

# SUNCOAST TAMPA ASSOCIATION OF REALTORS®

## 4 WEEK REAL ESTATE MARKET REPORT

Monday, February 16, 2026

*As of: Tuesday, February 17, 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

Monday, February 16, 2026

as of: 2/17/2026

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

Day 28: Monday, January 26, 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

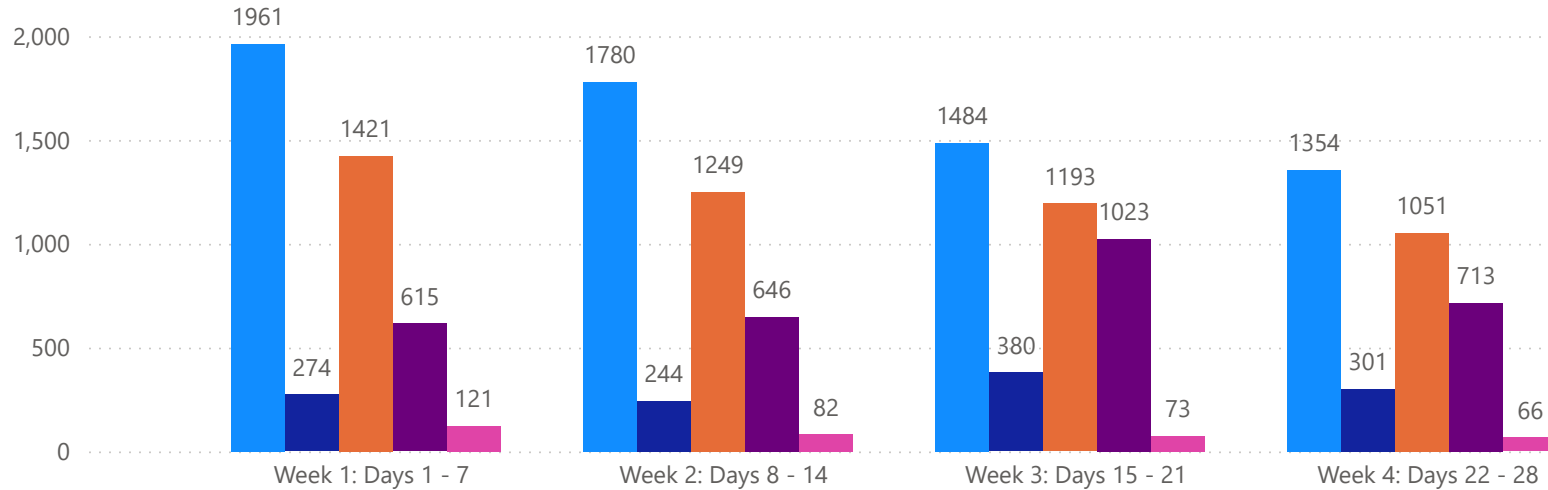
Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

# 4 WEEK REAL ESTATE MARKET REPORT

## TAMPA BAY - SINGLE FAMILY HOME

### 2/16/2026

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	6579
Canceled	1199
Pending	4914
Sold	2997
Temporarily Off-Market	342

### DAILY MARKET CHANGE

Category	Sum of Total
Back on the Market	46
New Listings	153
Price Decrease	301
Price Increase	42

\*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
Monday, February 16, 2026	\$3,212,917	5	Saturday, February 15, 2025	\$6,440,399	14
Saturday, February 14, 2026	\$850,000	1	Friday, February 14, 2025	\$160,411,878	296
Friday, February 13, 2026	\$121,250,733	217	Thursday, February 13, 2025	\$87,361,796	174
Thursday, February 12, 2026	\$105,825,300	183	Wednesday, February 12, 2025	\$85,184,816	135
Wednesday, February 11, 2026	\$48,486,409	96	Tuesday, February 11, 2025	\$68,035,273	119
Tuesday, February 10, 2026	\$69,325,830	113	Monday, February 10, 2025	\$71,991,654	133
<b>Total</b>	<b>\$348,951,189</b>	<b>615</b>	Sunday, February 09, 2025	\$930,000	3
			<b>Total</b>	<b>\$480,355,816</b>	<b>874</b>

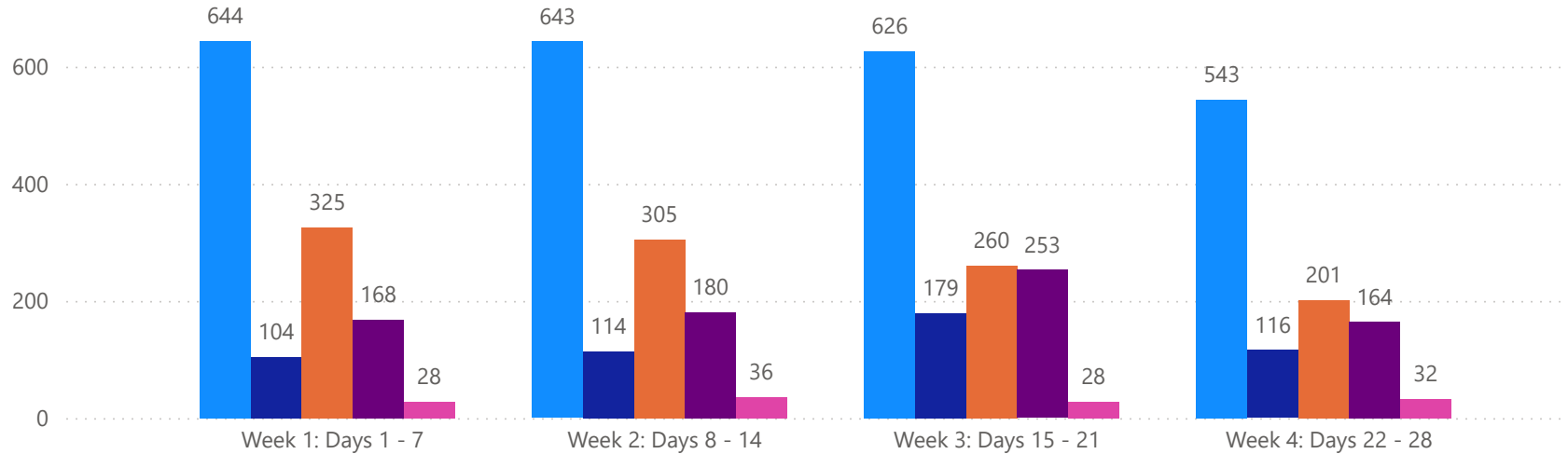


# 4 WEEK REAL ESTATE MARKET REPORT

## TAMPA BAY - CONDO

### 2/16/2026

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	2456
Canceled	513
Pending	1091
Sold	765
Temporarily Off-Market	124

### DAILY MARKET CHANGE

Category	Sum of Total
Back on the Market	17
New Listings	48
Price Decrease	124
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
Monday, February 16, 2026	\$4,999,230	3	Saturday, February 15, 2025	\$250,000	1
Friday, February 13, 2026	\$21,382,350	51	Friday, February 14, 2025	\$35,685,000	74
Thursday, February 12, 2026	\$26,343,423	42	Thursday, February 13, 2025	\$14,998,694	25
Wednesday, February 11, 2026	\$38,565,115	40	Wednesday, February 12, 2025	\$10,404,500	30
Tuesday, February 10, 2026	\$23,801,858	32	Tuesday, February 11, 2025	\$9,740,000	21
<b>Total</b>	<b>\$115,091,976</b>	<b>168</b>	Monday, February 10, 2025	\$10,493,500	32
			Sunday, February 09, 2025	\$814,000	1
			<b>Total</b>	<b>\$82,385,694</b>	<b>184</b>

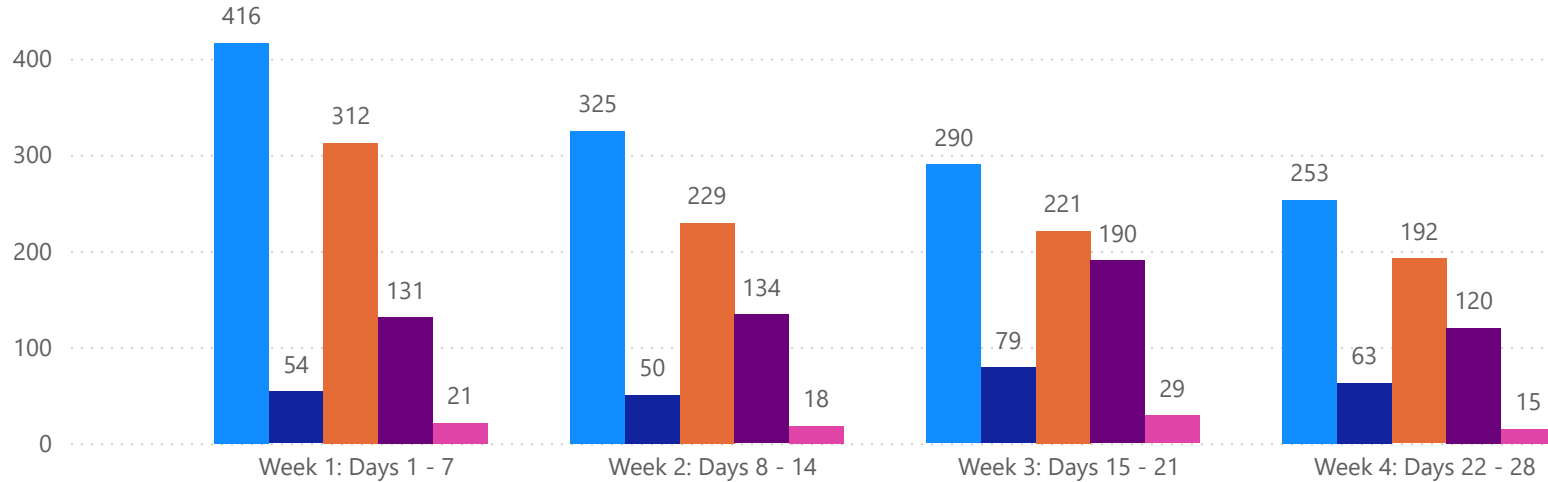


# 4 WEEK REAL ESTATE MARKET REPORT

## PINELLAS COUNTY - SINGLE FAMILY HOME

### 2/16/2026

**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	1284
Canceled	246
Pending	954
Sold	575
Temporarily Off-Market	83

### DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	10
New Listings	35
Price Decrease	57
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
Saturday, February 14, 2026	\$850,000	1	Saturday, February 15, 2025	\$734,000	2
Friday, February 13, 2026	\$21,909,900	42	Friday, February 14, 2025	\$33,270,495	62
Thursday, February 12, 2026	\$21,831,700	41	Thursday, February 13, 2025	\$16,699,100	36
Wednesday, February 11, 2026	\$9,225,400	20	Wednesday, February 12, 2025	\$27,886,827	32
Tuesday, February 10, 2026	\$14,169,900	27	Tuesday, February 11, 2025	\$13,831,385	24
<b>Total</b>	<b>\$67,986,900</b>	<b>131</b>	Monday, February 10, 2025	\$16,302,900	31
			<b>Total</b>	<b>\$108,724,707</b>	<b>187</b>

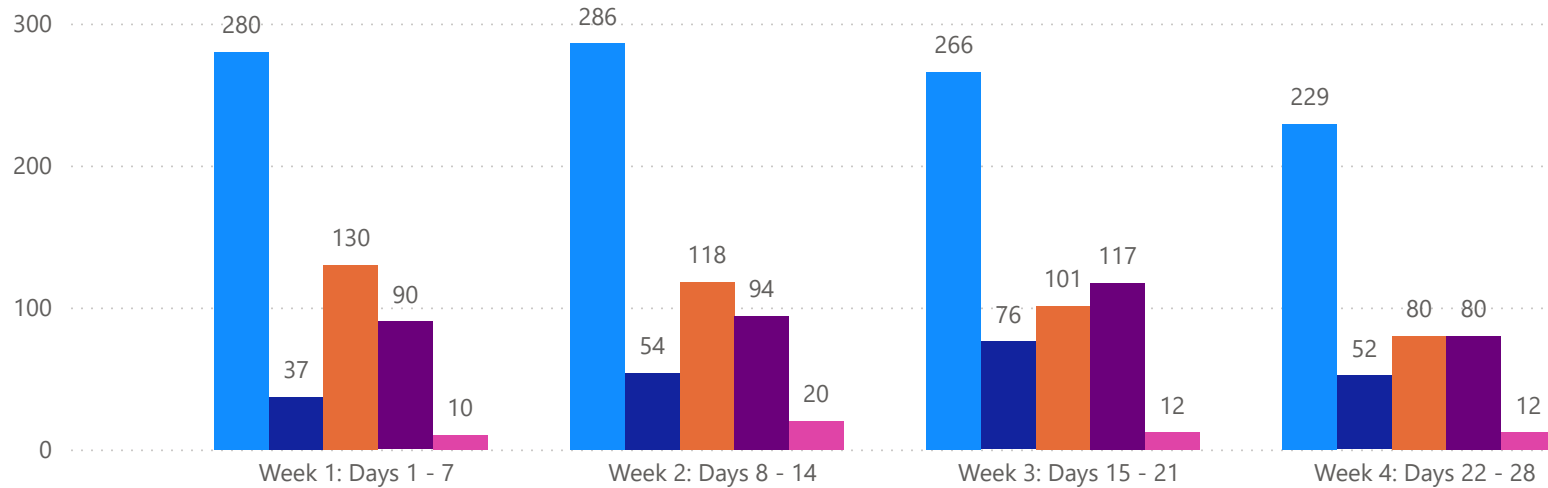


# 4 WEEK REAL ESTATE MARKET REPORT

## PINELLAS COUNTY - CONDO

### 2/16/2026

**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	219
Pending	429
Sold	381
Temporarily Off-Market	54

### DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	7
New Listings	27
Price Decrease	51
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
Monday, February 16, 2026	\$4,937,230	2	Friday, February 14, 2025	\$15,568,200	34
Friday, February 13, 2026	\$13,471,850	27	Thursday, February 13, 2025	\$11,049,794	18
Thursday, February 12, 2026	\$17,623,123	19	Wednesday, February 12, 2025	\$3,436,500	11
Wednesday, February 11, 2026	\$31,179,115	25	Tuesday, February 11, 2025	\$2,310,000	10
Tuesday, February 10, 2026	\$18,762,858	17	Monday, February 10, 2025	\$6,486,000	21
<b>Total</b>	<b>\$85,974,176</b>	<b>90</b>	Sunday, February 09, 2025	\$814,000	1
			<b>Total</b>	<b>\$39,664,494</b>	<b>95</b>

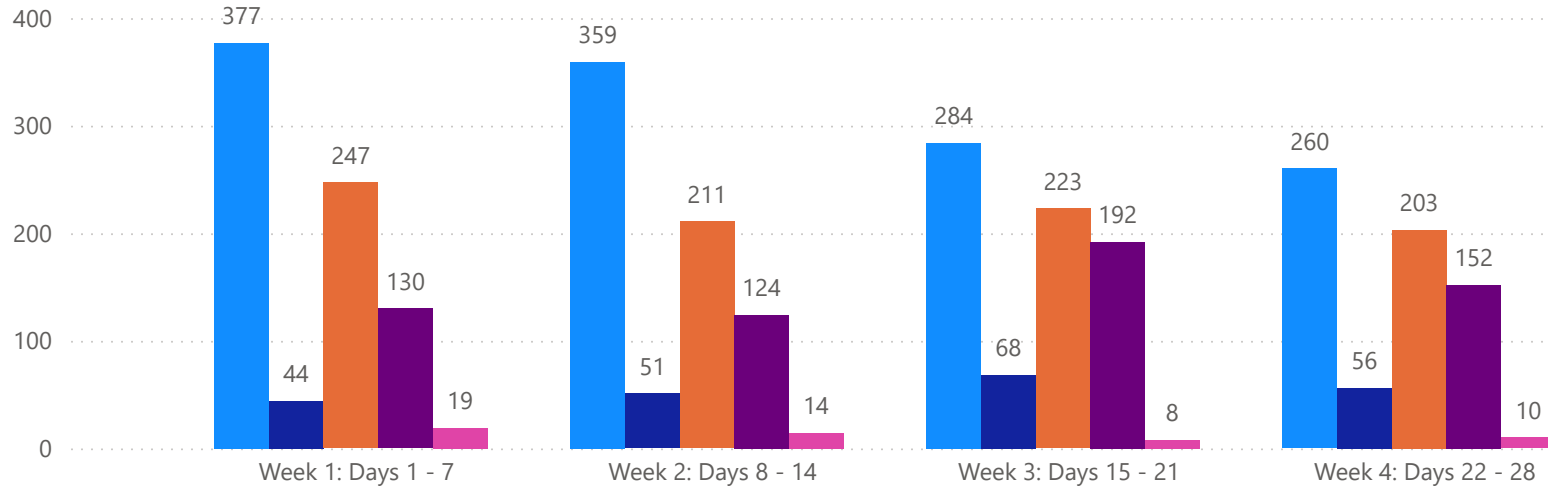


# 4 WEEK REAL ESTATE MARKET REPORT

## PASCO COUNTY - SINGLE FAMILY HOME

### 2/16/2026

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	1280
Canceled	219
Pending	884
Sold	598
Temporarily Off-Market	51

### DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	7
New Listings	27
Price Decrease	51
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
Monday, February 16, 2026	\$185,000	1	Saturday, February 15, 2025	\$862,899	3
Friday, February 13, 2026	\$16,508,510	40	Friday, February 14, 2025	\$23,799,818	51
Thursday, February 12, 2026	\$14,915,631	37	Thursday, February 13, 2025	\$19,754,666	45
Wednesday, February 11, 2026	\$8,583,273	23	Wednesday, February 12, 2025	\$9,750,541	27
Tuesday, February 10, 2026	\$12,295,899	29	Tuesday, February 11, 2025	\$8,996,507	24
<b>Total</b>	<b>\$52,488,313</b>	<b>130</b>	Monday, February 10, 2025	\$9,581,370	19
			<b>Total</b>	<b>\$72,745,801</b>	<b>169</b>

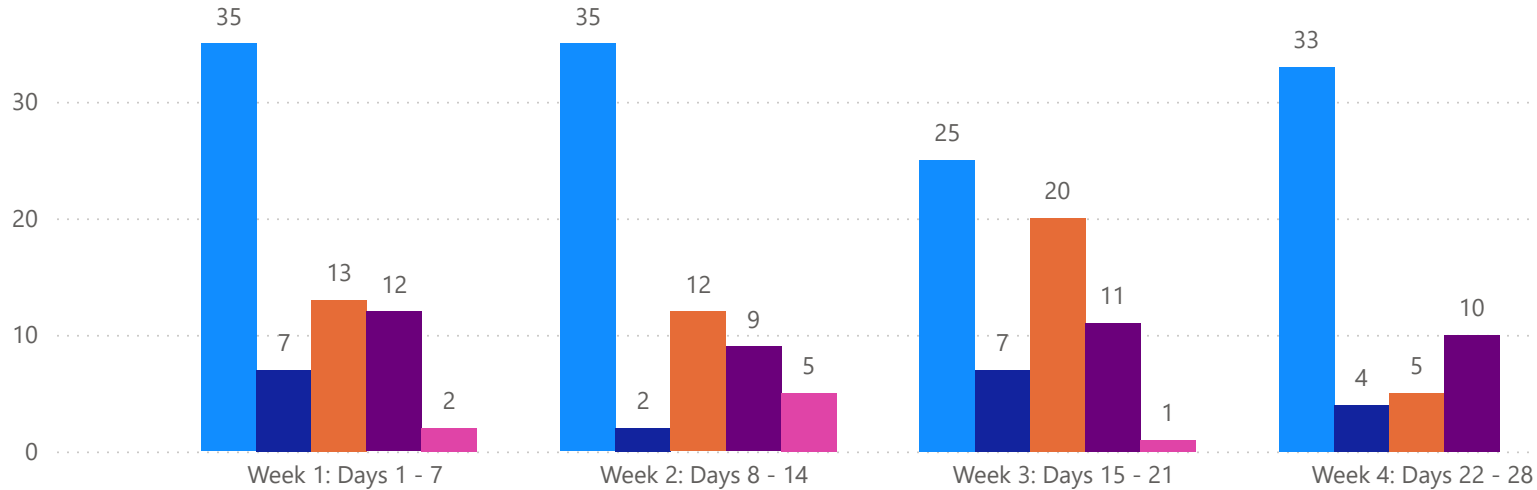


# 4 WEEK REAL ESTATE MARKET REPORT

## PASCO COUNTY - CONDO

### 2/16/2026

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	128
Canceled	20
Pending	50
Sold	42
Temporarily Off-Market	8

### DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	1
New Listings	1
Price Decrease	3
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
Monday, February 16, 2026	\$62,000	1	Friday, February 14, 2025	\$45,000	1
Friday, February 13, 2026	\$233,000	2	Thursday, February 13, 2025	\$155,000	1
Thursday, February 12, 2026	\$463,500	3	Tuesday, February 11, 2025	\$288,000	1
Wednesday, February 11, 2026	\$281,500	3	Monday, February 10, 2025	\$158,500	1
Tuesday, February 10, 2026	\$344,000	3	<b>Total</b>	<b>\$646,500</b>	<b>4</b>
<b>Total</b>	<b>\$1,384,000</b>	<b>12</b>			

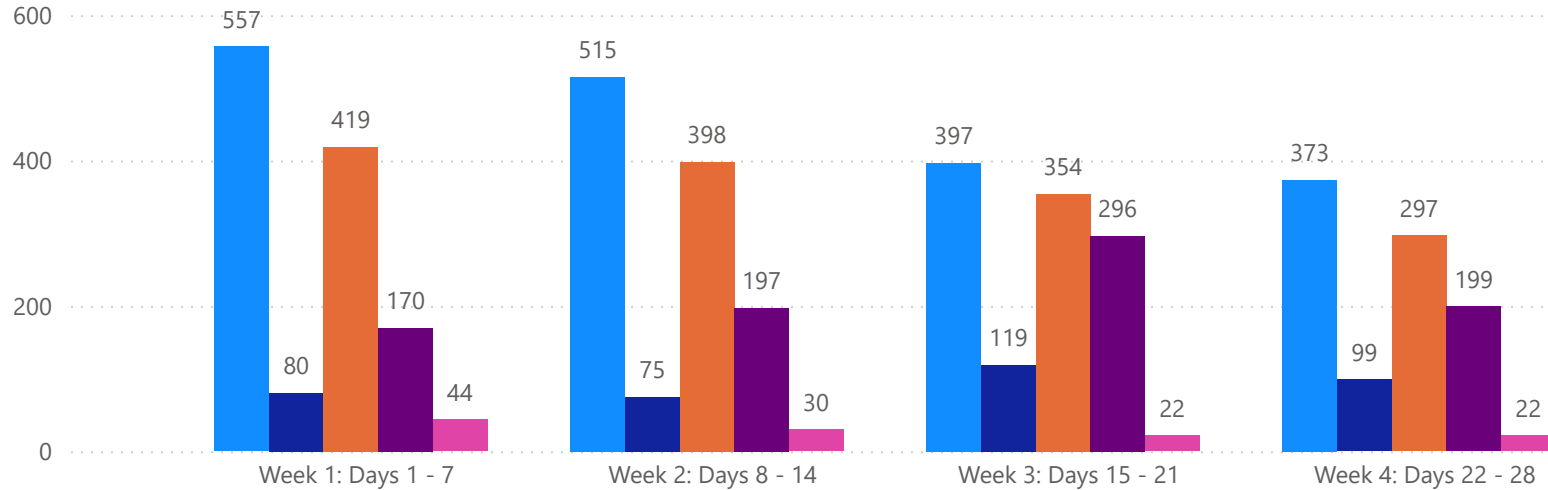


# 4 WEEK REAL ESTATE MARKET REPORT

## HILLSBOROUGH COUNTY - SINGLE FAMILY HOME

### 2/16/2026

**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	1842
Canceled	373
Pending	1468
Sold	862
Temporarily Off-Market	118

### 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	10	
New Listings	41	
Price Decrease	86	
Price Increase	4	

### 7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Monday, February 16, 2026	\$1,176,466	2	Saturday, February 15, 2025	\$2,105,000	5
Friday, February 13, 2026	\$32,304,484	63	Friday, February 14, 2025	\$50,215,738	96
Thursday, February 12, 2026	\$30,190,745	52	Thursday, February 13, 2025	\$17,870,540	38
Wednesday, February 11, 2026	\$10,993,955	24	Wednesday, February 12, 2025	\$18,340,113	36
Tuesday, February 10, 2026	\$16,560,143	29	Tuesday, February 11, 2025	\$17,323,909	35
<b>Total</b>	<b>\$91,225,793</b>	<b>170</b>	Monday, February 10, 2025	\$25,597,804	49
			Sunday, February 09, 2025	\$930,000	3
			<b>Total</b>	<b>\$132,383,104</b>	<b>262</b>

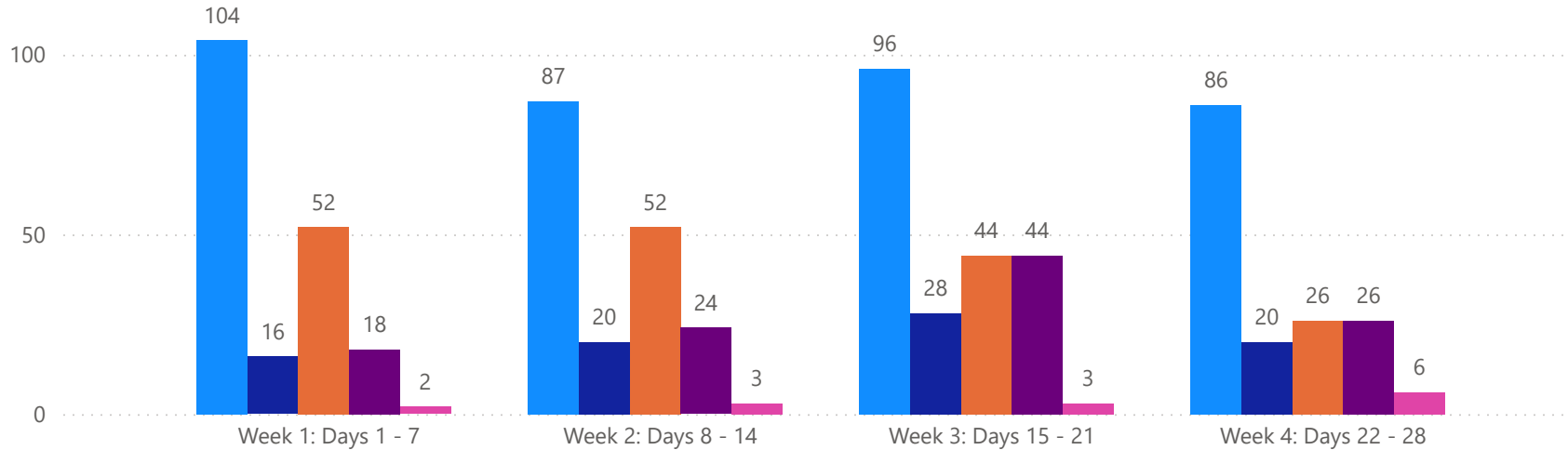


# 4 WEEK REAL ESTATE MARKET REPORT

## HILLSBOROUGH COUNTY - CONDO

### 2/16/2026

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	373
Canceled	84
Pending	174
Sold	112
Temporarily Off-Market	14

### 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	3	
New Listings	5	
Price Decrease	14	
Price Increase	0	

### 7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Friday, February 13, 2026	\$1,113,000	4	Friday, February 14, 2025	\$6,002,400	17
Thursday, February 12, 2026	\$1,405,900	5	Thursday, February 13, 2025	\$2,400,000	1
Wednesday, February 11, 2026	\$496,000	3	Wednesday, February 12, 2025	\$1,324,100	8
Tuesday, February 10, 2026	\$1,090,000	6	Tuesday, February 11, 2025	\$4,891,000	4
<b>Total</b>	<b>\$4,104,900</b>	<b>18</b>	Monday, February 10, 2025	\$1,815,000	4
			<b>Total</b>	<b>\$16,432,500</b>	<b>34</b>

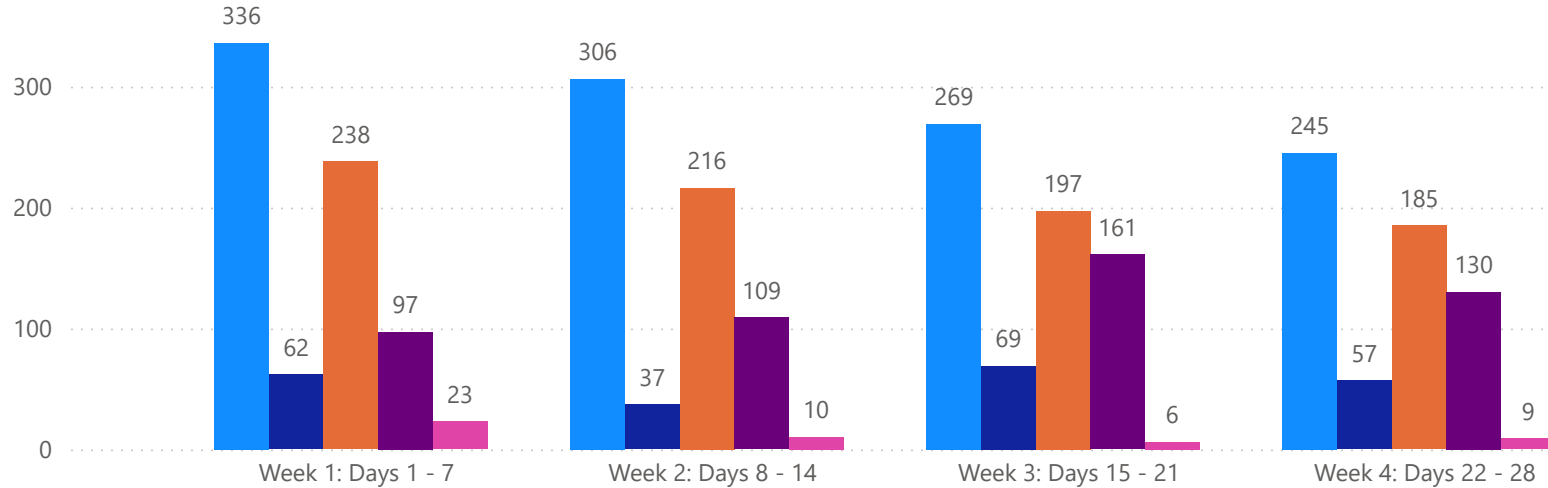


# 4 WEEK REAL ESTATE MARKET REPORT

## SARASOTA COUNTY - SINGLE FAMILY HOME

### 2/16/2026

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	1156
Canceled	225
Pending	836
Sold	497
Temporarily Off-Market	48

### DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	14
New Listings	31
Price Decrease	69
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	Closed Prior Year	Volume	Count
Monday, February 16, 2026	\$1,183,126	1	Saturday, February 15, 2025	\$1,807,500	2
Friday, February 13, 2026	\$26,296,411	33	Friday, February 14, 2025	\$34,991,298	53
Thursday, February 12, 2026	\$19,800,585	28	Thursday, February 13, 2025	\$19,226,709	31
Wednesday, February 11, 2026	\$13,179,077	18	Wednesday, February 12, 2025	\$21,552,745	23
Tuesday, February 10, 2026	\$10,845,888	17	Tuesday, February 11, 2025	\$14,756,254	16
<b>Total</b>	<b>\$71,305,087</b>	<b>97</b>	Monday, February 10, 2025	\$11,294,934	21
			<b>Total</b>	<b>\$103,629,440</b>	<b>146</b>

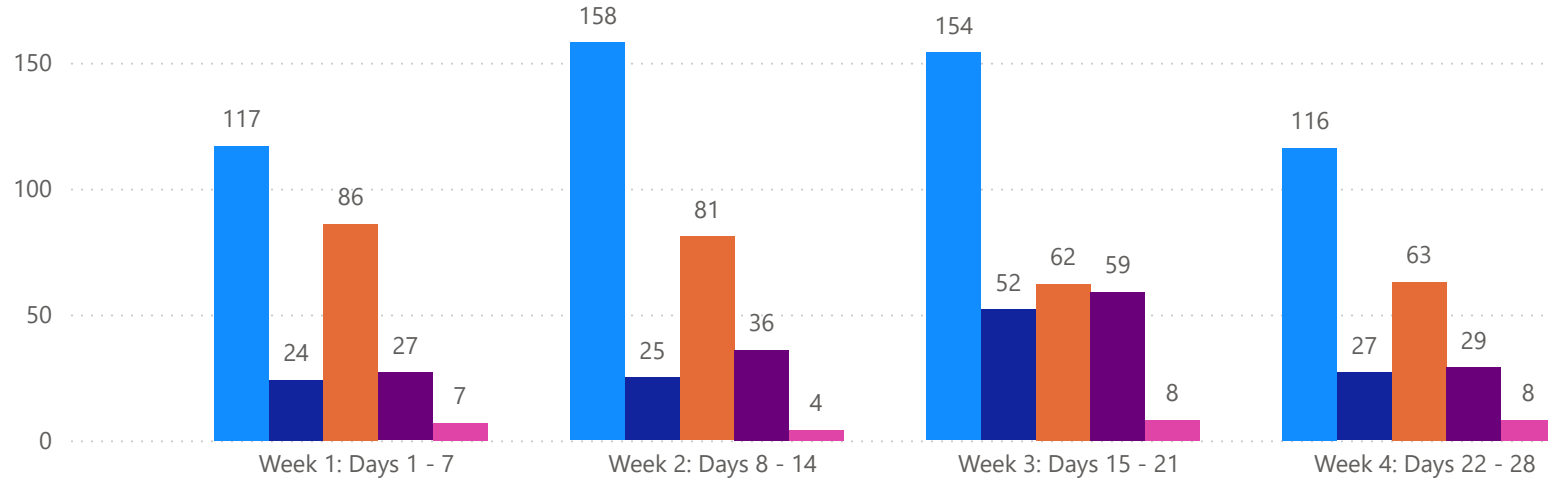


# 4 WEEK REAL ESTATE MARKET REPORT

## SARASOTA COUNTY - CONDO

2/16/2026

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	545
Canceled	128
Pending	292
Sold	151
Temporarily Off-Market	27

### DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	2
New Listings	4
Price Decrease	35
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
Friday, February 13, 2026	\$4,125,500	11	Saturday, February 15, 2025	\$250,000	1
Thursday, February 12, 2026	\$4,699,400	9	Friday, February 14, 2025	\$11,119,500	13
Wednesday, February 11, 2026	\$5,763,000	6	Thursday, February 13, 2025	\$1,065,000	4
Tuesday, February 10, 2026	\$1,175,000	1	Wednesday, February 12, 2025	\$4,410,900	7
<b>Total</b>	<b>\$15,762,900</b>	<b>27</b>	Tuesday, February 11, 2025	\$520,000	2
			Monday, February 10, 2025	\$1,698,000	4
			<b>Total</b>	<b>\$19,063,400</b>	<b>31</b>

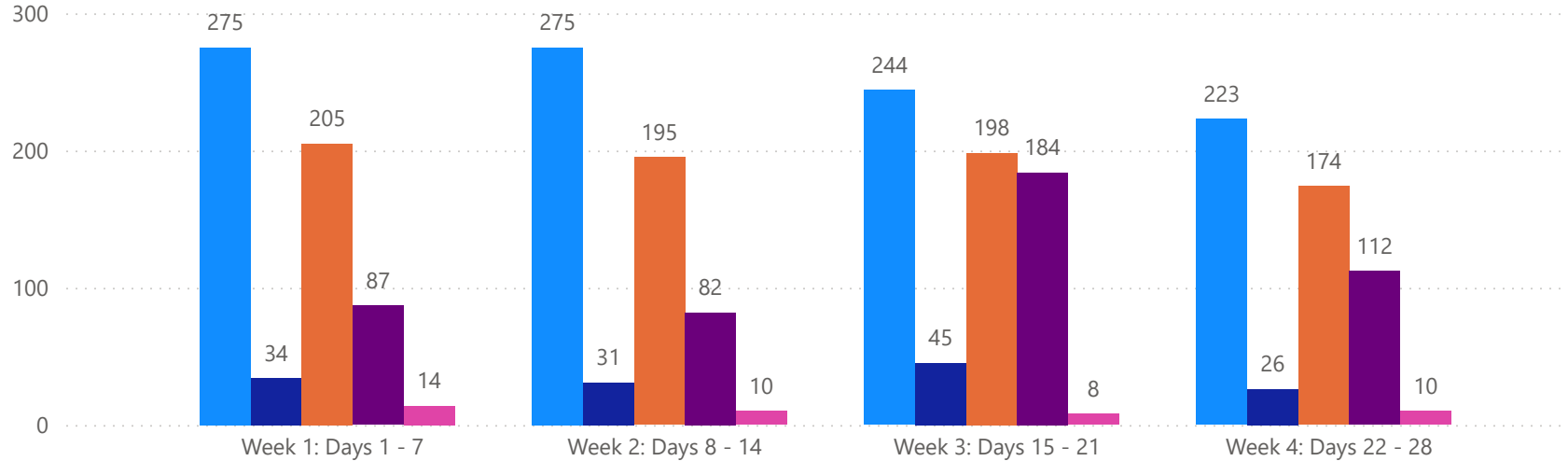


# 4 WEEK REAL ESTATE MARKET REPORT

## MANATEE COUNTY - SINGLE FAMILY HOME

### 2/16/2026

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	136
Pending	772
Sold	465
Temporarily Off-Market	42

### DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	5
New Listings	19
Price Decrease	38
Price Increase	33

\*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
Monday, February 16, 2026	\$668,325	1	Saturday, February 15, 2025	\$931,000	2
Friday, February 13, 2026	\$24,231,428	39	Friday, February 14, 2025	\$18,134,529	34
Thursday, February 12, 2026	\$19,086,639	25	Thursday, February 13, 2025	\$13,810,781	24
Wednesday, February 11, 2026	\$6,504,704	11	Wednesday, February 12, 2025	\$7,654,590	17
Tuesday, February 10, 2026	\$15,454,000	11	Tuesday, February 11, 2025	\$13,127,218	20
<b>Total</b>	<b>\$65,945,096</b>	<b>87</b>	Monday, February 10, 2025	\$9,214,646	13
			<b>Total</b>	<b>\$62,872,764</b>	<b>110</b>

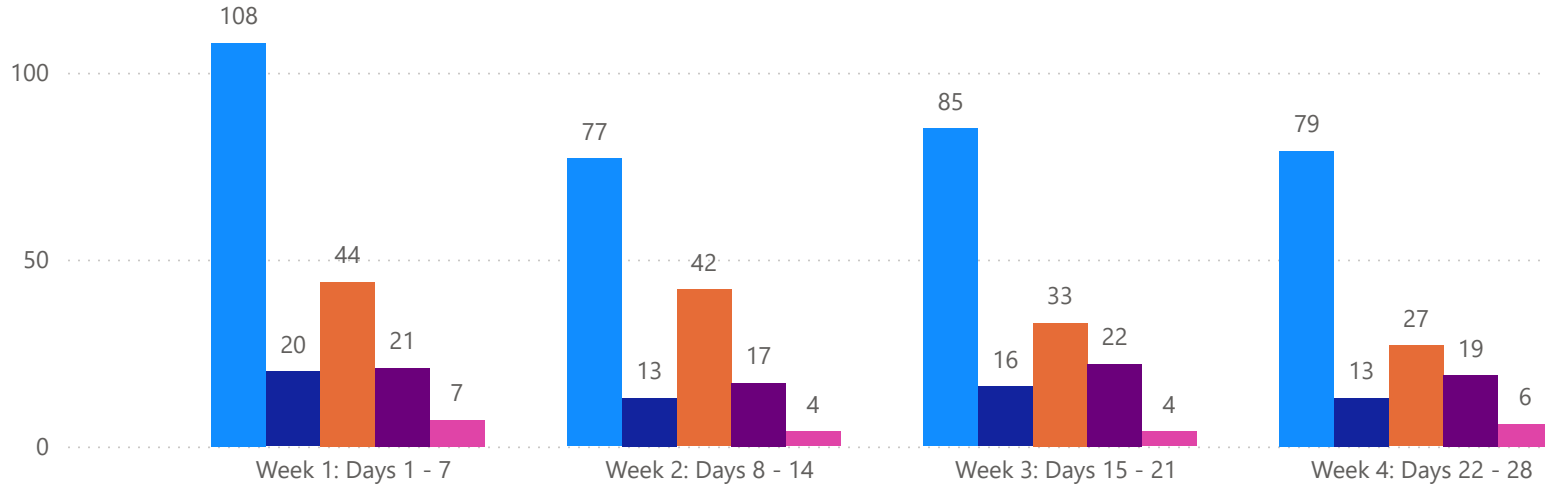


# 4 WEEK REAL ESTATE MARKET REPORT

## MANATEE COUNTY - CONDO

### 2/16/2026

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



### TOTALS

MLS Status	4 Week Total
Active	349
Canceled	62
Pending	146
Sold	79
Temporarily Off-Market	21

### DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	4
New Listings	11
Price Decrease	21
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
Friday, February 13, 2026	\$2,439,000	7	Friday, February 14, 2025	\$2,949,900	9
Thursday, February 12, 2026	\$2,151,500	6	Thursday, February 13, 2025	\$328,900	1
Wednesday, February 11, 2026	\$845,500	3	Wednesday, February 12, 2025	\$1,233,000	4
Tuesday, February 10, 2026	\$2,430,000	5	Tuesday, February 11, 2025	\$1,731,000	4
<b>Total</b>	<b>\$7,866,000</b>	<b>21</b>	Monday, February 10, 2025	\$336,000	2
			<b>Total</b>	<b>\$6,578,800</b>	<b>20</b>

