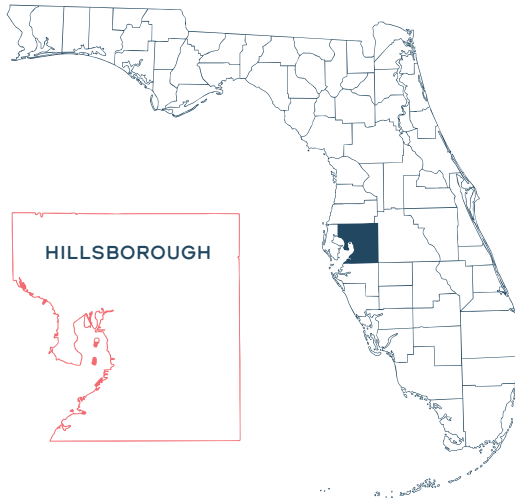


HILLSBOROUGH COUNTY MONTHLY STATISTICS



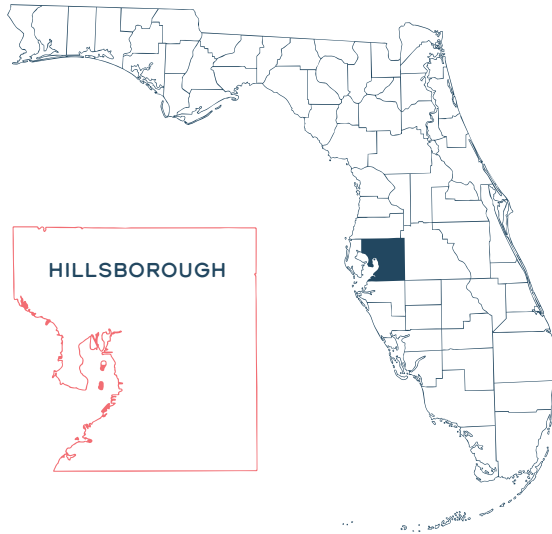
FEBRUARY 2026

COMBINED SINGLE FAMILY HOMES & TOWNHOMES/CONDOS

SUMMARY STATISTICS	FEBRUARY 2026	FEBRUARY 2025	% CHANGE YEAR OVER YEAR
CLOSED SALES	1,267	1,365	-7.2%
PAID IN CASH	334	393	-15.0%
NEW PENDING SALES	1,631	1,713	-4.8%
NEW LISTINGS	2,118	2,223	-4.7%
PENDING INVENTORY	2,169	2,195	-1.2%
INVENTORY (ACTIVE LISTINGS)	6,225	6,289	-1.0%

WANT TO KEEP A CLOSER EYE ON THE NUMBERS?

Check out our 5-county (Pinellas, Pasco, Hillsborough, Sarasota, and Manatee) local stats reports that we put out every business day, available at [starstats.org](https://www.starstats.org)



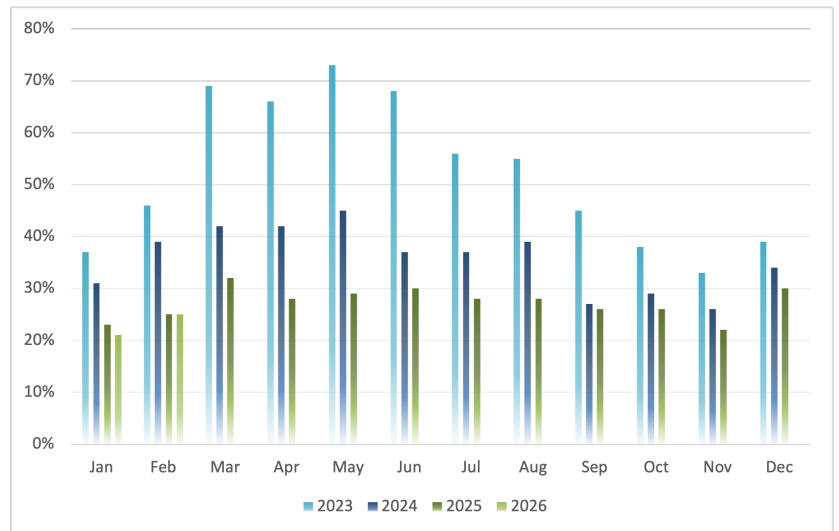
Absorption rate estimates the rate at which active listings are selling in a given market.

It's calculated by dividing the number of closed sales by the number of active listings.

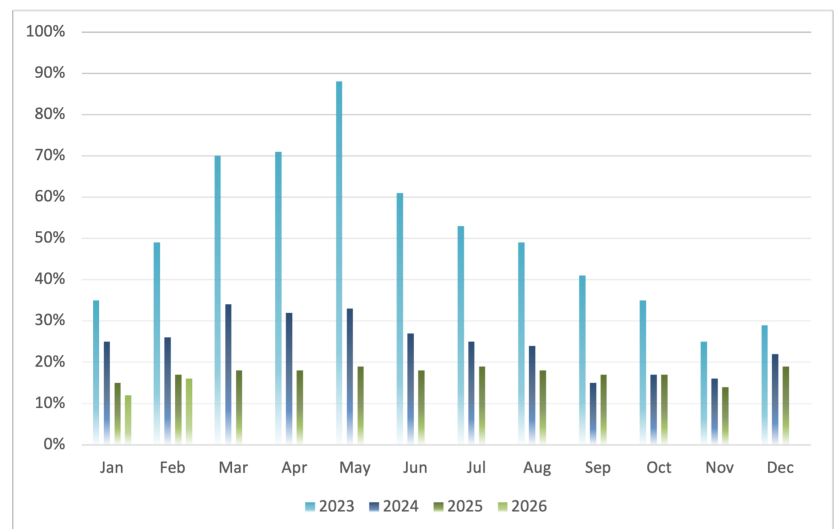
A low absorption rate means that homes are selling slowly (suggesting a buyer's market) while a high absorption rate means that homes are selling quickly (suggesting a seller's market).

ABSORPTION RATE

Single Family	2023	2024	2025	2026
January	37%	31%	23%	21%
February	46%	39%	25%	25%
March	69%	42%	32%	
April	66%	42%	28%	
May	73%	45%	29%	
June	68%	37%	30%	
July	56%	37%	28%	
August	55%	39%	28%	
September	45%	27%	26%	
October	38%	29%	26%	
November	33%	26%	22%	
December	39%	34%	30%	



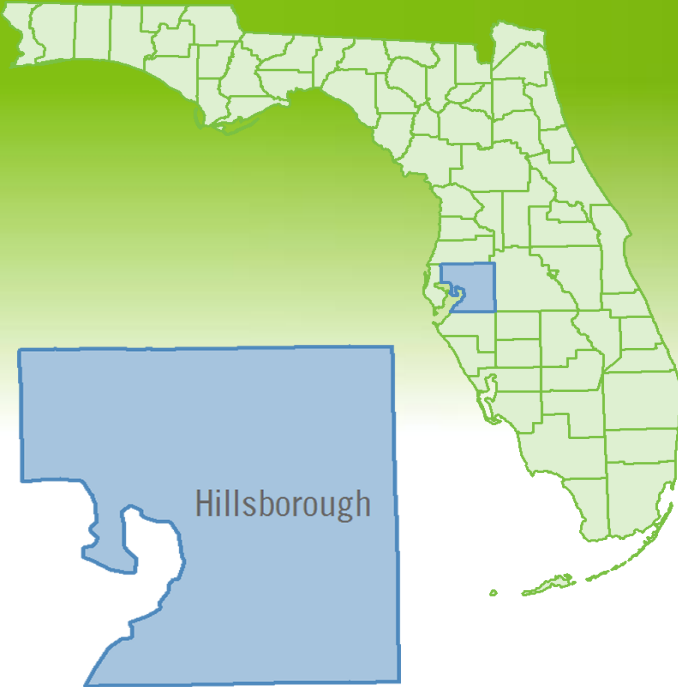
Condo	2023	2024	2025	2026
January	35%	25%	15%	12%
February	49%	26%	17%	16%
March	70%	34%	18%	
April	71%	32%	18%	
May	88%	3%	19%	
June	61%	27%	18%	
July	53%	25%	19%	
August	49%	24%	18%	
September	41%	15%	17%	
October	35%	17%	17%	
November	25%	16%	14%	
December	29%	22%	19%	



Monthly Market Detail - February 2026

Single-Family Homes

Hillsborough County



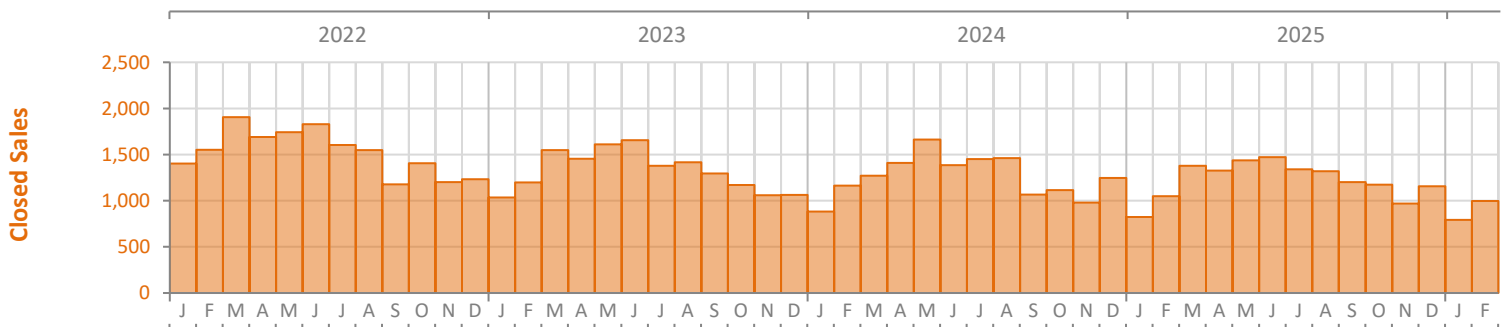
Summary Statistics	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	996	1,050	-5.1%
Paid in Cash	215	259	-17.0%
Median Sale Price	\$426,000	\$419,950	1.4%
Average Sale Price	\$549,842	\$551,024	-0.2%
Dollar Volume	\$547.6 Million	\$578.6 Million	-5.3%
Median Percent of Original List Price Received	95.7%	96.6%	-0.9%
Median Time to Contract	54 Days	38 Days	42.1%
Median Time to Sale	91 Days	78 Days	16.7%
New Pending Sales	1,286	1,351	-4.8%
New Listings	1,598	1,643	-2.7%
Pending Inventory	1,733	1,757	-1.4%
Inventory (Active Listings)	4,409	4,383	0.6%
Months Supply of Inventory	3.6	3.5	2.9%

Closed Sales

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	1,787	-4.7%
February 2026	996	-5.1%
January 2026	791	-4.1%
December 2025	1,157	-7.1%
November 2025	968	-1.0%
October 2025	1,175	5.5%
September 2025	1,203	12.9%
August 2025	1,318	-9.8%
July 2025	1,341	-7.6%
June 2025	1,472	6.2%
May 2025	1,438	-13.6%
April 2025	1,326	-5.9%
March 2025	1,377	8.3%
February 2025	1,050	-9.8%

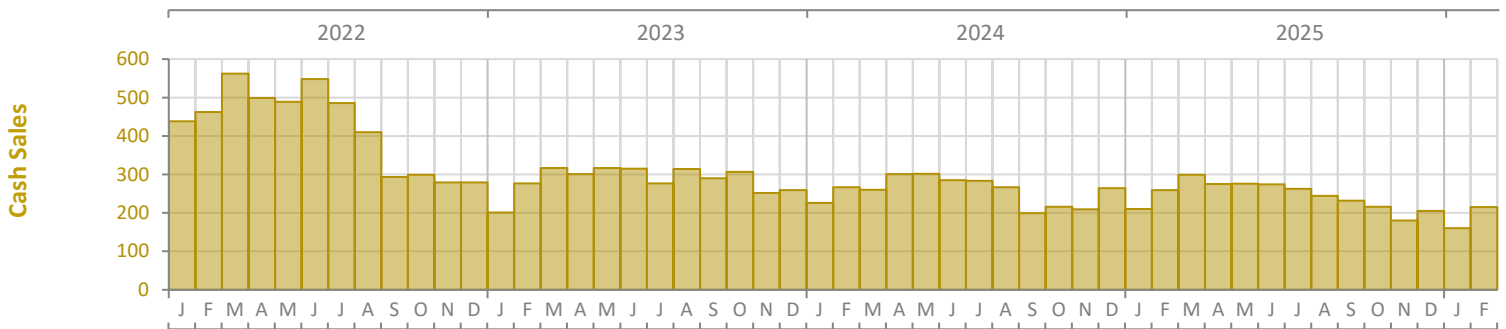


Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note: Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	375	-20.0%
February 2026	215	-17.0%
January 2026	160	-23.8%
December 2025	205	-22.3%
November 2025	180	-13.9%
October 2025	216	0.0%
September 2025	232	16.6%
August 2025	244	-8.6%
July 2025	263	-7.1%
June 2025	274	-3.9%
May 2025	276	-8.6%
April 2025	275	-8.6%
March 2025	299	15.0%
February 2025	259	-3.0%

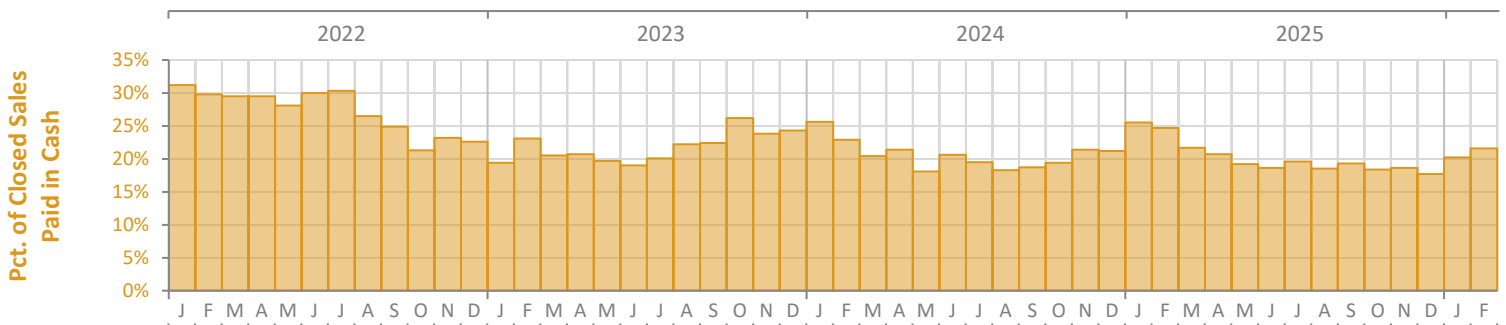


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note: This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	21.0%	-16.0%
February 2026	21.6%	-12.6%
January 2026	20.2%	-20.8%
December 2025	17.7%	-16.5%
November 2025	18.6%	-13.1%
October 2025	18.4%	-5.2%
September 2025	19.3%	3.2%
August 2025	18.5%	1.1%
July 2025	19.6%	0.5%
June 2025	18.6%	-9.7%
May 2025	19.2%	6.1%
April 2025	20.7%	-3.3%
March 2025	21.7%	6.4%
February 2025	24.7%	7.9%



Monthly Market Detail - February 2026

Single-Family Homes

Hillsborough County

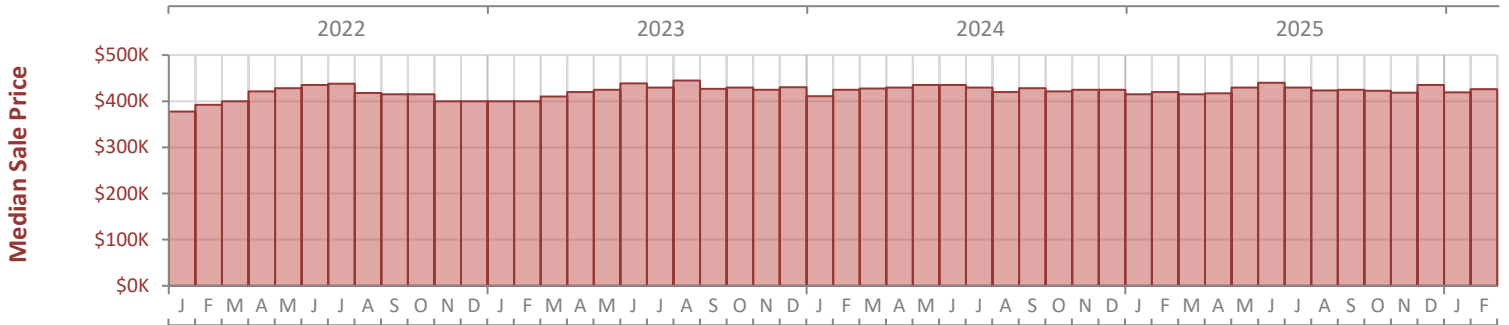


Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$425,000	1.9%
February 2026	\$426,000	1.4%
January 2026	\$419,000	1.0%
December 2025	\$435,000	2.4%
November 2025	\$418,875	-1.4%
October 2025	\$422,500	0.2%
September 2025	\$425,000	-0.8%
August 2025	\$423,450	0.8%
July 2025	\$430,000	0.0%
June 2025	\$440,000	1.1%
May 2025	\$430,000	-1.2%
April 2025	\$417,000	-2.9%
March 2025	\$415,000	-3.0%
February 2025	\$419,950	-1.1%

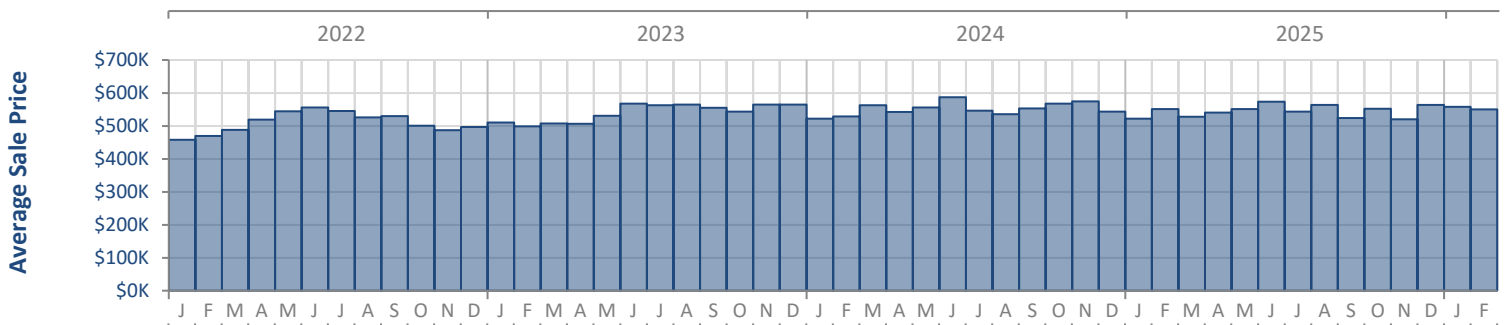


Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Economists' note: Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$553,183	2.8%
February 2026	\$549,842	-0.2%
January 2026	\$557,389	6.8%
December 2025	\$563,238	3.6%
November 2025	\$519,769	-9.5%
October 2025	\$551,752	-2.7%
September 2025	\$524,322	-5.3%
August 2025	\$563,911	5.3%
July 2025	\$543,192	-0.6%
June 2025	\$573,193	-2.3%
May 2025	\$550,650	-0.9%
April 2025	\$540,788	-0.3%
March 2025	\$527,835	-6.1%
February 2025	\$551,024	4.2%



Monthly Market Detail - February 2026

Single-Family Homes

Hillsborough County

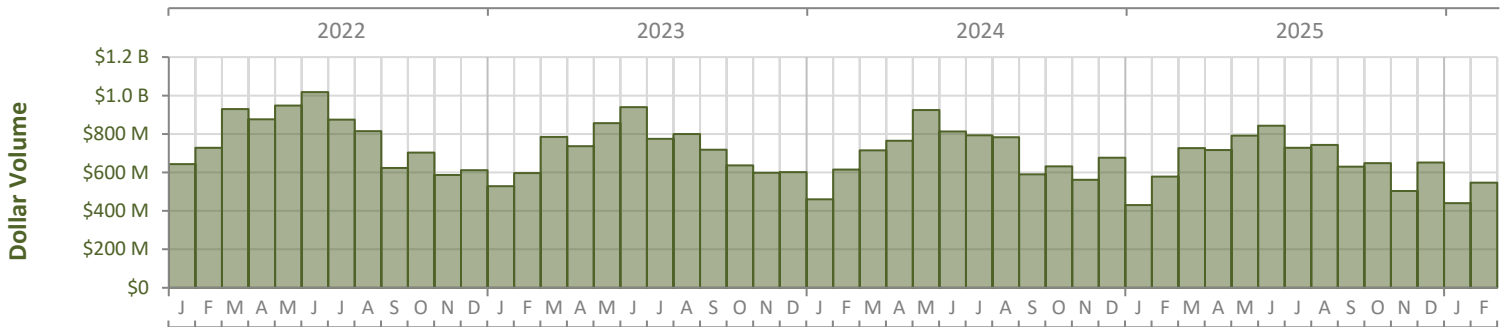


Dollar Volume

The sum of the sale prices for all sales which closed during the month

Economists' note: Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$988.5 Million	-2.0%
February 2026	\$547.6 Million	-5.3%
January 2026	\$440.9 Million	2.4%
December 2025	\$651.7 Million	-3.7%
November 2025	\$503.1 Million	-10.5%
October 2025	\$648.3 Million	2.6%
September 2025	\$630.8 Million	6.9%
August 2025	\$743.2 Million	-5.1%
July 2025	\$728.4 Million	-8.1%
June 2025	\$843.7 Million	3.7%
May 2025	\$791.8 Million	-14.4%
April 2025	\$717.1 Million	-6.2%
March 2025	\$726.8 Million	1.6%
February 2025	\$578.6 Million	-6.0%

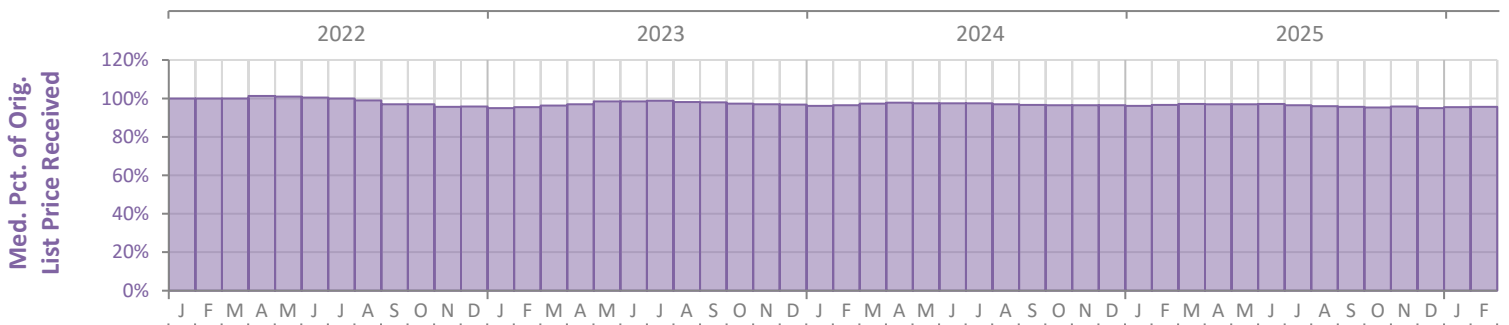


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

Economists' note: The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	95.7%	-0.7%
February 2026	95.7%	-0.9%
January 2026	95.5%	-0.7%
December 2025	94.9%	-1.7%
November 2025	95.8%	-0.6%
October 2025	95.3%	-1.1%
September 2025	95.6%	-1.0%
August 2025	95.9%	-1.0%
July 2025	96.4%	-1.1%
June 2025	97.2%	-0.3%
May 2025	96.9%	-0.6%
April 2025	97.0%	-0.8%
March 2025	97.1%	-0.2%
February 2025	96.6%	0.2%

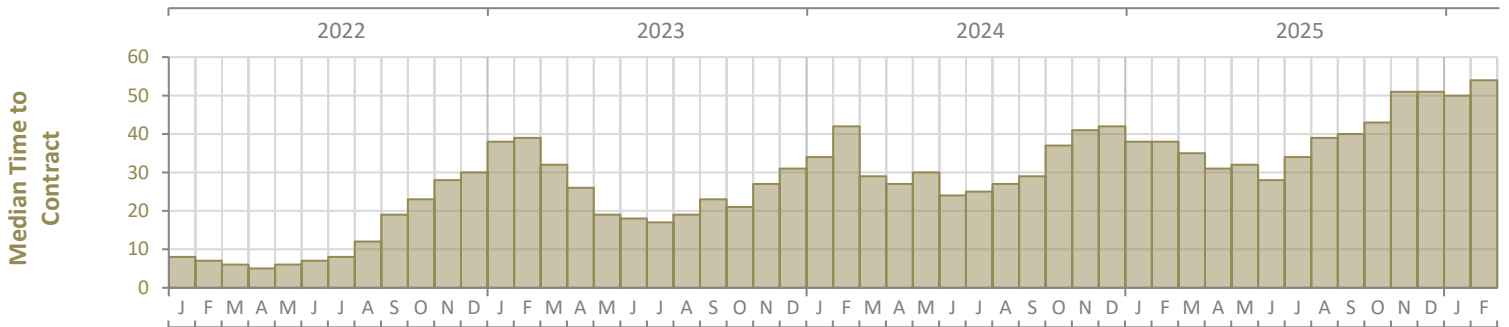


Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	55 Days	37.5%
February 2026	54 Days	42.1%
January 2026	50 Days	31.6%
December 2025	51 Days	21.4%
November 2025	51 Days	24.4%
October 2025	43 Days	16.2%
September 2025	40 Days	37.9%
August 2025	39 Days	44.4%
July 2025	34 Days	36.0%
June 2025	28 Days	16.7%
May 2025	32 Days	6.7%
April 2025	31 Days	14.8%
March 2025	35 Days	20.7%
February 2025	38 Days	-9.5%

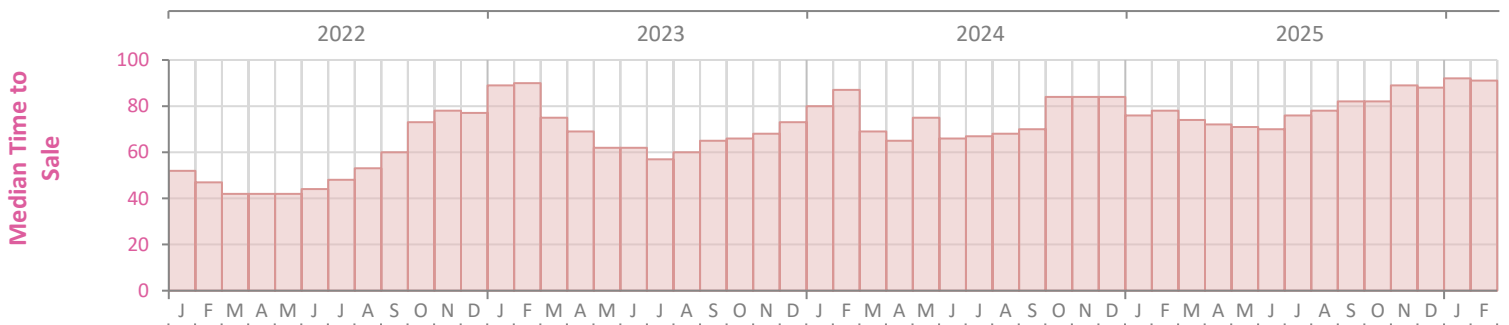


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

Economists' note: Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	93 Days	17.7%
February 2026	91 Days	16.7%
January 2026	92 Days	21.1%
December 2025	88 Days	4.8%
November 2025	89 Days	6.0%
October 2025	82 Days	-2.4%
September 2025	82 Days	17.1%
August 2025	78 Days	14.7%
July 2025	76 Days	13.4%
June 2025	70 Days	6.1%
May 2025	71 Days	-5.3%
April 2025	72 Days	10.8%
March 2025	74 Days	7.2%
February 2025	78 Days	-10.3%

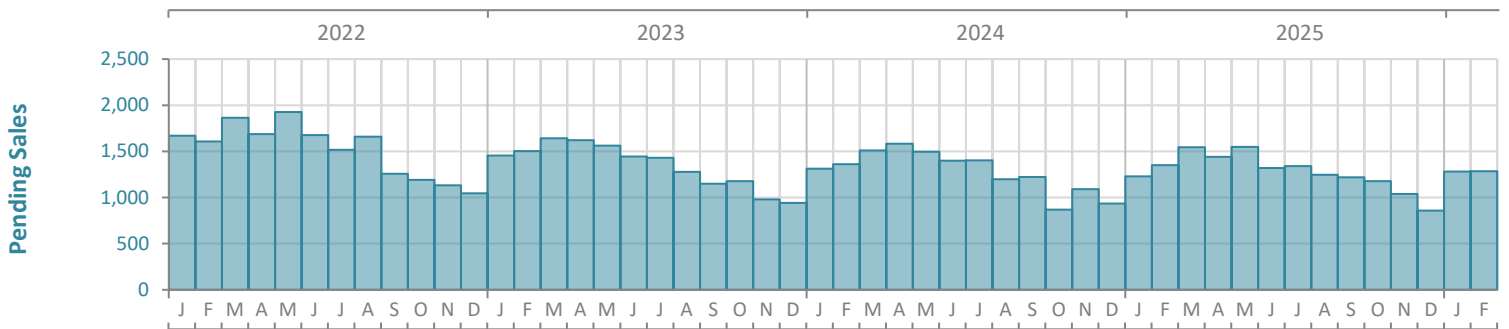


New Pending Sales

The number of listed properties that went under contract during the month

Economists' note: Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	2,569	-0.5%
February 2026	1,286	-4.8%
January 2026	1,283	4.2%
December 2025	859	-8.0%
November 2025	1,040	-4.7%
October 2025	1,176	35.3%
September 2025	1,219	-0.3%
August 2025	1,247	4.1%
July 2025	1,341	-4.4%
June 2025	1,321	-5.6%
May 2025	1,549	3.6%
April 2025	1,441	-9.0%
March 2025	1,545	2.2%
February 2025	1,351	-0.7%

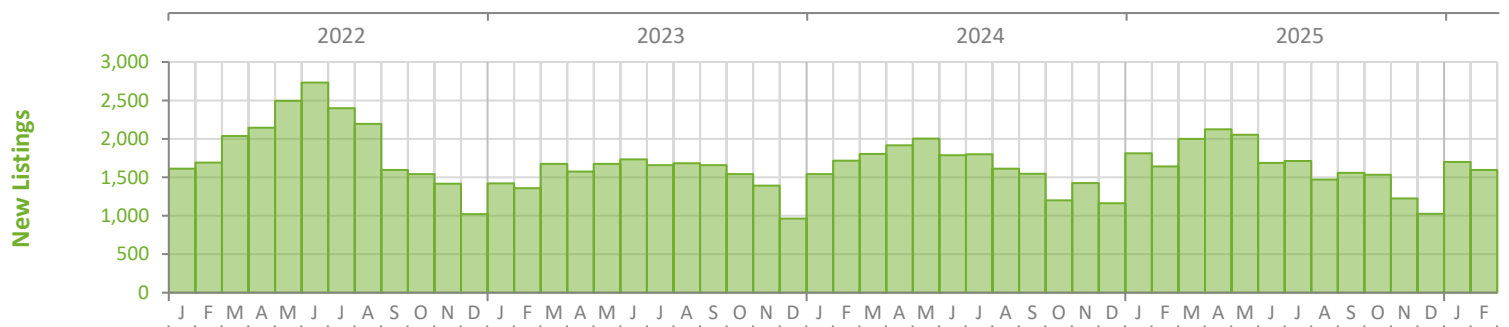


New Listings

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	3,297	-4.6%
February 2026	1,598	-2.7%
January 2026	1,699	-6.2%
December 2025	1,024	-12.0%
November 2025	1,226	-14.0%
October 2025	1,532	27.5%
September 2025	1,557	0.8%
August 2025	1,473	-8.6%
July 2025	1,713	-4.7%
June 2025	1,686	-5.7%
May 2025	2,054	2.6%
April 2025	2,126	11.0%
March 2025	1,998	10.6%
February 2025	1,643	-4.2%

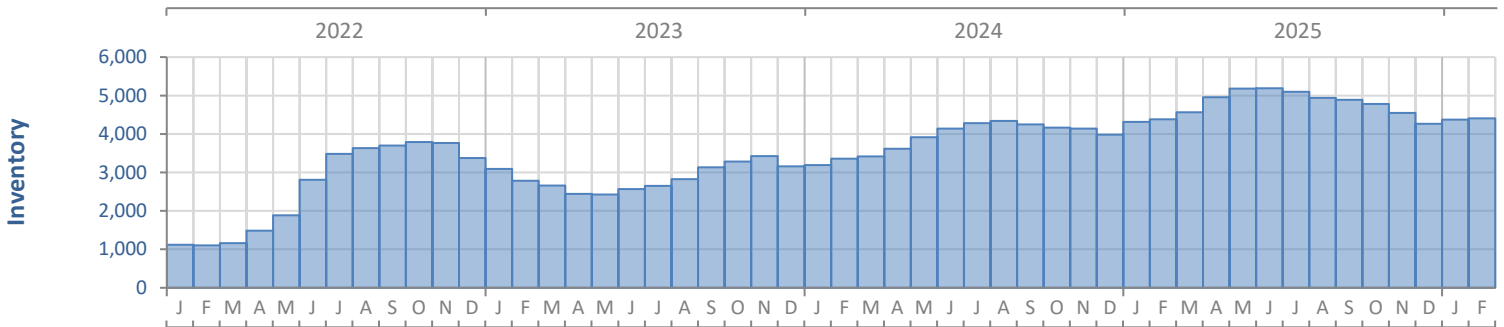


Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	4,390	0.9%
February 2026	4,409	0.6%
January 2026	4,370	1.3%
December 2025	4,263	7.0%
November 2025	4,550	9.9%
October 2025	4,784	14.8%
September 2025	4,886	15.0%
August 2025	4,942	13.8%
July 2025	5,095	18.9%
June 2025	5,190	25.3%
May 2025	5,179	32.4%
April 2025	4,960	37.1%
March 2025	4,566	33.5%
February 2025	4,383	30.6%

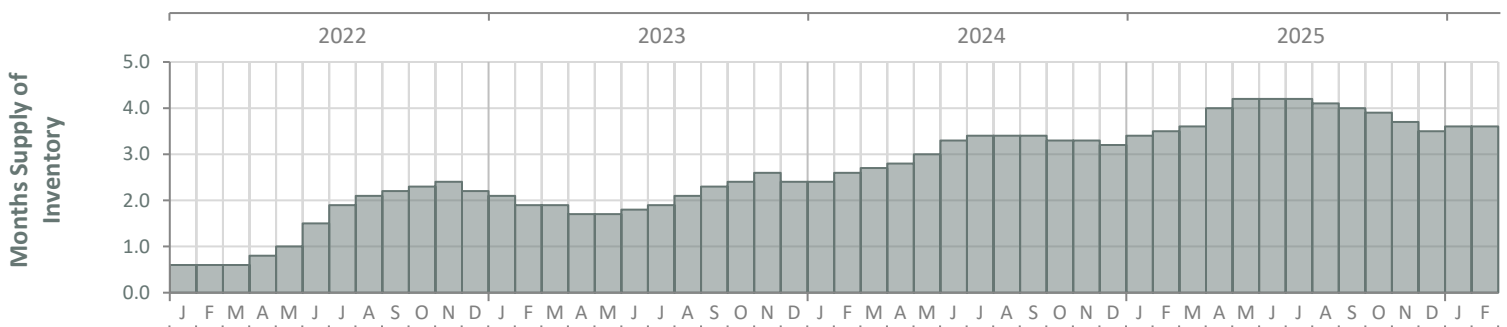


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note: MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	3.6	2.9%
February 2026	3.6	2.9%
January 2026	3.6	5.9%
December 2025	3.5	9.4%
November 2025	3.7	12.1%
October 2025	3.9	18.2%
September 2025	4.0	17.6%
August 2025	4.1	20.6%
July 2025	4.2	23.5%
June 2025	4.2	27.3%
May 2025	4.2	40.0%
April 2025	4.0	42.9%
March 2025	3.6	33.3%
February 2025	3.5	34.6%

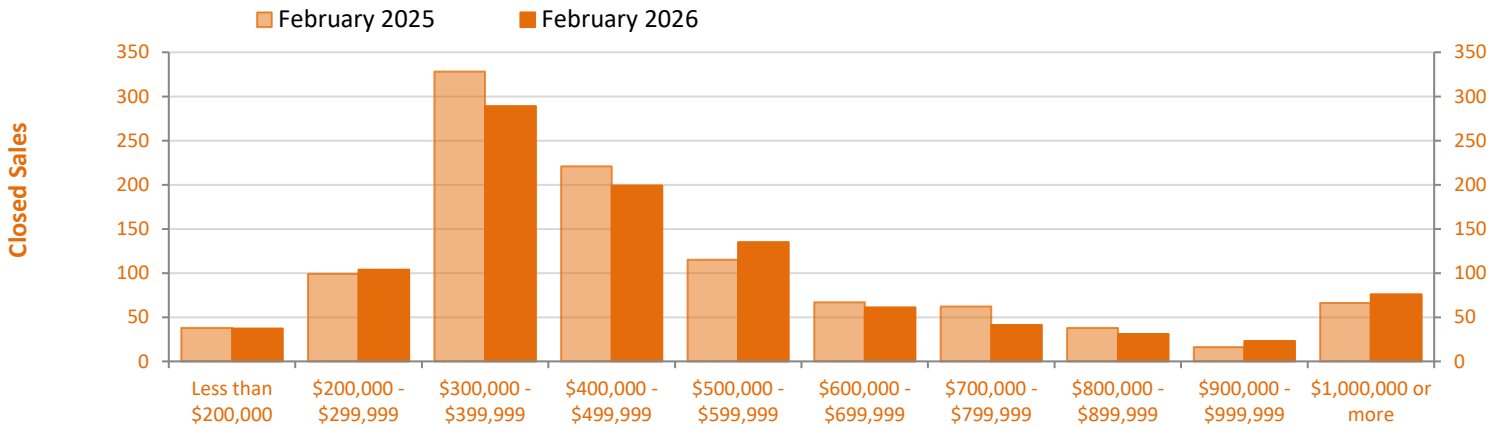


Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

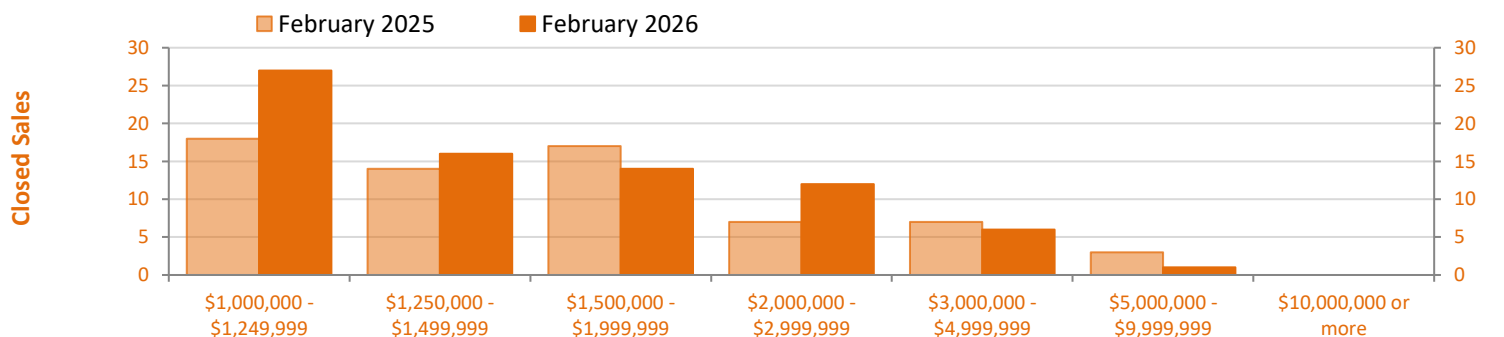
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	37	-2.6%
\$200,000 - \$299,999	104	5.1%
\$300,000 - \$399,999	289	-11.9%
\$400,000 - \$499,999	199	-10.0%
\$500,000 - \$599,999	135	17.4%
\$600,000 - \$699,999	61	-9.0%
\$700,000 - \$799,999	41	-33.9%
\$800,000 - \$899,999	31	-18.4%
\$900,000 - \$999,999	23	43.8%
\$1,000,000 or more	76	15.2%



Million Dollar Spotlight

Closed Sales by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Closed Sales	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	27	50.0%
\$1,250,000 - \$1,499,999	16	14.3%
\$1,500,000 - \$1,999,999	14	-17.6%
\$2,000,000 - \$2,999,999	12	71.4%
\$3,000,000 - \$4,999,999	6	-14.3%
\$5,000,000 - \$9,999,999	1	-66.7%
\$10,000,000 or more	0	N/A

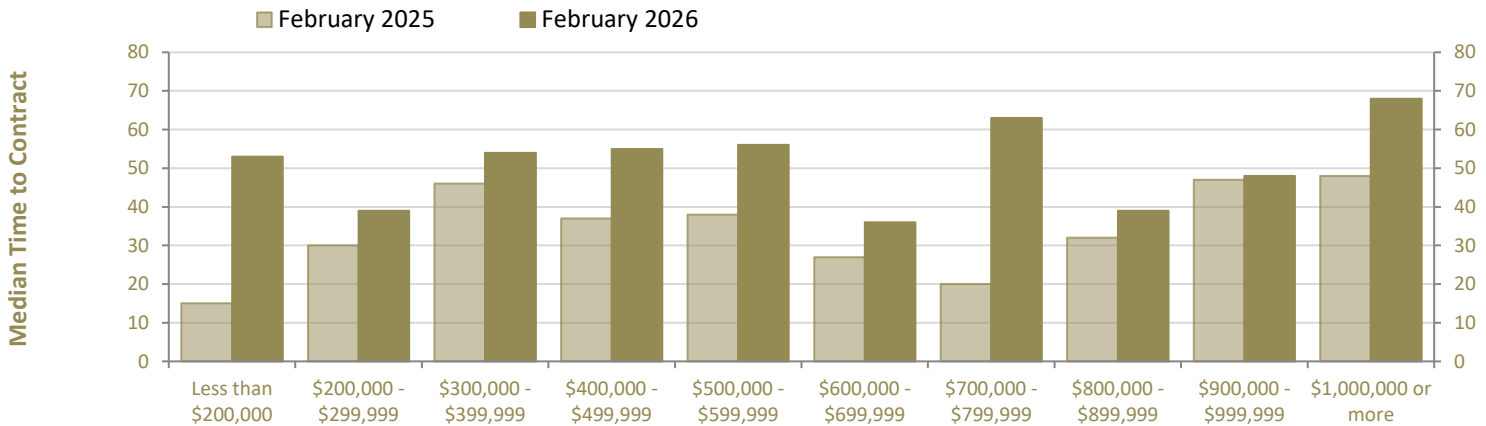


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

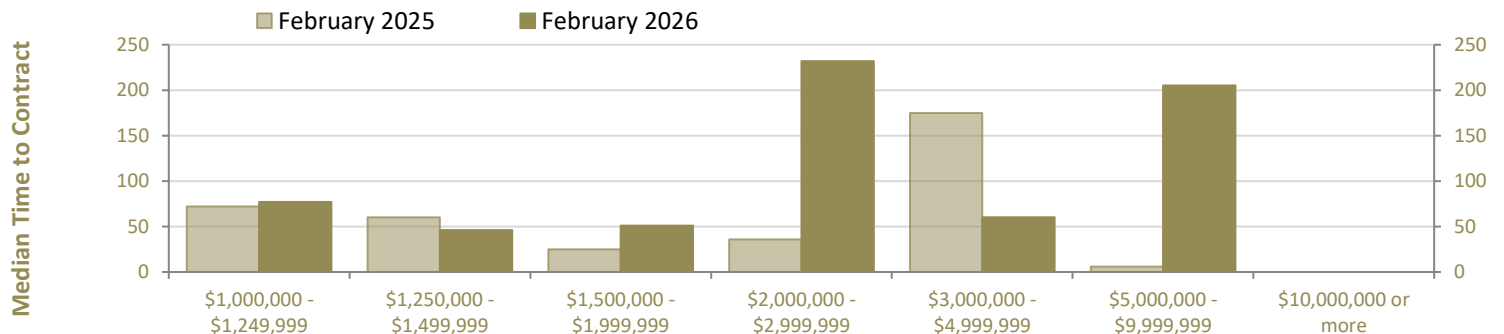
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	53 Days	253.3%
\$200,000 - \$299,999	39 Days	30.0%
\$300,000 - \$399,999	54 Days	17.4%
\$400,000 - \$499,999	55 Days	48.6%
\$500,000 - \$599,999	56 Days	47.4%
\$600,000 - \$699,999	36 Days	33.3%
\$700,000 - \$799,999	63 Days	215.0%
\$800,000 - \$899,999	39 Days	21.9%
\$900,000 - \$999,999	48 Days	2.1%
\$1,000,000 or more	68 Days	41.7%



Million Dollar Spotlight

Median Time to Contract by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Median Time to Contract	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	77 Days	6.9%
\$1,250,000 - \$1,499,999	46 Days	-23.3%
\$1,500,000 - \$1,999,999	51 Days	104.0%
\$2,000,000 - \$2,999,999	232 Days	544.4%
\$3,000,000 - \$4,999,999	60 Days	-65.7%
\$5,000,000 - \$9,999,999	205 Days	3316.7%
\$10,000,000 or more	(No Sales)	N/A

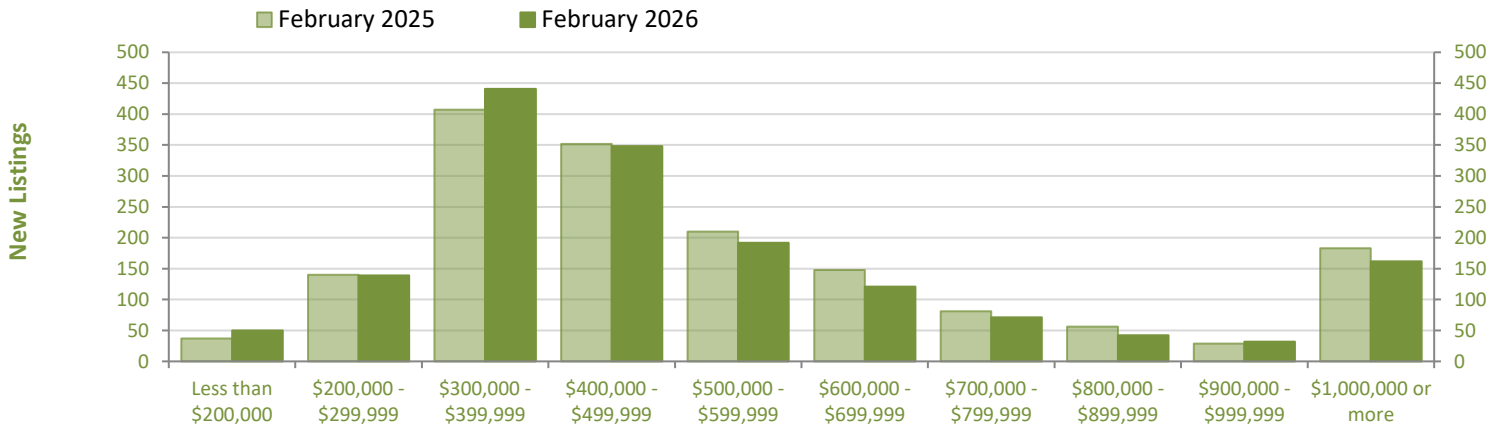


New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

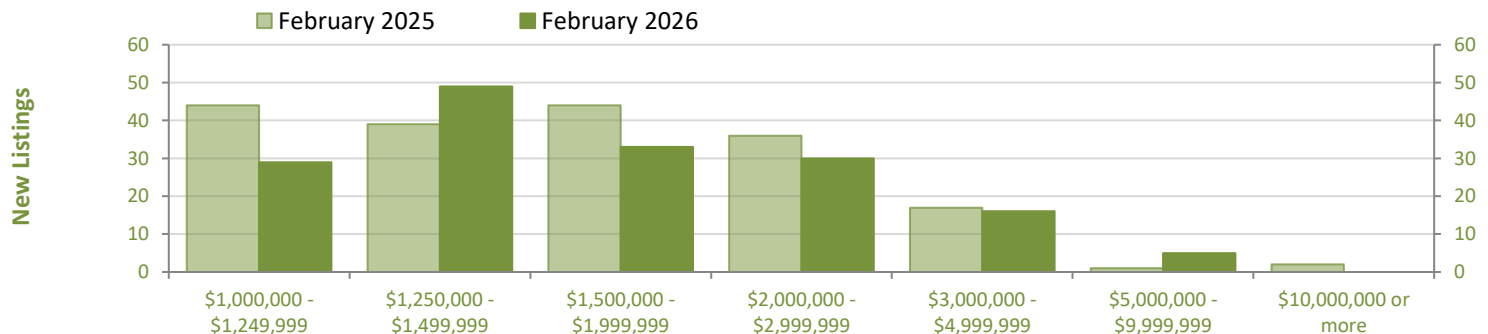
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	50	35.1%
\$200,000 - \$299,999	139	-0.7%
\$300,000 - \$399,999	441	8.4%
\$400,000 - \$499,999	348	-1.1%
\$500,000 - \$599,999	192	-8.6%
\$600,000 - \$699,999	121	-18.2%
\$700,000 - \$799,999	71	-12.3%
\$800,000 - \$899,999	42	-25.0%
\$900,000 - \$999,999	32	10.3%
\$1,000,000 or more	162	-11.5%



Million Dollar Spotlight

New Listings by Initial Listing Price for properties listed for \$1,000,000 or more

Initial Listing Price	New Listings	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	29	-34.1%
\$1,250,000 - \$1,499,999	49	25.6%
\$1,500,000 - \$1,999,999	33	-25.0%
\$2,000,000 - \$2,999,999	30	-16.7%
\$3,000,000 - \$4,999,999	16	-5.9%
\$5,000,000 - \$9,999,999	5	400.0%
\$10,000,000 or more	0	-100.0%

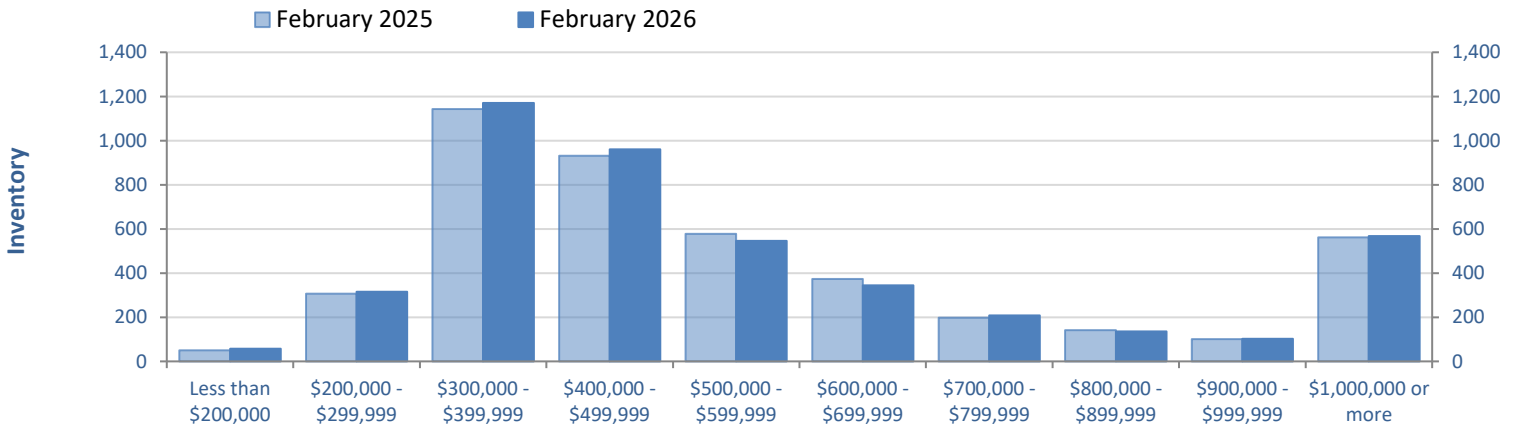


Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

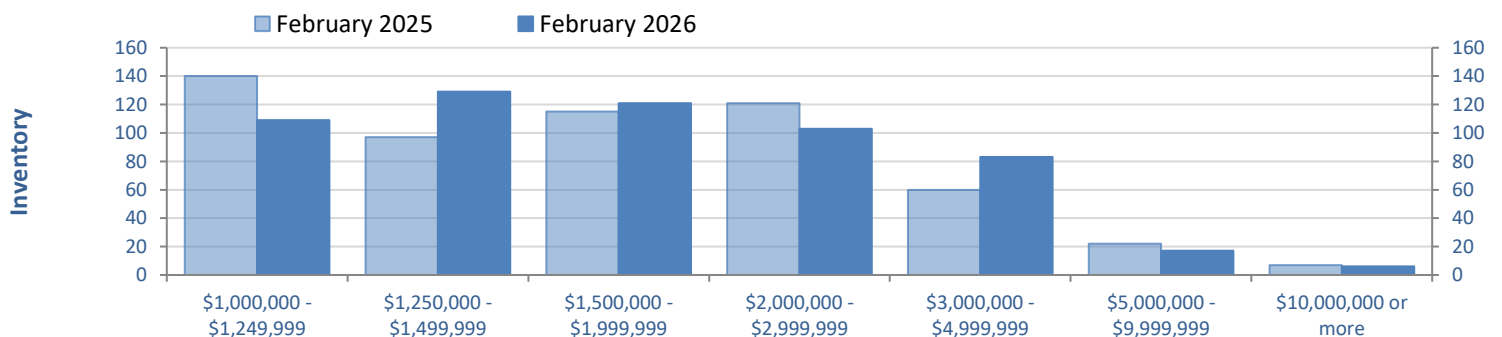
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	58	16.0%
\$200,000 - \$299,999	315	2.9%
\$300,000 - \$399,999	1,170	2.4%
\$400,000 - \$499,999	961	3.1%
\$500,000 - \$599,999	546	-5.4%
\$600,000 - \$699,999	344	-7.8%
\$700,000 - \$799,999	208	5.1%
\$800,000 - \$899,999	136	-3.5%
\$900,000 - \$999,999	103	2.0%
\$1,000,000 or more	568	1.1%



Million Dollar Spotlight

Inventory by Current Listing Price for properties listed for \$1,000,000 or more

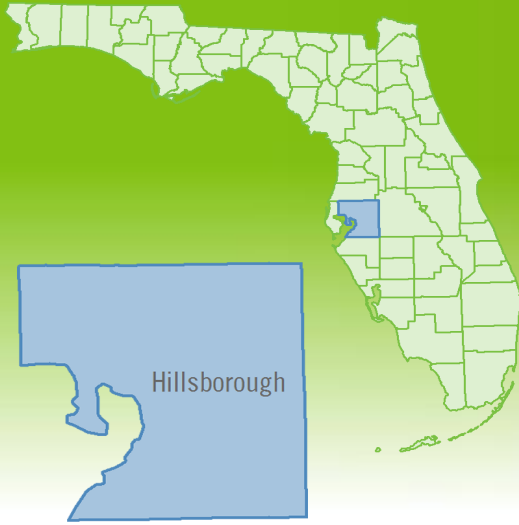
Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	109	-22.1%
\$1,250,000 - \$1,499,999	129	33.0%
\$1,500,000 - \$1,999,999	121	5.2%
\$2,000,000 - \$2,999,999	103	-14.9%
\$3,000,000 - \$4,999,999	83	38.3%
\$5,000,000 - \$9,999,999	17	-22.7%
\$10,000,000 or more	6	-14.3%



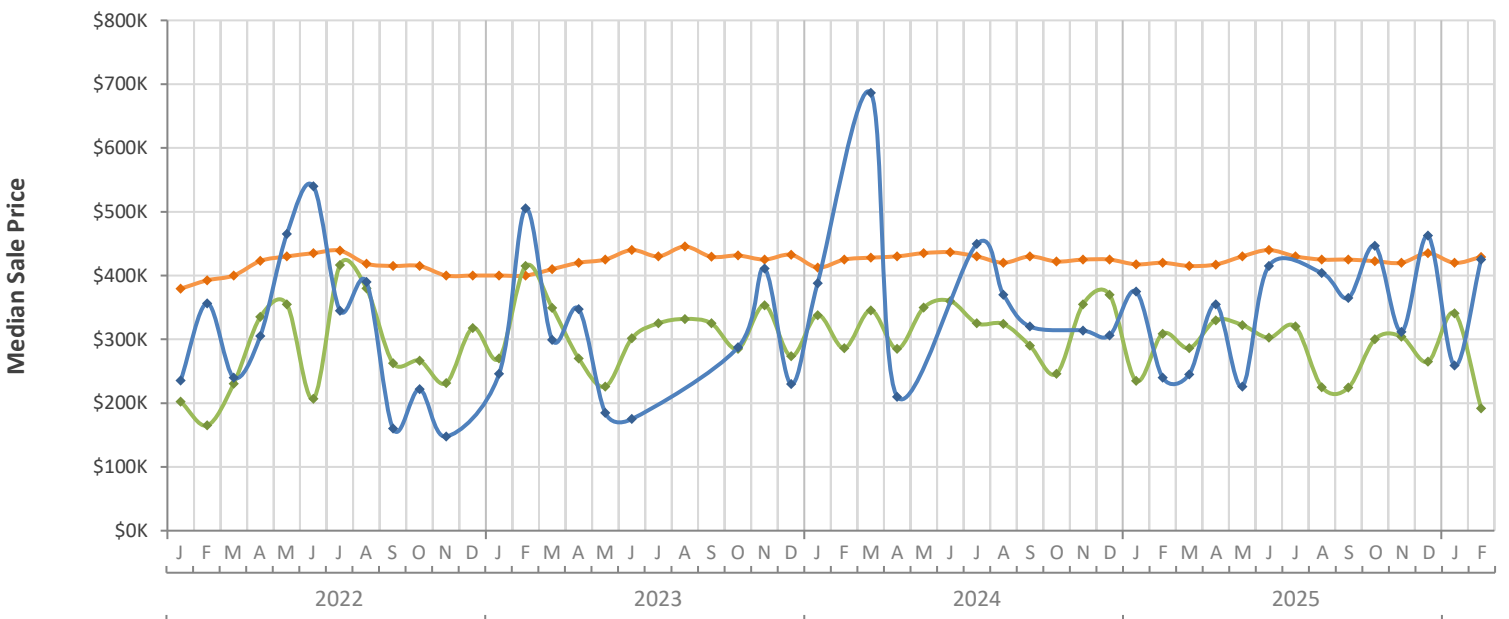
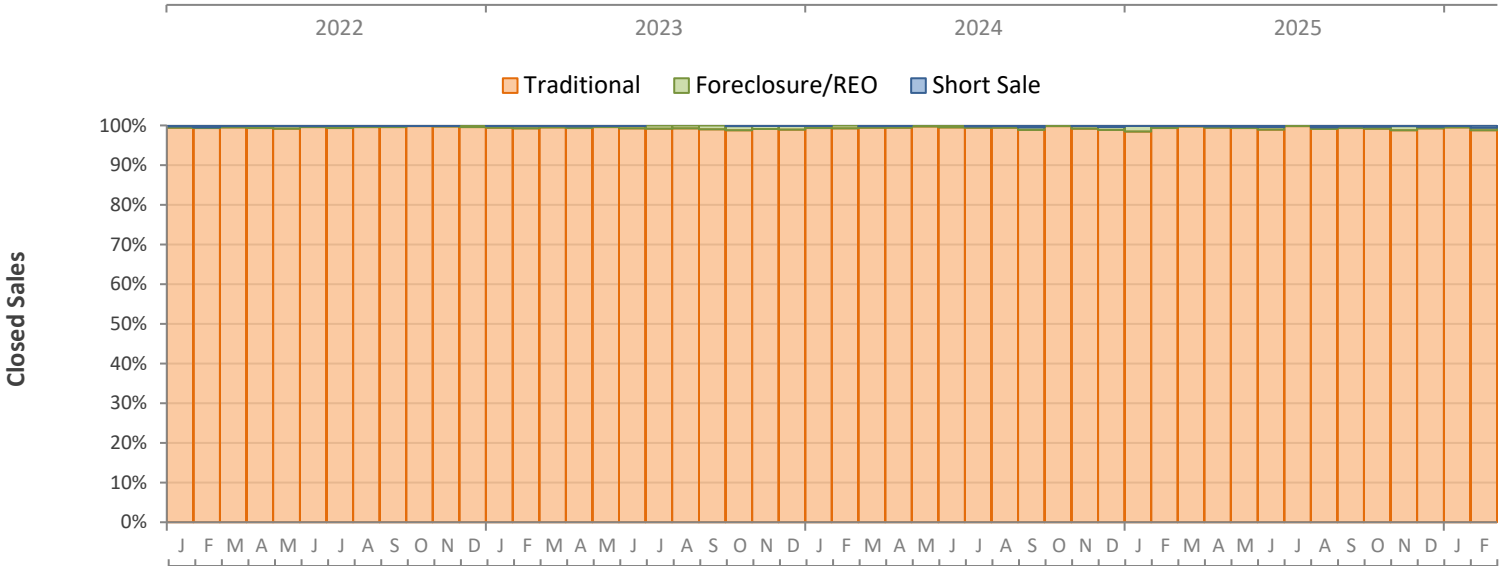
Monthly Distressed Market - February 2026

Single-Family Homes

Hillsborough County



		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	984	1,043	-5.7%
	Median Sale Price	\$429,000	\$420,000	2.1%
Foreclosure/REO	Closed Sales	6	5	20.0%
	Median Sale Price	\$192,000	\$308,900	-37.8%
Short Sale	Closed Sales	6	2	200.0%
	Median Sale Price	\$425,000	\$240,000	77.1%



Monthly Market Detail - February 2026

Townhouses and Condos

Hillsborough County



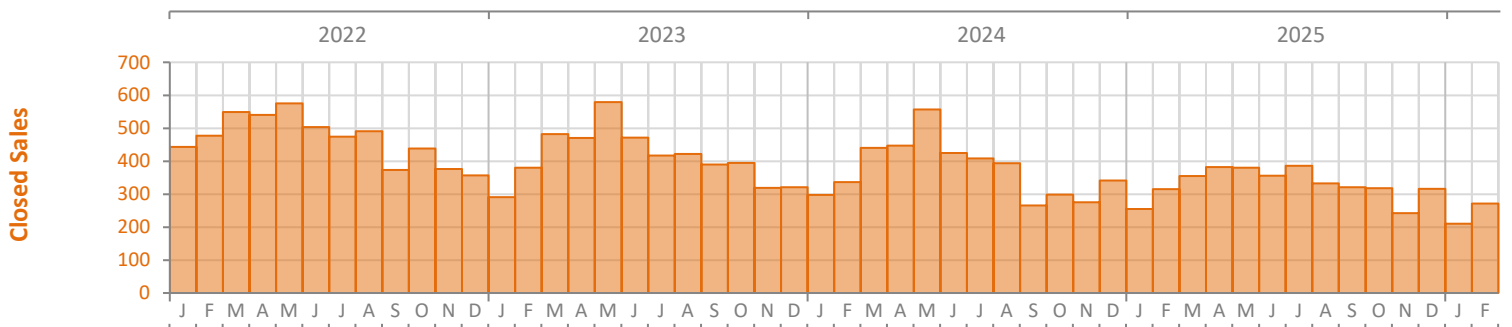
Summary Statistics	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	271	315	-14.0%
Paid in Cash	119	134	-11.2%
Median Sale Price	\$283,495	\$282,900	0.2%
Average Sale Price	\$498,885	\$391,001	27.6%
Dollar Volume	\$135.2 Million	\$123.2 Million	9.8%
Median Percent of Original List Price Received	95.3%	94.9%	0.4%
Median Time to Contract	58 Days	59 Days	-1.7%
Median Time to Sale	99 Days	92 Days	7.6%
New Pending Sales	345	362	-4.7%
New Listings	520	580	-10.3%
Pending Inventory	436	438	-0.5%
Inventory (Active Listings)	1,816	1,906	-4.7%
Months Supply of Inventory	5.6	5.2	7.7%

Closed Sales

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	481	-15.6%
February 2026	271	-14.0%
January 2026	210	-17.6%
December 2025	316	-7.3%
November 2025	242	-12.0%
October 2025	318	6.4%
September 2025	321	20.7%
August 2025	333	-15.5%
July 2025	386	-5.4%
June 2025	356	-16.2%
May 2025	380	-31.8%
April 2025	382	-14.5%
March 2025	355	-19.3%
February 2025	315	-6.3%

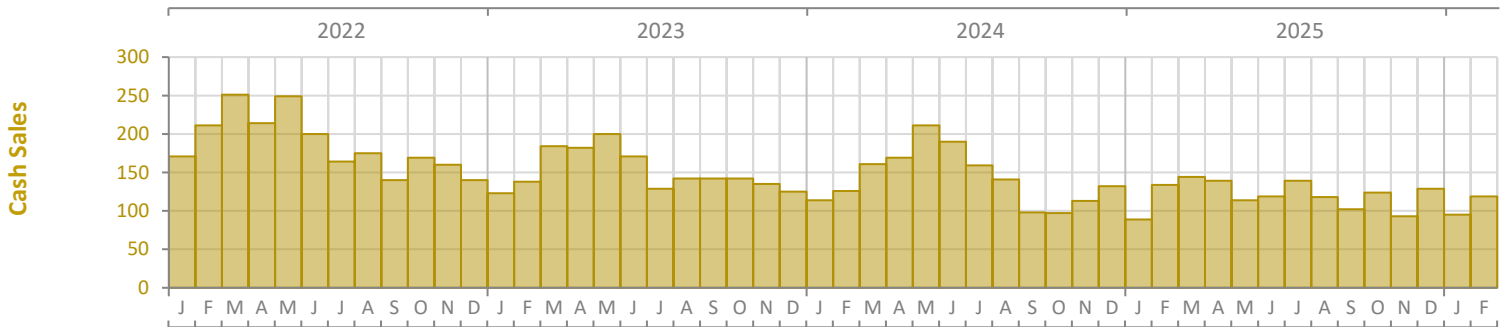


Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note: Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	214	-4.0%
February 2026	119	-11.2%
January 2026	95	6.7%
December 2025	129	-2.3%
November 2025	93	-17.7%
October 2025	124	27.8%
September 2025	102	4.1%
August 2025	118	-16.3%
July 2025	139	-12.6%
June 2025	119	-37.4%
May 2025	114	-46.0%
April 2025	139	-17.8%
March 2025	144	-10.6%
February 2025	134	6.3%

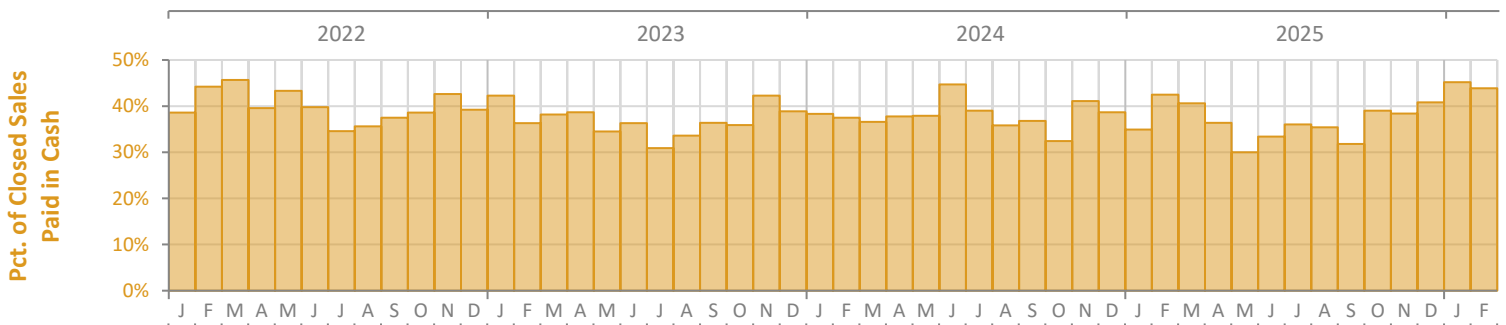


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note: This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	44.5%	13.8%
February 2026	43.9%	3.3%
January 2026	45.2%	29.5%
December 2025	40.8%	5.4%
November 2025	38.4%	-6.6%
October 2025	39.0%	20.4%
September 2025	31.8%	-13.6%
August 2025	35.4%	-1.1%
July 2025	36.0%	-7.7%
June 2025	33.4%	-25.3%
May 2025	30.0%	-20.8%
April 2025	36.4%	-3.7%
March 2025	40.6%	10.9%
February 2025	42.5%	13.3%

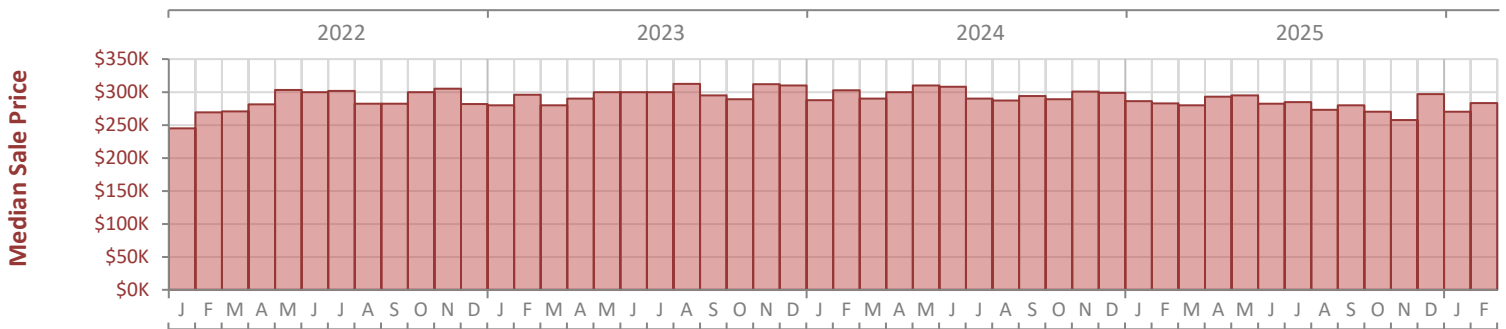


Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$277,900	-2.5%
February 2026	\$283,495	0.2%
January 2026	\$270,000	-5.6%
December 2025	\$297,000	-0.5%
November 2025	\$257,500	-14.4%
October 2025	\$270,000	-6.6%
September 2025	\$280,000	-4.8%
August 2025	\$273,000	-5.0%
July 2025	\$284,945	-1.7%
June 2025	\$282,450	-8.3%
May 2025	\$294,990	-4.8%
April 2025	\$292,995	-2.3%
March 2025	\$280,000	-3.4%
February 2025	\$282,900	-6.5%

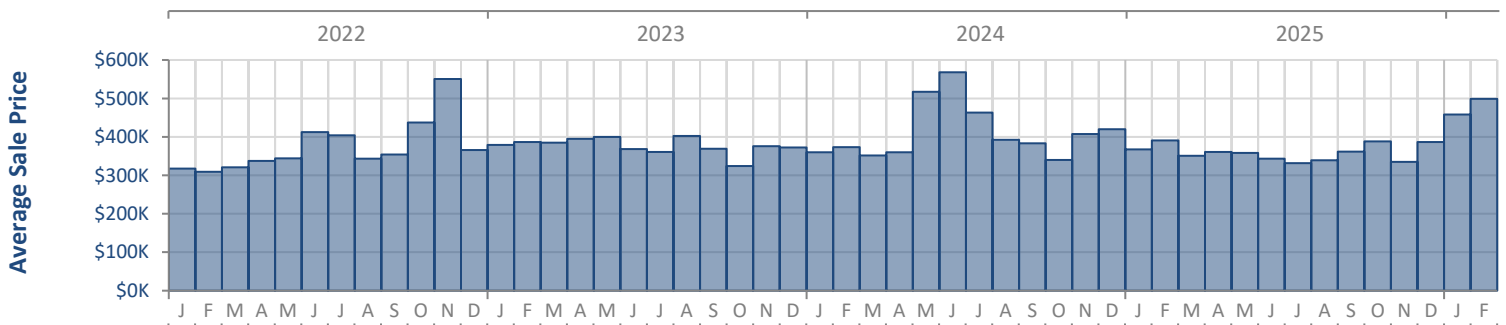


Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Economists' note: Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$481,239	26.5%
February 2026	\$498,885	27.6%
January 2026	\$458,467	24.9%
December 2025	\$386,426	-8.0%
November 2025	\$335,337	-17.7%
October 2025	\$388,551	14.4%
September 2025	\$362,001	-5.6%
August 2025	\$339,070	-13.6%
July 2025	\$331,396	-28.5%
June 2025	\$343,615	-39.5%
May 2025	\$358,223	-30.7%
April 2025	\$361,211	0.4%
March 2025	\$350,849	-0.3%
February 2025	\$391,001	4.7%



Monthly Market Detail - February 2026

Townhouses and Condos

Hillsborough County

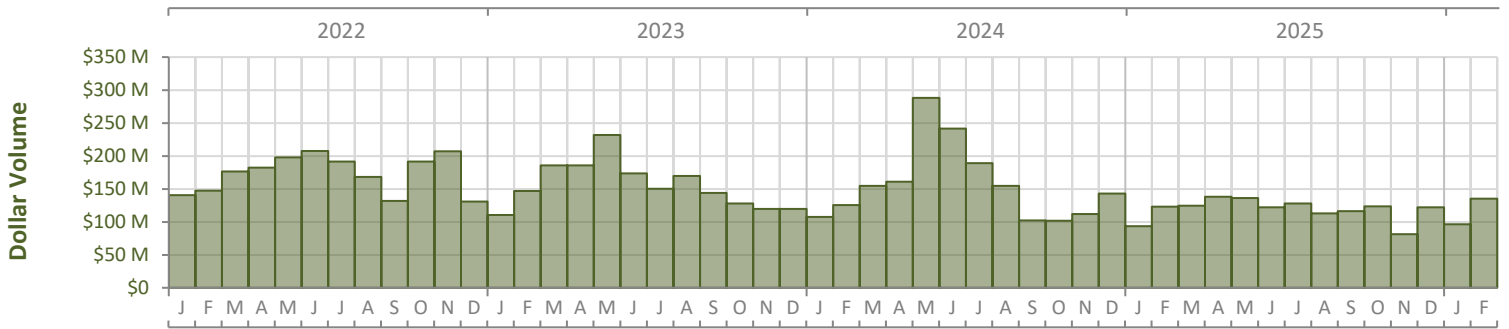


Dollar Volume

The sum of the sale prices for all sales which closed during the month

Economists' note: Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$231.5 Million	6.8%
February 2026	\$135.2 Million	9.8%
January 2026	\$96.3 Million	2.9%
December 2025	\$122.1 Million	-14.7%
November 2025	\$81.2 Million	-27.6%
October 2025	\$123.6 Million	21.6%
September 2025	\$116.2 Million	13.9%
August 2025	\$112.9 Million	-27.0%
July 2025	\$127.9 Million	-32.4%
June 2025	\$122.3 Million	-49.4%
May 2025	\$136.1 Million	-52.7%
April 2025	\$138.0 Million	-14.2%
March 2025	\$124.6 Million	-19.5%
February 2025	\$123.2 Million	-1.8%

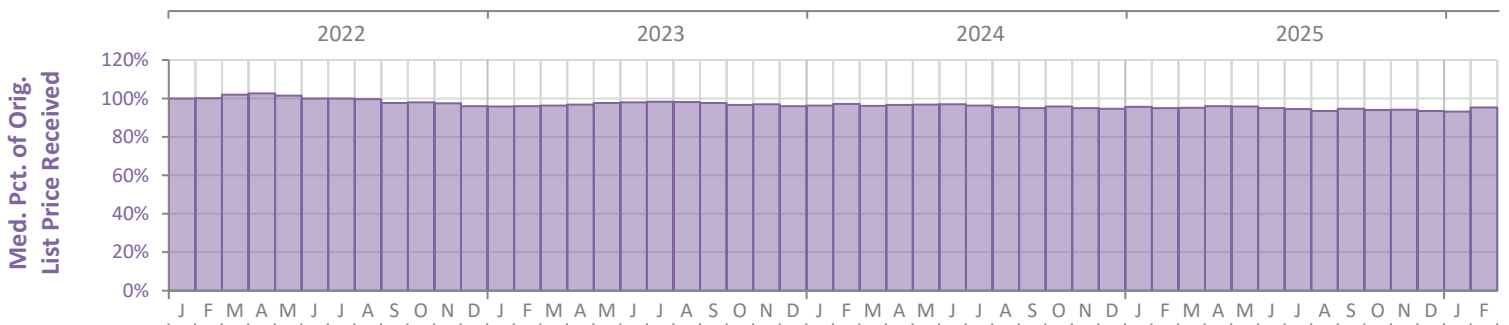


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

Economists' note: The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	94.6%	-0.7%
February 2026	95.3%	0.4%
January 2026	93.2%	-2.5%
December 2025	93.4%	-1.4%
November 2025	94.2%	-0.8%
October 2025	94.0%	-1.9%
September 2025	94.6%	-0.3%
August 2025	93.4%	-2.1%
July 2025	94.4%	-2.0%
June 2025	95.0%	-2.0%
May 2025	95.8%	-1.0%
April 2025	96.0%	-0.7%
March 2025	95.1%	-1.0%
February 2025	94.9%	-2.3%

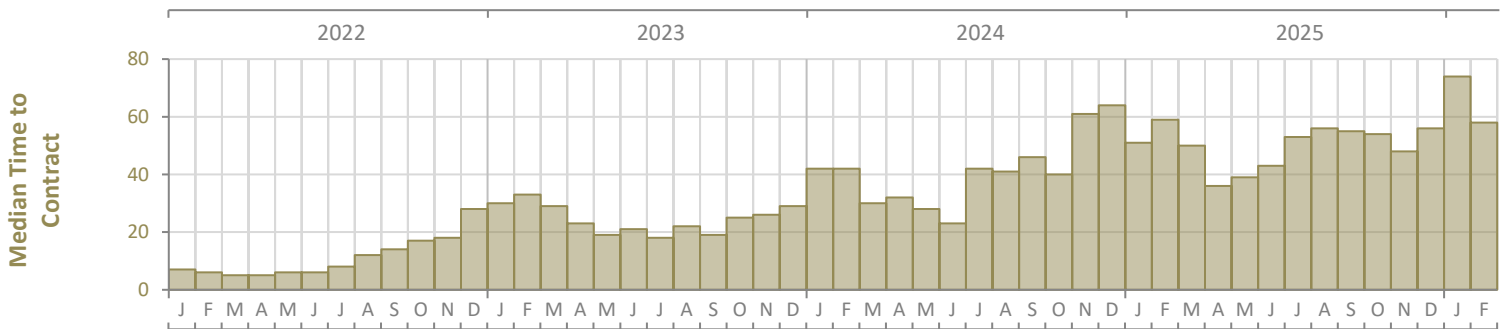


Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	63 Days	10.5%
February 2026	58 Days	-1.7%
January 2026	74 Days	45.1%
December 2025	56 Days	-12.5%
November 2025	48 Days	-21.3%
October 2025	54 Days	35.0%
September 2025	55 Days	19.6%
August 2025	56 Days	36.6%
July 2025	53 Days	26.2%
June 2025	43 Days	87.0%
May 2025	39 Days	39.3%
April 2025	36 Days	12.5%
March 2025	50 Days	66.7%
February 2025	59 Days	40.5%

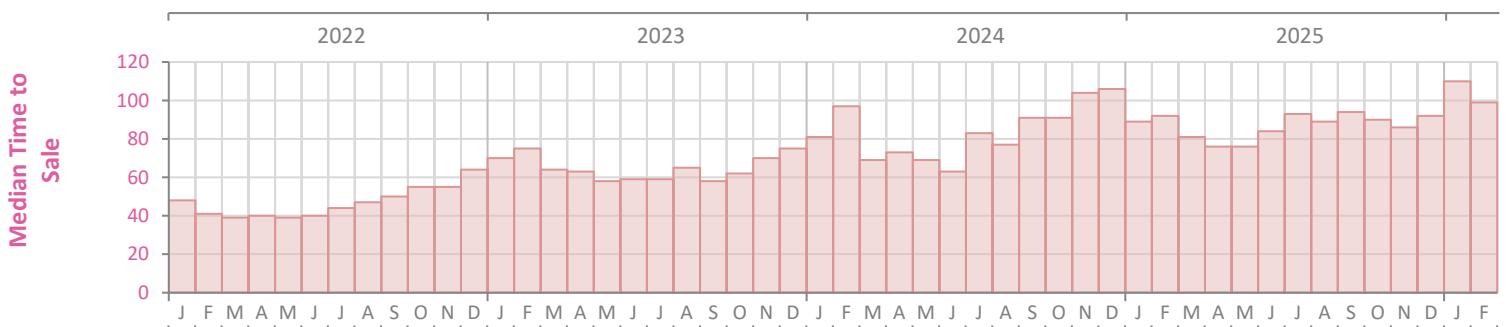


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

Economists' note: Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	104 Days	11.8%
February 2026	99 Days	7.6%
January 2026	110 Days	23.6%
December 2025	92 Days	-13.2%
November 2025	86 Days	-17.3%
October 2025	90 Days	-1.1%
September 2025	94 Days	3.3%
August 2025	89 Days	15.6%
July 2025	93 Days	12.0%
June 2025	84 Days	33.3%
May 2025	76 Days	10.1%
April 2025	76 Days	4.1%
March 2025	81 Days	17.4%
February 2025	92 Days	-5.2%



Monthly Market Detail - February 2026

Townhouses and Condos

Hillsborough County

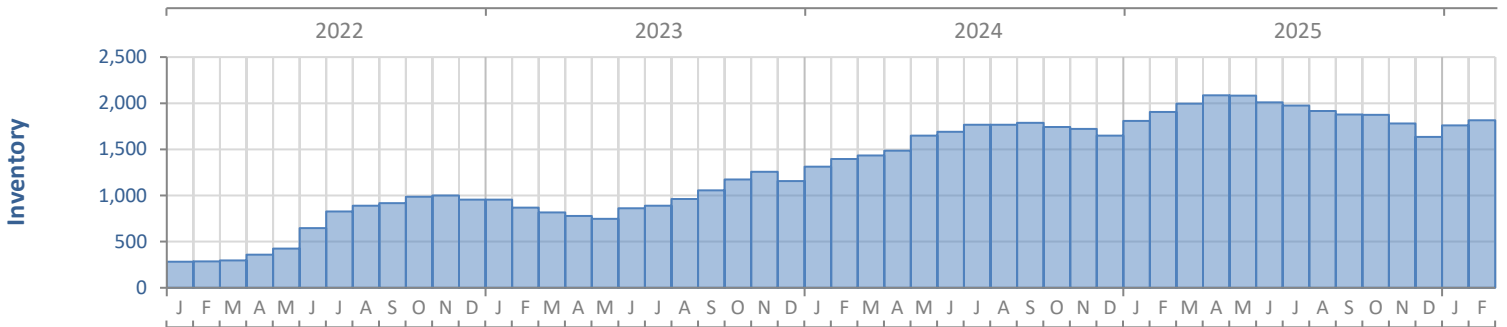


Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	1,788	-3.7%
February 2026	1,816	-4.7%
January 2026	1,759	-2.7%
December 2025	1,635	-0.8%
November 2025	1,781	3.4%
October 2025	1,875	7.5%
September 2025	1,877	5.1%
August 2025	1,915	8.3%
July 2025	1,975	11.7%
June 2025	2,008	18.7%
May 2025	2,082	26.3%
April 2025	2,087	40.3%
March 2025	1,995	39.0%
February 2025	1,906	36.5%

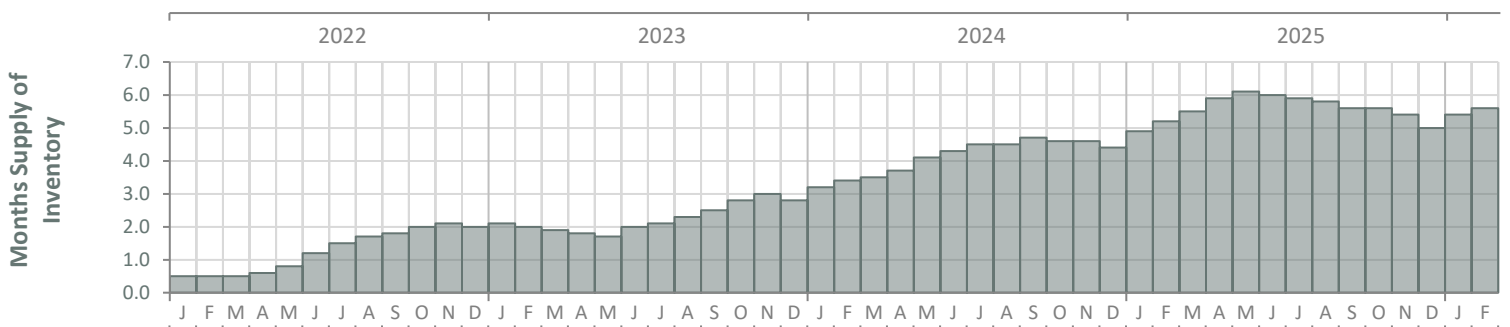


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note: MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	5.5	7.8%
February 2026	5.6	7.7%
January 2026	5.4	10.2%
December 2025	5.0	13.6%
November 2025	5.4	17.4%
October 2025	5.6	21.7%
September 2025	5.6	19.1%
August 2025	5.8	28.9%
July 2025	5.9	31.1%
June 2025	6.0	39.5%
May 2025	6.1	48.8%
April 2025	5.9	59.5%
March 2025	5.5	57.1%
February 2025	5.2	52.9%

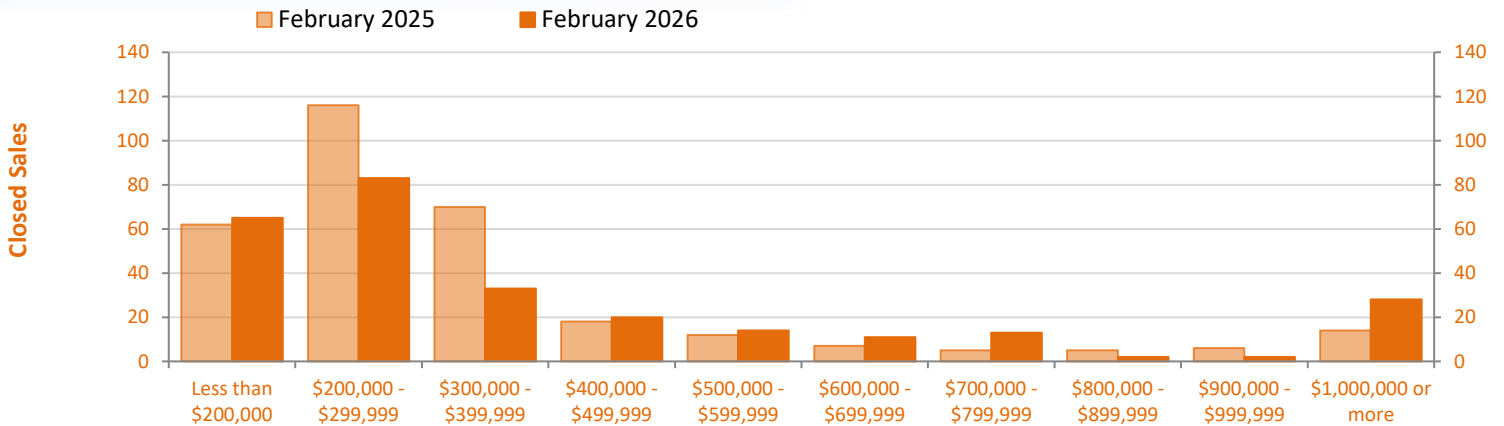


Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

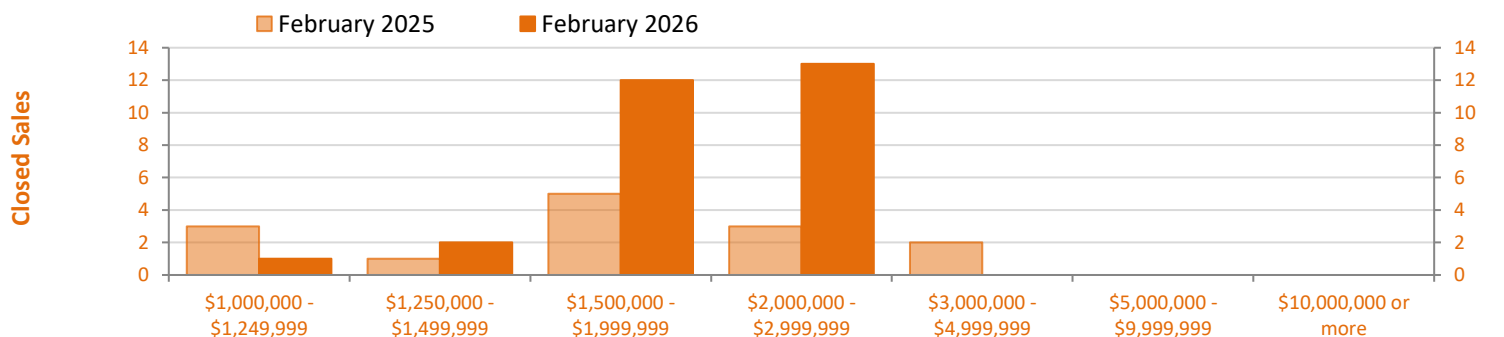
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	65	4.8%
\$200,000 - \$299,999	83	-28.4%
\$300,000 - \$399,999	33	-52.9%
\$400,000 - \$499,999	20	11.1%
\$500,000 - \$599,999	14	16.7%
\$600,000 - \$699,999	11	57.1%
\$700,000 - \$799,999	13	160.0%
\$800,000 - \$899,999	2	-60.0%
\$900,000 - \$999,999	2	-66.7%
\$1,000,000 or more	28	100.0%



Million Dollar Spotlight

Closed Sales by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Closed Sales	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	1	-66.7%
\$1,250,000 - \$1,499,999	2	100.0%
\$1,500,000 - \$1,999,999	12	140.0%
\$2,000,000 - \$2,999,999	13	333.3%
\$3,000,000 - \$4,999,999	0	-100.0%
\$5,000,000 - \$9,999,999	0	N/A
\$10,000,000 or more	0	N/A

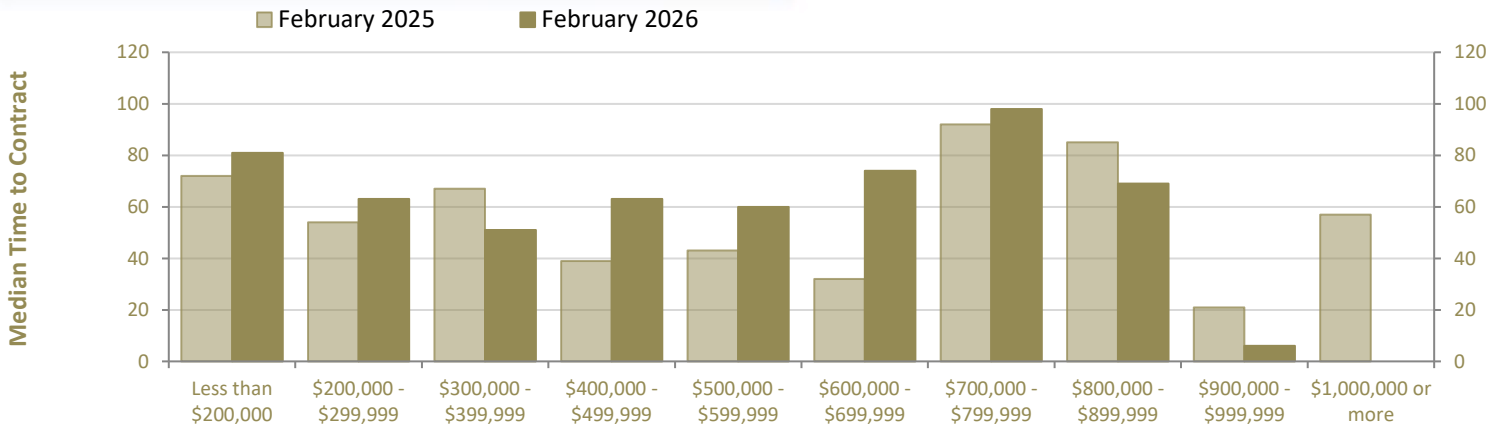


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

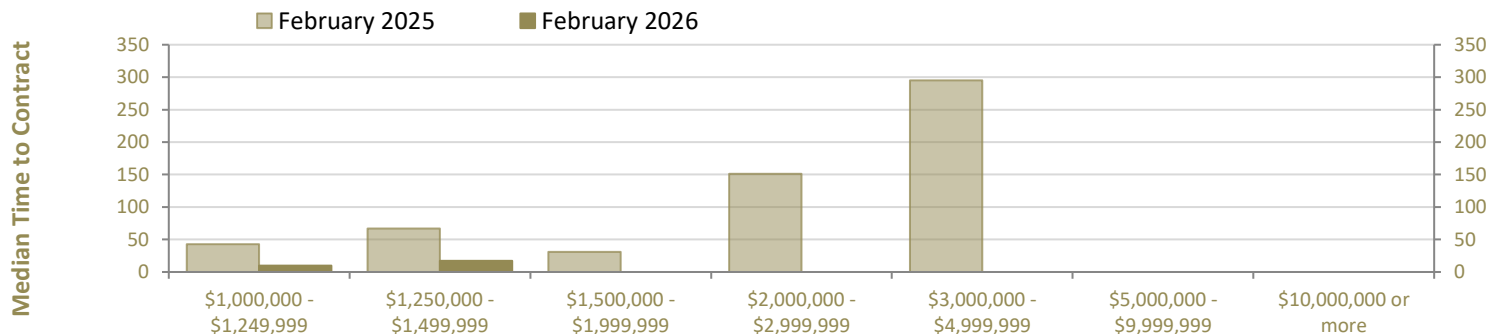
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	81 Days	12.5%
\$200,000 - \$299,999	63 Days	16.7%
\$300,000 - \$399,999	51 Days	-23.9%
\$400,000 - \$499,999	63 Days	61.5%
\$500,000 - \$599,999	60 Days	39.5%
\$600,000 - \$699,999	74 Days	131.3%
\$700,000 - \$799,999	98 Days	6.5%
\$800,000 - \$899,999	69 Days	-18.8%
\$900,000 - \$999,999	6 Days	-71.4%
\$1,000,000 or more	0 Days	-100.0%



Million Dollar Spotlight

Median Time to Contract by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Median Time to Contract	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	10 Days	-76.7%
\$1,250,000 - \$1,499,999	17 Days	-74.6%
\$1,500,000 - \$1,999,999	0 Days	-100.0%
\$2,000,000 - \$2,999,999	0 Days	-100.0%
\$3,000,000 - \$4,999,999	(No Sales)	N/A
\$5,000,000 - \$9,999,999	(No Sales)	N/A
\$10,000,000 or more	(No Sales)	N/A

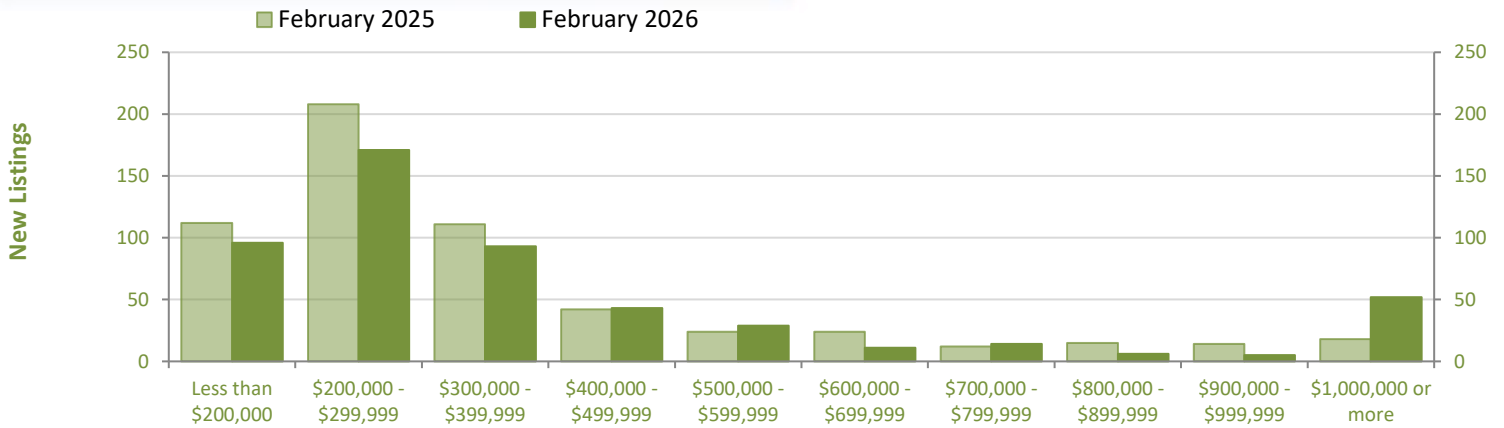


New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

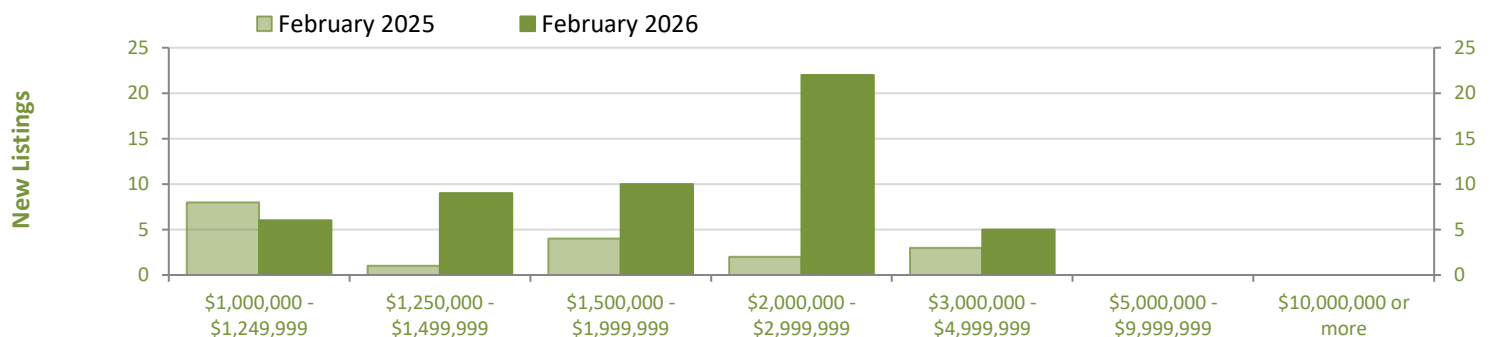
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	96	-14.3%
\$200,000 - \$299,999	171	-17.8%
\$300,000 - \$399,999	93	-16.2%
\$400,000 - \$499,999	43	2.4%
\$500,000 - \$599,999	29	20.8%
\$600,000 - \$699,999	11	-54.2%
\$700,000 - \$799,999	14	16.7%
\$800,000 - \$899,999	6	-60.0%
\$900,000 - \$999,999	5	-64.3%
\$1,000,000 or more	52	188.9%



Million Dollar Spotlight

New Listings by Initial Listing Price for properties listed for \$1,000,000 or more

Initial Listing Price	New Listings	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	6	-25.0%
\$1,250,000 - \$1,499,999	9	800.0%
\$1,500,000 - \$1,999,999	10	150.0%
\$2,000,000 - \$2,999,999	22	1000.0%
\$3,000,000 - \$4,999,999	5	66.7%
\$5,000,000 - \$9,999,999	0	N/A
\$10,000,000 or more	0	N/A



Monthly Market Detail - February 2026

Townhouses and Condos

Hillsborough County

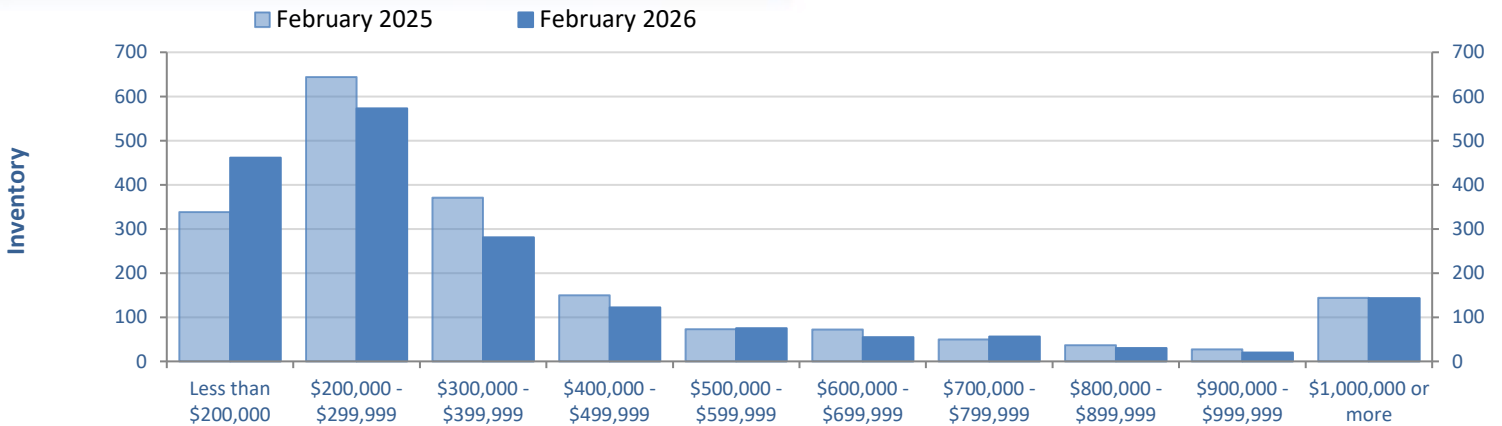


Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

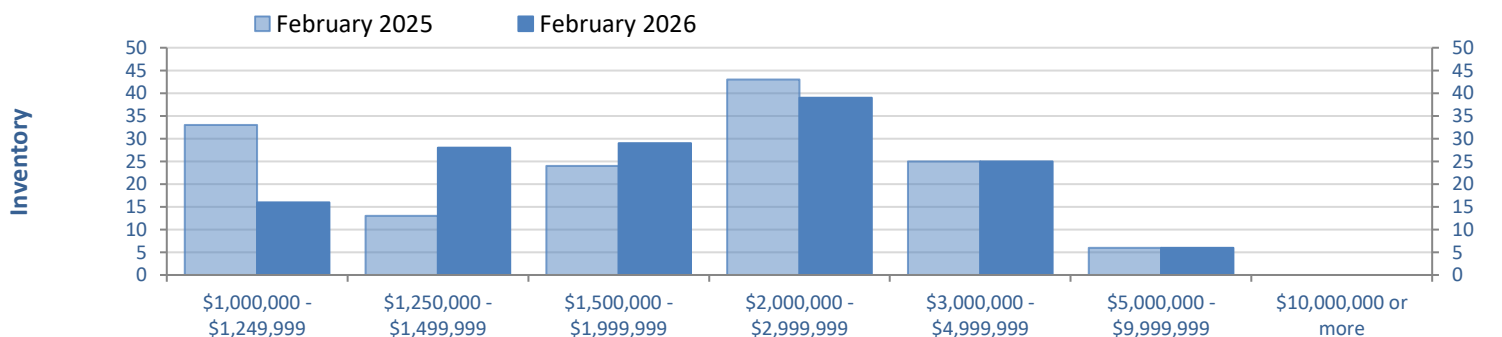
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	461	36.4%
\$200,000 - \$299,999	573	-11.0%
\$300,000 - \$399,999	281	-24.3%
\$400,000 - \$499,999	122	-18.7%
\$500,000 - \$599,999	75	2.7%
\$600,000 - \$699,999	55	-23.6%
\$700,000 - \$799,999	56	12.0%
\$800,000 - \$899,999	30	-18.9%
\$900,000 - \$999,999	20	-25.9%
\$1,000,000 or more	143	-0.7%



Million Dollar Spotlight

Inventory by Current Listing Price for properties listed for \$1,000,000 or more

Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	16	-51.5%
\$1,250,000 - \$1,499,999	28	115.4%
\$1,500,000 - \$1,999,999	29	20.8%
\$2,000,000 - \$2,999,999	39	-9.3%
\$3,000,000 - \$4,999,999	25	0.0%
\$5,000,000 - \$9,999,999	6	0.0%
\$10,000,000 or more	0	N/A



Monthly Distressed Market - February 2026

Townhouses and Condos

Hillsborough County



		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	266	315	-15.6%
	Median Sale Price	\$285,000	\$282,900	0.7%
Foreclosure/REO	Closed Sales	3	0	N/A
	Median Sale Price	\$135,000	(No Sales)	N/A
Short Sale	Closed Sales	2	0	N/A
	Median Sale Price	\$234,500	(No Sales)	N/A

