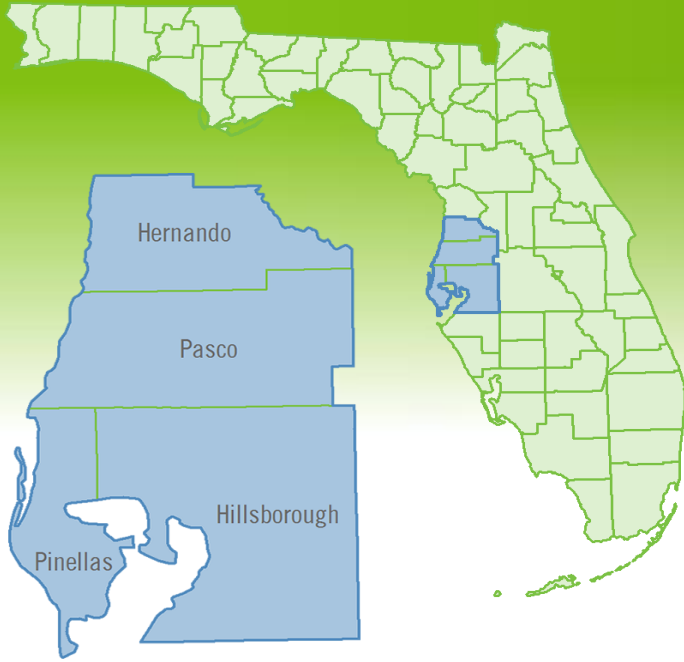


Monthly Market Detail - February 2026

Single-Family Homes

Tampa-St. Petersburg-Clearwater MSA



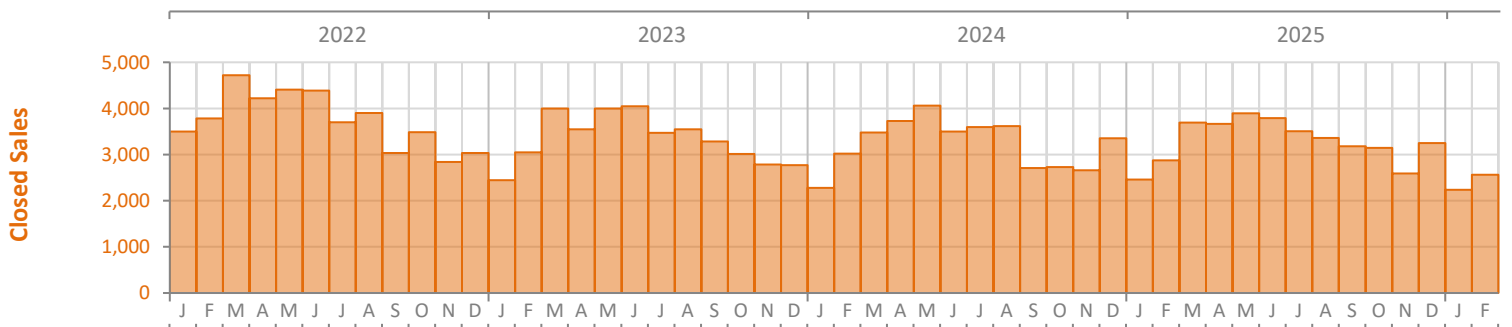
Summary Statistics	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	2,564	2,877	-10.9%
Paid in Cash	650	848	-23.3%
Median Sale Price	\$404,000	\$399,990	1.0%
Average Sale Price	\$510,685	\$512,783	-0.4%
Dollar Volume	\$1.3 Billion	\$1.5 Billion	-11.2%
Median Percent of Original List Price Received	95.4%	95.8%	-0.4%
Median Time to Contract	54 Days	44 Days	22.7%
Median Time to Sale	93 Days	84 Days	10.7%
New Pending Sales	3,355	3,626	-7.5%
New Listings	4,164	4,598	-9.4%
Pending Inventory	4,500	4,626	-2.7%
Inventory (Active Listings)	12,243	12,329	-0.7%
Months Supply of Inventory	3.8	3.8	0.0%

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	4,804	-10.0%
February 2026	2,564	-10.9%
January 2026	2,240	-8.9%
December 2025	3,249	-3.1%
November 2025	2,591	-2.6%
October 2025	3,147	15.3%
September 2025	3,182	17.5%
August 2025	3,358	-7.1%
July 2025	3,508	-2.4%
June 2025	3,788	8.3%
May 2025	3,892	-4.1%
April 2025	3,669	-1.6%
March 2025	3,691	6.1%
February 2025	2,877	-4.9%

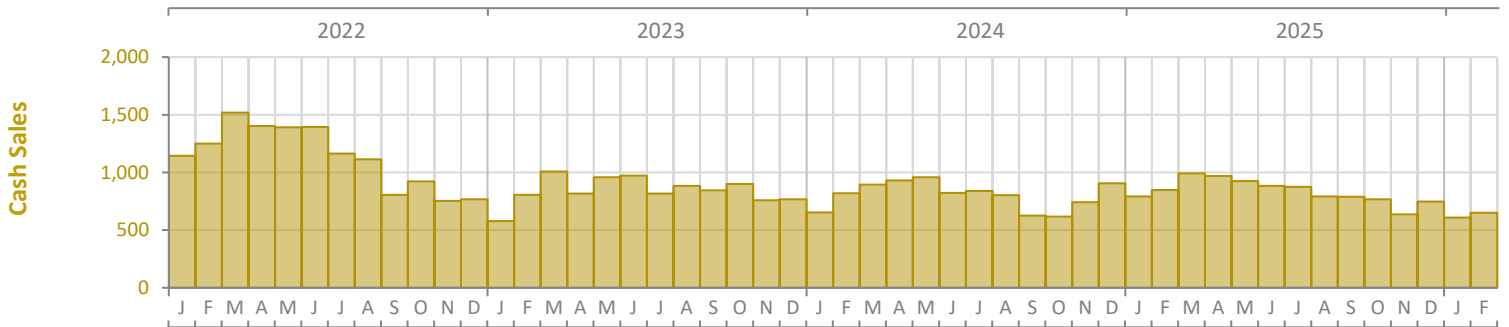


Cash Sales

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	1,258	-23.2%
February 2026	650	-23.3%
January 2026	608	-23.1%
December 2025	748	-17.3%
November 2025	638	-13.9%
October 2025	768	24.7%
September 2025	790	26.2%
August 2025	793	-1.4%
July 2025	874	4.0%
June 2025	884	7.4%
May 2025	926	-3.4%
April 2025	969	4.2%
March 2025	993	10.8%
February 2025	848	3.5%

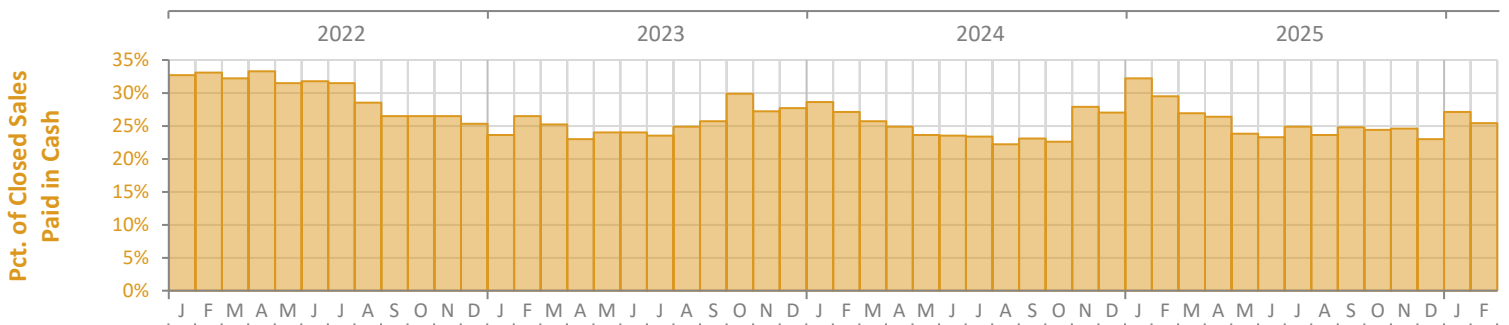


Cash Sales as a Percentage of Closed Sales

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	26.2%	-14.7%
February 2026	25.4%	-13.9%
January 2026	27.1%	-15.8%
December 2025	23.0%	-14.8%
November 2025	24.6%	-11.8%
October 2025	24.4%	8.0%
September 2025	24.8%	7.4%
August 2025	23.6%	6.3%
July 2025	24.9%	6.4%
June 2025	23.3%	-0.9%
May 2025	23.8%	0.8%
April 2025	26.4%	6.0%
March 2025	26.9%	4.7%
February 2025	29.5%	8.9%

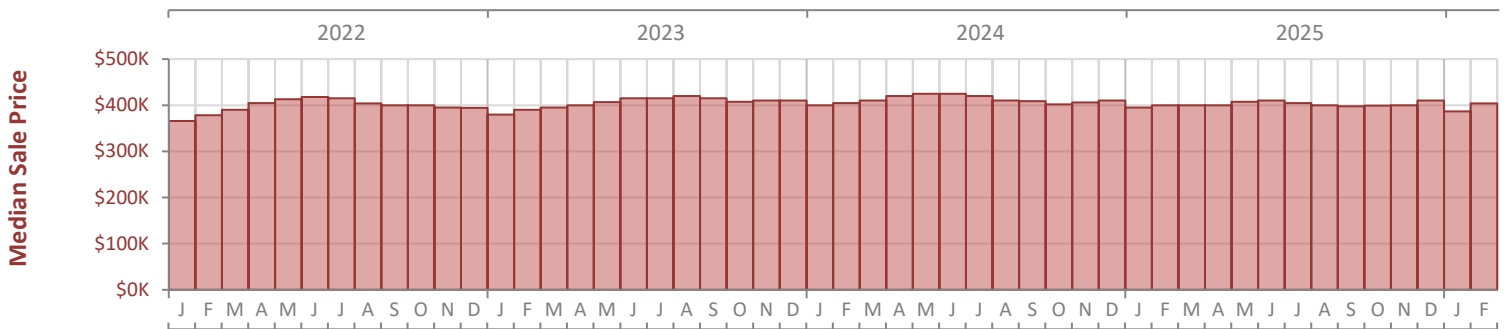


Median Sale Price

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	\$399,000	0.0%
February 2026	\$404,000	1.0%
January 2026	\$386,500	-2.1%
December 2025	\$410,000	0.0%
November 2025	\$399,900	-1.5%
October 2025	\$399,000	-0.7%
September 2025	\$398,000	-2.7%
August 2025	\$400,000	-2.4%
July 2025	\$405,000	-3.5%
June 2025	\$410,000	-3.5%
May 2025	\$407,400	-4.1%
April 2025	\$400,000	-4.7%
March 2025	\$400,000	-2.4%
February 2025	\$399,990	-1.2%

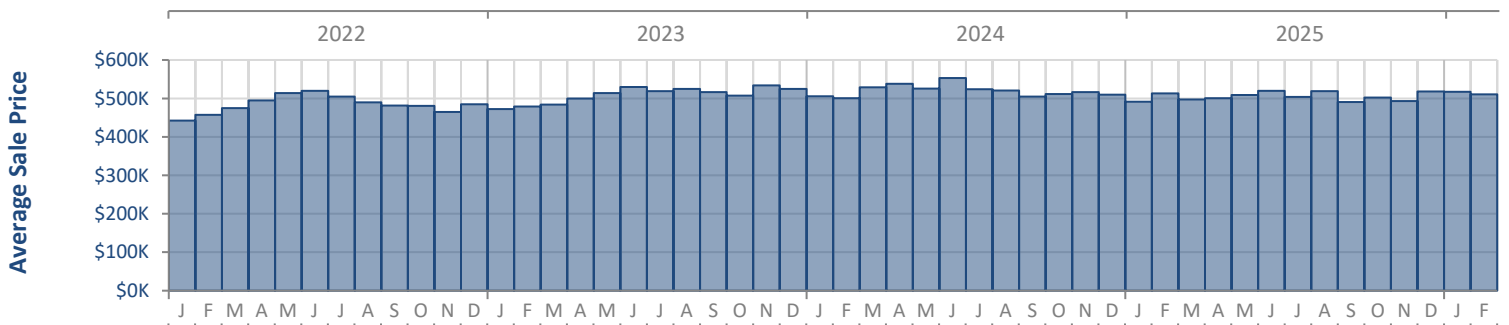


Average Sale Price

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	\$513,905	2.2%
February 2026	\$510,685	-0.4%
January 2026	\$517,590	5.3%
December 2025	\$518,416	1.6%
November 2025	\$493,232	-4.5%
October 2025	\$502,541	-1.8%
September 2025	\$490,620	-2.8%
August 2025	\$518,801	-0.3%
July 2025	\$504,161	-3.8%
June 2025	\$519,812	-6.1%
May 2025	\$508,834	-3.3%
April 2025	\$500,406	-7.0%
March 2025	\$497,464	-5.9%
February 2025	\$512,783	2.4%

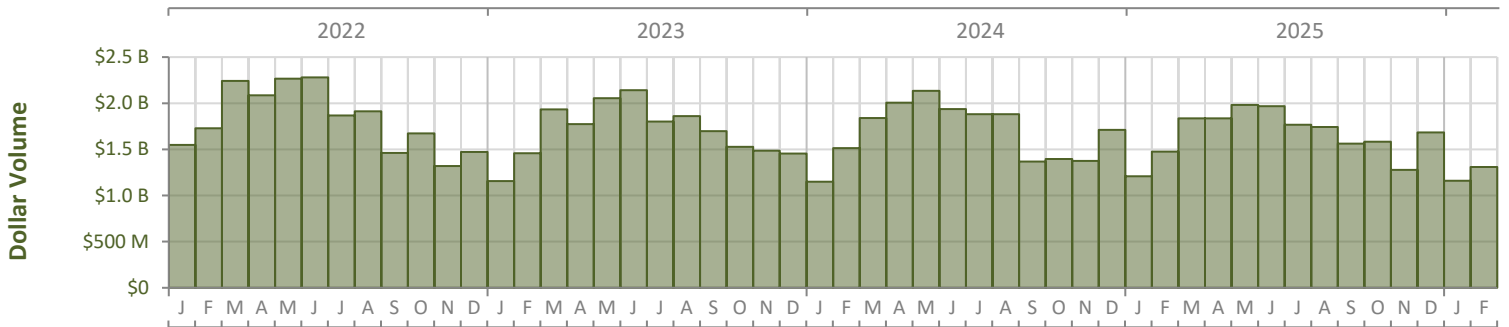


Dollar Volume

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	\$2.5 Billion	-8.0%
February 2026	\$1.3 Billion	-11.2%
January 2026	\$1.2 Billion	-4.0%
December 2025	\$1.7 Billion	-1.6%
November 2025	\$1.3 Billion	-7.0%
October 2025	\$1.6 Billion	13.3%
September 2025	\$1.6 Billion	14.1%
August 2025	\$1.7 Billion	-7.4%
July 2025	\$1.8 Billion	-6.1%
June 2025	\$2.0 Billion	1.7%
May 2025	\$2.0 Billion	-7.2%
April 2025	\$1.8 Billion	-8.5%
March 2025	\$1.8 Billion	-0.2%
February 2025	\$1.5 Billion	-2.6%

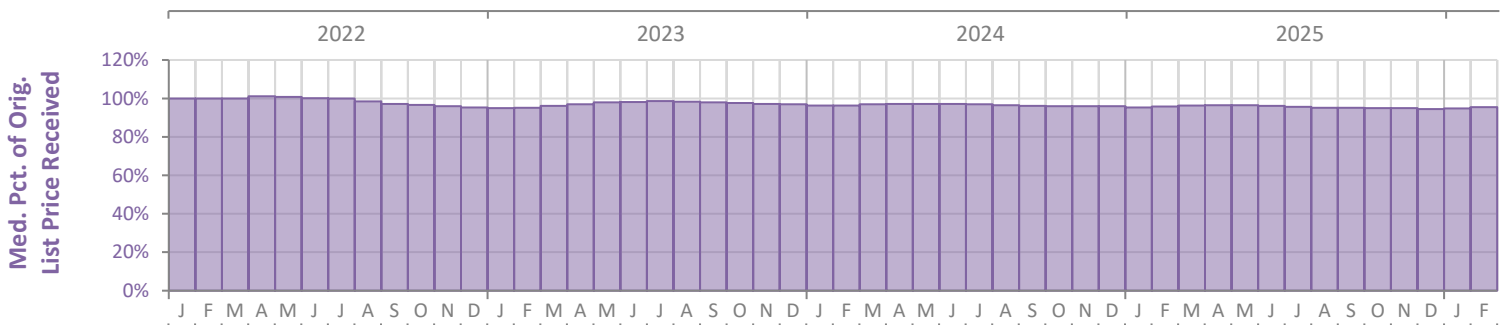


Median Percent of Original List Price Received

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	95.2%	-0.4%
February 2026	95.4%	-0.4%
January 2026	94.8%	-0.5%
December 2025	94.5%	-1.6%
November 2025	95.0%	-1.0%
October 2025	95.0%	-0.9%
September 2025	95.1%	-1.1%
August 2025	95.2%	-1.2%
July 2025	95.7%	-1.2%
June 2025	96.2%	-1.0%
May 2025	96.4%	-0.7%
April 2025	96.5%	-0.6%
March 2025	96.3%	-0.6%
February 2025	95.8%	-0.5%

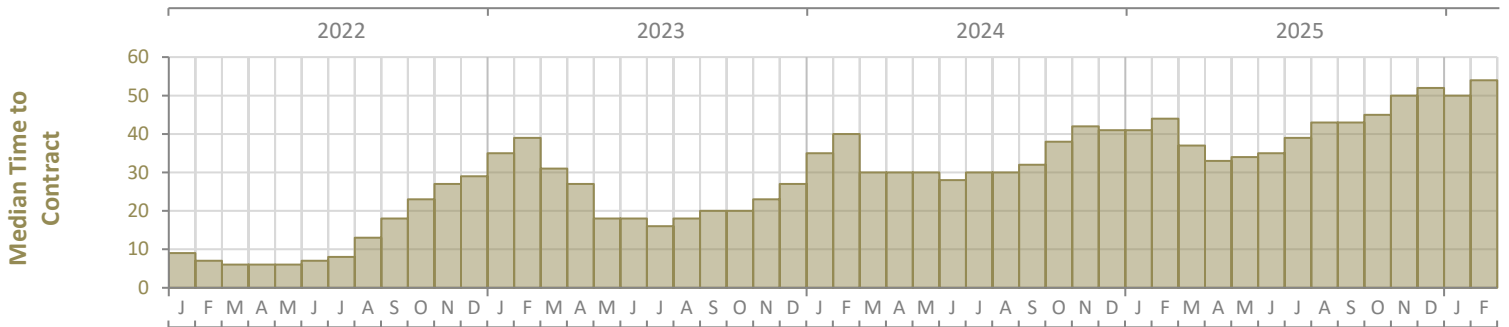


Median Time to Contract

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	53 Days	20.5%
February 2026	54 Days	22.7%
January 2026	50 Days	22.0%
December 2025	52 Days	26.8%
November 2025	50 Days	19.0%
October 2025	45 Days	18.4%
September 2025	43 Days	34.4%
August 2025	43 Days	43.3%
July 2025	39 Days	30.0%
June 2025	35 Days	25.0%
May 2025	34 Days	13.3%
April 2025	33 Days	10.0%
March 2025	37 Days	23.3%
February 2025	44 Days	10.0%

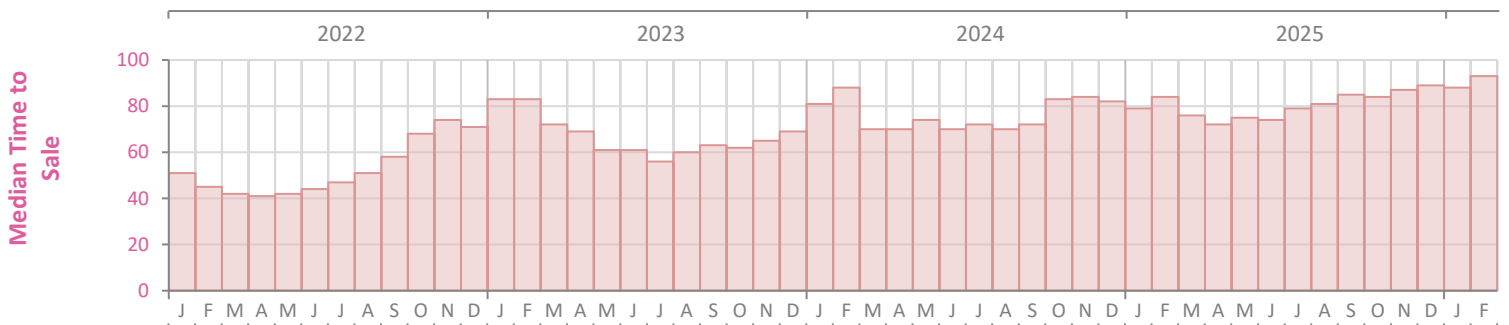


Median Time to Sale

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	12.0%
February 2026	93 Days	10.7%
January 2026	88 Days	11.4%
December 2025	89 Days	8.5%
November 2025	87 Days	3.6%
October 2025	84 Days	1.2%
September 2025	85 Days	18.1%
August 2025	81 Days	15.7%
July 2025	79 Days	9.7%
June 2025	74 Days	5.7%
May 2025	75 Days	1.4%
April 2025	72 Days	2.9%
March 2025	76 Days	8.6%
February 2025	84 Days	-4.5%

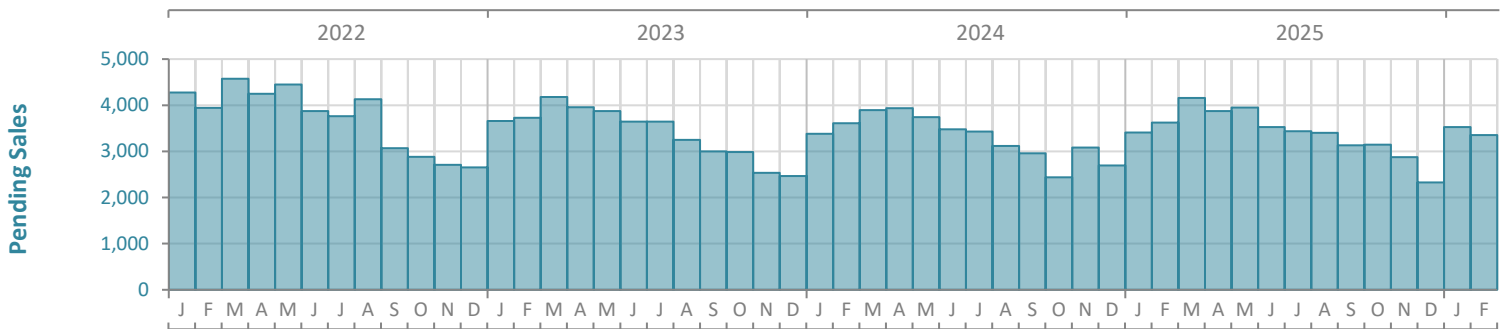


New Pending Sales

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	6,879	-2.3%
February 2026	3,355	-7.5%
January 2026	3,524	3.3%
December 2025	2,325	-13.8%
November 2025	2,878	-6.7%
October 2025	3,142	28.9%
September 2025	3,131	5.7%
August 2025	3,399	8.9%
July 2025	3,439	0.2%
June 2025	3,528	1.5%
May 2025	3,953	5.6%
April 2025	3,877	-1.5%
March 2025	4,161	6.9%
February 2025	3,626	0.4%

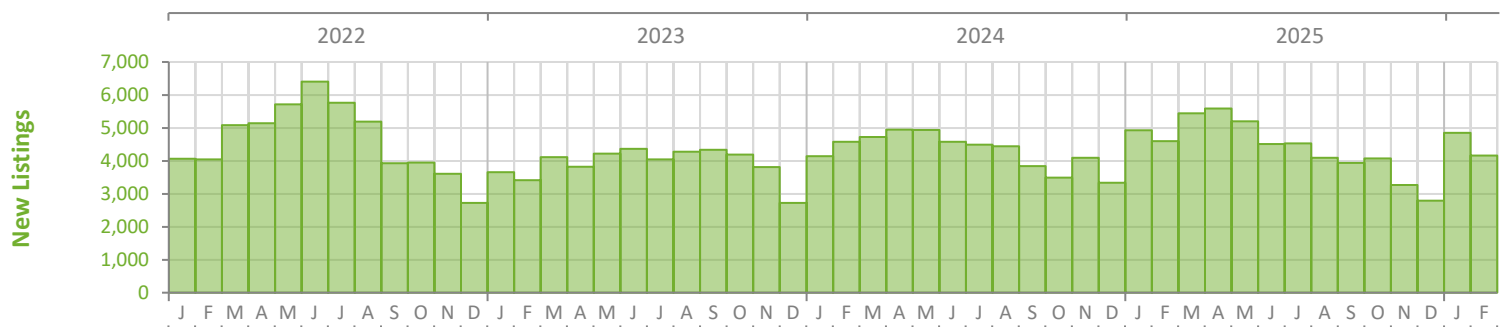


New Listings

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	9,019	-5.3%
February 2026	4,164	-9.4%
January 2026	4,855	-1.5%
December 2025	2,790	-16.3%
November 2025	3,268	-20.1%
October 2025	4,074	16.6%
September 2025	3,934	2.6%
August 2025	4,090	-8.0%
July 2025	4,531	0.8%
June 2025	4,513	-1.5%
May 2025	5,198	5.3%
April 2025	5,587	13.0%
March 2025	5,446	15.2%
February 2025	4,598	0.4%

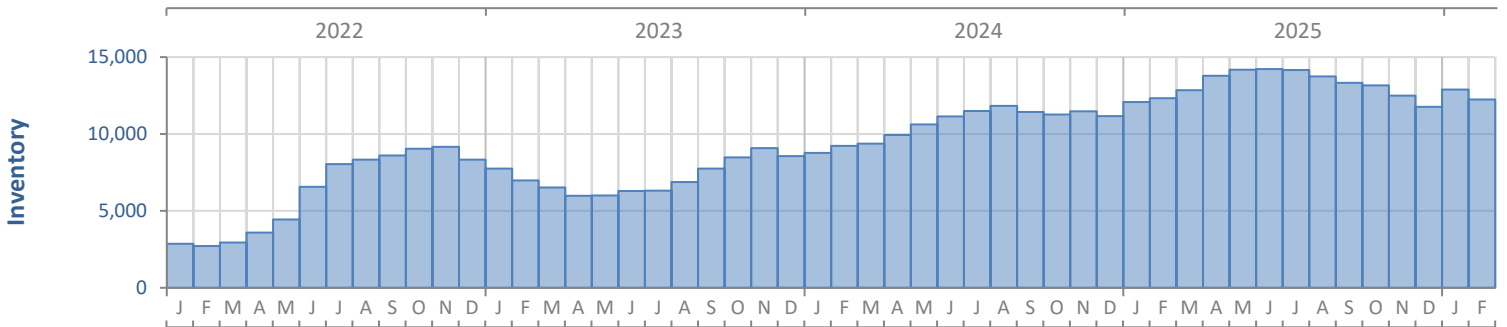


Inventory (Active Listings)

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)	12,568	3.0%
February 2026	12,243	-0.7%
January 2026	12,893	6.7%
December 2025	11,765	5.4%
November 2025	12,505	8.9%
October 2025	13,167	16.8%
September 2025	13,333	16.6%
August 2025	13,740	16.1%
July 2025	14,168	23.3%
June 2025	14,216	27.5%
May 2025	14,184	33.7%
April 2025	13,786	38.6%
March 2025	12,849	37.2%
February 2025	12,329	33.7%

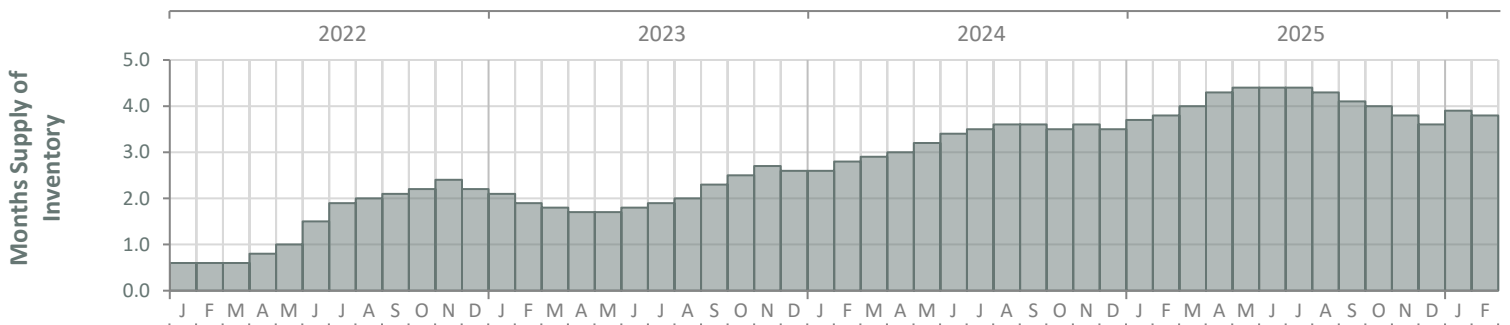


Months Supply of Inventory

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)	3.9	2.6%
February 2026	3.8	0.0%
January 2026	3.9	5.4%
December 2025	3.6	2.9%
November 2025	3.8	5.6%
October 2025	4.0	14.3%
September 2025	4.1	13.9%
August 2025	4.3	19.4%
July 2025	4.4	25.7%
June 2025	4.4	29.4%
May 2025	4.4	37.5%
April 2025	4.3	43.3%
March 2025	4.0	37.9%
February 2025	3.8	35.7%

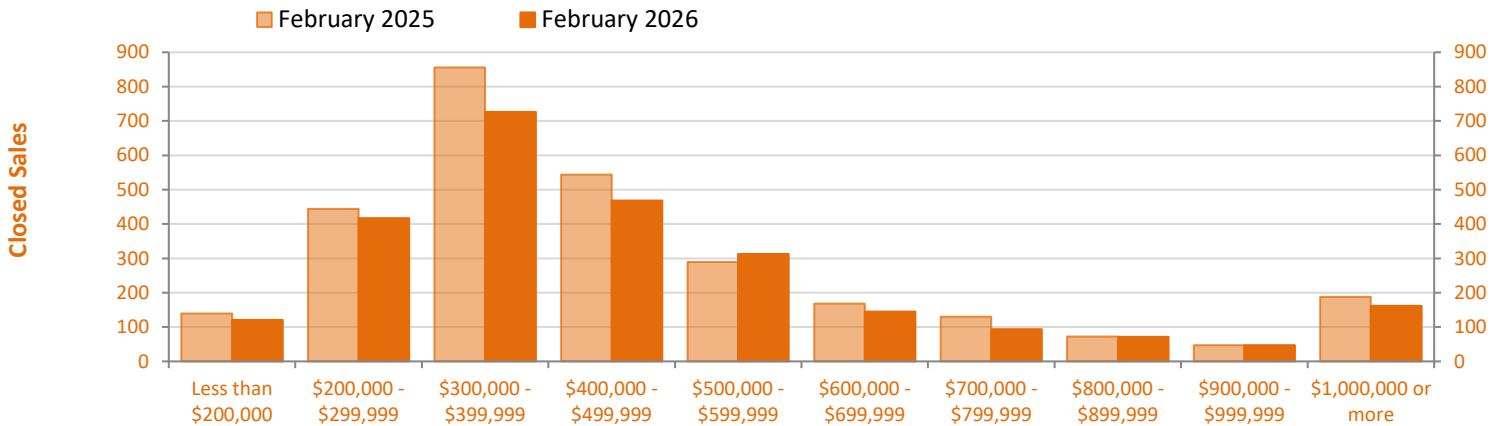


Closed Sales by Sale Price

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.

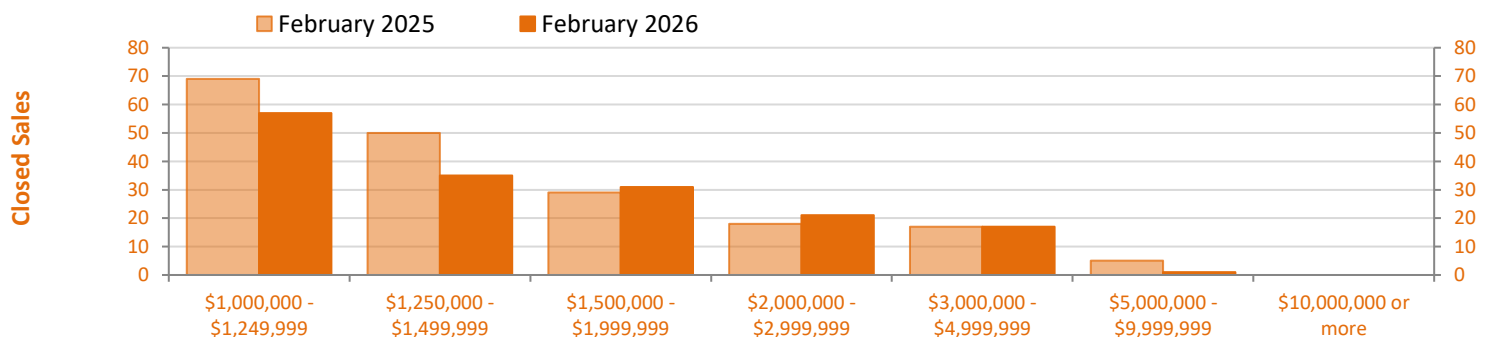
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	121	-12.9%
\$200,000 - \$299,999	417	-6.1%
\$300,000 - \$399,999	726	-15.2%
\$400,000 - \$499,999	468	-14.0%
\$500,000 - \$599,999	313	8.3%
\$600,000 - \$699,999	145	-13.7%
\$700,000 - \$799,999	94	-27.7%
\$800,000 - \$899,999	71	-1.4%
\$900,000 - \$999,999	47	0.0%
\$1,000,000 or more	162	-13.8%



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	57	-17.4%
\$1,250,000 - \$1,499,999	35	-30.0%
\$1,500,000 - \$1,999,999	31	6.9%
\$2,000,000 - \$2,999,999	21	16.7%
\$3,000,000 - \$4,999,999	17	0.0%
\$5,000,000 - \$9,999,999	1	-80.0%
\$10,000,000 or more	0	N/A

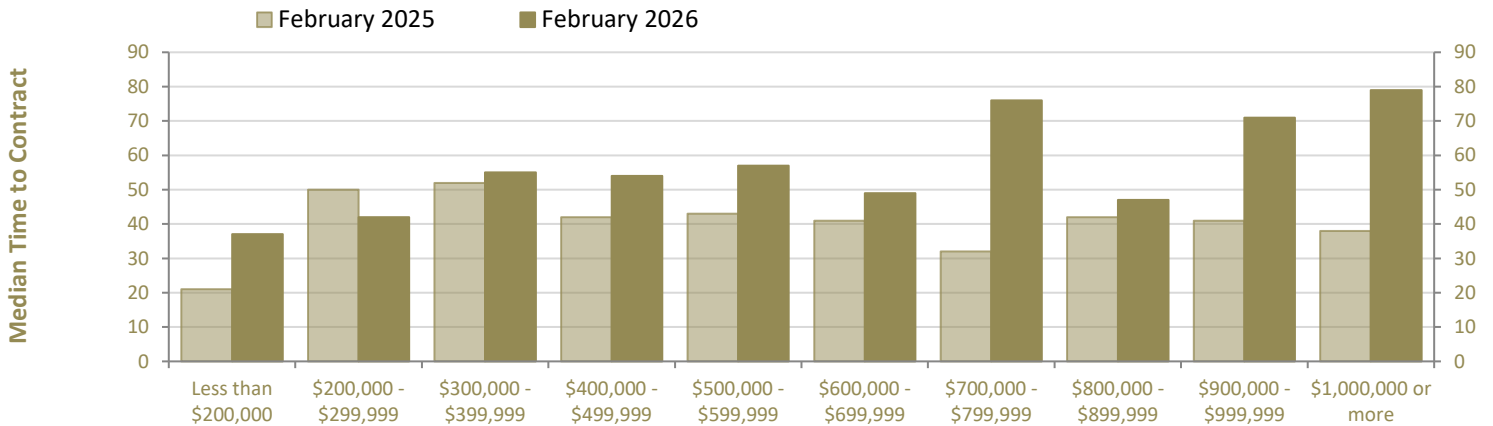


Median Time to Contract by Sale Price

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.

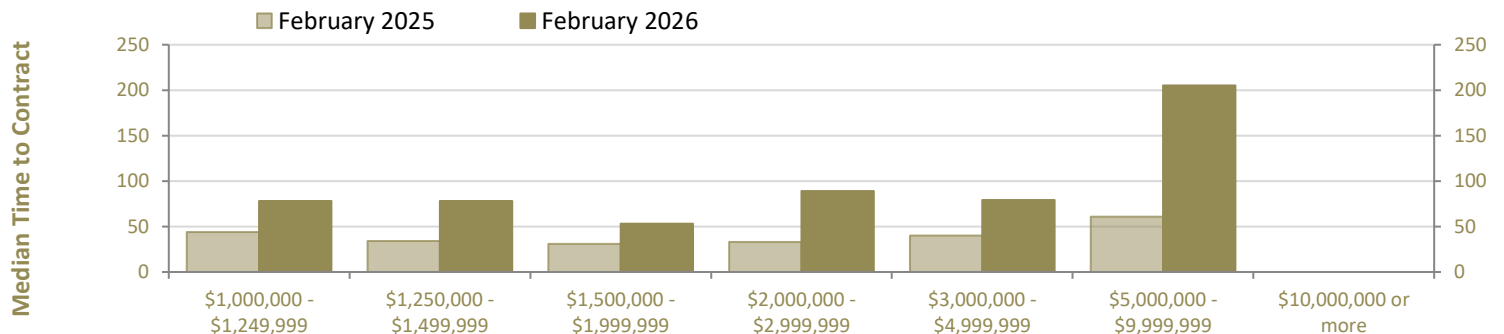
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	37 Days	76.2%
\$200,000 - \$299,999	42 Days	-16.0%
\$300,000 - \$399,999	55 Days	5.8%
\$400,000 - \$499,999	54 Days	28.6%
\$500,000 - \$599,999	57 Days	32.6%
\$600,000 - \$699,999	49 Days	19.5%
\$700,000 - \$799,999	76 Days	137.5%
\$800,000 - \$899,999	47 Days	11.9%
\$900,000 - \$999,999	71 Days	73.2%
\$1,000,000 or more	79 Days	107.9%



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	78 Days	77.3%
\$1,250,000 - \$1,499,999	78 Days	129.4%
\$1,500,000 - \$1,999,999	53 Days	71.0%
\$2,000,000 - \$2,999,999	89 Days	169.7%
\$3,000,000 - \$4,999,999	79 Days	97.5%
\$5,000,000 - \$9,999,999	205 Days	236.1%
\$10,000,000 or more	(No Sales)	N/A

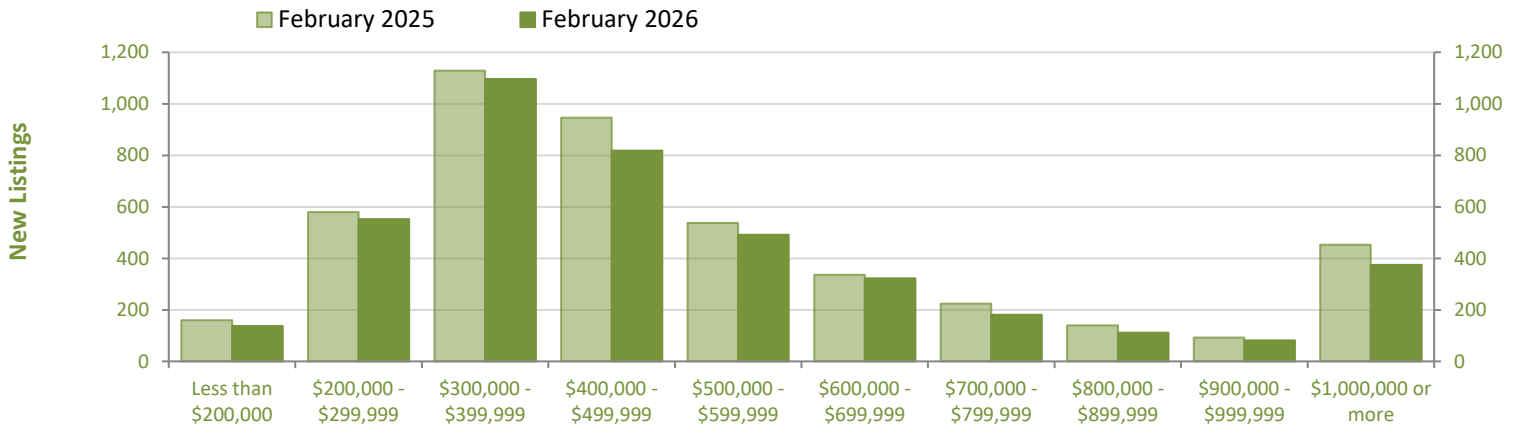


New Listings by Initial Listing Price

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.

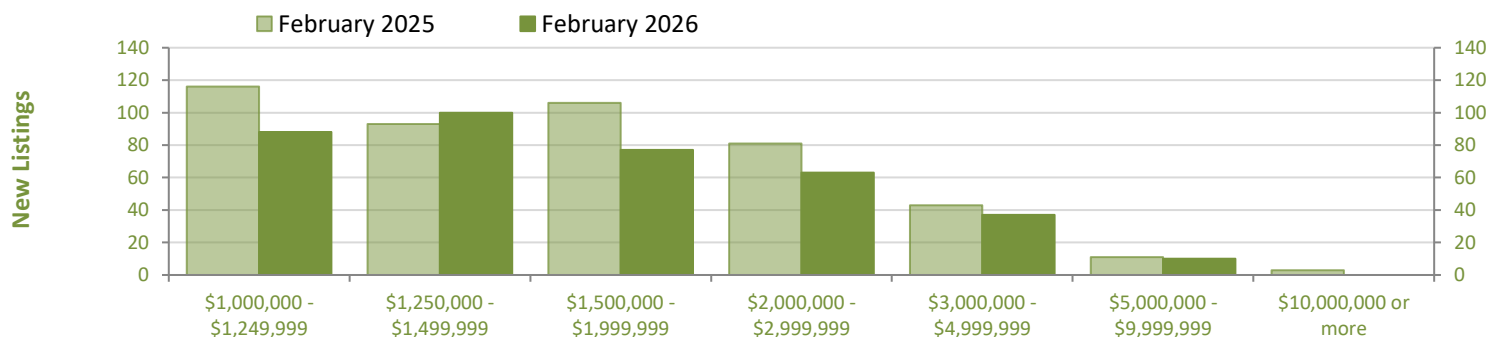
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	137	-14.4%
\$200,000 - \$299,999	552	-4.8%
\$300,000 - \$399,999	1,096	-2.9%
\$400,000 - \$499,999	818	-13.5%
\$500,000 - \$599,999	491	-8.6%
\$600,000 - \$699,999	322	-4.2%
\$700,000 - \$799,999	181	-19.2%
\$800,000 - \$899,999	111	-20.7%
\$900,000 - \$999,999	81	-12.9%
\$1,000,000 or more	375	-17.2%



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	88	-24.1%
\$1,250,000 - \$1,499,999	100	7.5%
\$1,500,000 - \$1,999,999	77	-27.4%
\$2,000,000 - \$2,999,999	63	-22.2%
\$3,000,000 - \$4,999,999	37	-14.0%
\$5,000,000 - \$9,999,999	10	-9.1%
\$10,000,000 or more	0	-100.0%

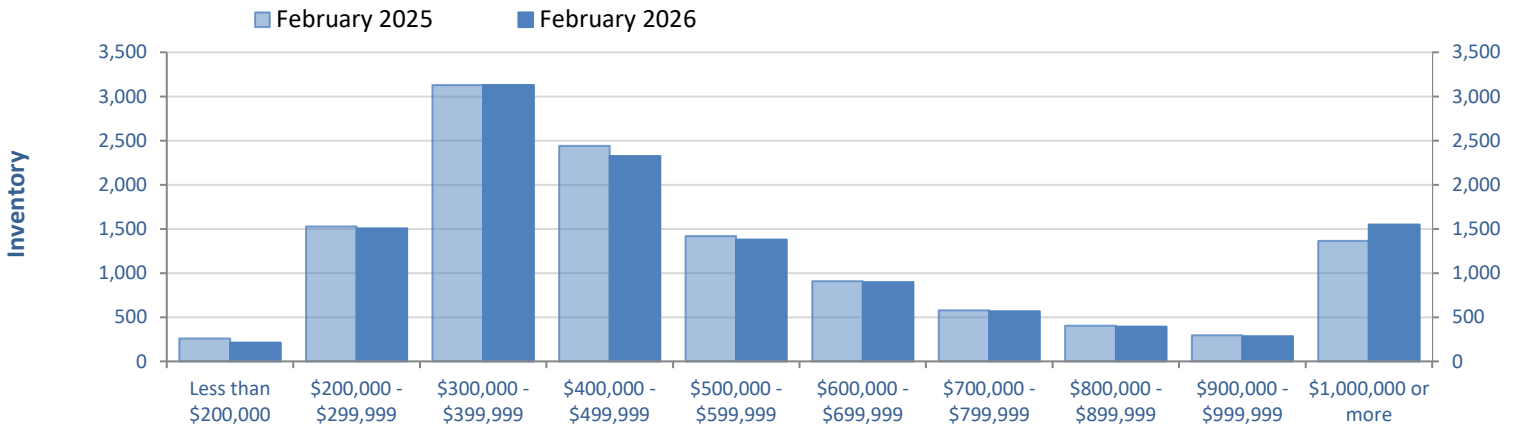


Inventory by Current Listing Price

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.

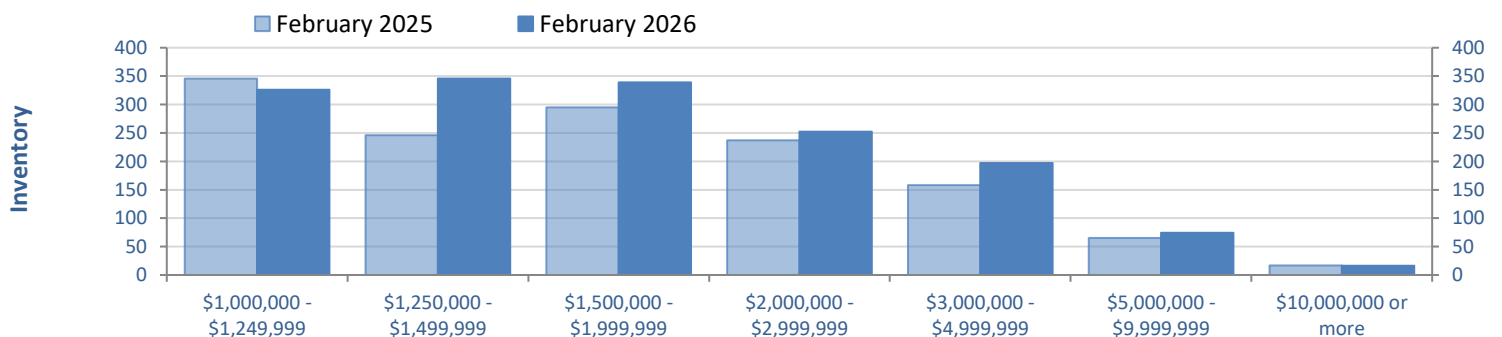
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	214	-17.1%
\$200,000 - \$299,999	1,505	-1.5%
\$300,000 - \$399,999	3,131	0.1%
\$400,000 - \$499,999	2,324	-4.8%
\$500,000 - \$599,999	1,378	-3.0%
\$600,000 - \$699,999	897	-1.3%
\$700,000 - \$799,999	566	-2.2%
\$800,000 - \$899,999	392	-3.2%
\$900,000 - \$999,999	286	-3.7%
\$1,000,000 or more	1,550	13.6%



Million Dollar Spotlight

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

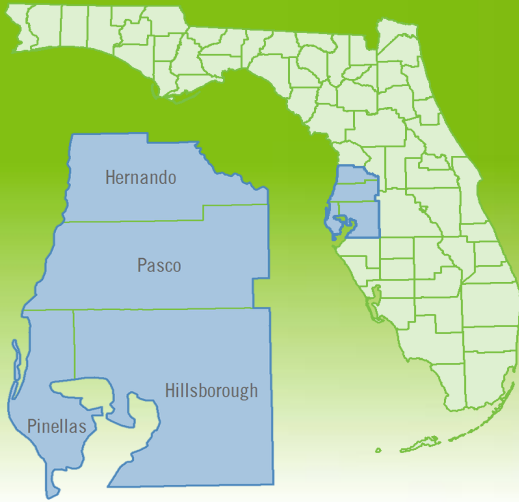
Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	326	-5.8%
\$1,250,000 - \$1,499,999	346	40.7%
\$1,500,000 - \$1,999,999	339	14.9%
\$2,000,000 - \$2,999,999	252	6.3%
\$3,000,000 - \$4,999,999	197	24.7%
\$5,000,000 - \$9,999,999	74	13.8%
\$10,000,000 or more	16	-5.9%



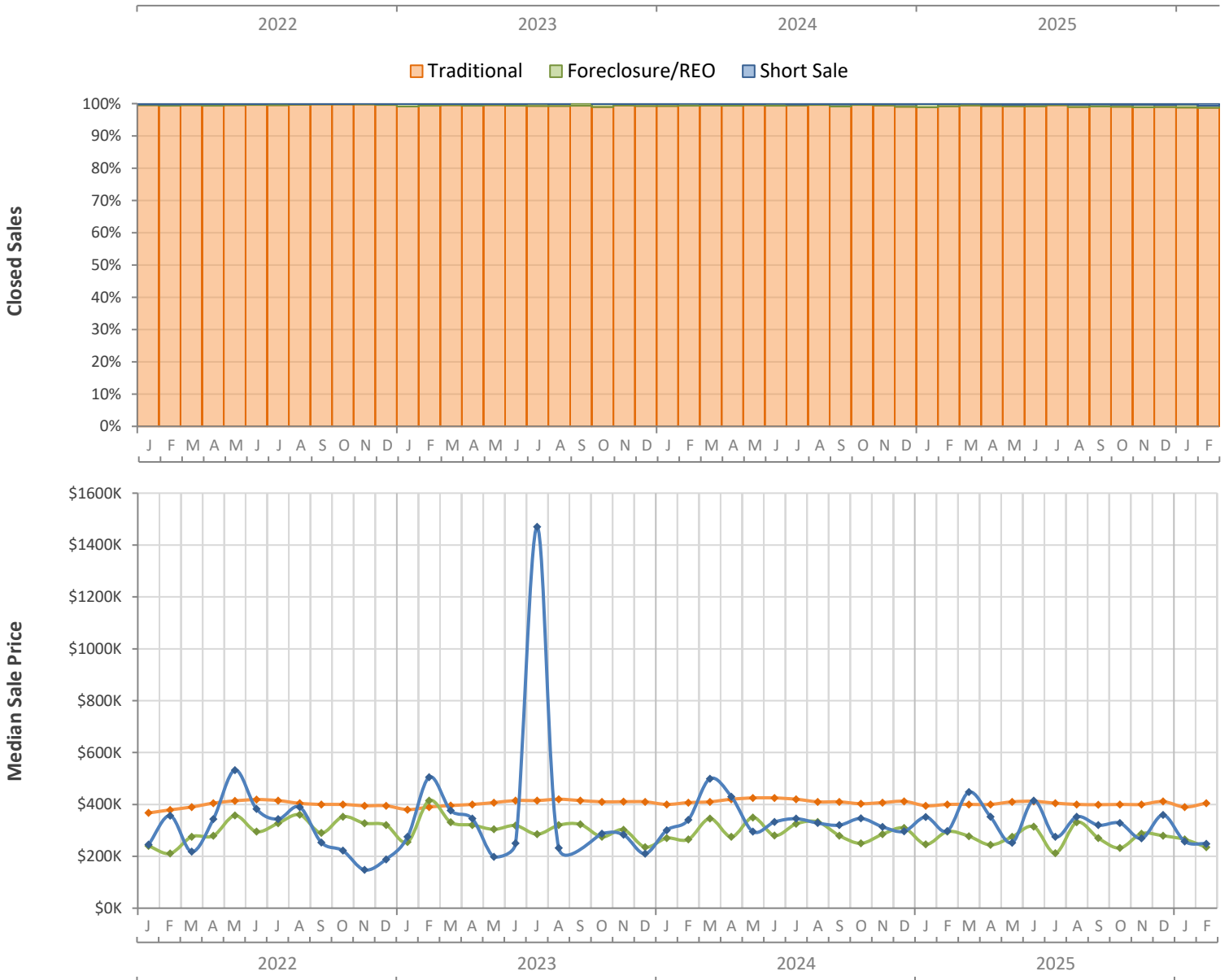
Monthly Distressed Market - February 2026

Single-Family Homes

Tampa-St. Petersburg-Clearwater MSA



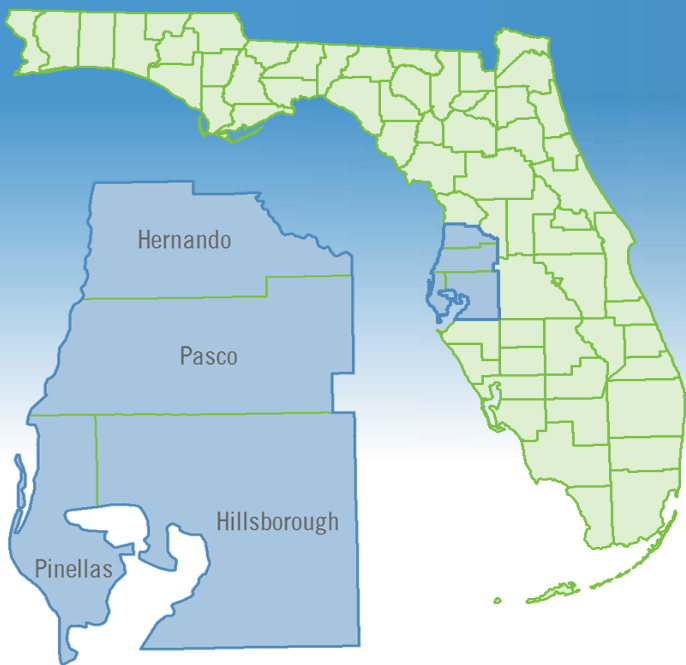
		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	2,531	2,854	-11.3%
	Median Sale Price	\$405,000	\$400,000	1.3%
Foreclosure/REO	Closed Sales	17	19	-10.5%
	Median Sale Price	\$235,000	\$295,200	-20.4%
Short Sale	Closed Sales	16	4	300.0%
	Median Sale Price	\$248,500	\$297,500	-16.5%



Monthly Market Detail - February 2026

Townhouses and Condos

Tampa-St. Petersburg-Clearwater MSA



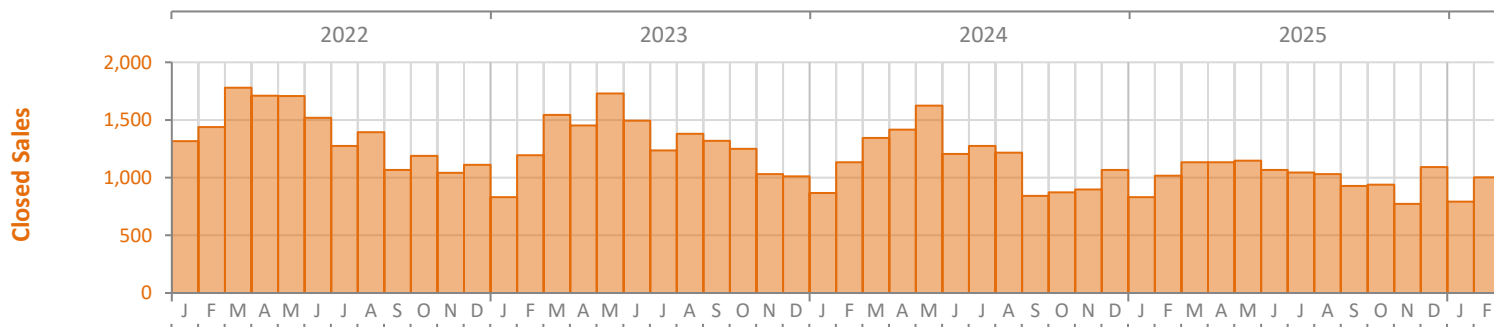
Summary Statistics	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	1,002	1,017	-1.5%
Paid in Cash	519	503	3.2%
Median Sale Price	\$297,000	\$285,000	4.2%
Average Sale Price	\$602,328	\$381,444	57.9%
Dollar Volume	\$603.5 Million	\$387.9 Million	55.6%
Median Percent of Original List Price Received	94.3%	94.2%	0.1%
Median Time to Contract	54 Days	57 Days	-5.3%
Median Time to Sale	90 Days	94 Days	-4.3%
New Pending Sales	1,237	1,179	4.9%
New Listings	1,827	2,000	-8.7%
Pending Inventory	1,465	1,417	3.4%
Inventory (Active Listings)	7,028	6,869	2.3%
Months Supply of Inventory	7.0	6.1	14.8%

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	1,794	-3.0%
February 2026	1,002	-1.5%
January 2026	792	-4.8%
December 2025	1,092	2.3%
November 2025	774	-13.8%
October 2025	939	7.7%
September 2025	928	10.3%
August 2025	1,030	-15.4%
July 2025	1,044	-18.1%
June 2025	1,067	-11.5%
May 2025	1,148	-29.4%
April 2025	1,133	-20.0%
March 2025	1,134	-15.6%
February 2025	1,017	-10.2%

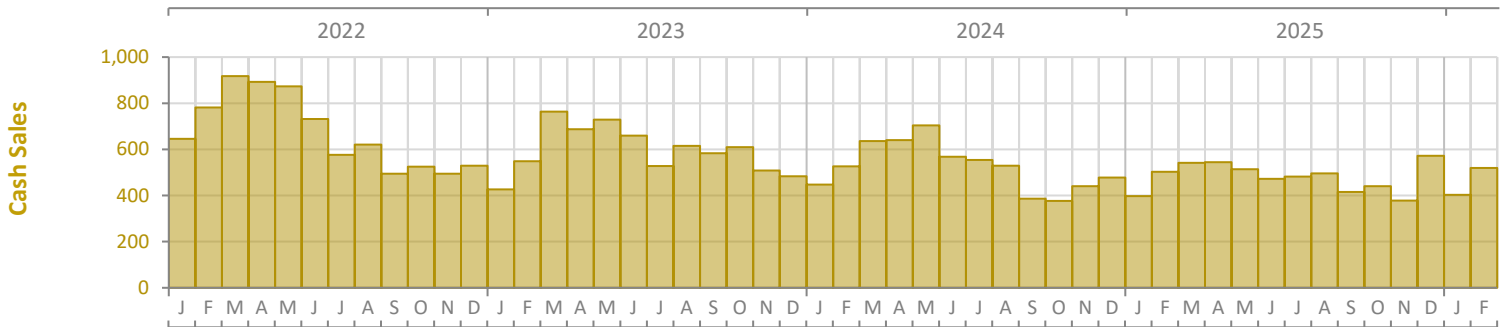


Cash Sales

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	922	2.3%
February 2026	519	3.2%
January 2026	403	1.3%
December 2025	572	19.7%
November 2025	378	-14.3%
October 2025	441	17.0%
September 2025	415	7.2%
August 2025	496	-6.2%
July 2025	482	-13.0%
June 2025	472	-16.9%
May 2025	514	-27.0%
April 2025	544	-15.0%
March 2025	542	-14.8%
February 2025	503	-4.4%

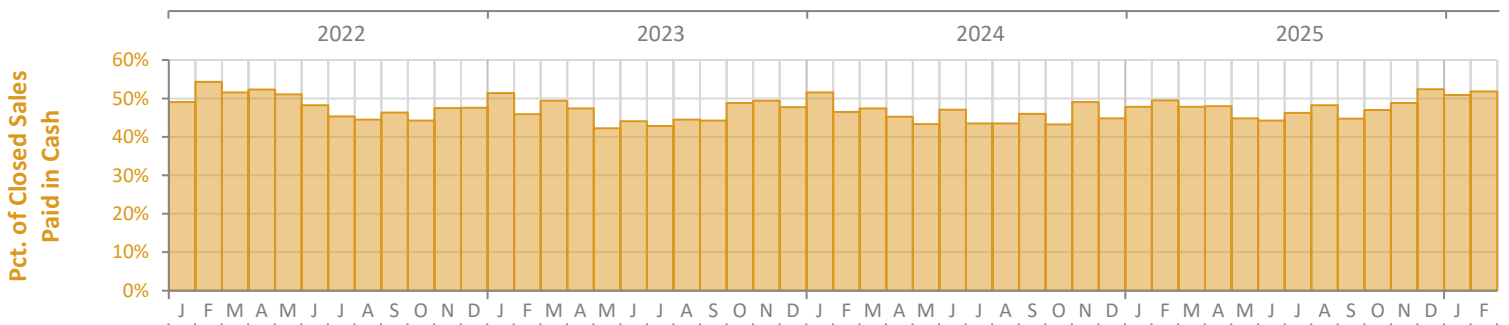


Cash Sales as a Percentage of Closed Sales

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	51.4%	5.5%
February 2026	51.8%	4.6%
January 2026	50.9%	6.5%
December 2025	52.4%	17.0%
November 2025	48.8%	-0.6%
October 2025	47.0%	8.8%
September 2025	44.7%	-2.8%
August 2025	48.2%	10.8%
July 2025	46.2%	6.2%
June 2025	44.2%	-6.2%
May 2025	44.8%	3.5%
April 2025	48.0%	6.2%
March 2025	47.8%	0.8%
February 2025	49.5%	6.5%

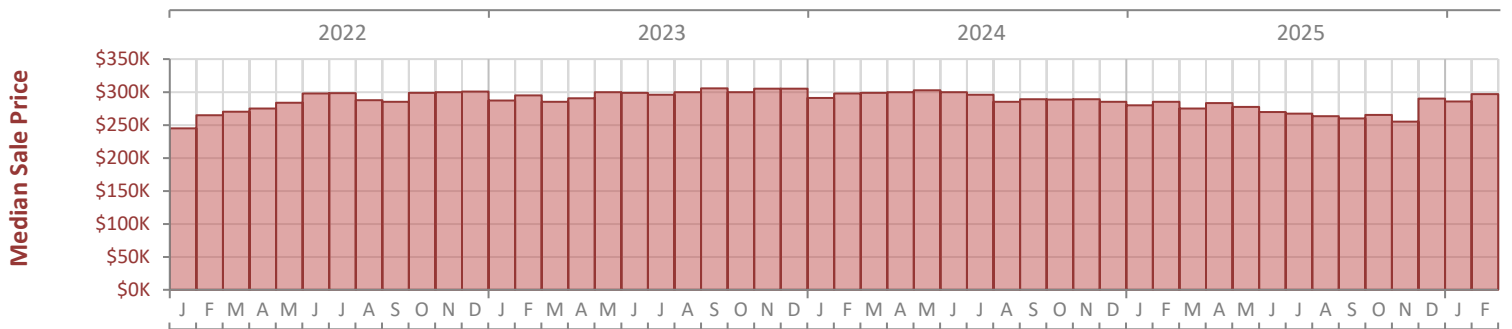


Median Sale Price

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	\$295,000	3.9%
February 2026	\$297,000	4.2%
January 2026	\$285,517	2.0%
December 2025	\$290,000	1.6%
November 2025	\$255,000	-11.8%
October 2025	\$265,500	-8.0%
September 2025	\$260,000	-10.0%
August 2025	\$263,250	-7.7%
July 2025	\$267,250	-9.7%
June 2025	\$269,900	-10.0%
May 2025	\$277,500	-8.4%
April 2025	\$283,500	-5.5%
March 2025	\$275,000	-8.0%
February 2025	\$285,000	-4.3%

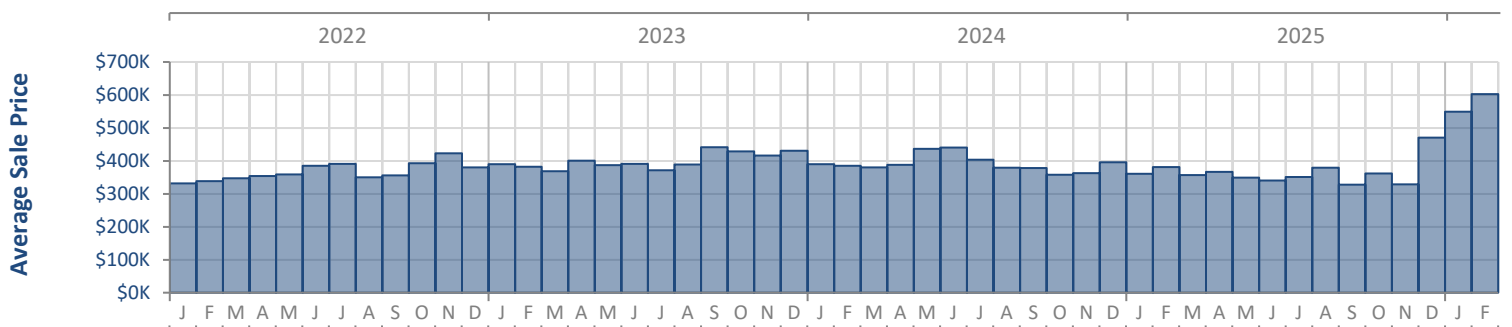


Average Sale Price

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	\$579,043	55.6%
February 2026	\$602,328	57.9%
January 2026	\$549,585	52.3%
December 2025	\$470,577	19.0%
November 2025	\$328,453	-9.4%
October 2025	\$361,755	1.2%
September 2025	\$327,804	-13.3%
August 2025	\$379,200	0.0%
July 2025	\$351,378	-12.8%
June 2025	\$340,650	-22.6%
May 2025	\$348,649	-20.1%
April 2025	\$366,704	-5.4%
March 2025	\$357,099	-6.1%
February 2025	\$381,444	-0.8%

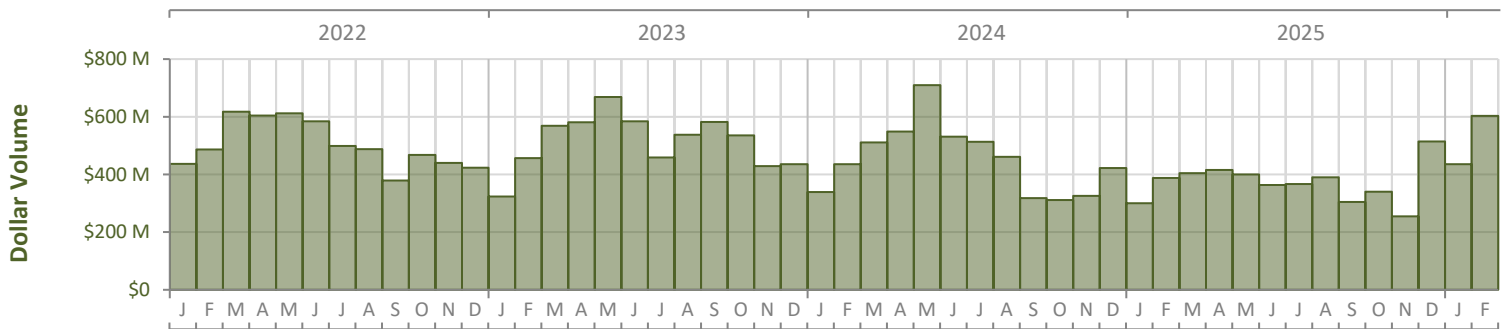


Dollar Volume

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	\$1.0 Billion	51.0%
February 2026	\$603.5 Million	55.6%
January 2026	\$435.3 Million	45.0%
December 2025	\$513.9 Million	21.8%
November 2025	\$254.2 Million	-21.9%
October 2025	\$339.7 Million	9.0%
September 2025	\$304.2 Million	-4.3%
August 2025	\$390.6 Million	-15.3%
July 2025	\$366.8 Million	-28.6%
June 2025	\$363.5 Million	-31.6%
May 2025	\$400.2 Million	-43.6%
April 2025	\$415.5 Million	-24.3%
March 2025	\$405.0 Million	-20.8%
February 2025	\$387.9 Million	-10.9%

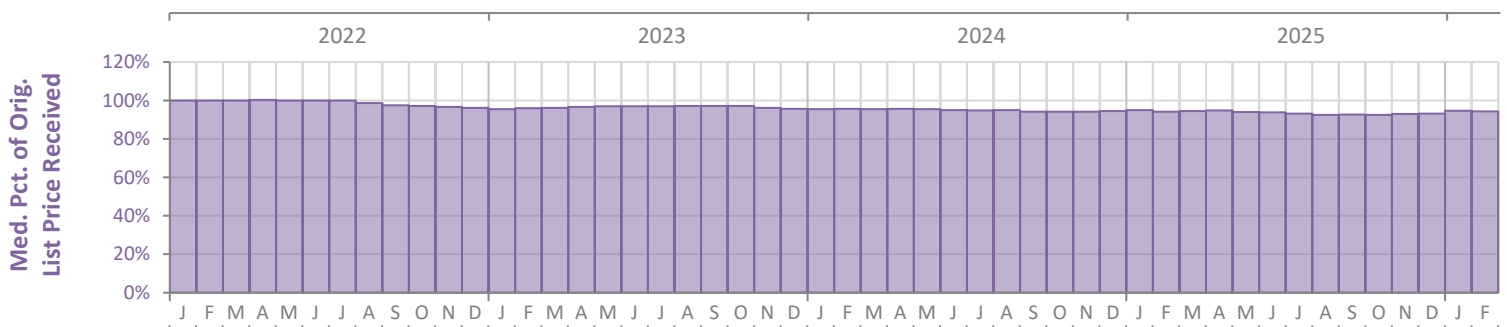


Median Percent of Original List Price Received

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	94.5%	0.1%
February 2026	94.3%	0.1%
January 2026	94.6%	-0.3%
December 2025	93.2%	-1.4%
November 2025	92.9%	-1.4%
October 2025	92.5%	-1.8%
September 2025	92.6%	-1.6%
August 2025	92.5%	-2.5%
July 2025	93.1%	-1.8%
June 2025	93.8%	-1.3%
May 2025	94.0%	-1.6%
April 2025	94.8%	-0.8%
March 2025	94.4%	-1.2%
February 2025	94.2%	-1.5%

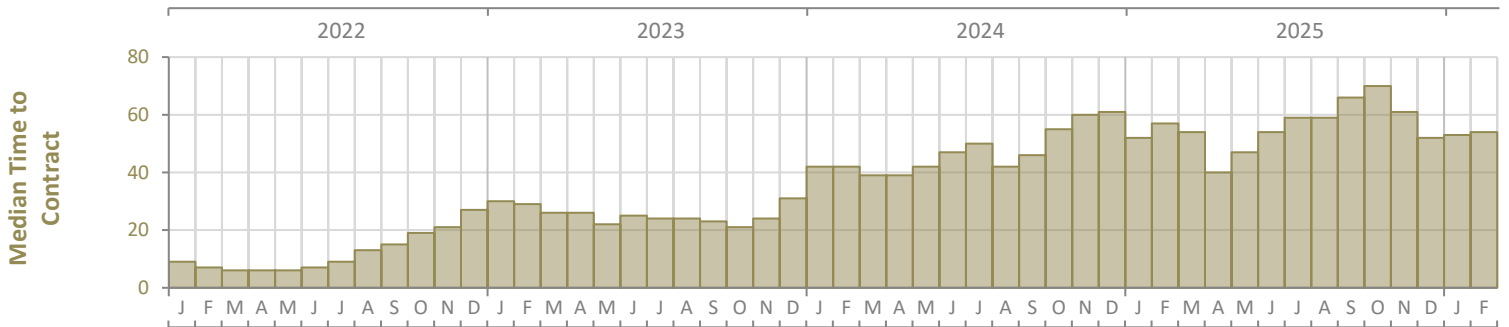


Median Time to Contract

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	54 Days	-1.8%
February 2026	54 Days	-5.3%
January 2026	53 Days	1.9%
December 2025	52 Days	-14.8%
November 2025	61 Days	1.7%
October 2025	70 Days	27.3%
September 2025	66 Days	43.5%
August 2025	59 Days	40.5%
July 2025	59 Days	18.0%
June 2025	54 Days	14.9%
May 2025	47 Days	11.9%
April 2025	40 Days	2.6%
March 2025	54 Days	38.5%
February 2025	57 Days	35.7%

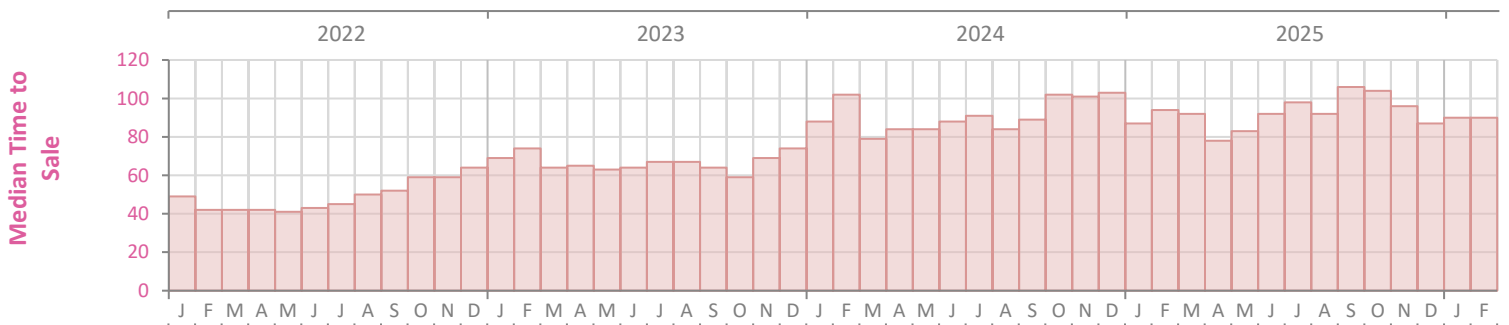


Median Time to Sale

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	91 Days	-2.2%
February 2026	90 Days	-4.3%
January 2026	90 Days	3.4%
December 2025	87 Days	-15.5%
November 2025	96 Days	-5.0%
October 2025	104 Days	2.0%
September 2025	106 Days	19.1%
August 2025	92 Days	9.5%
July 2025	98 Days	7.7%
June 2025	92 Days	4.5%
May 2025	83 Days	-1.2%
April 2025	78 Days	-7.1%
March 2025	92 Days	16.5%
February 2025	94 Days	-7.8%

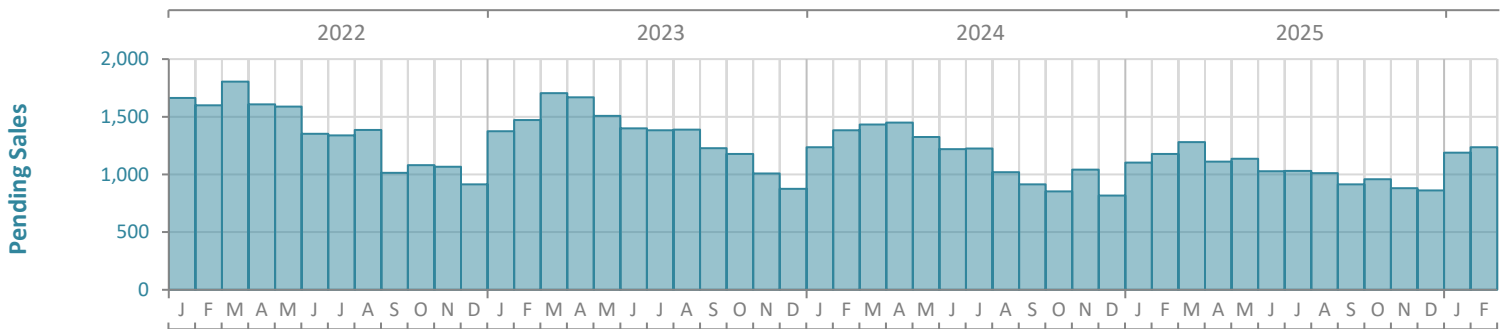


New Pending Sales

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	2,427	6.4%
February 2026	1,237	4.9%
January 2026	1,190	7.9%
December 2025	862	5.6%
November 2025	881	-15.5%
October 2025	958	12.3%
September 2025	913	-0.1%
August 2025	1,012	-0.7%
July 2025	1,032	-15.8%
June 2025	1,029	-15.5%
May 2025	1,136	-14.3%
April 2025	1,111	-23.4%
March 2025	1,279	-10.7%
February 2025	1,179	-14.7%

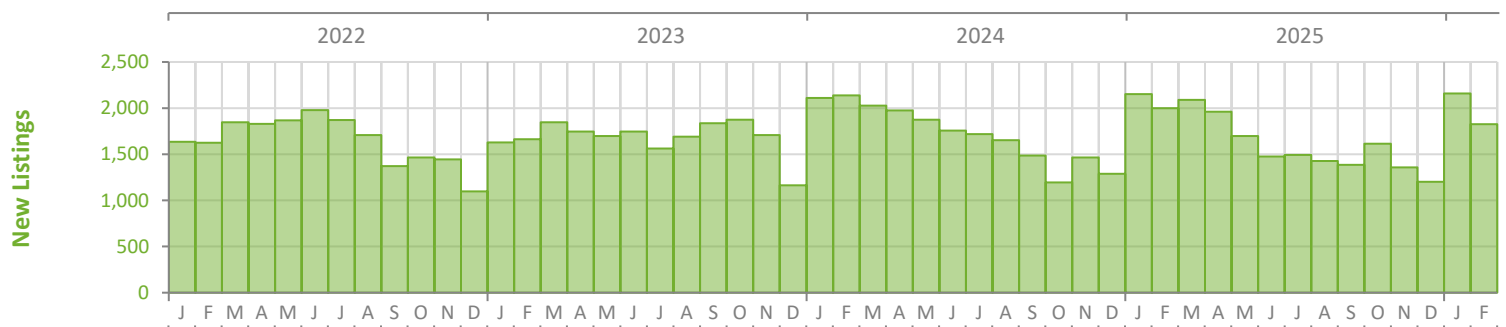


New Listings

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	3,986	-4.0%
February 2026	1,827	-8.7%
January 2026	2,159	0.3%
December 2025	1,201	-6.8%
November 2025	1,357	-7.4%
October 2025	1,613	35.0%
September 2025	1,384	-6.9%
August 2025	1,428	-13.5%
July 2025	1,494	-13.1%
June 2025	1,476	-16.0%
May 2025	1,696	-9.5%
April 2025	1,960	-0.7%
March 2025	2,090	3.1%
February 2025	2,000	-6.4%

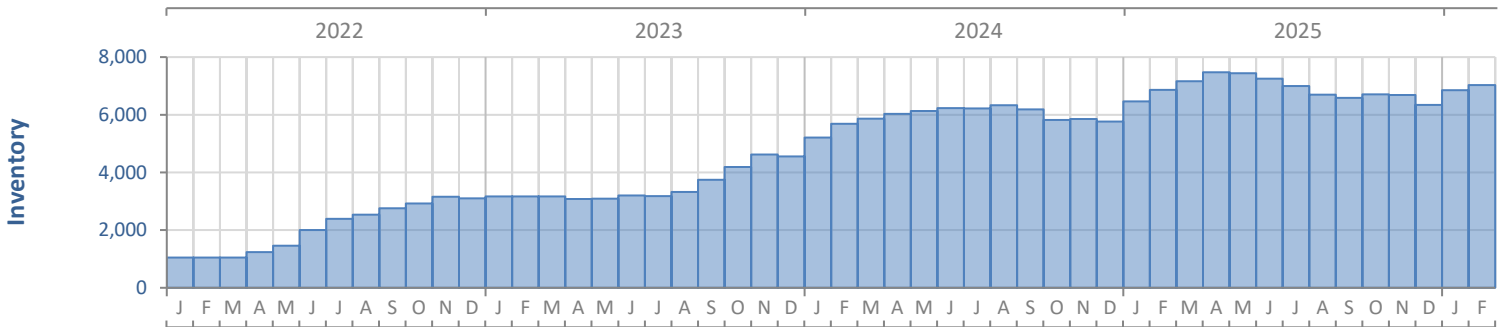


Inventory (Active Listings)

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)	6,940	4.1%
February 2026	7,028	2.3%
January 2026	6,852	6.1%
December 2025	6,343	10.0%
November 2025	6,689	14.3%
October 2025	6,706	15.1%
September 2025	6,584	6.3%
August 2025	6,695	5.7%
July 2025	6,994	12.5%
June 2025	7,249	16.4%
May 2025	7,444	21.5%
April 2025	7,474	23.8%
March 2025	7,159	22.1%
February 2025	6,869	20.7%

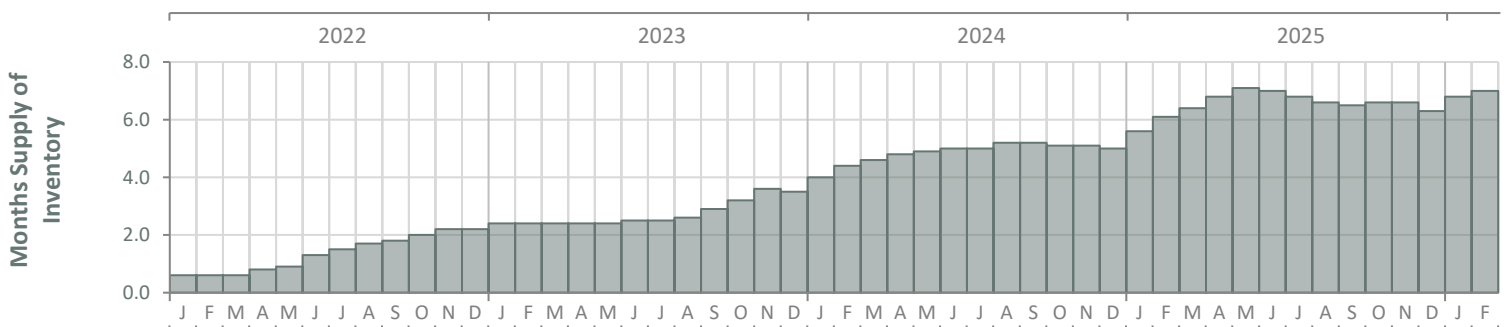


Months Supply of Inventory

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)	6.9	16.9%
February 2026	7.0	14.8%
January 2026	6.8	21.4%
December 2025	6.3	26.0%
November 2025	6.6	29.4%
October 2025	6.6	29.4%
September 2025	6.5	25.0%
August 2025	6.6	26.9%
July 2025	6.8	36.0%
June 2025	7.0	40.0%
May 2025	7.1	44.9%
April 2025	6.8	41.7%
March 2025	6.4	39.1%
February 2025	6.1	38.6%

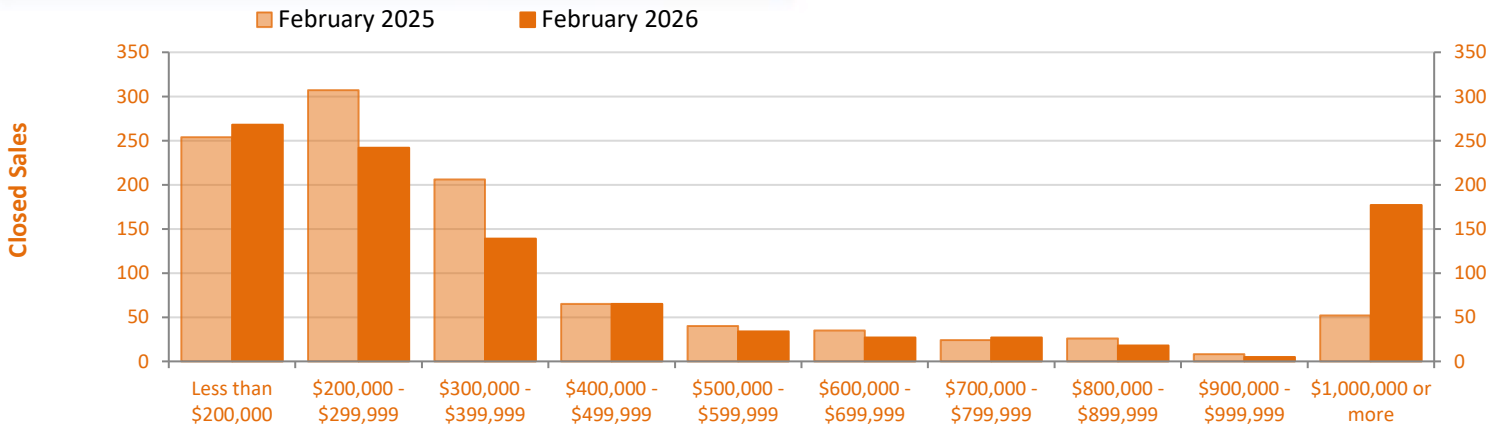


Closed Sales by Sale Price

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.

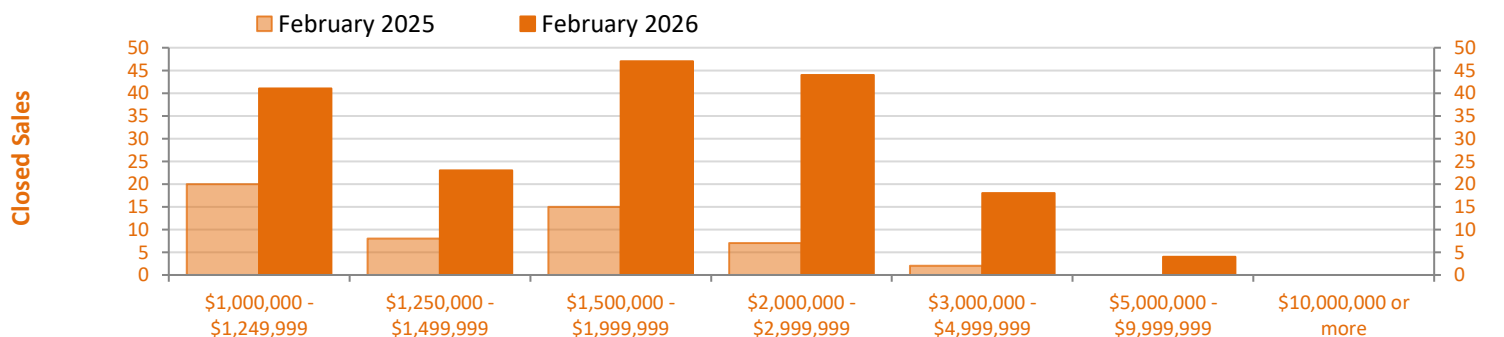
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	268	5.5%
\$200,000 - \$299,999	242	-21.2%
\$300,000 - \$399,999	139	-32.5%
\$400,000 - \$499,999	65	0.0%
\$500,000 - \$599,999	34	-15.0%
\$600,000 - \$699,999	27	-22.9%
\$700,000 - \$799,999	27	12.5%
\$800,000 - \$899,999	18	-30.8%
\$900,000 - \$999,999	5	-37.5%
\$1,000,000 or more	177	240.4%



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	41	105.0%
\$1,250,000 - \$1,499,999	23	187.5%
\$1,500,000 - \$1,999,999	47	213.3%
\$2,000,000 - \$2,999,999	44	528.6%
\$3,000,000 - \$4,999,999	18	800.0%
\$5,000,000 - \$9,999,999	4	N/A
\$10,000,000 or more	0	N/A

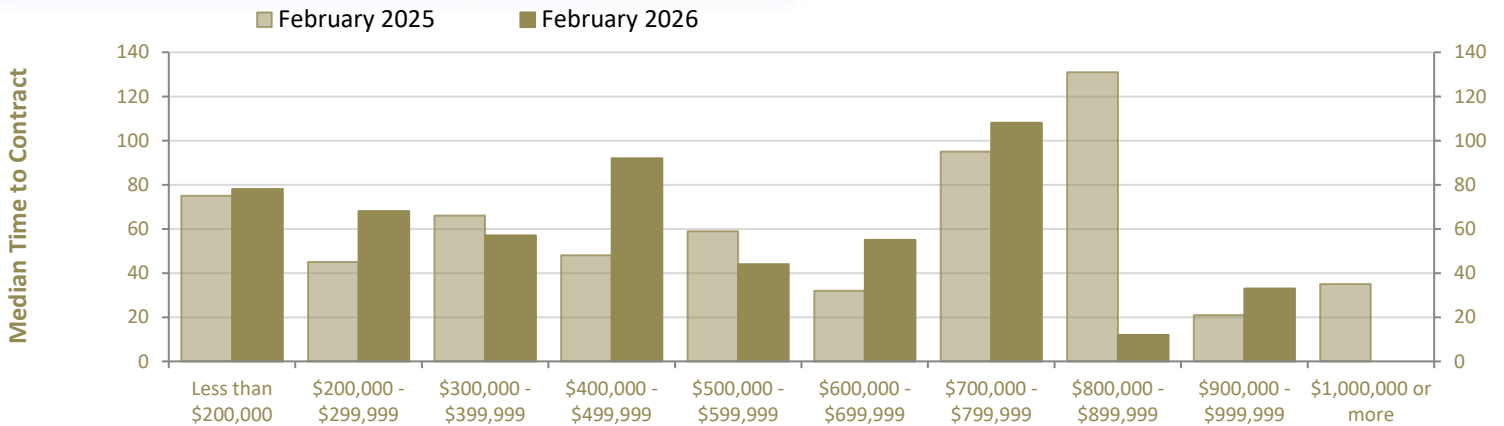


Median Time to Contract by Sale Price

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.

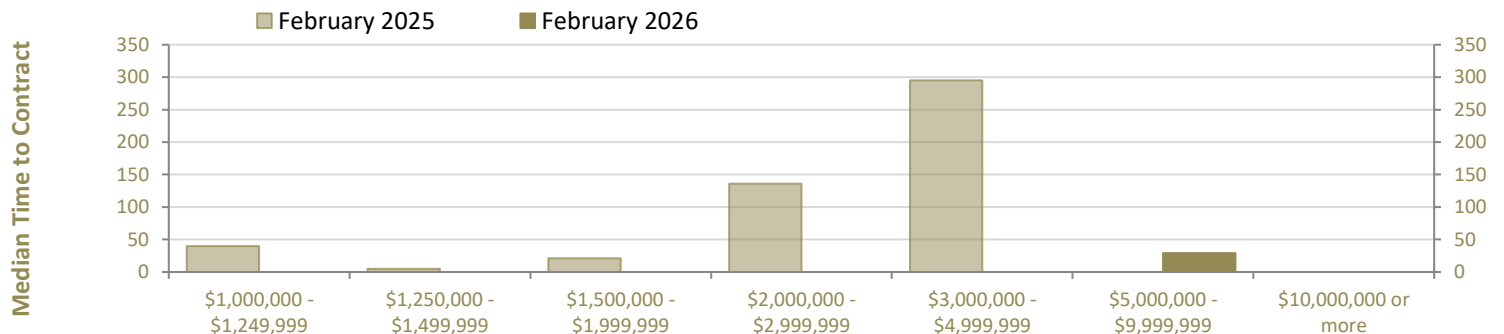
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	78 Days	4.0%
\$200,000 - \$299,999	68 Days	51.1%
\$300,000 - \$399,999	57 Days	-13.6%
\$400,000 - \$499,999	92 Days	91.7%
\$500,000 - \$599,999	44 Days	-25.4%
\$600,000 - \$699,999	55 Days	71.9%
\$700,000 - \$799,999	108 Days	13.7%
\$800,000 - \$899,999	12 Days	-90.8%
\$900,000 - \$999,999	33 Days	57.1%
\$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	0 Days	-100.0%
\$1,250,000 - \$1,499,999	0 Days	-100.0%
\$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	0 Days	-100.0%
\$5,000,000 - \$9,999,999	29 Days	N/A
\$10,000,000 or more	(No Sales)	N/A

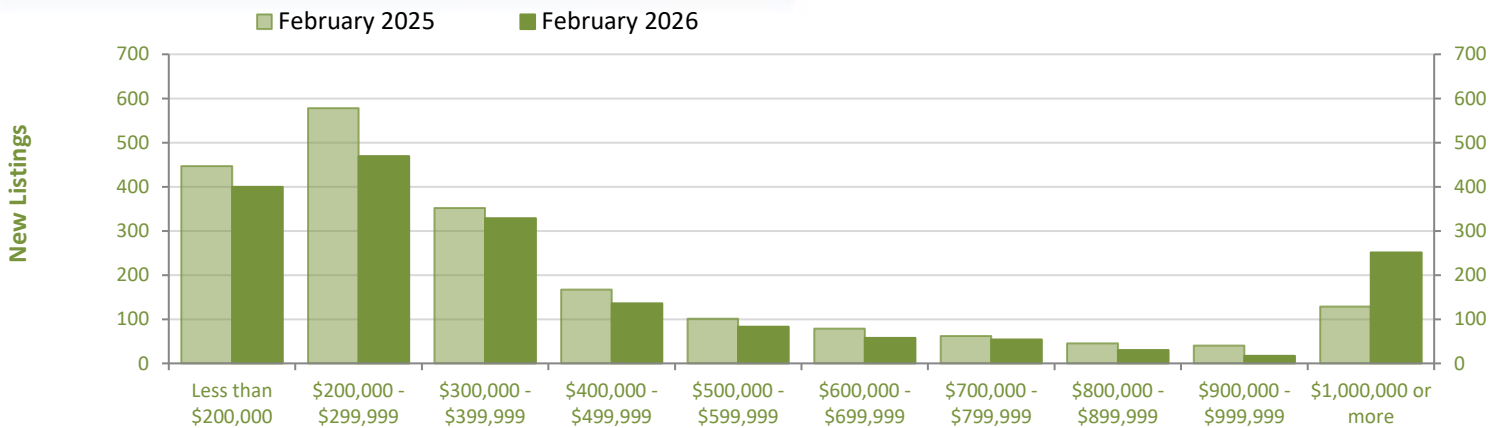


New Listings by Initial Listing Price

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.

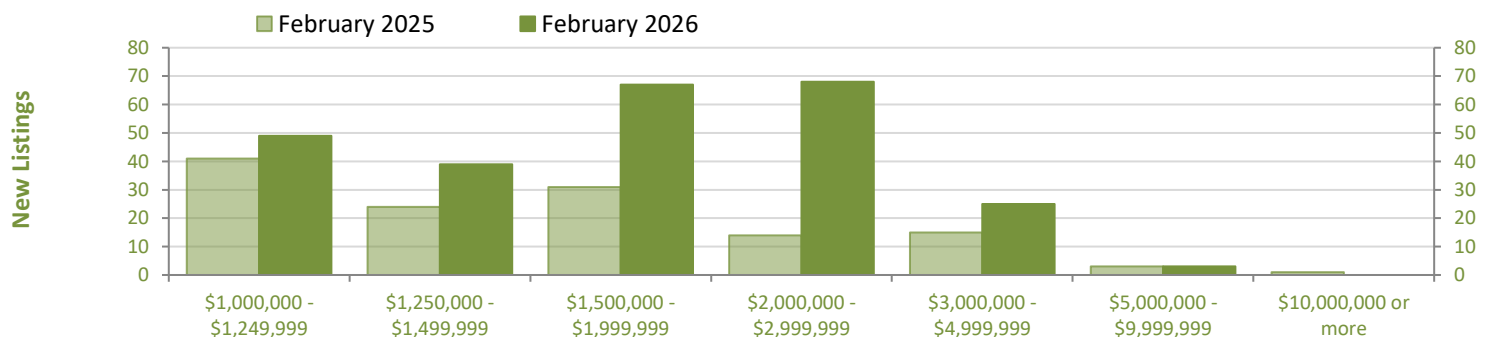
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	400	-10.5%
\$200,000 - \$299,999	469	-18.9%
\$300,000 - \$399,999	329	-6.5%
\$400,000 - \$499,999	136	-18.6%
\$500,000 - \$599,999	83	-17.8%
\$600,000 - \$699,999	58	-26.6%
\$700,000 - \$799,999	54	-12.9%
\$800,000 - \$899,999	30	-33.3%
\$900,000 - \$999,999	17	-57.5%
\$1,000,000 or more	251	94.6%



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	49	19.5%
\$1,250,000 - \$1,499,999	39	62.5%
\$1,500,000 - \$1,999,999	67	116.1%
\$2,000,000 - \$2,999,999	68	385.7%
\$3,000,000 - \$4,999,999	25	66.7%
\$5,000,000 - \$9,999,999	3	0.0%
\$10,000,000 or more	0	-100.0%

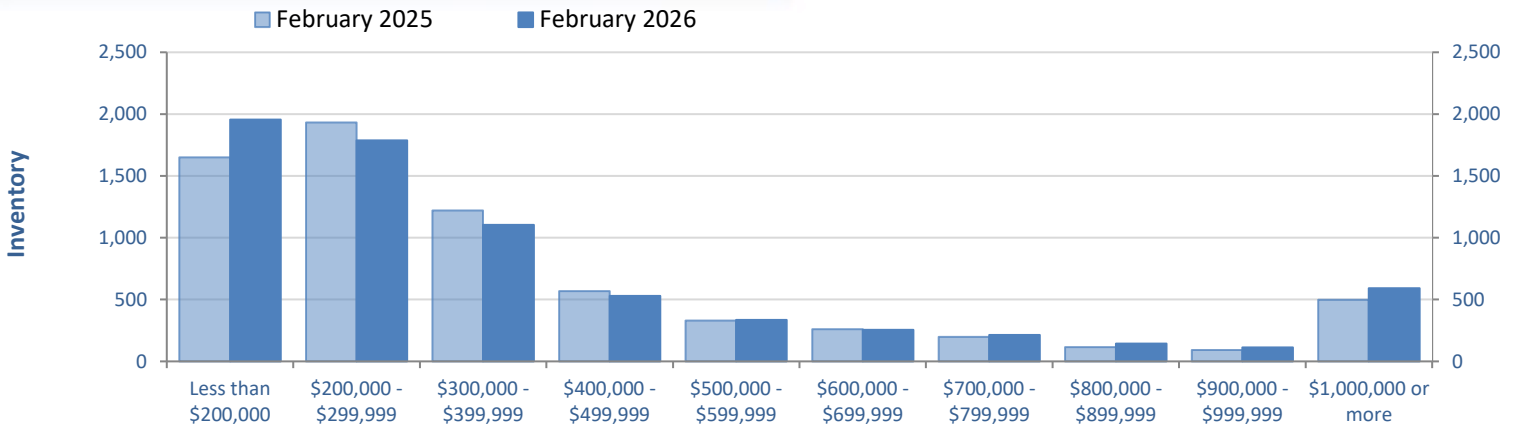


Inventory by Current Listing Price

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.

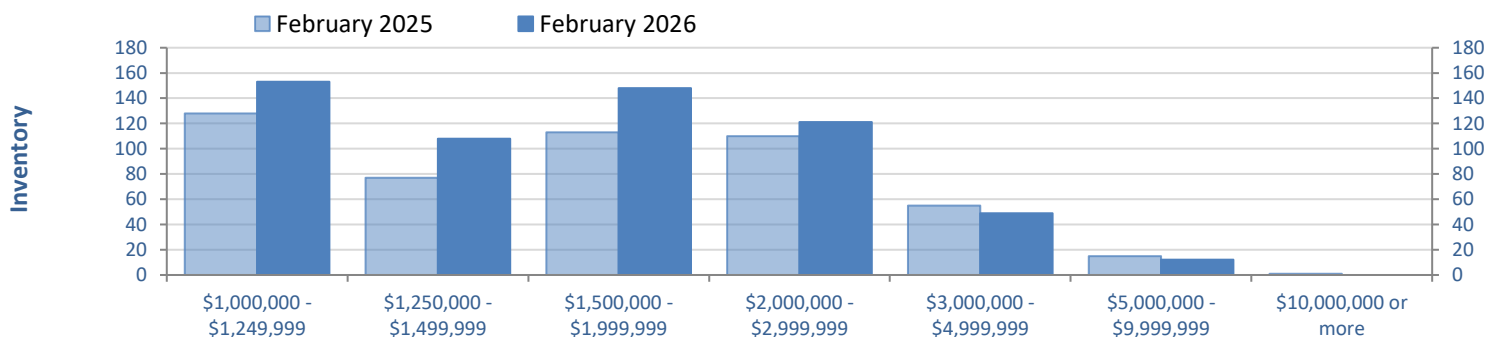
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	1,955	18.6%
\$200,000 - \$299,999	1,787	-7.5%
\$300,000 - \$399,999	1,105	-9.5%
\$400,000 - \$499,999	530	-6.7%
\$500,000 - \$599,999	336	1.5%
\$600,000 - \$699,999	255	-2.3%
\$700,000 - \$799,999	214	7.5%
\$800,000 - \$899,999	143	23.3%
\$900,000 - \$999,999	112	20.4%
\$1,000,000 or more	591	18.4%



Million Dollar Spotlight

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

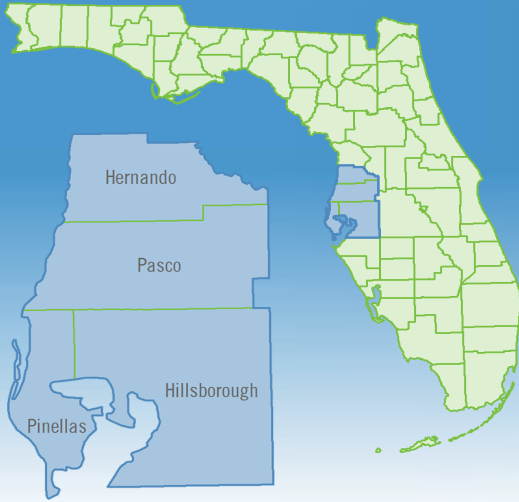
Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	153	19.5%
\$1,250,000 - \$1,499,999	108	40.3%
\$1,500,000 - \$1,999,999	148	31.0%
\$2,000,000 - \$2,999,999	121	10.0%
\$3,000,000 - \$4,999,999	49	-10.9%
\$5,000,000 - \$9,999,999	12	-20.0%
\$10,000,000 or more	0	-100.0%



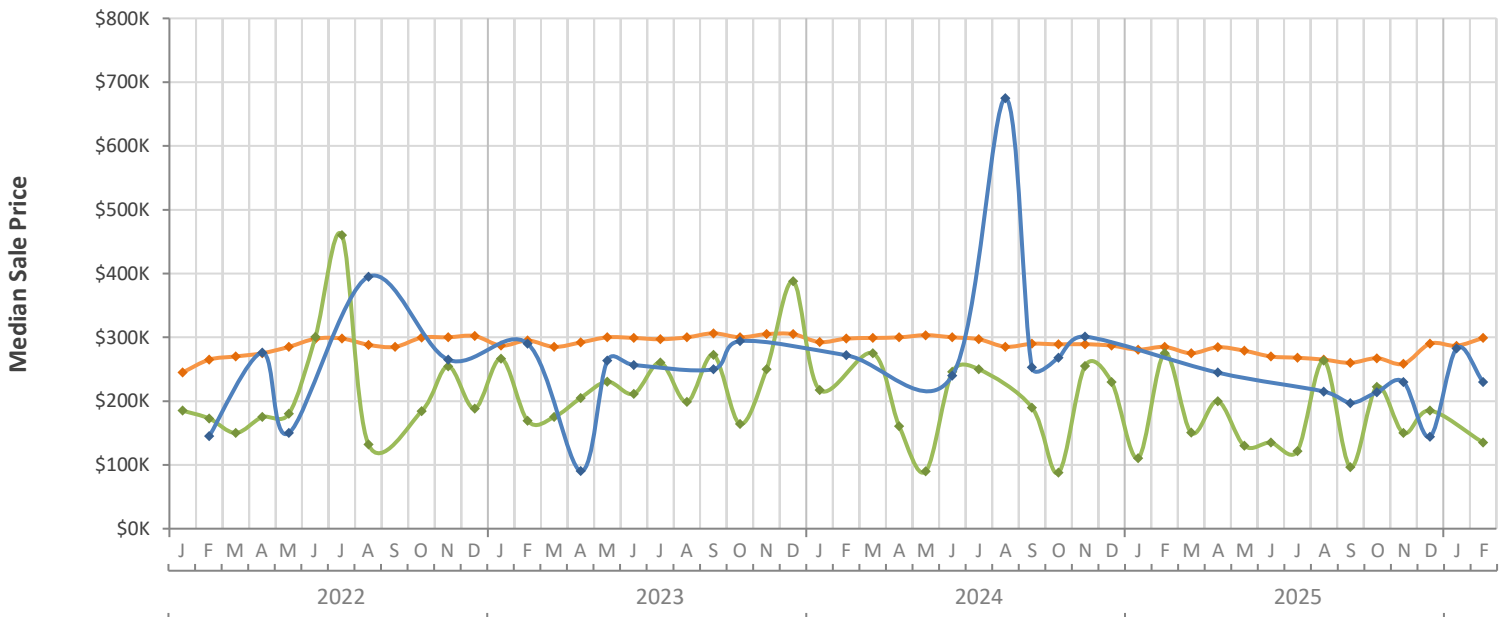
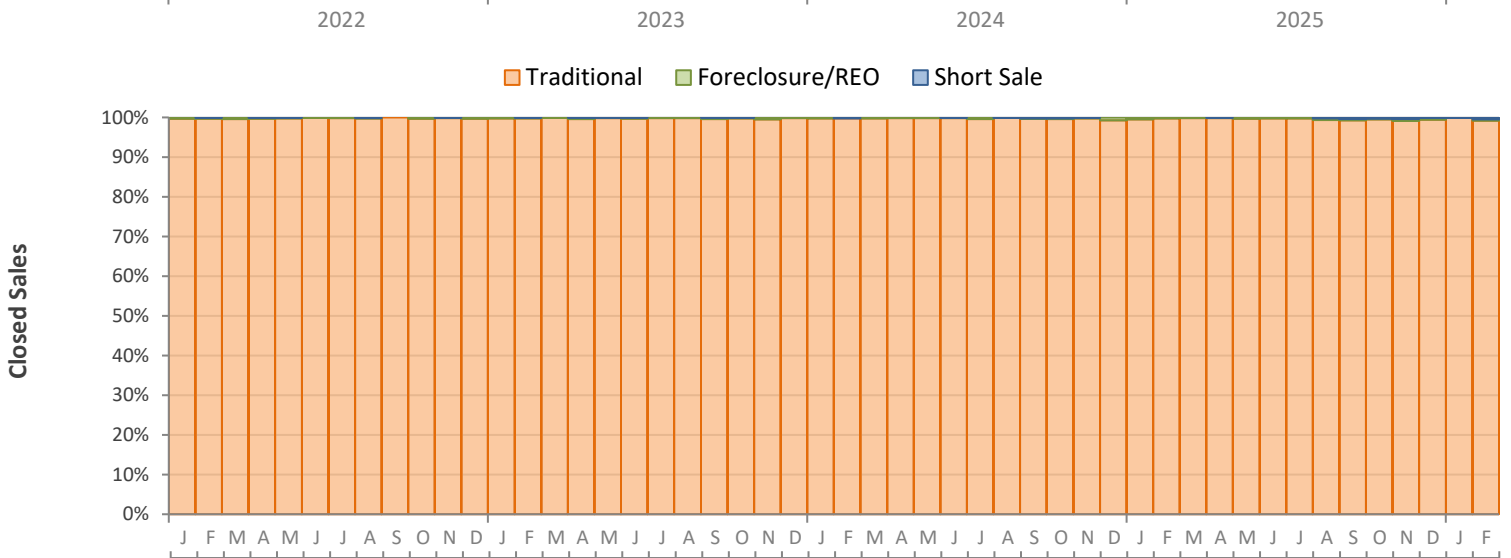
Monthly Distressed Market - February 2026

Townhouses and Condos

Tampa-St. Petersburg-Clearwater MSA



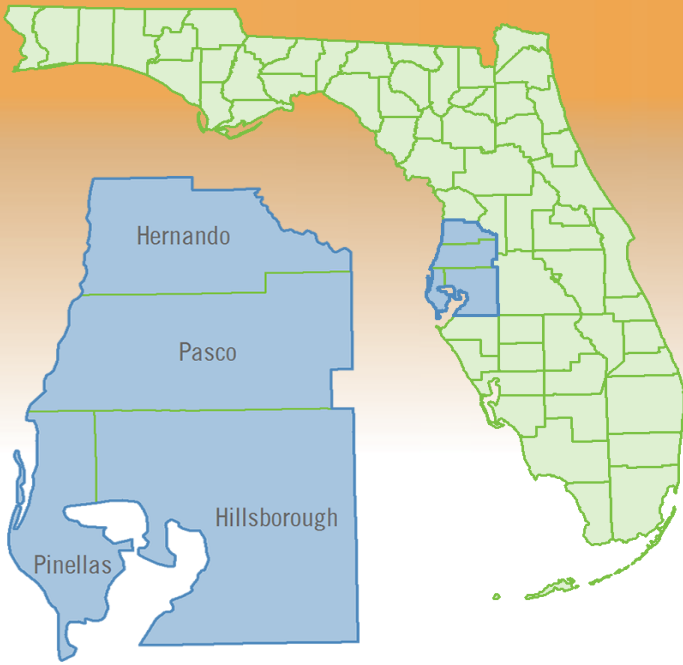
		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	994	1,014	-2.0%
	Median Sale Price	\$299,000	\$285,000	4.9%
Foreclosure/REO	Closed Sales	3	3	0.0%
	Median Sale Price	\$135,000	\$274,900	-50.9%
Short Sale	Closed Sales	5	0	N/A
	Median Sale Price	\$230,000	(No Sales)	N/A



Monthly Market Detail - February 2026

Manufactured Homes

Tampa-St. Petersburg-Clearwater MSA



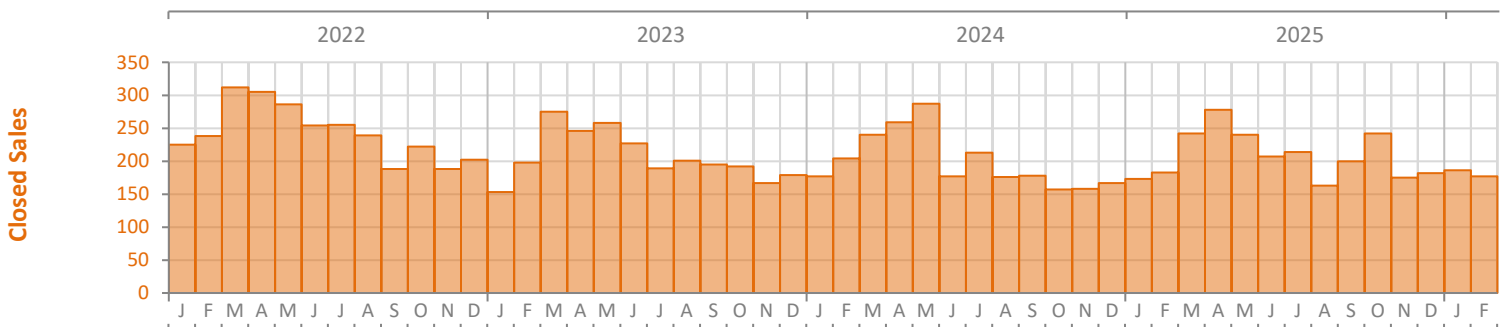
Summary Statistics	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	177	183	-3.3%
Paid in Cash	119	123	-3.3%
Median Sale Price	\$148,900	\$159,000	-6.4%
Average Sale Price	\$161,757	\$172,414	-6.2%
Dollar Volume	\$28.6 Million	\$31.6 Million	-9.3%
Median Percent of Original List Price Received	89.6%	91.8%	-2.4%
Median Time to Contract	93 Days	47 Days	97.9%
Median Time to Sale	122 Days	81 Days	50.6%
New Pending Sales	231	261	-11.5%
New Listings	306	408	-25.0%
Pending Inventory	269	287	-6.3%
Inventory (Active Listings)	1,320	1,343	-1.7%
Months Supply of Inventory	6.3	6.8	-7.4%

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	363	2.0%
February 2026	177	-3.3%
January 2026	186	7.5%
December 2025	182	9.0%
November 2025	175	10.8%
October 2025	242	54.1%
September 2025	200	12.4%
August 2025	163	-7.4%
July 2025	214	0.5%
June 2025	207	16.9%
May 2025	240	-16.4%
April 2025	278	7.3%
March 2025	242	0.8%
February 2025	183	-10.3%

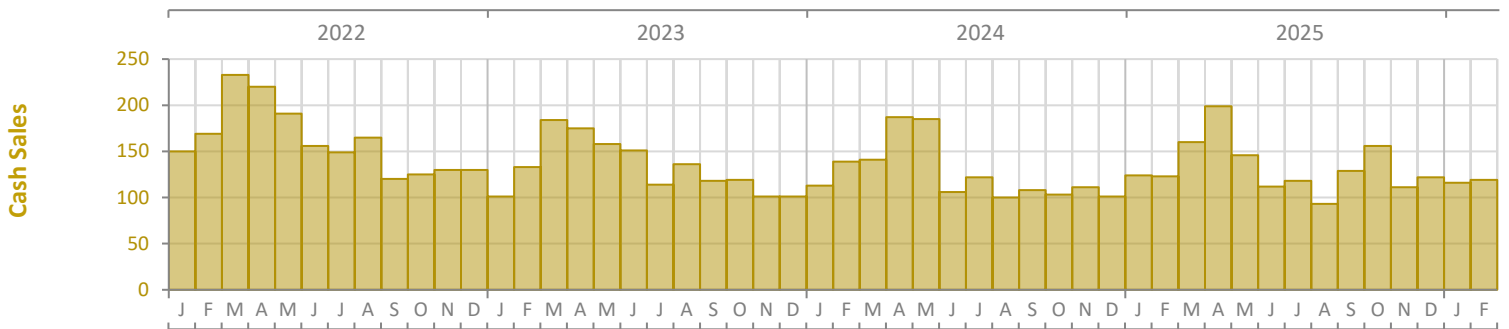


Cash Sales

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	235	-4.9%
February 2026	119	-3.3%
January 2026	116	-6.5%
December 2025	122	20.8%
November 2025	111	0.0%
October 2025	156	51.5%
September 2025	129	19.4%
August 2025	93	-7.0%
July 2025	118	-3.3%
June 2025	112	5.7%
May 2025	146	-21.1%
April 2025	199	6.4%
March 2025	160	13.5%
February 2025	123	-11.5%

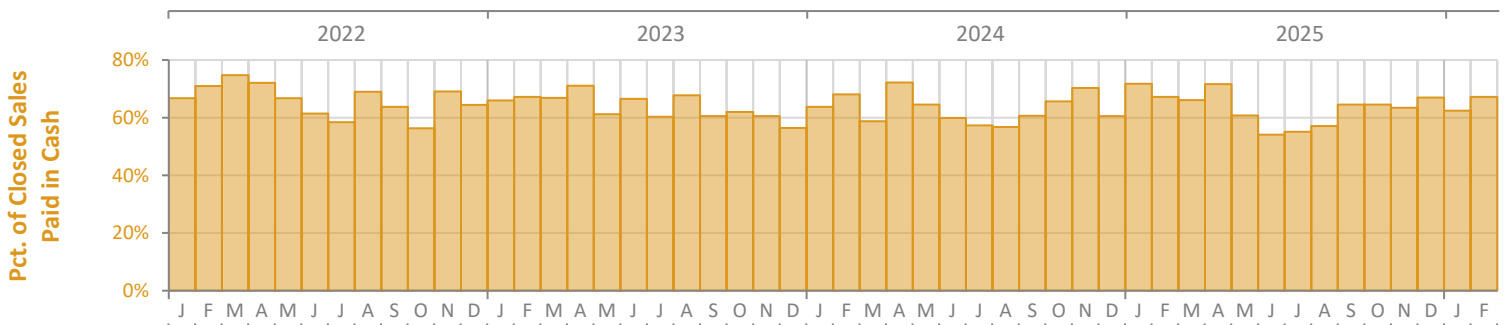


Cash Sales as a Percentage of Closed Sales

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	64.7%	-6.8%
February 2026	67.2%	0.0%
January 2026	62.4%	-13.0%
December 2025	67.0%	10.7%
November 2025	63.4%	-9.8%
October 2025	64.5%	-1.7%
September 2025	64.5%	6.3%
August 2025	57.1%	0.5%
July 2025	55.1%	-3.8%
June 2025	54.1%	-9.7%
May 2025	60.8%	-5.7%
April 2025	71.6%	-0.8%
March 2025	66.1%	12.4%
February 2025	67.2%	-1.3%

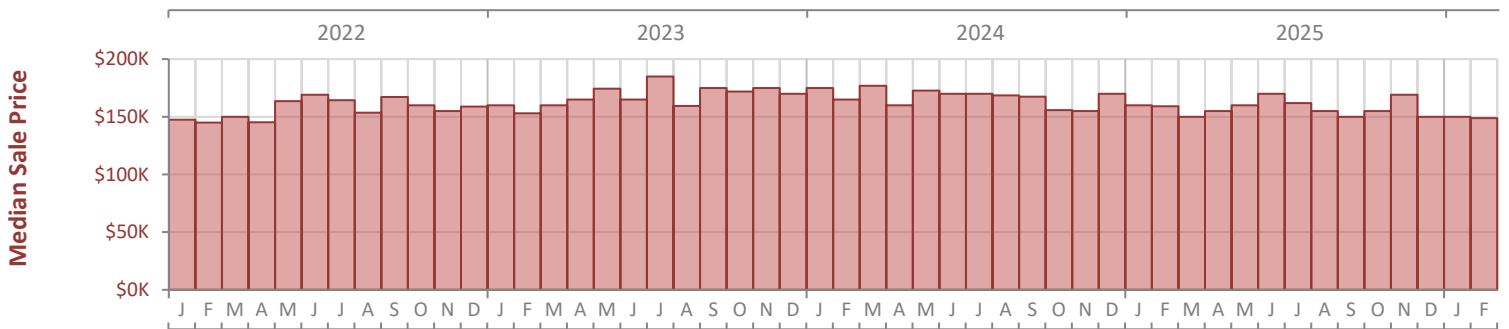


Median Sale Price

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	\$150,000	-6.3%
February 2026	\$148,900	-6.4%
January 2026	\$150,000	-6.3%
December 2025	\$150,000	-11.8%
November 2025	\$169,000	9.0%
October 2025	\$155,000	-0.5%
September 2025	\$150,000	-10.4%
August 2025	\$155,000	-8.0%
July 2025	\$162,000	-4.7%
June 2025	\$170,000	0.0%
May 2025	\$160,000	-7.4%
April 2025	\$155,000	-3.1%
March 2025	\$150,000	-15.3%
February 2025	\$159,000	-3.6%

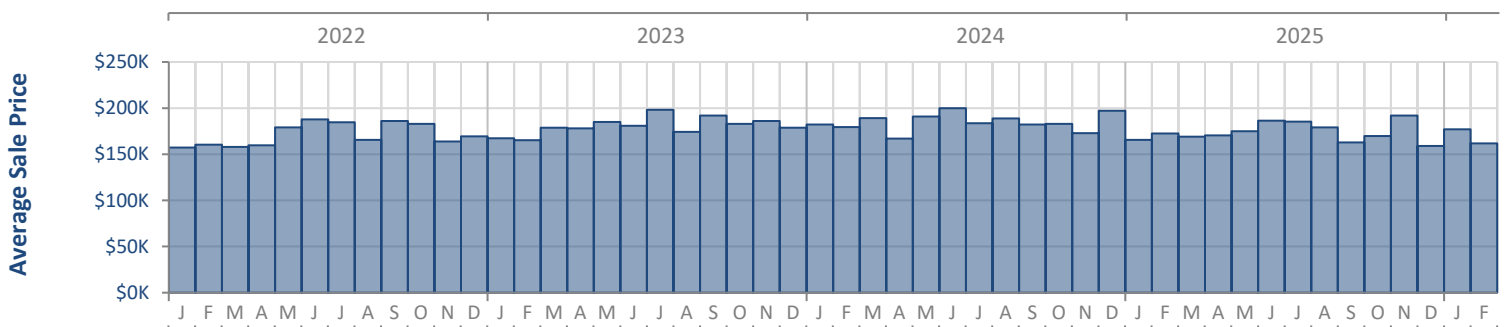


Average Sale Price

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	\$169,552	0.2%
February 2026	\$161,757	-6.2%
January 2026	\$176,970	6.8%
December 2025	\$159,116	-19.2%
November 2025	\$191,826	11.0%
October 2025	\$169,650	-7.2%
September 2025	\$162,708	-10.8%
August 2025	\$179,268	-5.0%
July 2025	\$185,379	1.0%
June 2025	\$186,333	-6.9%
May 2025	\$174,932	-8.3%
April 2025	\$170,533	2.2%
March 2025	\$169,088	-10.6%
February 2025	\$172,414	-4.0%

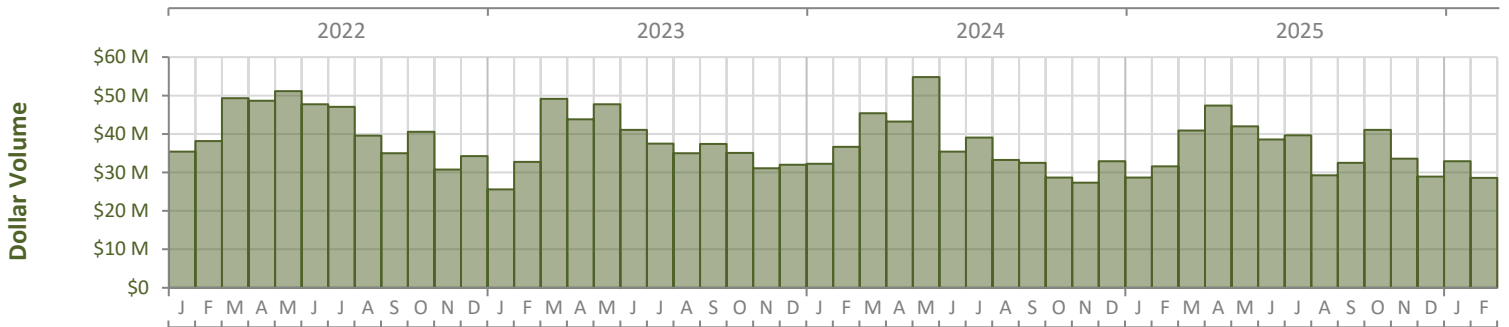


Dollar Volume

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	\$61.5 Million	2.2%
February 2026	\$28.6 Million	-9.3%
January 2026	\$32.9 Million	14.8%
December 2025	\$29.0 Million	-12.0%
November 2025	\$33.6 Million	23.0%
October 2025	\$41.1 Million	43.1%
September 2025	\$32.5 Million	0.2%
August 2025	\$29.2 Million	-12.1%
July 2025	\$39.7 Million	1.5%
June 2025	\$38.6 Million	8.9%
May 2025	\$42.0 Million	-23.4%
April 2025	\$47.4 Million	9.7%
March 2025	\$40.9 Million	-9.8%
February 2025	\$31.6 Million	-13.9%

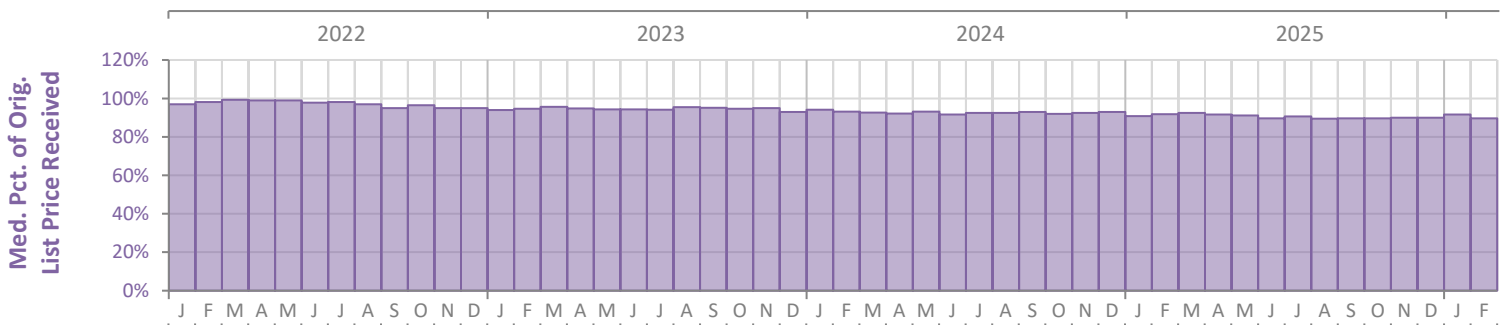


Median Percent of Original List Price Received

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	90.2%	-1.3%
February 2026	89.6%	-2.4%
January 2026	91.6%	0.9%
December 2025	90.0%	-3.1%
November 2025	90.0%	-2.7%
October 2025	89.6%	-2.6%
September 2025	89.7%	-3.4%
August 2025	89.5%	-3.2%
July 2025	90.7%	-1.9%
June 2025	89.7%	-2.2%
May 2025	91.1%	-2.1%
April 2025	91.6%	-0.7%
March 2025	92.4%	-0.2%
February 2025	91.8%	-1.4%

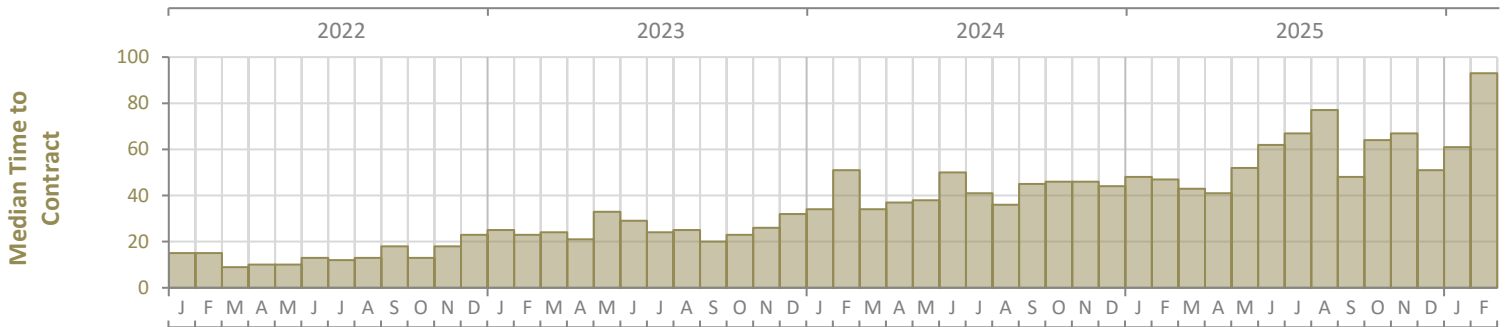


Median Time to Contract

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	60.4%
February 2026	93 Days	97.9%
January 2026	61 Days	27.1%
December 2025	51 Days	15.9%
November 2025	67 Days	45.7%
October 2025	64 Days	39.1%
September 2025	48 Days	6.7%
August 2025	77 Days	113.9%
July 2025	67 Days	63.4%
June 2025	62 Days	24.0%
May 2025	52 Days	36.8%
April 2025	41 Days	10.8%
March 2025	43 Days	26.5%
February 2025	47 Days	-7.8%

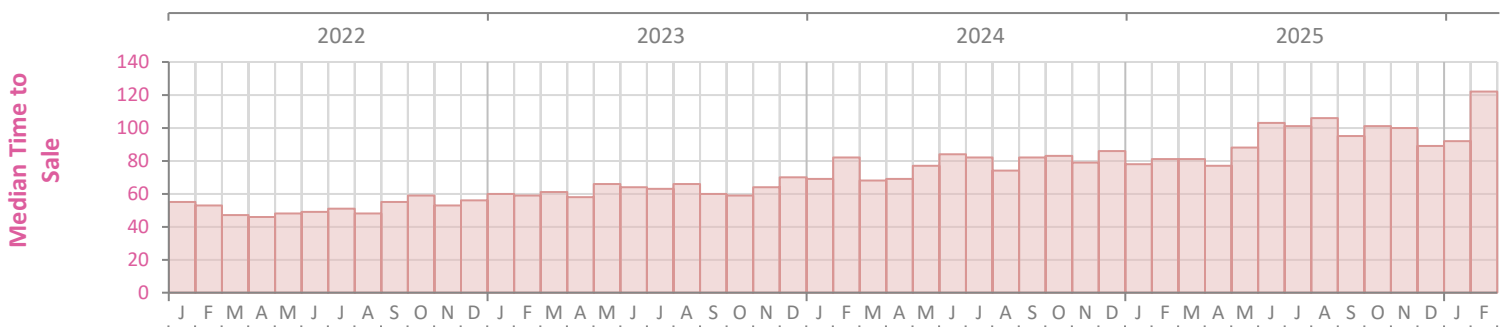


Median Time to Sale

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	41.3%
February 2026	122 Days	50.6%
January 2026	92 Days	17.9%
December 2025	89 Days	3.5%
November 2025	100 Days	26.6%
October 2025	101 Days	21.7%
September 2025	95 Days	15.9%
August 2025	106 Days	43.2%
July 2025	101 Days	23.2%
June 2025	103 Days	22.6%
May 2025	88 Days	14.3%
April 2025	77 Days	11.6%
March 2025	81 Days	19.1%
February 2025	81 Days	-1.2%

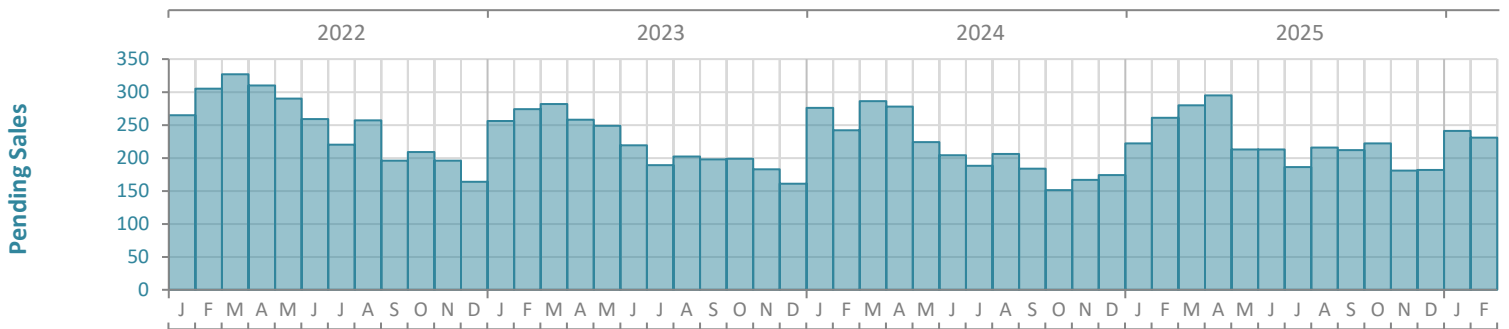


New Pending Sales

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	472	-2.3%
February 2026	231	-11.5%
January 2026	241	8.6%
December 2025	182	4.6%
November 2025	181	8.4%
October 2025	222	47.0%
September 2025	212	15.2%
August 2025	216	4.9%
July 2025	186	-1.1%
June 2025	213	4.4%
May 2025	213	-4.9%
April 2025	295	6.1%
March 2025	280	-2.1%
February 2025	261	7.9%

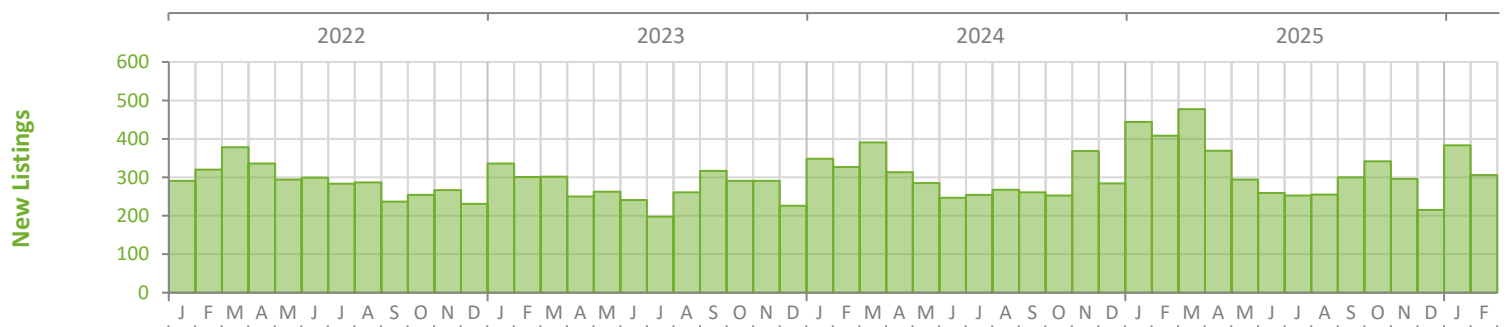


New Listings

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	689	-19.1%
February 2026	306	-25.0%
January 2026	383	-13.7%
December 2025	215	-24.3%
November 2025	296	-19.6%
October 2025	342	35.2%
September 2025	300	14.9%
August 2025	255	-4.9%
July 2025	253	-0.4%
June 2025	259	4.9%
May 2025	294	3.2%
April 2025	369	17.9%
March 2025	477	22.0%
February 2025	408	24.8%

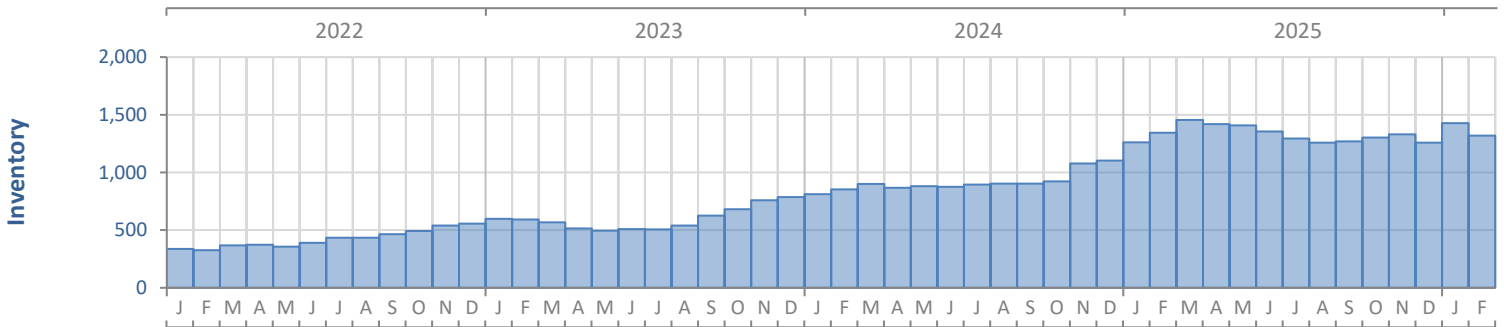


Inventory (Active Listings)

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)	1,374	5.6%
February 2026	1,320	-1.7%
January 2026	1,428	13.3%
December 2025	1,259	14.1%
November 2025	1,330	23.4%
October 2025	1,303	41.3%
September 2025	1,269	40.7%
August 2025	1,259	39.3%
July 2025	1,293	44.3%
June 2025	1,354	54.6%
May 2025	1,409	59.8%
April 2025	1,418	63.4%
March 2025	1,456	62.0%
February 2025	1,343	57.4%

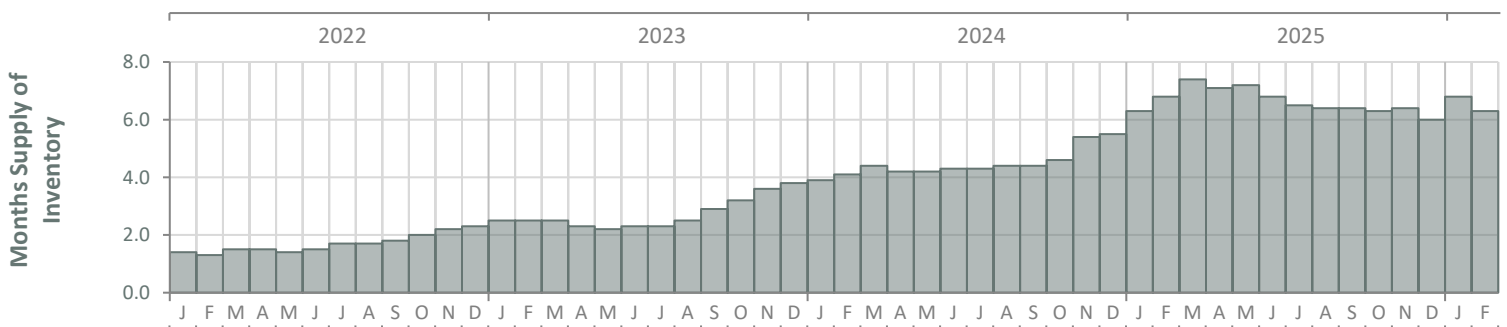


Months Supply of Inventory

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)	6.6	0.0%
February 2026	6.3	-7.4%
January 2026	6.8	7.9%
December 2025	6.0	9.1%
November 2025	6.4	18.5%
October 2025	6.3	37.0%
September 2025	6.4	45.5%
August 2025	6.4	45.5%
July 2025	6.5	51.2%
June 2025	6.8	58.1%
May 2025	7.2	71.4%
April 2025	7.1	69.0%
March 2025	7.4	68.2%
February 2025	6.8	65.9%

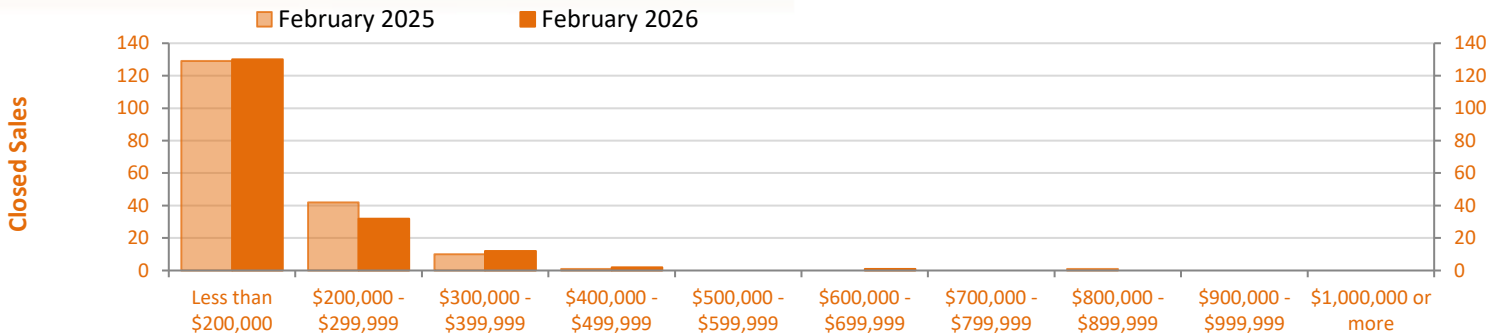


Closed Sales by Sale Price

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	130	0.8%
\$200,000 - \$299,999	32	-23.8%
\$300,000 - \$399,999	12	20.0%
\$400,000 - \$499,999	2	100.0%
\$500,000 - \$599,999	0	N/A
\$600,000 - \$699,999	1	N/A
\$700,000 - \$799,999	0	N/A
\$800,000 - \$899,999	0	-100.0%
\$900,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

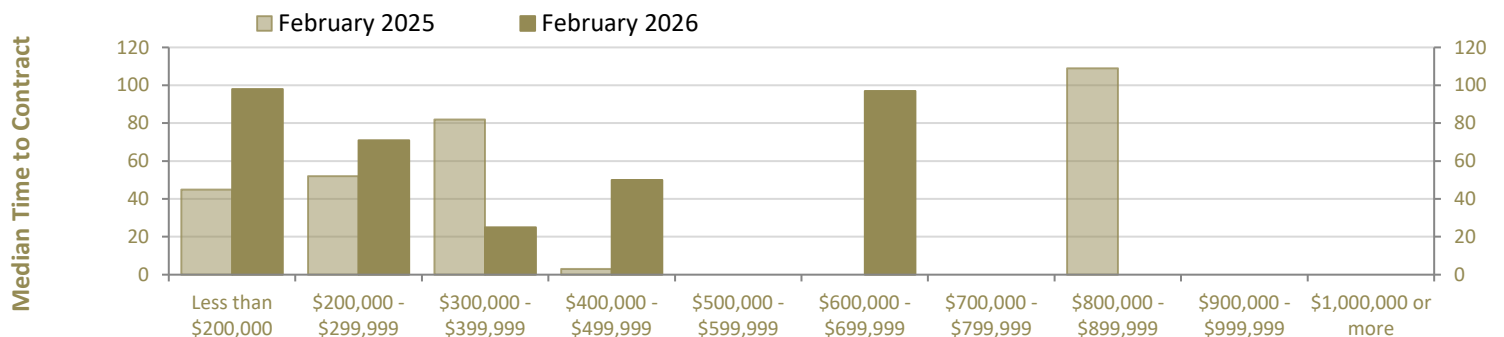


Median Time to Contract by Sale Price

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	98 Days	117.8%
\$200,000 - \$299,999	71 Days	36.5%
\$300,000 - \$399,999	25 Days	-69.5%
\$400,000 - \$499,999	50 Days	1566.7%
\$500,000 - \$599,999	(No Sales)	N/A
\$600,000 - \$699,999	97 Days	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

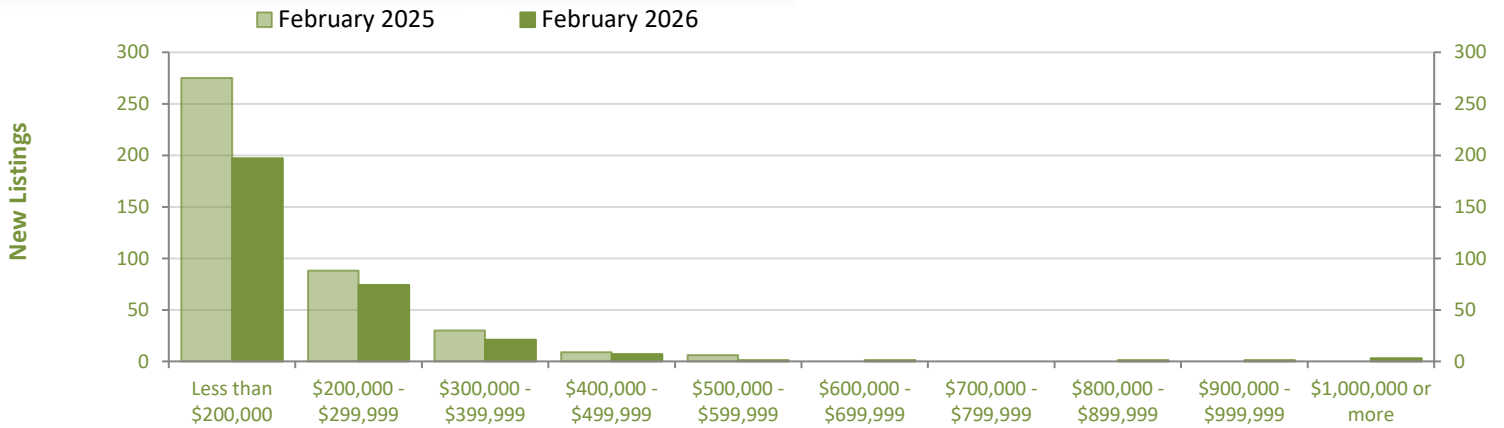


New Listings by Initial Listing Price

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.

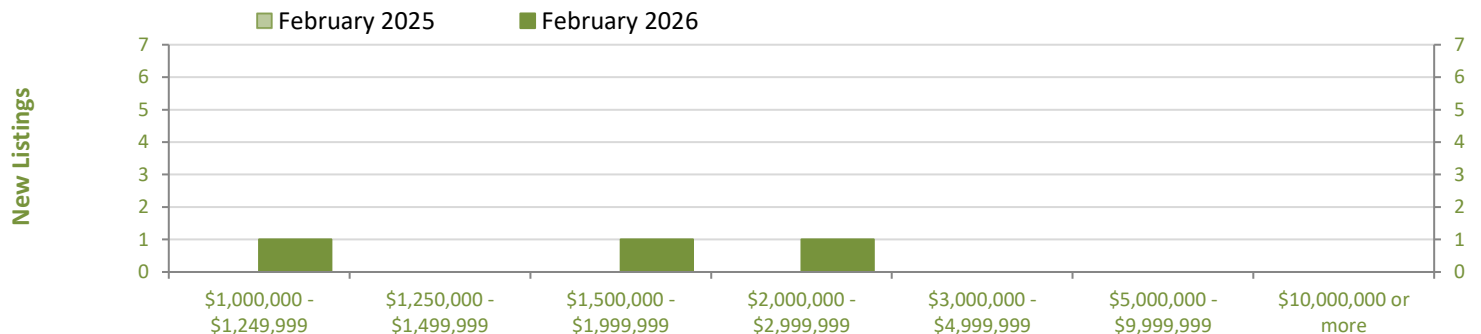
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	197	-28.4%
\$200,000 - \$299,999	74	-15.9%
\$300,000 - \$399,999	21	-30.0%
\$400,000 - \$499,999	7	-22.2%
\$500,000 - \$599,999	1	-83.3%
\$600,000 - \$699,999	1	N/A
\$700,000 - \$799,999	0	N/A
\$800,000 - \$899,999	1	N/A
\$900,000 - \$999,999	1	N/A
\$1,000,000 or more	3	N/A



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	1	N/A
\$1,250,000 - \$1,499,999	0	N/A
\$1,500,000 - \$1,999,999	1	N/A
\$2,000,000 - \$2,999,999	1	N/A
\$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

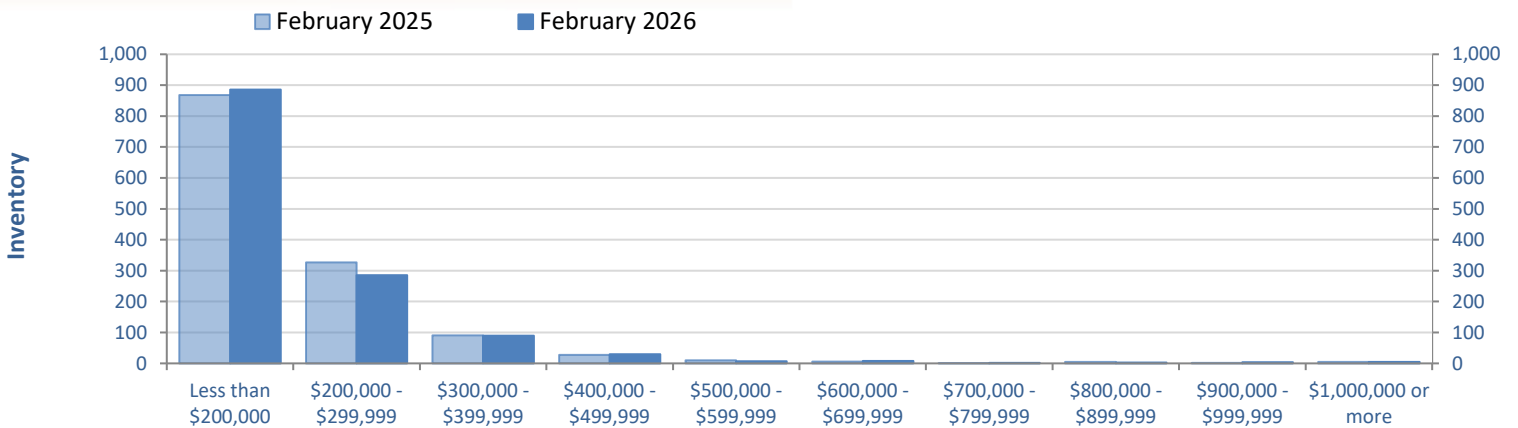


Inventory by Current Listing Price

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.

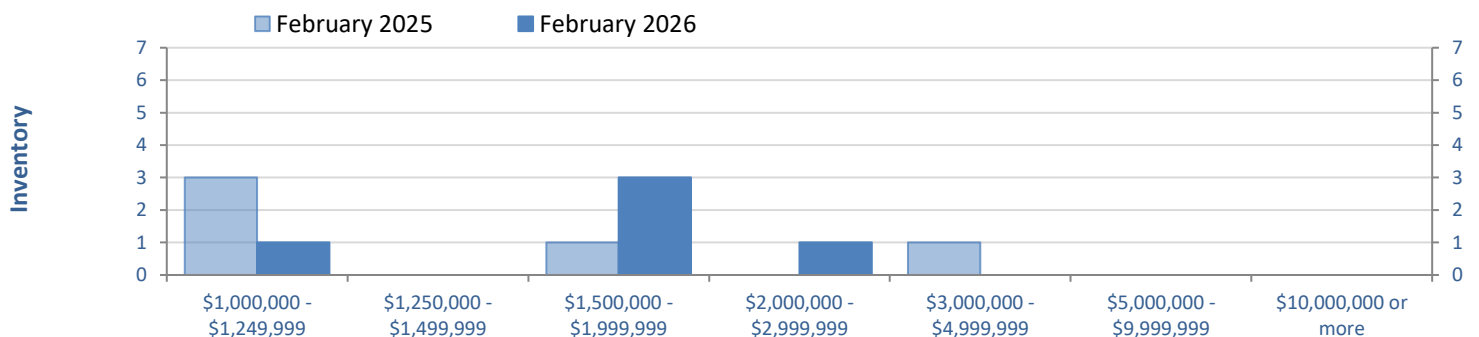
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	886	2.1%
\$200,000 - \$299,999	285	-12.8%
\$300,000 - \$399,999	90	-1.1%
\$400,000 - \$499,999	30	7.1%
\$500,000 - \$599,999	7	-30.0%
\$600,000 - \$699,999	8	33.3%
\$700,000 - \$799,999	2	100.0%
\$800,000 - \$899,999	3	-40.0%
\$900,000 - \$999,999	4	100.0%
\$1,000,000 or more	5	0.0%



Million Dollar Spotlight

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

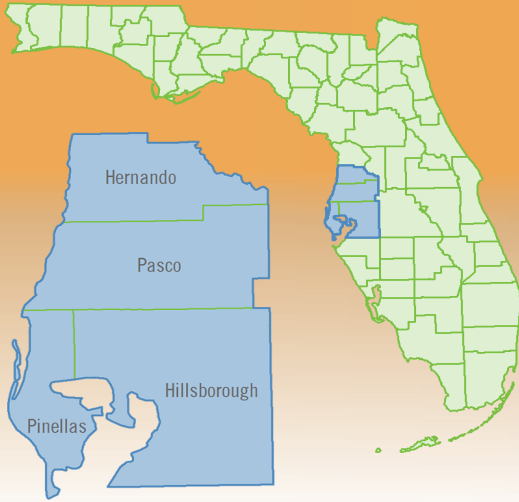
Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	1	-66.7%
\$1,250,000 - \$1,499,999	0	N/A
\$1,500,000 - \$1,999,999	3	200.0%
\$2,000,000 - \$2,999,999	1	N/A
\$3,000,000 - \$4,999,999	0	-100.0%
\$5,000,000 - \$9,999,999	0	N/A
\$10,000,000 or more	0	N/A



Monthly Distressed Market - February 2026

Manufactured Homes

Tampa-St. Petersburg-Clearwater MSA



		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	176	179	-1.7%
	Median Sale Price	\$149,450	\$159,000	-6.0%
Foreclosure/REO	Closed Sales	1	4	-75.0%
	Median Sale Price	\$93,000	\$152,568	-39.0%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

