

# SUNCOAST TAMPA ASSOCIATION OF REALTORS®

## 4 WEEK REAL ESTATE MARKET REPORT

Thursday, February 12, 2026

*As of: Friday, February 13, 2026*

- 1 Report Breakdown
- 2 Cumulative Tampa Bay Report - Single Family Home
- 3 Cumulative Tampa Bay Report - Condominium
- 4 Pinellas County - Single Family Home
- 5 Pinellas County - Condominium
- 6 Pasco County - Single Family Home
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- 10 Sarasota County - Single Family Home
- 11 Sarasota County - Condominium
- 12 Manatee County - Single Family Home
- 13 Manatee County - Condominium

# 4 WEEK REAL ESTATE MARKET REPORT

## REPORT BREAKDOWN

Thursday, February 12, 2026

as of: 2/13/2026

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

Day 28: Thursday, January 22, 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

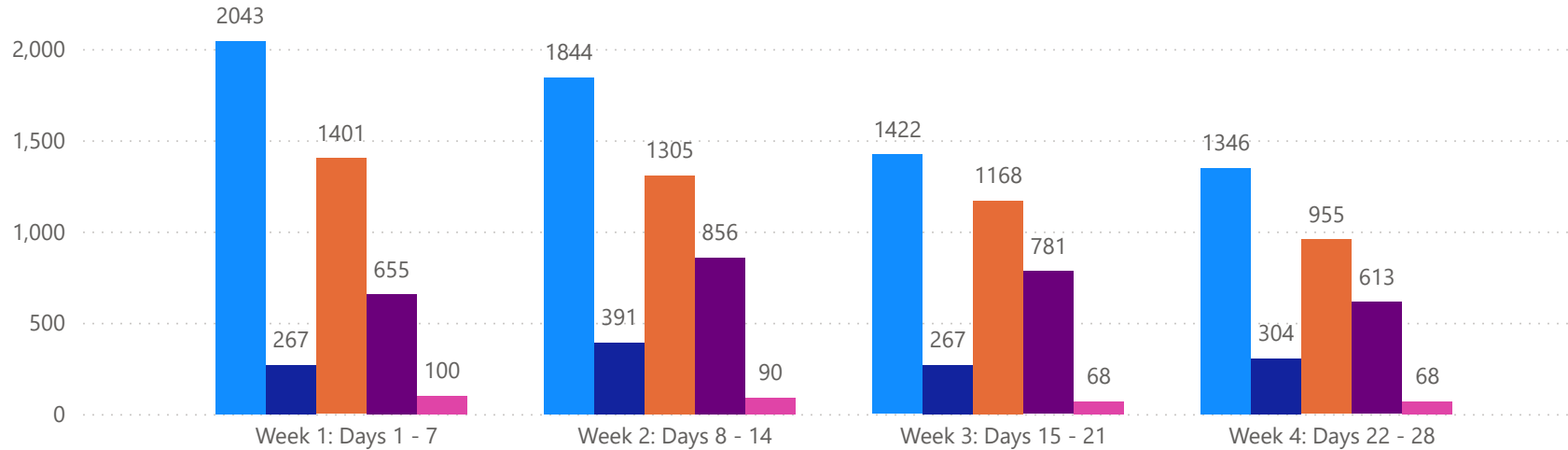
Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

# 4 WEEK REAL ESTATE MARKET REPORT

## TAMPA BAY - SINGLE FAMILY HOME

### 2/12/2026

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	6655
Canceled	1229
Pending	4829
Sold	2905
Temporarily Off-Market	326

### DAILY MARKET CHANGE

Category	Sum of Total
Back on the Market	70
New Listings	323
Price Decrease	378
Price Increase	34

\*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
Thursday, February 12, 2026	\$60,273,710	105	Tuesday, February 11, 2025	\$68,035,273	119
Wednesday, February 11, 2026	\$42,817,332	86	Monday, February 10, 2025	\$71,991,654	133
Tuesday, February 10, 2026	\$67,936,930	109	Sunday, February 09, 2025	\$930,000	3
Monday, February 09, 2026	\$105,427,402	146	Saturday, February 08, 2025	\$3,803,000	4
Sunday, February 08, 2026	\$4,249,500	4	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	\$107,188,526	198	Wednesday, February 05, 2025	\$54,227,613	108
<b>Total</b>	<b>\$392,532,609</b>	<b>655</b>	<b>Total</b>	<b>\$390,363,869</b>	<b>711</b>

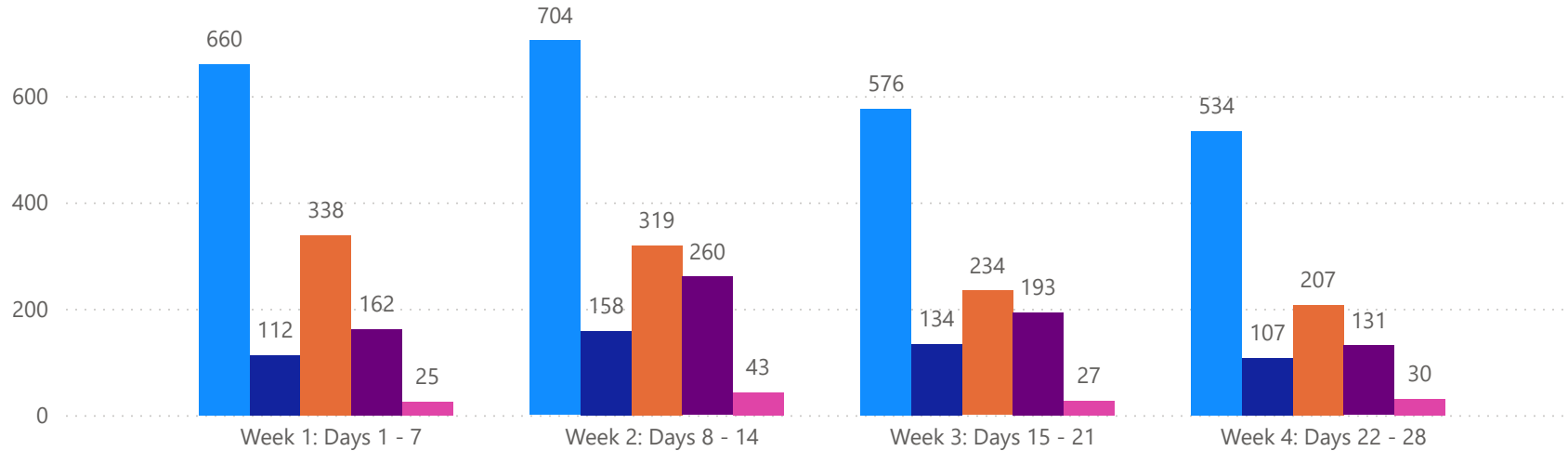


# 4 WEEK REAL ESTATE MARKET REPORT

## TAMPA BAY - CONDO

### 2/12/2026

**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	2474
Canceled	511
Pending	1098
Sold	746
Temporarily Off-Market	125

### DAILY MARKET CHANGE

Category	Sum of Total
Back on the Market	10
New Listings	78
Price Decrease	108
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
Thursday, February 12, 2026	\$9,804,798	22	Tuesday, February 11, 2025	\$9,740,000	21
Wednesday, February 11, 2026	\$37,465,615	35	Monday, February 10, 2025	\$10,493,500	32
Tuesday, February 10, 2026	\$23,320,858	30	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
<b>Total</b>	<b>\$118,349,523</b>	<b>162</b>	<b>Total</b>	<b>\$56,953,500</b>	<b>145</b>

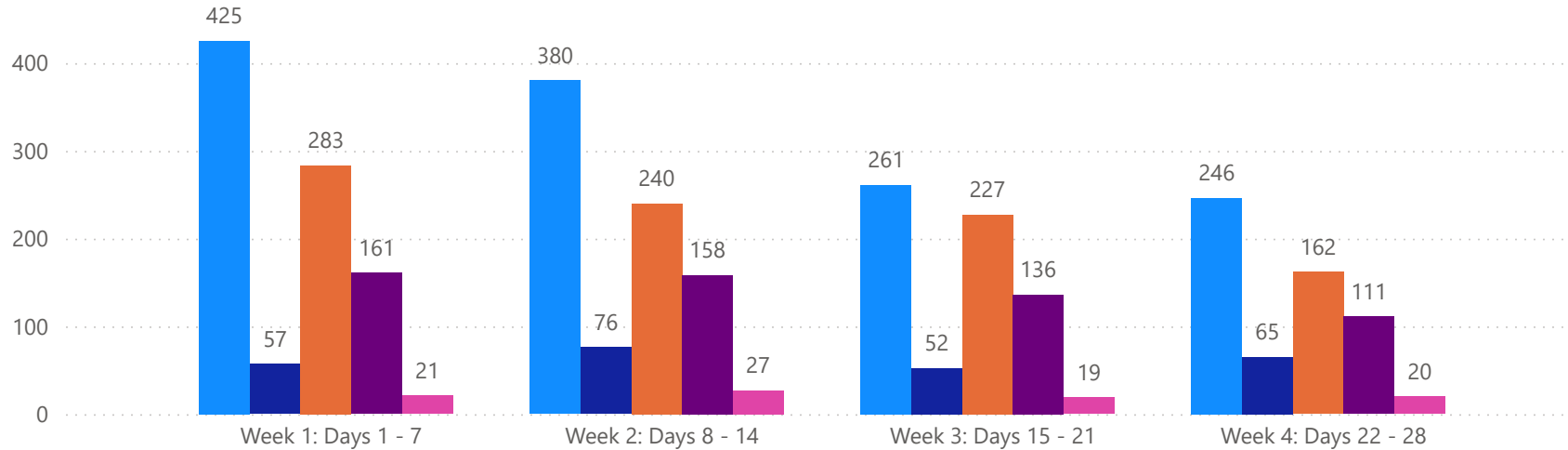


# 4 WEEK REAL ESTATE MARKET REPORT

## PINELLAS COUNTY - SINGLE FAMILY HOME

### 2/12/2026

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	1312
Canceled	250
Pending	912
Sold	566
Temporarily Off-Market	87

### DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	20
New Listings	86
Price Decrease	68
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
Thursday, February 12, 2026	\$17,961,700	33	Tuesday, February 11, 2025	\$13,831,385	24
Wednesday, February 11, 2026	\$8,370,400	18	Monday, February 10, 2025	\$16,302,900	31
Tuesday, February 10, 2026	\$14,169,900	27	Saturday, February 08, 2025	\$2,083,500	2
Monday, February 09, 2026	\$31,378,900	31	Friday, February 07, 2025	\$29,796,470	50
Sunday, February 08, 2026	\$4,249,500	4	Thursday, February 06, 2025	\$19,144,790	37
Friday, February 06, 2026	\$29,810,800	48	Wednesday, February 05, 2025	\$12,414,100	22
<b>Total</b>	<b>\$105,941,200</b>	<b>161</b>	<b>Total</b>	<b>\$93,573,145</b>	<b>166</b>

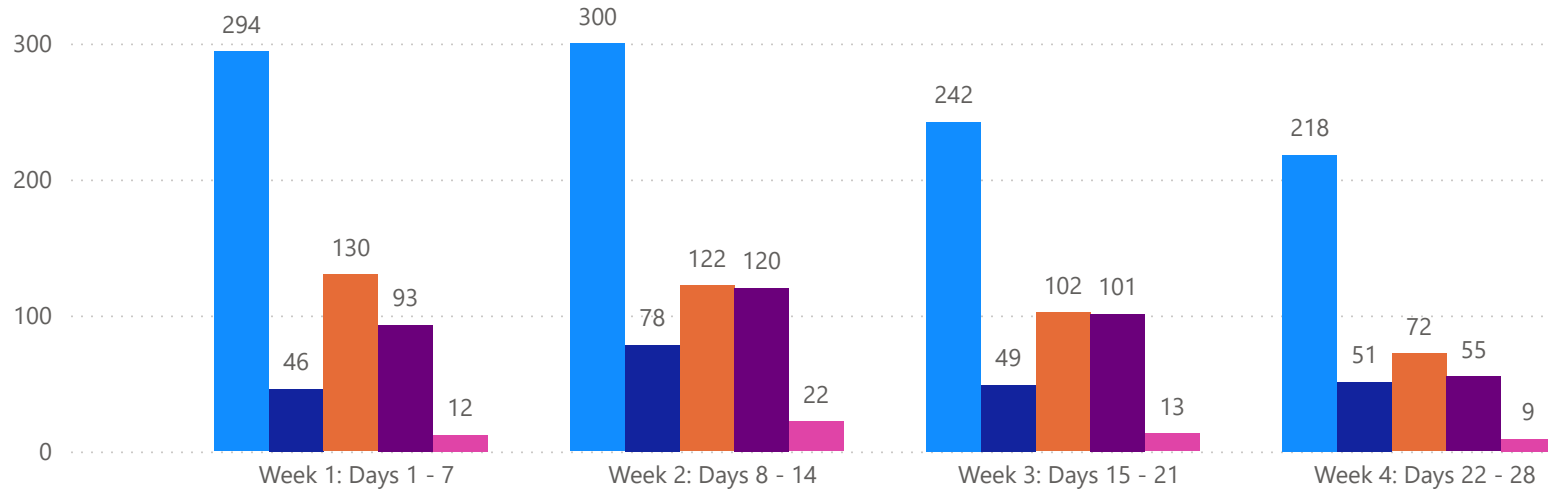


# 4 WEEK REAL ESTATE MARKET REPORT

## PINELLAS COUNTY - CONDO

2/12/2026

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	1054
Canceled	224
Pending	426
Sold	369
Temporarily Off-Market	56

### DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	3
New Listings	31
Price Decrease	41
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
Thursday, February 12, 2026	\$6,032,398	12	Tuesday, February 11, 2025	\$2,310,000	10
Wednesday, February 11, 2026	\$30,754,615	23	Monday, February 10, 2025	\$6,486,000	21
Tuesday, February 10, 2026	\$18,372,858	16	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
<b>Total</b>	<b>\$88,235,123</b>	<b>93</b>	Wednesday, February 05, 2025	\$4,368,000	12
			<b>Total</b>	<b>\$26,722,800</b>	<b>77</b>

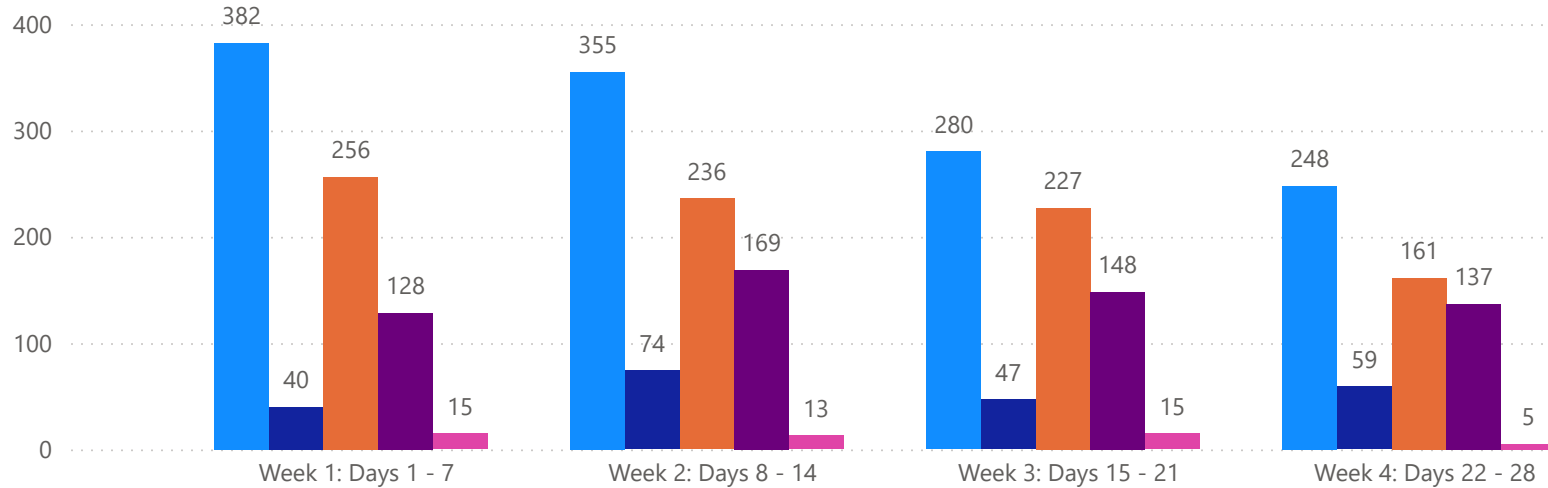


# 4 WEEK REAL ESTATE MARKET REPORT

## PASCO COUNTY - SINGLE FAMILY HOME

### 2/12/2026

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	1265
Canceled	220
Pending	880
Sold	582
Temporarily Off-Market	48

### DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	8
New Listings	58
Price Decrease	86
Price Increase	7

\*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
Thursday, February 12, 2026	\$5,967,580	18	Tuesday, February 11, 2025	\$8,996,507	24
Wednesday, February 11, 2026	\$8,218,273	22	Monday, February 10, 2025	\$9,581,370	19
Tuesday, February 10, 2026	\$12,145,899	28	Saturday, February 08, 2025	\$920,000	1
Monday, February 09, 2026	\$8,675,120	25	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	\$12,505,150	34	Wednesday, February 05, 2025	\$10,401,580	27
<b>Total</b>	<b>\$48,017,012</b>	<b>128</b>	<b>Total</b>	<b>\$63,306,181</b>	<b>156</b>

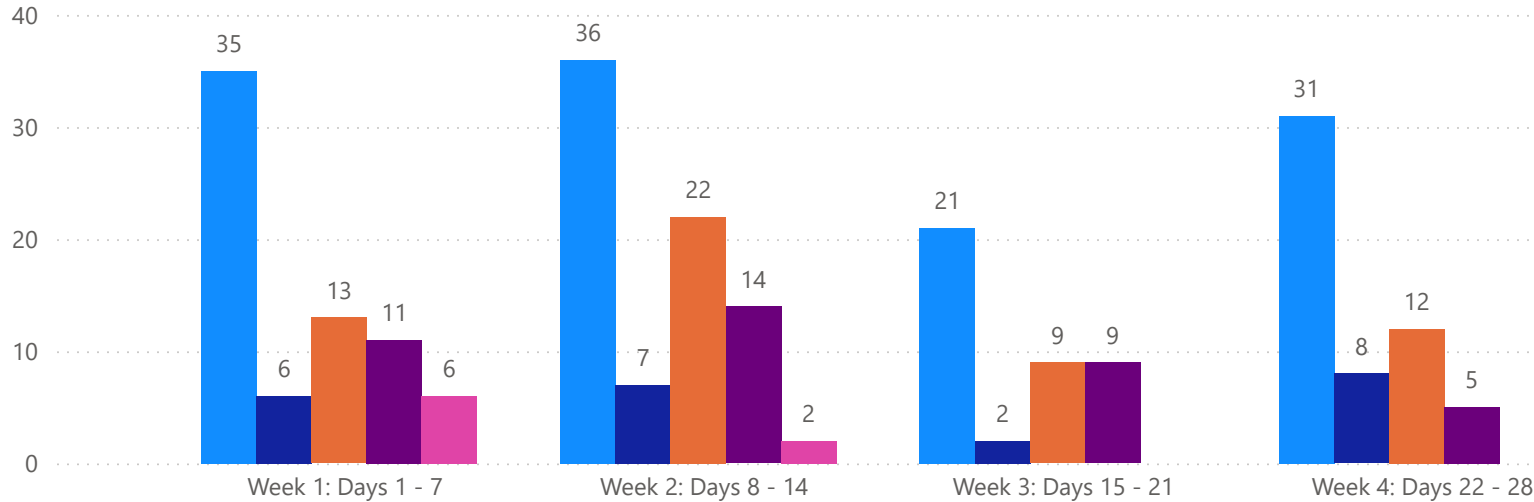


# 4 WEEK REAL ESTATE MARKET REPORT

## PASCO COUNTY - CONDO

### 2/12/2026

**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	123
Canceled	23
Pending	56
Sold	39
Temporarily Off-Market	8

### DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	2
New Listings	7
Price Decrease	8
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
Thursday, February 12, 2026	\$332,500	2	Tuesday, February 11, 2025	\$288,000	1
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	<b>Total</b>	<b>\$896,400</b>	<b>5</b>
<b>Total</b>	<b>\$1,357,500</b>	<b>11</b>			

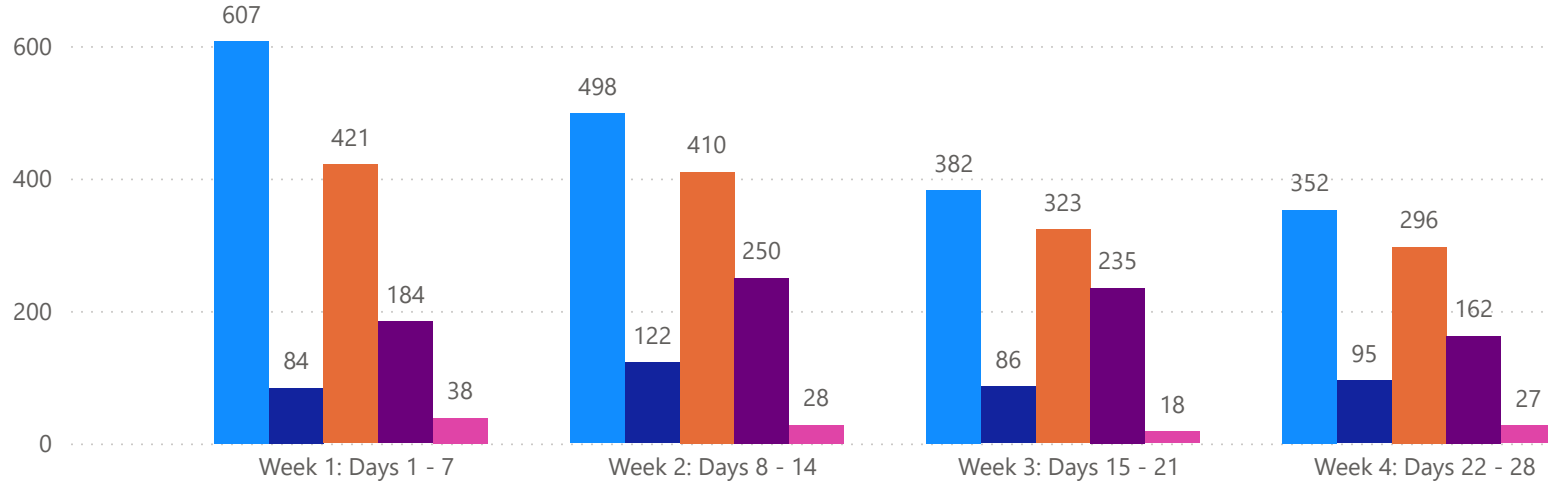


# 4 WEEK REAL ESTATE MARKET REPORT

## HILLSBOROUGH COUNTY - SINGLE FAMILY HOME

### 2/12/2026

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	1839
Canceled	387
Pending	1450
Sold	831
Temporarily Off-Market	111

### 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	22	
New Listings	95	
Price Decrease	92	
Price Increase	10	

### 7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Thursday, February 12, 2026	\$18,037,740	30	Tuesday, February 11, 2025	\$17,323,909	35
Wednesday, February 11, 2026	\$9,388,955	22	Monday, February 10, 2025	\$25,597,804	49
Tuesday, February 10, 2026	\$15,321,243	26	Sunday, February 09, 2025	\$930,000	3
Monday, February 09, 2026	\$29,954,352	48	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
<b>Total</b>	<b>\$101,377,167</b>	<b>184</b>	<b>Total</b>	<b>\$104,703,877</b>	<b>200</b>

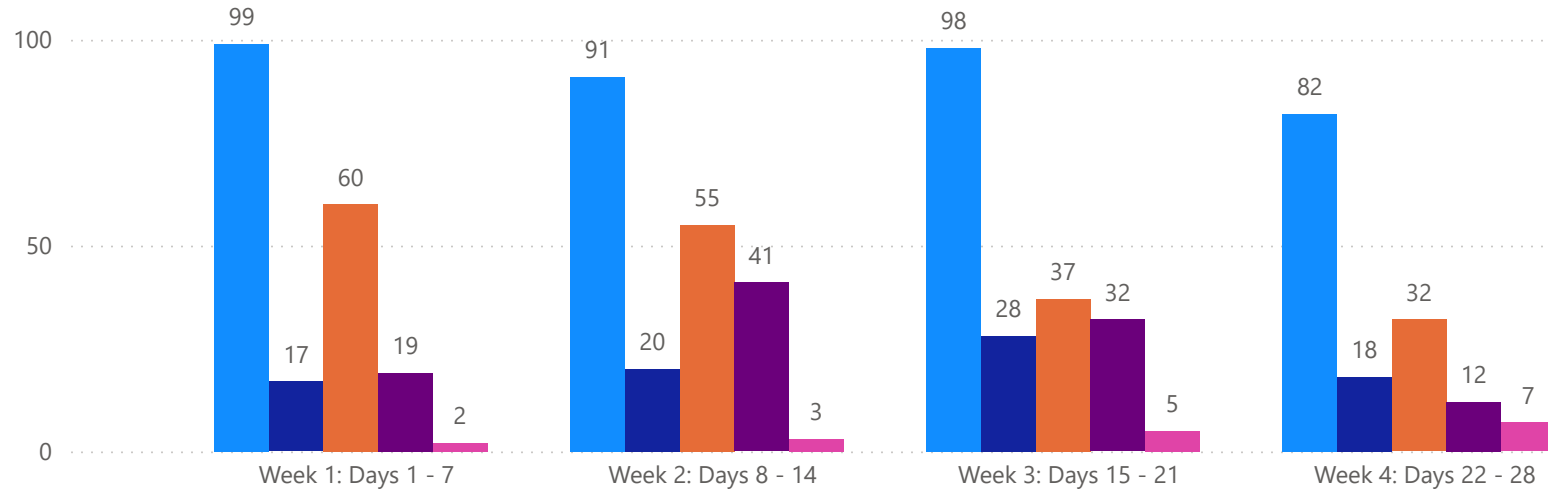


# 4 WEEK REAL ESTATE MARKET REPORT

## HILLSBOROUGH COUNTY - CONDO

2/12/2026

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	370
Canceled	83
Pending	184
Sold	104
Temporarily Off-Market	17

### DAILY MARKET CHANGE

Category	Sum of Hillsborough	*Back on Market can be from these sources - Pending, Temp Off Market, Canceled and Expired Listing)
Back on the Market	2	
New Listings	7	
Price Decrease	20	
Price Increase	0	

### 7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Thursday, February 12, 2026	\$650,000	2	Tuesday, February 11, 2025	\$4,891,000	4
Wednesday, February 11, 2026	\$171,000	2	Monday, February 10, 2025	\$1,815,000	4
Tuesday, February 10, 2026	\$999,000	5	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
<b>Total</b>	<b>\$5,710,000</b>	<b>19</b>	<b>Total</b>	<b>\$15,115,900</b>	<b>26</b>

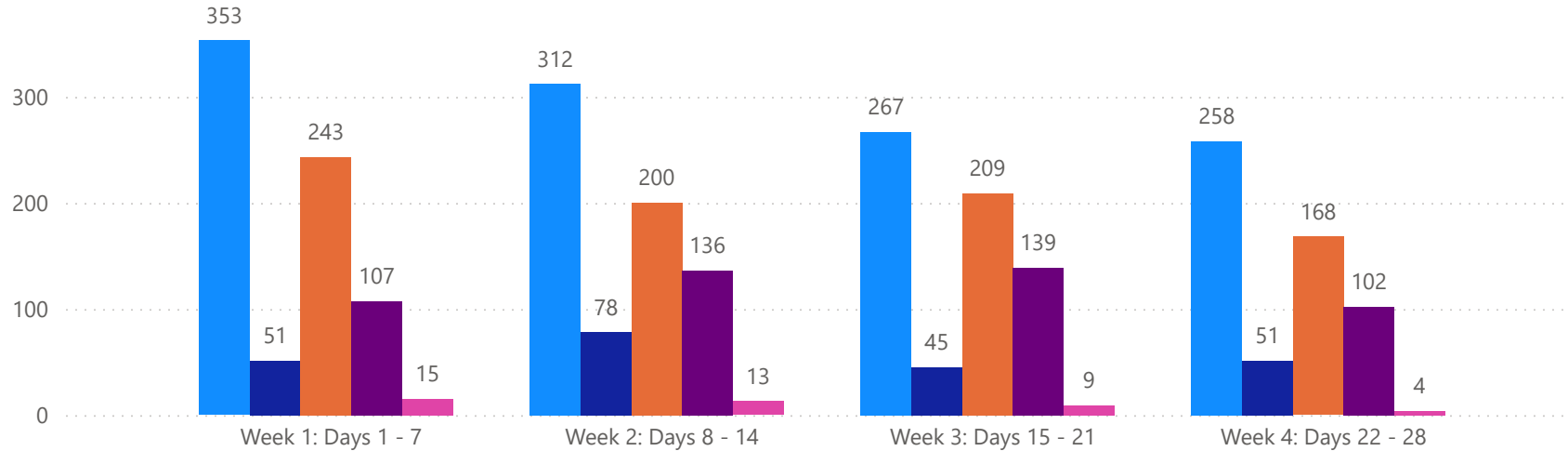


# 4 WEEK REAL ESTATE MARKET REPORT

## SARASOTA COUNTY - SINGLE FAMILY HOME

### 2/12/2026

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	225
Pending	820
Sold	484
Temporarily Off-Market	41

### DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	15
New Listings	45
Price Decrease	77
Price Increase	6

\*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
Thursday, February 12, 2026	\$8,298,300	15	Tuesday, February 11, 2025	\$14,756,254	16
Wednesday, February 11, 2026	\$10,723,990	14	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	\$25,098,524	25	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
<b>Total</b>	<b>\$80,541,957</b>	<b>107</b>	<b>Total</b>	<b>\$67,535,914</b>	<b>100</b>

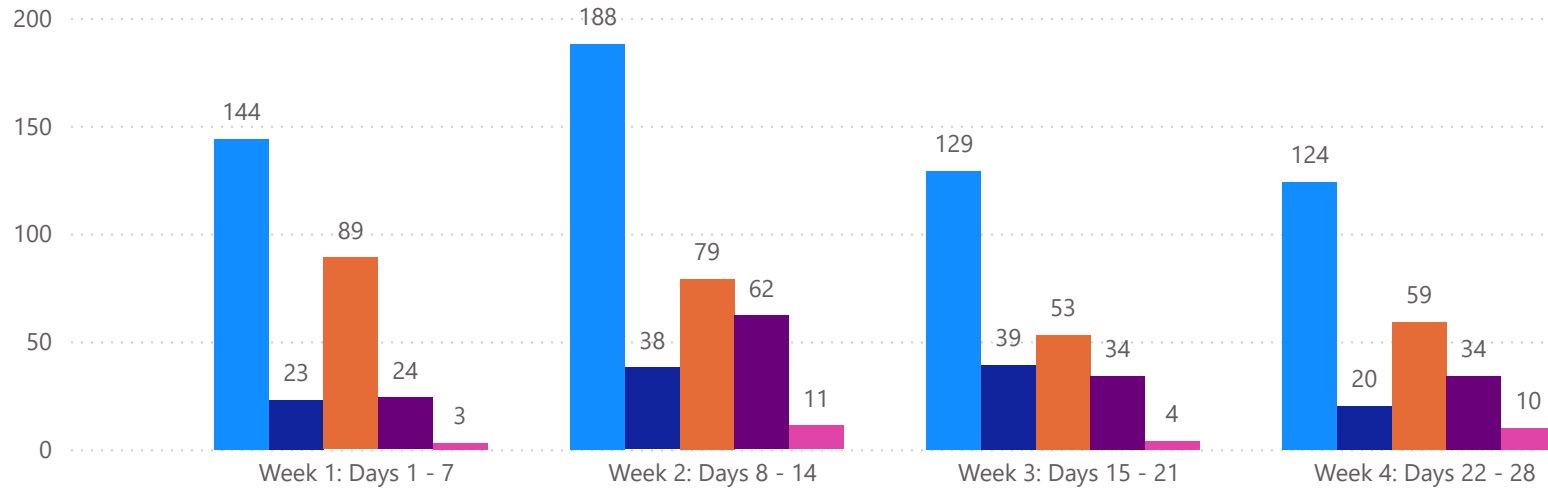


# 4 WEEK REAL ESTATE MARKET REPORT

## SARASOTA COUNTY - CONDO

2/12/2026

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	585
Canceled	120
Pending	280
Sold	154
Temporarily Off-Market	28

### DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	2
New Listings	19
Price Decrease	28
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
Thursday, February 12, 2026	\$2,509,900	4	Tuesday, February 11, 2025	\$520,000	2
Wednesday, February 11, 2026	\$5,763,000	6	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
<b>Total</b>	<b>\$18,052,900</b>	<b>24</b>	<b>Total</b>	<b>\$7,615,400</b>	<b>18</b>

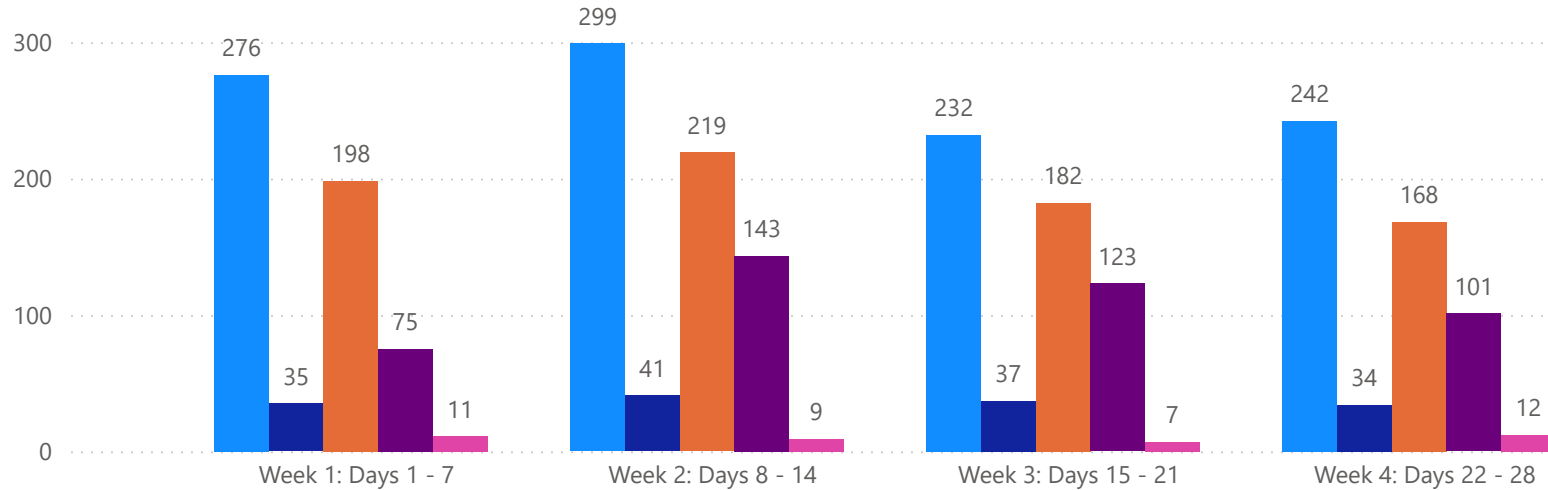


# 4 WEEK REAL ESTATE MARKET REPORT

## MANATEE COUNTY - SINGLE FAMILY HOME

2/12/2026

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	1049
Canceled	147
Pending	767
Sold	442
Temporarily Off-Market	39

### DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	5
New Listings	39
Price Decrease	55
Price Increase	8

\*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
Thursday, February 12, 2026	\$10,008,390	9	Tuesday, February 11, 2025	\$13,127,218	20
Wednesday, February 11, 2026	\$6,115,714	10	Monday, February 10, 2025	\$9,214,646	13
Tuesday, February 10, 2026	\$15,454,000	11	Friday, February 07, 2025	\$19,659,634	30
Monday, February 09, 2026	\$10,320,506	17	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	<b>Total</b>	<b>\$61,244,752</b>	<b>89</b>
<b>Total</b>	<b>\$56,655,273</b>	<b>75</b>			

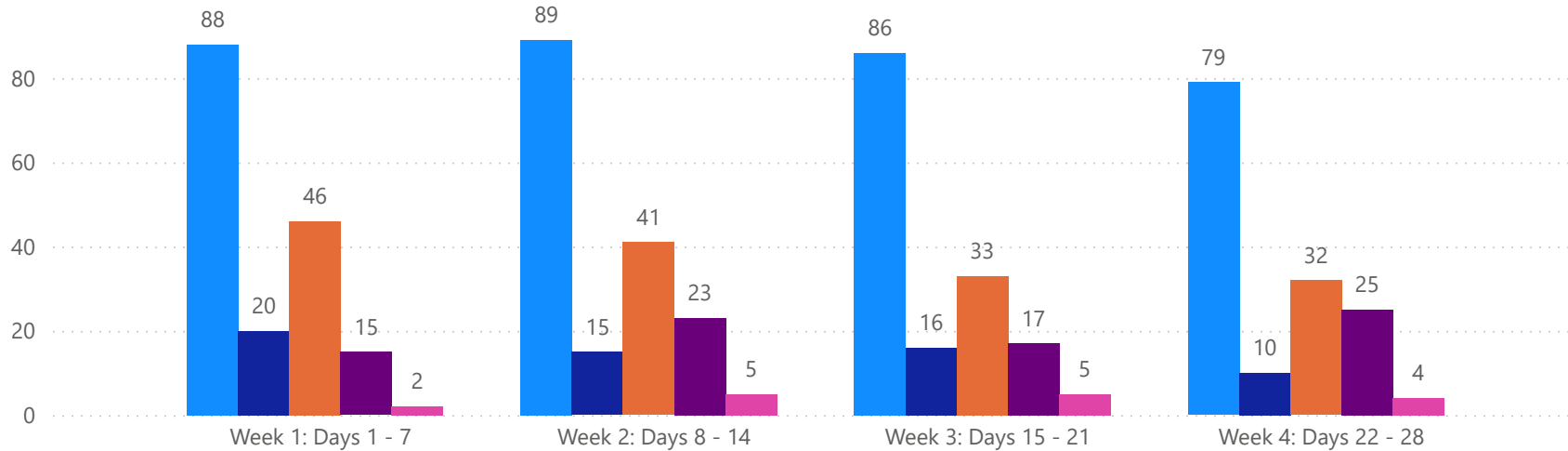


# 4 WEEK REAL ESTATE MARKET REPORT

## MANATEE COUNTY - CONDO

2/12/2026

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



### TOTALS

MLS Status	4 Week Total
Active	342
Canceled	61
Pending	152
Sold	80
Temporarily Off-Market	16

### DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	1
New Listings	14
Price Decrease	11
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
Thursday, February 12, 2026	\$280,000	2	Tuesday, February 11, 2025	\$1,731,000	4
Wednesday, February 11, 2026	\$565,500	2	Monday, February 10, 2025	\$336,000	2
Tuesday, February 10, 2026	\$2,430,000	5	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
<b>Total</b>	<b>\$4,994,000</b>	<b>15</b>	<b>Total</b>	<b>\$6,603,000</b>	<b>19</b>

