



4 WEEK REAL ESTATE MARKET REPORT

Wednesday, February 18, 2026

As of: Thursday, February 19, 2026

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- 3 Cumulative Tampa Bay Report - Condominium
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4 WEEK REAL ESTATE MARKET REPORT

REPORT BREAKDOWN

Wednesday, February 18, 2026

as of: 2/19/2026

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

Day 28: Wednesday, January 28, 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

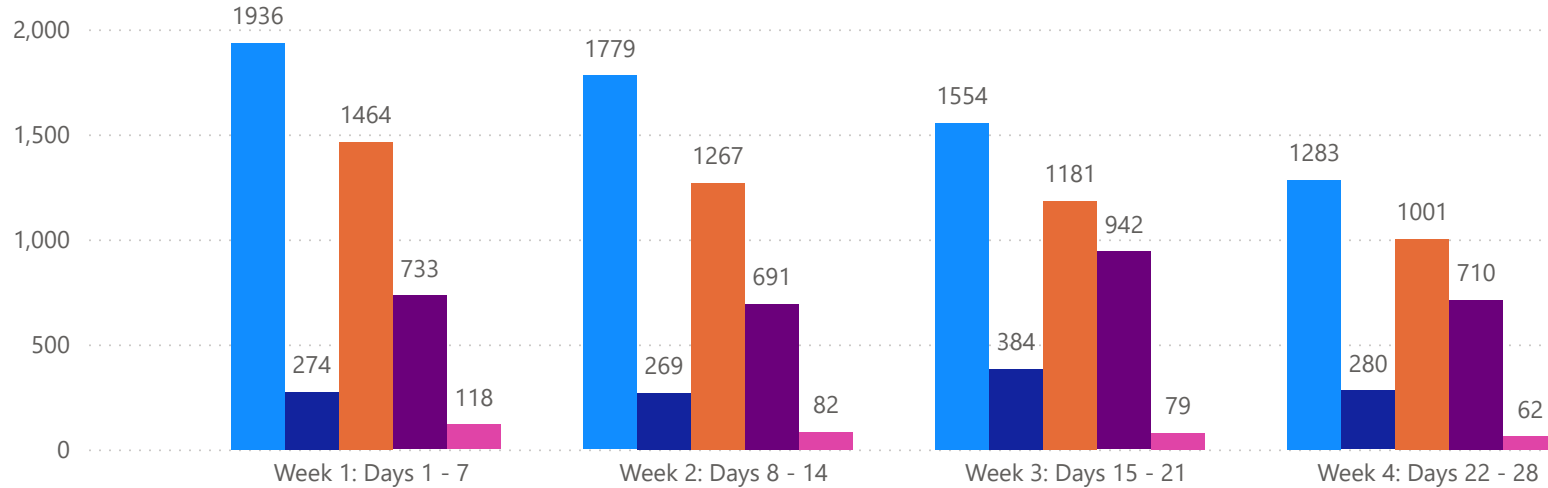
Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOME

2/18/2026

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	6552
Canceled	1207
Pending	4913
Sold	3076
Temporarily Off-Market	341

DAILY MARKET CHANGE

Category	Sum of Total
Back on the Market	54
New Listings	268
Price Decrease	432
Price Increase	50

*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 18, 2026	\$41,059,788	81	Monday, February 17, 2025	\$19,049,389	39
Tuesday, February 17, 2026	\$123,353,168	195	Sunday, February 16, 2025	\$2,599,000	3
Monday, February 16, 2026	\$12,188,272	22	Saturday, February 15, 2025	\$6,440,399	14
Sunday, February 15, 2026	\$1,700,000	1	Friday, February 14, 2025	\$160,411,878	296
Saturday, February 14, 2026	\$2,853,000	6	Thursday, February 13, 2025	\$87,361,796	174
Friday, February 13, 2026	\$133,825,533	245	Wednesday, February 12, 2025	\$85,184,816	135
Thursday, February 12, 2026	\$105,825,300	183	Tuesday, February 11, 2025	\$68,035,273	119
Total	\$420,805,061	733	Total	\$429,082,551	780

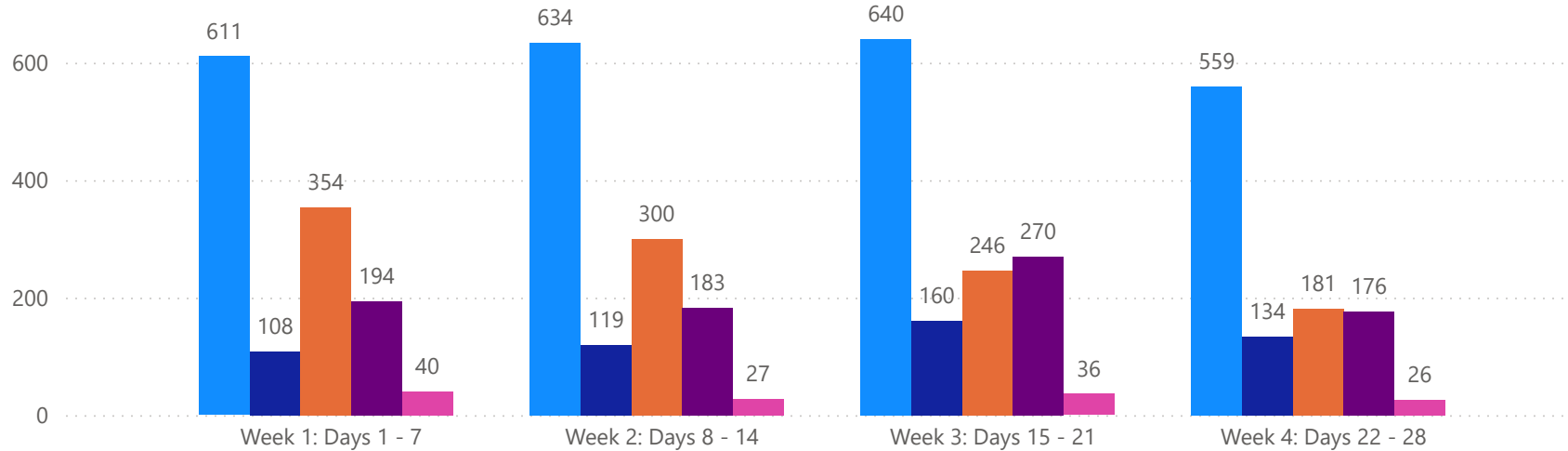


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDO

2/18/2026

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	2444
Canceled	521
Pending	1081
Sold	823
Temporarily Off-Market	129

DAILY MARKET CHANGE

Category	Sum of Total
Back on the Market	10
New Listings	52
Price Decrease	122
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 18, 2026	\$33,862,892	32	Monday, February 17, 2025	\$4,094,447	10
Tuesday, February 17, 2026	\$29,349,800	52	Saturday, February 15, 2025	\$250,000	1
Monday, February 16, 2026	\$5,869,230	7	Friday, February 14, 2025	\$35,685,000	74
Saturday, February 14, 2026	\$345,000	1	Thursday, February 13, 2025	\$14,998,694	25
Friday, February 13, 2026	\$24,427,050	60	Wednesday, February 12, 2025	\$10,404,500	30
Thursday, February 12, 2026	\$26,343,423	42	Tuesday, February 11, 2025	\$9,740,000	21
Total	\$120,197,395	194	Total	\$75,172,641	161

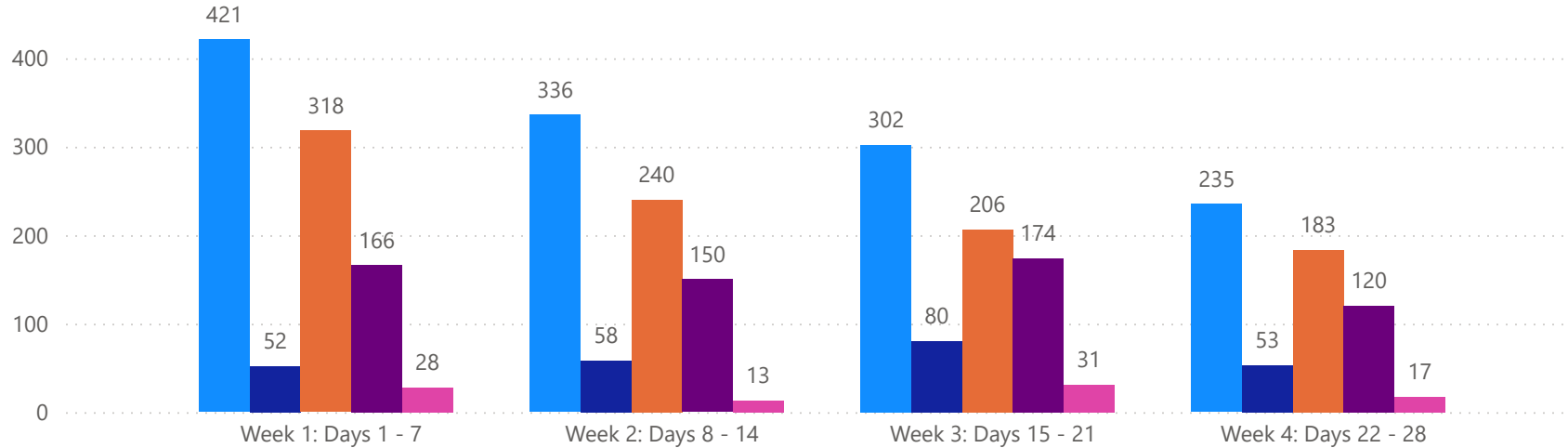


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOME

2/18/2026

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	1294
Canceled	243
Pending	947
Sold	610
Temporarily Off-Market	89

DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	15
New Listings	52
Price Decrease	70
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 18, 2026	\$9,875,400	19	Monday, February 17, 2025	\$3,899,850	8
Tuesday, February 17, 2026	\$33,729,199	49	Sunday, February 16, 2025	\$1,560,000	1
Monday, February 16, 2026	\$1,621,375	4	Saturday, February 15, 2025	\$734,000	2
Saturday, February 14, 2026	\$2,068,000	4	Friday, February 14, 2025	\$33,270,495	62
Friday, February 13, 2026	\$24,867,800	49	Thursday, February 13, 2025	\$16,699,100	36
Thursday, February 12, 2026	\$21,831,700	41	Wednesday, February 12, 2025	\$27,886,827	32
Total	\$93,993,474	166	Tuesday, February 11, 2025	\$13,831,385	24
			Total	\$97,881,657	165

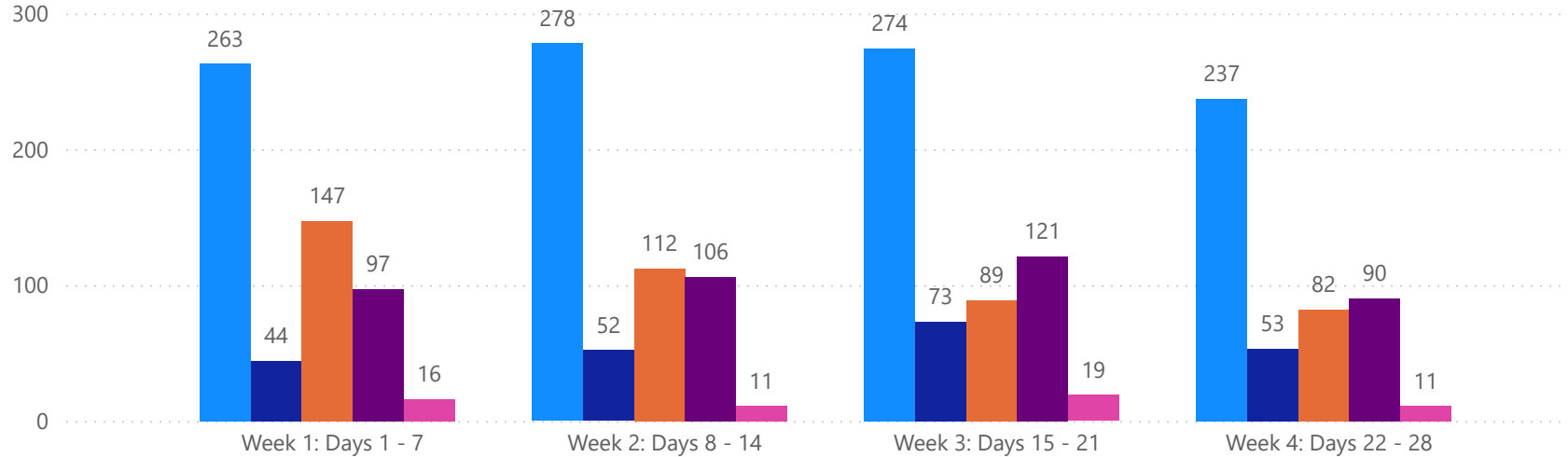


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDO

2/18/2026

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	1052
Canceled	222
Pending	430
Sold	414
Temporarily Off-Market	57

DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	4
New Listings	22
Price Decrease	46
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 18, 2026	\$25,866,892	17	Monday, February 17, 2025	\$2,337,500	5
Tuesday, February 17, 2026	\$16,792,800	24	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
Total	\$81,336,895	97	Total	\$34,701,994	78

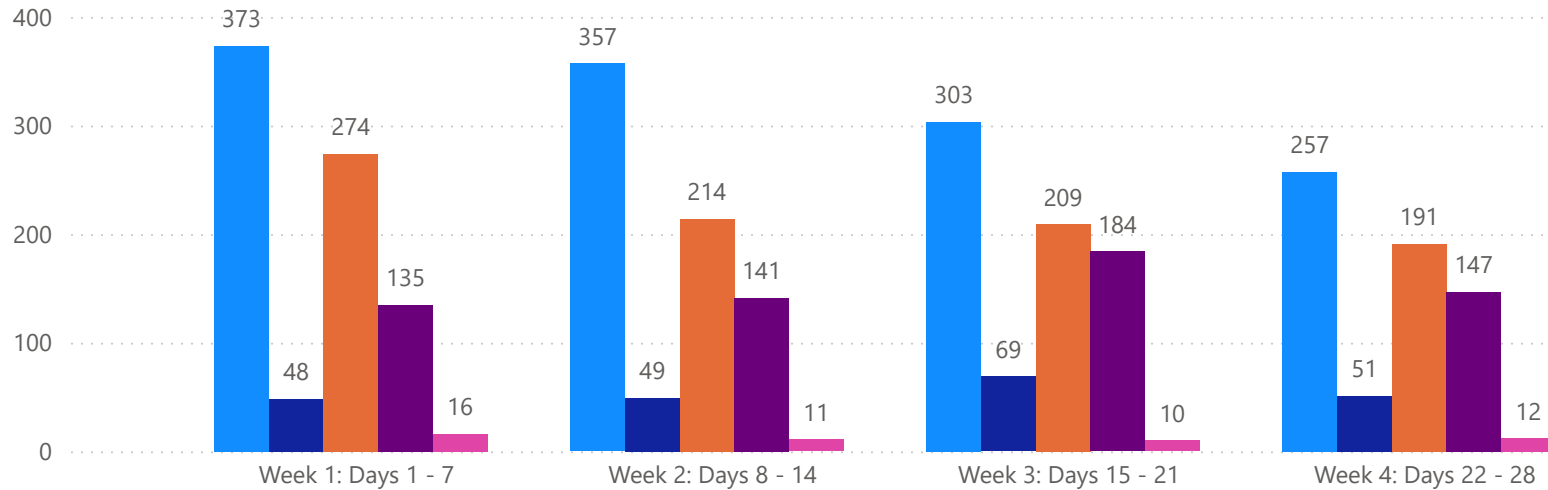


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOME

2/18/2026

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	1290
Canceled	217
Pending	888
Sold	607
Temporarily Off-Market	49

DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	11
New Listings	57
Price Decrease	84
Price Increase	12

*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 18, 2026	\$4,098,980	12	Monday, February 17, 2025	\$3,657,582	10
Tuesday, February 17, 2026	\$15,084,339	34	Saturday, February 15, 2025	\$862,899	3
Monday, February 16, 2026	\$1,731,980	5	Friday, February 14, 2025	\$23,799,818	51
Saturday, February 14, 2026	\$360,000	1	Thursday, February 13, 2025	\$19,754,666	45
Friday, February 13, 2026	\$18,742,510	46	Wednesday, February 12, 2025	\$9,750,541	27
Thursday, February 12, 2026	\$14,915,631	37	Tuesday, February 11, 2025	\$8,996,507	24
Total	\$54,933,440	135	Total	\$66,822,013	160

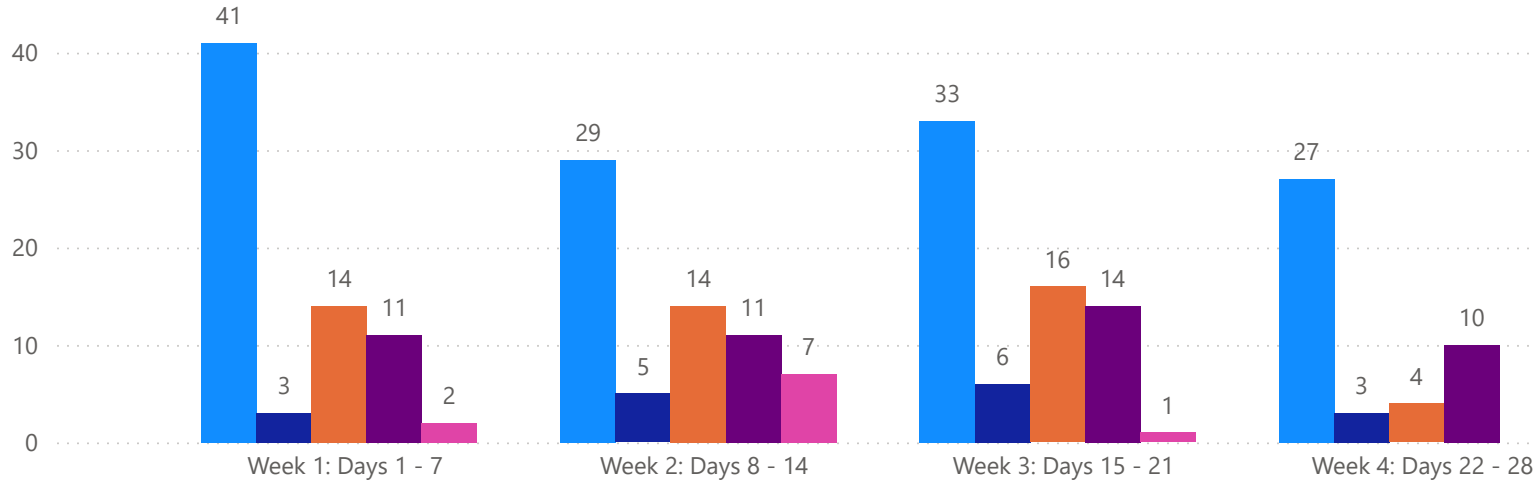


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDO

2/18/2026

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	130
Canceled	17
Pending	48
Sold	46
Temporarily Off-Market	10

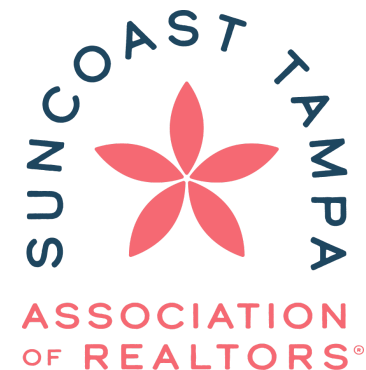
DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	2
New Listings	3
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
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	Total	\$488,000	3
Total	\$1,383,500	11			

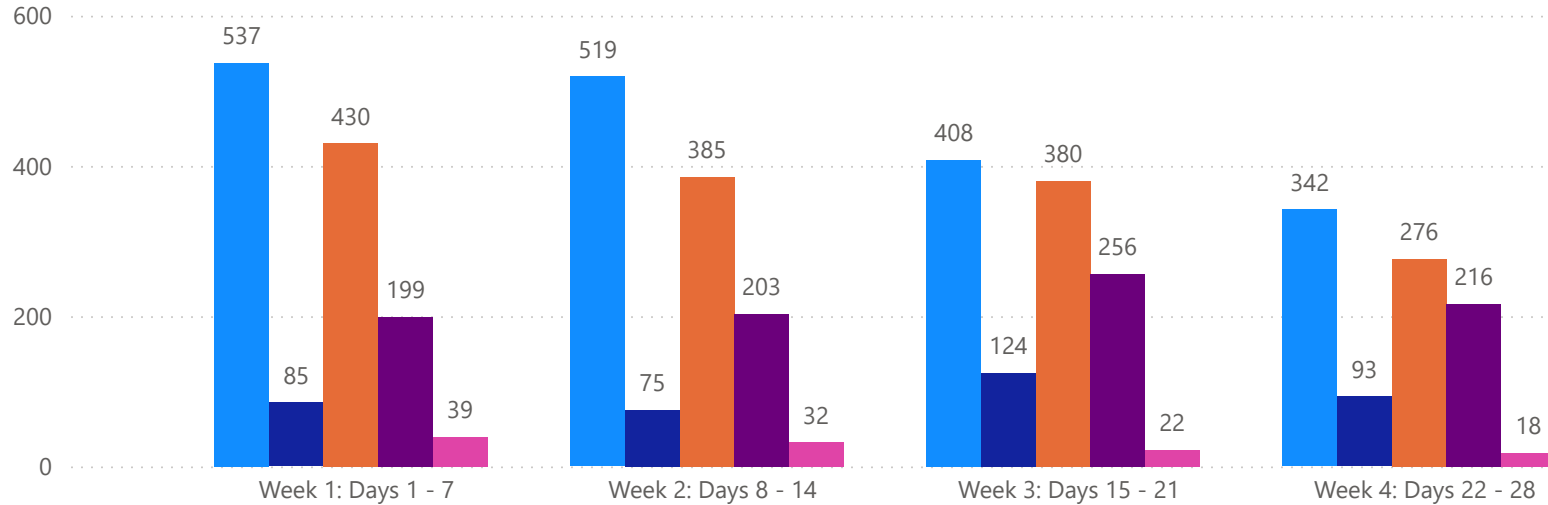


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOME

2/18/2026

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	1806
Canceled	377
Pending	1471
Sold	874
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	19	
New Listings	65	
Price Decrease	91	
Price Increase	11	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Wednesday, February 18, 2026	\$10,031,329	21	Monday, February 17, 2025	\$4,941,000	11
Tuesday, February 17, 2026	\$25,516,930	43	Saturday, February 15, 2025	\$2,105,000	5
Monday, February 16, 2026	\$4,298,466	8	Friday, February 14, 2025	\$50,215,738	96
Saturday, February 14, 2026	\$425,000	1	Thursday, February 13, 2025	\$17,870,540	38
Friday, February 13, 2026	\$37,419,484	74	Wednesday, February 12, 2025	\$18,340,113	36
Thursday, February 12, 2026	\$30,190,745	52	Tuesday, February 11, 2025	\$17,323,909	35
Total	\$107,881,954	199	Total	\$110,796,300	221

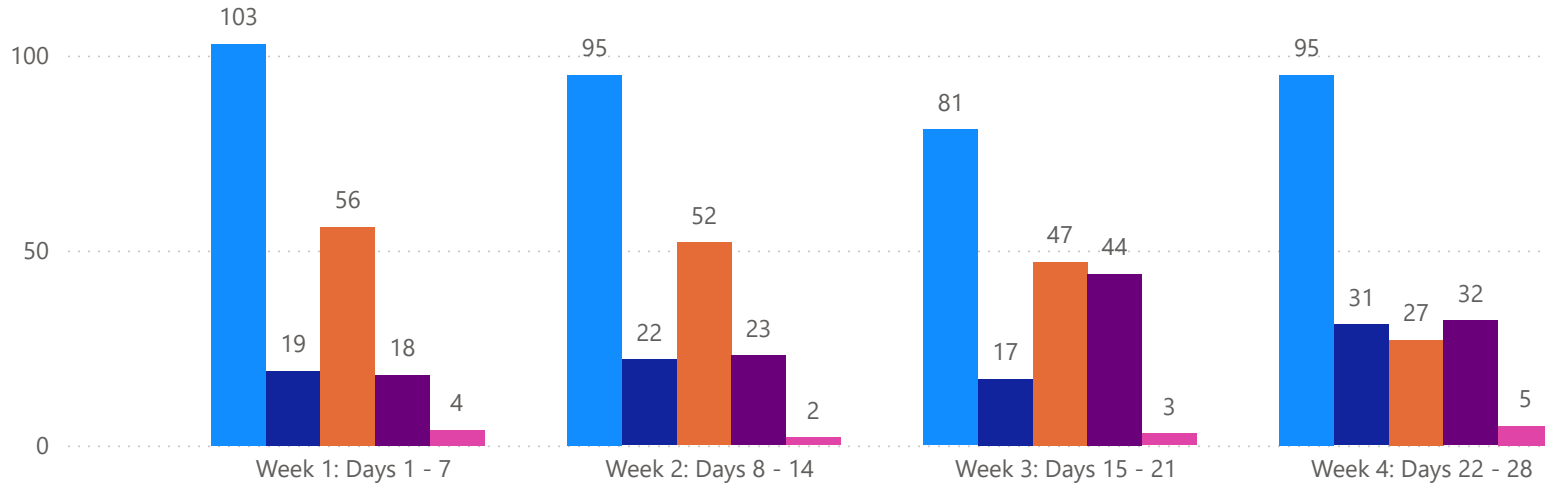


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDO

2/18/2026

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	374
Canceled	89
Pending	182
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	12	
Price Decrease	19	
Price Increase	0	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Wednesday, February 18, 2026	\$715,000	2	Monday, February 17, 2025	\$496,000	2
Tuesday, February 17, 2026	\$1,712,000	7	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
Total	\$4,945,900	18	Tuesday, February 11, 2025	\$4,891,000	4
			Total	\$15,113,500	32

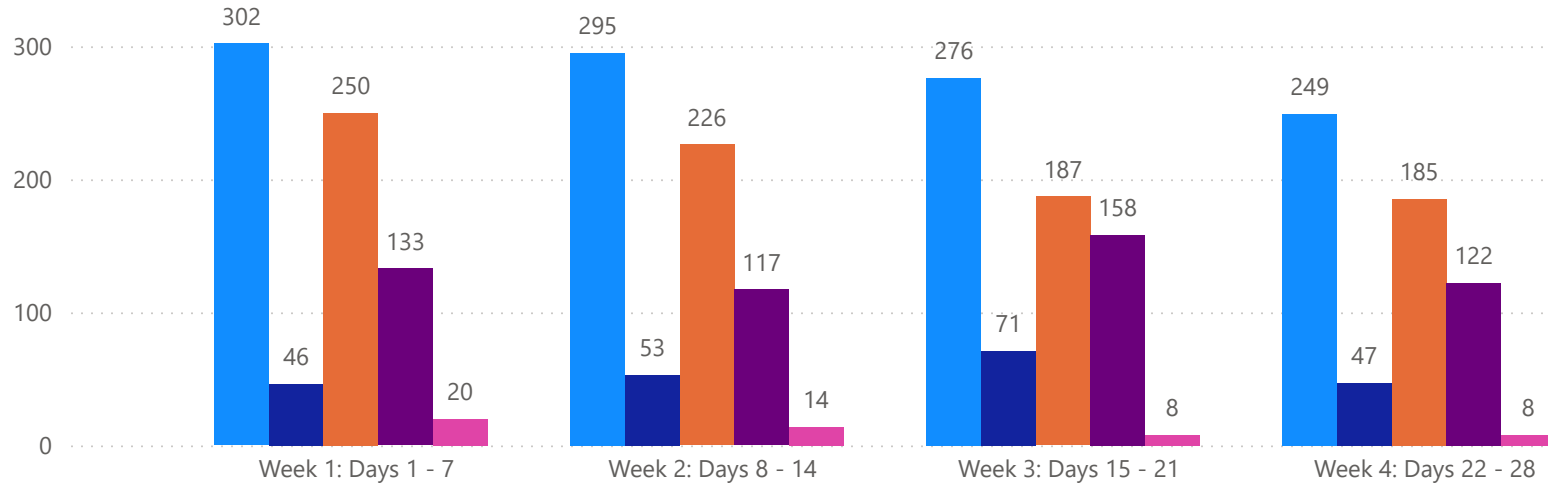


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOME

2/18/2026

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	1122
Canceled	217
Pending	848
Sold	530
Temporarily Off-Market	50

DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	5
New Listings	43
Price Decrease	76
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 18, 2026	\$11,832,950	18	Monday, February 17, 2025	\$3,723,350	4
Tuesday, February 17, 2026	\$29,728,000	47	Sunday, February 16, 2025	\$1,039,000	2
Monday, February 16, 2026	\$3,198,126	3	Saturday, February 15, 2025	\$1,807,500	2
Sunday, February 15, 2026	\$1,700,000	1	Friday, February 14, 2025	\$34,991,298	53
Friday, February 13, 2026	\$27,699,311	36	Thursday, February 13, 2025	\$19,226,709	31
Thursday, February 12, 2026	\$19,800,585	28	Wednesday, February 12, 2025	\$21,552,745	23
Total	\$93,958,972	133	Tuesday, February 11, 2025	\$14,756,254	16
			Total	\$97,096,856	131

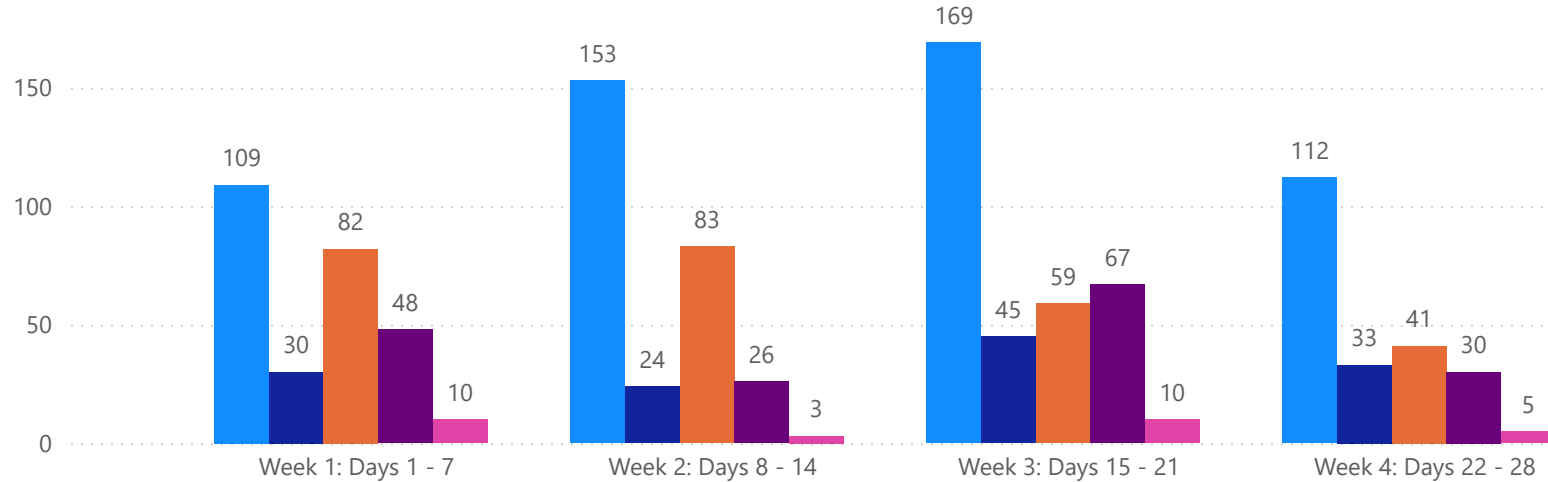


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDO

2/18/2026

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	543
Canceled	132
Pending	265
Sold	171
Temporarily Off-Market	28

DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	1
New Listings	12
Price Decrease	33
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 18, 2026	\$6,776,000	11	Monday, February 17, 2025	\$395,997	1
Tuesday, February 17, 2026	\$9,493,000	15	Saturday, February 15, 2025	\$250,000	1
Saturday, February 14, 2026	\$345,000	1	Friday, February 14, 2025	\$11,119,500	13
Friday, February 13, 2026	\$4,525,500	12	Thursday, February 13, 2025	\$1,065,000	4
Thursday, February 12, 2026	\$4,699,400	9	Wednesday, February 12, 2025	\$4,410,900	7
Total	\$25,838,900	48	Tuesday, February 11, 2025	\$520,000	2
			Total	\$17,761,397	28

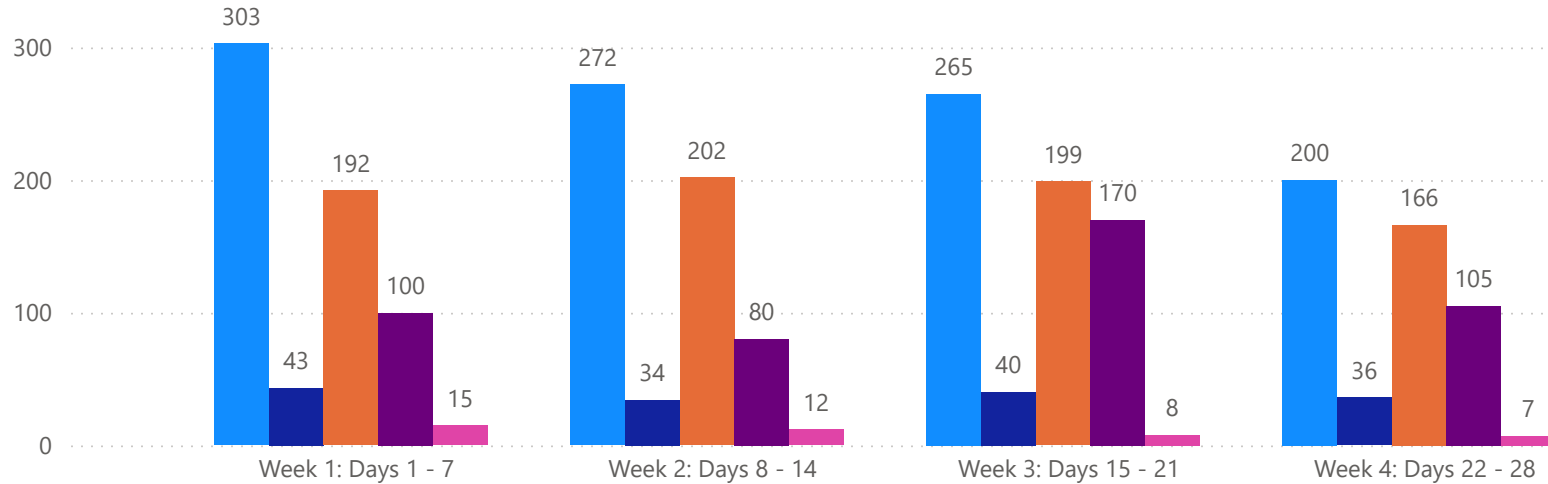


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOME

2/18/2026

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	1040
Canceled	153
Pending	759
Sold	455
Temporarily Off-Market	42

DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	4
New Listings	51
Price Decrease	111
Price Increase	24

*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 18, 2026	\$5,221,129	11	Monday, February 17, 2025	\$2,827,607	6
Tuesday, February 17, 2026	\$19,294,700	22	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
Total	\$70,037,221	100	Tuesday, February 11, 2025	\$13,127,218	20
			Total	\$56,485,725	103

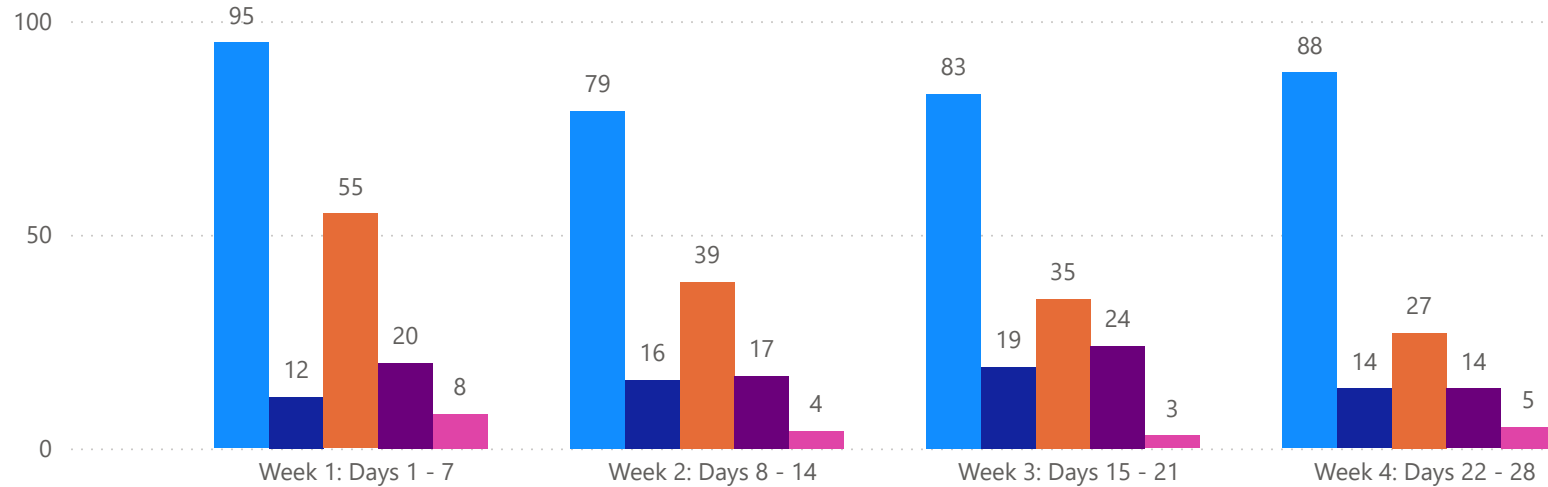


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDO

2/18/2026

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



TOTALS

MLS Status	4 Week Total
Active	345
Canceled	61
Pending	156
Sold	75
Temporarily Off-Market	20

DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	1
New Listings	3
Price Decrease	16
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 18, 2026	\$505,000	2	Monday, February 17, 2025	\$864,950	2
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
Total	\$6,692,200	20	Tuesday, February 11, 2025	\$1,731,000	4
			Total	\$7,107,750	20

