



4 WEEK REAL ESTATE MARKET REPORT

Wednesday, February 11, 2026

As of: Thursday, February 12, 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

Wednesday, February 11, 2026

as of: 2/12/2026

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

Day 28: Wednesday, January 21, 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

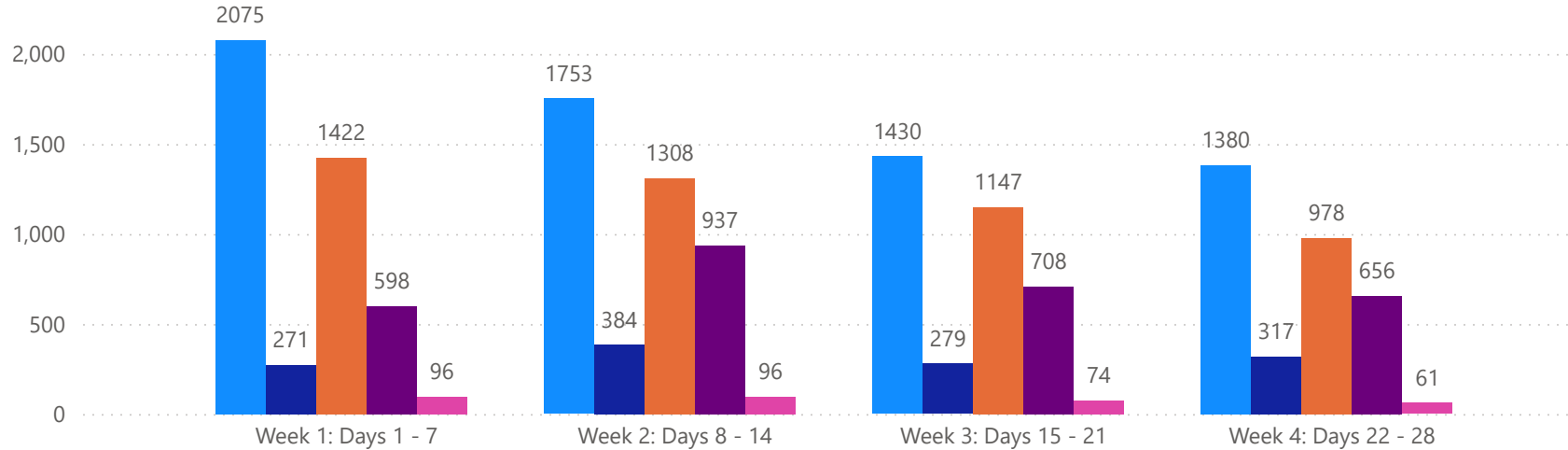
Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOME

2/11/2026

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	6638
Canceled	1251
Pending	4855
Sold	2899
Temporarily Off-Market	327

DAILY MARKET CHANGE

Category	Sum of Total
Back on the Market	67
New Listings	279
Price Decrease	443
Price Increase	82

*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	Closed Prior Year	Volume	Count
Wednesday, February 11, 2026	\$26,745,375	50	Monday, February 10, 2025	\$71,991,654	133
Tuesday, February 10, 2026	\$61,546,586	94	Sunday, February 09, 2025	\$930,000	3
Monday, February 09, 2026	\$98,850,922	132	Saturday, February 08, 2025	\$3,803,000	4
Sunday, February 08, 2026	\$3,306,000	2	Friday, February 07, 2025	\$129,691,746	235
Saturday, February 07, 2026	\$4,639,209	7	Thursday, February 06, 2025	\$61,684,583	109
Friday, February 06, 2026	\$106,568,526	197	Wednesday, February 05, 2025	\$54,227,613	108
Thursday, February 05, 2026	\$72,378,438	116	Tuesday, February 04, 2025	\$53,531,311	90
Total	\$374,035,056	598	Total	\$375,859,907	682

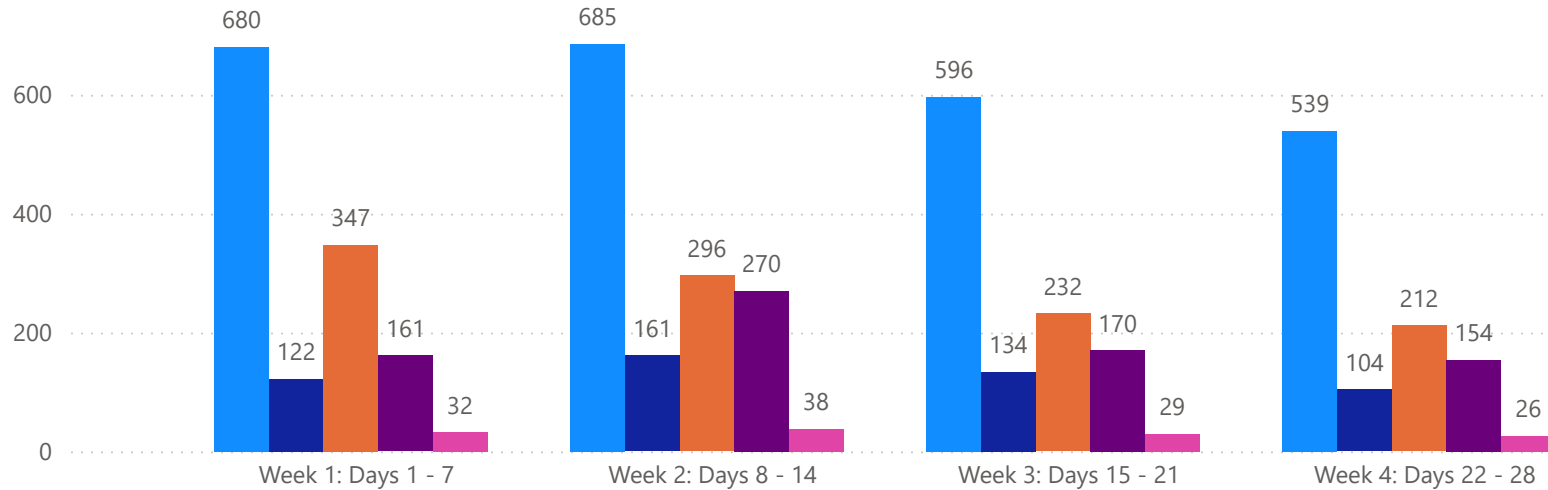


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDO

2/11/2026

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	2500
Canceled	521
Pending	1087
Sold	755
Temporarily Off-Market	125

DAILY MARKET CHANGE

Category	Sum of Total
Back on the Market	14
New Listings	78
Price Decrease	117
Price Increase	4

*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	Closed Prior Year	Volume	Count
Wednesday, February 11, 2026	\$31,206,215	26	Monday, February 10, 2025	\$10,493,500	32
Tuesday, February 10, 2026	\$22,649,858	26	Sunday, February 09, 2025	\$814,000	1
Monday, February 09, 2026	\$16,959,992	25	Friday, February 07, 2025	\$18,630,200	46
Saturday, February 07, 2026	\$1,817,500	2	Thursday, February 06, 2025	\$8,317,800	22
Friday, February 06, 2026	\$28,980,760	48	Wednesday, February 05, 2025	\$8,958,000	23
Thursday, February 05, 2026	\$21,875,030	34	Tuesday, February 04, 2025	\$9,416,800	19
Total	\$123,489,355	161	Total	\$56,630,300	143

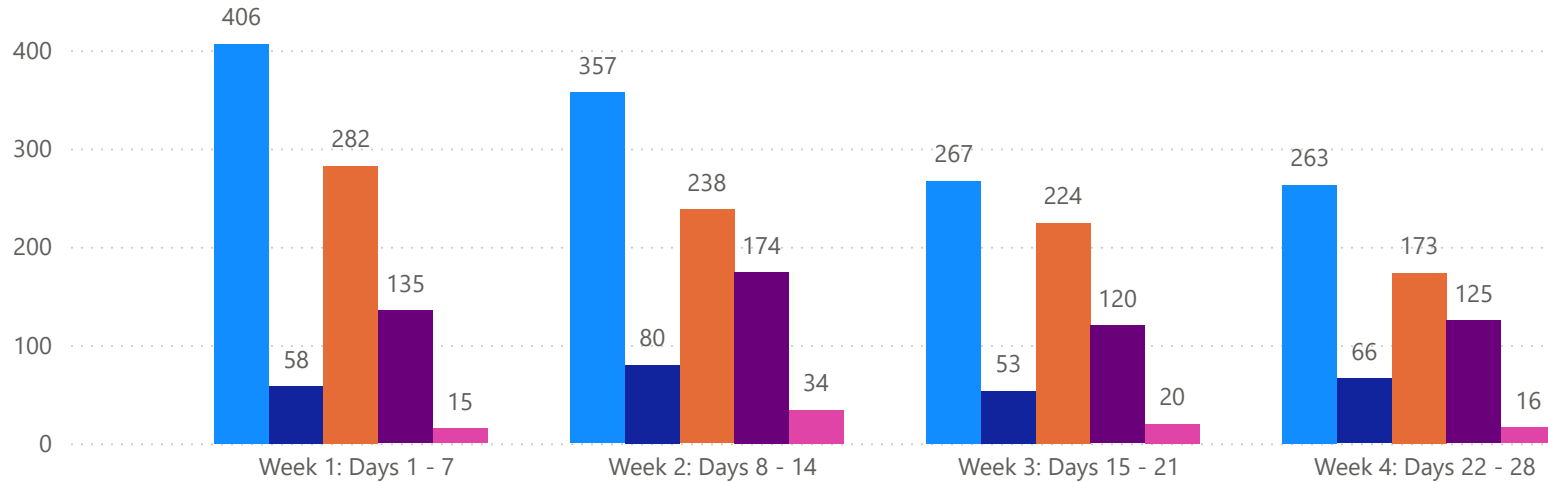


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOME

2/11/2026

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	1293
Canceled	257
Pending	917
Sold	554
Temporarily Off-Market	85

DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	18
New Listings	56
Price Decrease	79
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	Closed Prior Year	Volume	Count
Wednesday, February 11, 2026	\$6,612,900	14	Monday, February 10, 2025	\$16,302,900	31
Tuesday, February 10, 2026	\$13,224,900	24	Saturday, February 08, 2025	\$2,083,500	2
Monday, February 09, 2026	\$30,303,900	30	Friday, February 07, 2025	\$29,796,470	50
Sunday, February 08, 2026	\$3,306,000	2	Thursday, February 06, 2025	\$19,144,790	37
Friday, February 06, 2026	\$29,810,800	48	Wednesday, February 05, 2025	\$12,414,100	22
Thursday, February 05, 2026	\$7,961,200	17	Tuesday, February 04, 2025	\$8,299,393	18
Total	\$91,219,700	135	Total	\$88,041,153	160

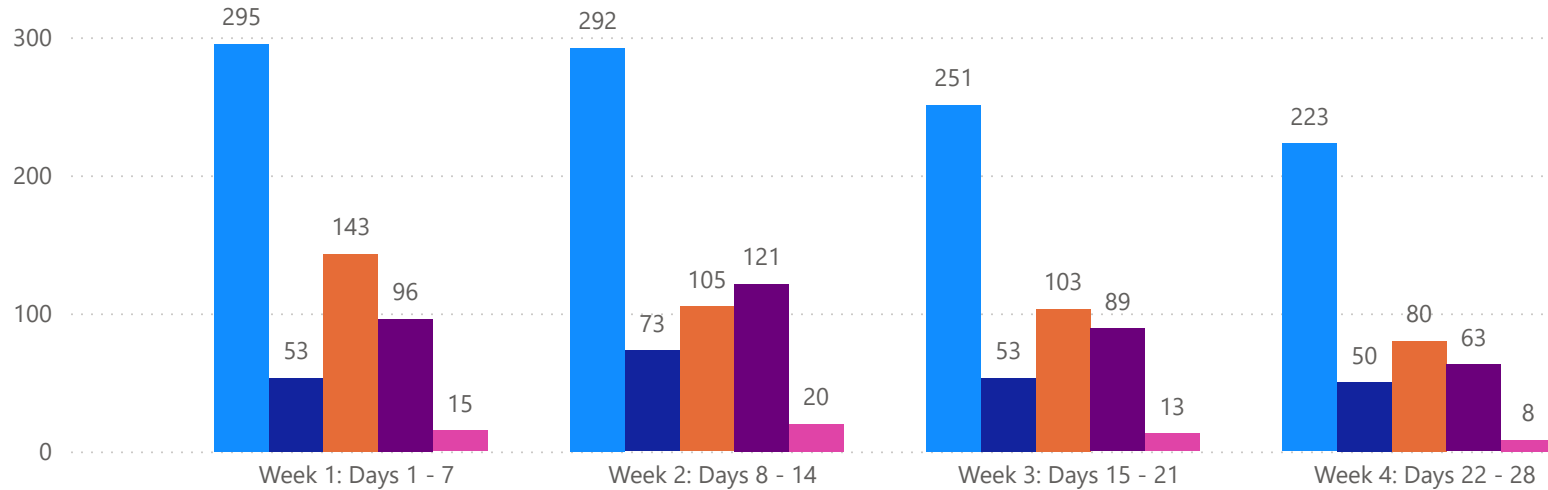


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDO

2/11/2026

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	1061
Canceled	229
Pending	431
Sold	369
Temporarily Off-Market	56

DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	5
New Listings	38
Price Decrease	55
Price Increase	1

*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	Closed Prior Year	Volume	Count
Wednesday, February 11, 2026	\$29,520,715	19	Monday, February 10, 2025	\$6,486,000	21
Tuesday, February 10, 2026	\$18,121,858	14	Sunday, February 09, 2025	\$814,000	1
Monday, February 09, 2026	\$14,736,492	16	Friday, February 07, 2025	\$8,771,900	24
Friday, February 06, 2026	\$18,338,760	26	Thursday, February 06, 2025	\$3,972,900	9
Thursday, February 05, 2026	\$15,854,030	21	Wednesday, February 05, 2025	\$4,368,000	12
Total	\$96,571,855	96	Tuesday, February 04, 2025	\$1,985,500	5
			Total	\$26,398,300	72

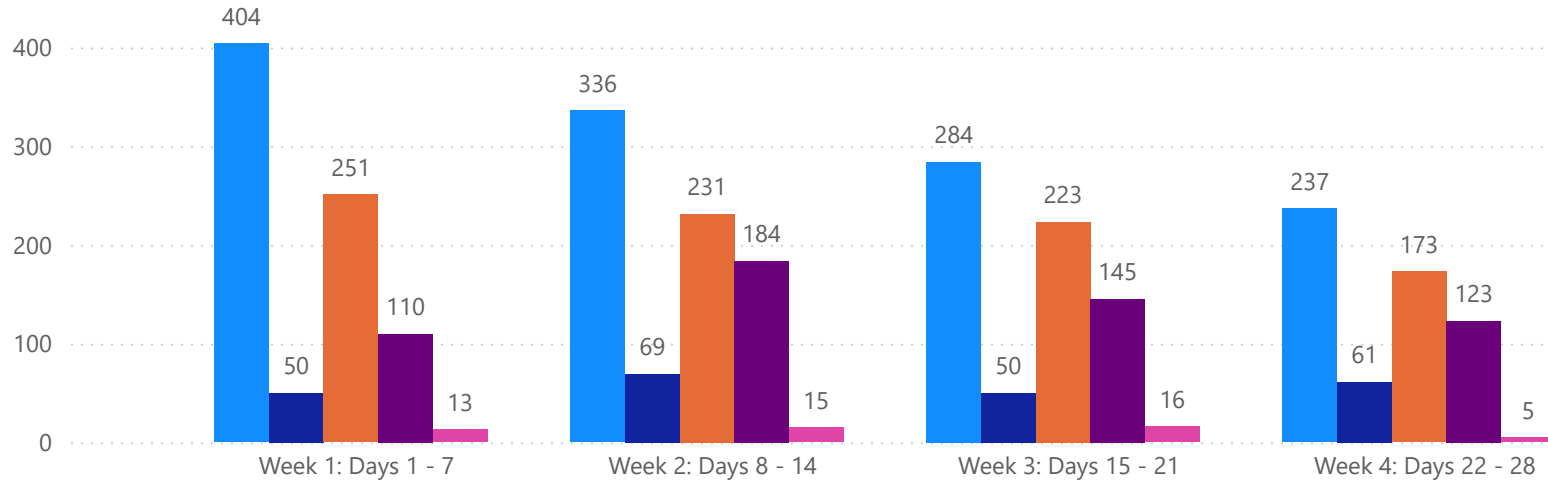


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOME

2/11/2026

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	1261
Canceled	230
Pending	878
Sold	562
Temporarily Off-Market	49

DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	18
New Listings	42
Price Decrease	134
Price Increase	39

*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	Closed Prior Year	Volume	Count
Wednesday, February 11, 2026	\$3,266,930	9	Monday, February 10, 2025	\$9,581,370	19
Tuesday, February 10, 2026	\$10,020,910	22	Saturday, February 08, 2025	\$920,000	1
Monday, February 09, 2026	\$7,616,140	22	Friday, February 07, 2025	\$20,301,177	55
Saturday, February 07, 2026	\$504,990	1	Thursday, February 06, 2025	\$13,105,547	30
Friday, February 06, 2026	\$11,885,150	33	Wednesday, February 05, 2025	\$10,401,580	27
Thursday, February 05, 2026	\$10,584,708	23	Tuesday, February 04, 2025	\$7,843,100	20
Total	\$43,878,828	110	Total	\$62,152,774	152

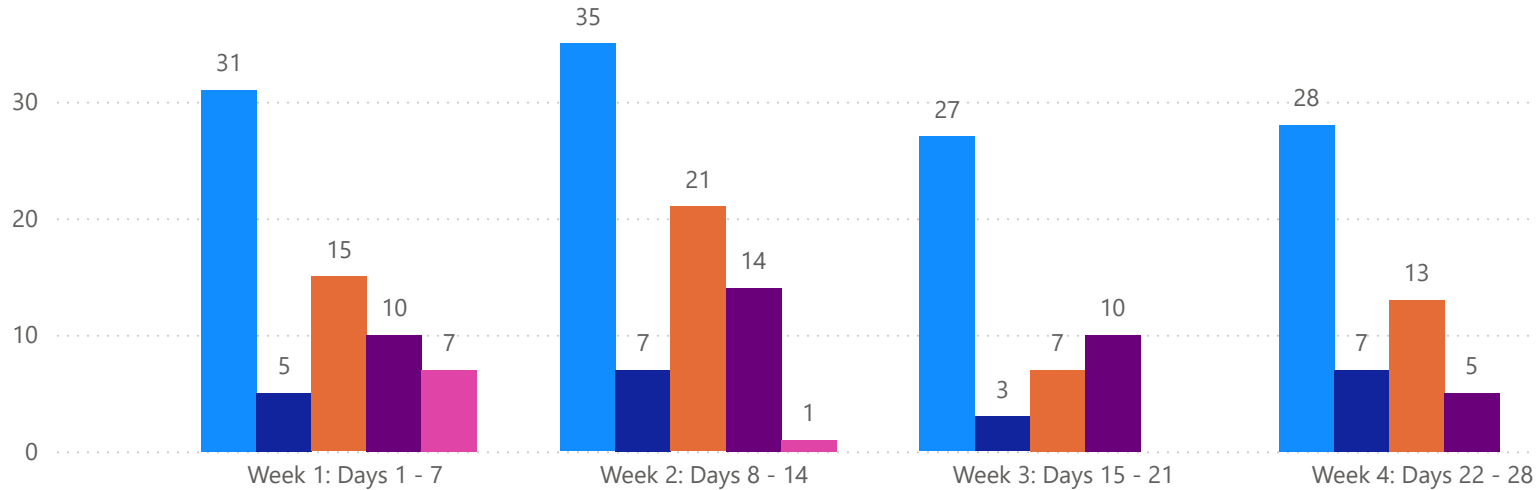


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDO

2/11/2026

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	121
Canceled	22
Pending	56
Sold	39
Temporarily Off-Market	8

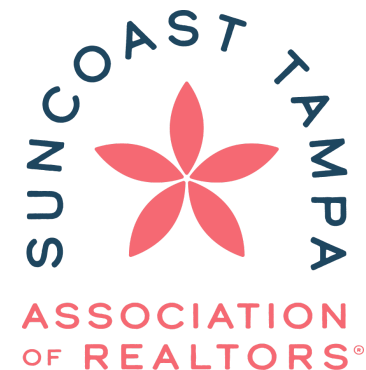
DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	2
New Listings	0
Price Decrease	7
Price Increase	1

*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	Closed Prior Year	Volume	Count
Wednesday, February 11, 2026	\$211,500	2	Monday, February 10, 2025	\$158,500	1
Tuesday, February 10, 2026	\$344,000	3	Friday, February 07, 2025	\$65,000	1
Monday, February 09, 2026	\$215,000	2	Thursday, February 06, 2025	\$269,900	1
Saturday, February 07, 2026	\$157,500	1	Wednesday, February 05, 2025	\$115,000	1
Friday, February 06, 2026	\$97,000	1	Tuesday, February 04, 2025	\$295,000	2
Thursday, February 05, 2026	\$100,000	1	Total	\$903,400	6
Total	\$1,125,000	10			

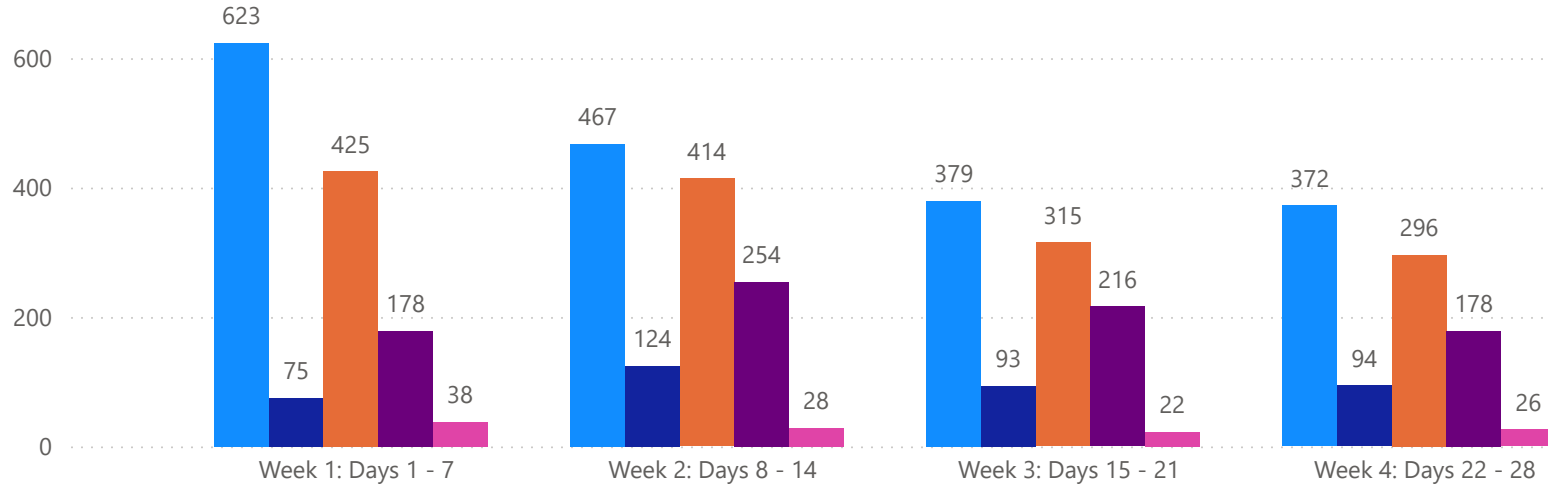


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOME

2/11/2026

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	1841
Canceled	386
Pending	1450
Sold	826
Temporarily Off-Market	114

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	17	
New Listings	78	
Price Decrease	93	
Price Increase	15	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Wednesday, February 11, 2026	\$5,853,840	13	Monday, February 10, 2025	\$25,597,804	49
Tuesday, February 10, 2026	\$13,200,888	21	Sunday, February 09, 2025	\$930,000	3
Monday, February 09, 2026	\$28,549,352	44	Friday, February 07, 2025	\$29,349,199	59
Saturday, February 07, 2026	\$1,146,502	3	Thursday, February 06, 2025	\$13,707,056	20
Friday, February 06, 2026	\$27,528,375	55	Wednesday, February 05, 2025	\$17,795,909	34
Thursday, February 05, 2026	\$22,131,024	42	Tuesday, February 04, 2025	\$20,322,280	29
Total	\$98,409,981	178	Total	\$107,702,248	194

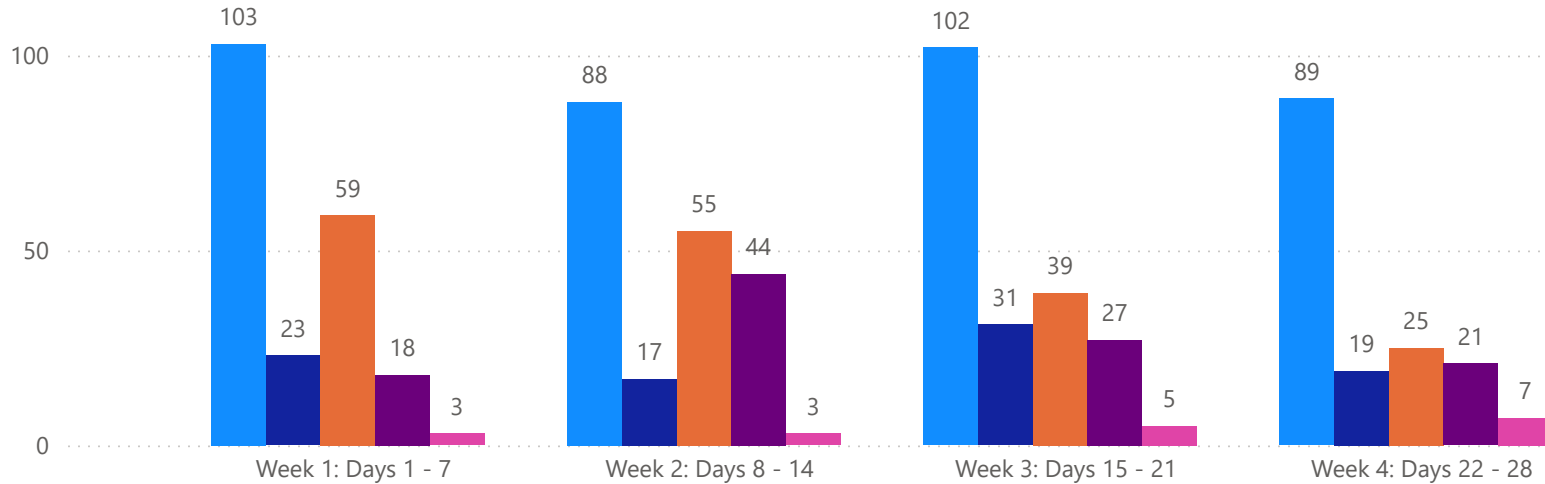


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDO

2/11/2026

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	382
Canceled	90
Pending	178
Sold	110
Temporarily Off-Market	18

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	9	
Price Decrease	15	
Price Increase	0	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Wednesday, February 11, 2026	\$71,000	1	Monday, February 10, 2025	\$1,815,000	4
Tuesday, February 10, 2026	\$829,000	4	Friday, February 07, 2025	\$4,604,900	8
Saturday, February 07, 2026	\$1,660,000	1	Thursday, February 06, 2025	\$2,640,000	7
Friday, February 06, 2026	\$2,230,000	9	Wednesday, February 05, 2025	\$1,165,000	3
Thursday, February 05, 2026	\$1,672,500	3	Tuesday, February 04, 2025	\$3,514,000	6
Total	\$6,462,500	18	Total	\$13,738,900	28

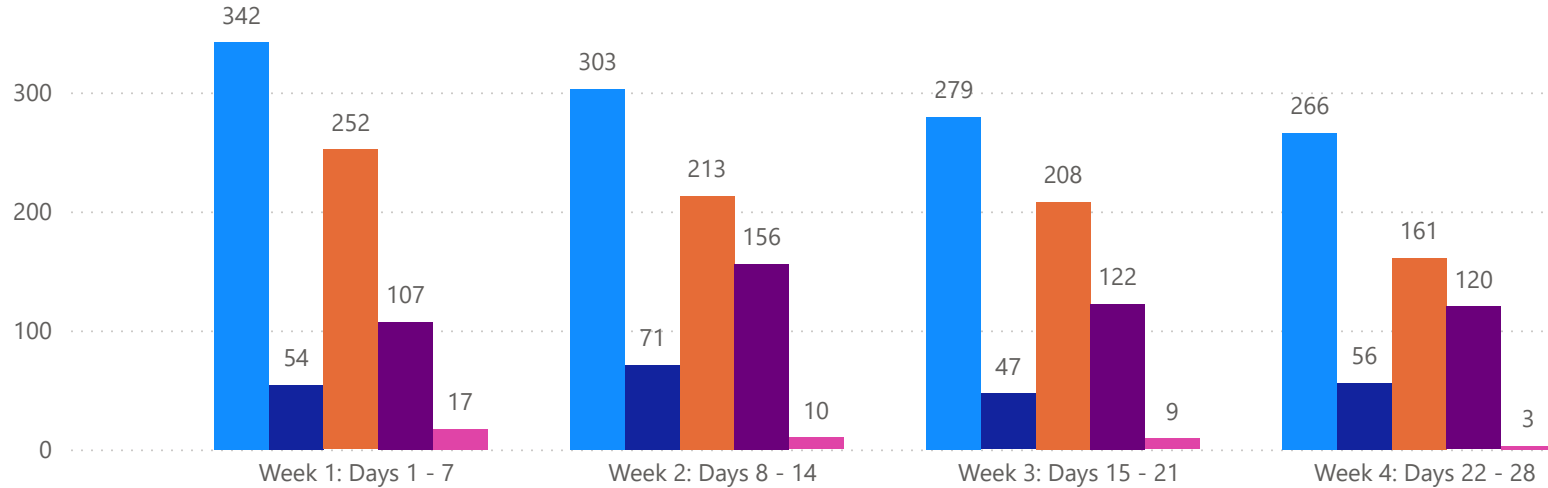


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOME

2/11/2026

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	1190
Canceled	228
Pending	834
Sold	505
Temporarily Off-Market	39

DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	10
New Listings	53
Price Decrease	49
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	Closed Prior Year	Volume	Count
Wednesday, February 11, 2026	\$8,320,990	9	Monday, February 10, 2025	\$11,294,934	21
Tuesday, February 10, 2026	\$10,845,888	17	Saturday, February 08, 2025	\$799,500	1
Monday, February 09, 2026	\$23,973,524	24	Friday, February 07, 2025	\$30,585,266	41
Saturday, February 07, 2026	\$1,437,717	1	Thursday, February 06, 2025	\$5,066,900	8
Friday, February 06, 2026	\$24,137,538	35	Wednesday, February 05, 2025	\$5,033,060	13
Thursday, February 05, 2026	\$15,383,199	21	Tuesday, February 04, 2025	\$10,348,138	14
Total	\$84,098,856	107	Total	\$63,127,798	98

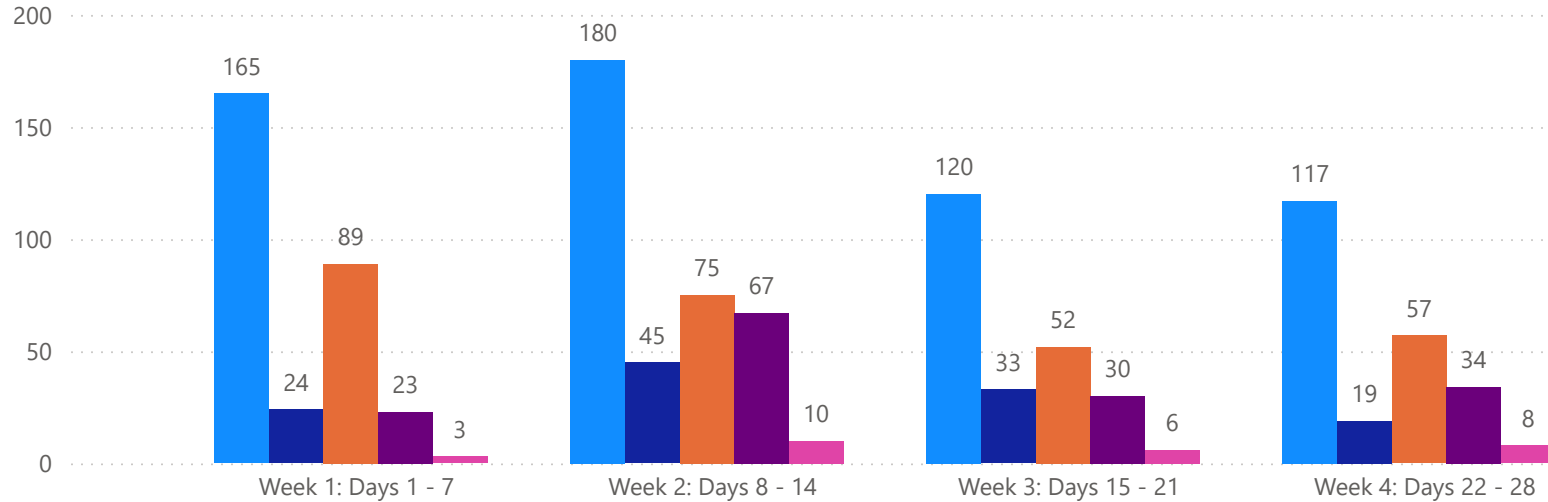


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDO

2/11/2026

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	582
Canceled	121
Pending	273
Sold	154
Temporarily Off-Market	27

DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	1
New Listings	17
Price Decrease	29
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	Closed Prior Year	Volume	Count
Wednesday, February 11, 2026	\$893,000	3	Monday, February 10, 2025	\$1,698,000	4
Tuesday, February 10, 2026	\$1,175,000	1	Friday, February 07, 2025	\$2,734,400	5
Monday, February 09, 2026	\$1,075,000	4	Thursday, February 06, 2025	\$800,000	3
Friday, February 06, 2026	\$7,530,000	9	Wednesday, February 05, 2025	\$1,863,000	4
Thursday, February 05, 2026	\$2,473,500	6	Tuesday, February 04, 2025	\$2,172,500	3
Total	\$13,146,500	23	Total	\$9,267,900	19

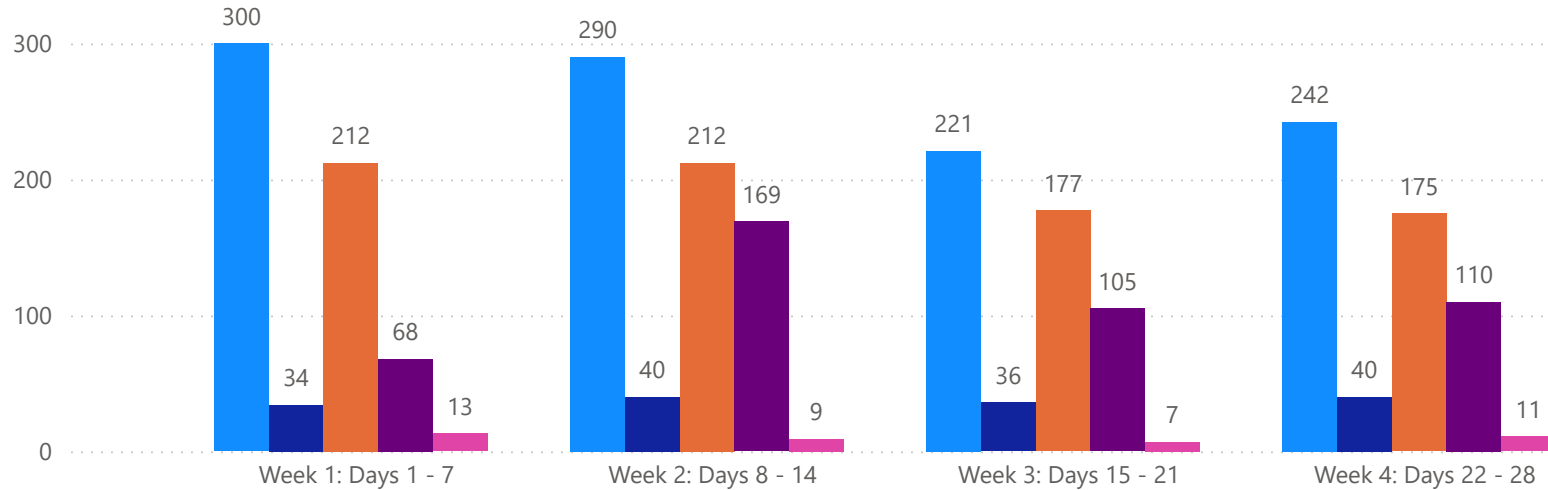


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOME

2/11/2026

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	1053
Canceled	150
Pending	776
Sold	452
Temporarily Off-Market	40

DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	4
New Listings	50
Price Decrease	88
Price Increase	23

*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	Closed Prior Year	Volume	Count
Wednesday, February 11, 2026	\$2,690,715	5	Monday, February 10, 2025	\$9,214,646	13
Tuesday, February 10, 2026	\$14,254,000	10	Friday, February 07, 2025	\$19,659,634	30
Monday, February 09, 2026	\$8,408,006	12	Thursday, February 06, 2025	\$10,660,290	14
Saturday, February 07, 2026	\$1,550,000	2	Wednesday, February 05, 2025	\$8,582,964	12
Friday, February 06, 2026	\$13,206,663	26	Tuesday, February 04, 2025	\$6,718,400	9
Thursday, February 05, 2026	\$16,318,307	13	Total	\$54,835,934	78
Total	\$56,427,691	68			

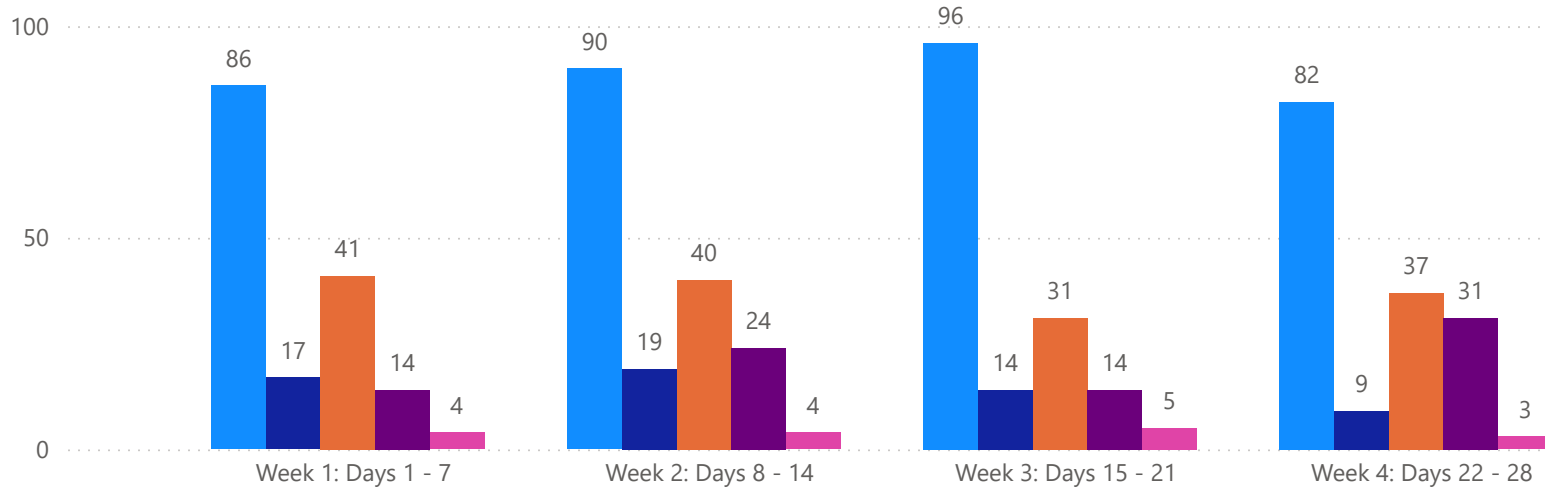


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDO

2/11/2026

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



TOTALS

MLS Status	4 Week Total
Active	354
Canceled	59
Pending	149
Sold	83
Temporarily Off-Market	16

DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	2
New Listings	14
Price Decrease	11
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	Closed Prior Year	Volume	Count
Wednesday, February 11, 2026	\$510,000	1	Monday, February 10, 2025	\$336,000	2
Tuesday, February 10, 2026	\$2,180,000	4	Friday, February 07, 2025	\$2,454,000	8
Monday, February 09, 2026	\$933,500	3	Thursday, February 06, 2025	\$635,000	2
Friday, February 06, 2026	\$785,000	3	Wednesday, February 05, 2025	\$1,447,000	3
Thursday, February 05, 2026	\$1,775,000	3	Tuesday, February 04, 2025	\$1,449,800	3
Total	\$6,183,500	14	Total	\$6,321,800	18

