Monthly Market Detail - October 2025
Single-Family Homes
Tampa-St. Petersburg-Clearwater MSA

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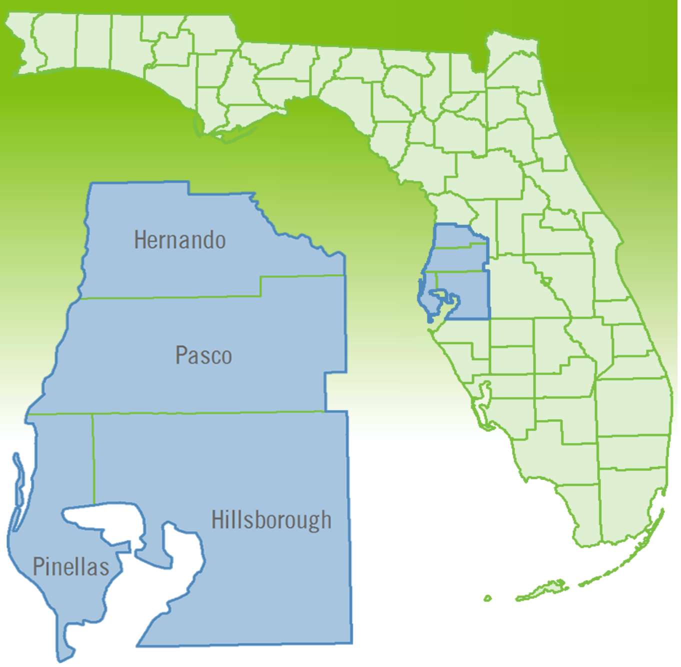


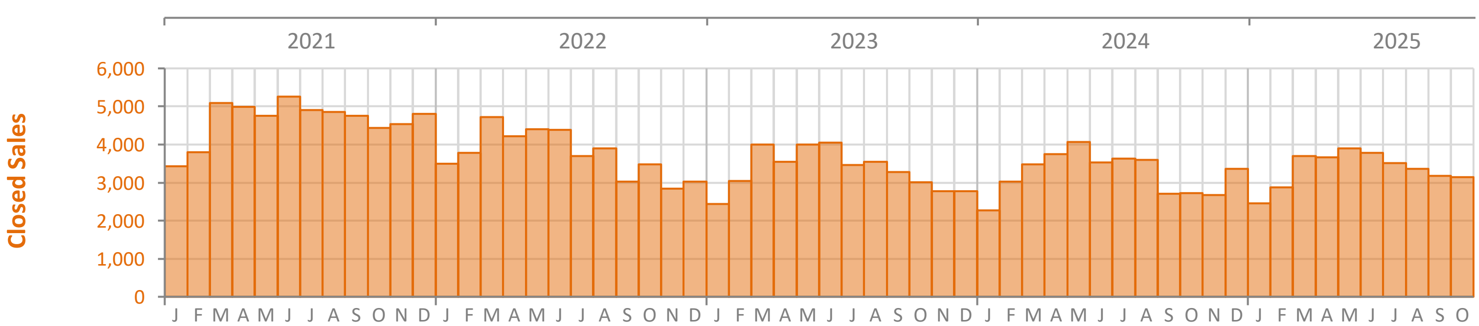
Summary Statistics	October 2025	October 2024	Percent Change Year-over-Year
Closed Sales	3,147	2,729	15.3%
Paid in Cash	768	616	24.7%
Median Sale Price	$399,000	$402,000	-0.7%
Average Sale Price	$502,541	$511,534	-1.8%
Dollar Volume	$1.6 Billion	$1.4 Billion	13.3%
Median Percent of Original List Price Received	95.0%	95.9%	-0.9%
Median Time to Contract	45 Days	38 Days	18.4%
Median Time to Sale	84 Days	83 Days	1.2%
New Pending Sales	3,142	2,437	28.9%
New Listings	4,074	3,494	16.6%
Pending Inventory	3,729	3,530	5.6%
Inventory (Active Listings)	13,167	11,269	16.8%
Months Supply of Inventory	4.0	3.5	14.3%

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	33,570	2.4%
October 2025	**3,147**	**15.3%**
September 2025	3,182	17.5%
August 2025	3,358	-6.8%
July 2025	3,508	-3.3%
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%



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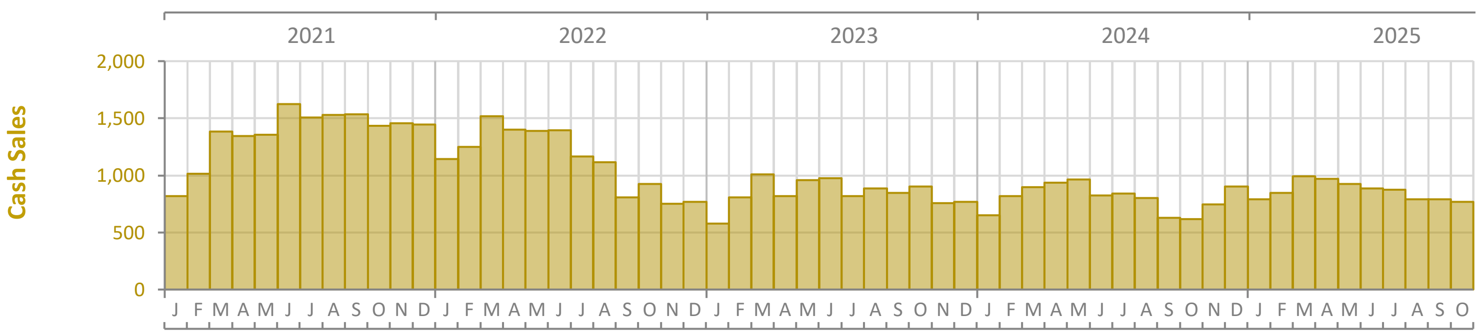
Cash Sales

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	8,636	8.3%
October 2025	**768**	**24.7%**
September 2025	790	26.2%
August 2025	793	-1.1%
July 2025	874	3.7%
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%

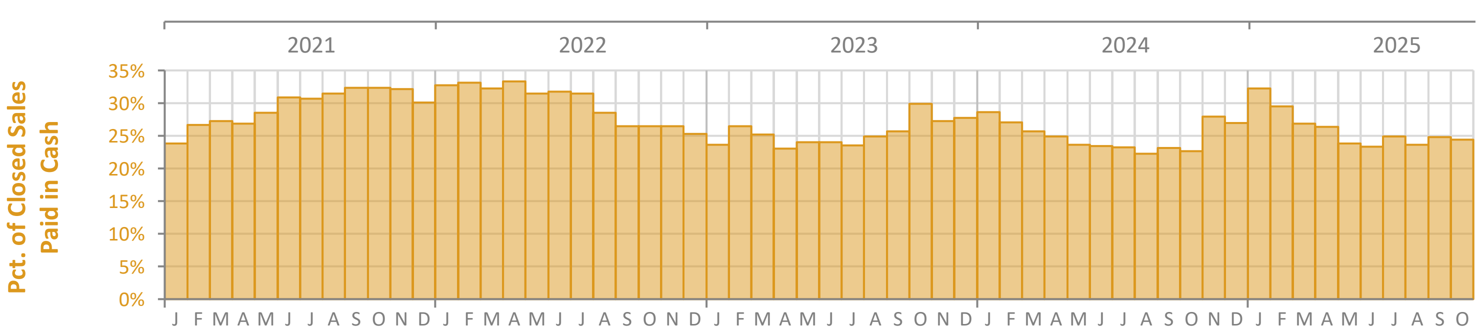


Cash Sales as a Percentage of Closed Sales

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	25.7%	5.8%
October 2025	**24.4%**	**8.0%**
September 2025	24.8%	7.4%
August 2025	23.6%	5.8%
July 2025	24.9%	7.3%
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%



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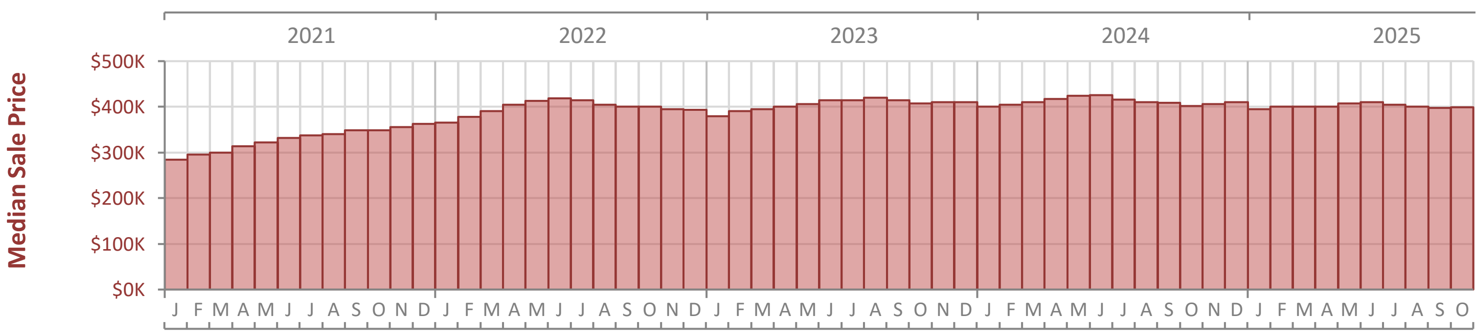
Median Sale Price

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	$400,000	-3.6%
October 2025	**$399,000**	**-0.7%**
September 2025	$398,000	-2.7%
August 2025	$400,000	-2.4%
July 2025	$405,000	-2.6%
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%

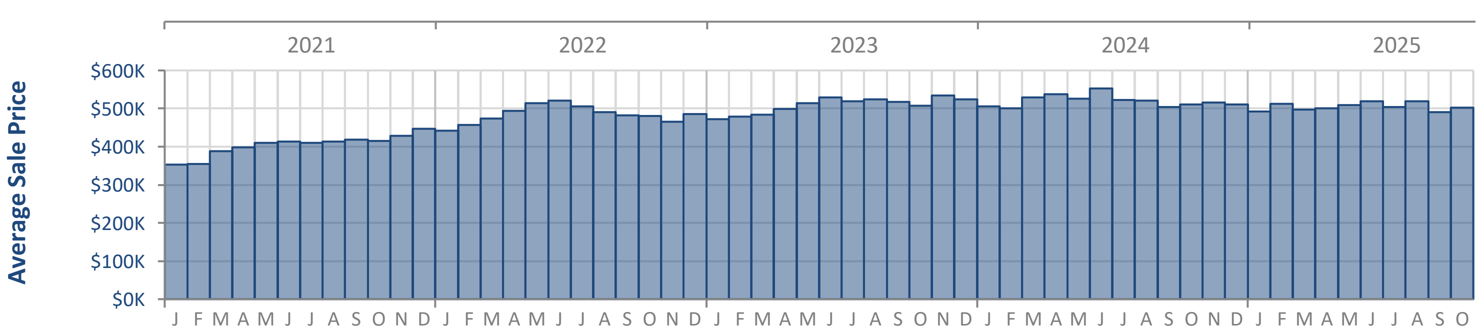


Average Sale Price

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	$505,168	-3.3%
October 2025	**$502,541**	**-1.8%**
September 2025	$490,620	-2.8%
August 2025	$518,801	-0.4%
July 2025	$504,161	-3.5%
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%



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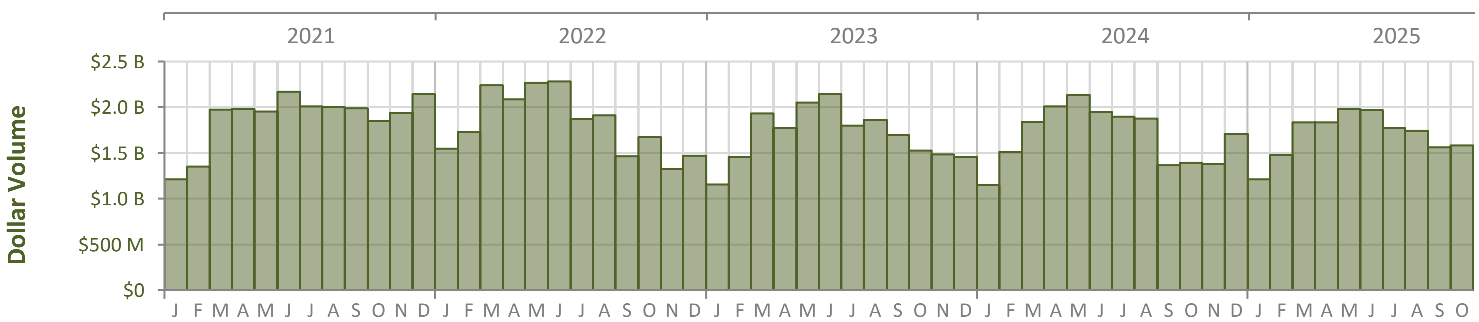
Dollar Volume

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	$17.0 Billion	-1.0%
October 2025	**$1.6 Billion**	**13.3%**
September 2025	$1.6 Billion	14.1%
August 2025	$1.7 Billion	-7.1%
July 2025	$1.8 Billion	-6.6%
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%

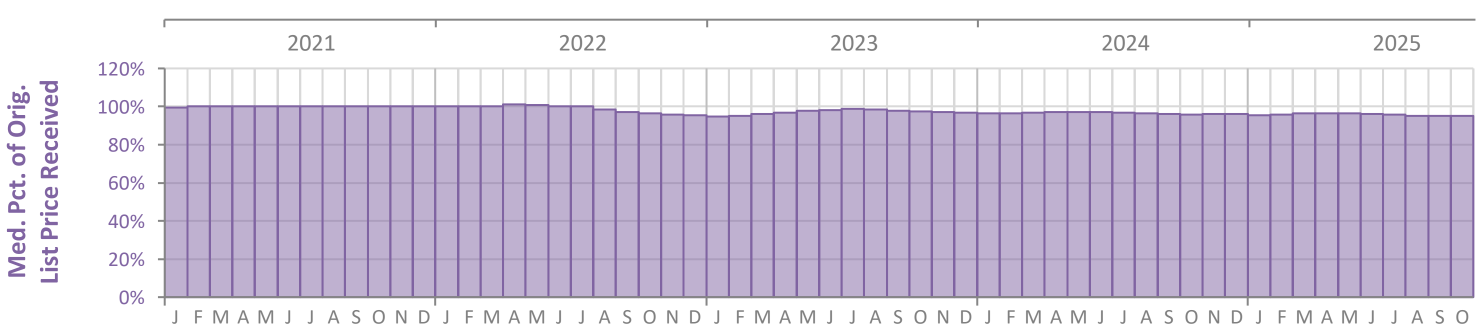


Median Percent of Original List Price Received

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	95.8%	-0.9%
October 2025	**95.0%**	**-0.9%**
September 2025	95.1%	-1.1%
August 2025	95.2%	-1.2%
July 2025	95.7%	-1.2%
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%



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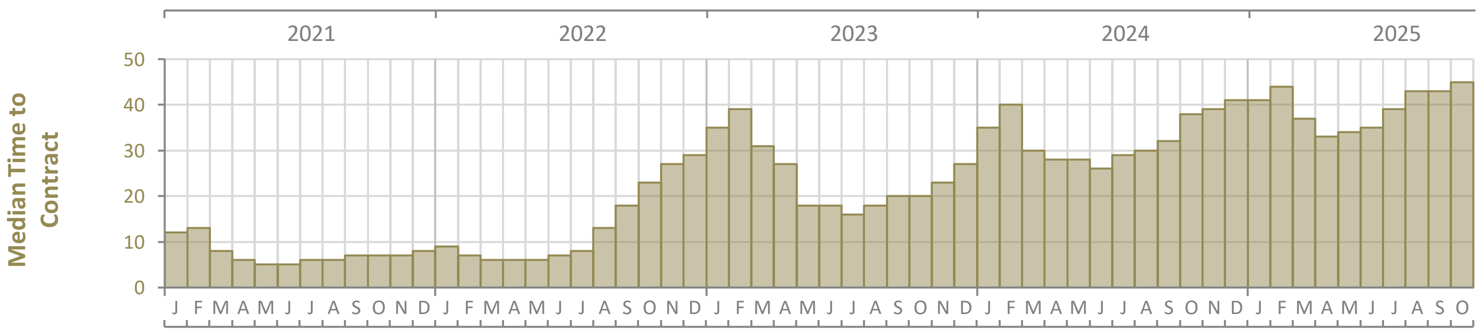
Median Time to Contract

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	41 Days	28.1%
October 2025	**45 Days**	**18.4%**
September 2025	43 Days	34.4%
August 2025	43 Days	43.3%
July 2025	39 Days	34.5%
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%

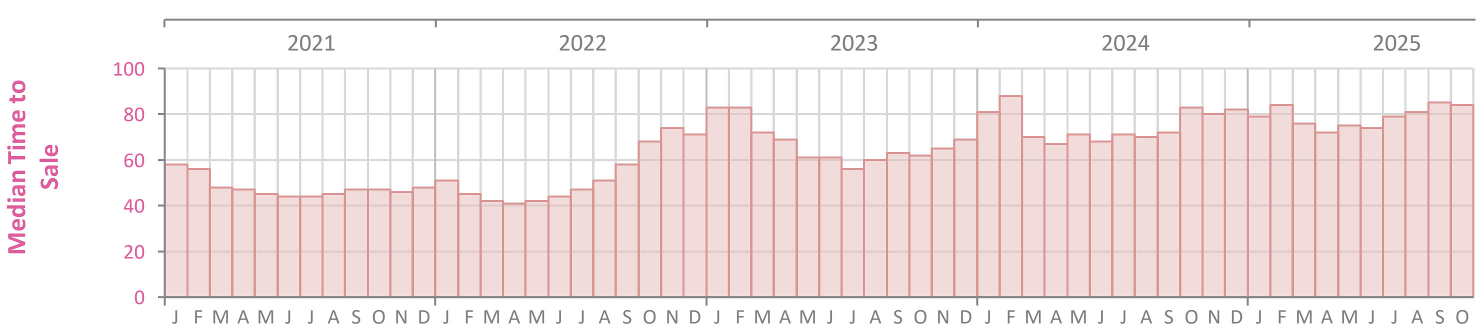


Median Time to Sale

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	81 Days	6.6%
October 2025	**84 Days**	**1.2%**
September 2025	85 Days	18.1%
August 2025	81 Days	15.7%
July 2025	79 Days	11.3%
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%



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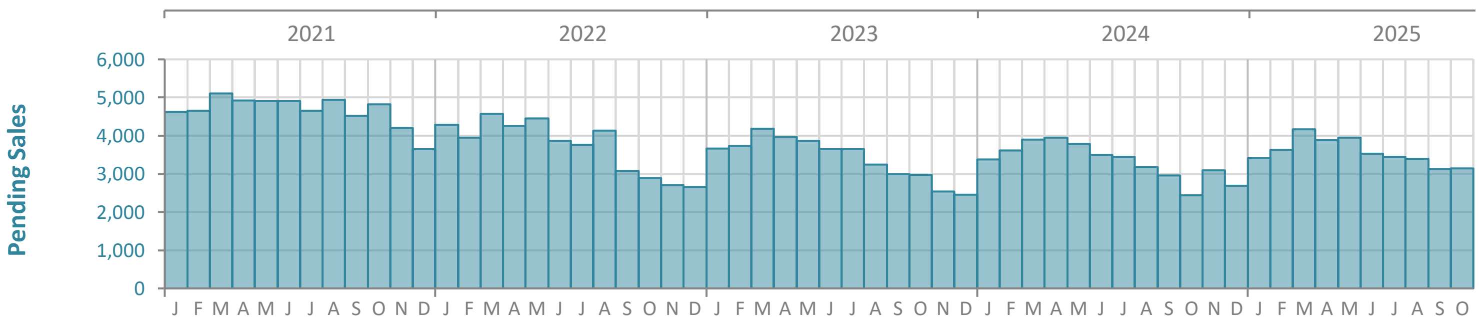
New Pending Sales

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	35,668	4.5%
October 2025	**3,142**	**28.9%**
September 2025	3,131	5.7%
August 2025	3,399	6.8%
July 2025	3,439	-0.3%
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%

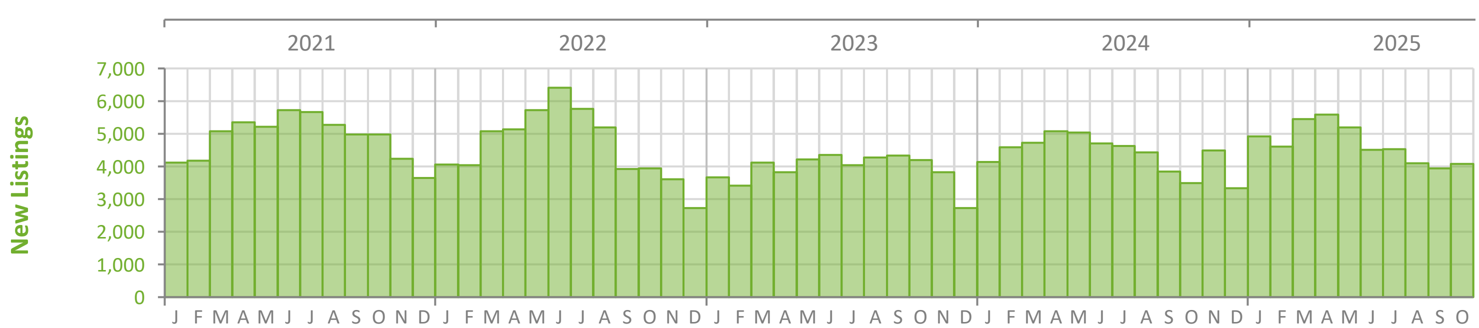


New Listings

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	46,901	5.0%
October 2025	**4,074**	**16.6%**
September 2025	3,934	2.6%
August 2025	4,090	-7.7%
July 2025	4,531	-1.9%
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%



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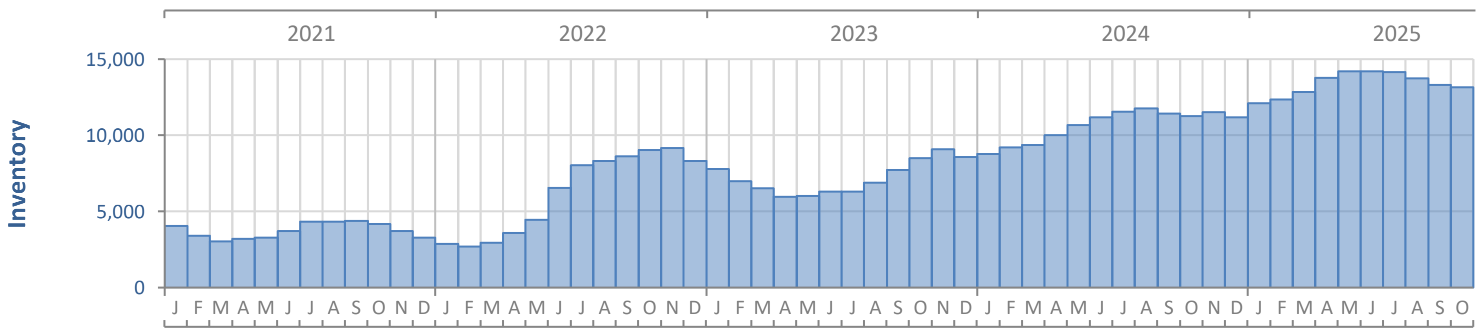
Inventory (Active Listings)

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)	13,385	27.2%
October 2025	**13,167**	**16.8%**
September 2025	13,333	16.6%
August 2025	13,740	16.9%
July 2025	14,168	22.8%
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%

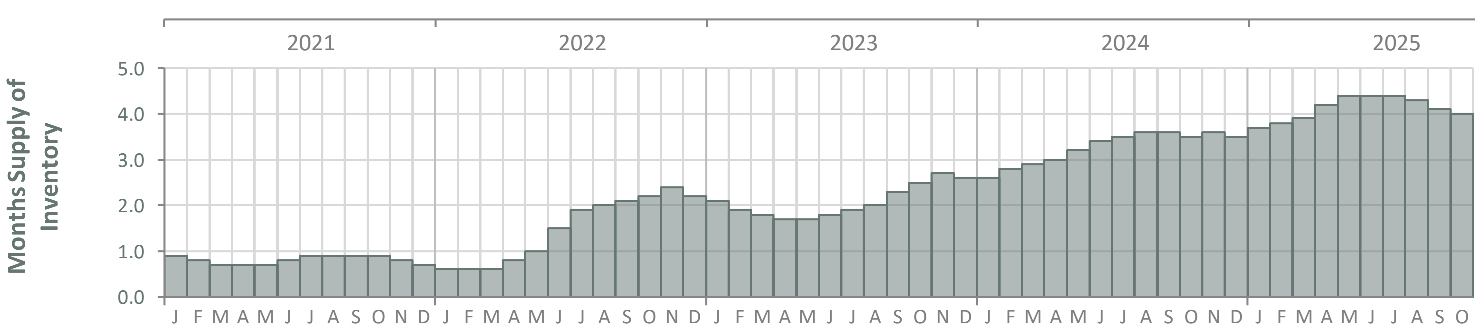


Months Supply of Inventory

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	28.1%
October 2025	**4.0**	**14.3%**
September 2025	4.1	13.9%
August 2025	4.3	19.4%
July 2025	4.4	25.7%
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%



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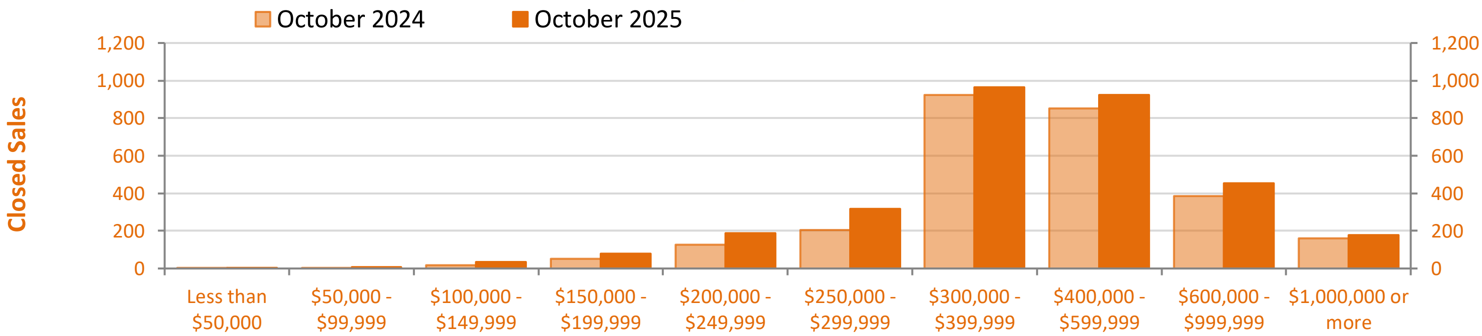
Closed Sales by Sale Price

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	0.0%
$50,000 - $99,999	7	133.3%
$100,000 - $149,999	34	78.9%
$150,000 - $199,999	79	51.9%
$200,000 - $249,999	187	49.6%
$250,000 - $299,999	316	54.1%
$300,000 - $399,999	966	4.7%
$400,000 - $599,999	924	8.6%
$600,000 - $999,999	453	17.1%
$1,000,000 or more	179	10.5%

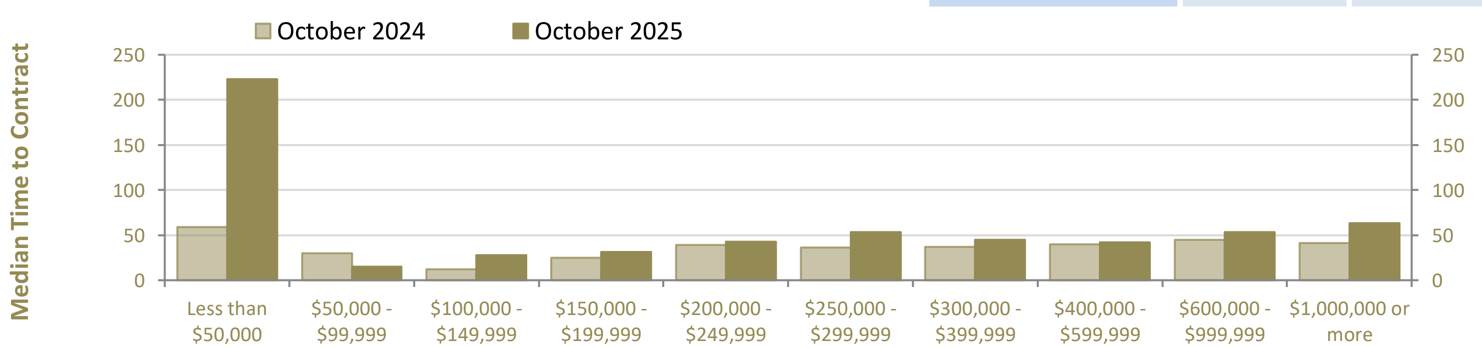


Median Time to Contract by Sale Price

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	223 Days	278.0%
$50,000 - $99,999	15 Days	-50.0%
$100,000 - $149,999	28 Days	133.3%
$150,000 - $199,999	31 Days	24.0%
$200,000 - $249,999	43 Days	10.3%
$250,000 - $299,999	53 Days	47.2%
$300,000 - $399,999	45 Days	21.6%
$400,000 - $599,999	42 Days	5.0%
$600,000 - $999,999	53 Days	17.8%
$1,000,000 or more	63 Days	53.7%

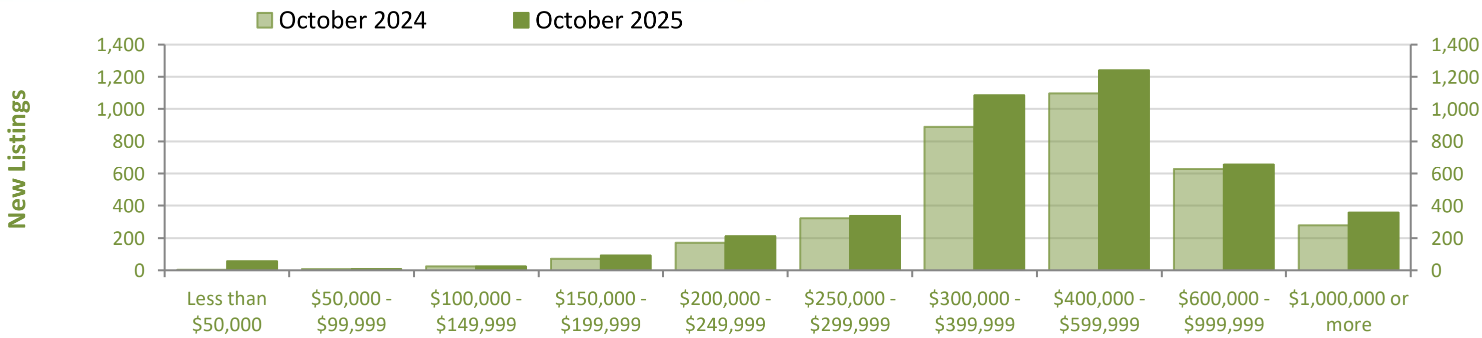


New Listings by Initial Listing Price

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	56	1766.7%
$50,000 - $99,999	8	14.3%
$100,000 - $149,999	25	8.7%
$150,000 - $199,999	94	28.8%
$200,000 - $249,999	210	23.5%
$250,000 - $299,999	337	4.3%
$300,000 - $399,999	1,087	22.0%
$400,000 - $599,999	1,241	13.1%
$600,000 - $999,999	658	4.6%
$1,000,000 or more	358	28.8%

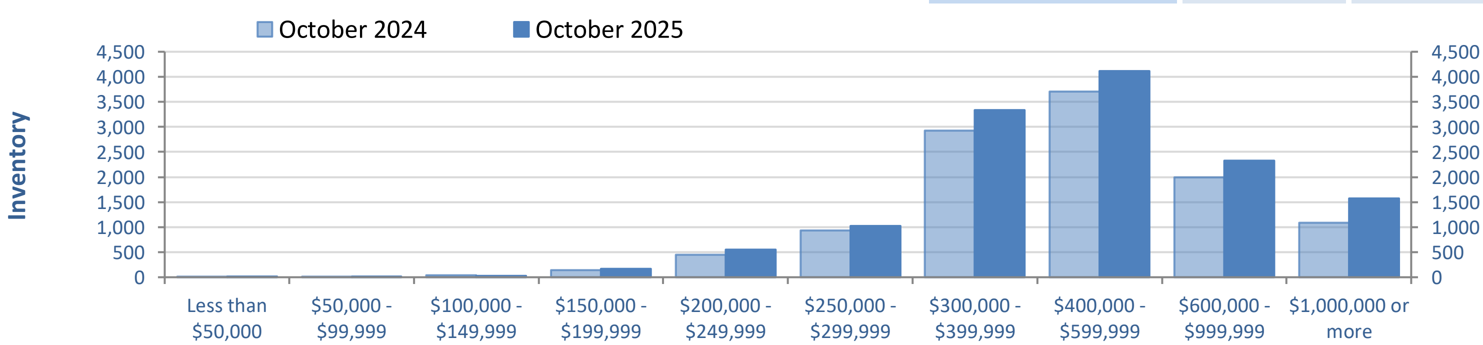


Inventory by Current Listing Price

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	425.0%
$50,000 - $99,999	15	150.0%
$100,000 - $149,999	34	-2.9%
$150,000 - $199,999	163	19.0%
$200,000 - $249,999	551	23.3%
$250,000 - $299,999	1,026	10.1%
$300,000 - $399,999	3,339	14.3%
$400,000 - $599,999	4,116	11.1%
$600,000 - $999,999	2,332	17.0%
$1,000,000 or more	1,570	44.6%



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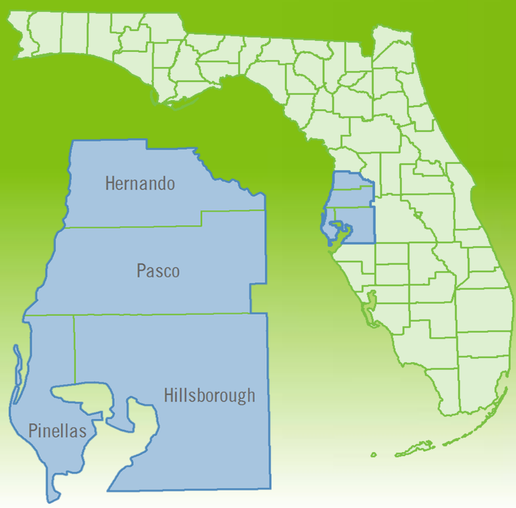
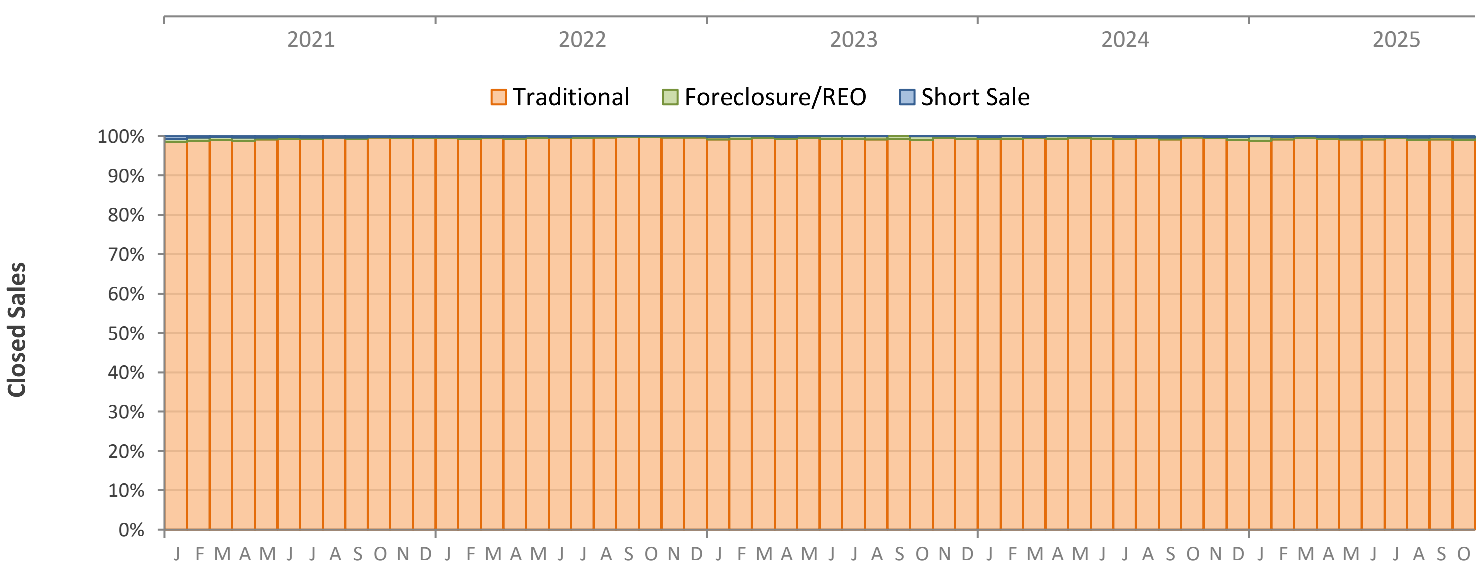
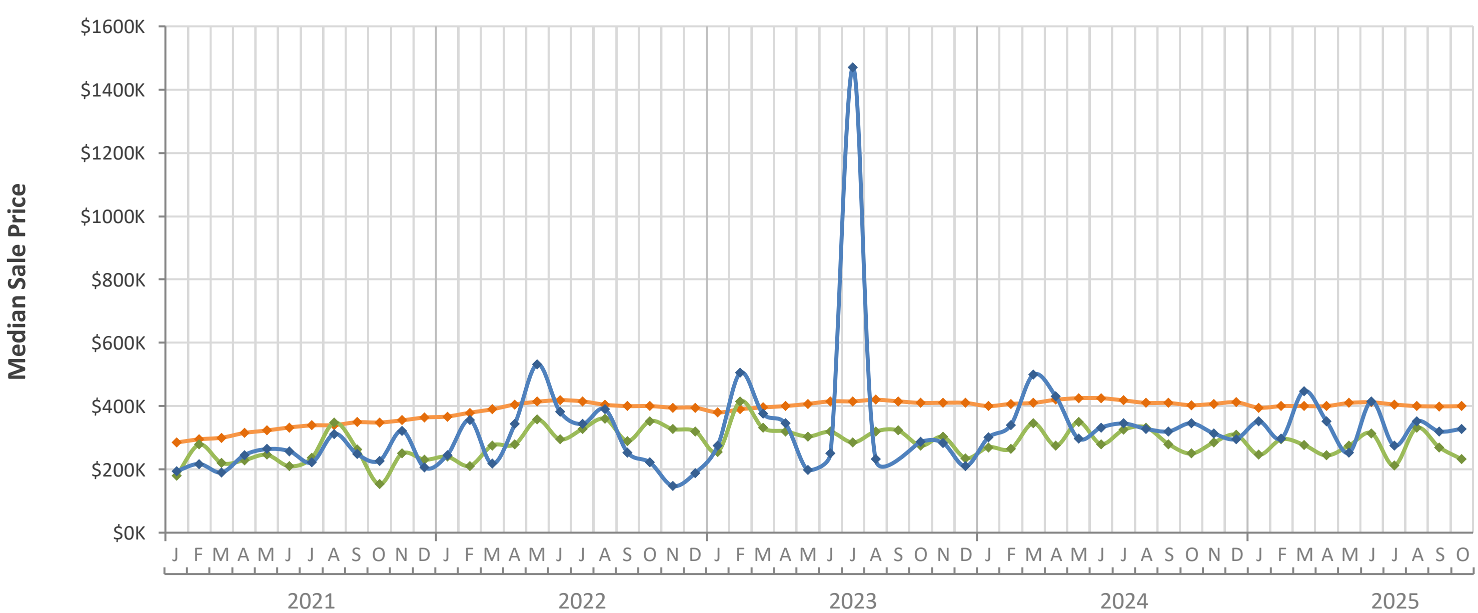
Monthly Distressed Market - October 2025
Single-Family Homes
Tampa-St. Petersburg-Clearwater MSA



		October 2025	October 2024	Percent Change Year-over-Year
Traditional	Closed Sales	3,115	2,718	14.6%
	Median Sale Price	$399,900	$402,700	-0.7%
Foreclosure/REO	Closed Sales	21	9	133.3%
	Median Sale Price	$232,000	$249,900	-7.2%
Short Sale	Closed Sales	11	2	450.0%
	Median Sale Price	$328,000	$346,000	-5.2%





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Monthly Market Detail - October 2025
Townhouses and Condos
Tampa-St. Petersburg-Clearwater MSA

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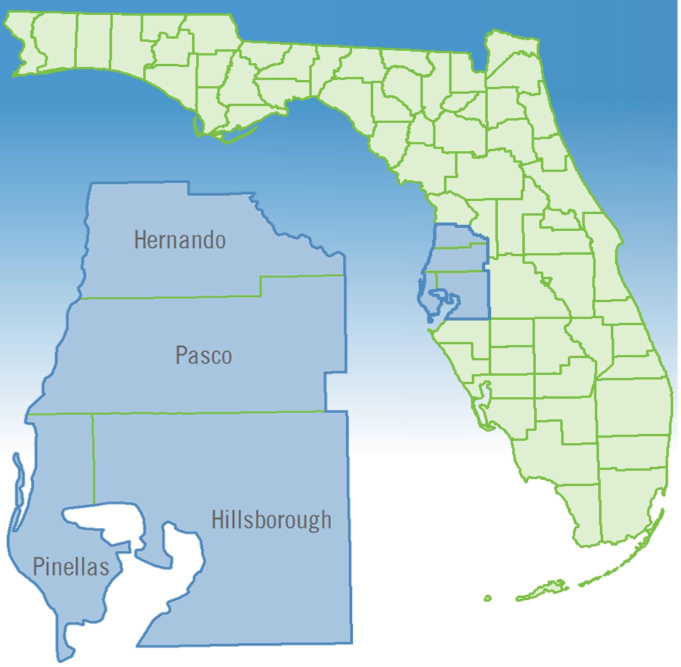


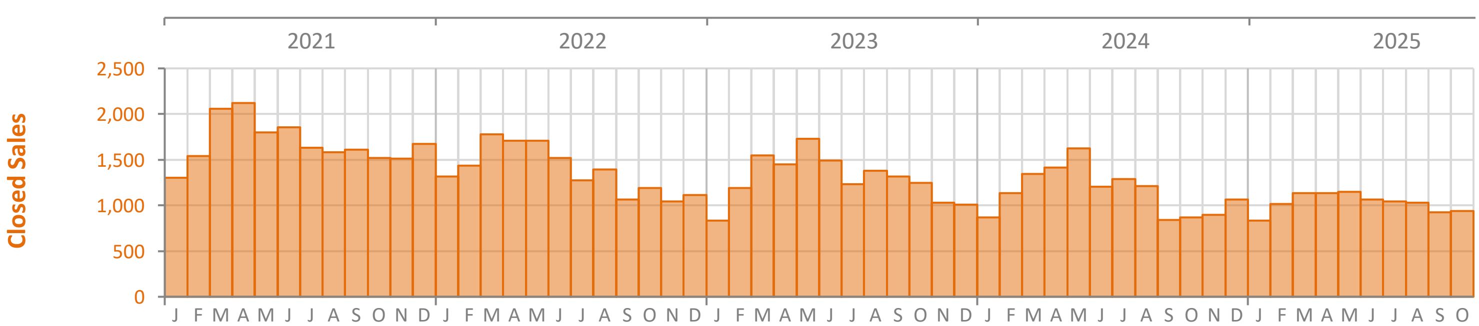
Summary Statistics	October 2025	October 2024	Percent Change Year-over-Year
Closed Sales	939	872	7.7%
Paid in Cash	441	377	17.0%
Median Sale Price	$265,500	$288,445	-8.0%
Average Sale Price	$361,755	$357,347	1.2%
Dollar Volume	$339.7 Million	$311.6 Million	9.0%
Median Percent of Original List Price Received	92.5%	94.2%	-1.8%
Median Time to Contract	70 Days	55 Days	27.3%
Median Time to Sale	104 Days	102 Days	2.0%
New Pending Sales	958	853	12.3%
New Listings	1,613	1,195	35.0%
Pending Inventory	1,123	1,227	-8.5%
Inventory (Active Listings)	6,706	5,826	15.1%
Months Supply of Inventory	6.6	5.0	32.0%

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	10,272	-13.0%
October 2025	**939**	**7.7%**
September 2025	928	10.3%
August 2025	1,030	-15.2%
July 2025	1,044	-19.1%
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%



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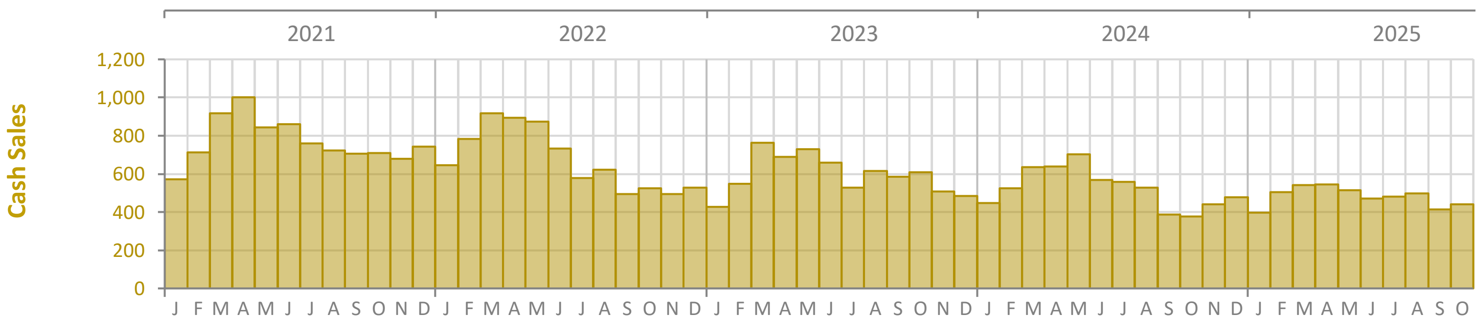
Cash Sales

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	4,807	-10.5%
October 2025	**441**	**17.0%**
September 2025	415	7.2%
August 2025	496	-6.2%
July 2025	482	-13.5%
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%

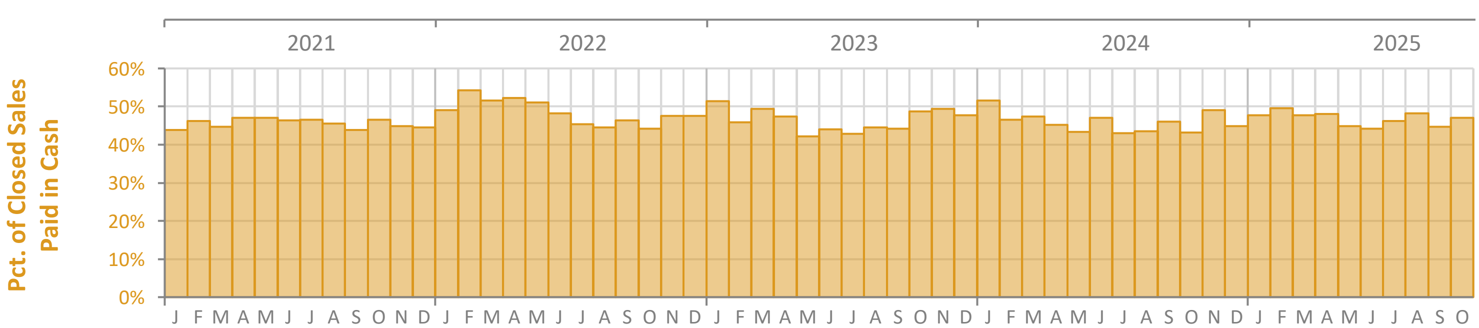


Cash Sales as a Percentage of Closed Sales

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%	2.9%
October 2025	**47.0%**	**8.8%**
September 2025	44.7%	-2.8%
August 2025	48.2%	10.8%
July 2025	46.2%	7.2%
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%

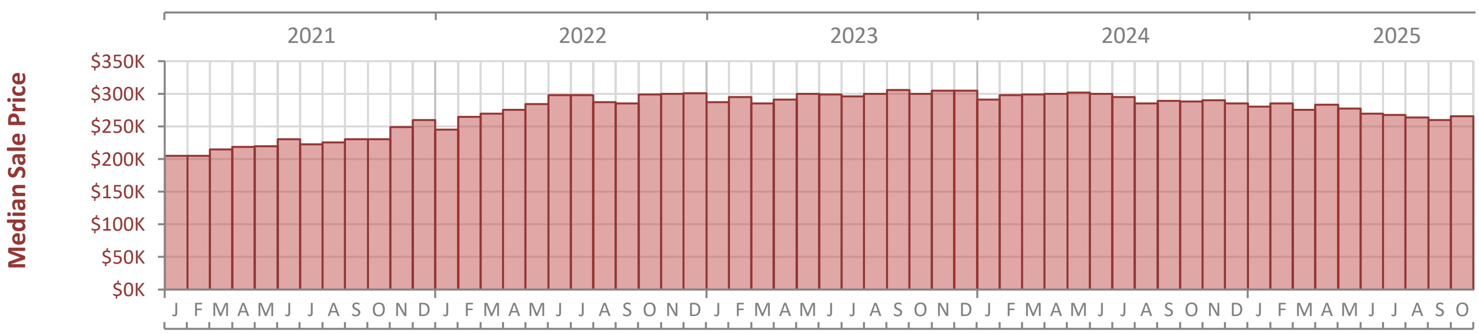


Median Sale Price

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	$274,900	-6.8%
October 2025	**$265,500**	**-8.0%**
September 2025	$260,000	-10.0%
August 2025	$263,250	-7.6%
July 2025	$267,250	-9.4%
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%

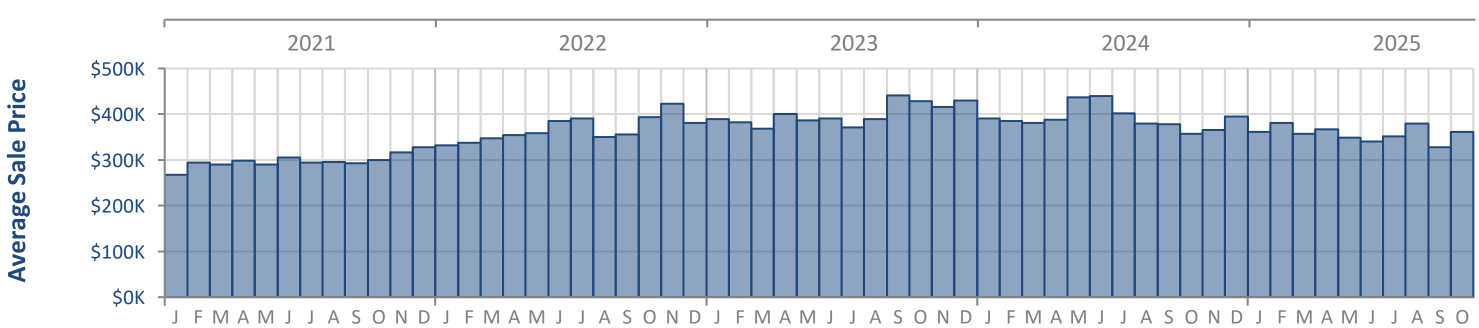


Average Sale Price

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	$357,627	-9.8%
October 2025	**$361,755**	**1.2%**
September 2025	$327,804	-13.3%
August 2025	$379,200	0.0%
July 2025	$351,378	-12.5%
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%



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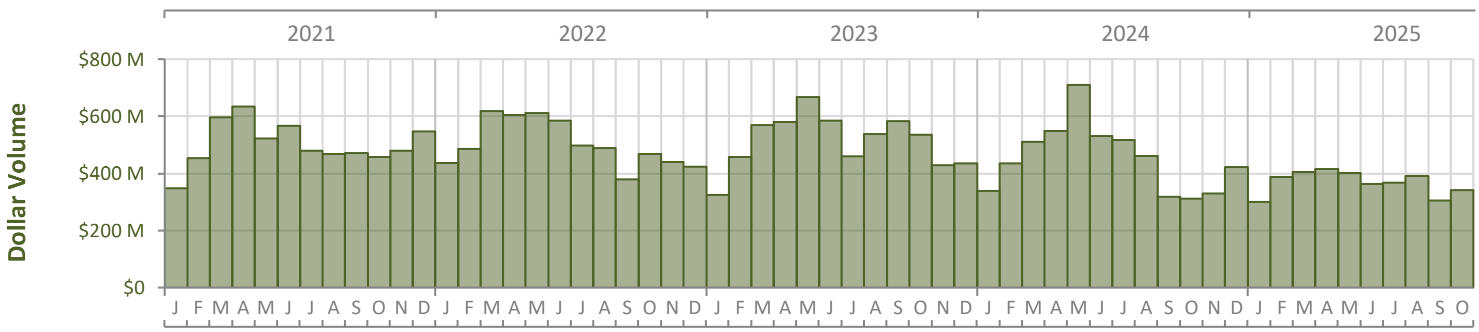
Dollar Volume

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	$3.7 Billion	-21.6%
October 2025	**$339.7 Million**	**9.0%**
September 2025	$304.2 Million	-4.3%
August 2025	$390.6 Million	-15.2%
July 2025	$366.8 Million	-29.3%
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%

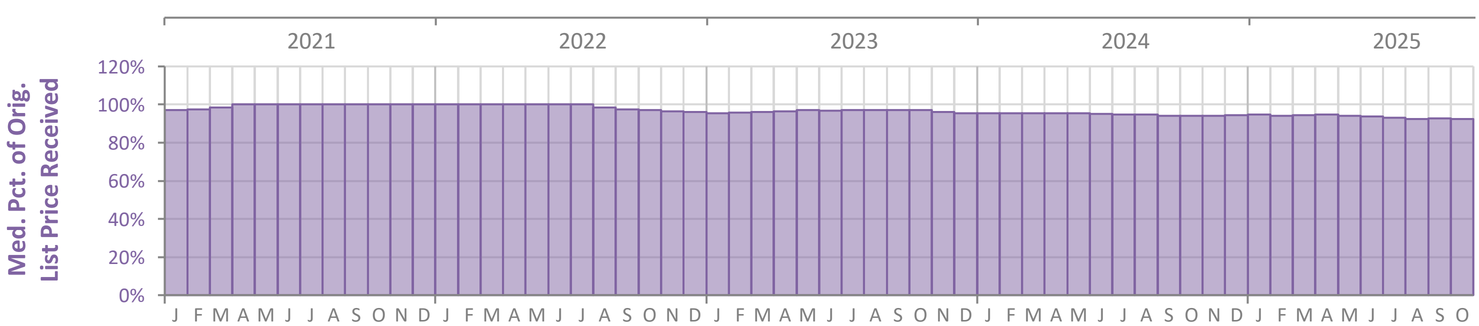


Median Percent of Original List Price Received

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	93.8%	-1.5%
October 2025	**92.5%**	**-1.8%**
September 2025	92.6%	-1.6%
August 2025	92.5%	-2.5%
July 2025	93.1%	-1.8%
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%



Monthly Market Detail - October 2025
Townhouses and Condos
Tampa-St. Petersburg-Clearwater MSA

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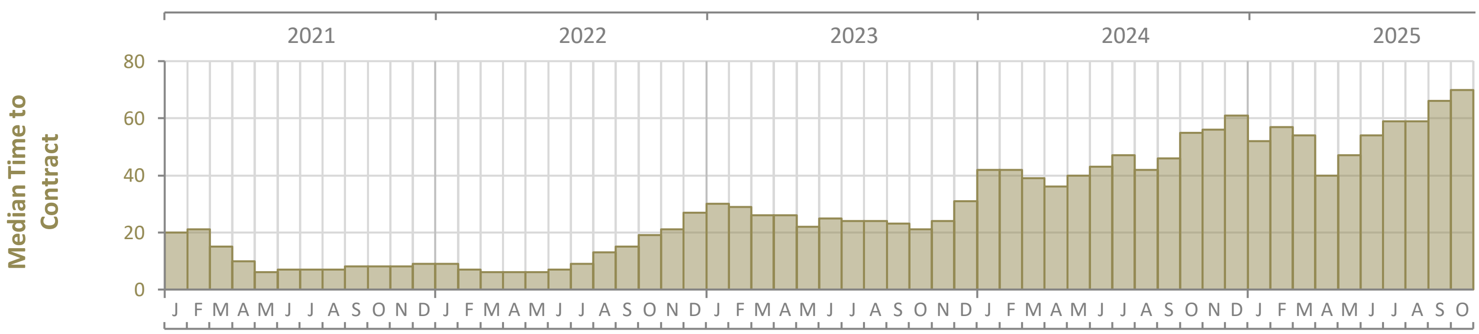
Median Time to Contract

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	59 Days	31.1%
October 2025	**70 Days**	**27.3%**
September 2025	66 Days	43.5%
August 2025	59 Days	40.5%
July 2025	59 Days	25.5%
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%

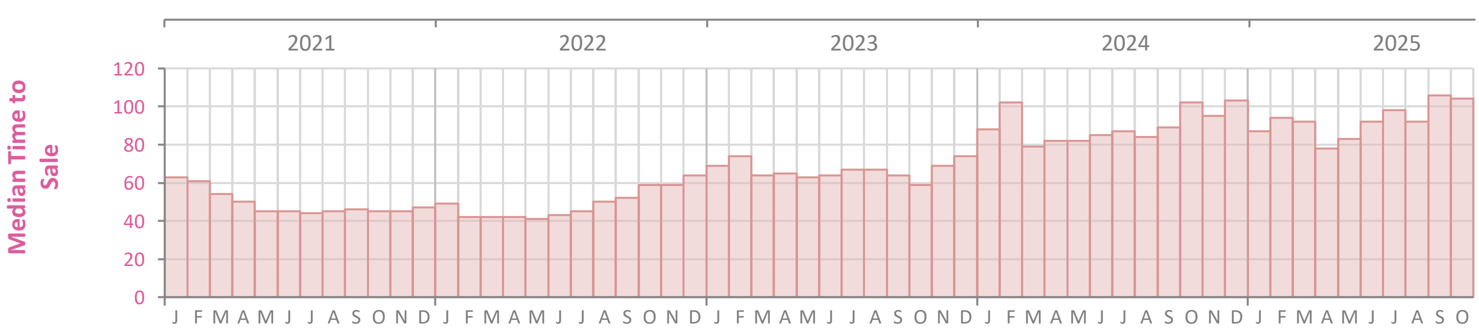


Median Time to Sale

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	96 Days	6.7%
October 2025	**104 Days**	**2.0%**
September 2025	106 Days	19.1%
August 2025	92 Days	9.5%
July 2025	98 Days	12.6%
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%



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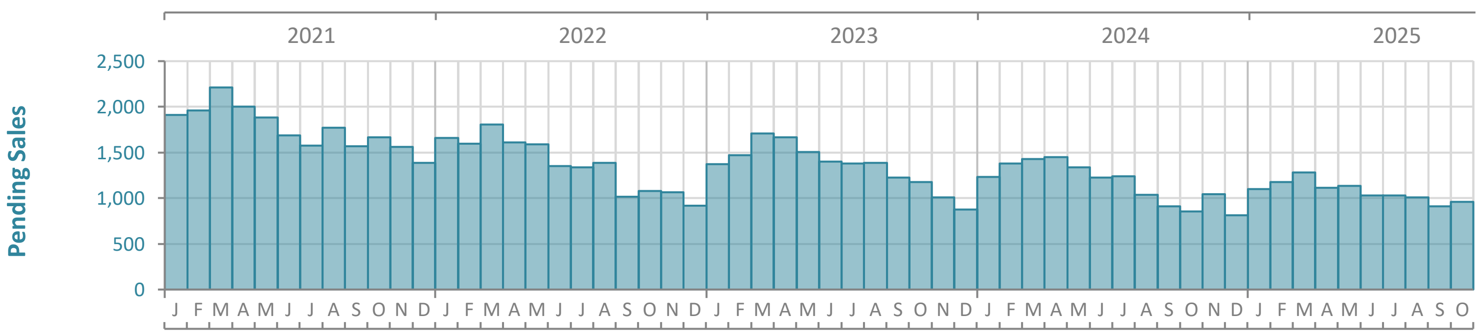
New Pending Sales

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	10,752	-11.2%
October 2025	**958**	**12.3%**
September 2025	913	-0.1%
August 2025	1,012	-2.3%
July 2025	1,032	-16.6%
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%

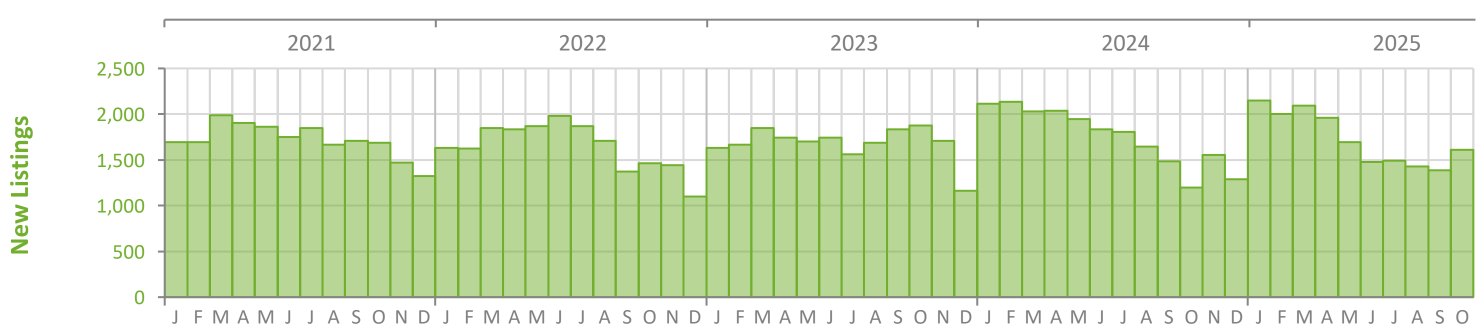


New Listings

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	17,293	-5.1%
October 2025	**1,613**	**35.0%**
September 2025	1,384	-6.9%
August 2025	1,428	-13.1%
July 2025	1,494	-17.3%
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%



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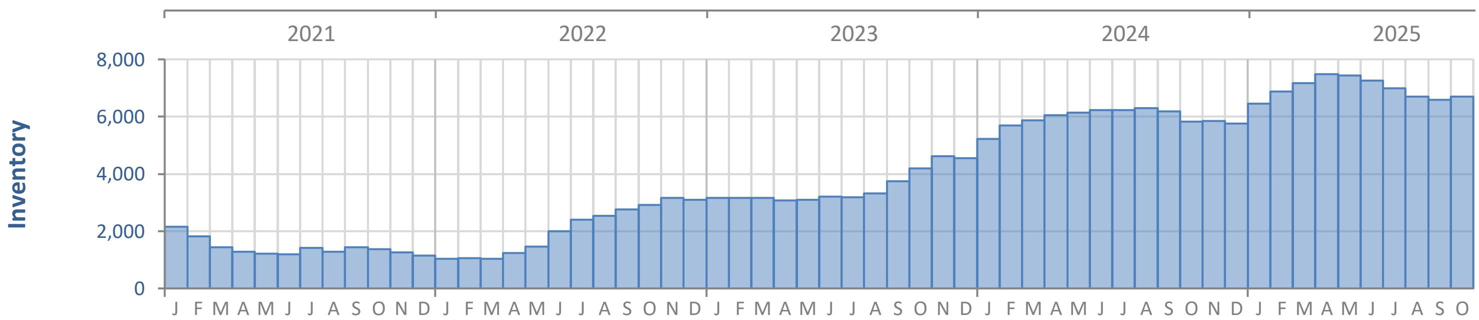
Inventory (Active Listings)

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)	6,963	16.6%
October 2025	**6,706**	**15.1%**
September 2025	6,584	6.3%
August 2025	6,695	6.4%
July 2025	6,994	12.4%
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%

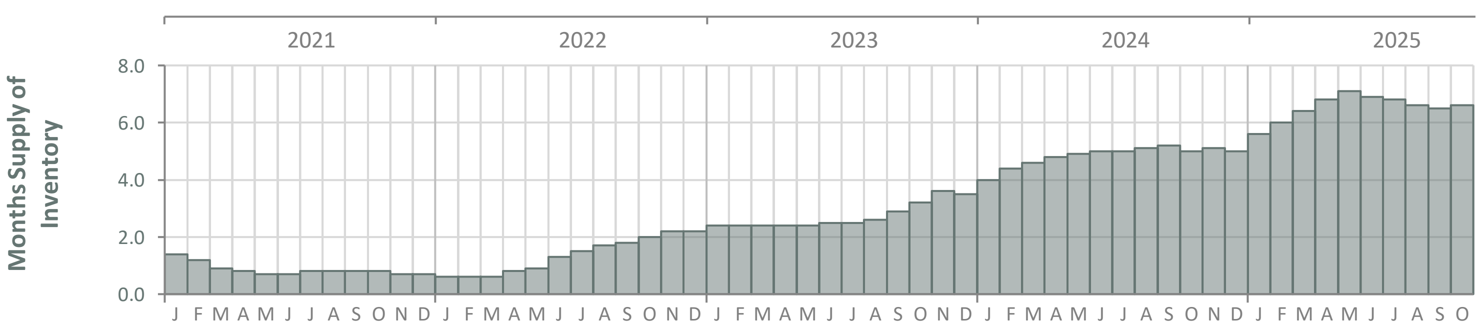


Months Supply of Inventory

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	35.4%
October 2025	**6.6**	**32.0%**
September 2025	6.5	25.0%
August 2025	6.6	29.4%
July 2025	6.8	36.0%
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%



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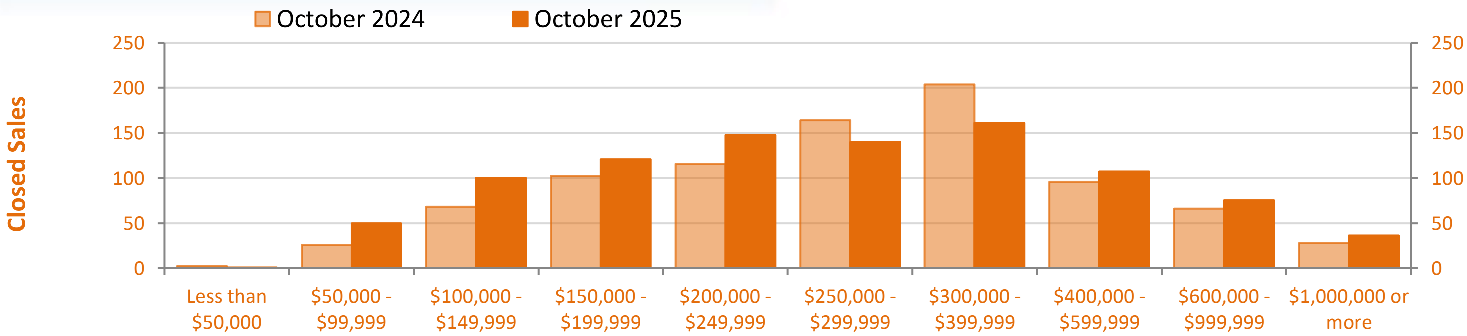
Closed Sales by Sale Price

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	1	-50.0%
$50,000 - $99,999	50	92.3%
$100,000 - $149,999	100	47.1%
$150,000 - $199,999	121	18.6%
$200,000 - $249,999	148	27.6%
$250,000 - $299,999	140	-14.6%
$300,000 - $399,999	161	-21.1%
$400,000 - $599,999	107	11.5%
$600,000 - $999,999	75	13.6%
$1,000,000 or more	36	28.6%

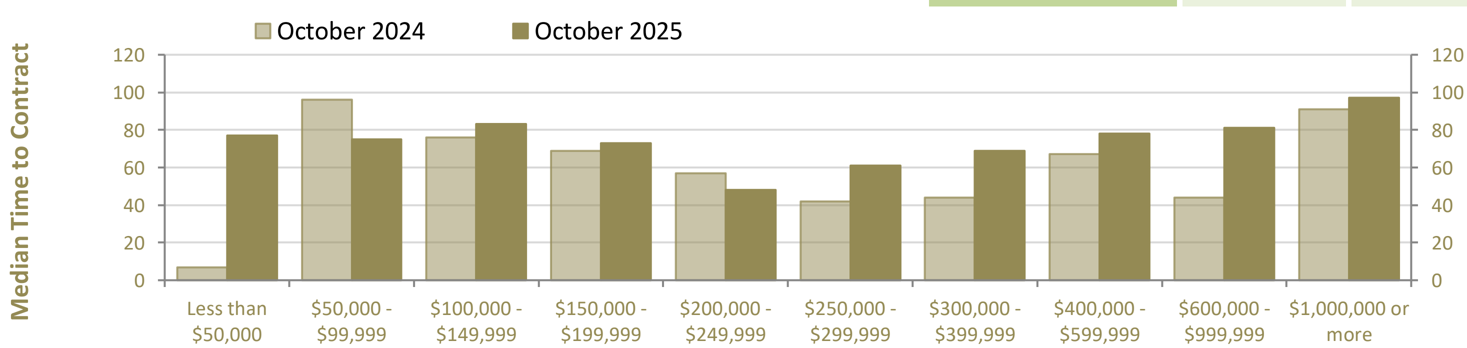


Median Time to Contract by Sale Price

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	77 Days	1000.0%
$50,000 - $99,999	75 Days	-21.9%
$100,000 - $149,999	83 Days	9.2%
$150,000 - $199,999	73 Days	5.8%
$200,000 - $249,999	48 Days	-15.8%
$250,000 - $299,999	61 Days	45.2%
$300,000 - $399,999	69 Days	56.8%
$400,000 - $599,999	78 Days	16.4%
$600,000 - $999,999	81 Days	84.1%
$1,000,000 or more	97 Days	6.6%



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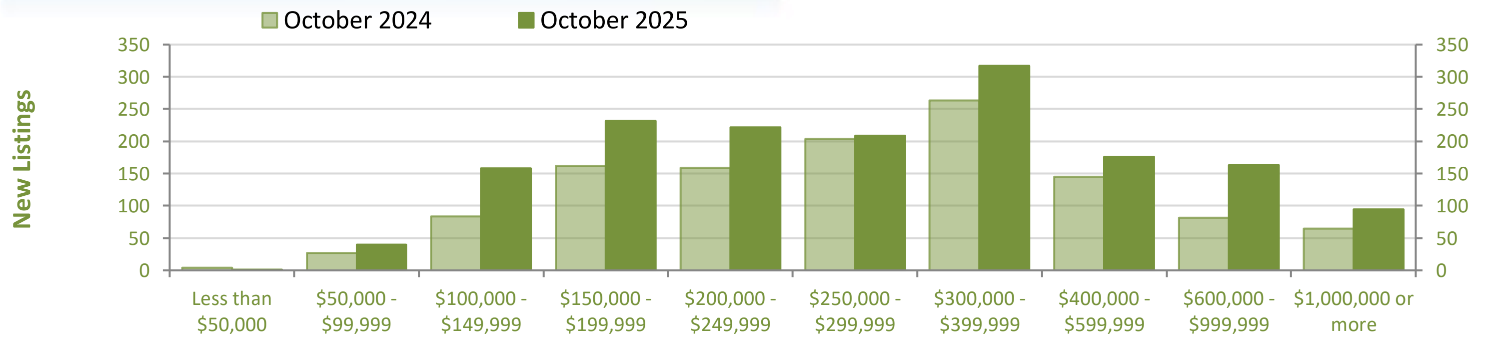
New Listings by Initial Listing Price

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	1	-75.0%
$50,000 - $99,999	40	48.1%
$100,000 - $149,999	158	88.1%
$150,000 - $199,999	232	43.2%
$200,000 - $249,999	222	39.6%
$250,000 - $299,999	209	2.5%
$300,000 - $399,999	317	20.5%
$400,000 - $599,999	176	21.4%
$600,000 - $999,999	163	98.8%
$1,000,000 or more	95	46.2%

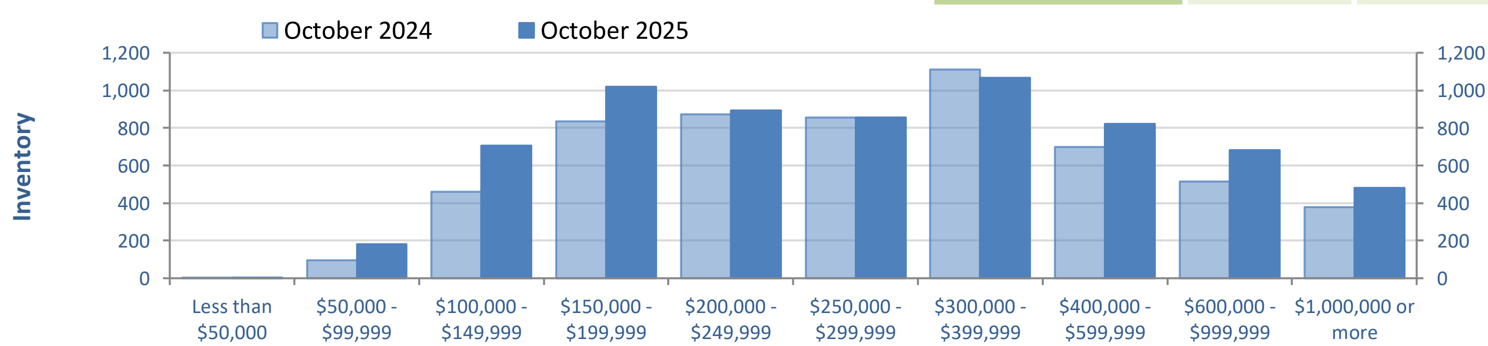


Inventory by Current Listing Price

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	0.0%
$50,000 - $99,999	181	90.5%
$100,000 - $149,999	707	53.4%
$150,000 - $199,999	1,019	22.0%
$200,000 - $249,999	894	2.3%
$250,000 - $299,999	855	0.1%
$300,000 - $399,999	1,065	-4.2%
$400,000 - $599,999	821	17.5%
$600,000 - $999,999	682	32.4%
$1,000,000 or more	480	26.6%



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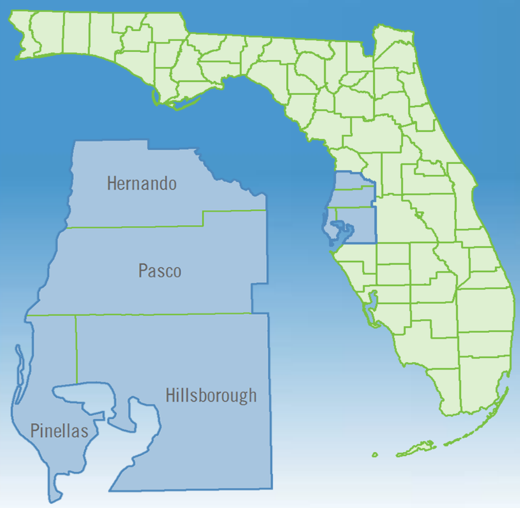
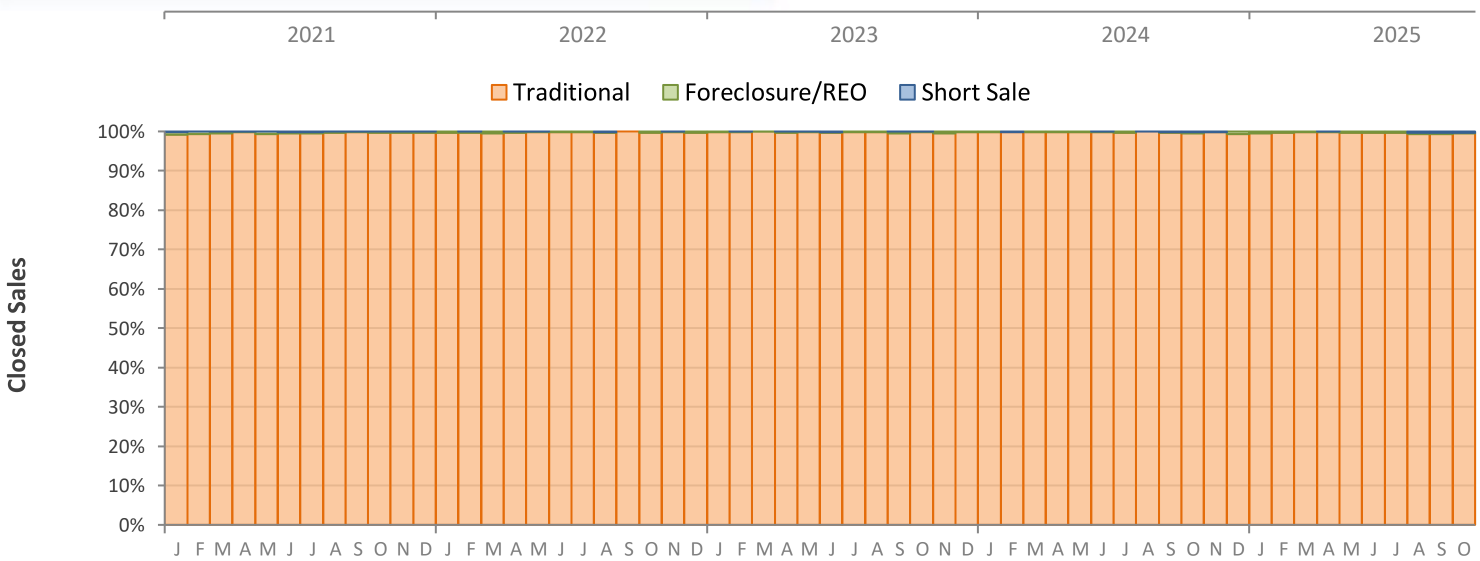
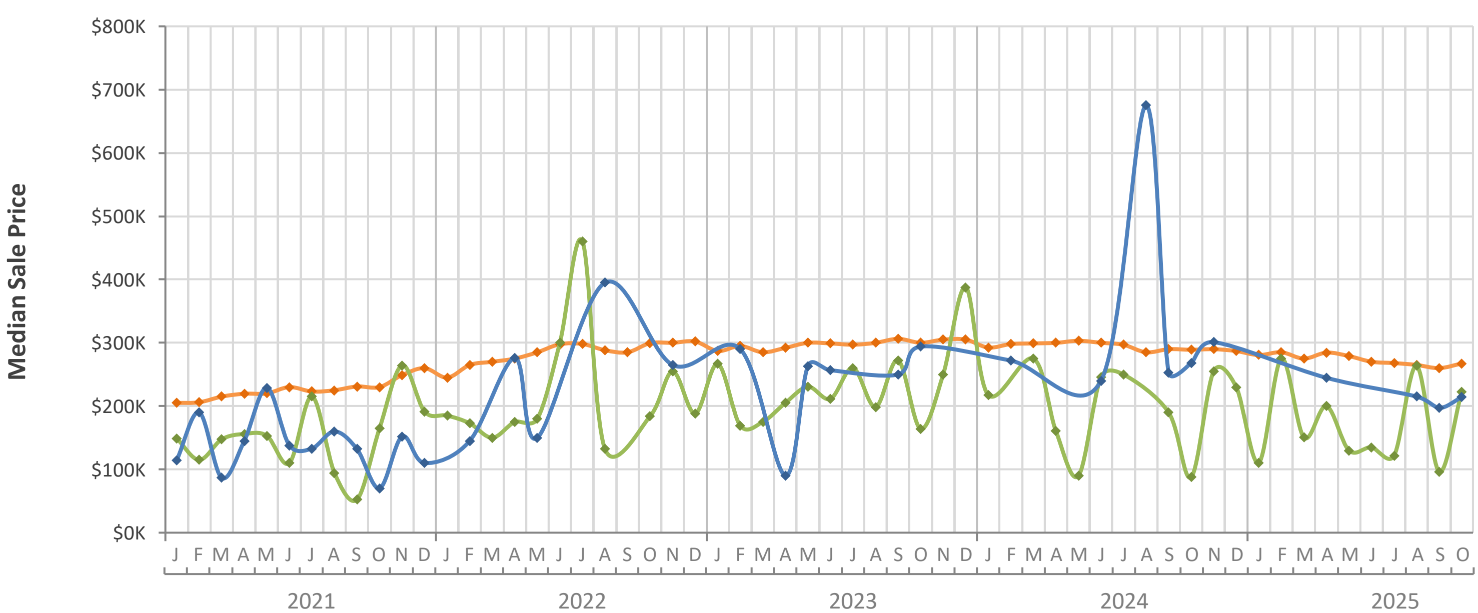
Monthly Distressed Market - October 2025
Townhouses and Condos
Tampa-St. Petersburg-Clearwater MSA



		October 2025	October 2024	Percent Change Year-over-Year
Traditional	Closed Sales	934	868	7.6%
	Median Sale Price	$267,250	$288,990	-7.5%
Foreclosure/REO	Closed Sales	2	2	0.0%
	Median Sale Price	$222,500	$87,695	153.7%
Short Sale	Closed Sales	3	2	50.0%
	Median Sale Price	$214,000	$268,263	-20.2%





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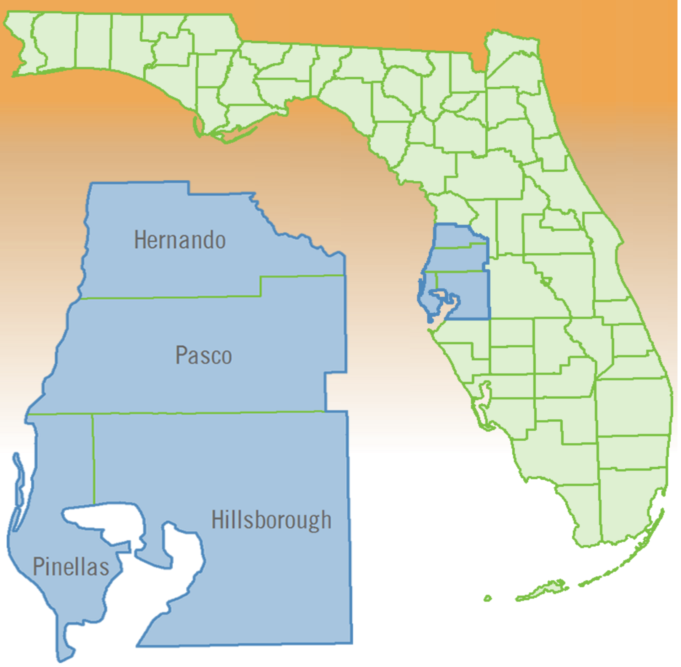
Monthly Market Detail - October 2025
Manufactured Homes
Tampa-St. Petersburg-Clearwater MSA



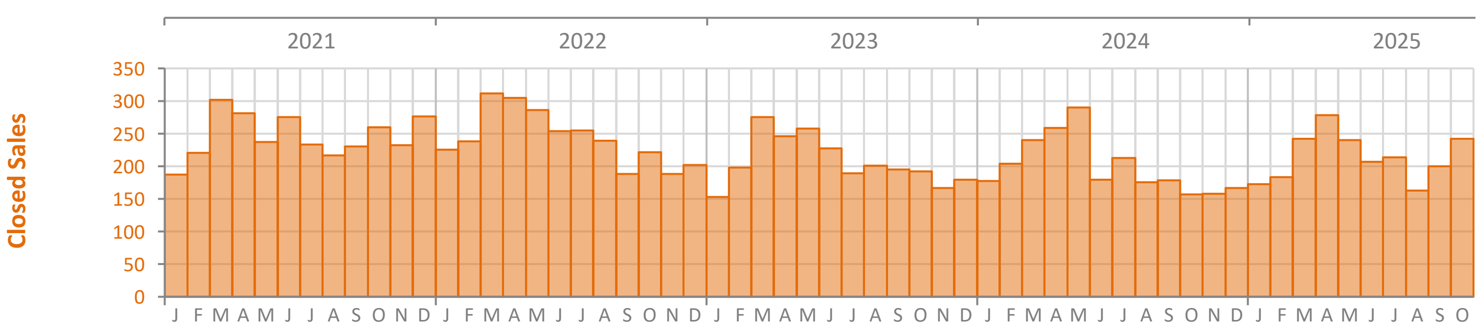
Summary Statistics	October 2025	October 2024	Percent Change Year-over-Year
Closed Sales	242	157	54.1%
Paid in Cash	156	103	51.5%
Median Sale Price	$155,000	$155,750	-0.5%
Average Sale Price	$169,650	$182,775	-7.2%
Dollar Volume	$41.1 Million	$28.7 Million	43.1%
Median Percent of Original List Price Received	89.6%	92.0%	-2.6%
Median Time to Contract	64 Days	46 Days	39.1%
Median Time to Sale	101 Days	83 Days	21.7%
New Pending Sales	222	151	47.0%
New Listings	342	253	35.2%
Pending Inventory	215	179	20.1%
Inventory (Active Listings)	1,303	922	41.3%
Months Supply of Inventory	6.3	4.6	37.0%

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	2,142	3.3%
October 2025	**242**	**54.1%**
September 2025	200	12.4%
August 2025	163	-7.4%
July 2025	214	0.5%
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%



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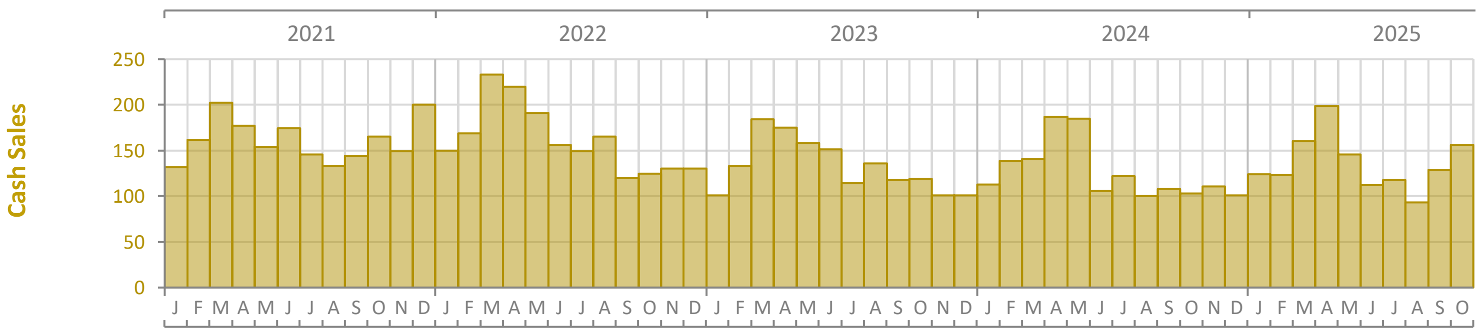
Cash Sales

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	1,360	4.3%
October 2025	**156**	**51.5%**
September 2025	129	19.4%
August 2025	93	-7.0%
July 2025	118	-3.3%
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%

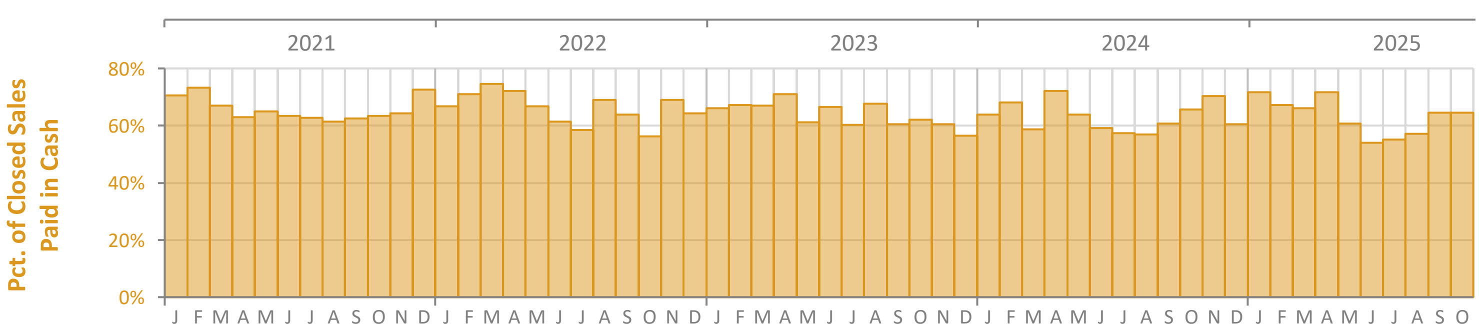


Cash Sales as a Percentage of Closed Sales

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	63.5%	1.0%
October 2025	**64.5%**	**-1.7%**
September 2025	64.5%	6.3%
August 2025	57.1%	0.5%
July 2025	55.1%	-3.8%
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%



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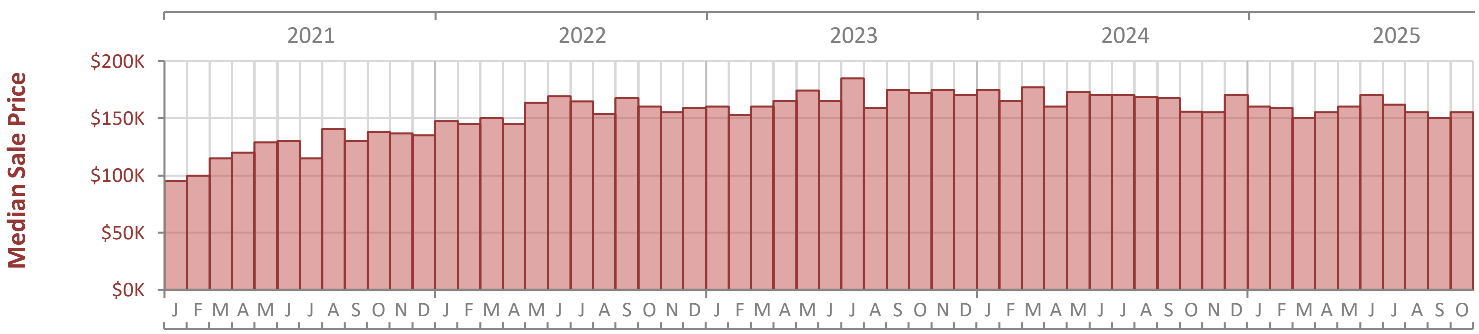
Median Sale Price

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	$158,500	-5.7%
October 2025	**$155,000**	**-0.5%**
September 2025	$150,000	-10.4%
August 2025	$155,000	-8.0%
July 2025	$162,000	-4.7%
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%

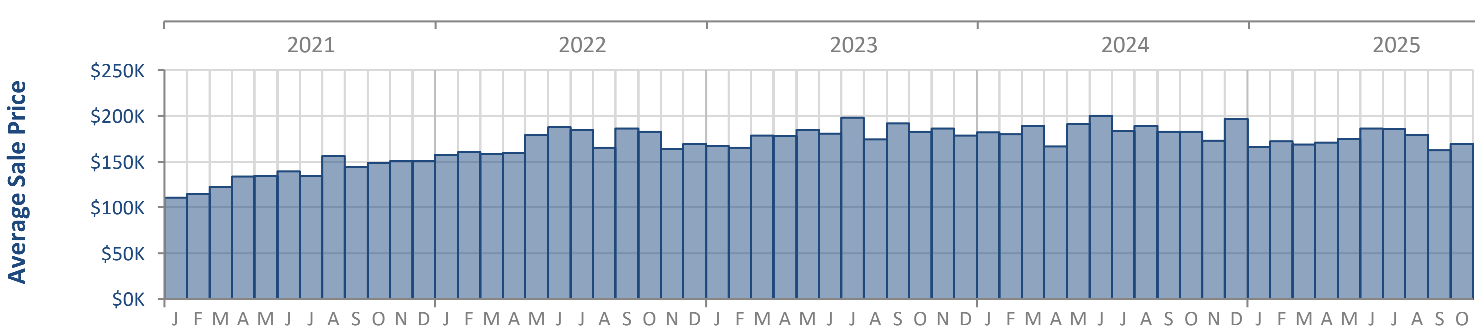


Average Sale Price

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	$173,479	-5.9%
October 2025	**$169,650**	**-7.2%**
September 2025	$162,708	-10.8%
August 2025	$179,268	-5.0%
July 2025	$185,379	1.0%
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%

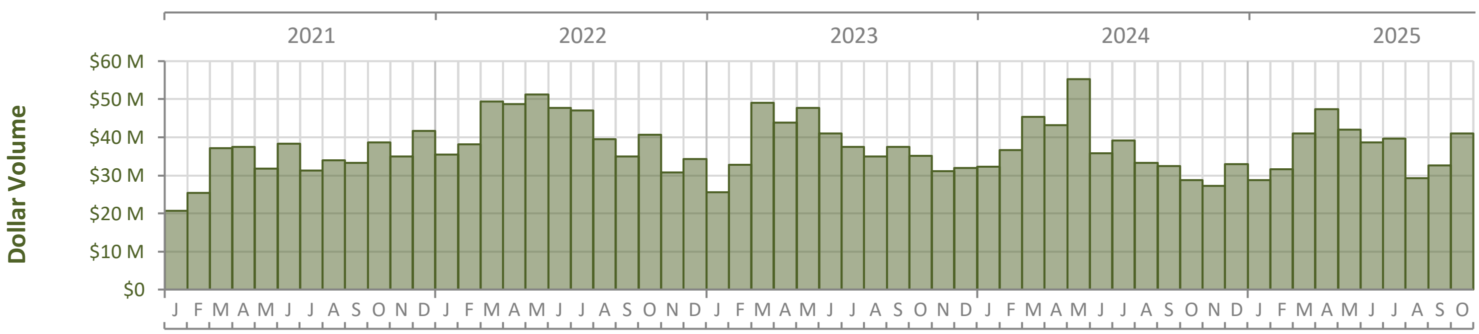


Dollar Volume

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	$371.6 Million	-2.8%
October 2025	**$41.1 Million**	**43.1%**
September 2025	$32.5 Million	0.2%
August 2025	$29.2 Million	-12.1%
July 2025	$39.7 Million	1.5%
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%

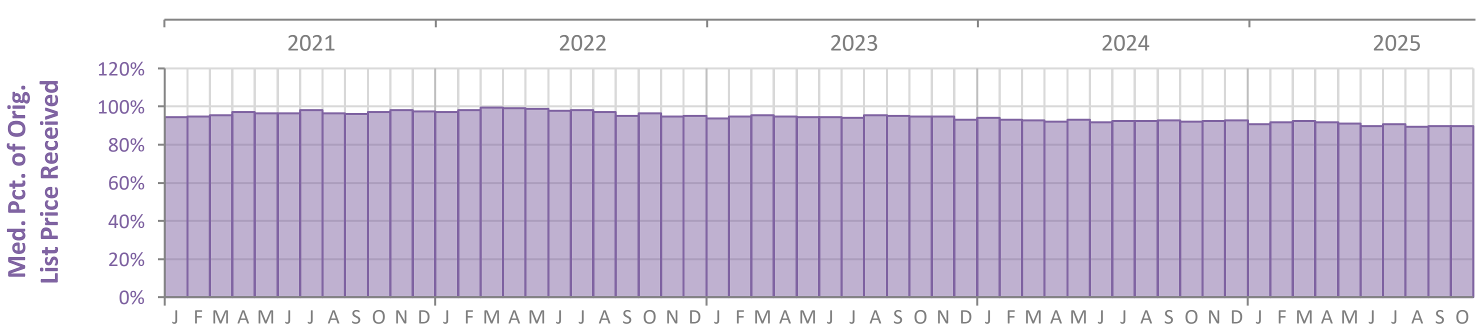


Median Percent of Original List Price Received

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	90.9%	-2.2%
October 2025	**89.6%**	**-2.6%**
September 2025	89.7%	-3.4%
August 2025	89.5%	-3.2%
July 2025	90.7%	-1.9%
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%



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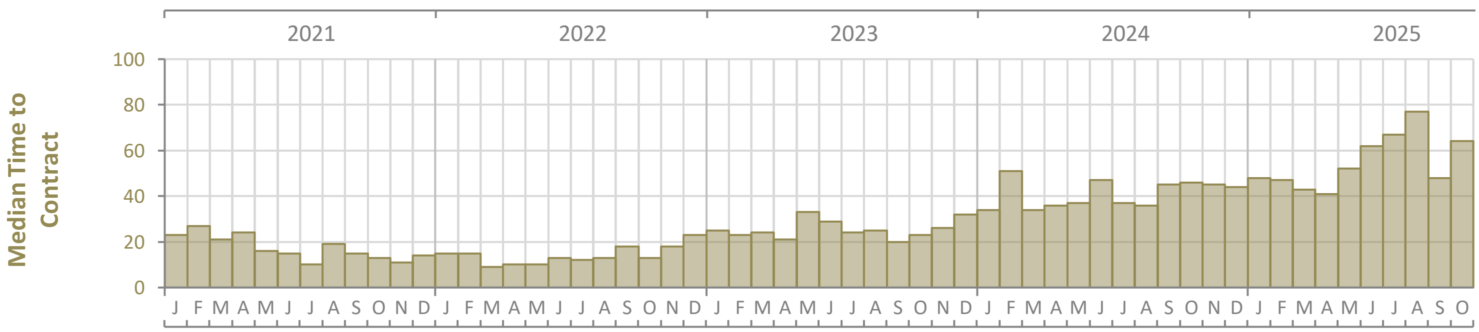
Median Time to Contract

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	56 Days	36.6%
October 2025	**64 Days**	**39.1%**
September 2025	48 Days	6.7%
August 2025	77 Days	113.9%
July 2025	67 Days	81.1%
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%

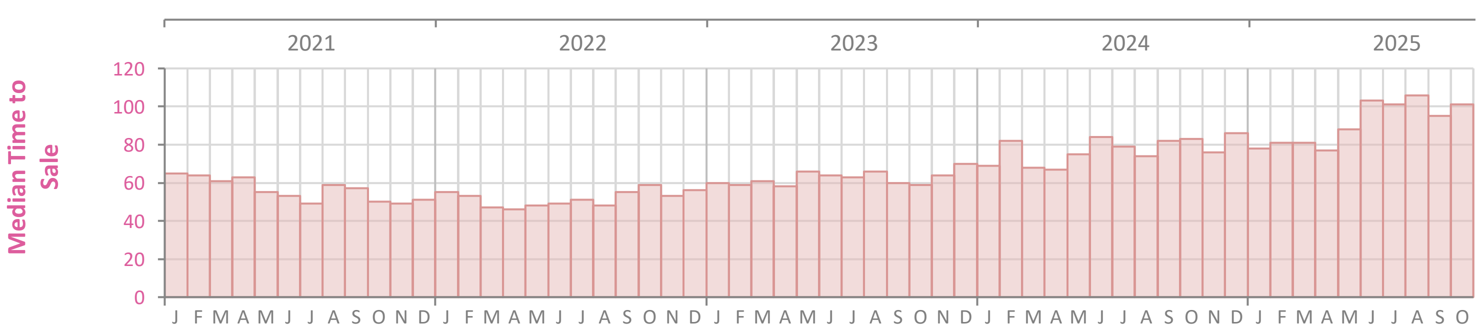


Median Time to Sale

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	19.5%
October 2025	**101 Days**	**21.7%**
September 2025	95 Days	15.9%
August 2025	106 Days	43.2%
July 2025	101 Days	27.8%
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%



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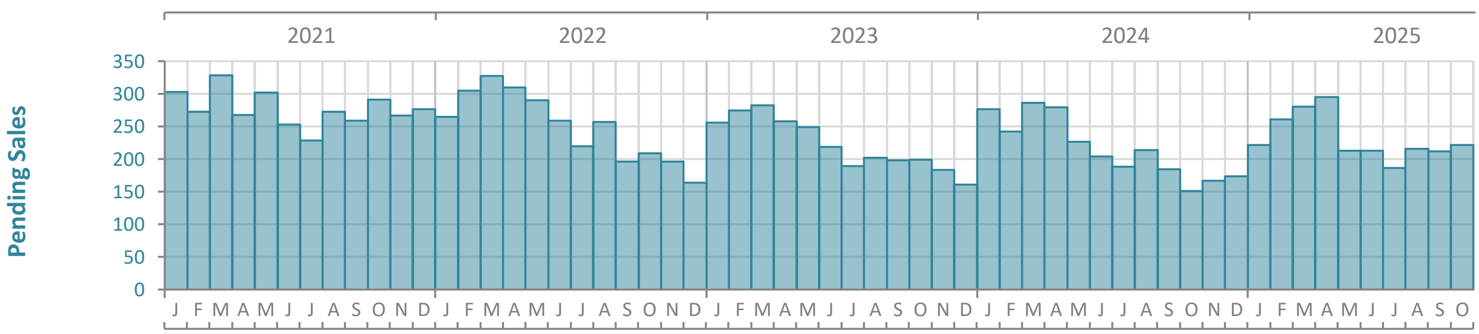
New Pending Sales

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	2,320	3.1%
October 2025	**222**	**47.0%**
September 2025	212	15.2%
August 2025	216	0.9%
July 2025	186	-1.1%
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%

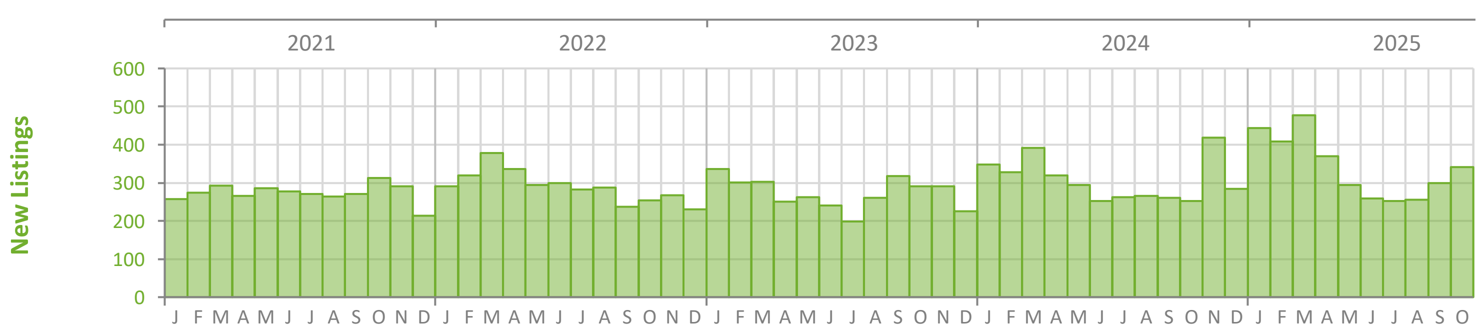


New Listings

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	3,401	14.3%
October 2025	**342**	**35.2%**
September 2025	300	14.9%
August 2025	255	-4.1%
July 2025	253	-3.8%
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%



Monthly Market Detail - October 2025
Manufactured Homes
Tampa-St. Petersburg-Clearwater MSA

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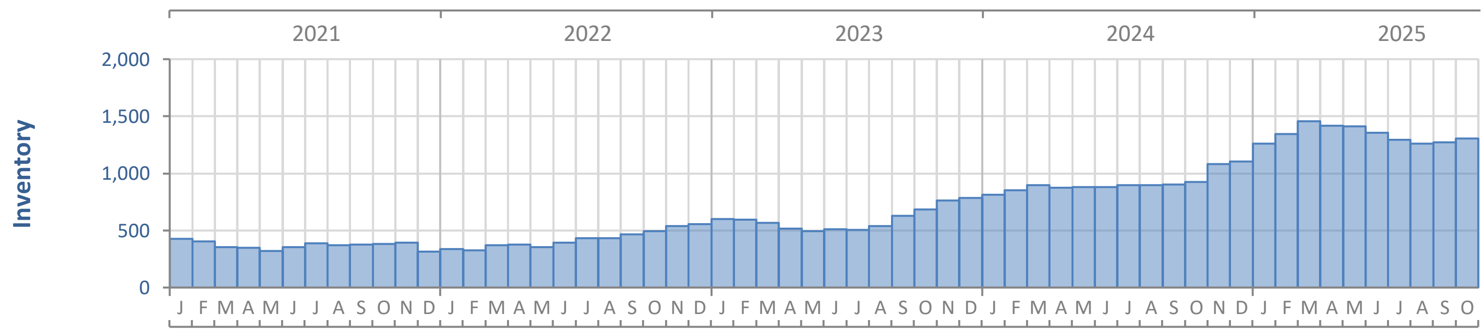
Inventory (Active Listings)

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)	1,336	51.6%
October 2025	**1,303**	**41.3%**
September 2025	1,269	40.7%
August 2025	1,259	40.8%
July 2025	1,293	44.1%
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%

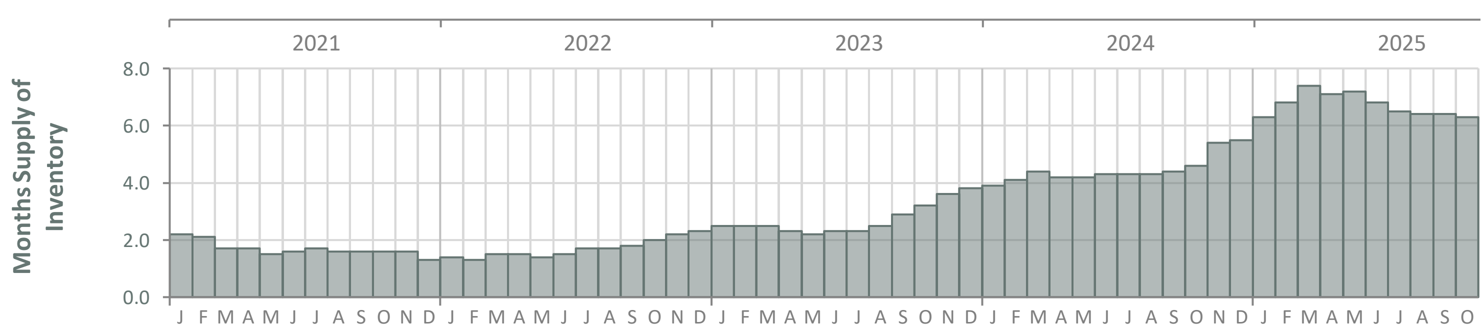


Months Supply of Inventory

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)	6.7	55.8%
October 2025	**6.3**	**37.0%**
September 2025	6.4	45.5%
August 2025	6.4	48.8%
July 2025	6.5	51.2%
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%



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Monthly Market Detail - October 2025
Manufactured Homes
Tampa-St. Petersburg-Clearwater MSA

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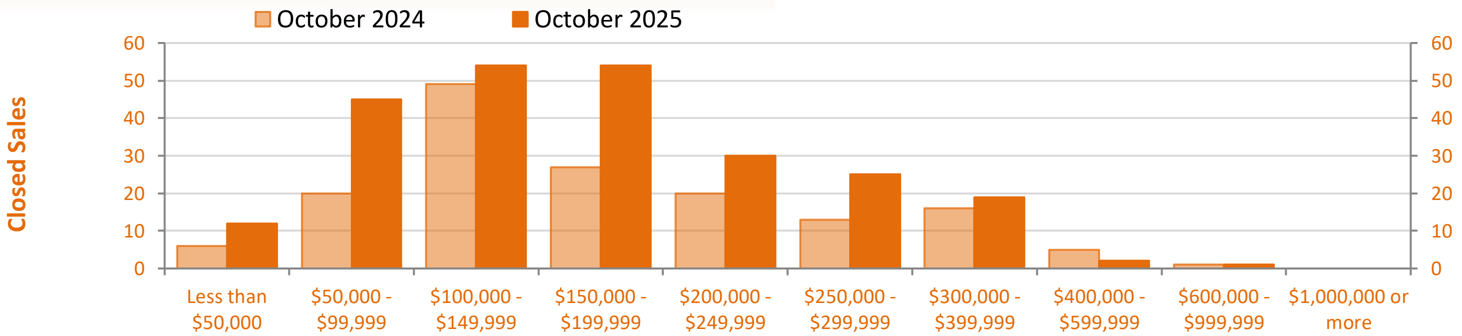
Closed Sales by Sale Price

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	12	100.0%
$50,000 - $99,999	45	125.0%
$100,000 - $149,999	54	10.2%
$150,000 - $199,999	54	100.0%
$200,000 - $249,999	30	50.0%
$250,000 - $299,999	25	92.3%
$300,000 - $399,999	19	18.8%
$400,000 - $599,999	2	-60.0%
$600,000 - $999,999	1	0.0%
$1,000,000 or more	0	N/A

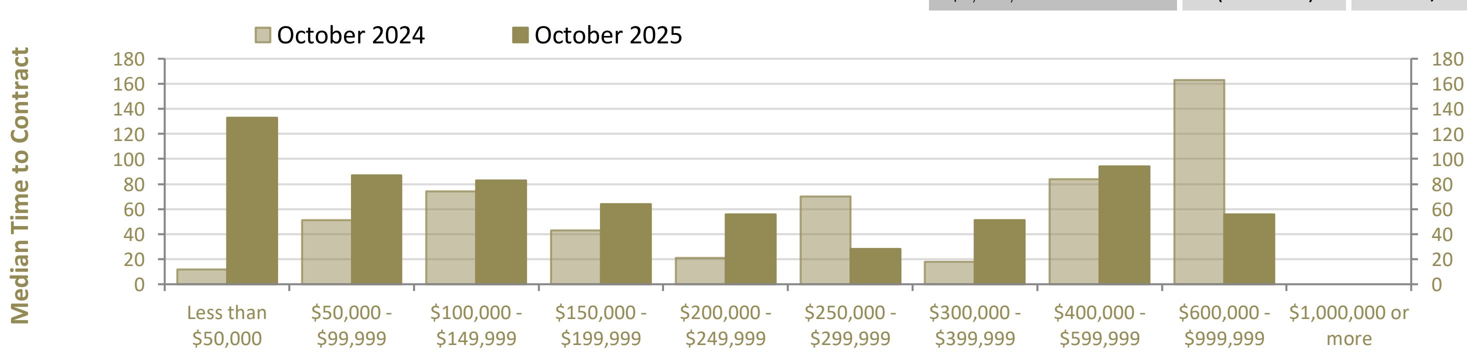


Median Time to Contract by Sale Price

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	133 Days	1008.3%
$50,000 - $99,999	87 Days	70.6%
$100,000 - $149,999	83 Days	12.2%
$150,000 - $199,999	64 Days	48.8%
$200,000 - $249,999	56 Days	166.7%
$250,000 - $299,999	28 Days	-60.0%
$300,000 - $399,999	51 Days	183.3%
$400,000 - $599,999	94 Days	11.9%
$600,000 - $999,999	56 Days	-65.6%
$1,000,000 or more	(No Sales)	N/A



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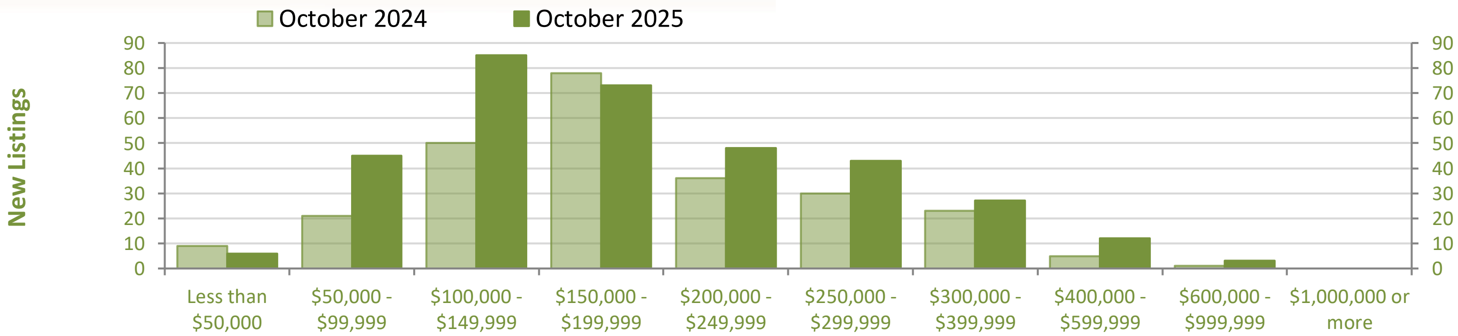
New Listings by Initial Listing Price

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	-33.3%
$50,000 - $99,999	45	114.3%
$100,000 - $149,999	85	70.0%
$150,000 - $199,999	73	-6.4%
$200,000 - $249,999	48	33.3%
$250,000 - $299,999	43	43.3%
$300,000 - $399,999	27	17.4%
$400,000 - $599,999	12	140.0%
$600,000 - $999,999	3	200.0%
$1,000,000 or more	0	N/A

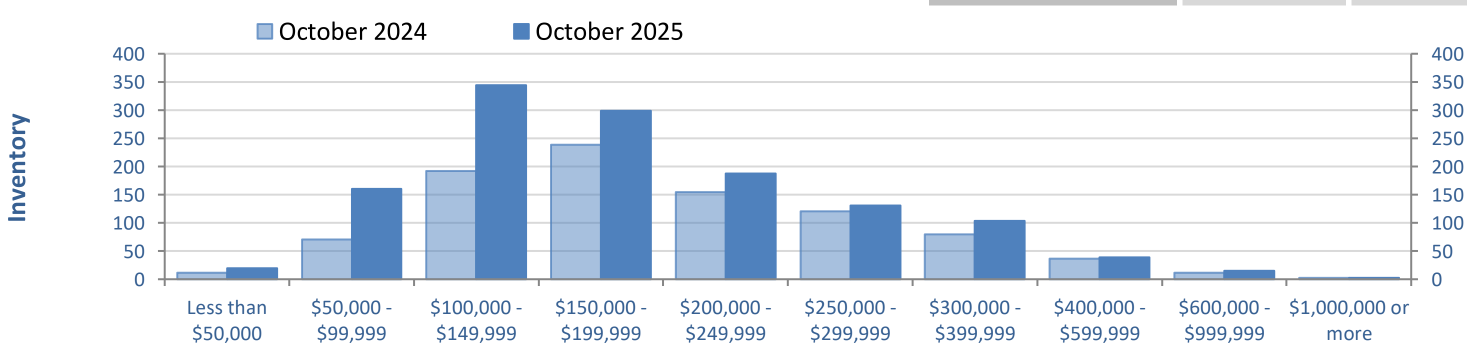


Inventory by Current Listing Price

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	20	66.7%
$50,000 - $99,999	160	125.4%
$100,000 - $149,999	344	79.2%
$150,000 - $199,999	299	25.1%
$200,000 - $249,999	188	21.3%
$250,000 - $299,999	131	8.3%
$300,000 - $399,999	104	30.0%
$400,000 - $599,999	39	5.4%
$600,000 - $999,999	15	25.0%
$1,000,000 or more	3	0.0%



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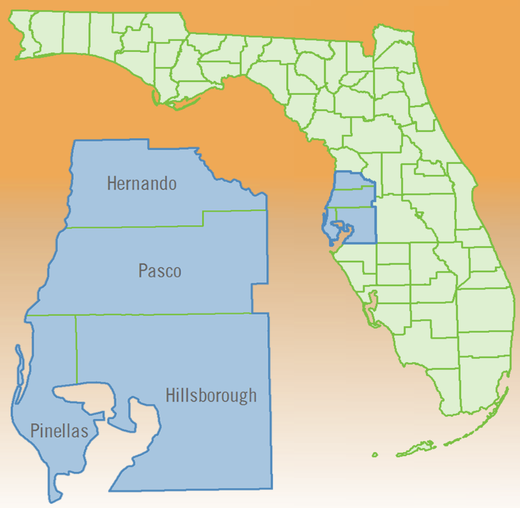
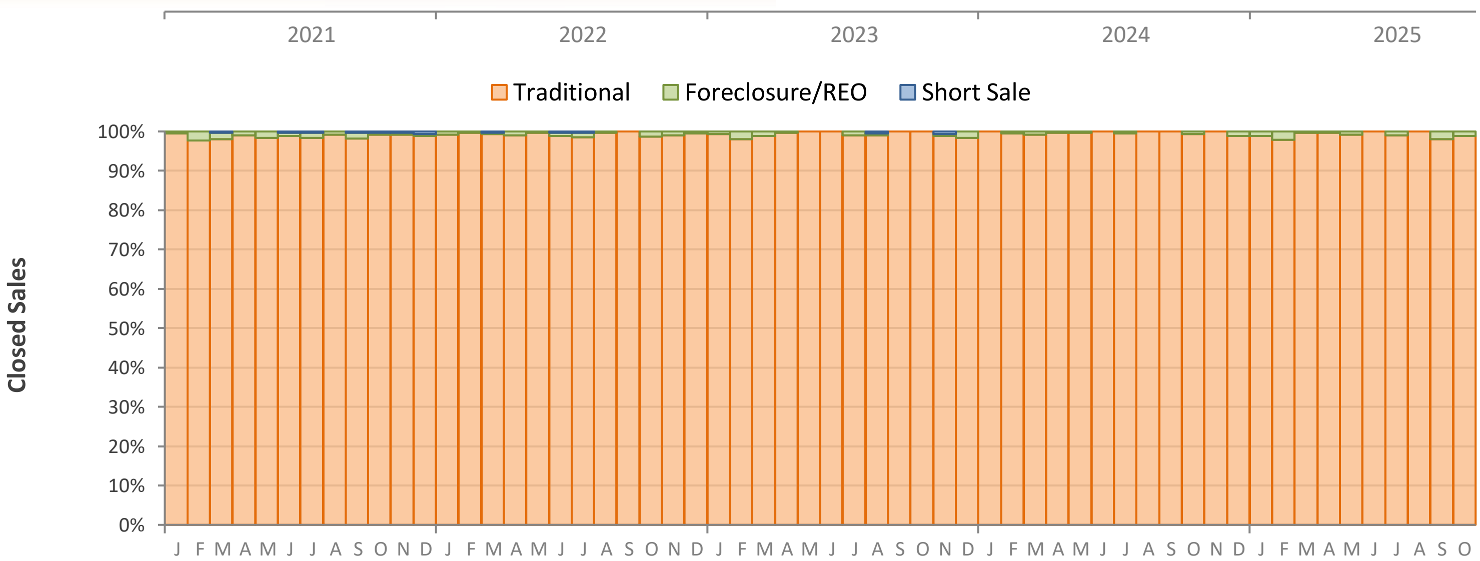
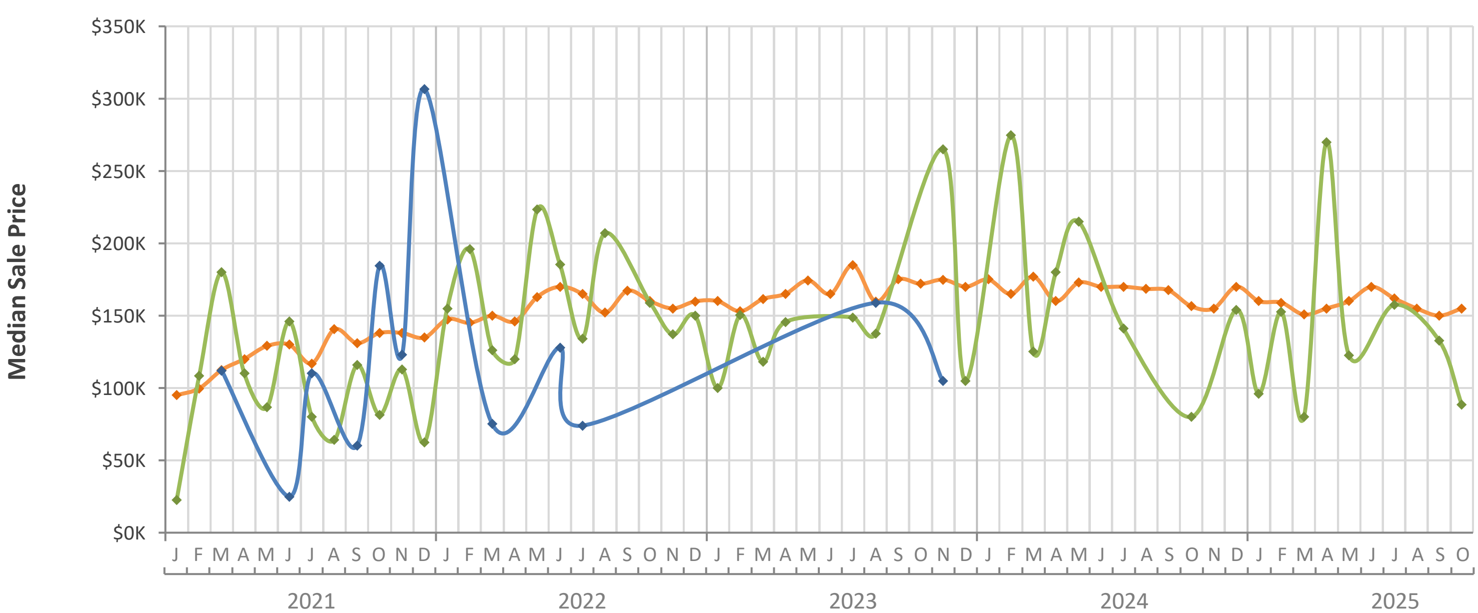
Monthly Distressed Market - October 2025
Manufactured Homes
Tampa-St. Petersburg-Clearwater MSA



		October 2025	October 2024	Percent Change Year-over-Year
Traditional	Closed Sales	239	156	53.2%
	Median Sale Price	$155,000	$156,500	-1.0%
Foreclosure/REO	Closed Sales	3	1	200.0%
	Median Sale Price	$88,500	$80,000	10.6%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A





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