



4 WEEK REAL ESTATE MARKET REPORT

Sunday, February 1, 2026

As of: Monday, February 2, 2026

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- 2 Cumulative Tampa Bay Report - Single Family Home
- 3 Cumulative Tampa Bay Report - Condominium
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- 13 Manatee County - Condominium

4 WEEK REAL ESTATE MARKET REPORT

REPORT BREAKDOWN

Sunday, February 1, 2026

as of: 2/2/2026

| | |
|--------|-----------------------------|
| Day 1 | Sunday, February 1, 2026 |
| Day 2 | Saturday, January 31, 2026 |
| Day 3 | Friday, January 30, 2026 |
| Day 4 | Thursday, January 29, 2026 |
| Day 5 | Wednesday, January 28, 2026 |
| Day 6 | Monday, February 2, 2026 |
| Day 7 | Sunday, February 1, 2026 |
| Day 8 | Saturday, January 31, 2026 |
| Day 9 | Friday, January 30, 2026 |
| Day 10 | Thursday, January 29, 2026 |
| Day 11 | Wednesday, January 28, 2026 |
| Day 12 | Tuesday, January 27, 2026 |
| Day 13 | Monday, January 26, 2026 |
| Day 14 | Sunday, January 25, 2026 |
| Day 15 | Saturday, January 24, 2026 |
| Day 16 | Friday, January 23, 2026 |
| Day 17 | Thursday, January 22, 2026 |
| Day 18 | Wednesday, January 21, 2026 |
| Day 19 | Tuesday, January 20, 2026 |
| Day 20 | Monday, January 19, 2026 |
| Day 21 | Sunday, January 18, 2026 |
| Day 22 | Saturday, January 17, 2026 |
| Day 23 | Friday, January 16, 2026 |
| Day 24 | Thursday, January 15, 2026 |
| Day 25 | Wednesday, January 14, 2026 |
| Day 26 | Tuesday, January 13, 2026 |
| Day 27 | Monday, January 12, 2026 |
| Day 28 | Sunday, January 11, 2026 |

REPORT BREAKDOWN

GRAPH:

Active - Newly listed during the date range

Pending - Status changed to 'pending' during the date range

Sold - Closed during the date range

Canceled - Canceled during the date range

Temp off Market - Status changed to 'temp' off market' during the date range

The date ranges are not cumulative.

Day 1: Sunday, February 1, 2026

Day 28: Sunday, January 11, 2026

TOTALS:

4 Weeks: The summation of each date range (Day 1 - Day 28)

Market Changes

Day 1's New Listings, Price Increase, Price Decreases and Back on Market

Manatee County - Single Family Home

7 Day Sold Comparison

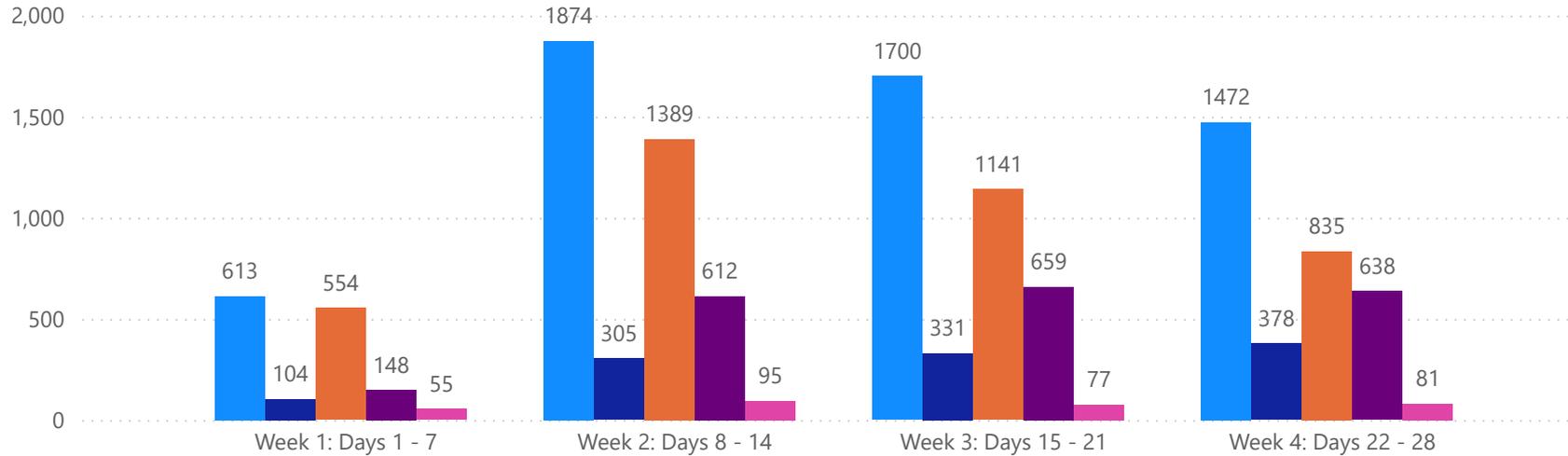
Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOME

2/1/2026

MLS Status ● Active ● Canceled ● Pending ● Sold ● Temporarily Off-Market



All data is current as of today, though some MLS statuses may have changed from prior days.

TOTALS

| MLS Status | 4 Week Total |
|------------------------|--------------|
| Active | 5659 |
| Canceled | 1118 |
| Pending | 3919 |
| Sold | 2057 |
| Temporarily Off-Market | 308 |

DAILY MARKET CHANGE

| Category | Sum of Total | |
|--------------------|--------------|--|
| Back on the Market | 39 | *Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing) |
| New Listings | 173 | |
| Price Decrease | 320 | |
| Price Increase | 22 | |

7 DAY SOLD COMPARISON

| Closed Prior Year | Volume | Count |
|---------------------------|---------------------|------------|
| Tuesday, January 27, 2026 | \$26,536,703 | 57 |
| Monday, January 26, 2026 | \$46,362,853 | 91 |
| Total | \$72,899,556 | 148 |

| Closed Prior Year | Volume | Count |
|-----------------------------|----------------------|------------|
| Friday, January 31, 2025 | \$212,228,168 | 350 |
| Thursday, January 30, 2025 | \$121,144,881 | 204 |
| Wednesday, January 29, 2025 | \$90,366,084 | 131 |
| Tuesday, January 28, 2025 | \$71,029,358 | 126 |
| Monday, January 27, 2025 | \$76,101,984 | 125 |
| Sunday, January 26, 2025 | \$996,020 | 2 |
| Saturday, January 25, 2025 | \$2,186,410 | 6 |
| Total | \$574,052,905 | 944 |

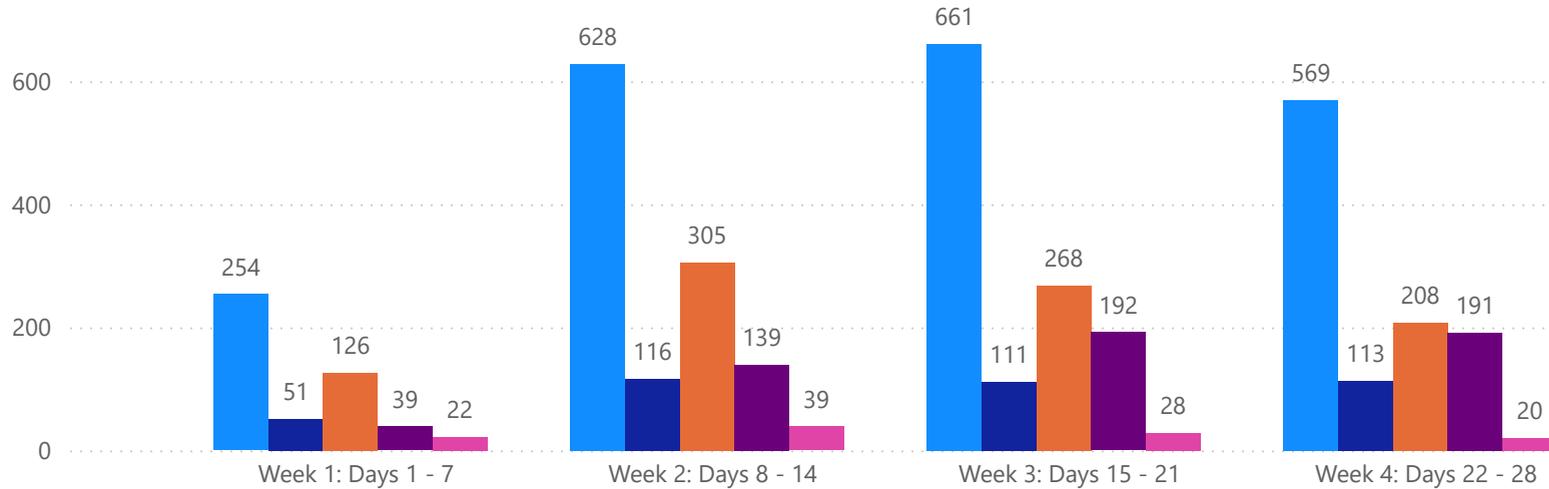


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDO

2/1/2026

MLS Status ● Active ● Canceled ● Pending ● Sold ● Temporarily Off-Market



All data is current as of today, though some MLS statuses may have changed from prior days.

TOTALS

| MLS Status | 4 Week Total |
|------------------------|--------------|
| Active | 2112 |
| Canceled | 391 |
| Pending | 907 |
| Sold | 561 |
| Temporarily Off-Market | 109 |

DAILY MARKET CHANGE

| Category | Sum of Total |
|--------------------|--------------|
| Back on the Market | 17 |
| New Listings | 90 |
| Price Decrease | 104 |
| Price Increase | 10 |

*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 DAY SOLD COMPARISON

| Closed Prior Year | Volume | Count |
|---------------------------|---------------------|-----------|
| Tuesday, January 27, 2026 | \$9,369,275 | 15 |
| Monday, January 26, 2026 | \$12,728,592 | 24 |
| Total | \$22,097,867 | 39 |

| Closed Prior Year | Volume | Count |
|-----------------------------|---------------------|------------|
| Friday, January 31, 2025 | \$27,653,072 | 75 |
| Thursday, January 30, 2025 | \$21,975,263 | 39 |
| Wednesday, January 29, 2025 | \$10,455,397 | 29 |
| Tuesday, January 28, 2025 | \$8,779,798 | 26 |
| Monday, January 27, 2025 | \$12,252,900 | 19 |
| Saturday, January 25, 2025 | \$160,000 | 1 |
| Total | \$81,276,430 | 189 |

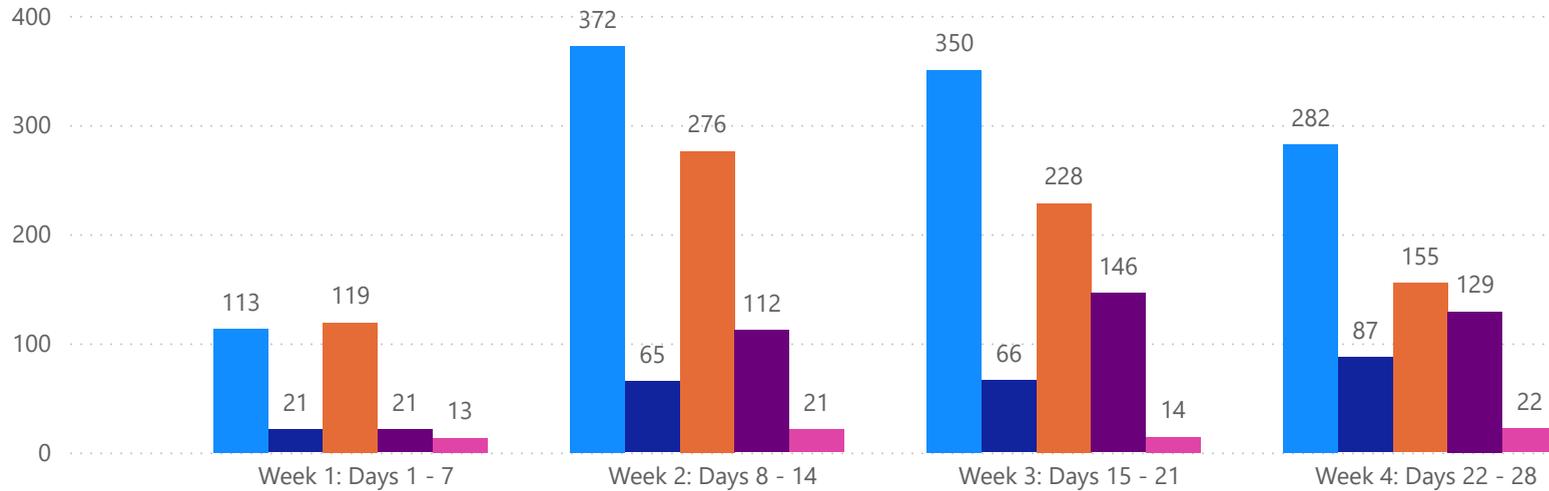


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOME

2/1/2026

MLS Status ● Active ● Canceled ● Pending ● Sold ● Temporarily Off-Market



All data is current as of today, though some MLS statuses may have changed from prior days.

TOTALS

| MLS Status | 4 Week Total |
|------------------------|--------------|
| Active | 1117 |
| Canceled | 239 |
| Pending | 778 |
| Sold | 408 |
| Temporarily Off-Market | 70 |

DAILY MARKET CHANGE

| Category | Sum of Pinellas |
|--------------------|-----------------|
| Back on the Market | 2 |
| New Listings | 33 |
| Price Decrease | 47 |
| Price Increase | 2 |

*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 DAY SOLD COMPARISON

| Closed Prior Year | Volume | Count |
|---------------------------|---------------------|-----------|
| Tuesday, January 27, 2026 | \$7,608,000 | 12 |
| Monday, January 26, 2026 | \$3,141,999 | 9 |
| Total | \$10,749,999 | 21 |

| Closed Prior Year | Volume | Count |
|-----------------------------|----------------------|------------|
| Friday, January 31, 2025 | \$52,065,500 | 77 |
| Thursday, January 30, 2025 | \$20,781,160 | 33 |
| Wednesday, January 29, 2025 | \$18,360,500 | 30 |
| Tuesday, January 28, 2025 | \$10,596,210 | 20 |
| Monday, January 27, 2025 | \$14,412,100 | 26 |
| Sunday, January 26, 2025 | \$531,500 | 1 |
| Total | \$116,746,970 | 187 |

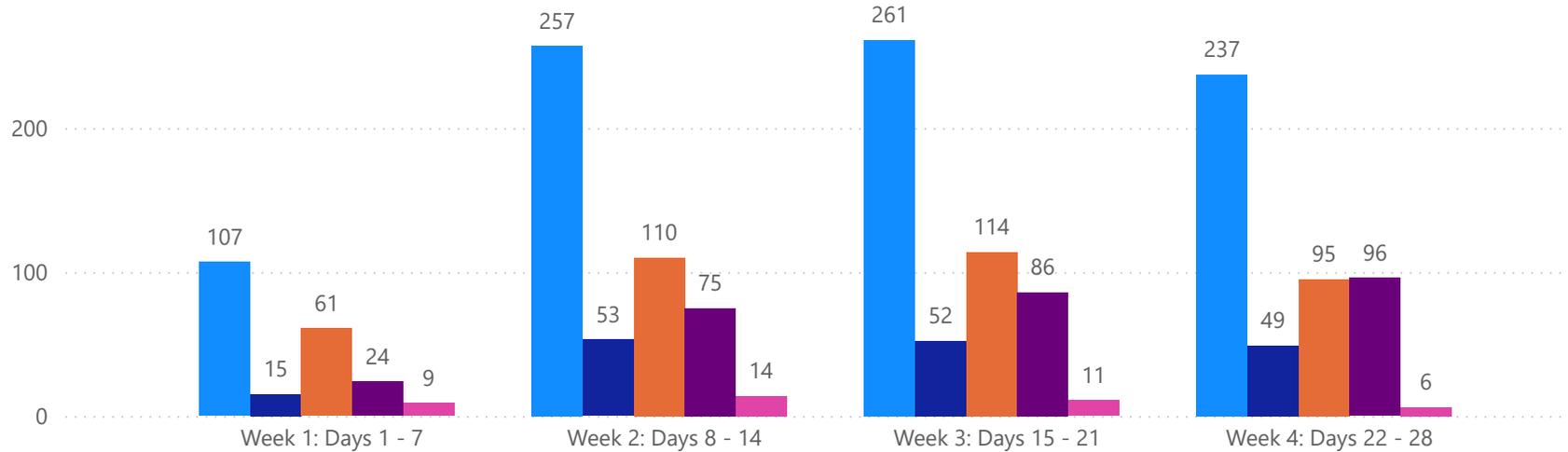


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDO

2/1/2026

MLS Status ● Active ● Canceled ● Pending ● Sold ● Temporarily Off-Market



All data is current as of today, though some MLS statuses may have changed from prior days.

TOTALS

| MLS Status | 4 Week Total |
|------------------------|--------------|
| Active | 862 |
| Canceled | 169 |
| Pending | 380 |
| Sold | 281 |
| Temporarily Off-Market | 40 |

DAILY MARKET CHANGE

| Category | Sum of Pinellas |
|--------------------|-----------------|
| Back on the Market | 10 |
| New Listings | 32 |
| Price Decrease | 44 |
| Price Increase | 5 |

*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 DAY SOLD COMPARISON

| Closed Prior Year | Volume | Count |
|---------------------------|---------------------|-----------|
| Tuesday, January 27, 2026 | \$8,320,275 | 11 |
| Monday, January 26, 2026 | \$9,524,692 | 13 |
| Total | \$17,844,967 | 24 |

| Closed Prior Year | Volume | Count |
|-----------------------------|---------------------|-----------|
| Friday, January 31, 2025 | \$10,322,184 | 33 |
| Thursday, January 30, 2025 | \$10,819,400 | 18 |
| Wednesday, January 29, 2025 | \$4,306,000 | 13 |
| Tuesday, January 28, 2025 | \$2,691,900 | 9 |
| Monday, January 27, 2025 | \$7,605,000 | 10 |
| Saturday, January 25, 2025 | \$160,000 | 1 |
| Total | \$35,904,484 | 84 |

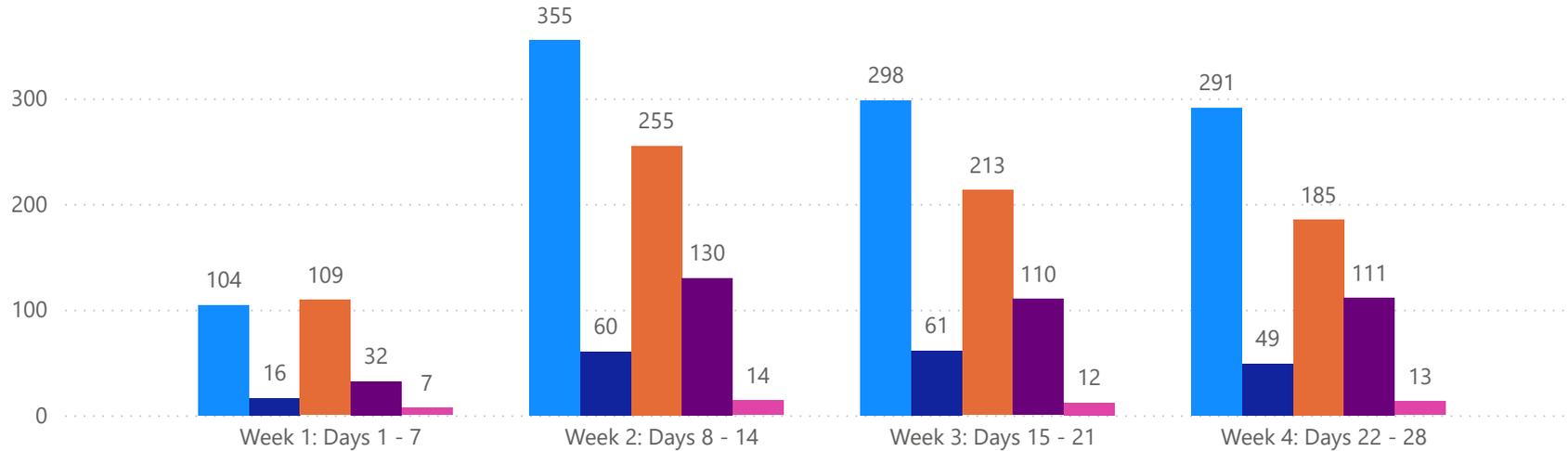


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOME

2/1/2026

MLS Status ● Active ● Canceled ● Pending ● Sold ● Temporarily Off-Market



All data is current as of today, though some MLS statuses may have changed from prior days.

TOTALS

| MLS Status | 4 Week Total |
|------------------------|--------------|
| Active | 1048 |
| Canceled | 186 |
| Pending | 762 |
| Sold | 383 |
| Temporarily Off-Market | 46 |

DAILY MARKET CHANGE

| Category | Sum of Pasco |
|--------------------|--------------|
| Back on the Market | 5 |
| New Listings | 32 |
| Price Decrease | 71 |
| Price Increase | 3 |

*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 DAY SOLD COMPARISON

| Closed Prior Year | Volume | Count |
|---------------------------|---------------------|-----------|
| Tuesday, January 27, 2026 | \$3,933,300 | 9 |
| Monday, January 26, 2026 | \$8,660,434 | 23 |
| Total | \$12,593,734 | 32 |

| Closed Prior Year | Volume | Count |
|-----------------------------|---------------------|------------|
| Friday, January 31, 2025 | \$29,184,751 | 68 |
| Thursday, January 30, 2025 | \$15,883,866 | 36 |
| Wednesday, January 29, 2025 | \$10,521,075 | 25 |
| Tuesday, January 28, 2025 | \$13,574,222 | 29 |
| Monday, January 27, 2025 | \$12,686,328 | 26 |
| Saturday, January 25, 2025 | \$440,000 | 2 |
| Total | \$82,290,242 | 186 |

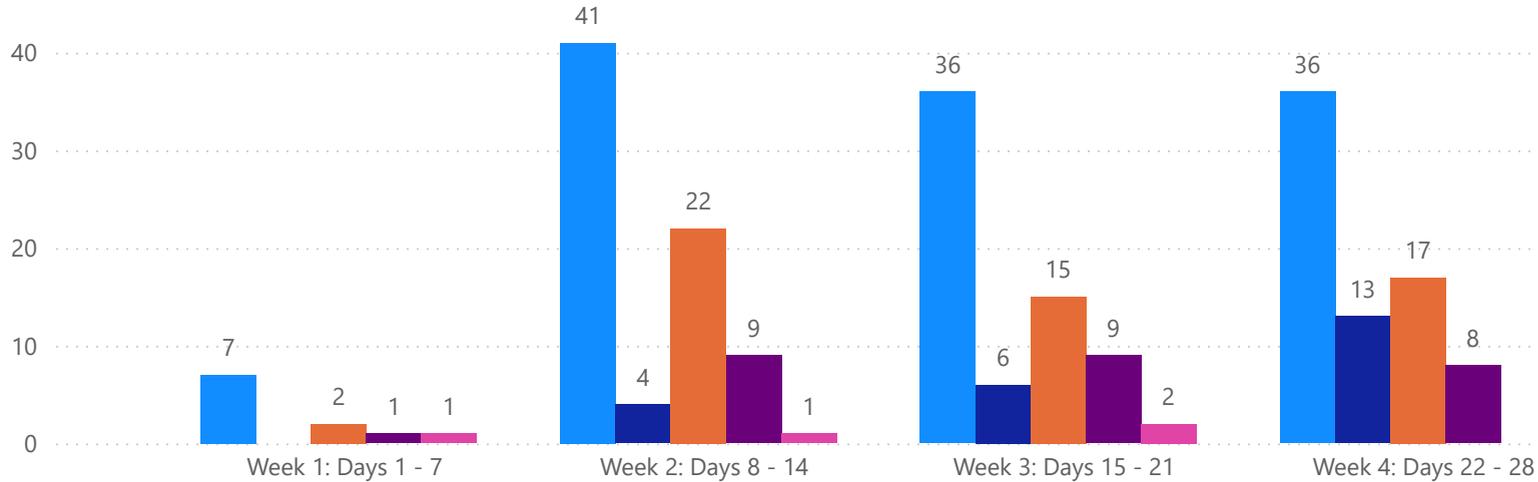


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDO

2/1/2026

MLSStatus ● Active ● Canceled ● Pending ● Sold ● Temporarily Off-Market



All data is current as of today, though some MLS statuses may have changed from prior days.

TOTALS

| MLS Status | 4 Week Total |
|------------------------|--------------|
| Active | 120 |
| Canceled | 23 |
| Pending | 56 |
| Sold | 27 |
| Temporarily Off-Market | 4 |

DAILY MARKET CHANGE

| Category | Sum of Pasco |
|--------------------|--------------|
| Back on the Market | 0 |
| New Listings | 4 |
| Price Decrease | 5 |
| Price Increase | 0 |

*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 DAY SOLD COMPARISON

| Closed Prior Year | Volume | Count |
|--------------------------|------------------|----------|
| Monday, January 26, 2026 | \$155,000 | 1 |
| Total | \$155,000 | 1 |

| Closed Prior Year | Volume | Count |
|-----------------------------|--------------------|----------|
| Friday, January 31, 2025 | \$562,500 | 3 |
| Thursday, January 30, 2025 | \$259,900 | 1 |
| Wednesday, January 29, 2025 | \$240,000 | 2 |
| Tuesday, January 28, 2025 | \$275,000 | 1 |
| Monday, January 27, 2025 | \$164,000 | 1 |
| Total | \$1,501,400 | 8 |

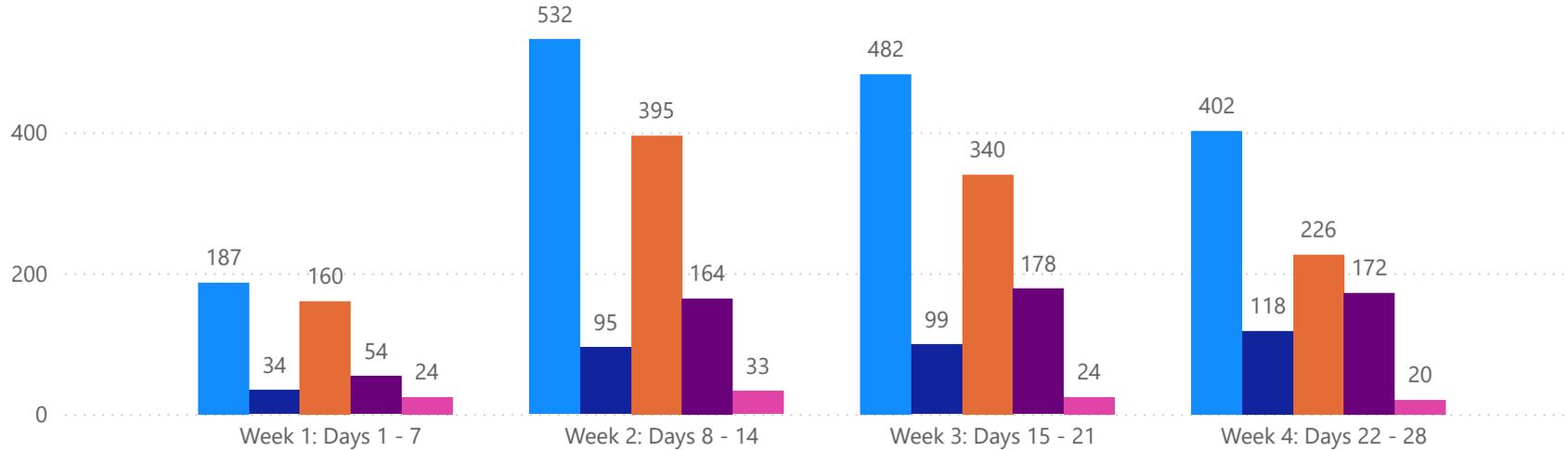


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOME

2/1/2026

MLS Status ● Active ● Canceled ● Pending ● Sold ● Temporarily Off-Market



All data is current as of today, though some MLS statuses may have changed from prior days.

TOTALS

| MLS Status | 4 Week Total |
|------------------------|--------------|
| Active | 1603 |
| Canceled | 346 |
| Pending | 1121 |
| Sold | 568 |
| Temporarily Off-Market | 101 |

DAILY MARKET CHANGE

| Category | Sum of Hillsborough | *Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing) |
|--------------------|---------------------|--|
| Back on the Market | 13 | |
| New Listings | 54 | |
| Price Decrease | 73 | |
| Price Increase | 5 | |

7 DAY SOLD COMPARISON

| Closed Prior Year | Volume | Count |
|---------------------------|---------------------|-----------|
| Tuesday, January 27, 2026 | \$9,944,553 | 25 |
| Monday, January 26, 2026 | \$12,237,330 | 29 |
| Total | \$22,181,883 | 54 |

| Closed Prior Year | Volume | Count |
|-----------------------------|----------------------|------------|
| Friday, January 31, 2025 | \$54,303,942 | 91 |
| Thursday, January 30, 2025 | \$27,273,690 | 55 |
| Wednesday, January 29, 2025 | \$15,967,688 | 27 |
| Tuesday, January 28, 2025 | \$18,009,002 | 36 |
| Monday, January 27, 2025 | \$20,885,155 | 35 |
| Saturday, January 25, 2025 | \$295,000 | 1 |
| Total | \$136,734,477 | 245 |

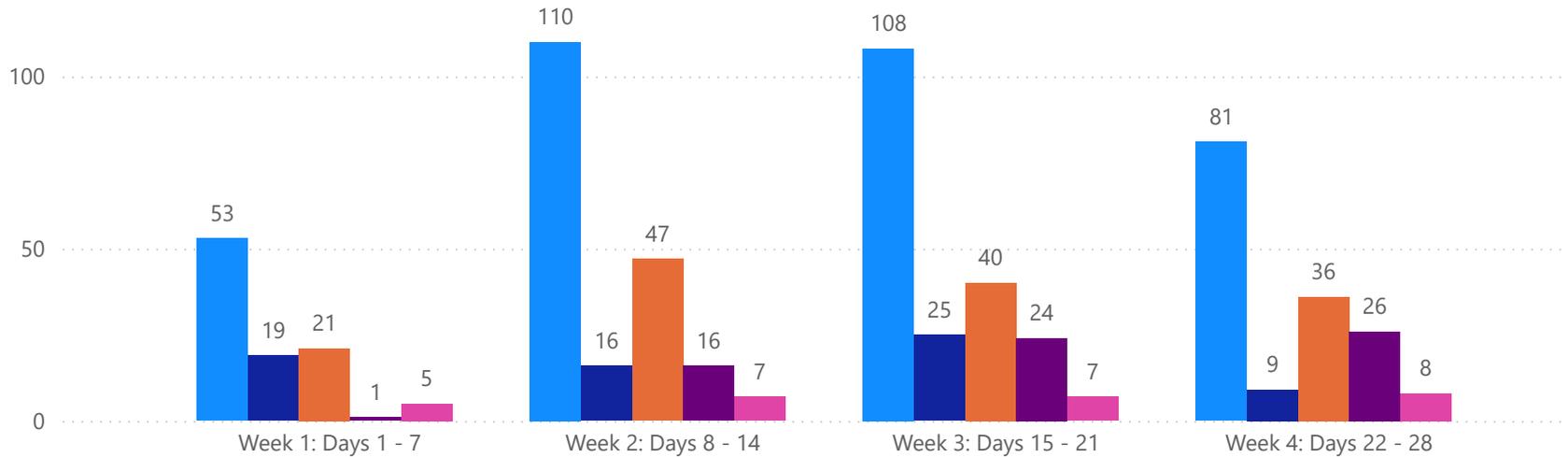


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDO

2/1/2026

MlsStatus ● Active ● Canceled ● Pending ● Sold ● Temporarily Off-Market



All data is current as of today, though some MLS statuses may have changed from prior days.

TOTALS

| MLS Status | 4 Week Total |
|------------------------|--------------|
| Active | 352 |
| Canceled | 69 |
| Pending | 144 |
| Sold | 67 |
| Temporarily Off-Market | 27 |

DAILY MARKET CHANGE

| Category | Sum of Hillsborough | *Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing) |
|--------------------|---------------------|--|
| Back on the Market | 4 | |
| New Listings | 19 | |
| Price Decrease | 15 | |
| Price Increase | 1 | |

7 DAY SOLD COMPARISON

| Closed Prior Year | Volume | Count |
|--------------------------|------------------|----------|
| Monday, January 26, 2026 | \$120,000 | 1 |
| Total | \$120,000 | 1 |

| Closed Prior Year | Volume | Count |
|-----------------------------|--------------------|-----------|
| Friday, January 31, 2025 | \$2,287,900 | 8 |
| Thursday, January 30, 2025 | \$1,794,963 | 5 |
| Wednesday, January 29, 2025 | \$365,000 | 2 |
| Tuesday, January 28, 2025 | \$670,000 | 2 |
| Monday, January 27, 2025 | \$1,409,900 | 3 |
| Total | \$6,527,763 | 20 |

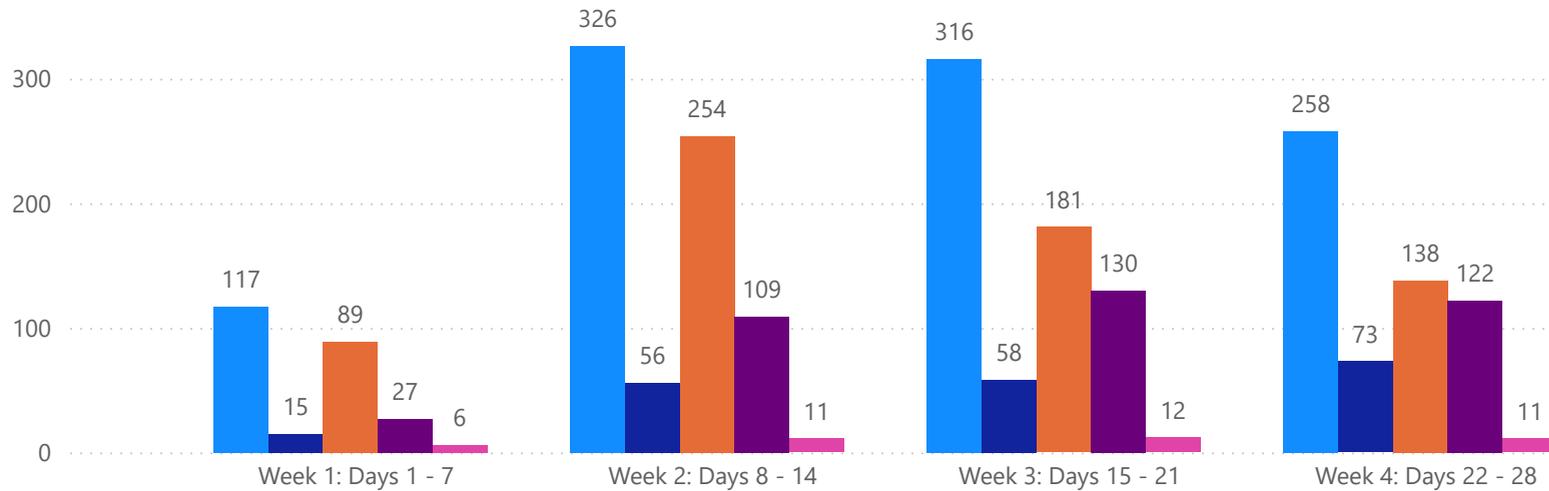


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOME

2/1/2026

MLS Status ● Active ● Canceled ● Pending ● Sold ● Temporarily Off-Market



All data is current as of today, though some MLS statuses may have changed from prior days.

TOTALS

| MLS Status | 4 Week Total |
|------------------------|--------------|
| Active | 1017 |
| Canceled | 202 |
| Pending | 662 |
| Sold | 388 |
| Temporarily Off-Market | 40 |

DAILY MARKET CHANGE

| Category | Sum of Sarasota |
|--------------------|-----------------|
| Back on the Market | 12 |
| New Listings | 32 |
| Price Decrease | 58 |
| Price Increase | 2 |

*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 DAY SOLD COMPARISON

| Closed Prior Year | Volume | Count |
|---------------------------|---------------------|-----------|
| Tuesday, January 27, 2026 | \$3,480,300 | 7 |
| Monday, January 26, 2026 | \$17,030,000 | 20 |
| Total | \$20,510,300 | 27 |

| Closed Prior Year | Volume | Count |
|-----------------------------|----------------------|------------|
| Friday, January 31, 2025 | \$38,027,968 | 59 |
| Thursday, January 30, 2025 | \$33,194,140 | 40 |
| Wednesday, January 29, 2025 | \$21,525,692 | 22 |
| Tuesday, January 28, 2025 | \$11,812,687 | 15 |
| Monday, January 27, 2025 | \$16,935,058 | 22 |
| Saturday, January 25, 2025 | \$935,000 | 2 |
| Total | \$122,430,545 | 160 |

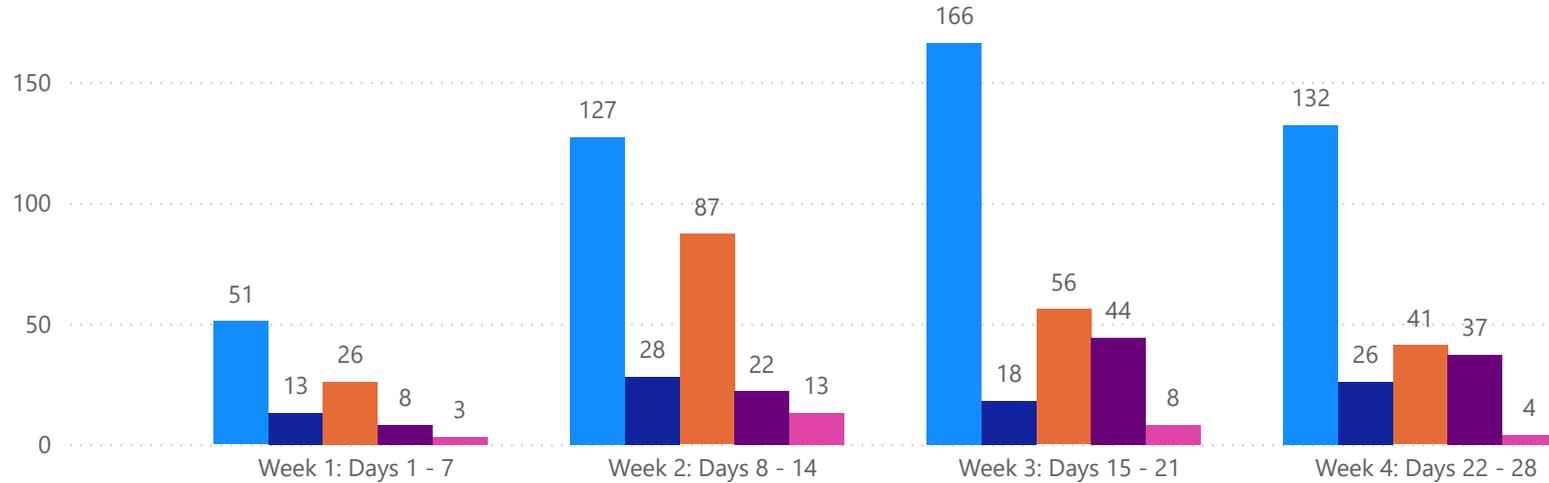


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDO

2/1/2026

MLS Status ● Active ● Canceled ● Pending ● Sold ● Temporarily Off-Market



All data is current as of today, though some MLS statuses may have changed from prior days.

TOTALS

| MLS Status | 4 Week Total |
|------------------------|--------------|
| Active | 476 |
| Canceled | 85 |
| Pending | 210 |
| Sold | 111 |
| Temporarily Off-Market | 28 |

DAILY MARKET CHANGE

| Category | Sum of Sarasota |
|--------------------|-----------------|
| Back on the Market | 2 |
| New Listings | 18 |
| Price Decrease | 24 |
| Price Increase | 2 |

*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 DAY SOLD COMPARISON

| Closed Prior Year | Volume | Count |
|---------------------------|--------------------|----------|
| Tuesday, January 27, 2026 | \$774,000 | 2 |
| Monday, January 26, 2026 | \$2,358,900 | 6 |
| Total | \$3,132,900 | 8 |

| Closed Prior Year | Volume | Count |
|-----------------------------|---------------------|-----------|
| Friday, January 31, 2025 | \$9,027,988 | 17 |
| Thursday, January 30, 2025 | \$6,880,000 | 9 |
| Wednesday, January 29, 2025 | \$3,134,397 | 10 |
| Tuesday, January 28, 2025 | \$4,250,398 | 10 |
| Monday, January 27, 2025 | \$2,439,500 | 3 |
| Total | \$25,732,283 | 49 |

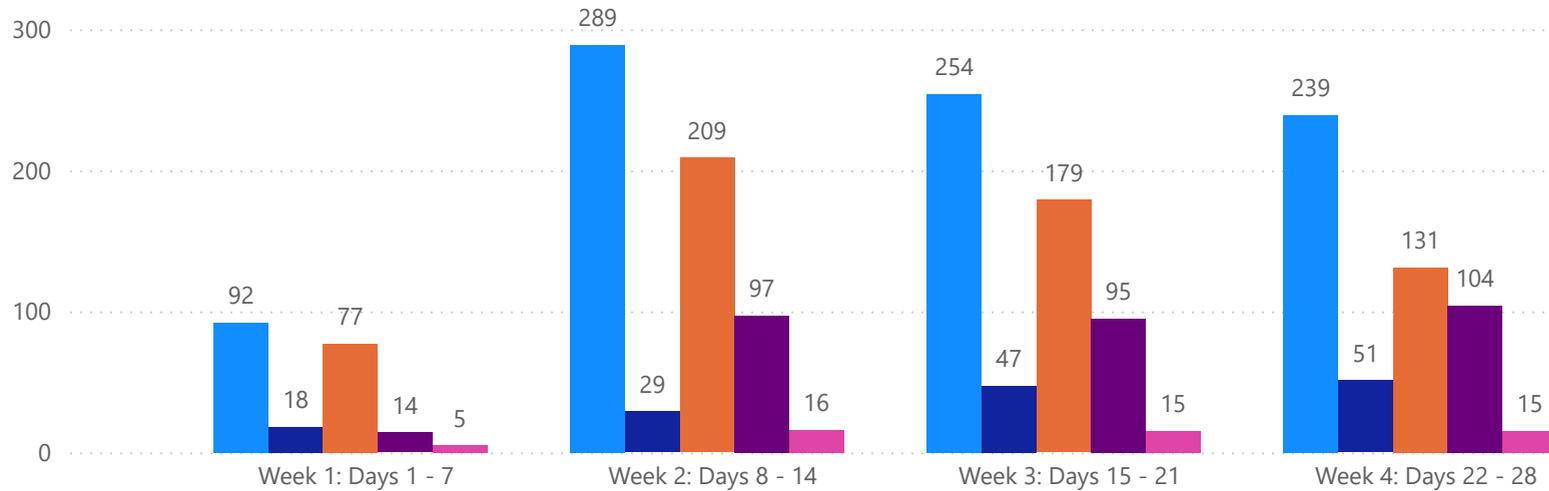


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOME

2/1/2026

MLS Status ● Active ● Canceled ● Pending ● Sold ● Temporarily Off-Market



All data is current as of today, though some MLS statuses may have changed from prior days.

TOTALS

| MLS Status | 4 Week Total |
|------------------------|--------------|
| Active | 874 |
| Canceled | 145 |
| Pending | 596 |
| Sold | 310 |
| Temporarily Off-Market | 51 |

DAILY MARKET CHANGE

| Category | Sum of Manatee |
|--------------------|----------------|
| Back on the Market | 7 |
| New Listings | 22 |
| Price Decrease | 71 |
| Price Increase | 10 |

*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 DAY SOLD COMPARISON

| Closed Prior Year | Volume | Count |
|---------------------------|--------------------|-----------|
| Tuesday, January 27, 2026 | \$1,570,550 | 4 |
| Monday, January 26, 2026 | \$5,293,090 | 10 |
| Total | \$6,863,640 | 14 |

| Closed Prior Year | Volume | Count |
|-----------------------------|----------------------|------------|
| Friday, January 31, 2025 | \$38,646,007 | 55 |
| Thursday, January 30, 2025 | \$24,012,025 | 40 |
| Wednesday, January 29, 2025 | \$23,991,129 | 27 |
| Tuesday, January 28, 2025 | \$17,037,237 | 26 |
| Monday, January 27, 2025 | \$11,183,343 | 16 |
| Sunday, January 26, 2025 | \$464,520 | 1 |
| Saturday, January 25, 2025 | \$516,410 | 1 |
| Total | \$115,850,671 | 166 |

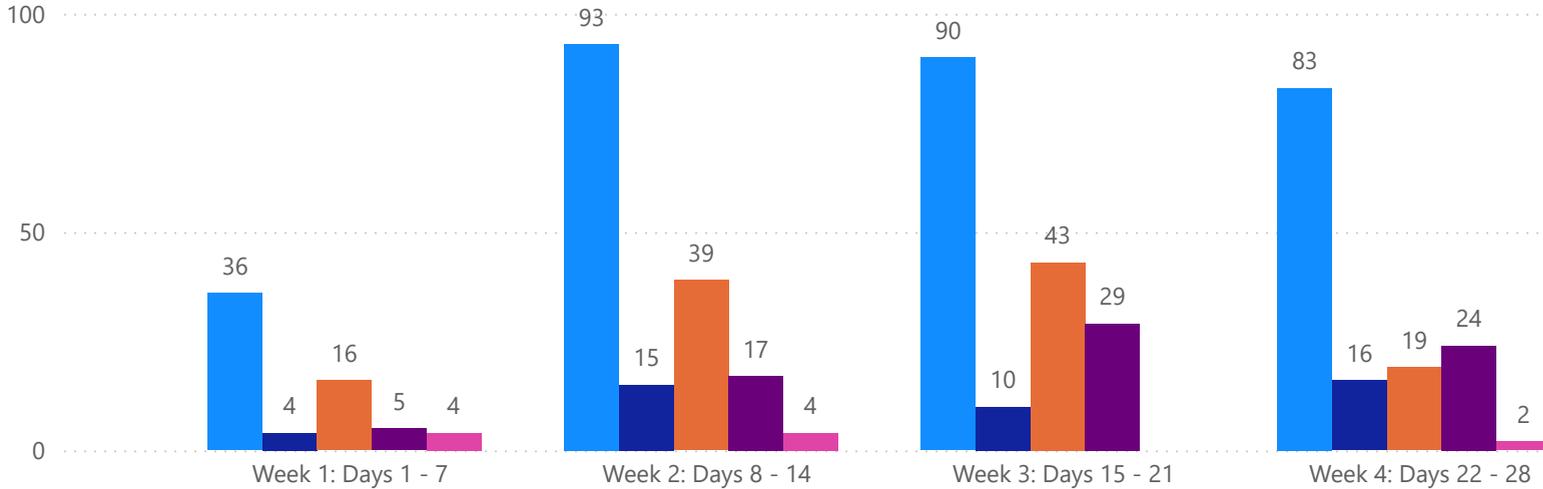


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDO

2/1/2026

MLS Status ● Active ● Canceled ● Pending ● Sold ● Temporarily Off-Market



TOTALS

| MLS Status | 4 Week Total |
|------------------------|--------------|
| Active | 302 |
| Canceled | 45 |
| Pending | 117 |
| Sold | 75 |
| Temporarily Off-Market | 10 |

DAILY MARKET CHANGE

| Category | Sum of Manatee |
|--------------------|----------------|
| Back on the Market | 1 |
| New Listings | 17 |
| Price Decrease | 16 |
| Price Increase | 2 |

*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 DAY SOLD COMPARISON

| Closed Prior Year | Volume | Count |
|---------------------------|------------------|----------|
| Tuesday, January 27, 2026 | \$275,000 | 2 |
| Monday, January 26, 2026 | \$570,000 | 3 |
| Total | \$845,000 | 5 |

| Closed Prior Year | Volume | Count |
|-----------------------------|---------------------|-----------|
| Friday, January 31, 2025 | \$5,452,500 | 14 |
| Thursday, January 30, 2025 | \$2,221,000 | 6 |
| Wednesday, January 29, 2025 | \$2,410,000 | 2 |
| Tuesday, January 28, 2025 | \$892,500 | 4 |
| Monday, January 27, 2025 | \$634,500 | 2 |
| Total | \$11,610,500 | 28 |

