



## 4 WEEK REAL ESTATE MARKET REPORT

Tuesday, February 17, 2026

*As of: Wednesday, February 18, 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
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- 12 Manatee County - Single Family Home
- 13 Manatee County - Condominium

# 4 WEEK REAL ESTATE MARKET REPORT

## REPORT BREAKDOWN

Tuesday, February 17, 2026

as of: 2/18/2026

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

Day 28: Tuesday, January 27, 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

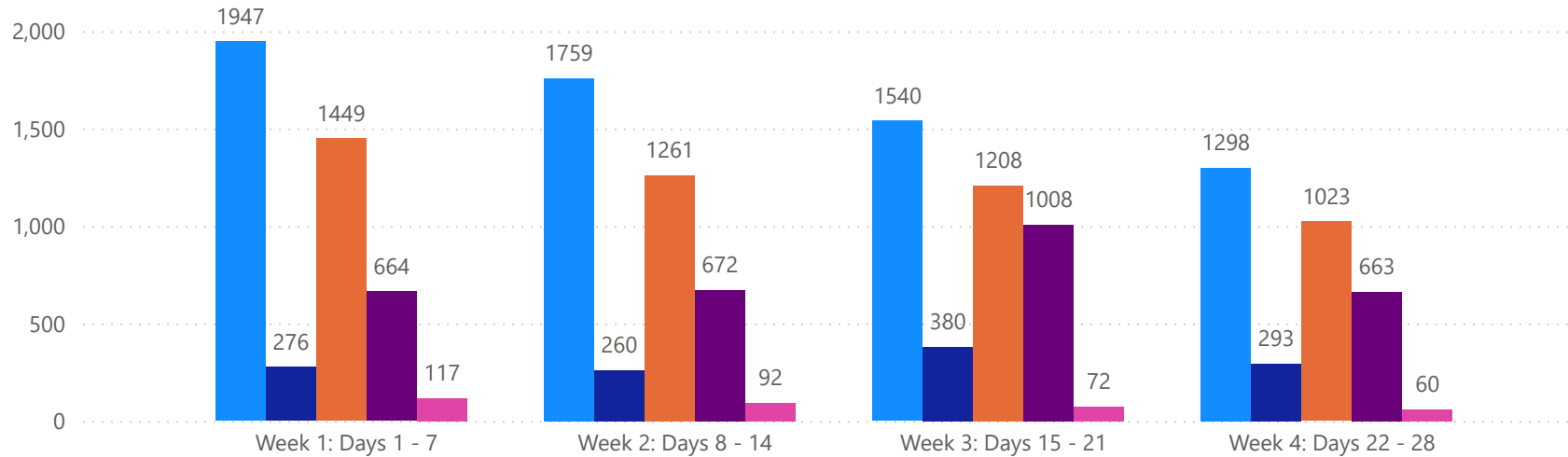
Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

# 4 WEEK REAL ESTATE MARKET REPORT

## TAMPA BAY - SINGLE FAMILY HOME

### 2/17/2026

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	6544
Canceled	1209
Pending	4941
Sold	3007
Temporarily Off-Market	341

### DAILY MARKET CHANGE

Category	Sum of Total
Back on the Market	47
New Listings	212
Price Decrease	330
Price Increase	47

\*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, February 17, 2026	\$79,309,479	128
Monday, February 16, 2026	\$7,672,897	11
Saturday, February 14, 2026	\$1,371,000	2
Friday, February 13, 2026	\$133,500,533	244
Thursday, February 12, 2026	\$105,825,300	183
Wednesday, February 11, 2026	\$48,486,409	96
<b>Total</b>	<b>\$376,165,618</b>	<b>664</b>

Closed Prior Year	Volume	Count
Sunday, February 16, 2025	\$2,599,000	3
Saturday, February 15, 2025	\$6,440,399	14
Friday, February 14, 2025	\$160,411,878	296
Thursday, February 13, 2025	\$87,361,796	174
Wednesday, February 12, 2025	\$85,184,816	135
Tuesday, February 11, 2025	\$68,035,273	119
Monday, February 10, 2025	\$71,991,654	133
<b>Total</b>	<b>\$482,024,816</b>	<b>874</b>

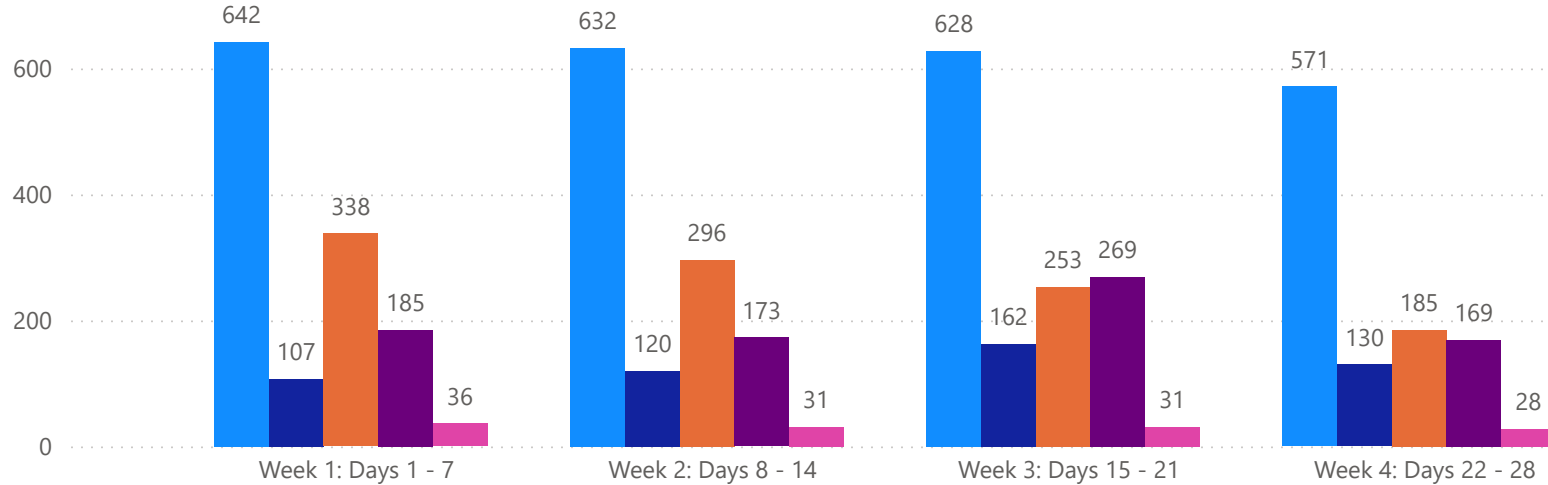


# 4 WEEK REAL ESTATE MARKET REPORT

## TAMPA BAY - CONDO

### 2/17/2026

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	2473
Canceled	519
Pending	1072
Sold	796
Temporarily Off-Market	126

### DAILY MARKET CHANGE

Category	Sum of Total
Back on the Market	15
New Listings	60
Price Decrease	124
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
Tuesday, February 17, 2026	\$17,340,300	36	Saturday, February 15, 2025	\$250,000	1
Monday, February 16, 2026	\$5,869,230	7	Friday, February 14, 2025	\$35,685,000	74
Friday, February 13, 2026	\$24,427,050	60	Thursday, February 13, 2025	\$14,998,694	25
Thursday, February 12, 2026	\$26,343,423	42	Wednesday, February 12, 2025	\$10,404,500	30
Wednesday, February 11, 2026	\$38,565,115	40	Tuesday, February 11, 2025	\$9,740,000	21
<b>Total</b>	<b>\$112,545,118</b>	<b>185</b>	Monday, February 10, 2025	\$10,493,500	32
			<b>Total</b>	<b>\$81,571,694</b>	<b>183</b>

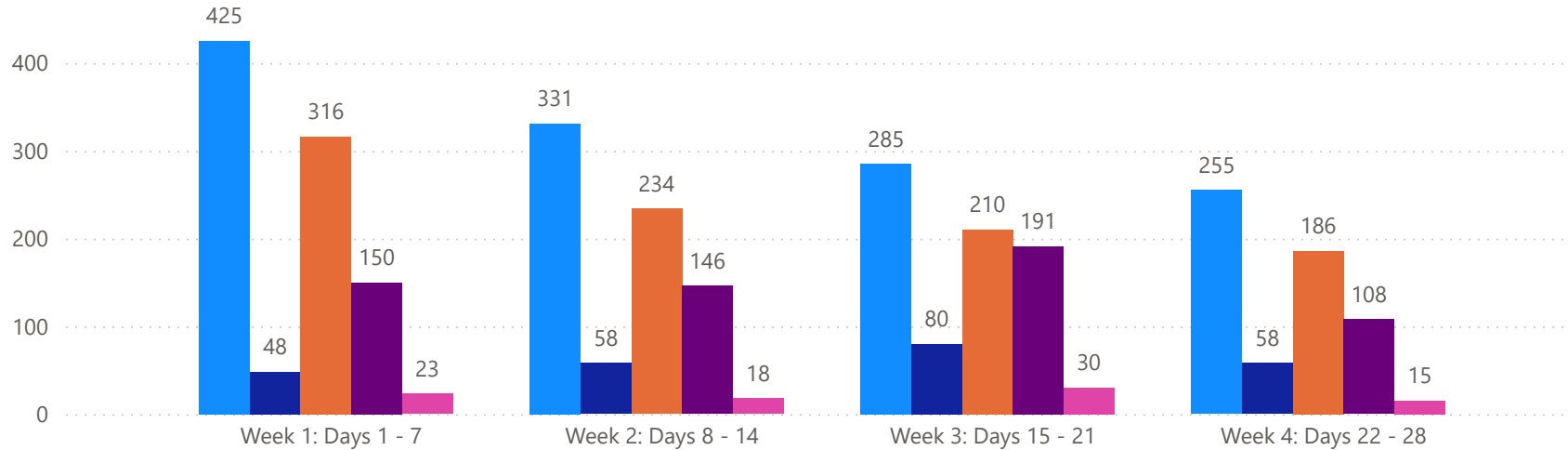


# 4 WEEK REAL ESTATE MARKET REPORT

## PINELLAS COUNTY - SINGLE FAMILY HOME

### 2/17/2026

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	1296
Canceled	244
Pending	946
Sold	595
Temporarily Off-Market	86

### DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	14
New Listings	46
Price Decrease	71
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
Tuesday, February 17, 2026	\$24,728,299	38	Sunday, February 16, 2025	\$1,560,000	1
Saturday, February 14, 2026	\$1,371,000	2	Saturday, February 15, 2025	\$734,000	2
Friday, February 13, 2026	\$24,867,800	49	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
<b>Total</b>	<b>\$82,024,199</b>	<b>150</b>	Tuesday, February 11, 2025	\$13,831,385	24
			Monday, February 10, 2025	\$16,302,900	31
			<b>Total</b>	<b>\$110,284,707</b>	<b>188</b>

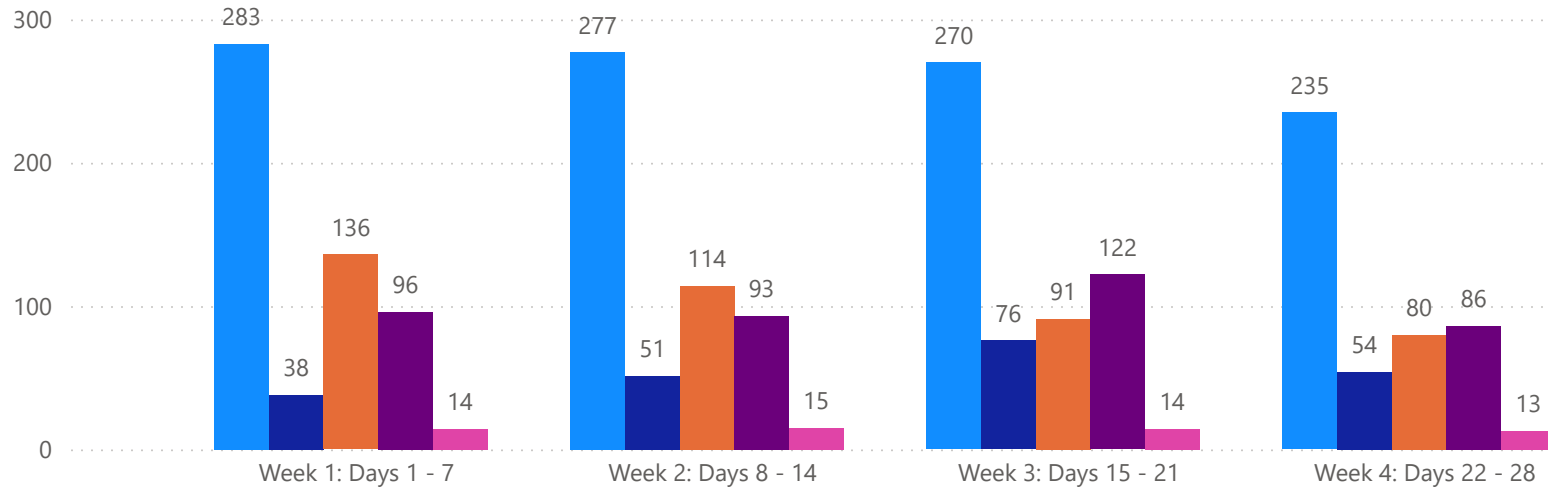


# 4 WEEK REAL ESTATE MARKET REPORT

## PINELLAS COUNTY - CONDO

### 2/17/2026

**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	1065
Canceled	219
Pending	421
Sold	397
Temporarily Off-Market	56

### DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	8
New Listings	24
Price Decrease	56
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
Tuesday, February 17, 2026	\$8,013,300	15	Friday, February 14, 2025	\$15,568,200	34
Monday, February 16, 2026	\$5,752,230	5	Thursday, February 13, 2025	\$11,049,794	18
Friday, February 13, 2026	\$15,301,850	32	Wednesday, February 12, 2025	\$3,436,500	11
Thursday, February 12, 2026	\$17,623,123	19	Tuesday, February 11, 2025	\$2,310,000	10
Wednesday, February 11, 2026	\$31,179,115	25	Monday, February 10, 2025	\$6,486,000	21
<b>Total</b>	<b>\$77,869,618</b>	<b>96</b>	<b>Total</b>	<b>\$38,850,494</b>	<b>94</b>

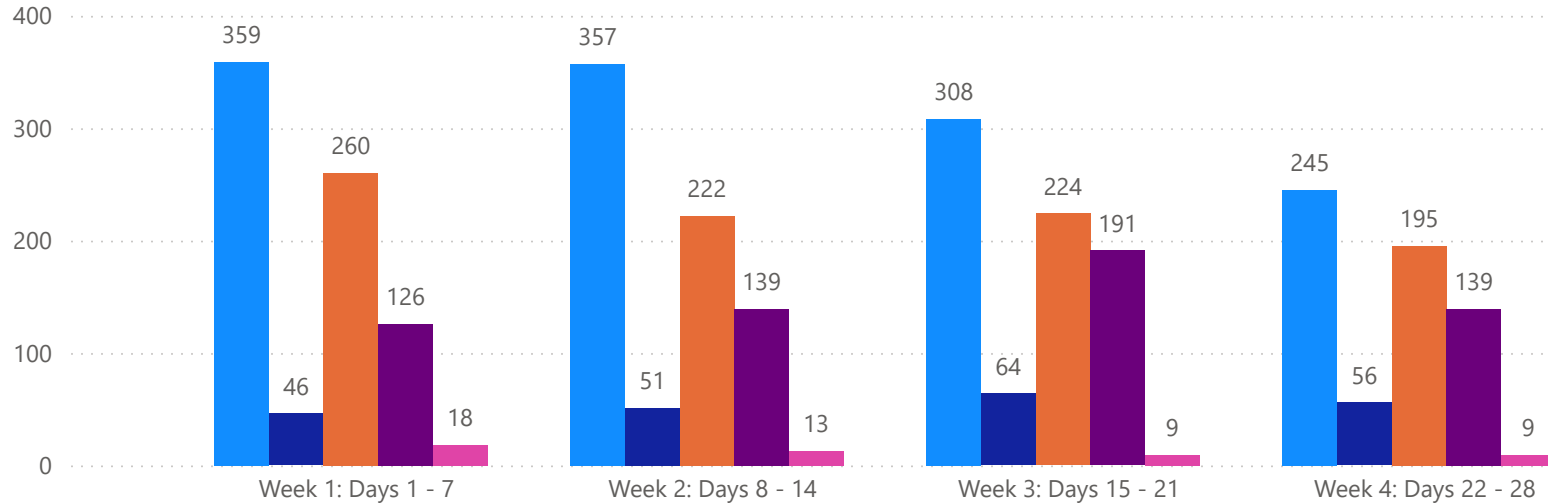


# 4 WEEK REAL ESTATE MARKET REPORT

## PASCO COUNTY - SINGLE FAMILY HOME

### 2/17/2026

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	1269
Canceled	217
Pending	901
Sold	595
Temporarily Off-Market	49

### DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	8
New Listings	33
Price Decrease	56
Price Increase	13

\*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
Tuesday, February 17, 2026	\$8,684,400	18	Saturday, February 15, 2025	\$862,899	3
Monday, February 16, 2026	\$984,980	3	Friday, February 14, 2025	\$23,799,818	51
Friday, February 13, 2026	\$18,417,510	45	Thursday, February 13, 2025	\$19,754,666	45
Thursday, February 12, 2026	\$14,915,631	37	Wednesday, February 12, 2025	\$9,750,541	27
Wednesday, February 11, 2026	\$8,583,273	23	Tuesday, February 11, 2025	\$8,996,507	24
<b>Total</b>	<b>\$51,585,794</b>	<b>126</b>	Monday, February 10, 2025	\$9,581,370	19
			<b>Total</b>	<b>\$72,745,801</b>	<b>169</b>

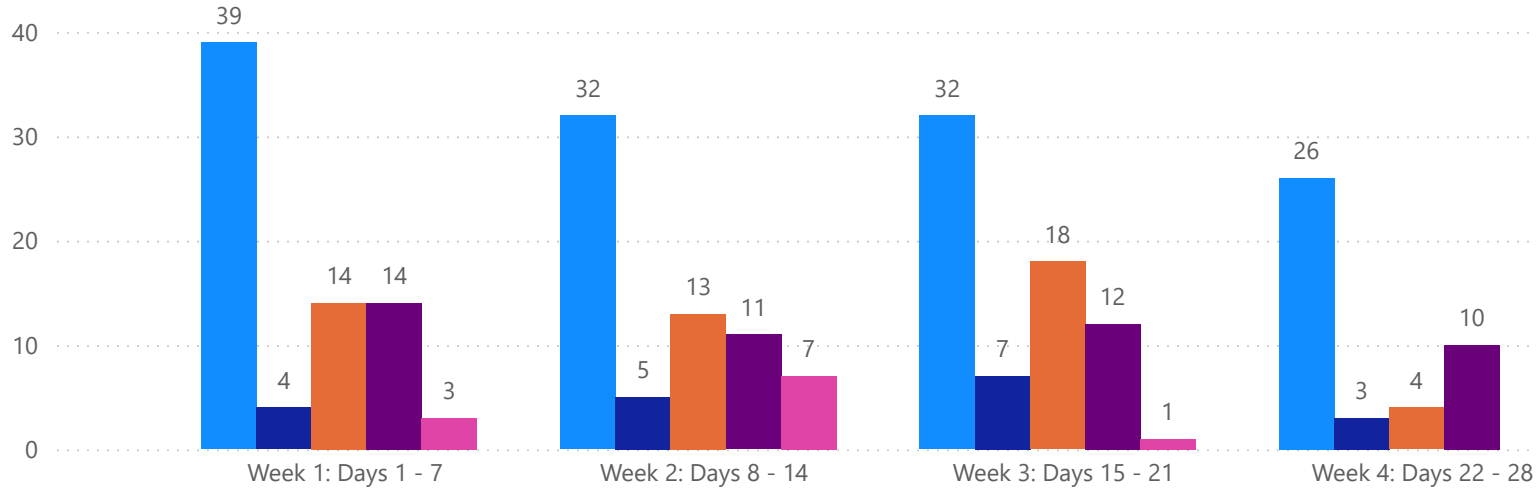


# 4 WEEK REAL ESTATE MARKET REPORT

## PASCO COUNTY - CONDO

### 2/17/2026

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	129
Canceled	19
Pending	49
Sold	47
Temporarily Off-Market	11

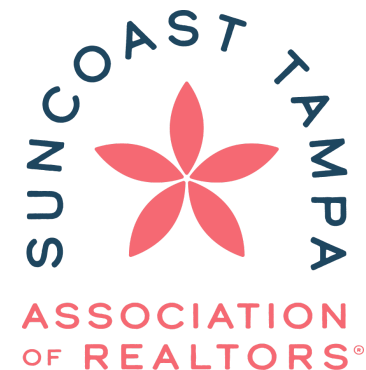
### DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	0
New Listings	6
Price Decrease	6
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
Tuesday, February 17, 2026	\$570,000	4	Friday, February 14, 2025	\$45,000	1
Monday, February 16, 2026	\$117,000	2	Thursday, February 13, 2025	\$155,000	1
Friday, February 13, 2026	\$233,000	2	Tuesday, February 11, 2025	\$288,000	1
Thursday, February 12, 2026	\$463,500	3	Monday, February 10, 2025	\$158,500	1
Wednesday, February 11, 2026	\$281,500	3	<b>Total</b>	<b>\$646,500</b>	<b>4</b>
<b>Total</b>	<b>\$1,665,000</b>	<b>14</b>			

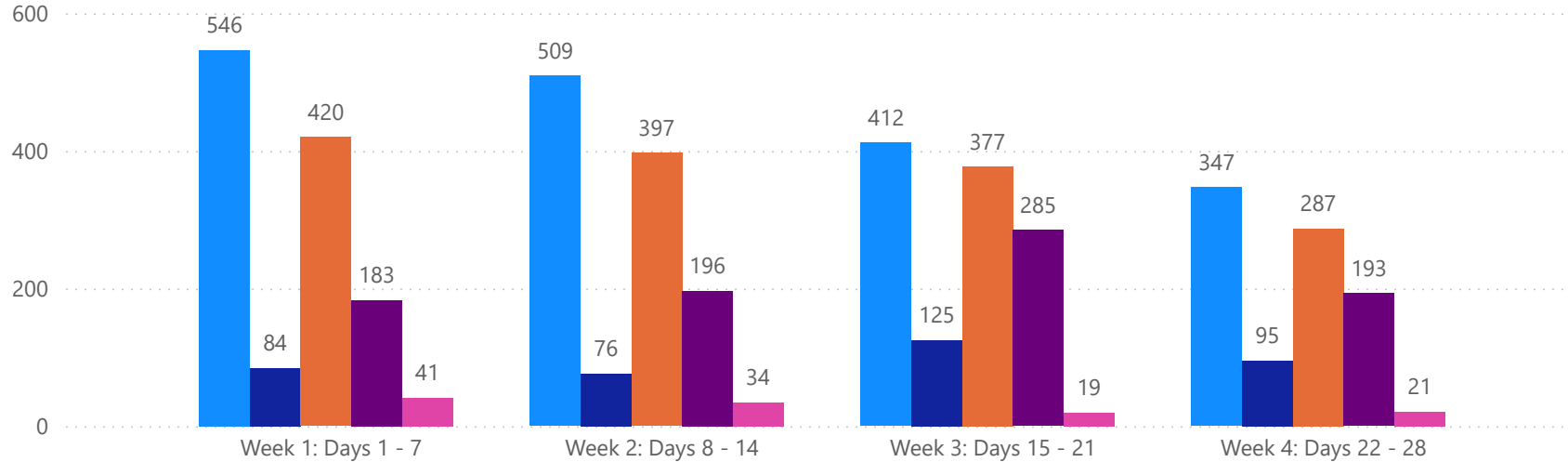


# 4 WEEK REAL ESTATE MARKET REPORT

## HILLSBOROUGH COUNTY - SINGLE FAMILY HOME

### 2/17/2026

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	1814
Canceled	380
Pending	1481
Sold	857
Temporarily Off-Market	115

### 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	12	
New Listings	50	
Price Decrease	98	
Price Increase	24	

### 7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Tuesday, February 17, 2026	\$18,878,580	30	Saturday, February 15, 2025	\$2,105,000	5
Monday, February 16, 2026	\$2,151,466	3	Friday, February 14, 2025	\$50,215,738	96
Friday, February 13, 2026	\$37,419,484	74	Thursday, February 13, 2025	\$17,870,540	38
Thursday, February 12, 2026	\$30,190,745	52	Wednesday, February 12, 2025	\$18,340,113	36
Wednesday, February 11, 2026	\$10,993,955	24	Tuesday, February 11, 2025	\$17,323,909	35
<b>Total</b>	<b>\$99,634,230</b>	<b>183</b>	Monday, February 10, 2025	\$25,597,804	49
			<b>Total</b>	<b>\$131,453,104</b>	<b>259</b>

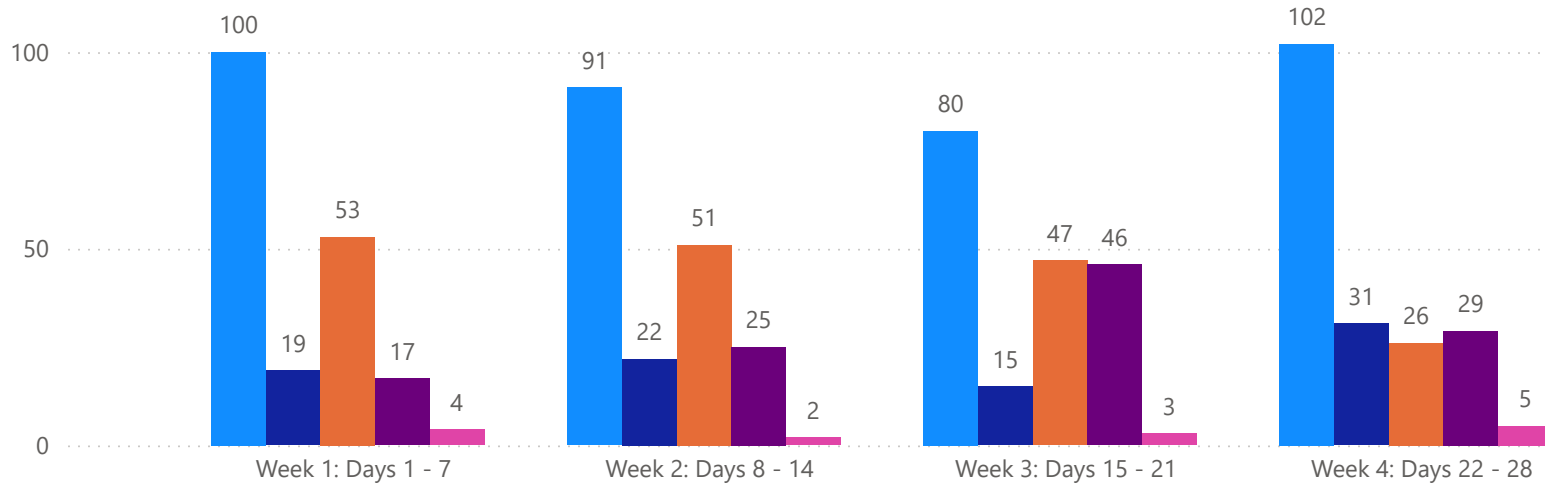


# 4 WEEK REAL ESTATE MARKET REPORT

## HILLSBOROUGH COUNTY - CONDO

2/17/2026

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	87
Pending	177
Sold	117
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	2	
New Listings	8	
Price Decrease	14	
Price Increase	0	

### 7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Tuesday, February 17, 2026	\$1,530,000	5	Friday, February 14, 2025	\$6,002,400	17
Friday, February 13, 2026	\$1,113,000	4	Thursday, February 13, 2025	\$2,400,000	1
Thursday, February 12, 2026	\$1,405,900	5	Wednesday, February 12, 2025	\$1,324,100	8
Wednesday, February 11, 2026	\$496,000	3	Tuesday, February 11, 2025	\$4,891,000	4
<b>Total</b>	<b>\$4,544,900</b>	<b>17</b>	Monday, February 10, 2025	\$1,815,000	4
			<b>Total</b>	<b>\$16,432,500</b>	<b>34</b>

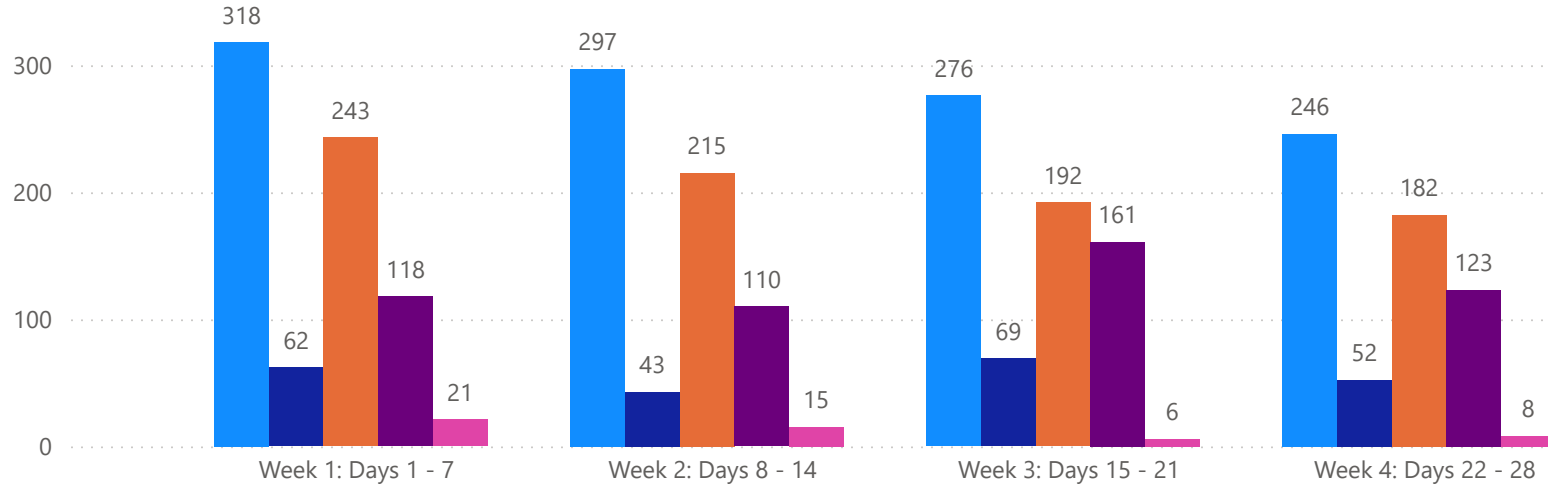


# 4 WEEK REAL ESTATE MARKET REPORT

## SARASOTA COUNTY - SINGLE FAMILY HOME

### 2/17/2026

**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	1137
Canceled	226
Pending	832
Sold	512
Temporarily Off-Market	50

### DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	6
New Listings	29
Price Decrease	49
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
Tuesday, February 17, 2026	\$21,944,500	33	Sunday, February 16, 2025	\$1,039,000	2
Monday, February 16, 2026	\$3,198,126	3	Saturday, February 15, 2025	\$1,807,500	2
Friday, February 13, 2026	\$27,699,311	36	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
<b>Total</b>	<b>\$85,821,599</b>	<b>118</b>	Tuesday, February 11, 2025	\$14,756,254	16
			Monday, February 10, 2025	\$11,294,934	21
			<b>Total</b>	<b>\$104,668,440</b>	<b>148</b>

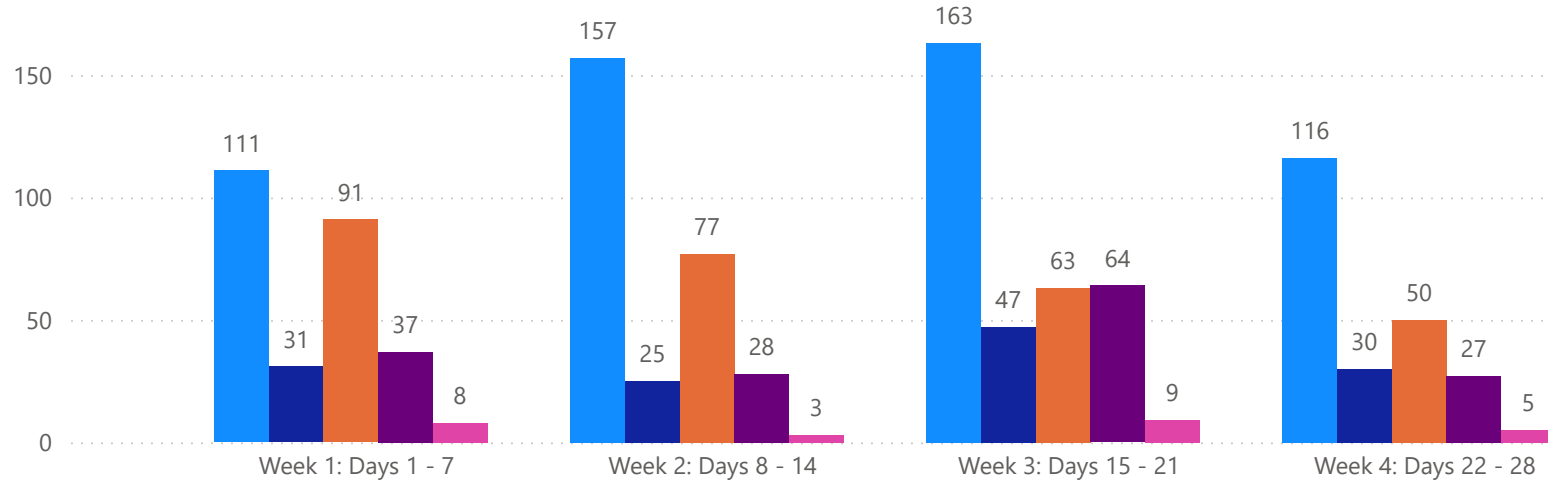


# 4 WEEK REAL ESTATE MARKET REPORT

## SARASOTA COUNTY - CONDO

2/17/2026

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	547
Canceled	133
Pending	281
Sold	156
Temporarily Off-Market	25

### DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	1
New Listings	18
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
Tuesday, February 17, 2026	\$6,445,000	10	Saturday, February 15, 2025	\$250,000	1
Friday, February 13, 2026	\$4,525,500	12	Friday, February 14, 2025	\$11,119,500	13
Thursday, February 12, 2026	\$4,699,400	9	Thursday, February 13, 2025	\$1,065,000	4
Wednesday, February 11, 2026	\$5,763,000	6	Wednesday, February 12, 2025	\$4,410,900	7
<b>Total</b>	<b>\$21,432,900</b>	<b>37</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>

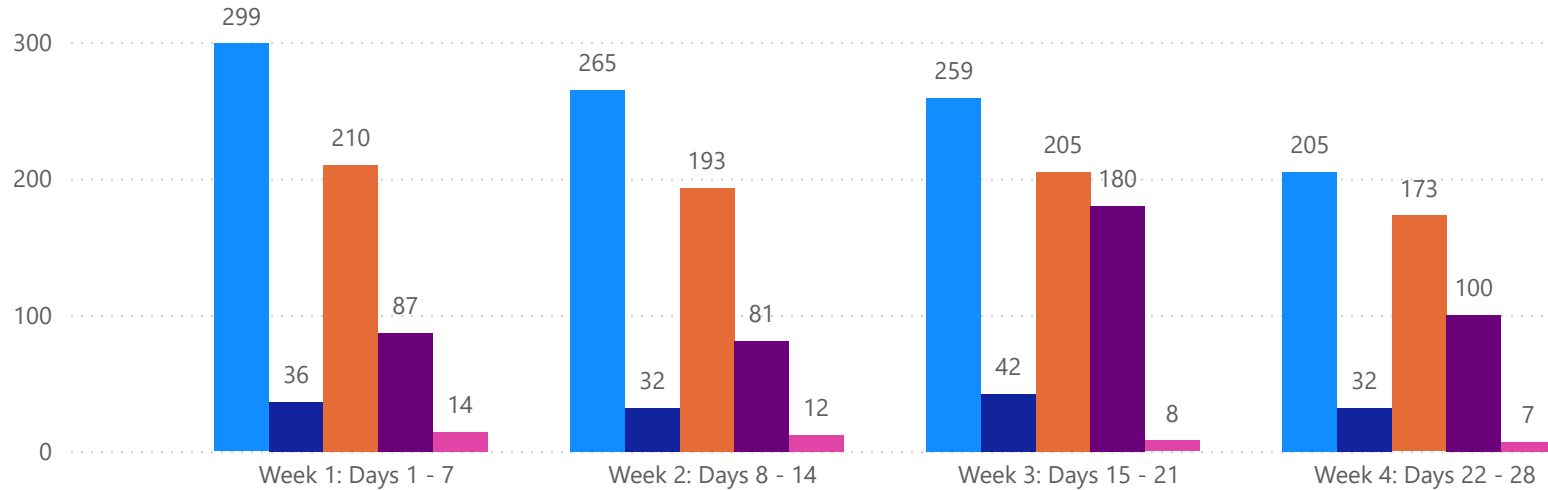


# 4 WEEK REAL ESTATE MARKET REPORT

## MANATEE COUNTY - SINGLE FAMILY HOME

### 2/17/2026

**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	1028
Canceled	142
Pending	781
Sold	448
Temporarily Off-Market	41

### DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	7
New Listings	54
Price Decrease	56
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
Tuesday, February 17, 2026	\$5,073,700	9	Saturday, February 15, 2025	\$931,000	2
Monday, February 16, 2026	\$1,338,325	2	Friday, February 14, 2025	\$18,134,529	34
Friday, February 13, 2026	\$25,096,428	40	Thursday, February 13, 2025	\$13,810,781	24
Thursday, February 12, 2026	\$19,086,639	25	Wednesday, February 12, 2025	\$7,654,590	17
Wednesday, February 11, 2026	\$6,504,704	11	Tuesday, February 11, 2025	\$13,127,218	20
<b>Total</b>	<b>\$57,099,796</b>	<b>87</b>	Monday, February 10, 2025	\$9,214,646	13
			<b>Total</b>	<b>\$62,872,764</b>	<b>110</b>

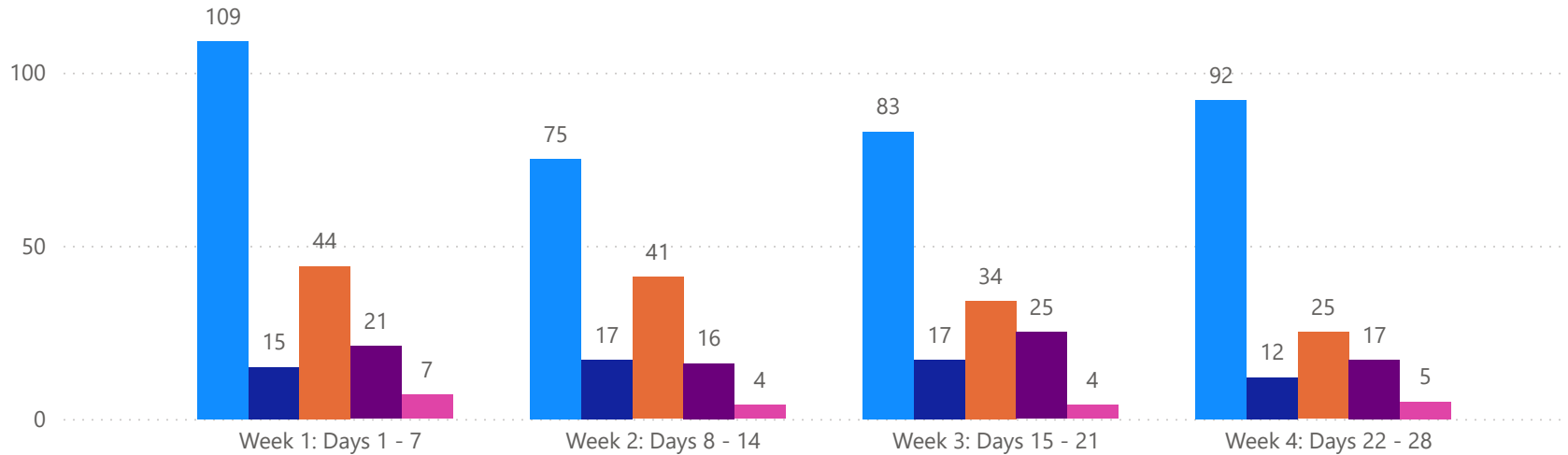


# 4 WEEK REAL ESTATE MARKET REPORT

## MANATEE COUNTY - CONDO

2/17/2026

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



### TOTALS

MLS Status	4 Week Total
Active	359
Canceled	61
Pending	144
Sold	79
Temporarily Off-Market	20

### DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	4
New Listings	4
Price Decrease	27
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
Tuesday, February 17, 2026	\$782,000	2	Friday, February 14, 2025	\$2,949,900	9
Friday, February 13, 2026	\$3,253,700	10	Thursday, February 13, 2025	\$328,900	1
Thursday, February 12, 2026	\$2,151,500	6	Wednesday, February 12, 2025	\$1,233,000	4
Wednesday, February 11, 2026	\$845,500	3	Tuesday, February 11, 2025	\$1,731,000	4
<b>Total</b>	<b>\$7,032,700</b>	<b>21</b>	Monday, February 10, 2025	\$336,000	2
			<b>Total</b>	<b>\$6,578,800</b>	<b>20</b>

