

SUNCOAST TAMPA ASSOCIATION OF REALTORS®

4 WEEK REAL ESTATE MARKET REPORT

Sunday, February 22, 2026

As of: Monday, February 23, 2026

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- 2 Cumulative Tampa Bay Report - Single Family Home
- 3 Cumulative Tampa Bay Report - Condominium
- 4 Pinellas County - Single Family Home
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- 13 Manatee County - Condominium

4 WEEK REAL ESTATE MARKET REPORT

REPORT BREAKDOWN

Sunday, February 22, 2026

as of: 2/23/2026

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

Day 28: Sunday, February 1, 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

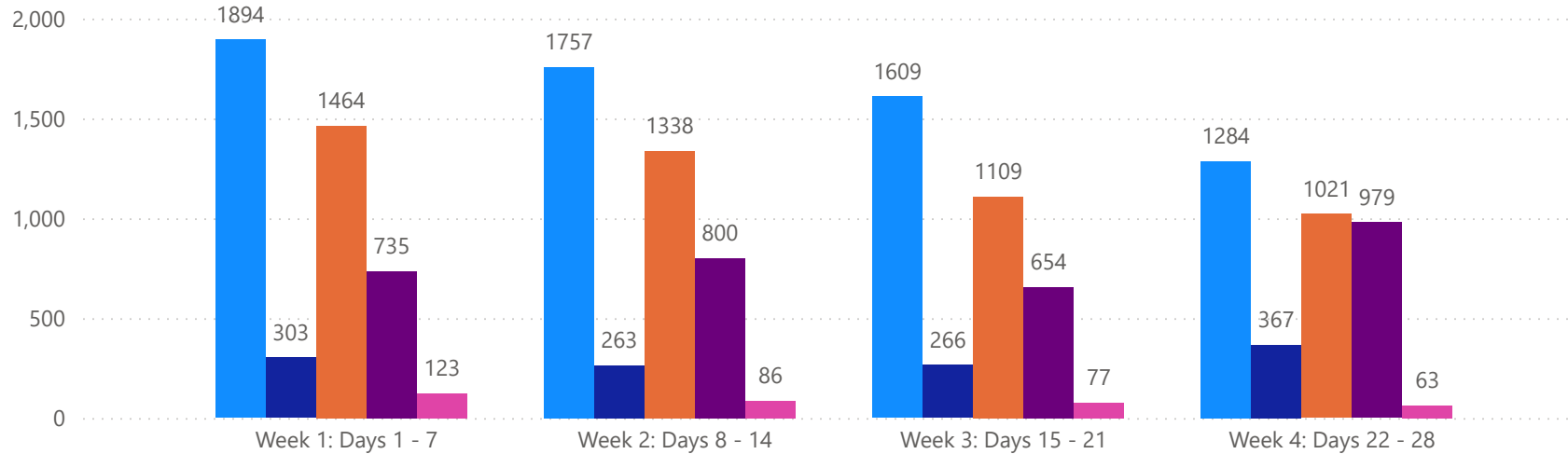
Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOME

2/22/2026

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

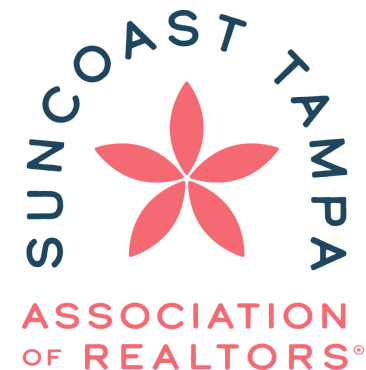
MLS Status	4 Week Total
Active	6544
Canceled	1199
Pending	4932
Sold	3168
Temporarily Off-Market	349

DAILY MARKET CHANGE

Category	Sum of Total	
Back on the Market	12	*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)
New Listings	72	
Price Decrease	110	
Price Increase	4	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Friday, February 20, 2026	\$119,643,250	180	Friday, February 21, 2025	\$165,803,540	289
Thursday, February 19, 2026	\$85,694,263	146	Thursday, February 20, 2025	\$94,543,246	166
Wednesday, February 18, 2026	\$72,254,508	143	Wednesday, February 19, 2025	\$76,115,936	143
Tuesday, February 17, 2026	\$145,973,968	232	Tuesday, February 18, 2025	\$95,439,975	173
Monday, February 16, 2026	\$17,603,400	34	Monday, February 17, 2025	\$19,049,389	39
Total	\$441,169,389	735	Sunday, February 16, 2025	\$2,599,000	3
			Saturday, February 15, 2025	\$6,440,399	14
			Total	\$459,991,485	827

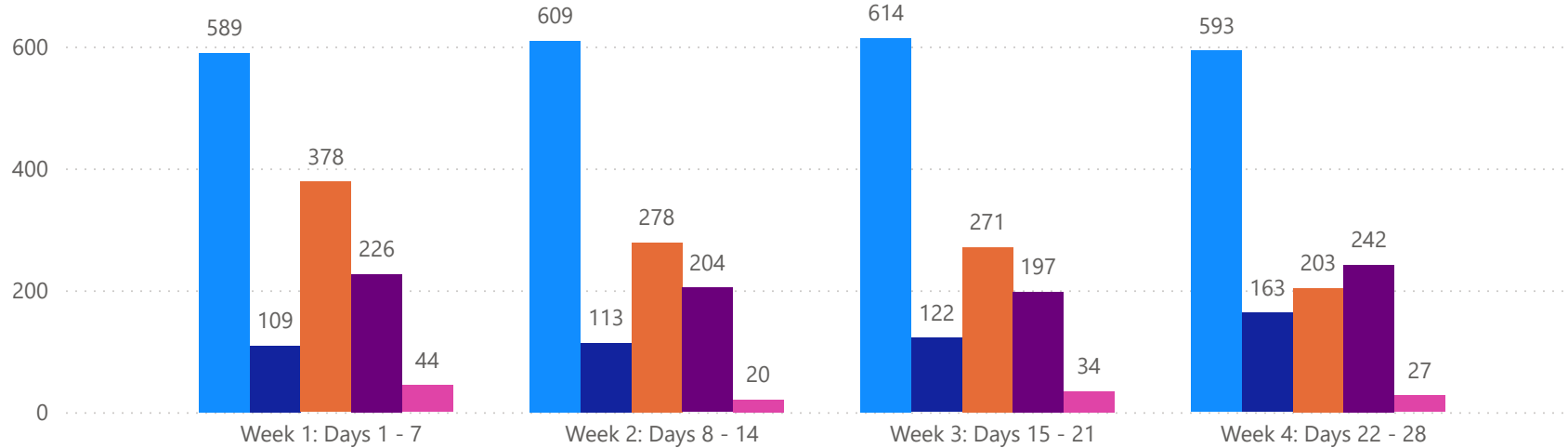


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDO

2/22/2026

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	2405
Canceled	507
Pending	1130
Sold	869
Temporarily Off-Market	125

DAILY MARKET CHANGE

Category	Sum of Total
Back on the Market	4
New Listings	22
Price Decrease	55
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
Saturday, February 21, 2026	\$480,000	1	Friday, February 21, 2025	\$19,826,700	59
Friday, February 20, 2026	\$54,509,422	66	Thursday, February 20, 2025	\$15,161,723	38
Thursday, February 19, 2026	\$24,906,573	39	Wednesday, February 19, 2025	\$14,422,100	24
Wednesday, February 18, 2026	\$49,358,342	52	Tuesday, February 18, 2025	\$12,909,000	40
Tuesday, February 17, 2026	\$35,503,100	59	Monday, February 17, 2025	\$4,094,447	10
Monday, February 16, 2026	\$6,008,230	9	Saturday, February 15, 2025	\$250,000	1
Total	\$170,765,667	226	Total	\$66,663,970	172

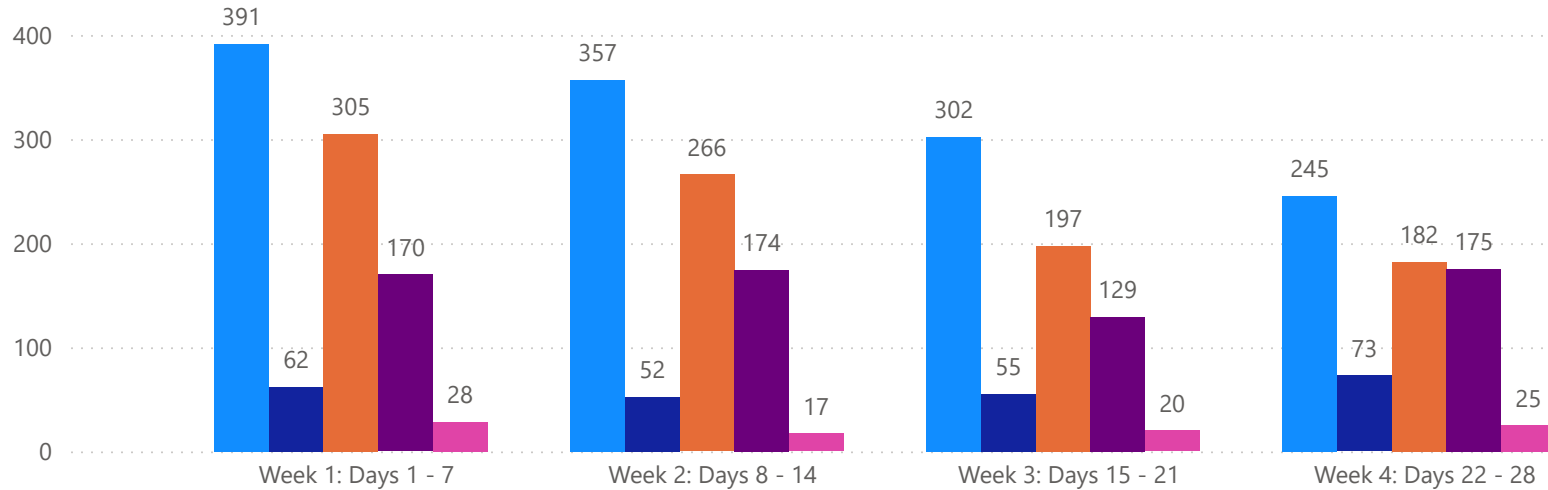


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOME

2/22/2026

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	1295
Canceled	242
Pending	950
Sold	648
Temporarily Off-Market	90

DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	3
New Listings	15
Price Decrease	28
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 20, 2026	\$23,916,727	42	Friday, February 21, 2025	\$39,129,725	66
Thursday, February 19, 2026	\$19,984,799	33	Thursday, February 20, 2025	\$27,537,800	44
Wednesday, February 18, 2026	\$16,570,686	31	Wednesday, February 19, 2025	\$15,450,500	33
Tuesday, February 17, 2026	\$39,744,199	59	Tuesday, February 18, 2025	\$26,095,000	42
Monday, February 16, 2026	\$1,951,375	5	Monday, February 17, 2025	\$3,899,850	8
Total	\$102,167,786	170	Sunday, February 16, 2025	\$1,560,000	1
			Saturday, February 15, 2025	\$734,000	2
			Total	\$114,406,875	196

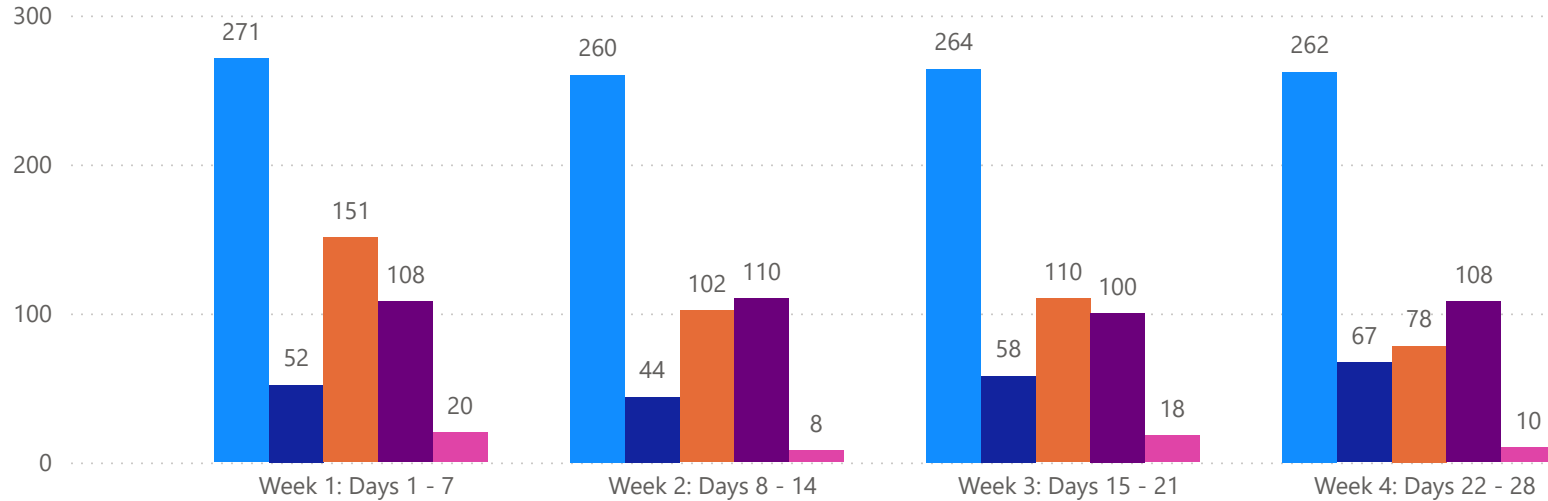


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDO

2/22/2026

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	1057
Canceled	221
Pending	441
Sold	426
Temporarily Off-Market	56

DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	3
New Listings	10
Price Decrease	27
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 20, 2026	\$36,390,877	29	Friday, February 21, 2025	\$8,923,500	30
Thursday, February 19, 2026	\$15,677,698	17	Thursday, February 20, 2025	\$8,671,723	25
Wednesday, February 18, 2026	\$37,763,842	28	Wednesday, February 19, 2025	\$6,184,000	10
Tuesday, February 17, 2026	\$17,226,600	27	Tuesday, February 18, 2025	\$4,817,600	16
Monday, February 16, 2026	\$5,891,230	7	Monday, February 17, 2025	\$2,337,500	5
Total	\$112,950,247	108	Total	\$30,934,323	86

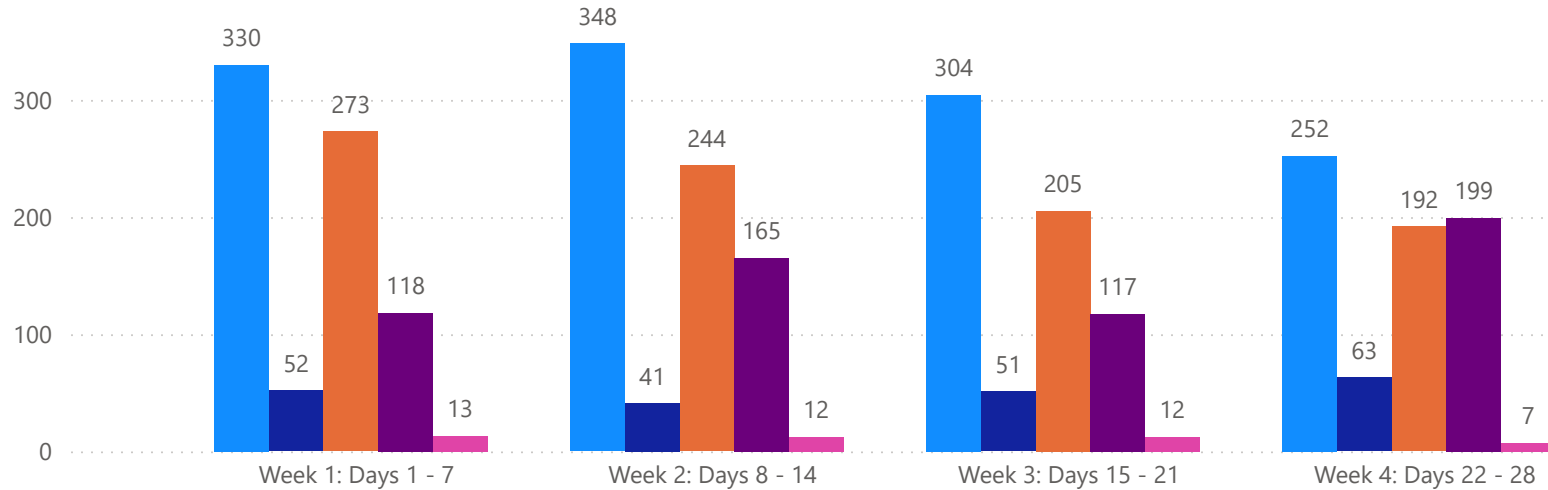


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOME

2/22/2026

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	1234
Canceled	207
Pending	914
Sold	599
Temporarily Off-Market	44

DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	2
New Listings	13
Price Decrease	16
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
Friday, February 20, 2026	\$11,442,389	26	Friday, February 21, 2025	\$20,102,967	49
Thursday, February 19, 2026	\$9,121,500	22	Thursday, February 20, 2025	\$11,913,390	30
Wednesday, February 18, 2026	\$6,700,931	20	Wednesday, February 19, 2025	\$12,405,638	27
Tuesday, February 17, 2026	\$18,638,639	40	Tuesday, February 18, 2025	\$16,411,849	38
Monday, February 16, 2026	\$3,334,820	10	Monday, February 17, 2025	\$3,657,582	10
Total	\$49,238,279	118	Saturday, February 15, 2025	\$862,899	3
			Total	\$65,354,325	157

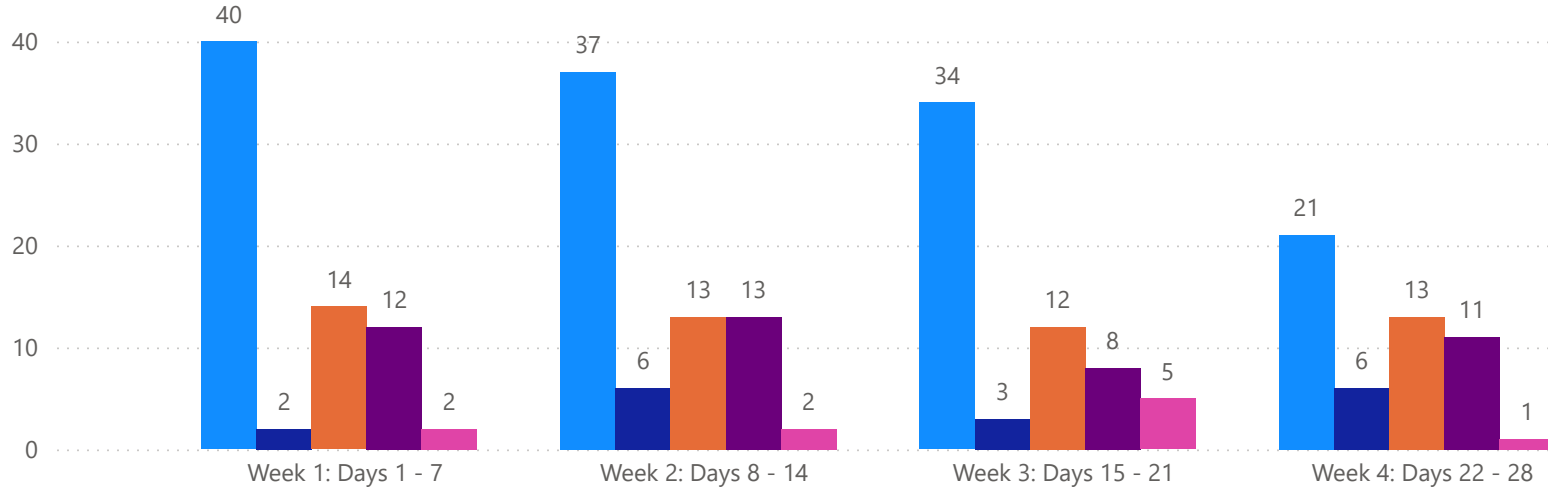


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDO

2/22/2026

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	132
Canceled	17
Pending	52
Sold	44
Temporarily Off-Market	10

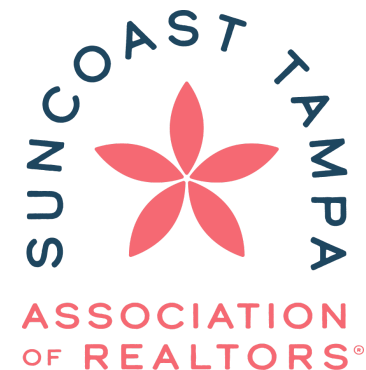
DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	0
New Listings	4
Price Decrease	1
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 20, 2026	\$502,970	4	Friday, February 21, 2025	\$152,000	1
Thursday, February 19, 2026	\$243,000	2	Thursday, February 20, 2025	\$89,000	1
Tuesday, February 17, 2026	\$570,000	4	Wednesday, February 19, 2025	\$140,000	1
Monday, February 16, 2026	\$117,000	2	Tuesday, February 18, 2025	\$481,900	4
Total	\$1,432,970	12	Total	\$862,900	7

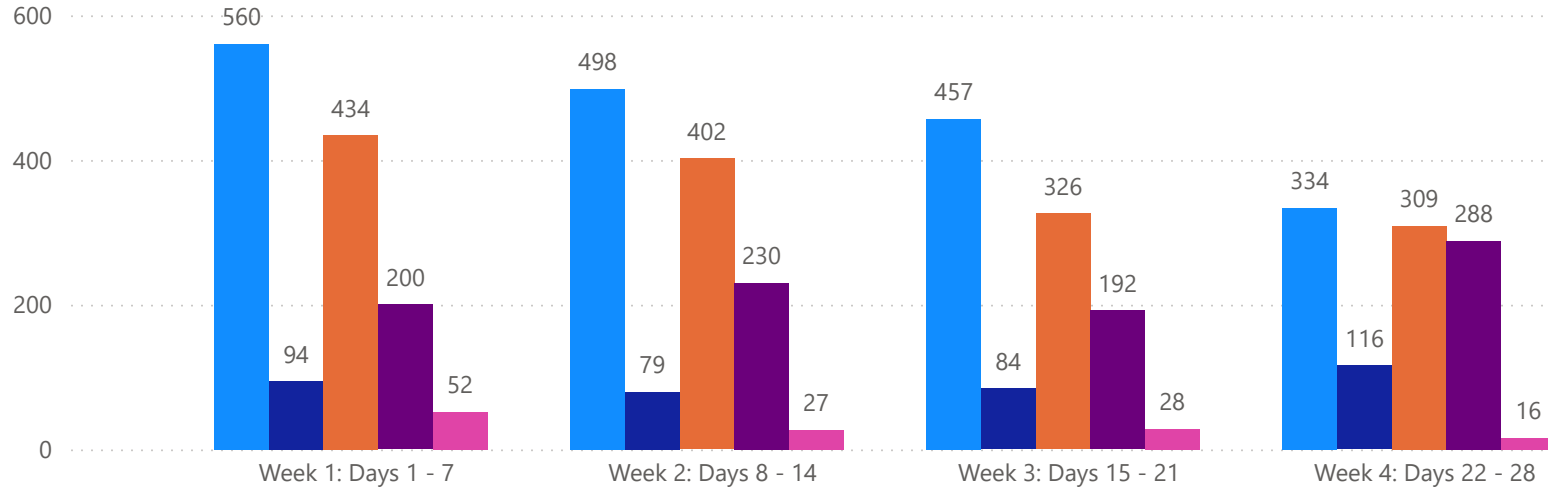


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOME

2/22/2026

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	1849
Canceled	373
Pending	1471
Sold	910
Temporarily Off-Market	123

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	4	
New Listings	20	
Price Decrease	31	
Price Increase	0	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Friday, February 20, 2026	\$29,258,259	56	Friday, February 21, 2025	\$49,145,121	93
Thursday, February 19, 2026	\$20,201,751	41	Thursday, February 20, 2025	\$28,803,847	51
Wednesday, February 18, 2026	\$16,797,129	36	Wednesday, February 19, 2025	\$20,077,477	40
Tuesday, February 17, 2026	\$35,350,930	58	Tuesday, February 18, 2025	\$20,486,997	40
Monday, February 16, 2026	\$4,708,366	9	Monday, February 17, 2025	\$4,941,000	11
Total	\$106,316,435	200	Saturday, February 15, 2025	\$2,105,000	5
			Total	\$125,559,442	240

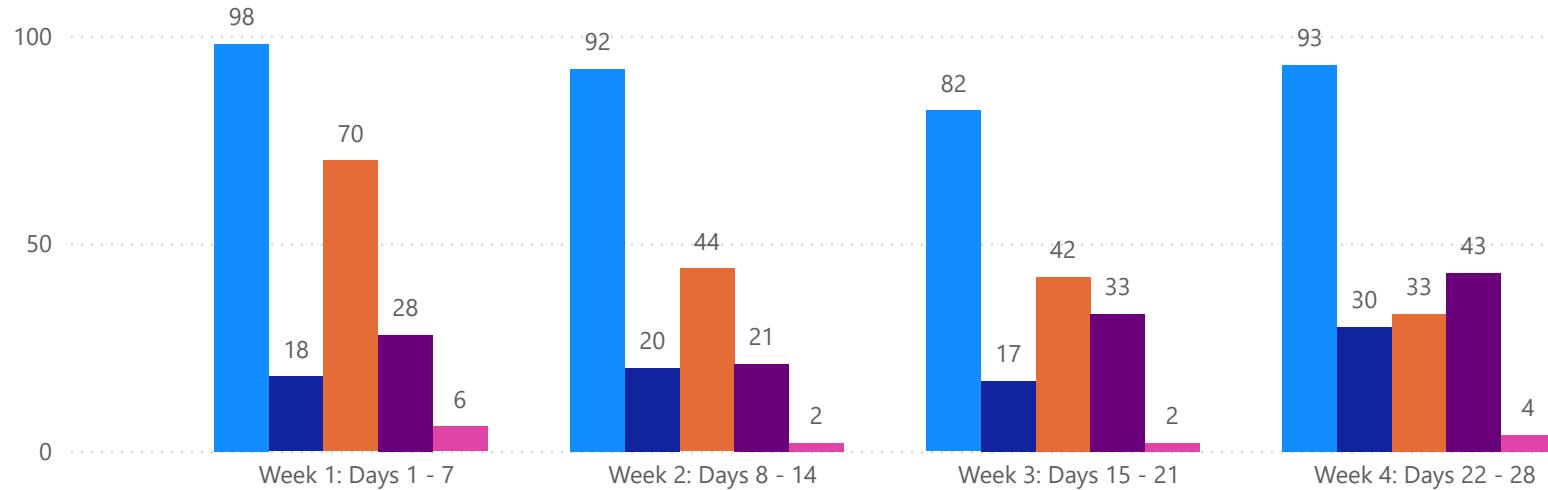


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDO

2/22/2026

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	365
Canceled	85
Pending	189
Sold	125
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	0	
New Listings	4	
Price Decrease	4	
Price Increase	0	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Friday, February 20, 2026	\$3,119,100	11	Friday, February 21, 2025	\$1,999,200	9
Thursday, February 19, 2026	\$1,766,175	4	Thursday, February 20, 2025	\$1,326,000	5
Wednesday, February 18, 2026	\$920,000	3	Wednesday, February 19, 2025	\$802,300	4
Tuesday, February 17, 2026	\$2,131,500	10	Tuesday, February 18, 2025	\$3,864,000	8
Total	\$7,936,775	28	Monday, February 17, 2025	\$496,000	2
			Total	\$8,487,500	28

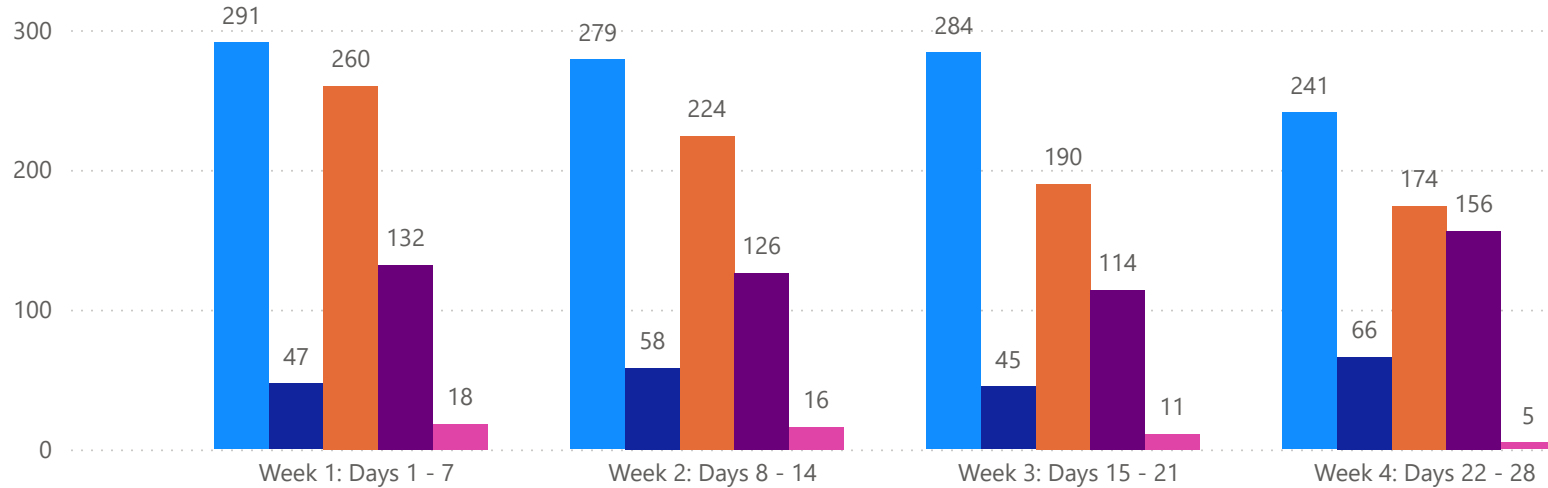


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOME

2/22/2026

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	1095
Canceled	216
Pending	848
Sold	528
Temporarily Off-Market	50

DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	2
New Listings	8
Price Decrease	19
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 20, 2026	\$26,889,000	21	Friday, February 21, 2025	\$35,266,504	45
Thursday, February 19, 2026	\$19,914,345	28	Thursday, February 20, 2025	\$11,516,337	20
Wednesday, February 18, 2026	\$17,408,026	27	Wednesday, February 19, 2025	\$14,354,646	23
Tuesday, February 17, 2026	\$32,245,500	51	Tuesday, February 18, 2025	\$17,696,702	31
Monday, February 16, 2026	\$5,165,126	5	Monday, February 17, 2025	\$3,723,350	4
Total	\$101,621,997	132	Sunday, February 16, 2025	\$1,039,000	2
			Saturday, February 15, 2025	\$1,807,500	2
			Total	\$85,404,039	127

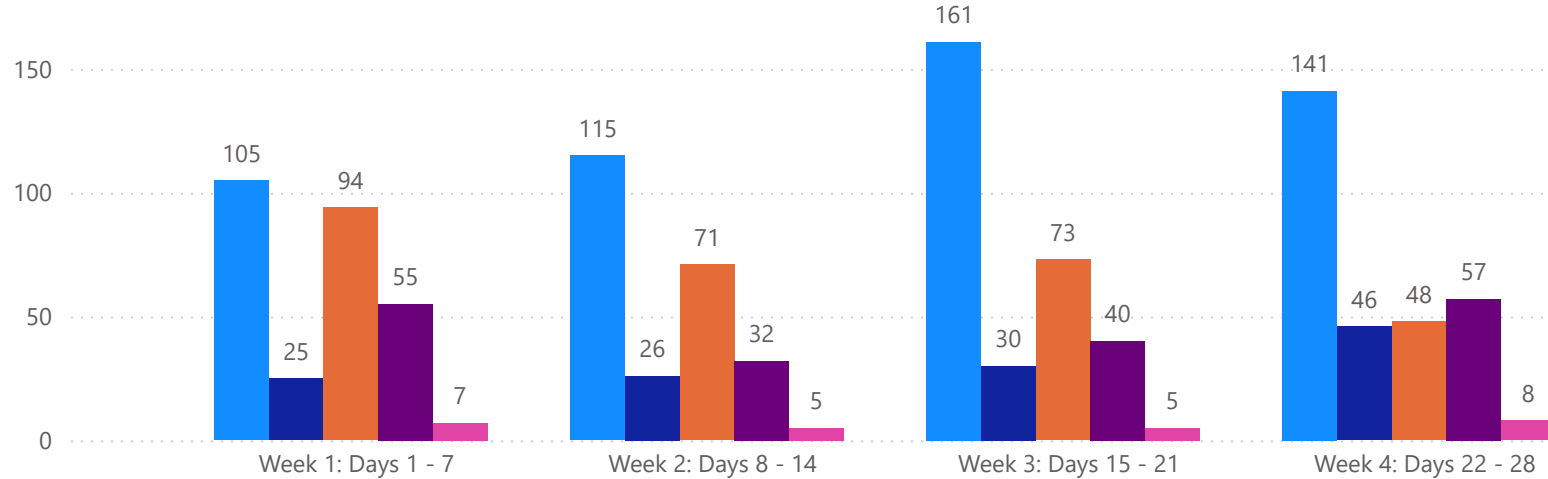


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDO

2/22/2026

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	522
Canceled	127
Pending	286
Sold	184
Temporarily Off-Market	25

DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	0
New Listings	3
Price Decrease	13
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
Saturday, February 21, 2026	\$480,000	1	Friday, February 21, 2025	\$5,958,500	13
Friday, February 20, 2026	\$11,870,000	12	Thursday, February 20, 2025	\$4,140,000	4
Thursday, February 19, 2026	\$5,964,700	10	Wednesday, February 19, 2025	\$6,781,900	7
Wednesday, February 18, 2026	\$9,743,500	17	Tuesday, February 18, 2025	\$1,167,000	5
Tuesday, February 17, 2026	\$9,493,000	15	Monday, February 17, 2025	\$395,997	1
Total	\$37,551,200	55	Saturday, February 15, 2025	\$250,000	1
			Total	\$18,693,397	31

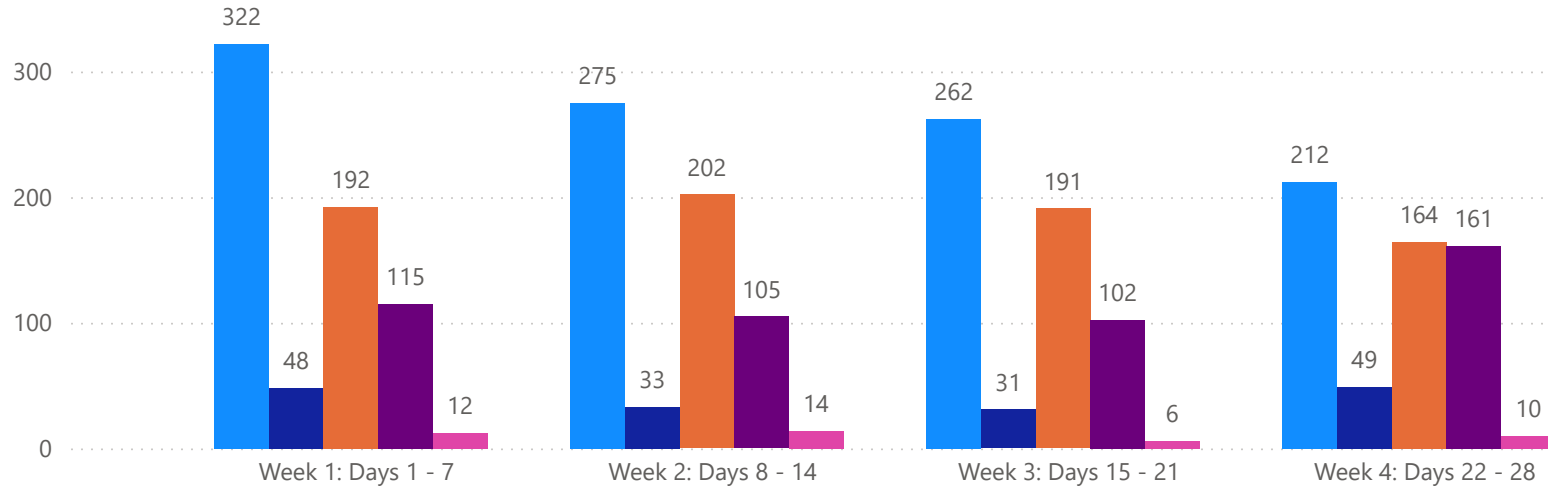


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOME

2/22/2026

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	1071
Canceled	161
Pending	749
Sold	483
Temporarily Off-Market	42

DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	1
New Listings	16
Price Decrease	16
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
Friday, February 20, 2026	\$28,136,875	35	Friday, February 21, 2025	\$22,159,223	36
Thursday, February 19, 2026	\$16,471,868	22	Thursday, February 20, 2025	\$14,771,872	21
Wednesday, February 18, 2026	\$14,777,736	29	Wednesday, February 19, 2025	\$13,827,675	20
Tuesday, February 17, 2026	\$19,994,700	24	Tuesday, February 18, 2025	\$14,749,427	22
Monday, February 16, 2026	\$2,443,713	5	Monday, February 17, 2025	\$2,827,607	6
Total	\$81,824,892	115	Saturday, February 15, 2025	\$931,000	2
			Total	\$69,266,804	107

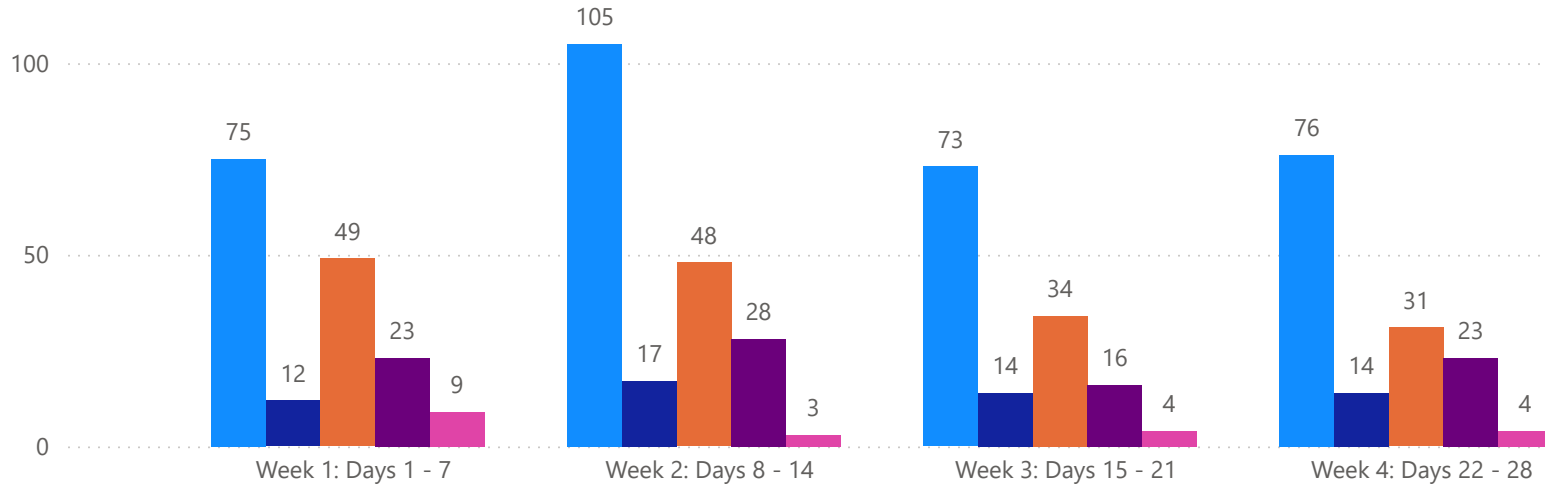


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDO

2/22/2026

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



TOTALS

MLS Status	4 Week Total
Active	329
Canceled	57
Pending	162
Sold	90
Temporarily Off-Market	20

DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	1
New Listings	1
Price Decrease	10
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 20, 2026	\$2,626,475	10	Friday, February 21, 2025	\$2,793,500	6
Thursday, February 19, 2026	\$1,255,000	6	Thursday, February 20, 2025	\$935,000	3
Wednesday, February 18, 2026	\$931,000	4	Wednesday, February 19, 2025	\$513,900	2
Tuesday, February 17, 2026	\$6,082,000	3	Tuesday, February 18, 2025	\$2,578,500	7
Total	\$10,894,475	23	Monday, February 17, 2025	\$864,950	2
			Total	\$7,685,850	20

