

# PASCO COUNTY MONTHLY STATISTICS



## FEBRUARY 2026

### COMBINED SINGLE FAMILY HOMES & TOWNHOMES/CONDOS

SUMMARY STATISTICS	FEBRUARY 2026	FEBRUARY 2025	% CHANGE YEAR OVER YEAR
CLOSED SALES	742	941	-21.1%
PAID IN CASH	187	253	-26.1%
NEW PENDING SALES	930	1,144	-18.7%
NEW LISTINGS	1,289	1,371	-6.0%
PENDING INVENTORY	1,325	1,494	-11.3%
INVENTORY (ACTIVE LISTINGS)	4,065	3,915	3.8%

#### 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)



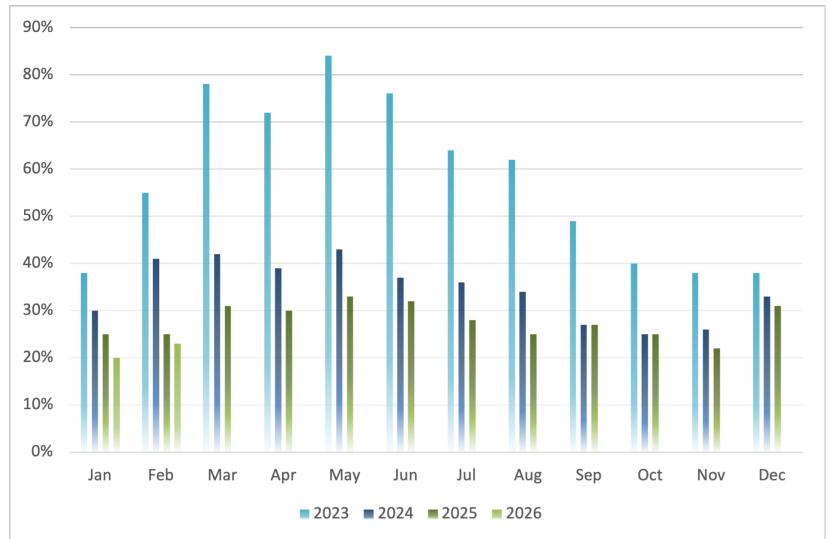
Absorption rate estimates the rate at which active listings are selling in a given market.

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

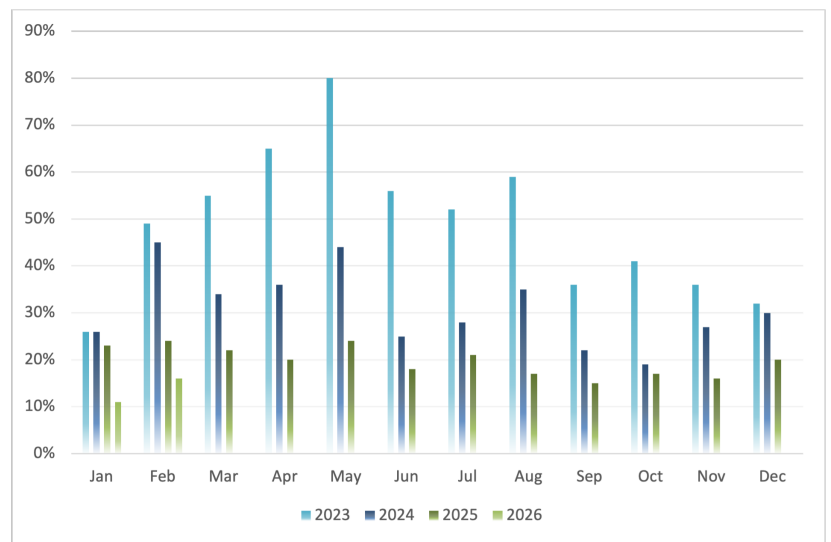
A low absorption rate means that homes are selling slowly (suggesting a buyer's market) while a high absorption rate means that homes are selling quickly (suggesting a seller's market).

# ABSORPTION RATE

Single Family	2023	2024	2025	2026
January	38%	30%	25%	20%
February	55%	41%	25%	23%
March	78%	42%	31%	
April	72%	39%	30%	
May	84%	43%	33%	
June	76%	37%	32%	
July	64%	36%	28%	
August	62%	34%	25%	
September	49%	27%	27%	
October	40%	25%	25%	
November	38%	26%	22%	
December	38%	33%	31%	



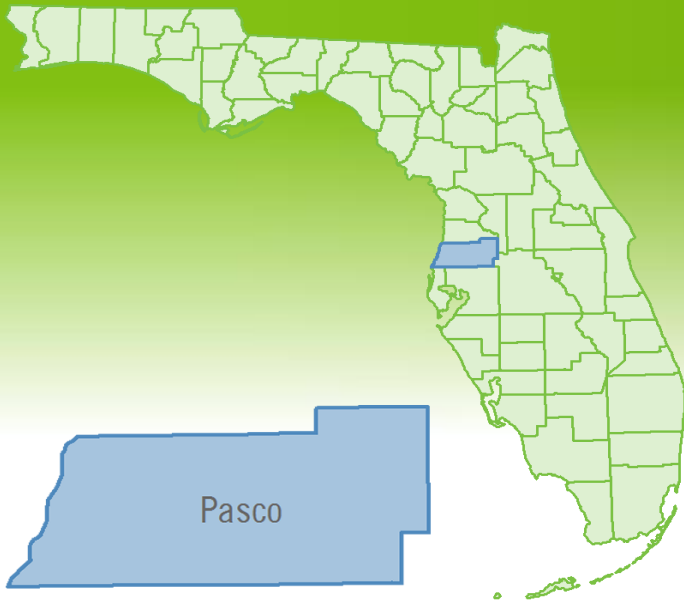
Condo	2023	2024	2025	2026
January	26%	26%	23%	11%
February	49%	45%	24%	16%
March	55%	34%	22%	
April	65%	36%	20%	
May	80%	44%	24%	
June	56%	25%	18%	
July	52%	28%	21%	
August	59%	35%	17%	
September	36%	22%	15%	
October	41%	19%	17%	
November	36%	27%	16%	
December	32%	30%	20%	



# Monthly Market Detail - February 2026

## Single-Family Homes

### Pasco County



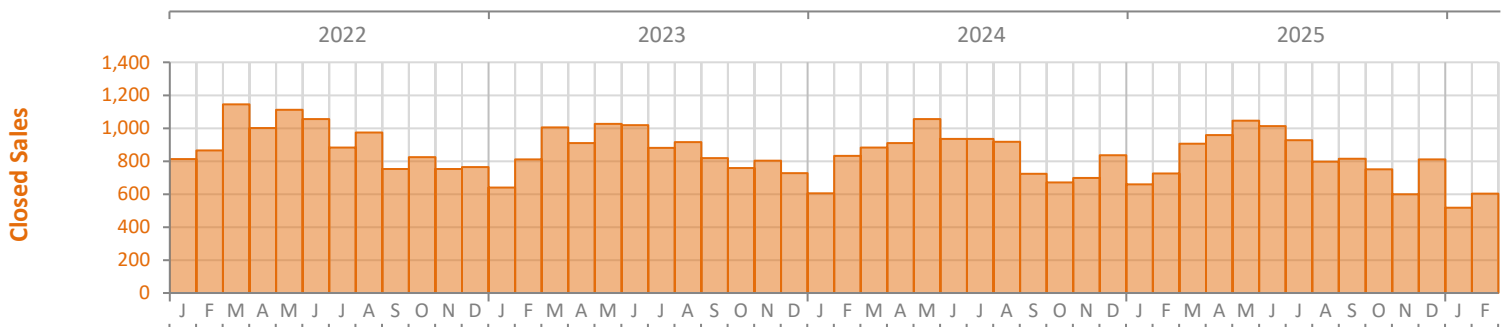
Summary Statistics	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	603	725	-16.8%
Paid in Cash	124	187	-33.7%
Median Sale Price	\$365,000	\$369,990	-1.3%
Average Sale Price	\$409,031	\$421,303	-2.9%
Dollar Volume	\$246.6 Million	\$305.4 Million	-19.3%
Median Percent of Original List Price Received	96.0%	95.6%	0.4%
Median Time to Contract	48 Days	55 Days	-12.7%
Median Time to Sale	92 Days	96 Days	-4.2%
New Pending Sales	781	902	-13.4%
New Listings	1,019	1,080	-5.6%
Pending Inventory	1,094	1,203	-9.1%
Inventory (Active Listings)	3,056	2,961	3.2%
Months Supply of Inventory	3.8	3.6	5.6%

## 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	1,120	-19.1%
<b>February 2026</b>	<b>603</b>	<b>-16.8%</b>
January 2026	517	-21.5%
December 2025	811	-3.1%
November 2025	599	-14.2%
October 2025	750	11.8%
September 2025	815	12.6%
August 2025	797	-13.2%
July 2025	928	-0.7%
June 2025	1,012	8.1%
May 2025	1,046	-0.9%
April 2025	959	5.5%
March 2025	905	2.6%
February 2025	725	-13.0%

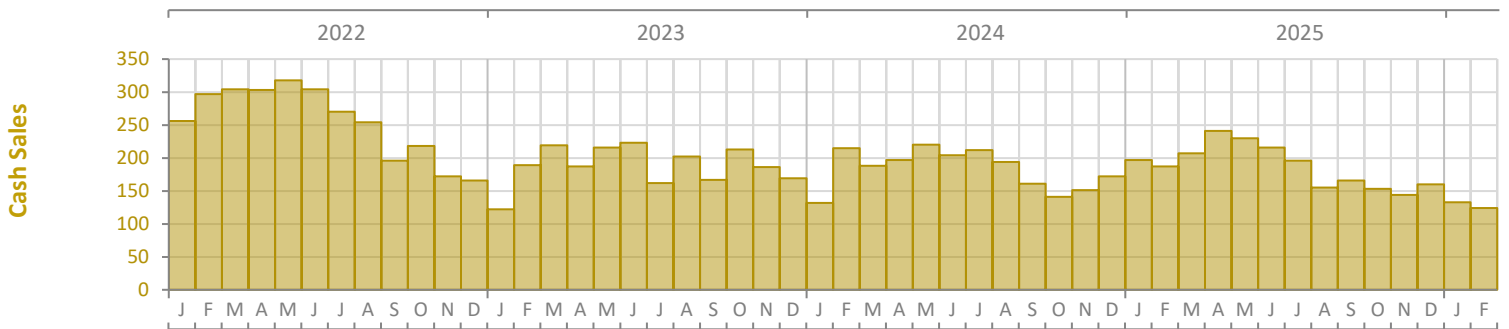


## Cash Sales

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	257	-33.1%
<b>February 2026</b>	<b>124</b>	<b>-33.7%</b>
January 2026	133	-32.5%
December 2025	160	-7.0%
November 2025	144	-4.6%
October 2025	153	8.5%
September 2025	166	3.1%
August 2025	155	-20.1%
July 2025	196	-7.5%
June 2025	216	5.9%
May 2025	230	4.5%
April 2025	241	22.3%
March 2025	207	10.1%
February 2025	187	-13.0%

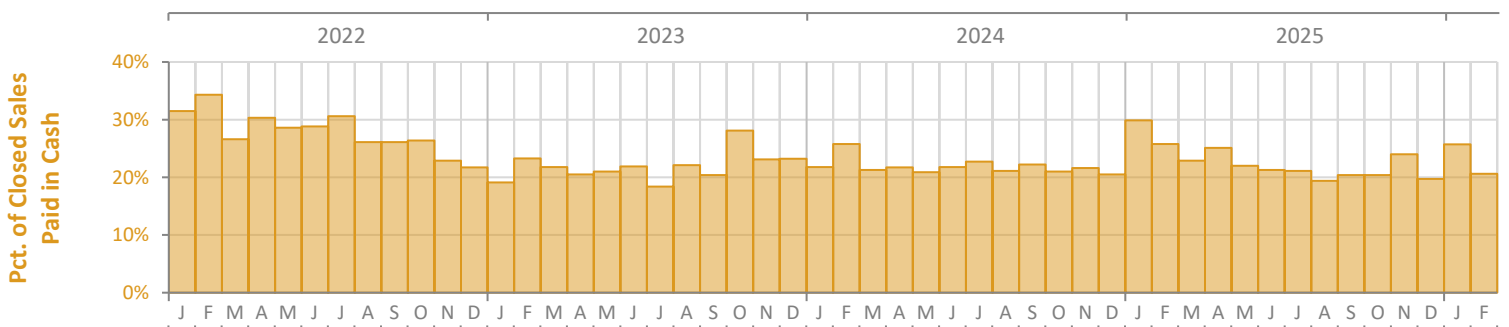


## Cash Sales as a Percentage of Closed Sales

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	22.9%	-17.3%
<b>February 2026</b>	<b>20.6%</b>	<b>-20.2%</b>
January 2026	25.7%	-14.0%
December 2025	19.7%	-3.9%
November 2025	24.0%	11.1%
October 2025	20.4%	-2.9%
September 2025	20.4%	-8.1%
August 2025	19.4%	-8.1%
July 2025	21.1%	-7.0%
June 2025	21.3%	-2.3%
May 2025	22.0%	5.3%
April 2025	25.1%	15.7%
March 2025	22.9%	7.5%
February 2025	25.8%	0.0%

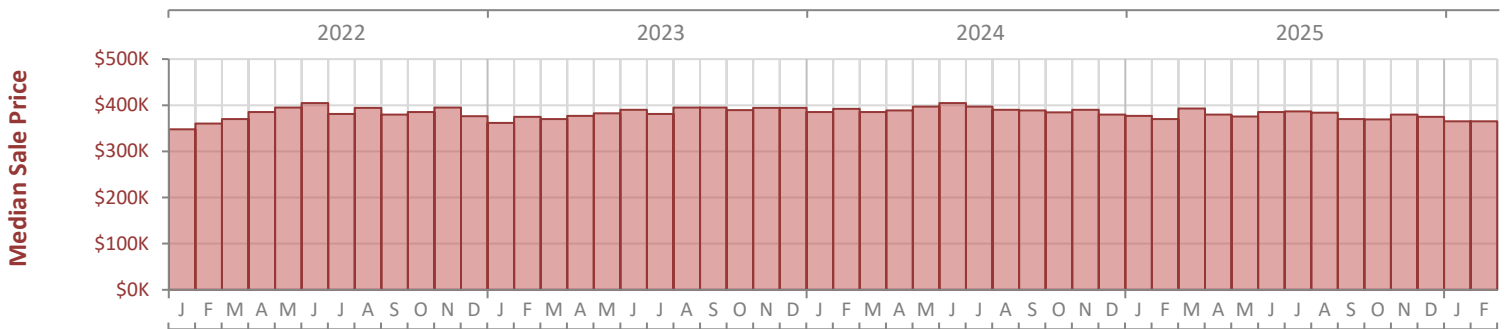


## Median Sale Price

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	\$365,000	-2.6%
<b>February 2026</b>	<b>\$365,000</b>	<b>-1.3%</b>
January 2026	\$365,000	-3.2%
December 2025	\$375,000	-1.3%
November 2025	\$380,000	-2.6%
October 2025	\$369,495	-4.0%
September 2025	\$369,990	-4.8%
August 2025	\$384,000	-1.5%
July 2025	\$387,000	-2.5%
June 2025	\$384,990	-4.9%
May 2025	\$375,450	-5.4%
April 2025	\$380,000	-2.3%
March 2025	\$392,945	2.1%
February 2025	\$369,990	-5.6%

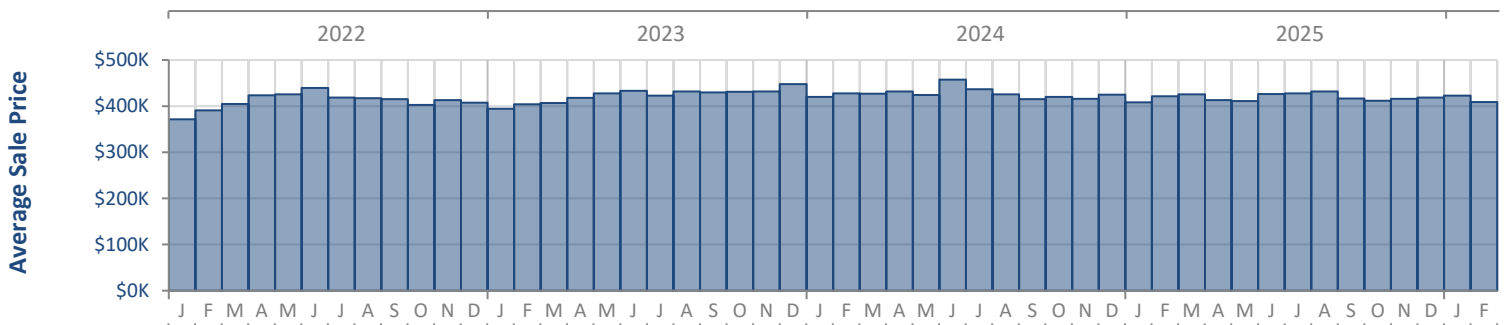


## Average Sale Price

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	\$415,459	0.1%
<b>February 2026</b>	<b>\$409,031</b>	<b>-2.9%</b>
January 2026	\$422,957	3.6%
December 2025	\$418,593	-1.5%
November 2025	\$415,999	0.1%
October 2025	\$411,869	-1.9%
September 2025	\$416,516	0.4%
August 2025	\$432,010	1.5%
July 2025	\$427,514	-2.1%
June 2025	\$426,231	-6.9%
May 2025	\$410,783	-3.1%
April 2025	\$413,197	-4.3%
March 2025	\$425,645	-0.2%
February 2025	\$421,303	-1.4%



# Monthly Market Detail - February 2026

## Single-Family Homes

### Pasco County

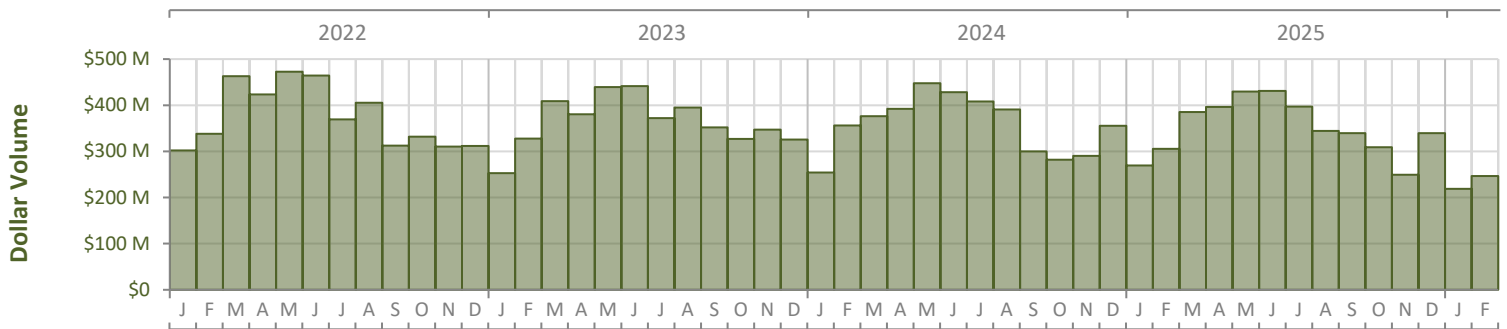


## Dollar Volume

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	\$465.3 Million	-19.0%
<b>February 2026</b>	<b>\$246.6 Million</b>	<b>-19.3%</b>
January 2026	\$218.7 Million	-18.8%
December 2025	\$339.5 Million	-4.5%
November 2025	\$249.2 Million	-14.1%
October 2025	\$308.9 Million	9.6%
September 2025	\$339.5 Million	13.0%
August 2025	\$344.3 Million	-11.9%
July 2025	\$396.7 Million	-2.8%
June 2025	\$431.3 Million	0.7%
May 2025	\$429.7 Million	-4.0%
April 2025	\$396.3 Million	1.0%
March 2025	\$385.2 Million	2.4%
February 2025	\$305.4 Million	-14.2%

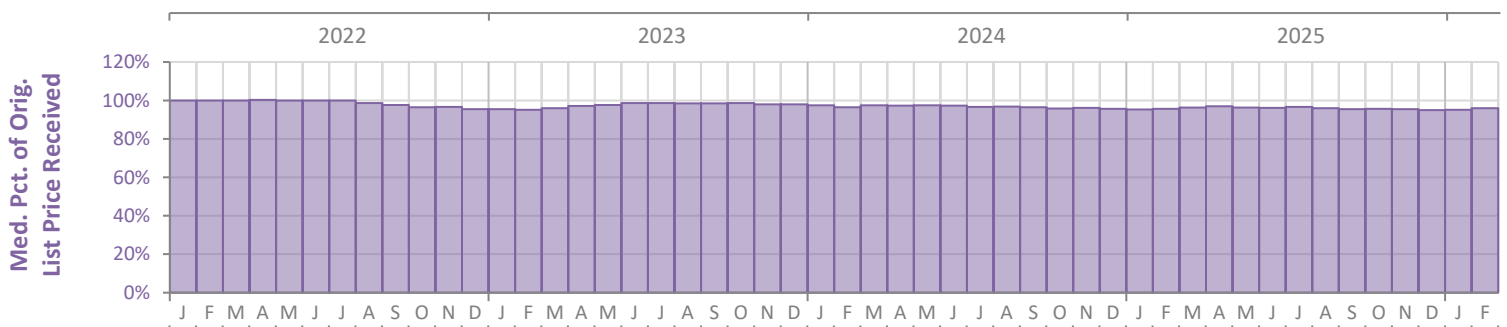


## Median Percent of Original List Price Received

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%	0.1%
<b>February 2026</b>	<b>96.0%</b>	<b>0.4%</b>
January 2026	95.2%	-0.1%
December 2025	95.0%	-0.7%
November 2025	95.4%	-0.8%
October 2025	95.6%	-0.2%
September 2025	95.5%	-0.9%
August 2025	95.9%	-0.9%
July 2025	96.6%	0.0%
June 2025	96.1%	-1.2%
May 2025	96.3%	-1.1%
April 2025	96.9%	-0.4%
March 2025	96.3%	-1.1%
February 2025	95.6%	-0.9%

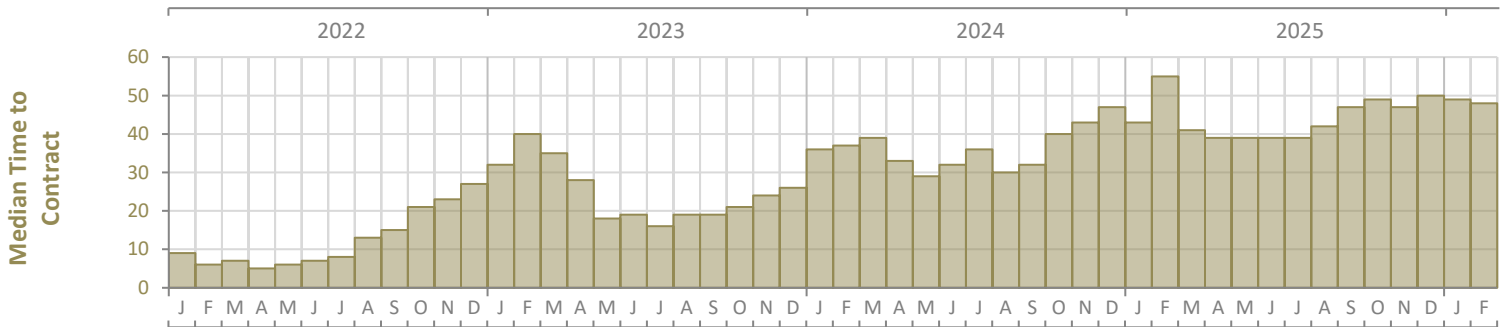


## Median Time to Contract

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	48 Days	-5.9%
<b>February 2026</b>	<b>48 Days</b>	<b>-12.7%</b>
January 2026	49 Days	14.0%
December 2025	50 Days	6.4%
November 2025	47 Days	9.3%
October 2025	49 Days	22.5%
September 2025	47 Days	46.9%
August 2025	42 Days	40.0%
July 2025	39 Days	8.3%
June 2025	39 Days	21.9%
May 2025	39 Days	34.5%
April 2025	39 Days	18.2%
March 2025	41 Days	5.1%
February 2025	55 Days	48.6%

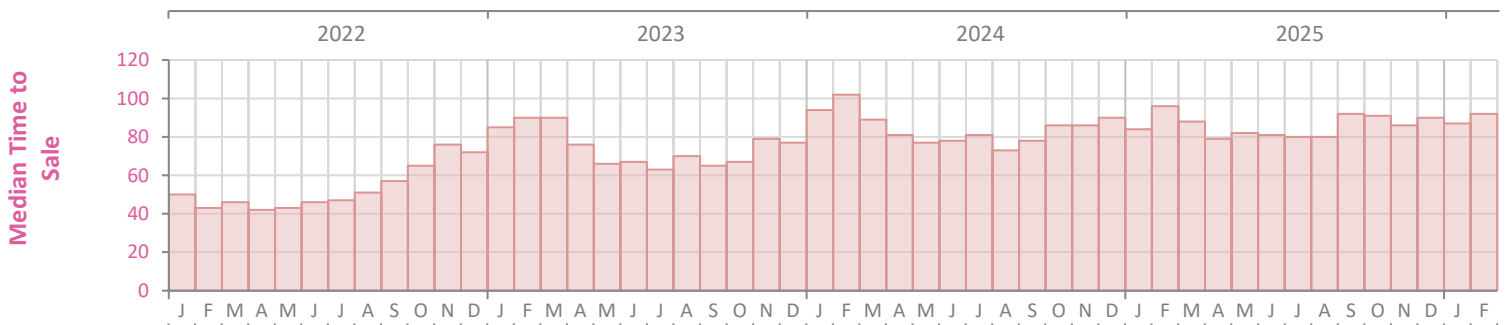


## Median Time to Sale

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	89 Days	-3.3%
<b>February 2026</b>	<b>92 Days</b>	<b>-4.2%</b>
January 2026	87 Days	3.6%
December 2025	90 Days	0.0%
November 2025	86 Days	0.0%
October 2025	91 Days	5.8%
September 2025	92 Days	17.9%
August 2025	80 Days	9.6%
July 2025	80 Days	-1.2%
June 2025	81 Days	3.8%
May 2025	82 Days	6.5%
April 2025	79 Days	-2.5%
March 2025	88 Days	-1.1%
February 2025	96 Days	-5.9%

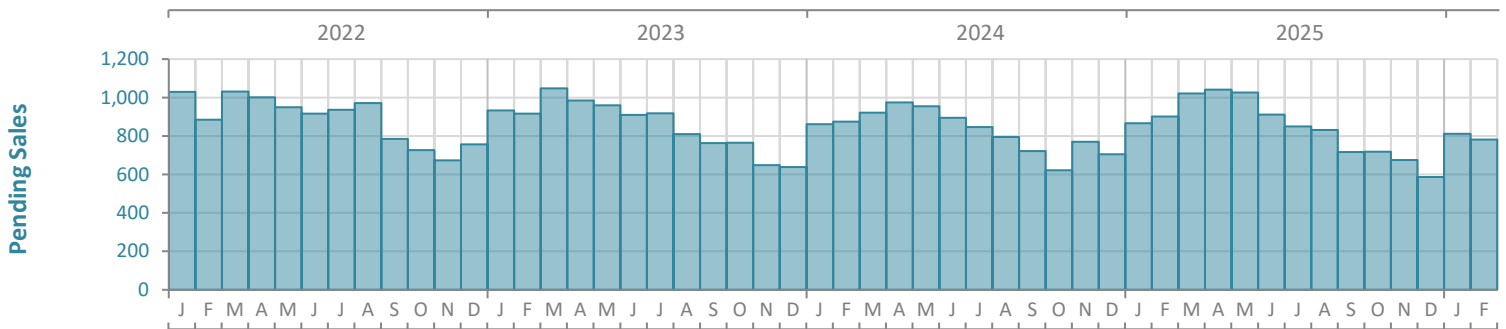


## New Pending Sales

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	1,592	-10.0%
<b>February 2026</b>	<b>781</b>	<b>-13.4%</b>
January 2026	811	-6.4%
December 2025	586	-16.9%
November 2025	675	-12.3%
October 2025	719	15.6%
September 2025	717	-0.6%
August 2025	832	4.7%
July 2025	849	0.4%
June 2025	911	1.9%
May 2025	1,027	7.7%
April 2025	1,042	7.0%
March 2025	1,021	10.9%
February 2025	902	3.1%

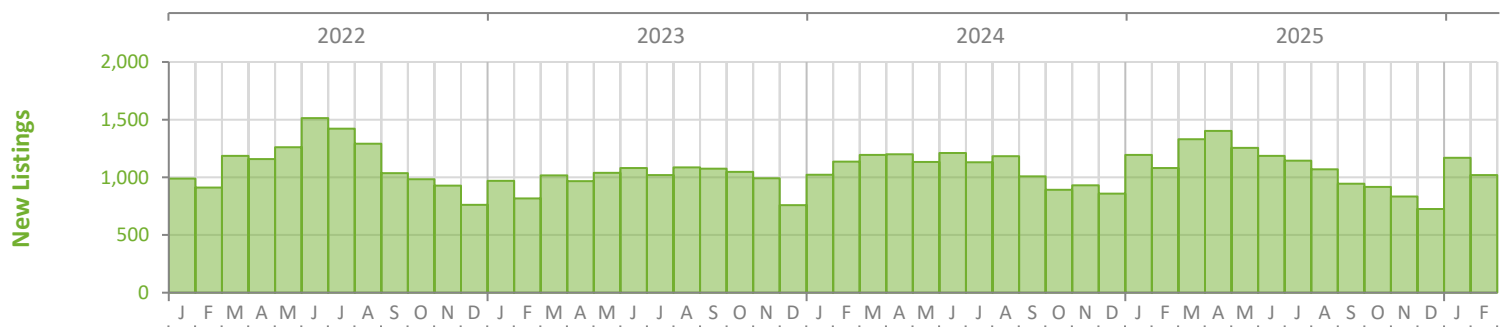


## New Listings

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	2,189	-3.7%
<b>February 2026</b>	<b>1,019</b>	<b>-5.6%</b>
January 2026	1,170	-1.9%
December 2025	726	-15.4%
November 2025	833	-10.4%
October 2025	918	2.8%
September 2025	944	-6.3%
August 2025	1,069	-9.7%
July 2025	1,145	1.3%
June 2025	1,186	-2.0%
May 2025	1,255	10.9%
April 2025	1,402	16.9%
March 2025	1,331	11.6%
February 2025	1,080	-4.8%

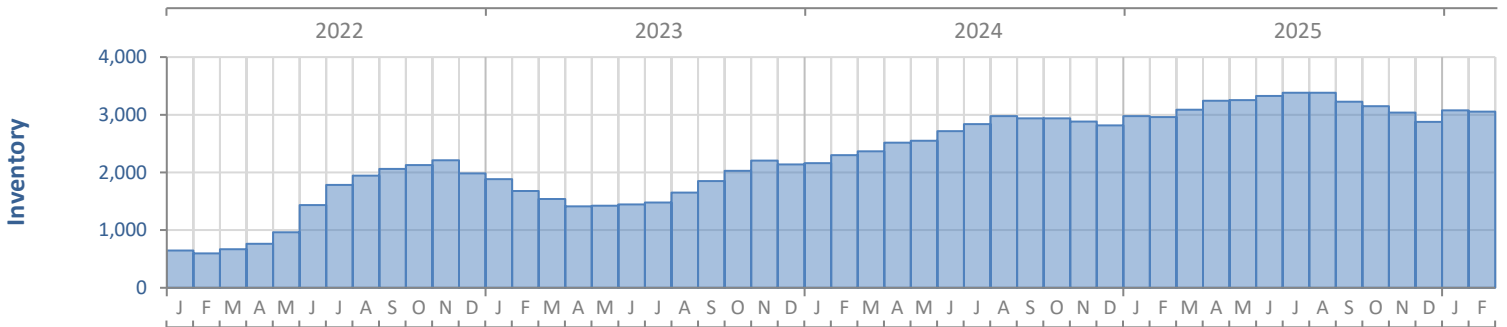


## Inventory (Active Listings)

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)	3,066	3.3%
<b>February 2026</b>	<b>3,056</b>	<b>3.2%</b>
January 2026	3,076	3.4%
December 2025	2,875	2.1%
November 2025	3,037	5.3%
October 2025	3,150	7.3%
September 2025	3,224	9.7%
August 2025	3,380	13.6%
July 2025	3,383	19.2%
June 2025	3,324	22.3%
May 2025	3,252	27.5%
April 2025	3,244	28.8%
March 2025	3,088	30.4%
February 2025	2,961	28.7%

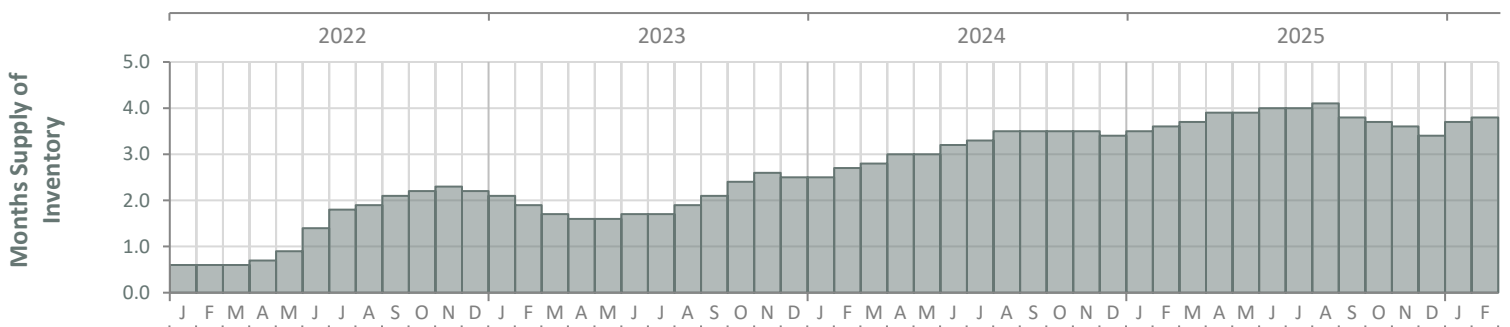


## Months Supply of Inventory

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)	3.8	5.6%
<b>February 2026</b>	<b>3.8</b>	<b>5.6%</b>
January 2026	3.7	5.7%
December 2025	3.4	0.0%
November 2025	3.6	2.9%
October 2025	3.7	5.7%
September 2025	3.8	8.6%
August 2025	4.1	17.1%
July 2025	4.0	21.2%
June 2025	4.0	25.0%
May 2025	3.9	30.0%
April 2025	3.9	30.0%
March 2025	3.7	32.1%
February 2025	3.6	33.3%

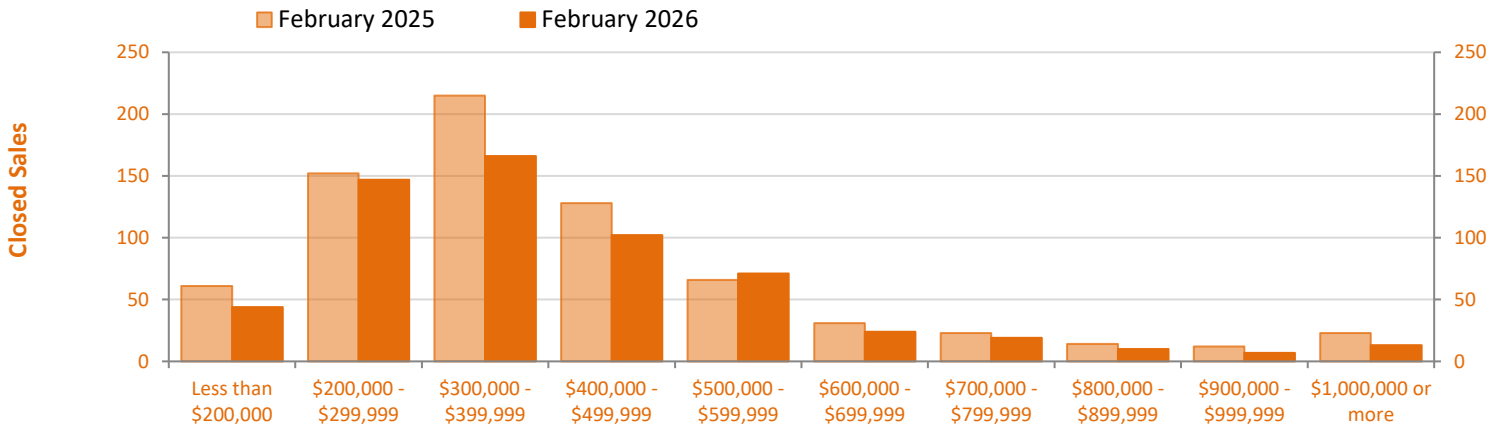


## Closed Sales by Sale Price

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.

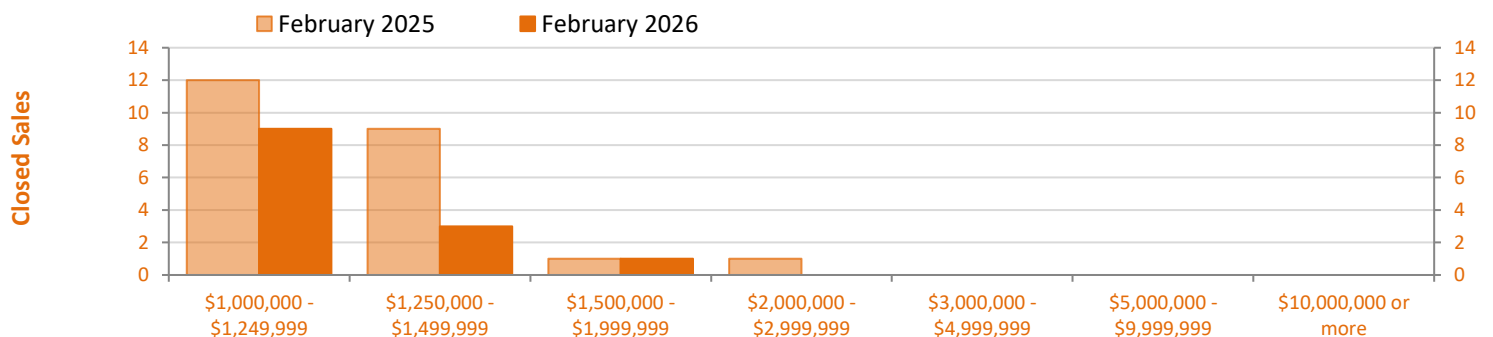
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	44	-27.9%
\$200,000 - \$299,999	147	-3.3%
\$300,000 - \$399,999	166	-22.8%
\$400,000 - \$499,999	102	-20.3%
\$500,000 - \$599,999	71	7.6%
\$600,000 - \$699,999	24	-22.6%
\$700,000 - \$799,999	19	-17.4%
\$800,000 - \$899,999	10	-28.6%
\$900,000 - \$999,999	7	-41.7%
\$1,000,000 or more	13	-43.5%



## 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	9	-25.0%
\$1,250,000 - \$1,499,999	3	-66.7%
\$1,500,000 - \$1,999,999	1	0.0%
\$2,000,000 - \$2,999,999	0	-100.0%
\$3,000,000 - \$4,999,999	0	N/A
\$5,000,000 - \$9,999,999	0	N/A
\$10,000,000 or more	0	N/A

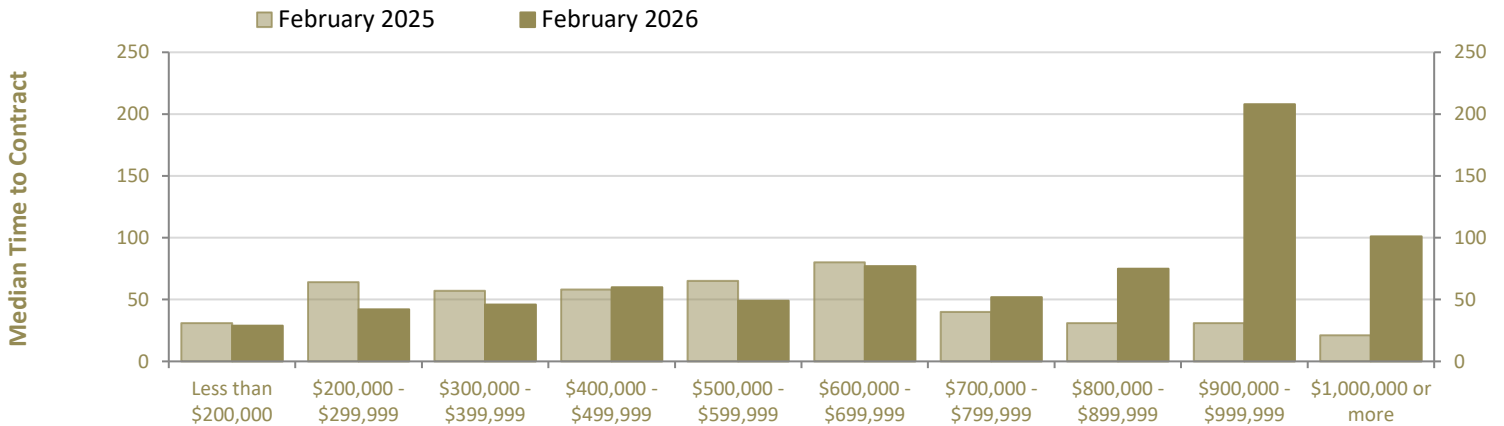


## Median Time to Contract by Sale Price

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.

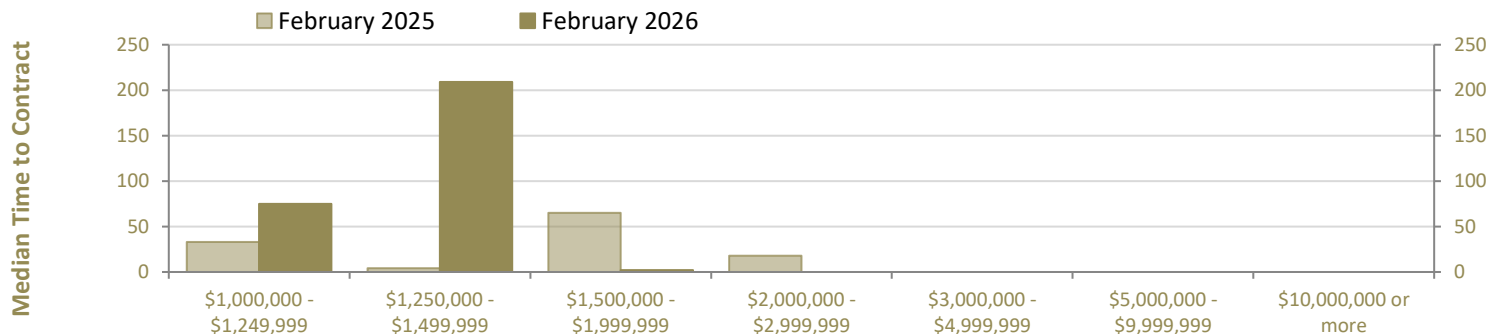
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	29 Days	-6.5%
\$200,000 - \$299,999	42 Days	-34.4%
\$300,000 - \$399,999	46 Days	-19.3%
\$400,000 - \$499,999	60 Days	3.4%
\$500,000 - \$599,999	49 Days	-24.6%
\$600,000 - \$699,999	77 Days	-3.8%
\$700,000 - \$799,999	52 Days	30.0%
\$800,000 - \$899,999	75 Days	141.9%
\$900,000 - \$999,999	208 Days	571.0%
\$1,000,000 or more	101 Days	381.0%



## 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	75 Days	127.3%
\$1,250,000 - \$1,499,999	209 Days	5125.0%
\$1,500,000 - \$1,999,999	2 Days	-96.9%
\$2,000,000 - \$2,999,999	(No Sales)	N/A
\$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

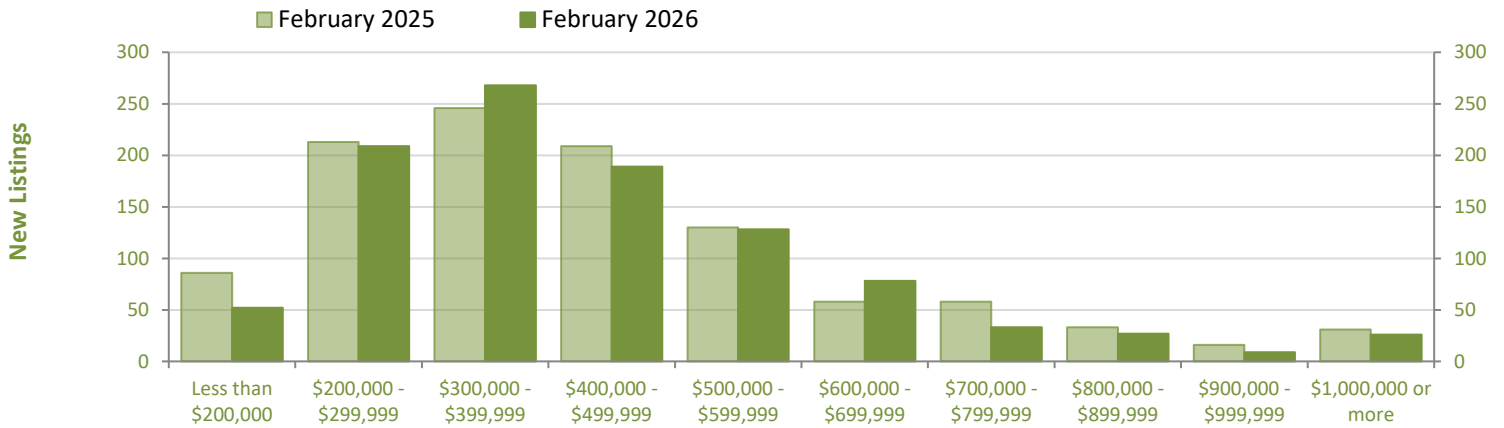


## New Listings by Initial Listing Price

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.

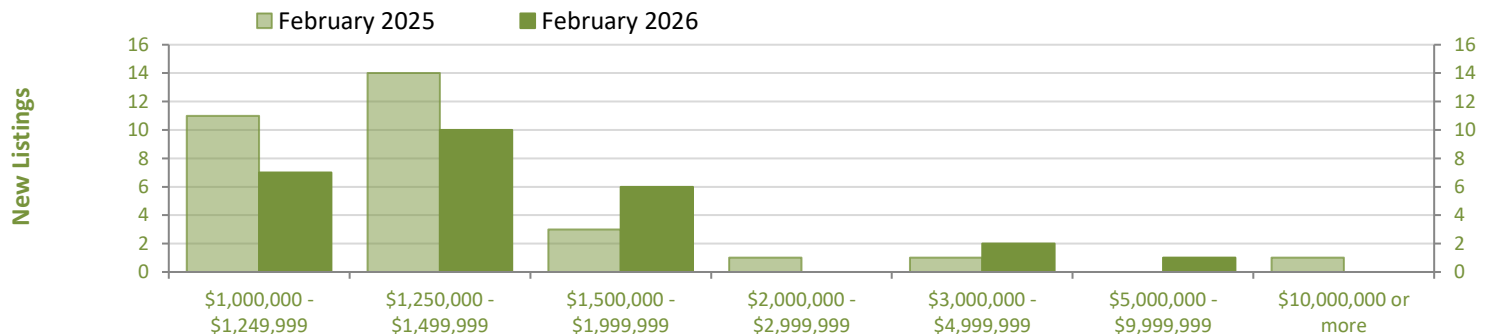
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	52	-39.5%
\$200,000 - \$299,999	209	-1.9%
\$300,000 - \$399,999	268	8.9%
\$400,000 - \$499,999	189	-9.6%
\$500,000 - \$599,999	128	-1.5%
\$600,000 - \$699,999	78	34.5%
\$700,000 - \$799,999	33	-43.1%
\$800,000 - \$899,999	27	-18.2%
\$900,000 - \$999,999	9	-43.8%
\$1,000,000 or more	26	-16.1%



## 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	7	-36.4%
\$1,250,000 - \$1,499,999	10	-28.6%
\$1,500,000 - \$1,999,999	6	100.0%
\$2,000,000 - \$2,999,999	0	-100.0%
\$3,000,000 - \$4,999,999	2	100.0%
\$5,000,000 - \$9,999,999	1	N/A
\$10,000,000 or more	0	-100.0%



# Monthly Market Detail - February 2026

## Single-Family Homes

### Pasco County

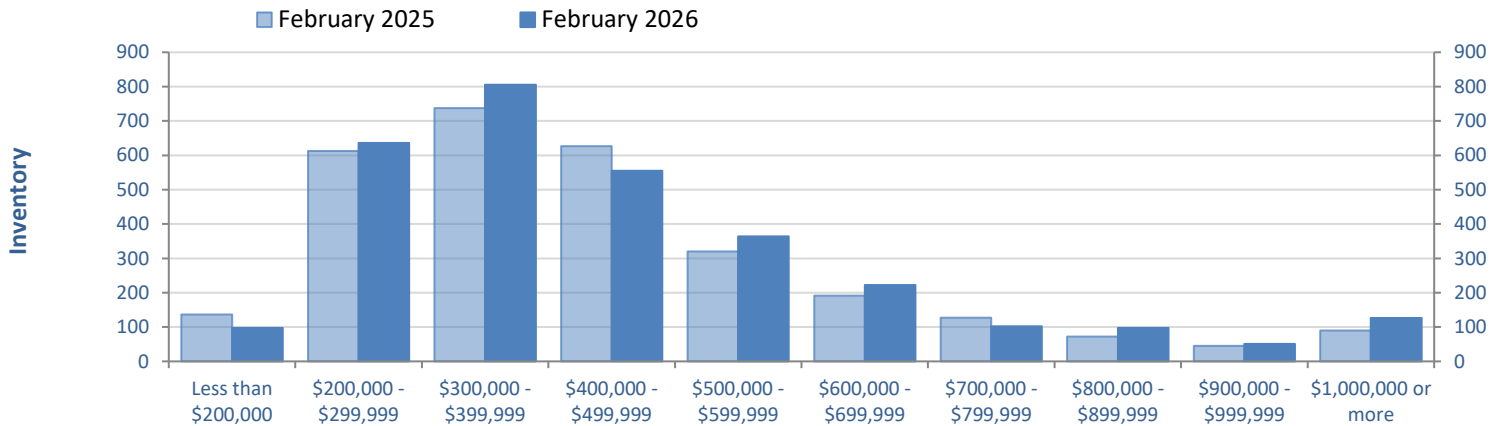


## Inventory by Current Listing Price

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.

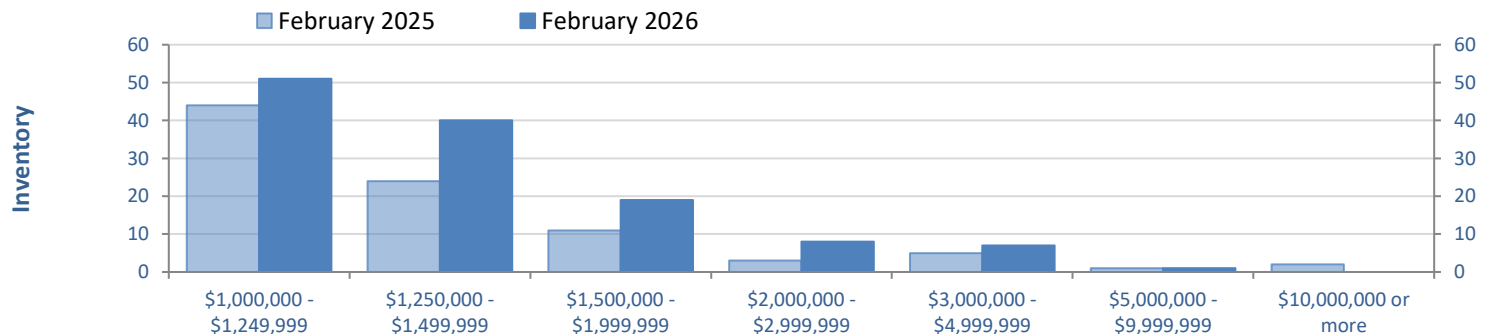
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	97	-29.2%
\$200,000 - \$299,999	636	3.8%
\$300,000 - \$399,999	806	9.2%
\$400,000 - \$499,999	555	-11.5%
\$500,000 - \$599,999	364	13.8%
\$600,000 - \$699,999	222	15.6%
\$700,000 - \$799,999	102	-19.7%
\$800,000 - \$899,999	97	34.7%
\$900,000 - \$999,999	51	13.3%
\$1,000,000 or more	126	40.0%



## Million Dollar Spotlight

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

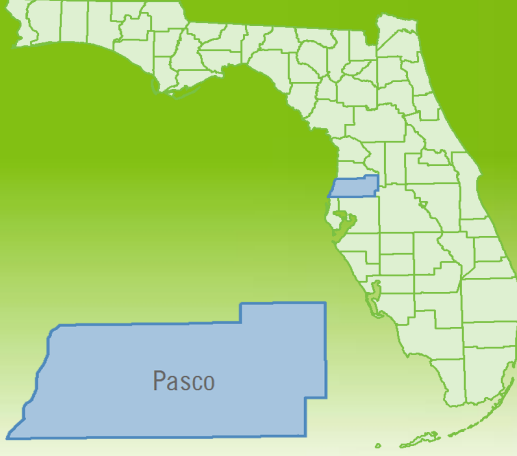
Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	51	15.9%
\$1,250,000 - \$1,499,999	40	66.7%
\$1,500,000 - \$1,999,999	19	72.7%
\$2,000,000 - \$2,999,999	8	166.7%
\$3,000,000 - \$4,999,999	7	40.0%
\$5,000,000 - \$9,999,999	1	0.0%
\$10,000,000 or more	0	-100.0%



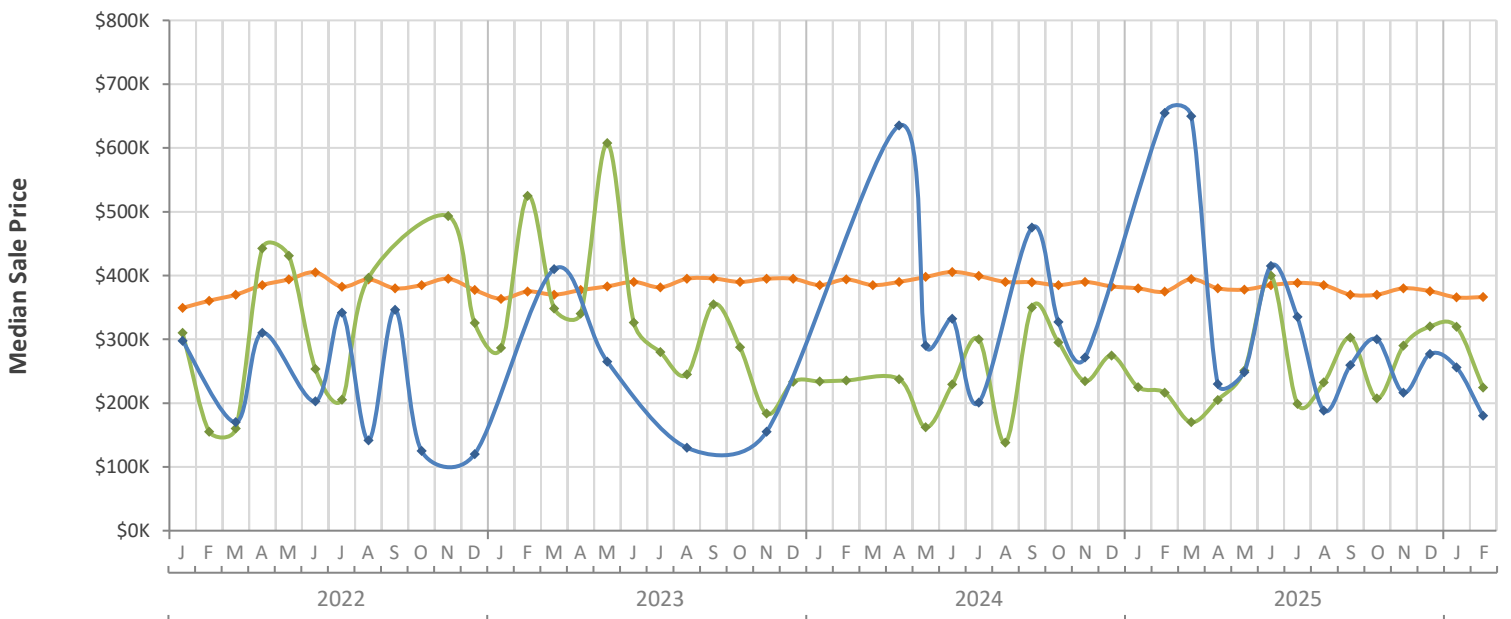
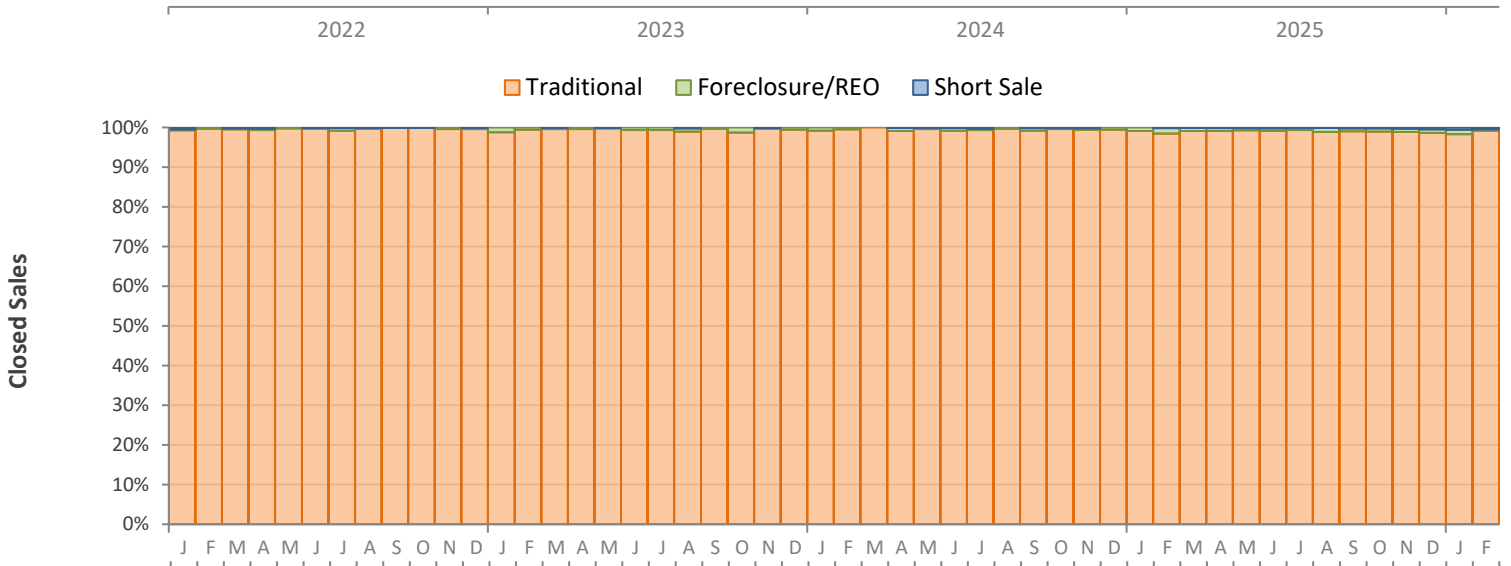
# Monthly Distressed Market - February 2026

## Single-Family Homes

### Pasco County



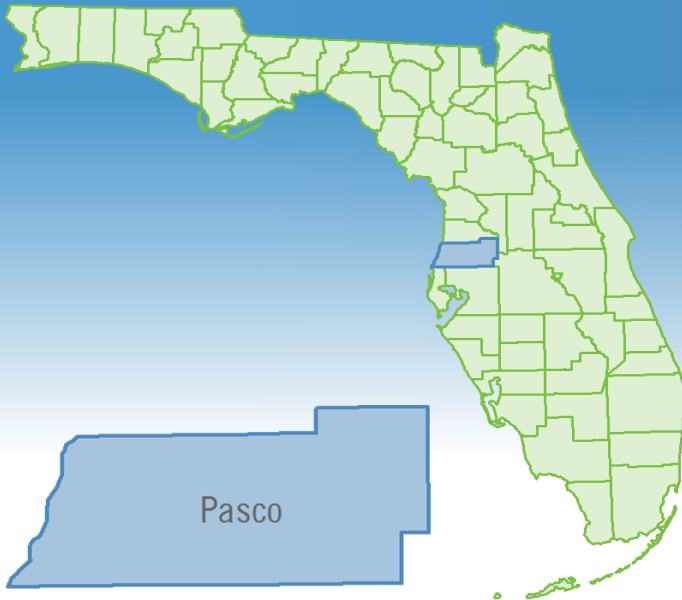
		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	598	714	-16.2%
	Median Sale Price	\$366,177	\$374,726	-2.3%
Foreclosure/REO	Closed Sales	2	10	-80.0%
	Median Sale Price	\$224,250	\$216,450	3.6%
Short Sale	Closed Sales	3	1	200.0%
	Median Sale Price	\$180,000	\$655,000	-72.5%



# Monthly Market Detail - February 2026

## Townhouses and Condos

### Pasco County



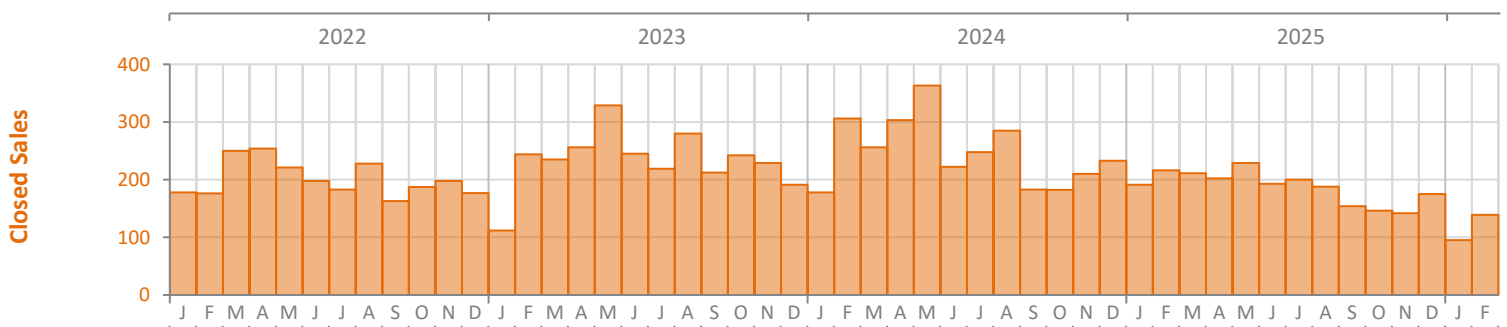
Summary Statistics	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	139	216	-35.6%
Paid in Cash	63	66	-4.5%
Median Sale Price	\$245,000	\$289,450	-15.4%
Average Sale Price	\$232,662	\$280,878	-17.2%
Dollar Volume	\$32.3 Million	\$60.7 Million	-46.7%
Median Percent of Original List Price Received	93.2%	96.2%	-3.1%
Median Time to Contract	72 Days	43 Days	67.4%
Median Time to Sale	109 Days	81 Days	34.6%
New Pending Sales	149	242	-38.4%
New Listings	270	291	-7.2%
Pending Inventory	231	291	-20.6%
Inventory (Active Listings)	1,009	954	5.8%
Months Supply of Inventory	5.8	4.0	45.0%

## 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	234	-42.5%
<b>February 2026</b>	<b>139</b>	<b>-35.6%</b>
January 2026	95	-50.3%
December 2025	175	-24.9%
November 2025	142	-32.4%
October 2025	146	-19.8%
September 2025	154	-15.8%
August 2025	188	-34.0%
July 2025	200	-19.4%
June 2025	193	-13.1%
May 2025	229	-36.9%
April 2025	202	-33.3%
March 2025	211	-17.6%
February 2025	216	-29.4%

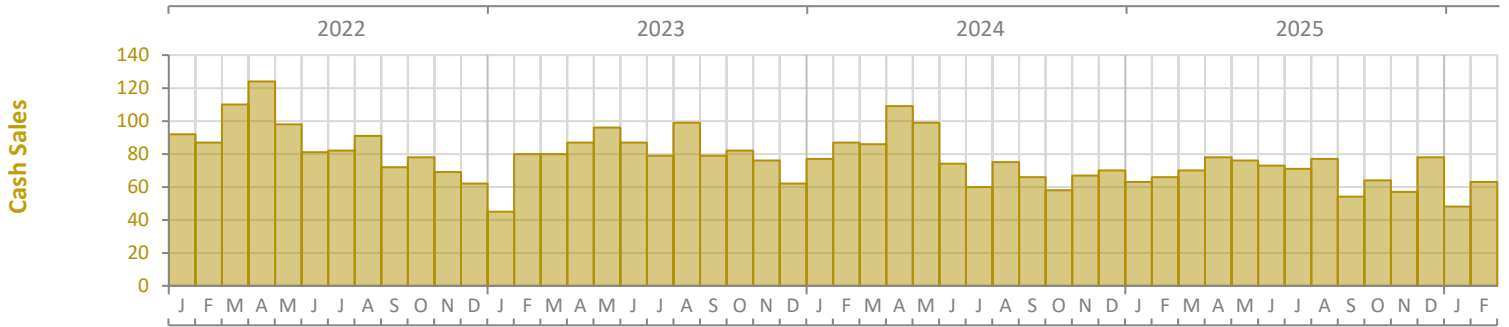


## Cash Sales

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	111	-14.0%
<b>February 2026</b>	<b>63</b>	<b>-4.5%</b>
January 2026	48	-23.8%
December 2025	78	11.4%
November 2025	57	-14.9%
October 2025	64	10.3%
September 2025	54	-18.2%
August 2025	77	2.7%
July 2025	71	18.3%
June 2025	73	-1.4%
May 2025	76	-23.2%
April 2025	78	-28.4%
March 2025	70	-18.6%
February 2025	66	-24.1%

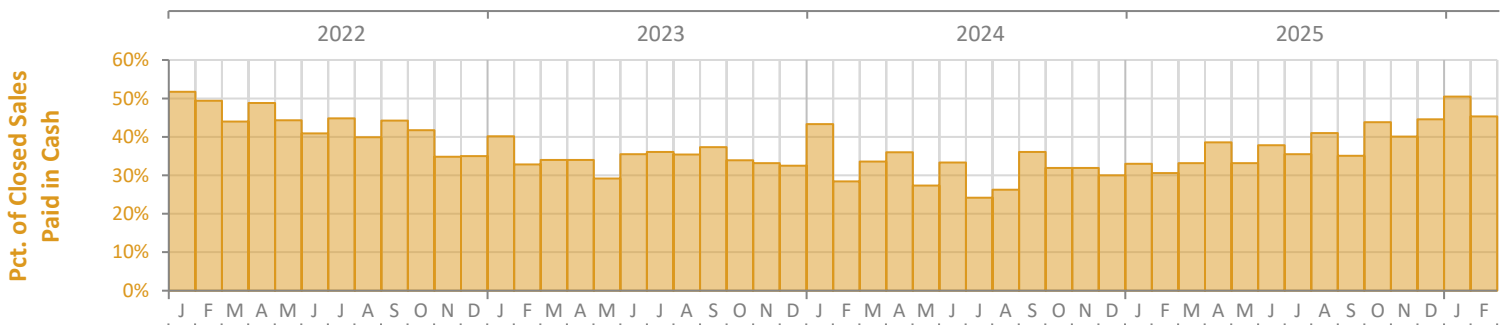


## Cash Sales as a Percentage of Closed Sales

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	47.4%	49.5%
<b>February 2026</b>	<b>45.3%</b>	<b>48.0%</b>
January 2026	50.5%	53.0%
December 2025	44.6%	48.7%
November 2025	40.1%	25.7%
October 2025	43.8%	37.3%
September 2025	35.1%	-2.8%
August 2025	41.0%	55.9%
July 2025	35.5%	46.7%
June 2025	37.8%	13.5%
May 2025	33.2%	21.6%
April 2025	38.6%	7.2%
March 2025	33.2%	-1.2%
February 2025	30.6%	7.7%

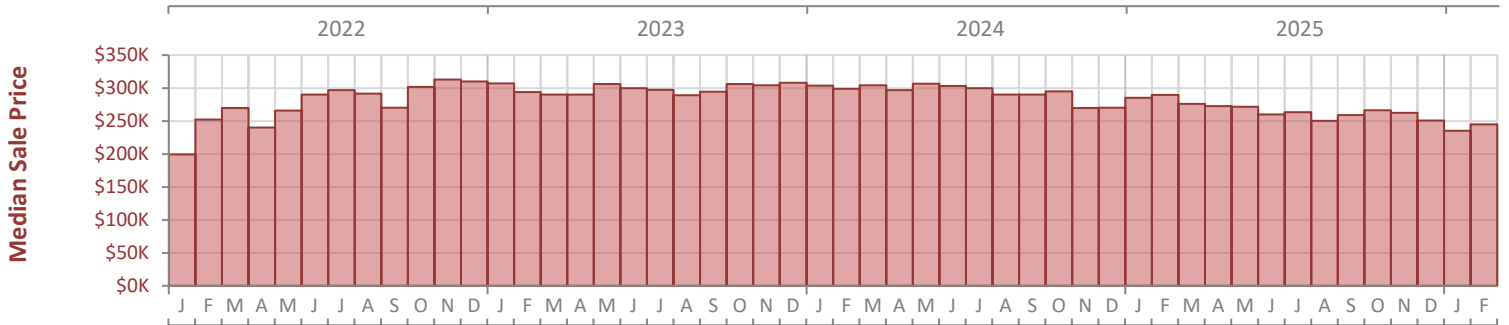


## Median Sale Price

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	\$239,990	-16.7%
<b>February 2026</b>	<b>\$245,000</b>	<b>-15.4%</b>
January 2026	\$235,000	-17.5%
December 2025	\$250,900	-7.2%
November 2025	\$262,500	-2.8%
October 2025	\$266,250	-9.7%
September 2025	\$259,000	-10.7%
August 2025	\$250,205	-13.7%
July 2025	\$263,503	-12.2%
June 2025	\$259,900	-14.3%
May 2025	\$271,400	-11.5%
April 2025	\$272,450	-8.3%
March 2025	\$276,000	-9.2%
February 2025	\$289,450	-3.1%

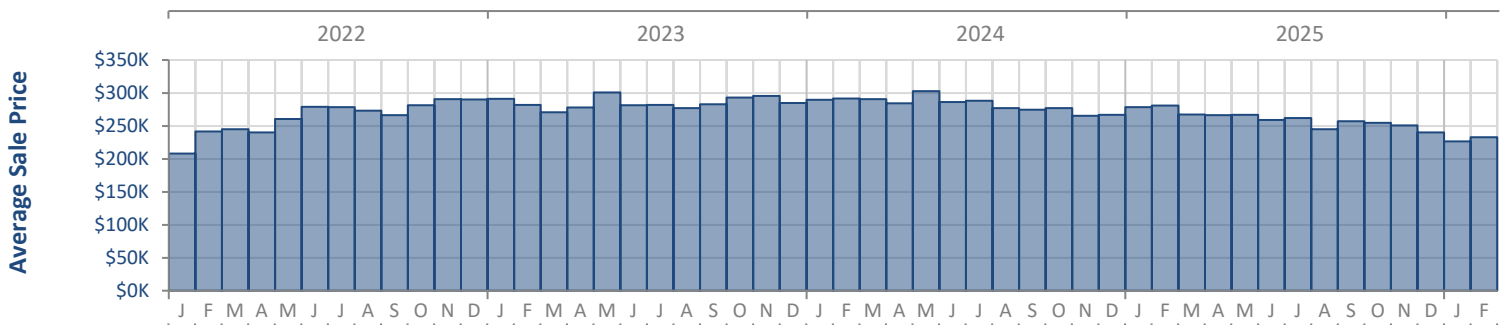


## Average Sale Price

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	\$230,131	-17.7%
<b>February 2026</b>	<b>\$232,662</b>	<b>-17.2%</b>
January 2026	\$226,427	-18.7%
December 2025	\$240,053	-10.0%
November 2025	\$250,863	-5.4%
October 2025	\$254,664	-8.1%
September 2025	\$257,103	-6.3%
August 2025	\$244,977	-11.5%
July 2025	\$261,813	-9.2%
June 2025	\$259,231	-9.5%
May 2025	\$266,575	-11.9%
April 2025	\$266,249	-6.4%
March 2025	\$267,110	-8.0%
February 2025	\$280,878	-3.7%



# Monthly Market Detail - February 2026

## Townhouses and Condos

### Pasco County

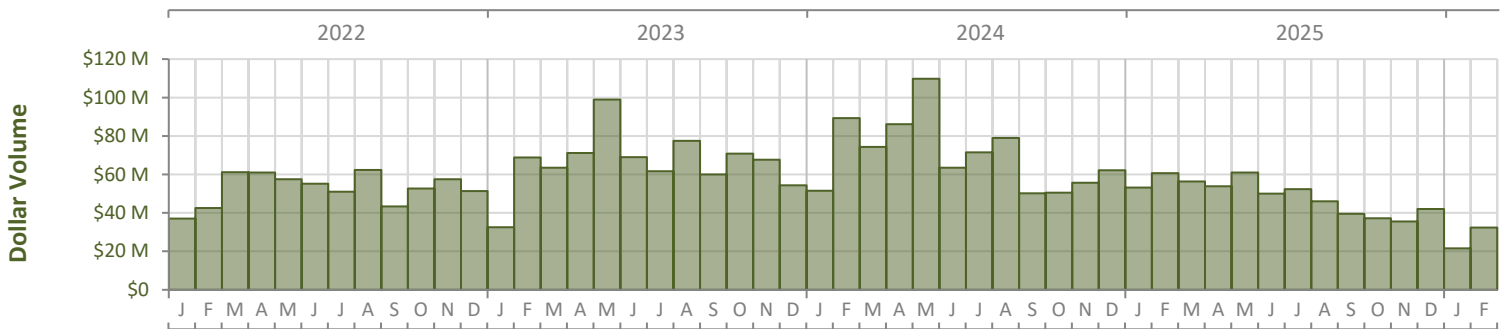


## Dollar Volume

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	\$53.9 Million	-52.7%
<b>February 2026</b>	<b>\$32.3 Million</b>	<b>-46.7%</b>
January 2026	\$21.5 Million	-59.6%
December 2025	\$42.0 Million	-32.4%
November 2025	\$35.6 Million	-36.0%
October 2025	\$37.2 Million	-26.3%
September 2025	\$39.6 Million	-21.1%
August 2025	\$46.1 Million	-41.6%
July 2025	\$52.4 Million	-26.7%
June 2025	\$50.0 Million	-21.3%
May 2025	\$61.0 Million	-44.4%
April 2025	\$53.8 Million	-37.6%
March 2025	\$56.4 Million	-24.2%
February 2025	\$60.7 Million	-32.0%

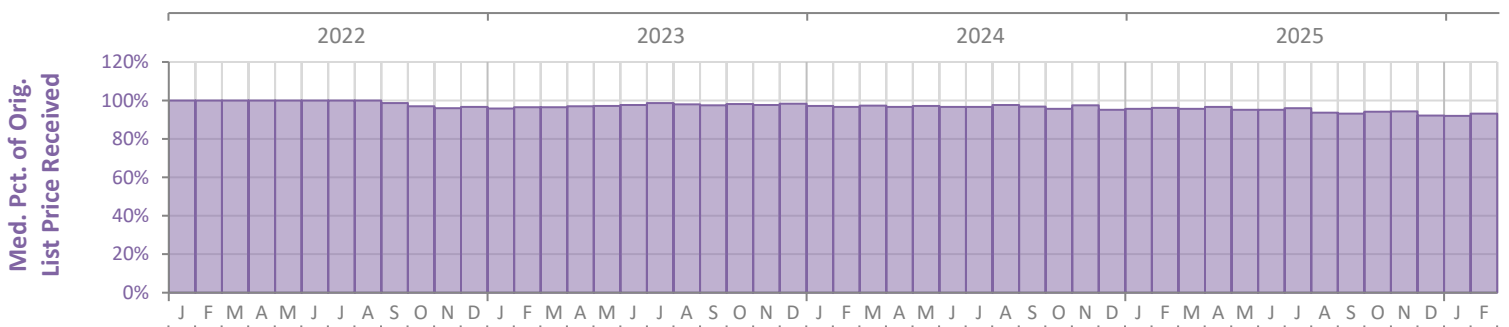


## Median Percent of Original List Price Received

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	92.8%	-3.0%
<b>February 2026</b>	<b>93.2%</b>	<b>-3.1%</b>
January 2026	92.0%	-3.8%
December 2025	92.2%	-3.2%
November 2025	94.3%	-3.2%
October 2025	94.1%	-1.7%
September 2025	93.2%	-3.7%
August 2025	93.6%	-4.1%
July 2025	95.9%	-0.8%
June 2025	95.1%	-1.6%
May 2025	95.2%	-2.0%
April 2025	96.7%	0.0%
March 2025	95.7%	-1.6%
February 2025	96.2%	-0.4%

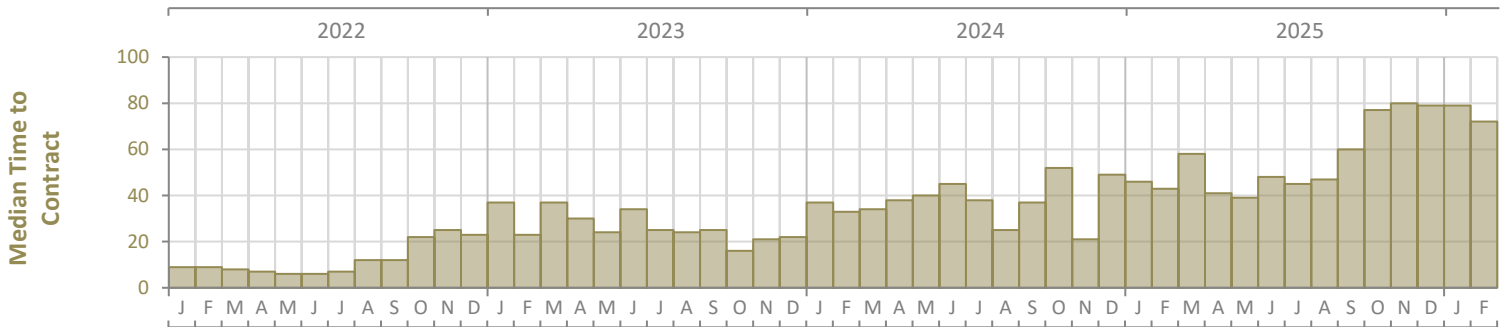


## Median Time to Contract

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	77 Days	75.0%
<b>February 2026</b>	<b>72 Days</b>	<b>67.4%</b>
January 2026	79 Days	71.7%
December 2025	79 Days	61.2%
November 2025	80 Days	281.0%
October 2025	77 Days	48.1%
September 2025	60 Days	62.2%
August 2025	47 Days	88.0%
July 2025	45 Days	18.4%
June 2025	48 Days	6.7%
May 2025	39 Days	-2.5%
April 2025	41 Days	7.9%
March 2025	58 Days	70.6%
February 2025	43 Days	30.3%

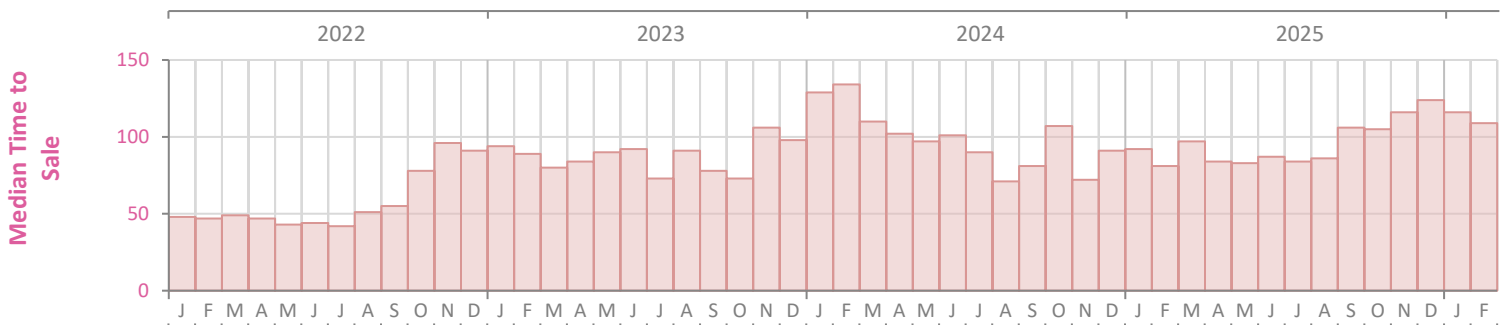


## Median Time to Sale

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	113 Days	32.9%
<b>February 2026</b>	<b>109 Days</b>	<b>34.6%</b>
January 2026	116 Days	26.1%
December 2025	124 Days	36.3%
November 2025	116 Days	61.1%
October 2025	105 Days	-1.9%
September 2025	106 Days	30.9%
August 2025	86 Days	21.1%
July 2025	84 Days	-6.7%
June 2025	87 Days	-13.9%
May 2025	83 Days	-14.4%
April 2025	84 Days	-17.6%
March 2025	97 Days	-11.8%
February 2025	81 Days	-39.6%

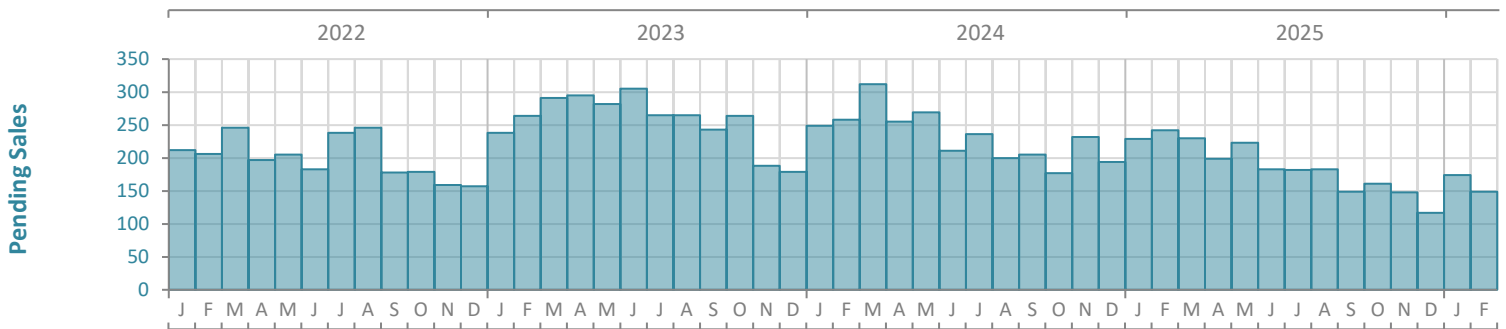


## New Pending Sales

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	323	-31.4%
<b>February 2026</b>	<b>149</b>	<b>-38.4%</b>
January 2026	174	-24.0%
December 2025	117	-39.7%
November 2025	148	-36.2%
October 2025	161	-9.0%
September 2025	149	-27.3%
August 2025	183	-8.5%
July 2025	182	-22.9%
June 2025	183	-13.3%
May 2025	223	-17.1%
April 2025	199	-22.0%
March 2025	230	-26.3%
February 2025	242	-6.2%

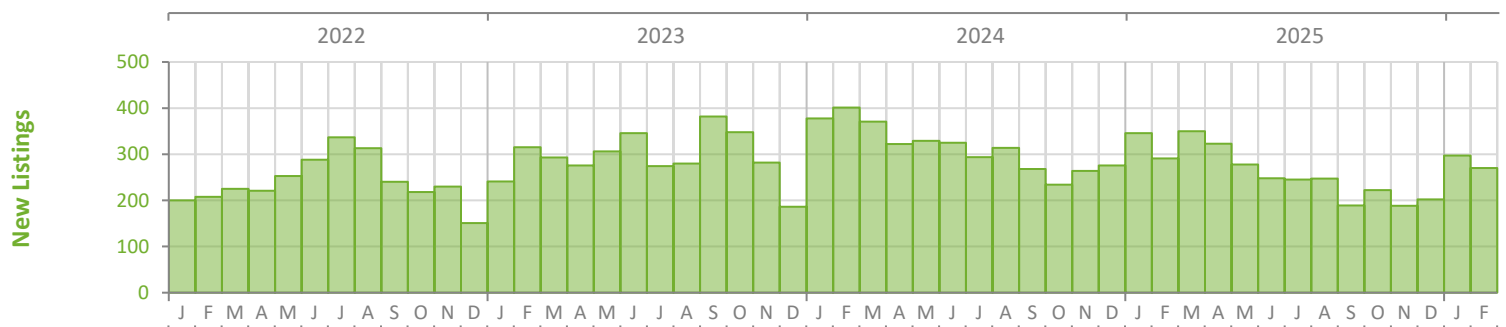


## New Listings

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	567	-11.0%
<b>February 2026</b>	<b>270</b>	<b>-7.2%</b>
January 2026	297	-14.2%
December 2025	202	-26.8%
November 2025	188	-28.8%
October 2025	222	-5.1%
September 2025	189	-29.5%
August 2025	247	-21.3%
July 2025	245	-16.7%
June 2025	248	-23.7%
May 2025	278	-15.5%
April 2025	323	0.3%
March 2025	350	-5.7%
February 2025	291	-27.4%

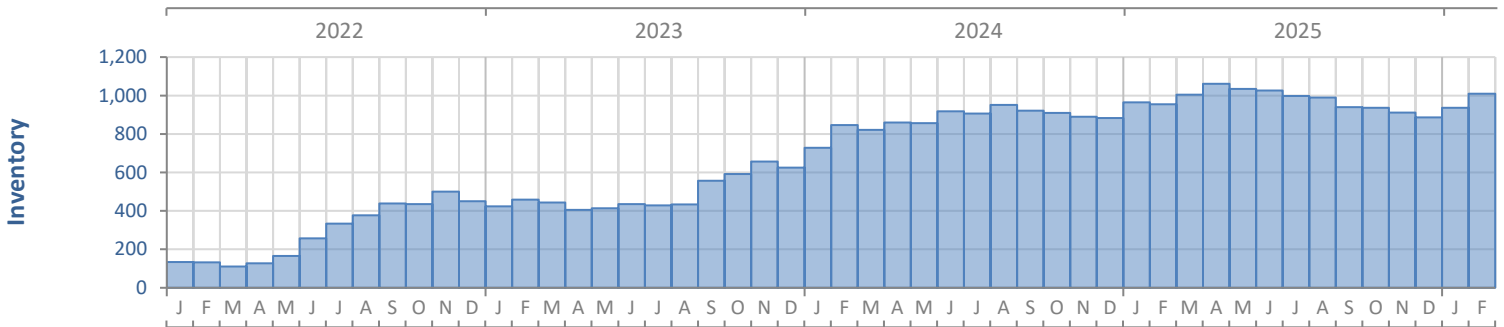


## Inventory (Active Listings)

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)	973	1.4%
<b>February 2026</b>	<b>1,009</b>	<b>5.8%</b>
January 2026	937	-2.9%
December 2025	886	0.3%
November 2025	912	2.6%
October 2025	937	3.1%
September 2025	939	2.0%
August 2025	989	4.0%
July 2025	998	10.0%
June 2025	1,026	11.8%
May 2025	1,034	20.7%
April 2025	1,061	23.5%
March 2025	1,004	22.3%
February 2025	954	12.8%

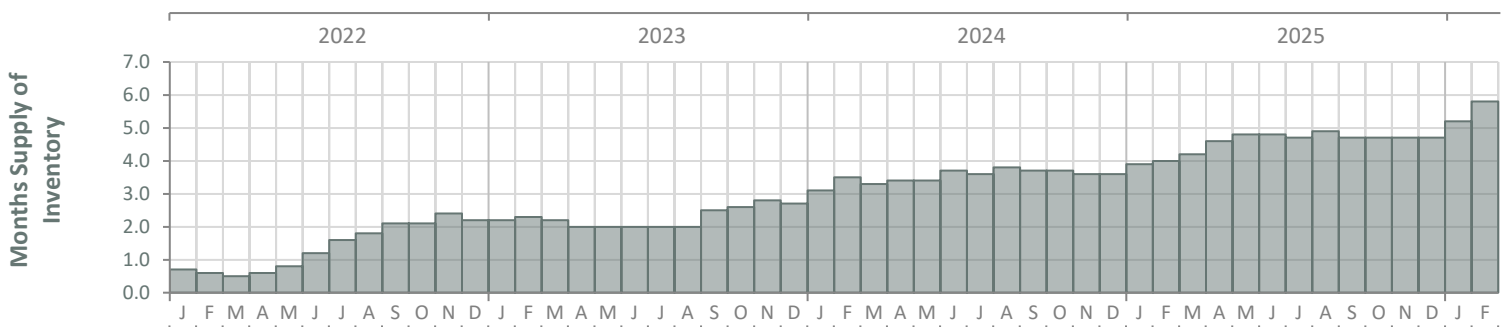


## Months Supply of Inventory

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	37.5%
<b>February 2026</b>	<b>5.8</b>	<b>45.0%</b>
January 2026	5.2	33.3%
December 2025	4.7	30.6%
November 2025	4.7	30.6%
October 2025	4.7	27.0%
September 2025	4.7	27.0%
August 2025	4.9	28.9%
July 2025	4.7	30.6%
June 2025	4.8	29.7%
May 2025	4.8	41.2%
April 2025	4.6	35.3%
March 2025	4.2	27.3%
February 2025	4.0	14.3%

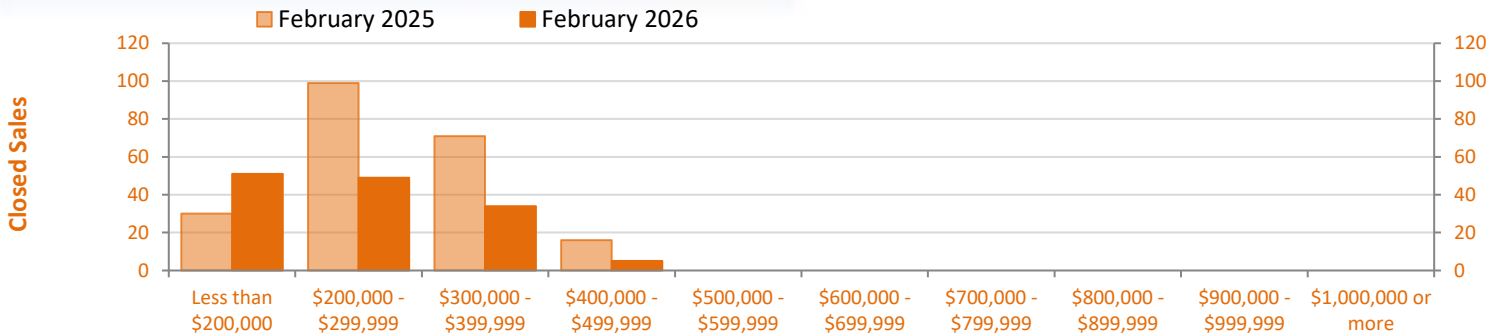


## Closed Sales by Sale Price

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	51	70.0%
\$200,000 - \$299,999	49	-50.5%
\$300,000 - \$399,999	34	-52.1%
\$400,000 - \$499,999	5	-68.8%
\$500,000 - \$599,999	0	N/A
\$600,000 - \$699,999	0	N/A
\$700,000 - \$799,999	0	N/A
\$800,000 - \$899,999	0	N/A
\$900,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

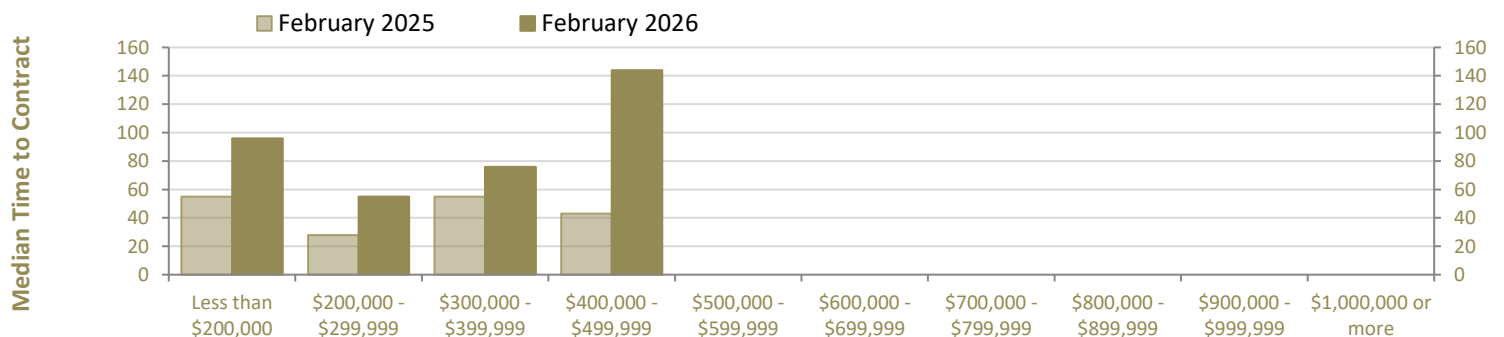


## Median Time to Contract by Sale Price

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	96 Days	74.5%
\$200,000 - \$299,999	55 Days	96.4%
\$300,000 - \$399,999	76 Days	38.2%
\$400,000 - \$499,999	144 Days	234.9%
\$500,000 - \$599,999	(No Sales)	N/A
\$600,000 - \$699,999	(No Sales)	N/A
\$700,000 - \$799,999	(No Sales)	N/A
\$800,000 - \$899,999	(No Sales)	N/A
\$900,000 - \$999,999	(No Sales)	N/A
\$1,000,000 or more	(No Sales)	N/A

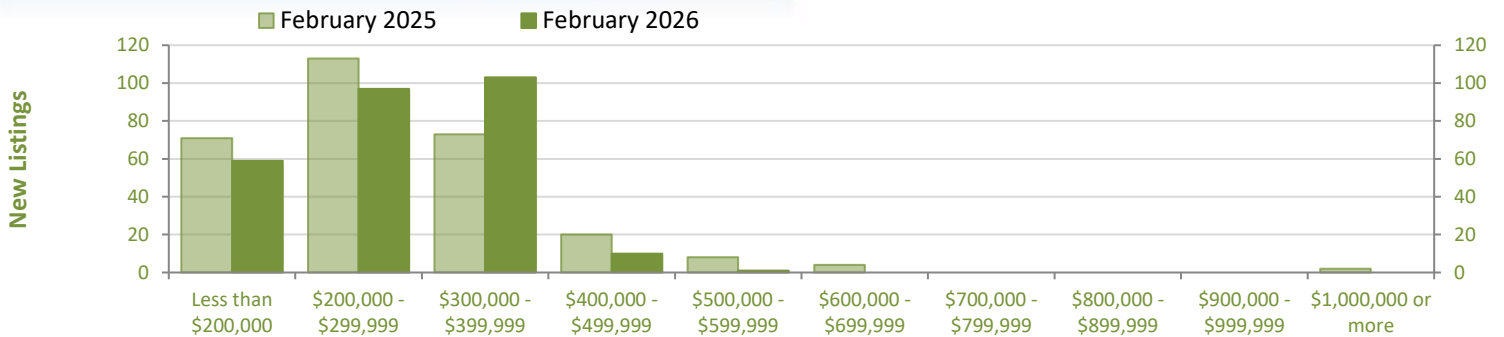


## New Listings by Initial Listing Price

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	59	-16.9%
\$200,000 - \$299,999	97	-14.2%
\$300,000 - \$399,999	103	41.1%
\$400,000 - \$499,999	10	-50.0%
\$500,000 - \$599,999	1	-87.5%
\$600,000 - \$699,999	0	-100.0%
\$700,000 - \$799,999	0	N/A
\$800,000 - \$899,999	0	N/A
\$900,000 - \$999,999	0	N/A
\$1,000,000 or more	0	-100.0%

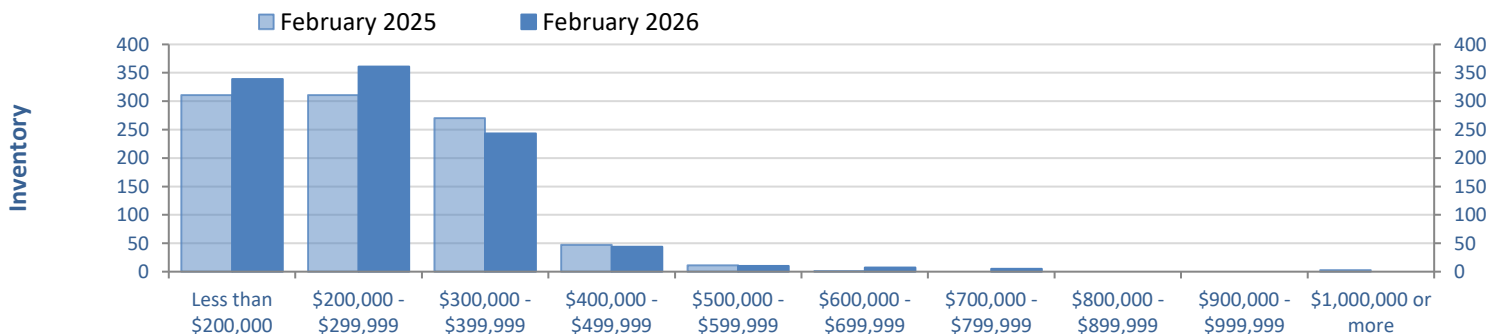


## Inventory by Current Listing Price

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	339	9.0%
\$200,000 - \$299,999	361	16.1%
\$300,000 - \$399,999	243	-10.0%
\$400,000 - \$499,999	44	-6.4%
\$500,000 - \$599,999	10	-9.1%
\$600,000 - \$699,999	7	600.0%
\$700,000 - \$799,999	5	N/A
\$800,000 - \$899,999	0	N/A
\$900,000 - \$999,999	0	N/A
\$1,000,000 or more	0	-100.0%



# Monthly Distressed Market - February 2026

## Townhouses and Condos

### Pasco County



		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	138	214	-35.5%
	Median Sale Price	\$246,500	\$289,900	-15.0%
Foreclosure/REO	Closed Sales	0	2	-100.0%
	Median Sale Price	(No Sales)	\$222,950	N/A
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$237,000	(No Sales)	N/A

