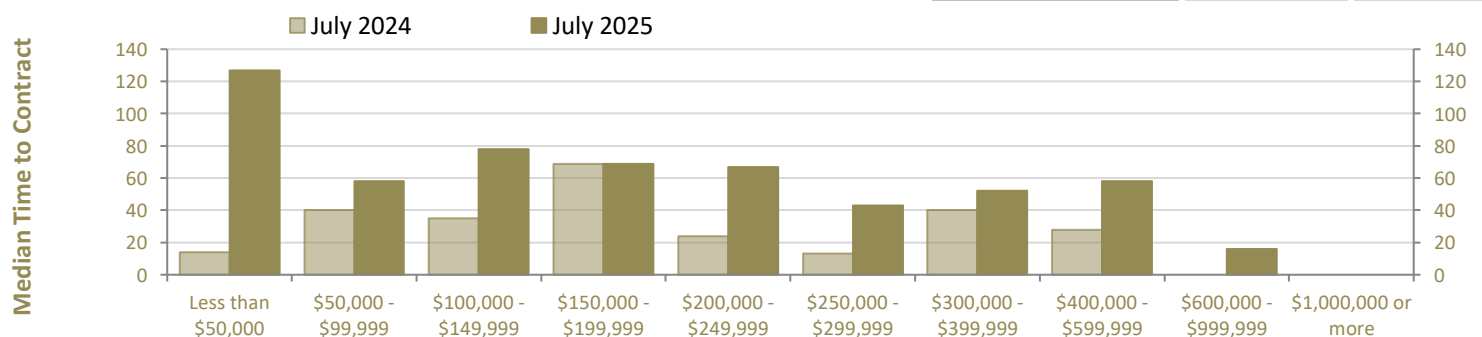


## Median Time to Contract by Sale Price

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 \$50,000	127 Days	807.1%
\$50,000 - \$99,999	58 Days	45.0%
\$100,000 - \$149,999	78 Days	122.9%
\$150,000 - \$199,999	69 Days	0.0%
\$200,000 - \$249,999	67 Days	179.2%
\$250,000 - \$299,999	43 Days	230.8%
\$300,000 - \$399,999	52 Days	30.0%
\$400,000 - \$599,999	58 Days	107.1%
\$600,000 - \$999,999	16 Days	N/A
\$1,000,000 or more	(No Sales)	N/A



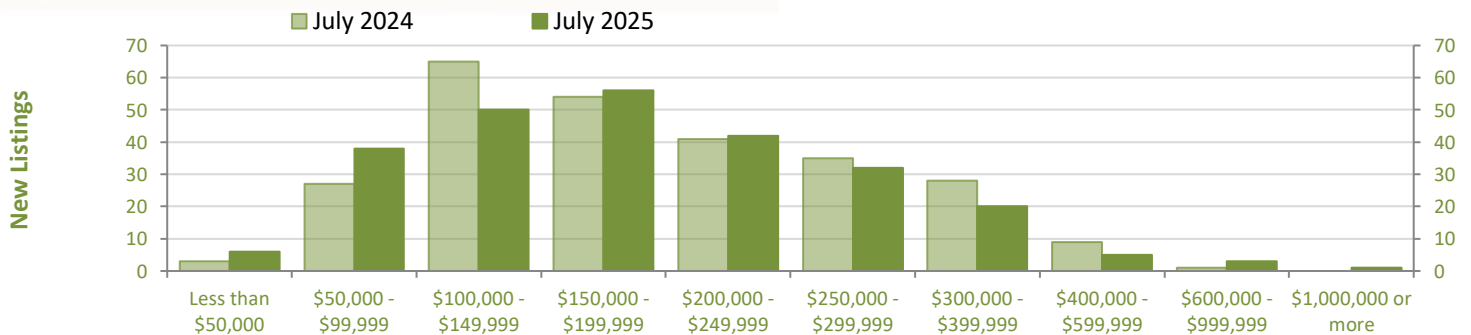


## New Listings by Initial Listing Price

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 \$50,000	6	100.0%
\$50,000 - \$99,999	38	40.7%
\$100,000 - \$149,999	50	-23.1%
\$150,000 - \$199,999	56	3.7%
\$200,000 - \$249,999	42	2.4%
\$250,000 - \$299,999	32	-8.6%
\$300,000 - \$399,999	20	-28.6%
\$400,000 - \$599,999	5	-44.4%
\$600,000 - \$999,999	3	200.0%
\$1,000,000 or more	1	N/A

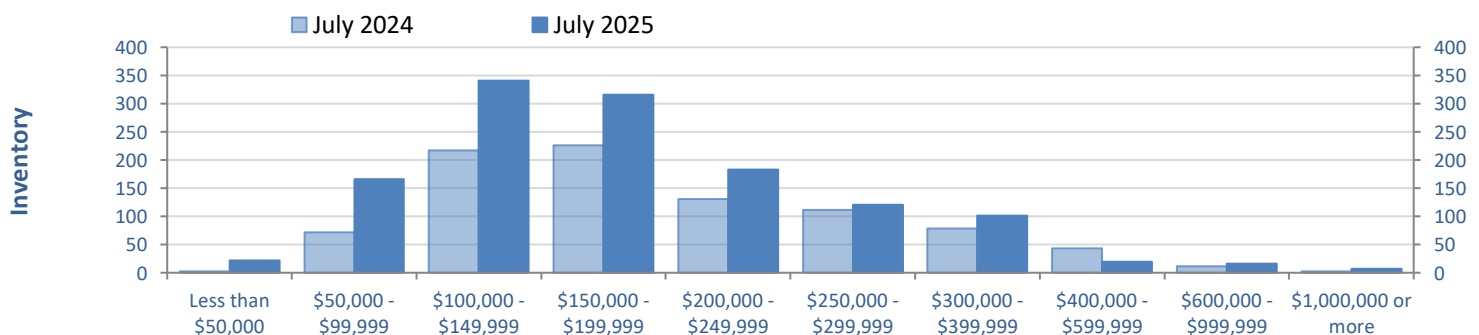


## Inventory by Current Listing Price

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.

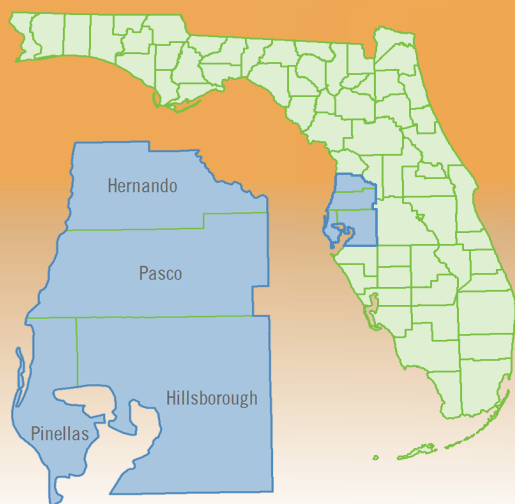
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	22	633.3%
\$50,000 - \$99,999	166	130.6%
\$100,000 - \$149,999	341	57.1%
\$150,000 - \$199,999	316	39.8%
\$200,000 - \$249,999	183	39.7%
\$250,000 - \$299,999	121	8.0%
\$300,000 - \$399,999	101	27.8%
\$400,000 - \$599,999	20	-53.5%
\$600,000 - \$999,999	16	33.3%
\$1,000,000 or more	7	250.0%



# Monthly Distressed Market - July 2025

## Manufactured Homes

### Tampa-St. Petersburg-Clearwater MSA



		July 2025	July 2024	Percent Change Year-over-Year
Traditional	Closed Sales	212	212	0.0%
	Median Sale Price	\$162,000	\$170,000	-4.7%
Foreclosure/REO	Closed Sales	2	1	100.0%
	Median Sale Price	\$157,500	\$141,000	11.7%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

