



4 WEEK REAL ESTATE MARKET REPORT

Thursday, February 19, 2026

As of: Friday, February 20, 2026

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- 2 Cumulative Tampa Bay Report - Single Family Home
- 3 Cumulative Tampa Bay Report - Condominium
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4 WEEK REAL ESTATE MARKET REPORT

REPORT BREAKDOWN

Thursday, February 19, 2026

as of: 2/20/2026

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

Day 28: Thursday, January 29, 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

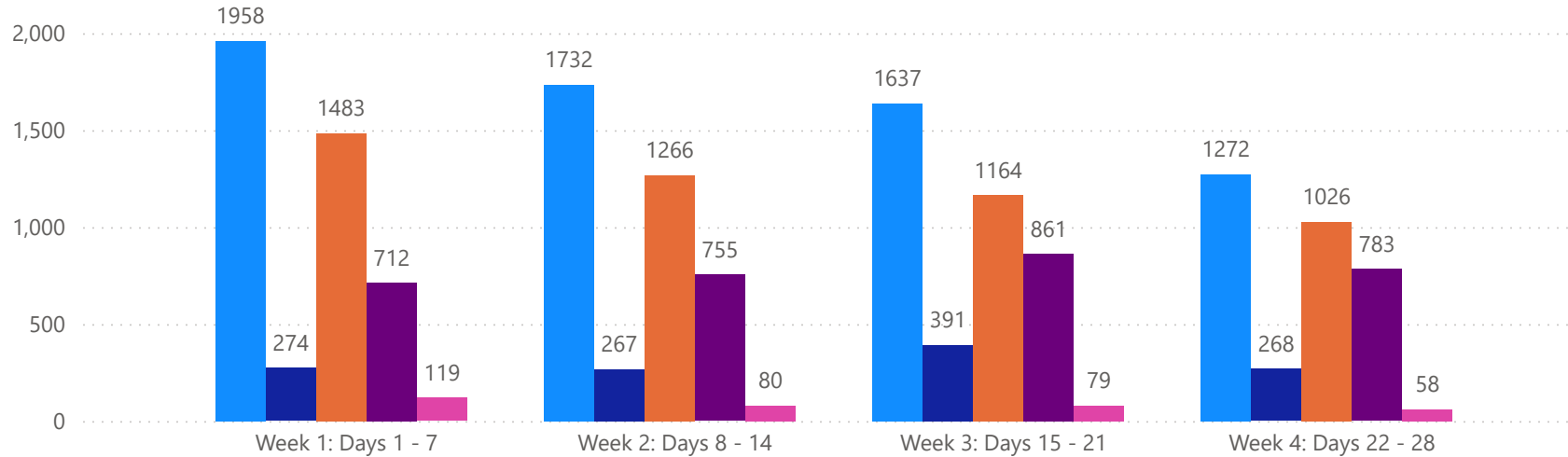
Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOME

2/19/2026

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	6599
Canceled	1200
Pending	4939
Sold	3111
Temporarily Off-Market	336

DAILY MARKET CHANGE

Category	Sum of Total
Back on the Market	66
New Listings	337
Price Decrease	420
Price Increase	22

*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 19, 2026	\$48,150,696	79	Tuesday, February 18, 2025	\$95,439,975	173
Wednesday, February 18, 2026	\$62,332,840	126	Monday, February 17, 2025	\$19,049,389	39
Tuesday, February 17, 2026	\$141,412,468	223	Sunday, February 16, 2025	\$2,599,000	3
Monday, February 16, 2026	\$16,045,712	30	Saturday, February 15, 2025	\$6,440,399	14
Sunday, February 15, 2026	\$1,880,000	2	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	\$134,090,533	246	Wednesday, February 12, 2025	\$85,184,816	135
Total	\$406,765,249	712	Total	\$456,487,253	834

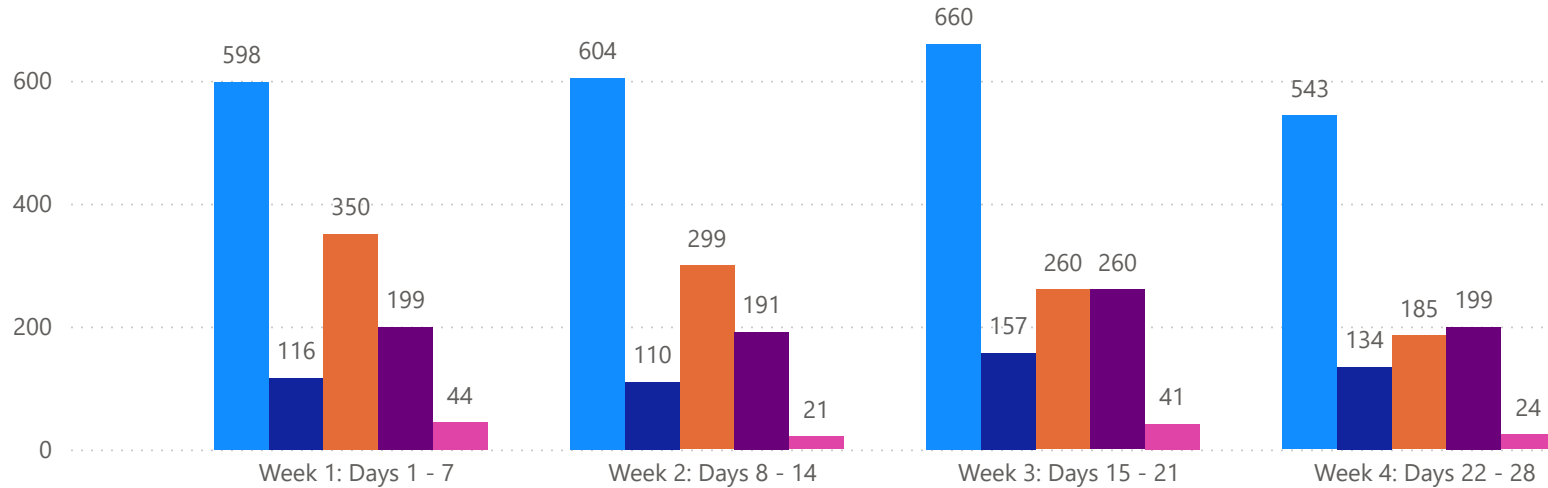


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDO

2/19/2026

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	2405
Canceled	517
Pending	1094
Sold	849
Temporarily Off-Market	130

DAILY MARKET CHANGE

Category	Sum of Total
Back on the Market	11
New Listings	81
Price Decrease	131
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 19, 2026	\$15,280,998	25	Tuesday, February 18, 2025	\$12,909,000	40
Wednesday, February 18, 2026	\$48,602,342	48	Monday, February 17, 2025	\$4,094,447	10
Tuesday, February 17, 2026	\$35,228,700	57	Saturday, February 15, 2025	\$250,000	1
Monday, February 16, 2026	\$5,913,230	8	Friday, February 14, 2025	\$35,685,000	74
Sunday, February 15, 2026	\$225,000	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
Total	\$129,677,320	199	Total	\$78,341,641	180

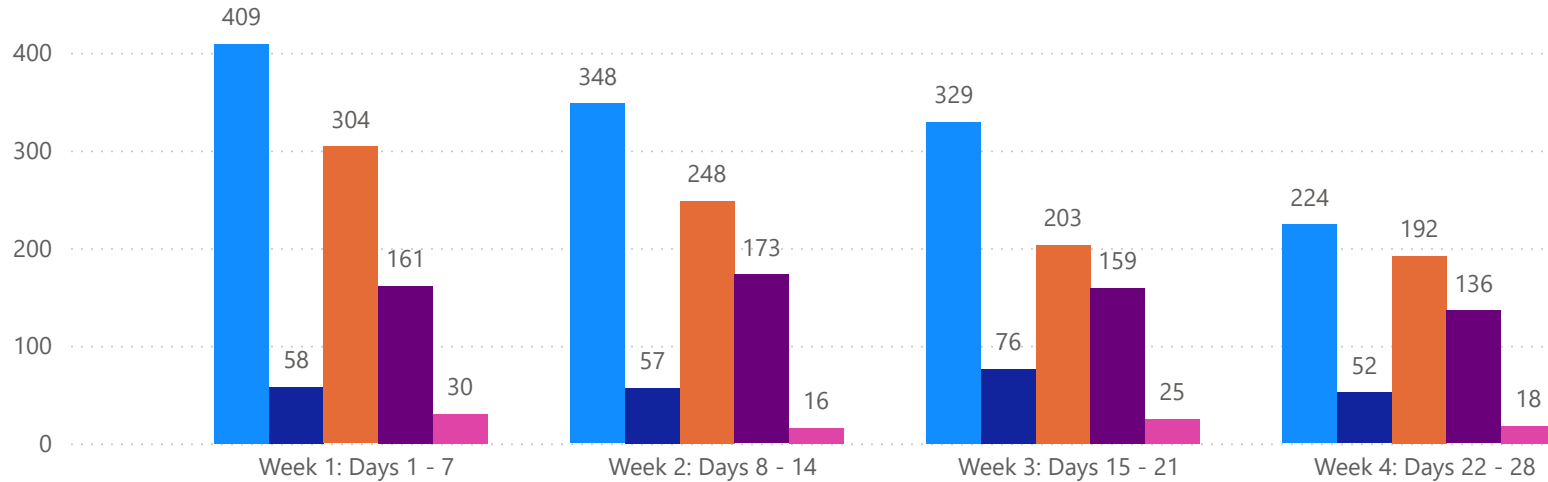


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOME

2/19/2026

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	1310
Canceled	243
Pending	947
Sold	629
Temporarily Off-Market	89

DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	17
New Listings	75
Price Decrease	89
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 19, 2026	\$12,100,800	21	Tuesday, February 18, 2025	\$26,095,000	42
Wednesday, February 18, 2026	\$12,867,400	25	Monday, February 17, 2025	\$3,899,850	8
Tuesday, February 17, 2026	\$38,584,199	57	Sunday, February 16, 2025	\$1,560,000	1
Monday, February 16, 2026	\$1,951,375	5	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
Total	\$92,439,574	161	Wednesday, February 12, 2025	\$27,886,827	32
			Total	\$110,145,272	183

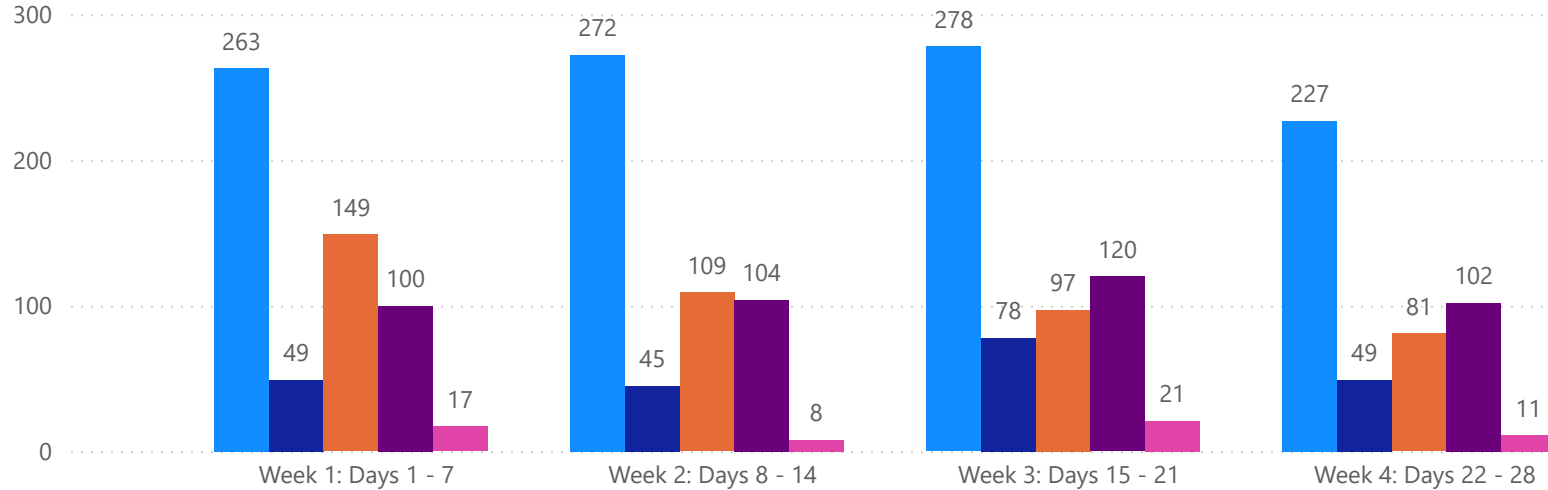


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDO

2/19/2026

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	221
Pending	436
Sold	426
Temporarily Off-Market	57

DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	3
New Listings	36
Price Decrease	65
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 19, 2026	\$7,530,298	8	Tuesday, February 18, 2025	\$4,817,600	16
Wednesday, February 18, 2026	\$37,763,842	28	Monday, February 17, 2025	\$2,337,500	5
Tuesday, February 17, 2026	\$17,077,700	26	Friday, February 14, 2025	\$15,568,200	34
Monday, February 16, 2026	\$5,796,230	6	Thursday, February 13, 2025	\$11,049,794	18
Friday, February 13, 2026	\$15,301,850	32	Wednesday, February 12, 2025	\$3,436,500	11
Total	\$83,469,920	100	Total	\$37,209,594	84

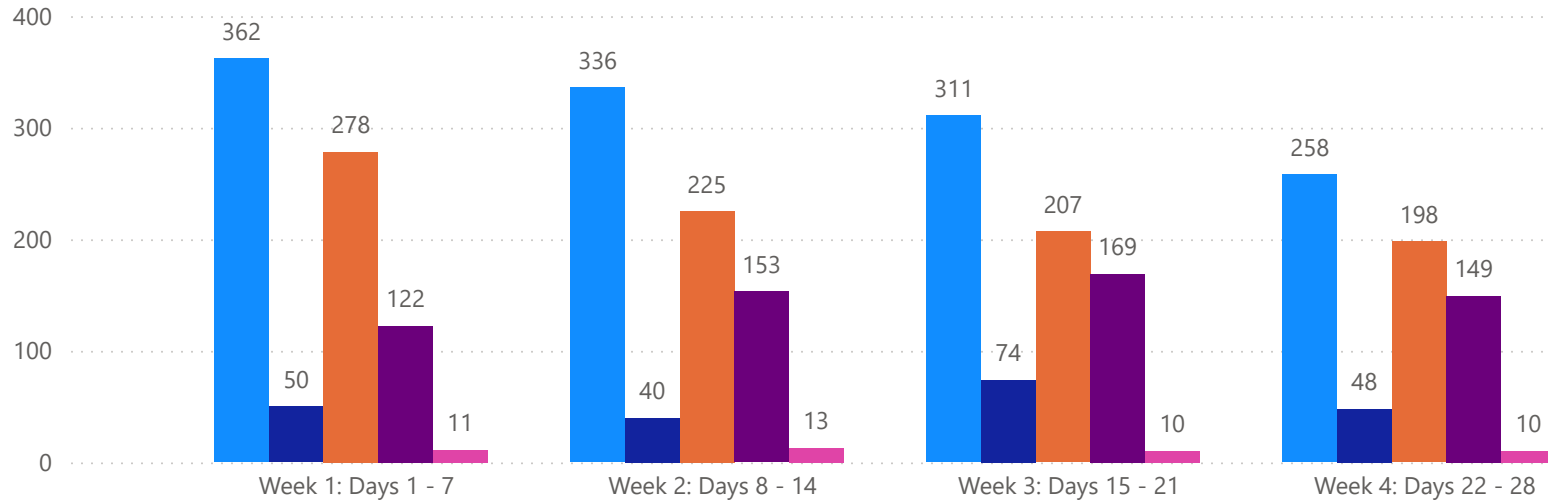


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOME

2/19/2026

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	1267
Canceled	212
Pending	908
Sold	593
Temporarily Off-Market	44

DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	13
New Listings	43
Price Decrease	105
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 19, 2026	\$3,199,260	8	Tuesday, February 18, 2025	\$16,411,849	38
Wednesday, February 18, 2026	\$5,602,931	17	Monday, February 17, 2025	\$3,657,582	10
Tuesday, February 17, 2026	\$18,638,639	40	Saturday, February 15, 2025	\$862,899	3
Monday, February 16, 2026	\$2,997,420	9	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	\$19,007,510	47	Wednesday, February 12, 2025	\$9,750,541	27
Total	\$49,805,760	122	Total	\$74,237,355	174

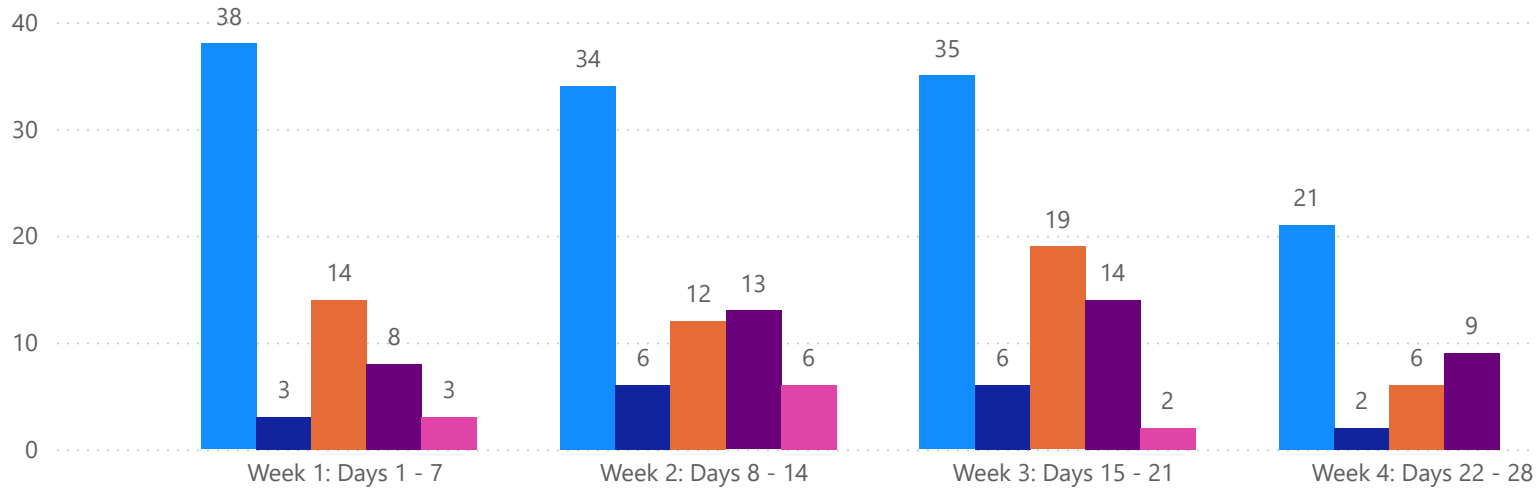


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDO

2/19/2026

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	128
Canceled	17
Pending	51
Sold	44
Temporarily Off-Market	11

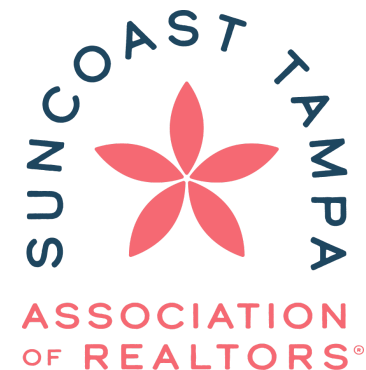
DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	1
New Listings	4
Price Decrease	6
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	\$570,000	4	Tuesday, February 18, 2025	\$481,900	4
Monday, February 16, 2026	\$117,000	2	Friday, February 14, 2025	\$45,000	1
Friday, February 13, 2026	\$233,000	2	Thursday, February 13, 2025	\$155,000	1
Total	\$920,000	8	Total	\$681,900	6

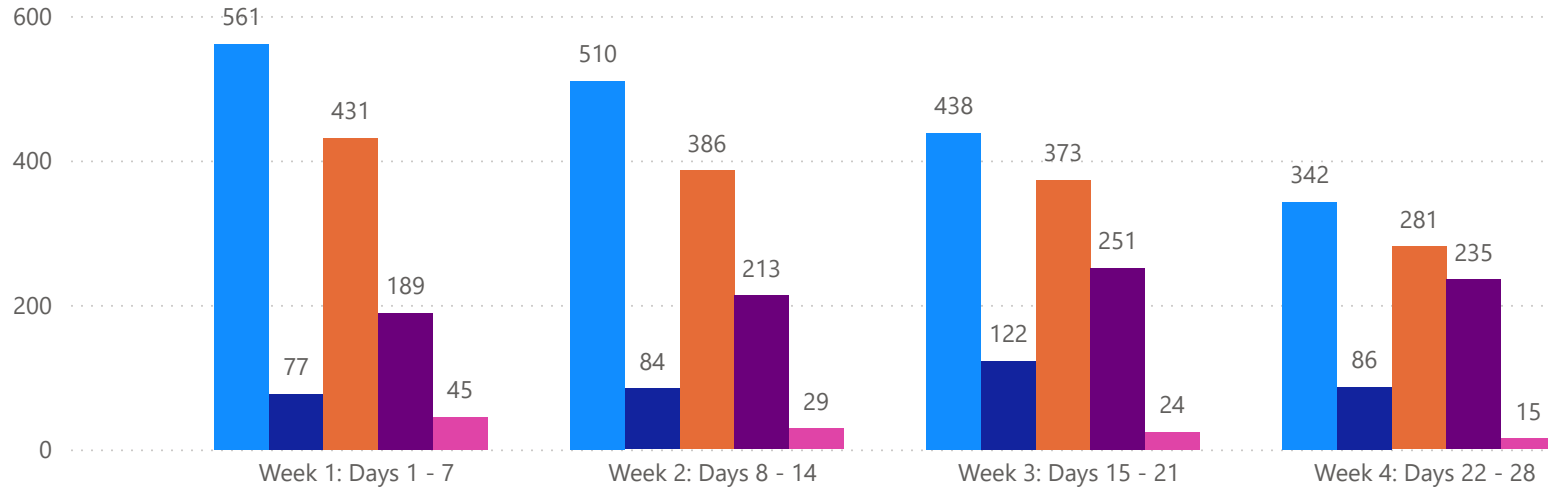


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOME

2/19/2026

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	1851
Canceled	369
Pending	1471
Sold	888
Temporarily Off-Market	113

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	23	
New Listings	109	
Price Decrease	103	
Price Increase	6	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Thursday, February 19, 2026	\$8,900,171	19	Tuesday, February 18, 2025	\$20,486,997	40
Wednesday, February 18, 2026	\$15,617,129	33	Monday, February 17, 2025	\$4,941,000	11
Tuesday, February 17, 2026	\$33,299,430	54	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
Total	\$99,959,680	189	Total	\$113,959,388	226

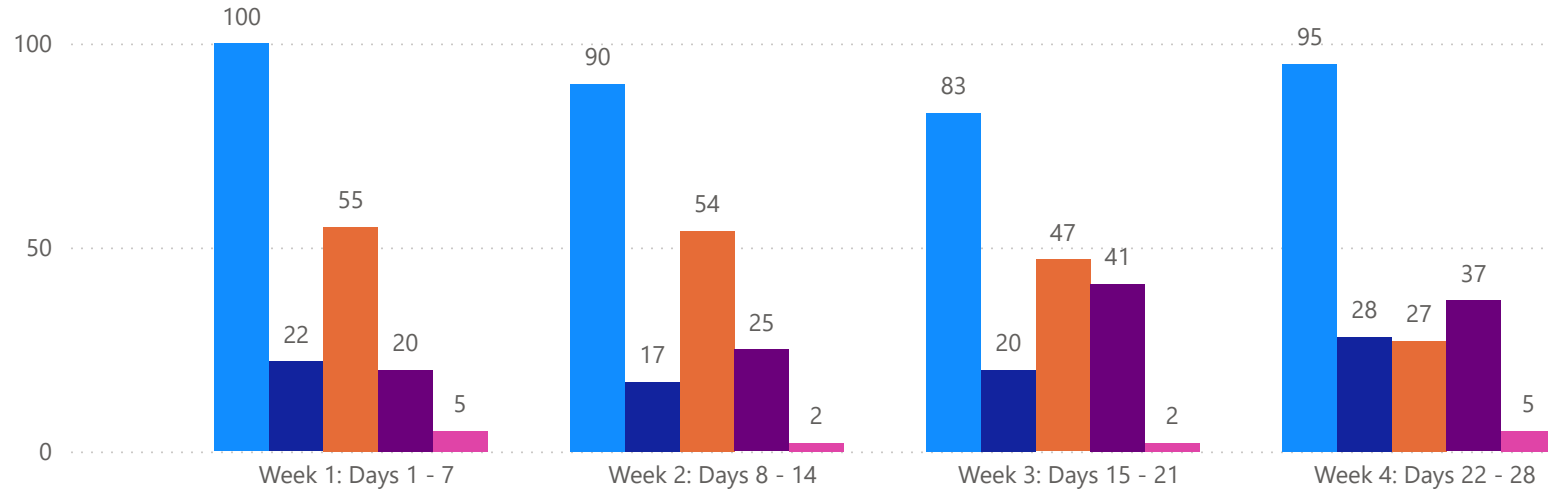


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDO

2/19/2026

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	368
Canceled	87
Pending	183
Sold	123
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	15	
Price Decrease	15	
Price Increase	0	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Thursday, February 19, 2026	\$1,204,000	3	Tuesday, February 18, 2025	\$3,864,000	8
Wednesday, February 18, 2026	\$920,000	3	Monday, February 17, 2025	\$496,000	2
Tuesday, February 17, 2026	\$2,006,000	9	Friday, February 14, 2025	\$6,002,400	17
Sunday, February 15, 2026	\$225,000	1	Thursday, February 13, 2025	\$2,400,000	1
Friday, February 13, 2026	\$1,113,000	4	Wednesday, February 12, 2025	\$1,324,100	8
Total	\$5,468,000	20	Total	\$14,086,500	36

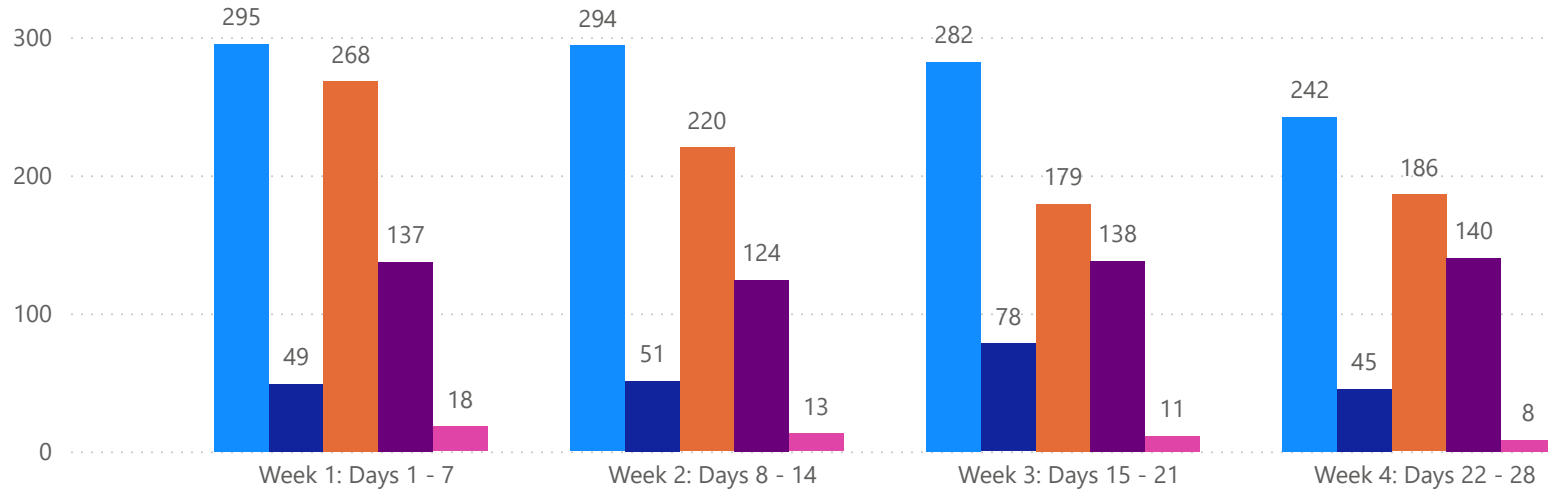


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOME

2/19/2026

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	1113
Canceled	223
Pending	853
Sold	539
Temporarily Off-Market	50

DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	9
New Listings	46
Price Decrease	72
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 19, 2026	\$14,570,845	20	Tuesday, February 18, 2025	\$17,696,702	31
Wednesday, February 18, 2026	\$15,302,240	25	Monday, February 17, 2025	\$3,723,350	4
Tuesday, February 17, 2026	\$31,165,500	49	Sunday, February 16, 2025	\$1,039,000	2
Monday, February 16, 2026	\$5,165,126	5	Saturday, February 15, 2025	\$1,807,500	2
Sunday, February 15, 2026	\$1,880,000	2	Friday, February 14, 2025	\$34,991,298	53
Friday, February 13, 2026	\$27,699,311	36	Thursday, February 13, 2025	\$19,226,709	31
Total	\$95,783,022	137	Wednesday, February 12, 2025	\$21,552,745	23
			Total	\$100,037,304	146

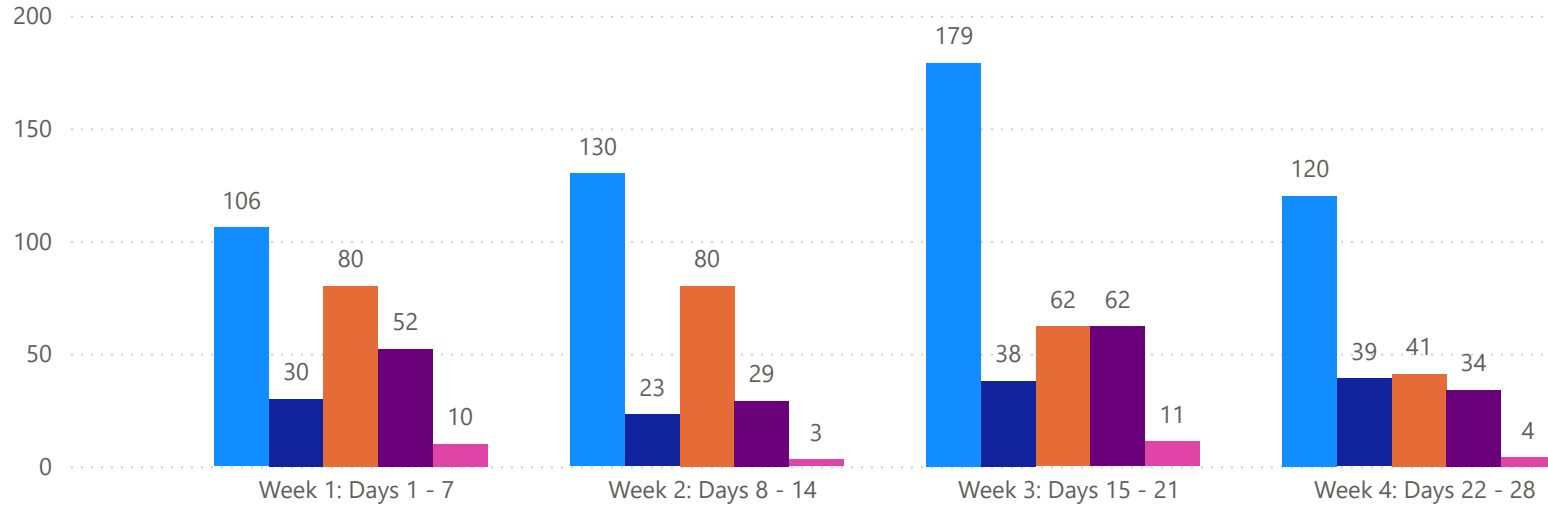


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDO

2/19/2026

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	535
Canceled	130
Pending	263
Sold	177
Temporarily Off-Market	28

DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	3
New Listings	16
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
Thursday, February 19, 2026	\$5,554,700	9	Tuesday, February 18, 2025	\$1,167,000	5
Wednesday, February 18, 2026	\$9,608,500	16	Monday, February 17, 2025	\$395,997	1
Tuesday, February 17, 2026	\$9,493,000	15	Saturday, February 15, 2025	\$250,000	1
Friday, February 13, 2026	\$4,525,500	12	Friday, February 14, 2025	\$11,119,500	13
Total	\$29,181,700	52	Thursday, February 13, 2025	\$1,065,000	4
			Wednesday, February 12, 2025	\$4,410,900	7
			Total	\$18,408,397	31

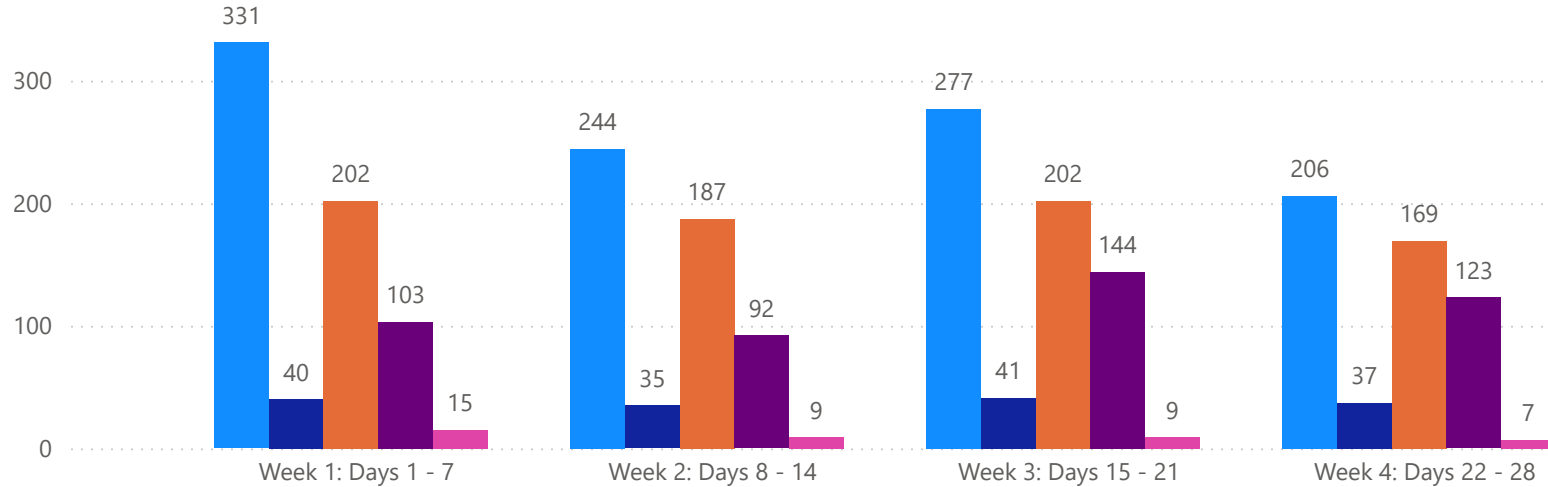


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOME

2/19/2026

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	1058
Canceled	153
Pending	760
Sold	462
Temporarily Off-Market	40

DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	4
New Listings	64
Price Decrease	51
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 19, 2026	\$9,379,620	11	Tuesday, February 18, 2025	\$14,749,427	22
Wednesday, February 18, 2026	\$12,943,140	26	Monday, February 17, 2025	\$2,827,607	6
Tuesday, February 17, 2026	\$19,724,700	23	Saturday, February 15, 2025	\$931,000	2
Monday, February 16, 2026	\$1,633,325	3	Friday, February 14, 2025	\$18,134,529	34
Friday, February 13, 2026	\$25,096,428	40	Thursday, February 13, 2025	\$13,810,781	24
Total	\$68,777,213	103	Wednesday, February 12, 2025	\$7,654,590	17
			Total	\$58,107,934	105

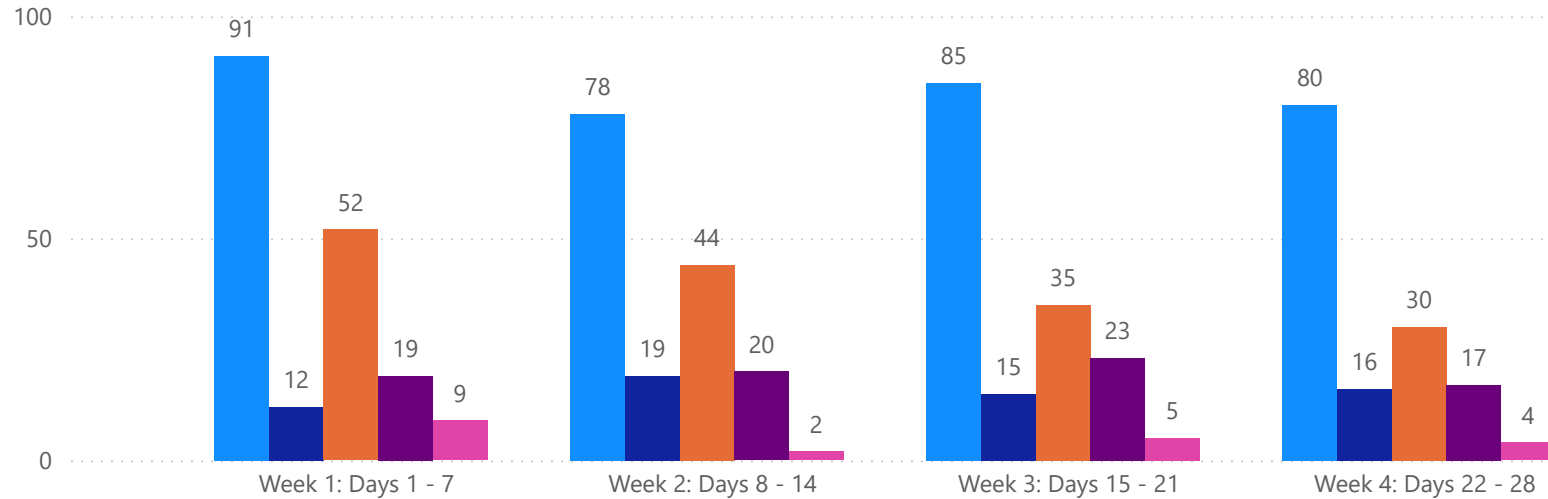


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDO

2/19/2026

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



TOTALS

MLS Status	4 Week Total
Active	334
Canceled	62
Pending	161
Sold	79
Temporarily Off-Market	20

DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	2
New Listings	10
Price Decrease	18
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 19, 2026	\$992,000	5	Tuesday, February 18, 2025	\$2,578,500	7
Wednesday, February 18, 2026	\$310,000	1	Monday, February 17, 2025	\$864,950	2
Tuesday, February 17, 2026	\$6,082,000	3	Friday, February 14, 2025	\$2,949,900	9
Friday, February 13, 2026	\$3,253,700	10	Thursday, February 13, 2025	\$328,900	1
Total	\$10,637,700	19	Wednesday, February 12, 2025	\$1,233,000	4
			Total	\$7,955,250	23

