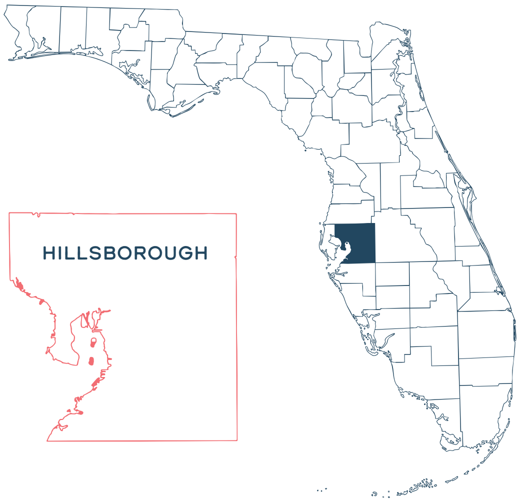
SUNCOAST TAMPA
ASSOCIATION OF REALTORS®

HILLSBOROUGH COUNTY MONTHLY STATISTICS

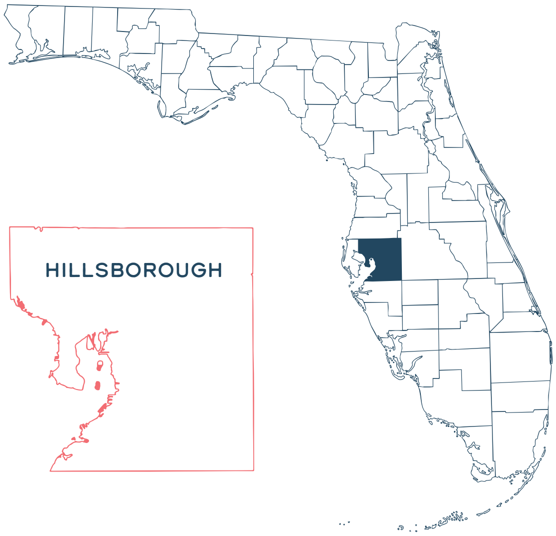


JULY 2026

COMBINED SINGLE FAMILY HOMES & TOWNHOMES/CONDOS

SUMMARY STATISTICS	JULY 2026	JULY 2025	% CHANGE YEAR OVER YEAR
CLOSED SALES	1,680	1,727	-2.7%
PAID IN CASH	360	402	-10.4%
NEW PENDING SALES	1,498	1,687	-11.2%
NEW LISTINGS	2,196	2,217	-0.9%
PENDING INVENTORY	1,859	2,094	-11.2%
INVENTORY (ACTIVE LISTINGS)	6,605	7,070	-6.6%

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**



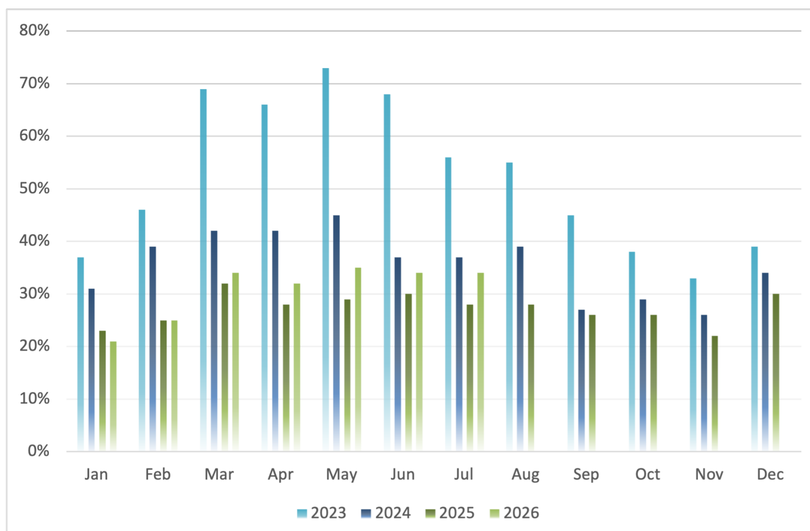
Absorption rate estimates the rate at which active listings are selling in a given market.

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

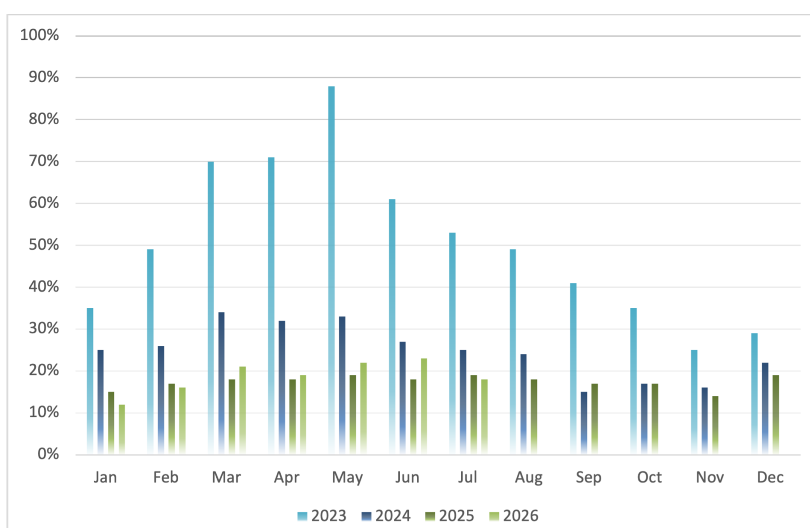
A low absorption rate means that homes are selling slowly (suggesting a buyer's market) while a high absorption rate means that homes are selling quickly (suggesting a seller's market).

ABSORPTION RATE

Single Family	2023	2024	2025	2026
January	37%	31%	23%	21%
February	46%	39%	25%	25%
March	69%	42%	32%	34%
April	66%	42%	28%	32%
May	73%	45%	29%	35%
June	68%	37%	30%	34%
July	56%	37%	28%	34%
August	55%	39%	28%	
September	45%	27%	26%	
October	38%	29%	26%	
November	33%	26%	22%	
December	39%	34%	30%	



Condo	2023	2024	2025	2026
January	35%	25%	15%	12%
February	49%	26%	17%	16%
March	70%	34%	18%	21%
April	71%	32%3	18%	19%
May	88%	3%	19%	22%
June	61%	27%	18%	23%
July	53%	25%	19%	18%
August	49%	24%	18%	
September	41%	15%	17%	
October	35%	17%	17%	
November	25%	16%	14%	
December	29%	22%	19%	



Source: Stellar MLS Live Data 8/17/2026

Monthly Market Detail - July 2026
Single-Family Homes
Hillsborough County

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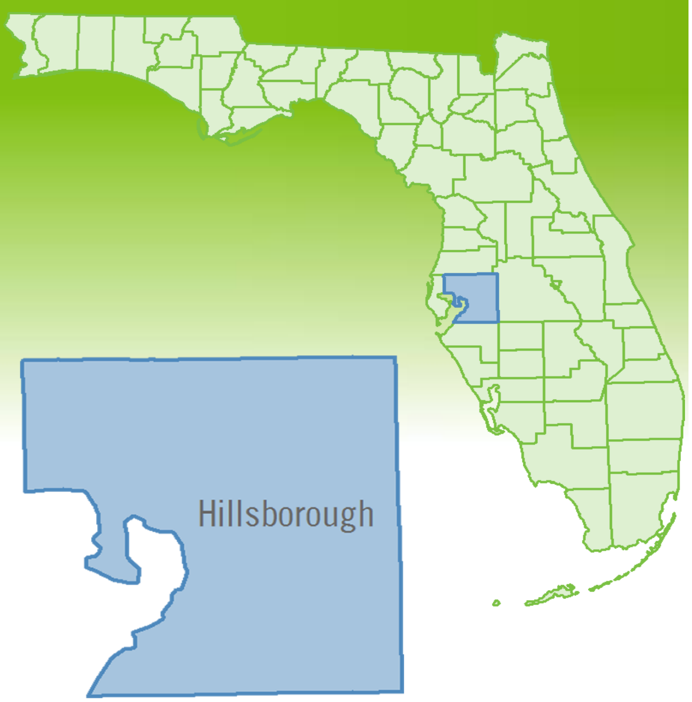


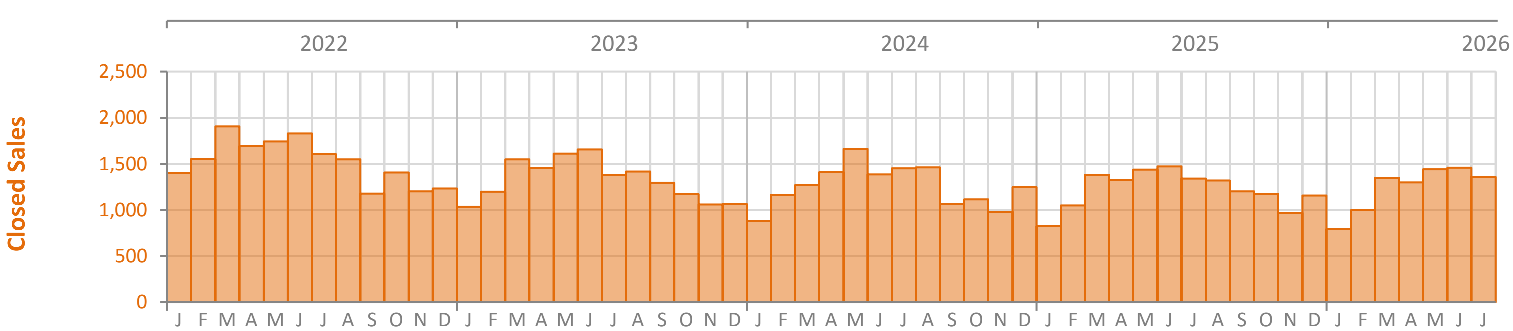
Summary Statistics	July 2026	July 2025	Percent Change Year-over-Year
Closed Sales	1,358	1,341	1.3%
Paid in Cash	245	263	-6.8%
Median Sale Price	$430,000	$430,000	0.0%
Average Sale Price	$568,293	$543,192	4.6%
Dollar Volume	$771.7 Million	$728.4 Million	5.9%
Median Percent of Original List Price Received	96.7%	96.4%	0.3%
Median Time to Contract	34 Days	34 Days	0.0%
Median Time to Sale	74 Days	76 Days	-2.6%
New Pending Sales	1,197	1,341	-10.7%
New Listings	1,674	1,713	-2.3%
Pending Inventory	1,489	1,685	-11.6%
Inventory (Active Listings)	4,710	5,095	-7.6%
Months Supply of Inventory	3.9	4.2	-7.1%

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	8,691	-1.6%
July 2026	**1,358**	**1.3%**
June 2026	1,457	-1.0%
May 2026	1,442	0.3%
April 2026	1,299	-2.0%
March 2026	1,348	-2.1%
February 2026	996	-5.1%
January 2026	791	-4.1%
December 2025	1,157	-7.1%
November 2025	968	-1.0%
October 2025	1,175	5.5%
September 2025	1,203	12.9%
August 2025	1,318	-9.8%
July 2025	1,341	-7.6%



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Single-Family Homes
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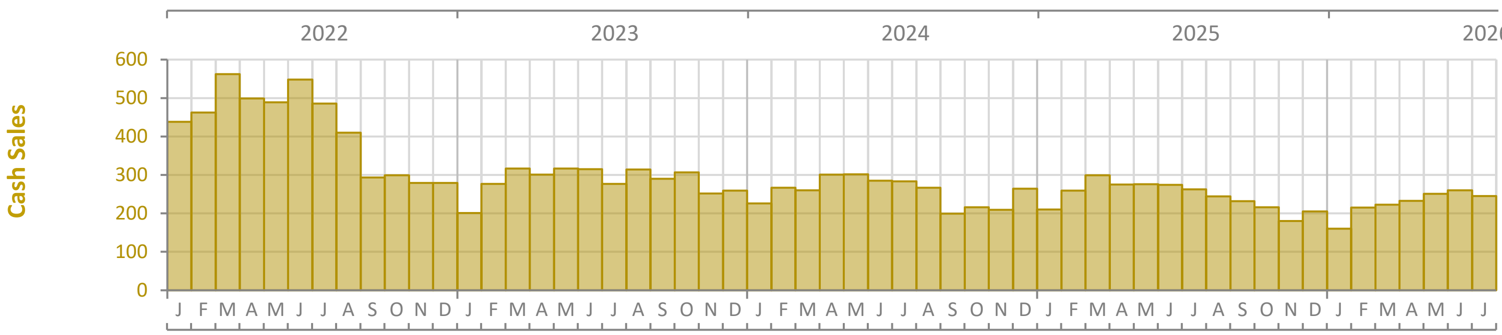
Cash Sales

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	1,587	-14.5%
July 2026	**245**	**-6.8%**
June 2026	260	-5.1%
May 2026	251	-9.1%
April 2026	233	-15.3%
March 2026	223	-25.4%
February 2026	215	-17.0%
January 2026	160	-23.8%
December 2025	205	-22.3%
November 2025	180	-13.9%
October 2025	216	0.0%
September 2025	232	16.6%
August 2025	244	-8.6%
July 2025	263	-7.1%

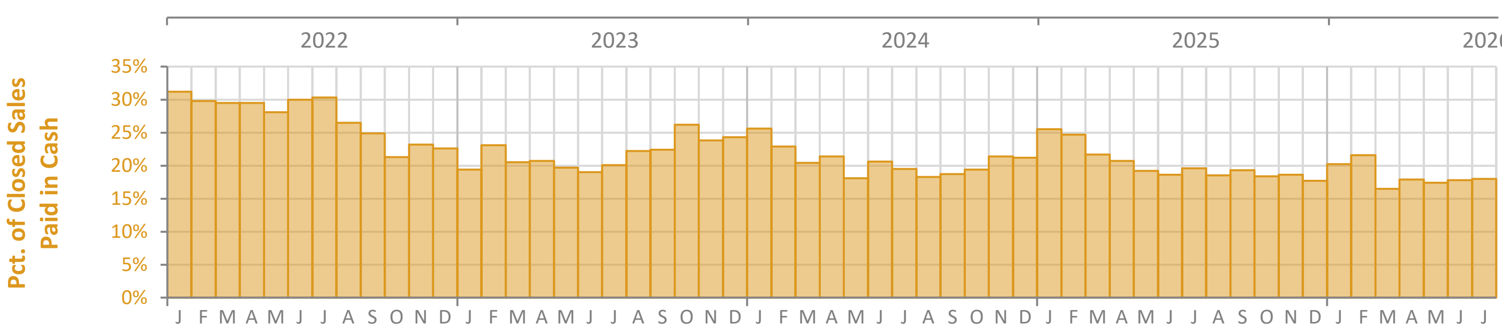


Cash Sales as a Percentage of Closed Sales

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	18.3%	-12.9%
July 2026	**18.0%**	**-8.2%**
June 2026	17.8%	-4.3%
May 2026	17.4%	-9.4%
April 2026	17.9%	-13.5%
March 2026	16.5%	-24.0%
February 2026	21.6%	-12.6%
January 2026	20.2%	-20.8%
December 2025	17.7%	-16.5%
November 2025	18.6%	-13.1%
October 2025	18.4%	-5.2%
September 2025	19.3%	3.2%
August 2025	18.5%	1.1%
July 2025	19.6%	0.5%



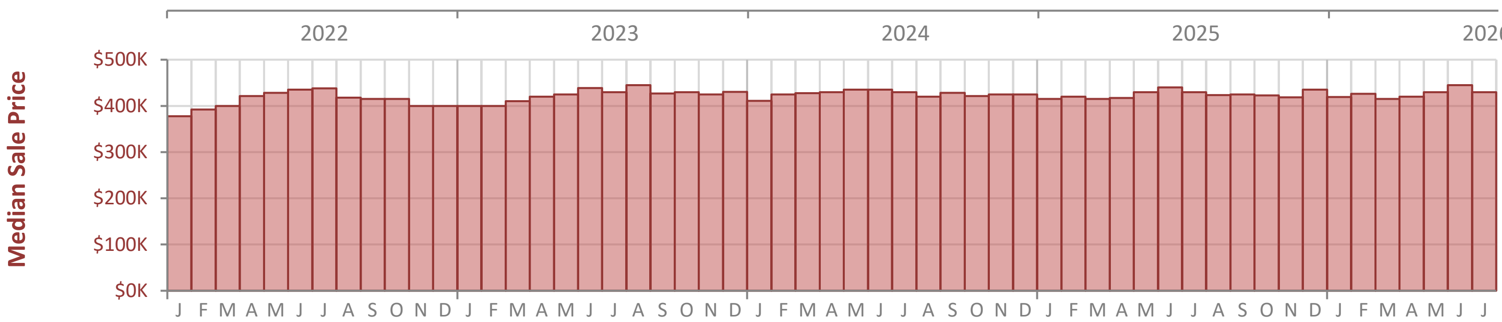
Monthly Market Detail - July 2026
Single-Family Homes
Hillsborough County

Median Sale Price

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

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

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	$426,110	0.3%
July 2026	**$430,000**	**0.0%**
June 2026	$445,155	1.2%
May 2026	$430,000	0.0%
April 2026	$420,000	0.7%
March 2026	$415,000	0.0%
February 2026	$426,000	1.4%
January 2026	$419,000	1.0%
December 2025	$435,000	2.4%
November 2025	$418,875	-1.4%
October 2025	$422,500	0.2%
September 2025	$425,000	-0.8%
August 2025	$423,450	0.8%
July 2025	$430,000	0.0%

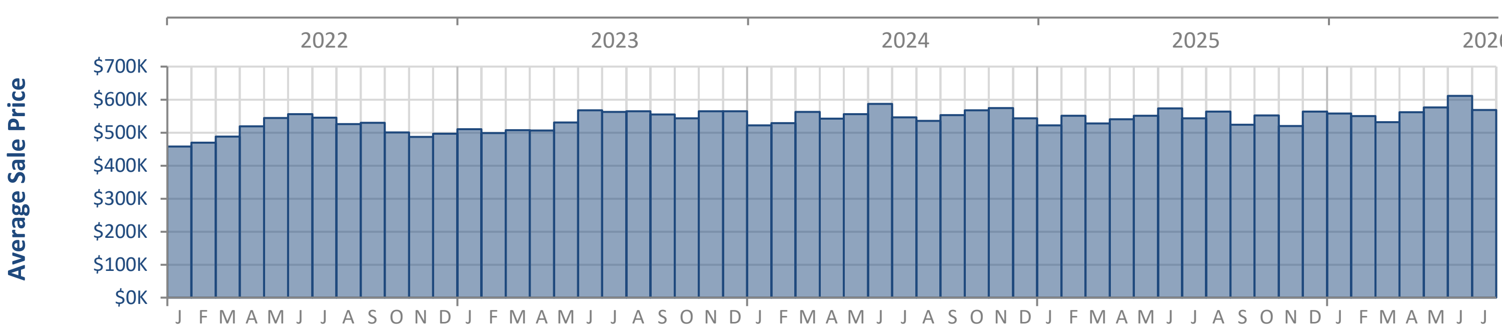


Average Sale Price

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	$566,988	3.9%
July 2026	**$568,293**	**4.6%**
June 2026	$610,895	6.6%
May 2026	$576,204	4.6%
April 2026	$561,951	3.9%
March 2026	$531,511	0.7%
February 2026	$549,842	-0.2%
January 2026	$557,389	6.8%
December 2025	$563,238	3.6%
November 2025	$519,769	-9.5%
October 2025	$551,752	-2.7%
September 2025	$524,322	-5.3%
August 2025	$563,911	5.3%
July 2025	$543,192	-0.6%



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Data released on Monday, August 17, 2026. Next data release is Wednesday, September 16, 2026.

Monthly Market Detail - July 2026
Single-Family Homes
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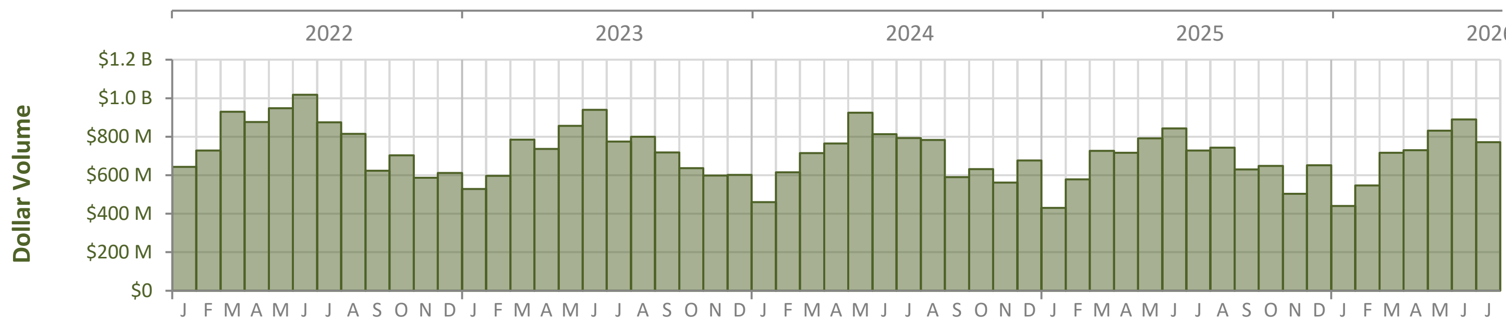
Dollar Volume

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	$4.9 Billion	2.3%
July 2026	**$771.7 Million**	**5.9%**
June 2026	$890.1 Million	5.5%
May 2026	$830.9 Million	4.9%
April 2026	$730.0 Million	1.8%
March 2026	$716.5 Million	-1.4%
February 2026	$547.6 Million	-5.3%
January 2026	$440.9 Million	2.4%
December 2025	$651.7 Million	-3.7%
November 2025	$503.1 Million	-10.5%
October 2025	$648.3 Million	2.6%
September 2025	$630.8 Million	6.9%
August 2025	$743.2 Million	-5.1%
July 2025	$728.4 Million	-8.1%

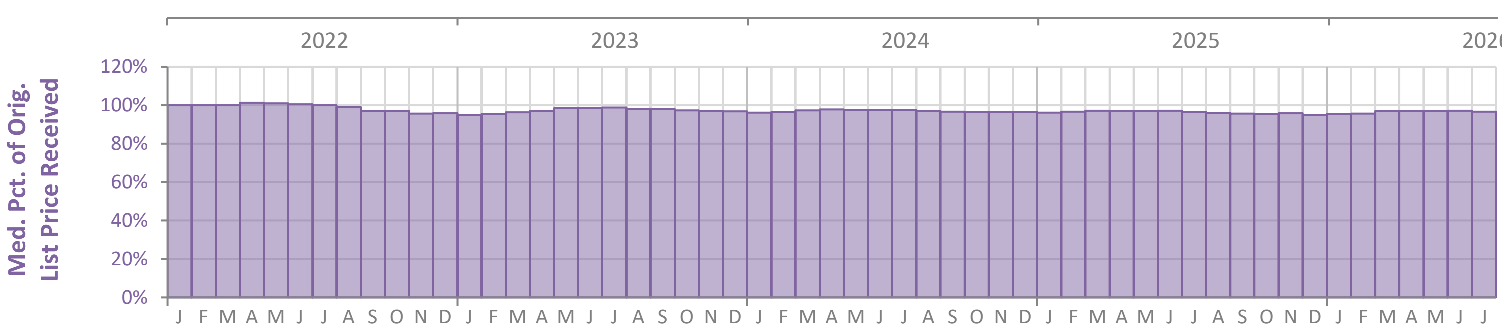


Median Percent of Original List Price Received

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	96.7%	-0.1%
July 2026	**96.7%**	**0.3%**
June 2026	97.2%	0.0%
May 2026	97.0%	0.1%
April 2026	96.9%	-0.1%
March 2026	96.9%	-0.2%
February 2026	95.7%	-0.9%
January 2026	95.5%	-0.7%
December 2025	94.9%	-1.7%
November 2025	95.8%	-0.6%
October 2025	95.3%	-1.1%
September 2025	95.6%	-1.0%
August 2025	95.9%	-1.0%
July 2025	96.4%	-1.1%



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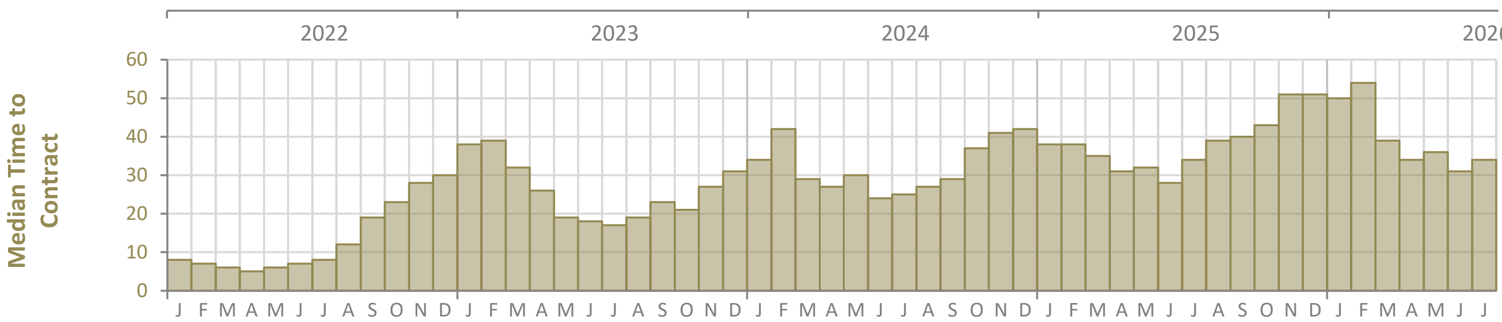
Median Time to Contract

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	36 Days	2.9%
July 2026	**34 Days**	**0.0%**
June 2026	31 Days	10.7%
May 2026	36 Days	12.5%
April 2026	34 Days	9.7%
March 2026	39 Days	11.4%
February 2026	54 Days	42.1%
January 2026	50 Days	31.6%
December 2025	51 Days	21.4%
November 2025	51 Days	24.4%
October 2025	43 Days	16.2%
September 2025	40 Days	37.9%
August 2025	39 Days	44.4%
July 2025	34 Days	36.0%

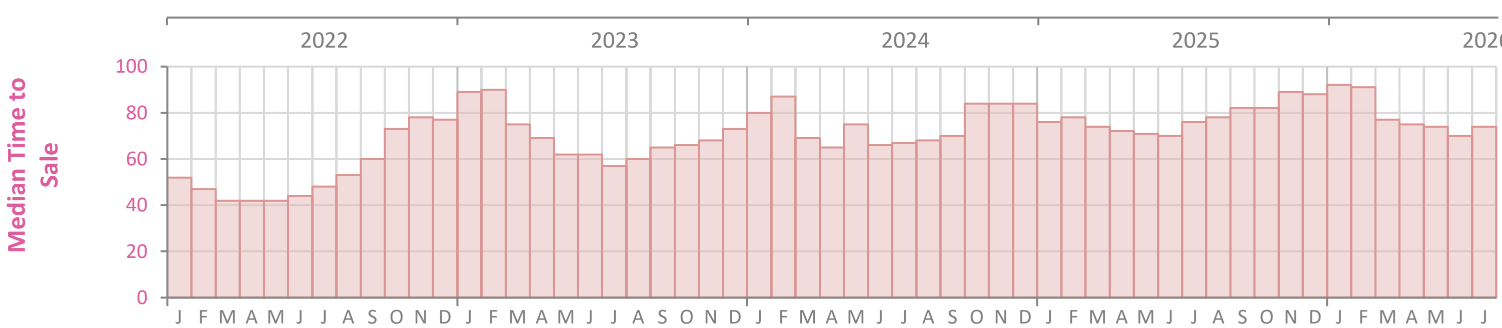


Median Time to Sale

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	75 Days	-1.3%
July 2026	**74 Days**	**-2.6%**
June 2026	70 Days	0.0%
May 2026	74 Days	4.2%
April 2026	75 Days	4.2%
March 2026	77 Days	4.1%
February 2026	91 Days	16.7%
January 2026	92 Days	21.1%
December 2025	88 Days	4.8%
November 2025	89 Days	6.0%
October 2025	82 Days	-2.4%
September 2025	82 Days	17.1%
August 2025	78 Days	14.7%
July 2025	76 Days	13.4%



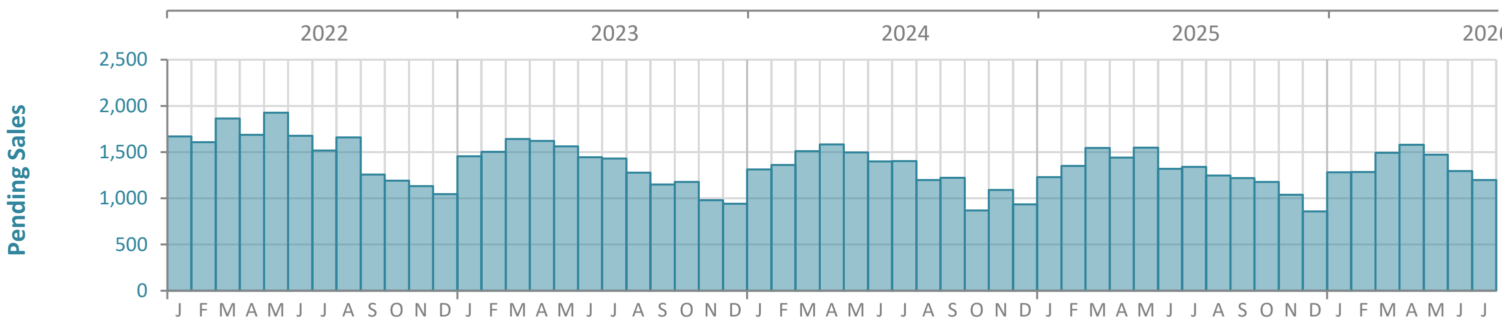
Monthly Market Detail - July 2026
Single-Family Homes
Hillsborough County

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	9,603	-1.8%
July 2026	**1,197**	**-10.7%**
June 2026	1,294	-2.0%
May 2026	1,471	-5.0%
April 2026	1,580	9.6%
March 2026	1,492	-3.4%
February 2026	1,286	-4.8%
January 2026	1,283	4.2%
December 2025	859	-8.0%
November 2025	1,040	-4.7%
October 2025	1,176	35.3%
September 2025	1,219	-0.3%
August 2025	1,247	4.1%
July 2025	1,341	-4.4%

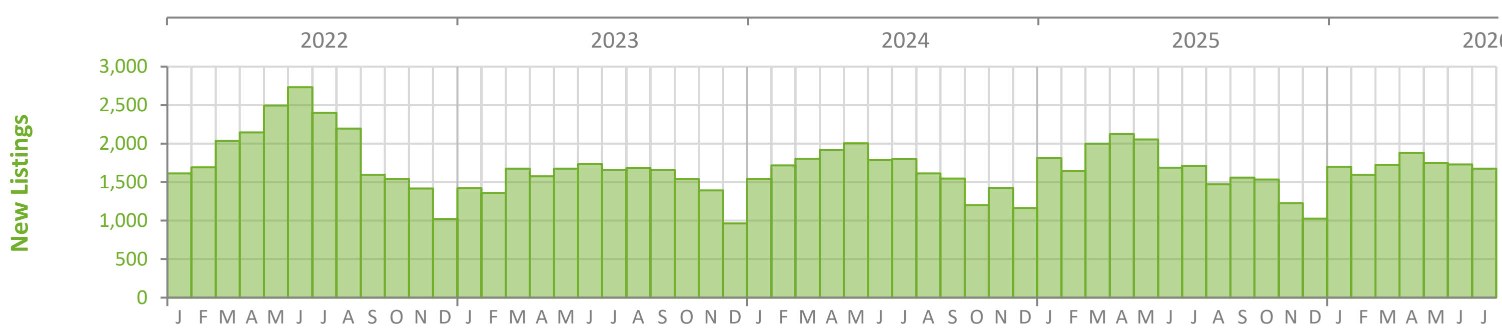


New Listings

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	12,051	-7.5%
July 2026	**1,674**	**-2.3%**
June 2026	1,730	2.6%
May 2026	1,748	-14.9%
April 2026	1,881	-11.5%
March 2026	1,721	-13.9%
February 2026	1,598	-2.7%
January 2026	1,699	-6.2%
December 2025	1,024	-12.0%
November 2025	1,226	-14.0%
October 2025	1,532	27.5%
September 2025	1,557	0.8%
August 2025	1,473	-8.6%
July 2025	1,713	-4.7%



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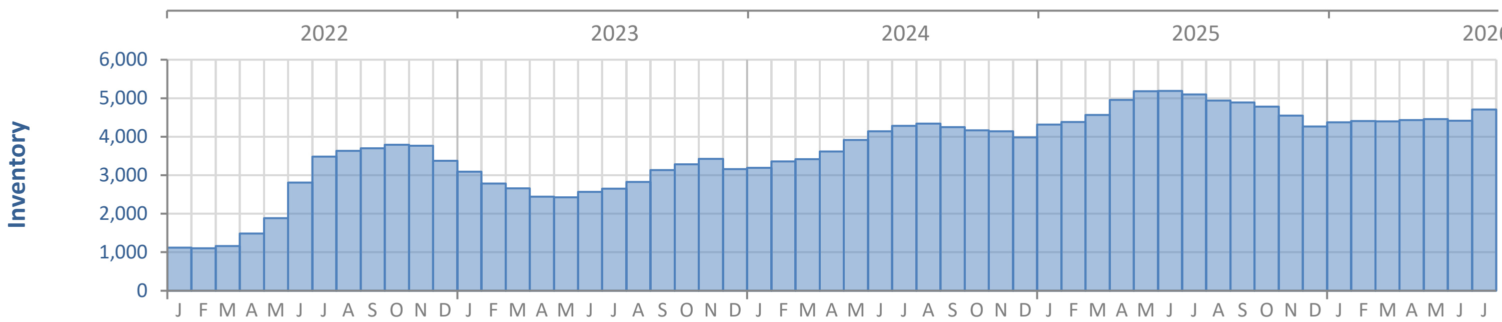
Inventory (Active Listings)

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

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

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	4,456	-7.4%
July 2026	**4,710**	**-7.6%**
June 2026	4,418	-14.9%
May 2026	4,455	-14.0%
April 2026	4,433	-10.6%
March 2026	4,396	-3.7%
February 2026	4,409	0.6%
January 2026	4,370	1.3%
December 2025	4,263	7.0%
November 2025	4,550	9.9%
October 2025	4,784	14.8%
September 2025	4,886	15.0%
August 2025	4,942	13.8%
July 2025	5,095	18.9%

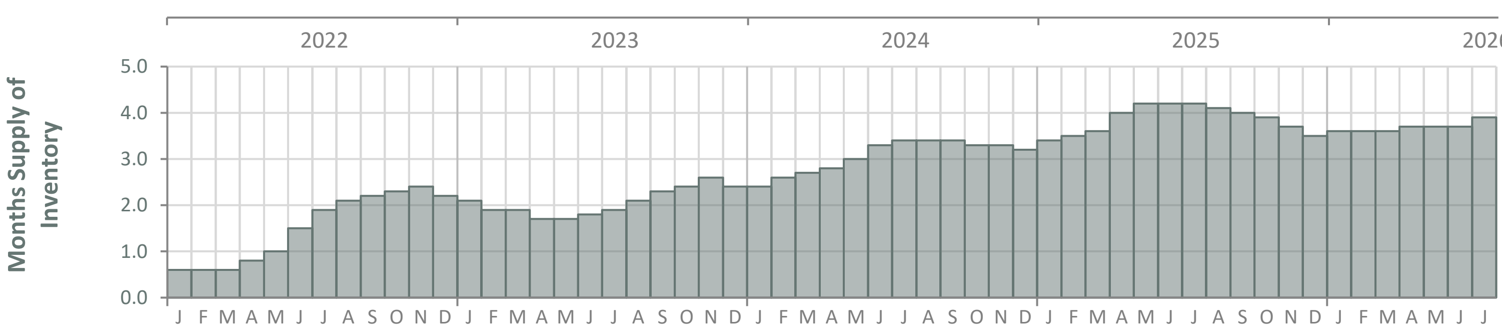


Months Supply of Inventory

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)	3.7	-5.1%
July 2026	**3.9**	**-7.1%**
June 2026	3.7	-11.9%
May 2026	3.7	-11.9%
April 2026	3.7	-7.5%
March 2026	3.6	0.0%
February 2026	3.6	2.9%
January 2026	3.6	5.9%
December 2025	3.5	9.4%
November 2025	3.7	12.1%
October 2025	3.9	18.2%
September 2025	4.0	17.6%
August 2025	4.1	20.6%
July 2025	4.2	23.5%



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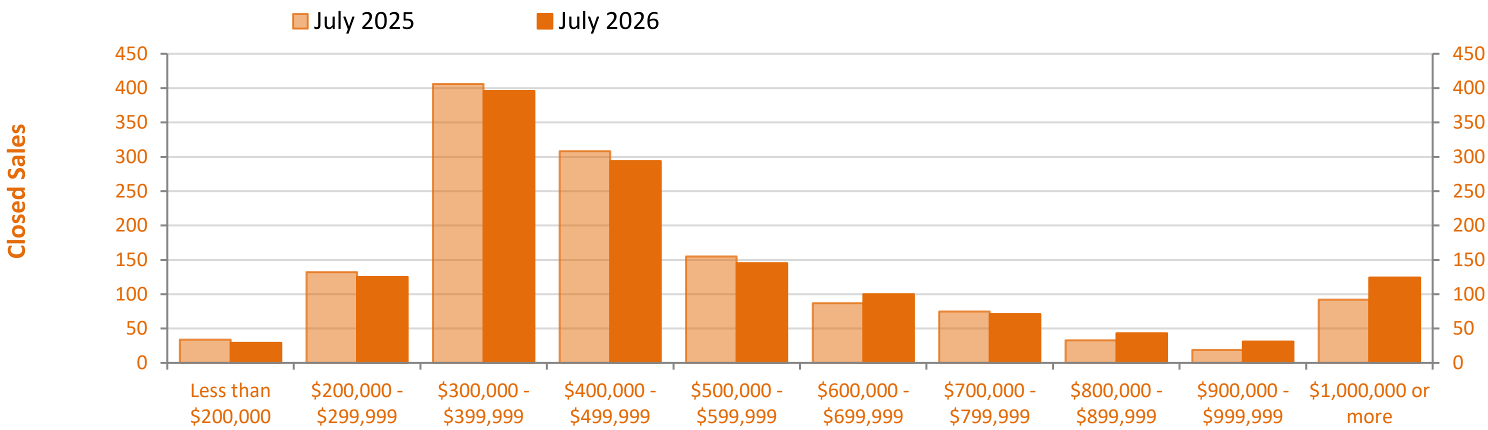
Closed Sales by Sale Price

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.

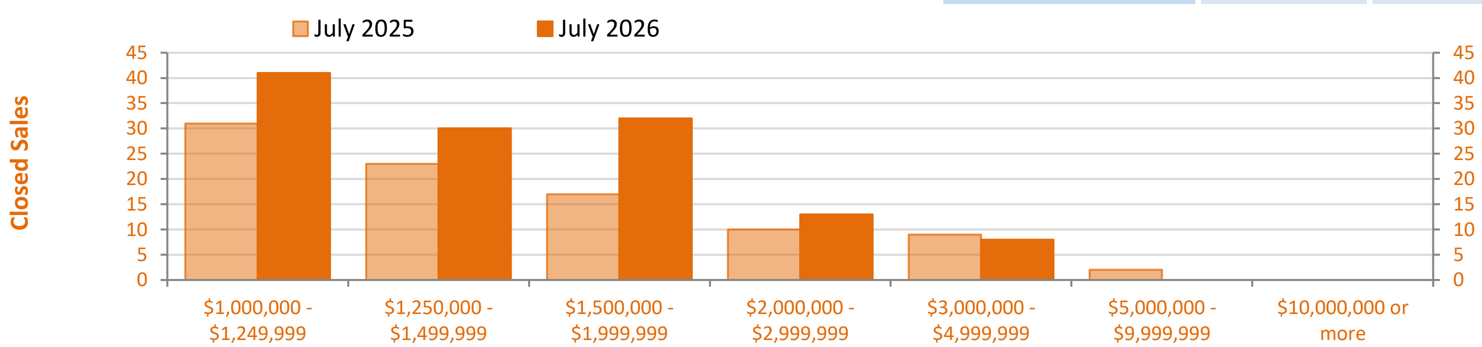
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	29	-14.7%
$200,000 - $299,999	125	-5.3%
$300,000 - $399,999	396	-2.5%
$400,000 - $499,999	294	-4.5%
$500,000 - $599,999	145	-6.5%
$600,000 - $699,999	100	14.9%
$700,000 - $799,999	71	-5.3%
$800,000 - $899,999	43	30.3%
$900,000 - $999,999	31	63.2%
$1,000,000 or more	124	34.8%



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	41	32.3%
$1,250,000 - $1,499,999	30	30.4%
$1,500,000 - $1,999,999	32	88.2%
$2,000,000 - $2,999,999	13	30.0%
$3,000,000 - $4,999,999	8	-11.1%
$5,000,000 - $9,999,999	0	-100.0%
$10,000,000 or more	0	N/A



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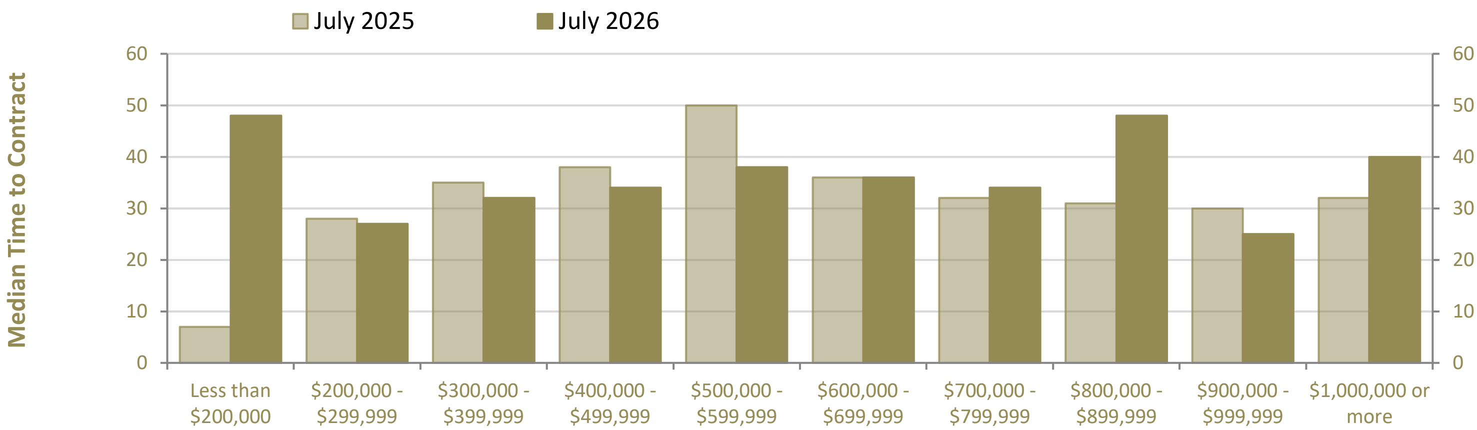
Median Time to Contract by Sale Price

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.

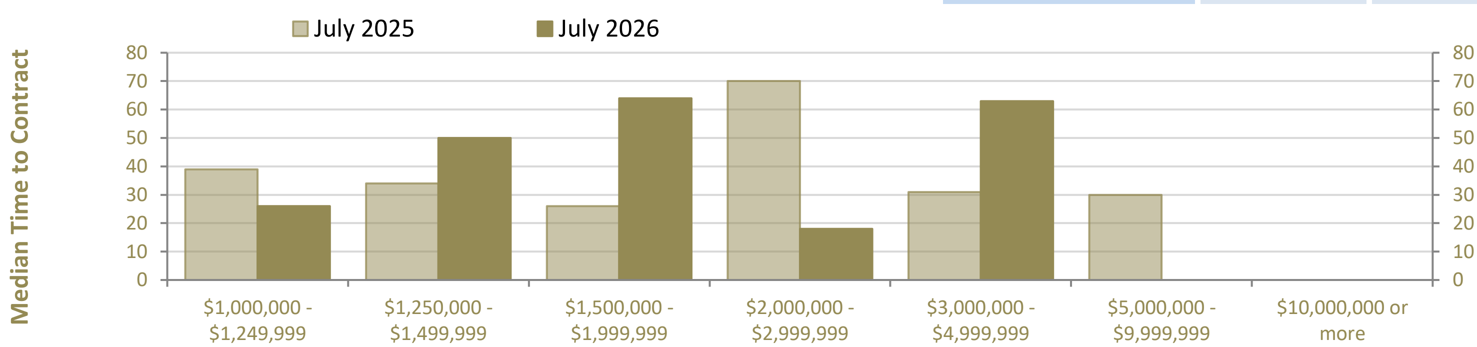
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	48 Days	585.7%
$200,000 - $299,999	27 Days	-3.6%
$300,000 - $399,999	32 Days	-8.6%
$400,000 - $499,999	34 Days	-10.5%
$500,000 - $599,999	38 Days	-24.0%
$600,000 - $699,999	36 Days	0.0%
$700,000 - $799,999	34 Days	6.3%
$800,000 - $899,999	48 Days	54.8%
$900,000 - $999,999	25 Days	-16.7%
$1,000,000 or more	40 Days	25.0%



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	26 Days	-33.3%
$1,250,000 - $1,499,999	50 Days	47.1%
$1,500,000 - $1,999,999	64 Days	146.2%
$2,000,000 - $2,999,999	18 Days	-74.3%
$3,000,000 - $4,999,999	63 Days	103.2%
$5,000,000 - $9,999,999	(No Sales)	N/A
$10,000,000 or more	(No Sales)	N/A

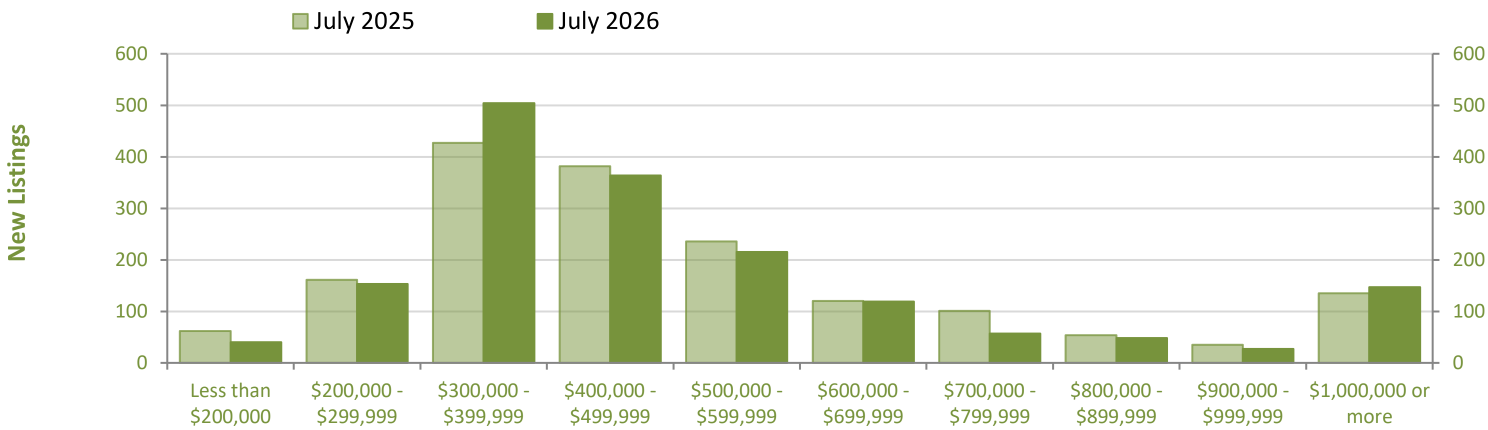


New Listings by Initial Listing Price

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.

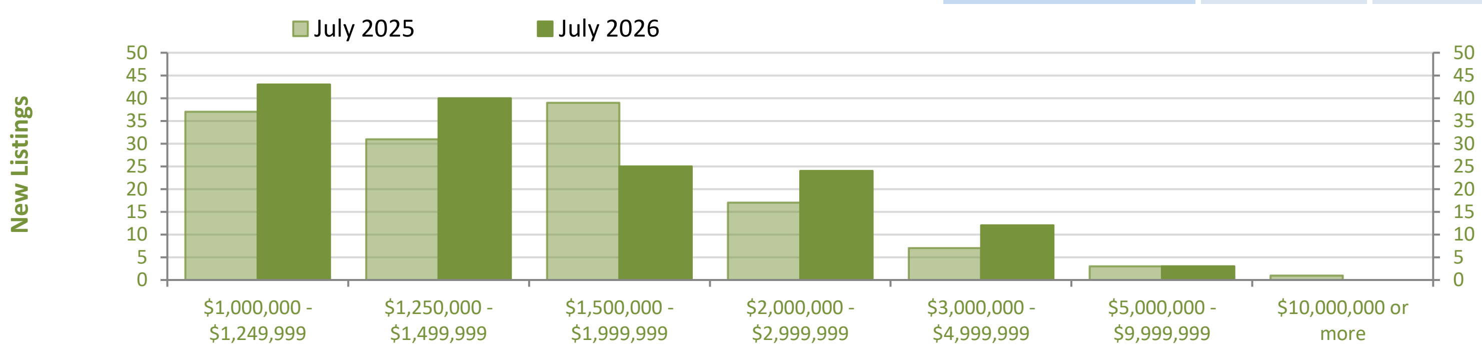
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	40	-35.5%
$200,000 - $299,999	153	-5.0%
$300,000 - $399,999	504	18.0%
$400,000 - $499,999	364	-4.7%
$500,000 - $599,999	215	-8.9%
$600,000 - $699,999	119	-0.8%
$700,000 - $799,999	57	-43.6%
$800,000 - $899,999	48	-11.1%
$900,000 - $999,999	27	-22.9%
$1,000,000 or more	147	8.9%



Million Dollar Spotlight

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

Initial Listing Price	New Listings	Percent Change Year-over-Year
$1,000,000 - $1,249,999	43	16.2%
$1,250,000 - $1,499,999	40	29.0%
$1,500,000 - $1,999,999	25	-35.9%
$2,000,000 - $2,999,999	24	41.2%
$3,000,000 - $4,999,999	12	71.4%
$5,000,000 - $9,999,999	3	0.0%
$10,000,000 or more	0	-100.0%



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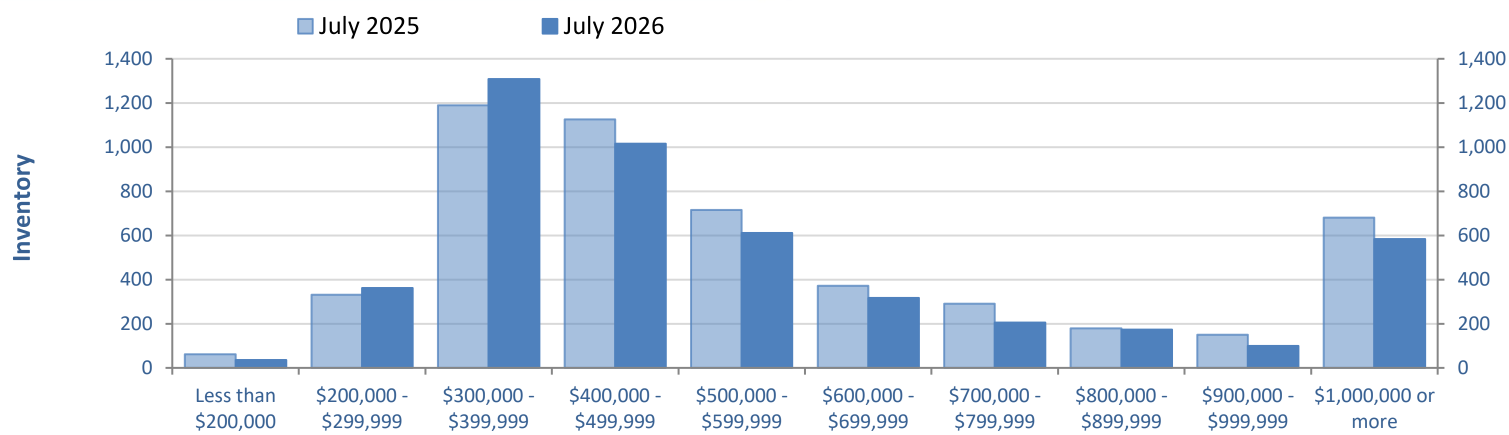
Inventory by Current Listing Price

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.

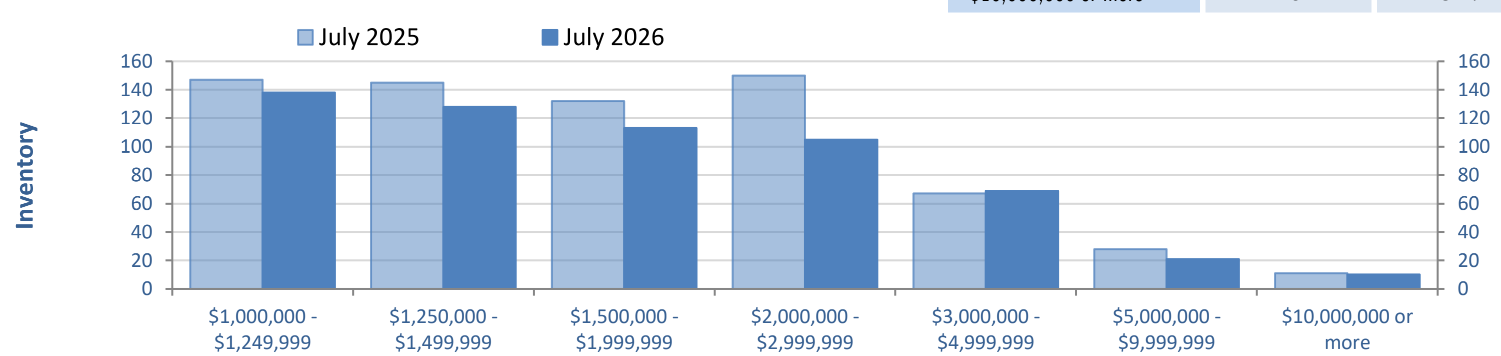
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	35	-43.5%
$200,000 - $299,999	362	9.4%
$300,000 - $399,999	1,308	9.9%
$400,000 - $499,999	1,015	-9.9%
$500,000 - $599,999	611	-14.5%
$600,000 - $699,999	317	-14.8%
$700,000 - $799,999	205	-29.3%
$800,000 - $899,999	173	-3.4%
$900,000 - $999,999	100	-33.3%
$1,000,000 or more	584	-14.1%



Million Dollar Spotlight

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

Current Listing Price	Inventory	Percent Change Year-over-Year
$1,000,000 - $1,249,999	138	-6.1%
$1,250,000 - $1,499,999	128	-11.7%
$1,500,000 - $1,999,999	113	-14.4%
$2,000,000 - $2,999,999	105	-30.0%
$3,000,000 - $4,999,999	69	3.0%
$5,000,000 - $9,999,999	21	-25.0%
$10,000,000 or more	10	-9.1%



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Monthly Distressed Market - July 2026
Single-Family Homes
Hillsborough County

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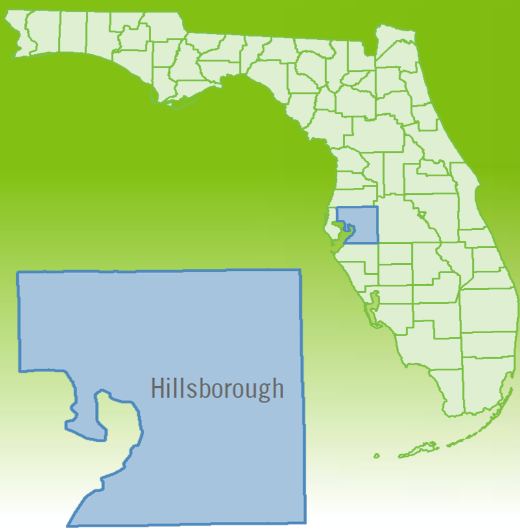
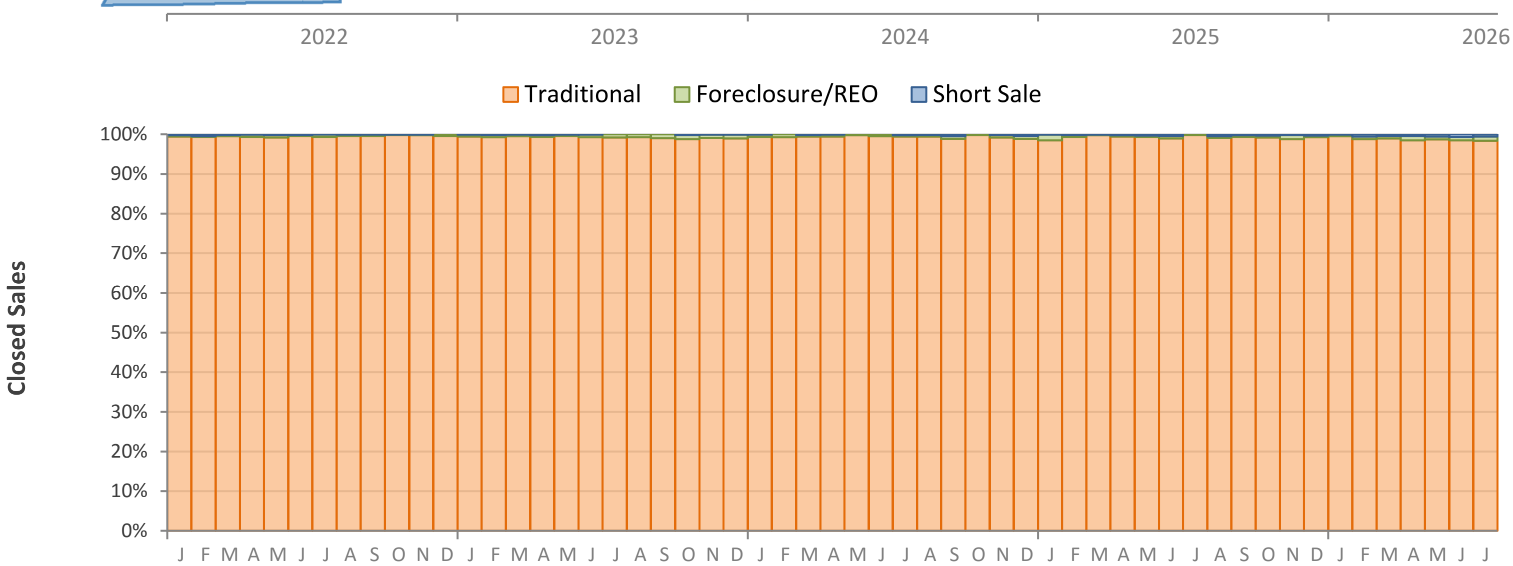
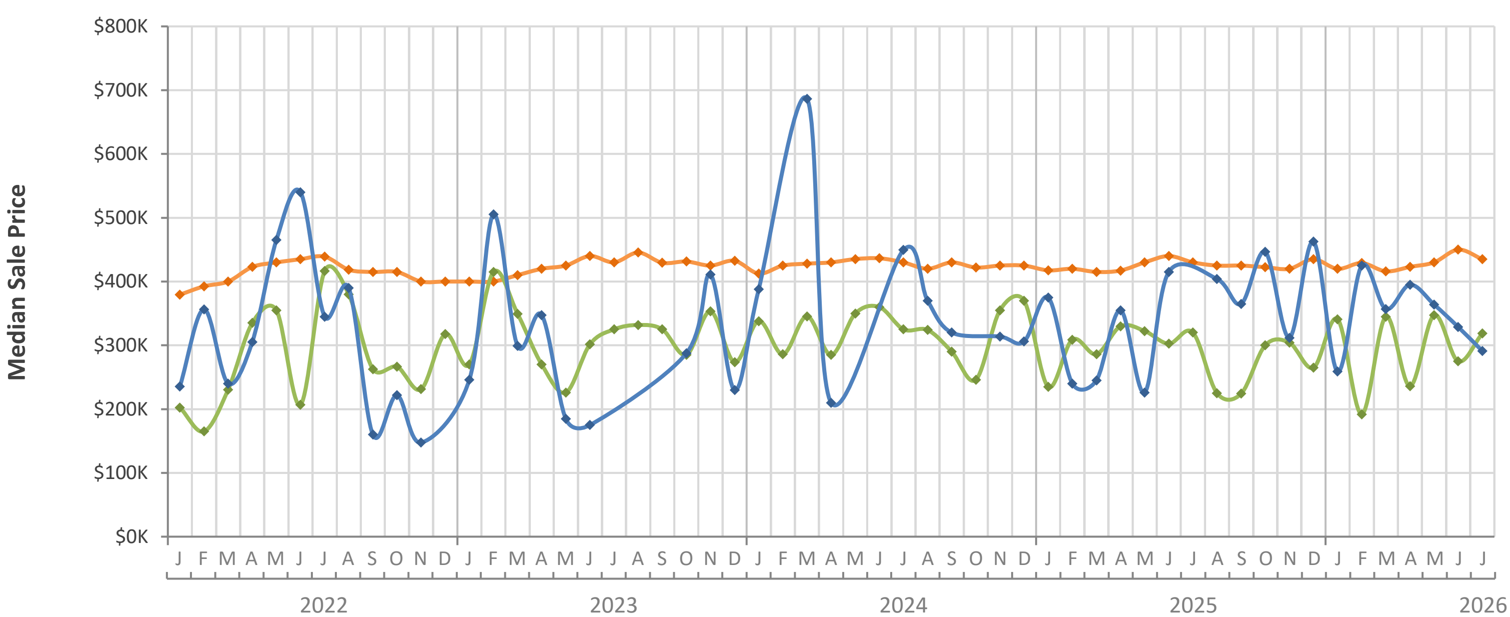


		July 2026	July 2025	Percent Change Year-over-Year
Traditional	Closed Sales	1,336	1,339	-0.2%
	Median Sale Price	$435,000	$430,000	1.2%
Foreclosure/REO	Closed Sales	14	2	600.0%
	Median Sale Price	$318,500	$320,000	-0.5%
Short Sale	Closed Sales	8	0	N/A
	Median Sale Price	$291,150	(No Sales)	N/A





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Monthly Market Detail - July 2026
Townhouses and Condos
Hillsborough County

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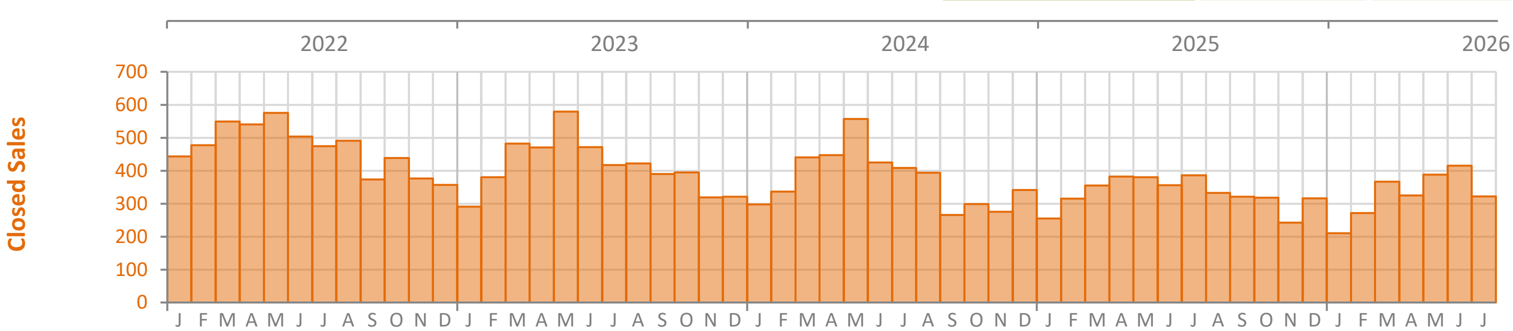
Summary Statistics	July 2026	July 2025	Percent Change Year-over-Year
Closed Sales	322	386	-16.6%
Paid in Cash	115	139	-17.3%
Median Sale Price	$280,000	$284,945	-1.7%
Average Sale Price	$399,657	$331,396	20.6%
Dollar Volume	$128.7 Million	$127.9 Million	0.6%
Median Percent of Original List Price Received	95.1%	94.4%	0.7%
Median Time to Contract	55 Days	53 Days	3.8%
Median Time to Sale	97 Days	93 Days	4.3%
New Pending Sales	301	346	-13.0%
New Listings	522	504	3.6%
Pending Inventory	370	409	-9.5%
Inventory (Active Listings)	1,895	1,975	-4.1%
Months Supply of Inventory	5.9	5.9	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	2,298	-5.4%
July 2026	**322**	**-16.6%**
June 2026	415	16.6%
May 2026	388	2.1%
April 2026	325	-14.9%
March 2026	367	3.4%
February 2026	271	-14.0%
January 2026	210	-17.6%
December 2025	316	-7.3%
November 2025	242	-12.0%
October 2025	318	6.4%
September 2025	321	20.7%
August 2025	333	-15.5%
July 2025	386	-5.4%



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Monthly Market Detail - July 2026
Townhouses and Condos
Hillsborough County

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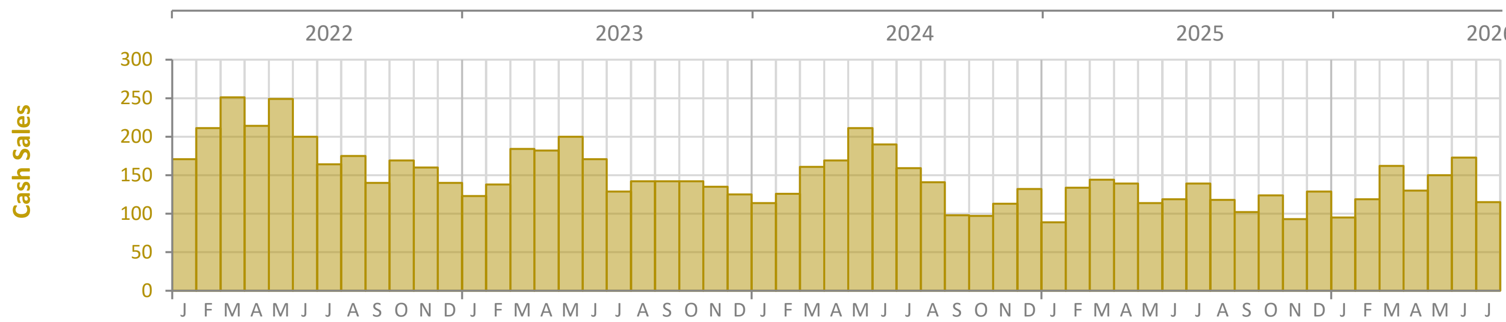
Cash Sales

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	944	7.5%
July 2026	**115**	**-17.3%**
June 2026	173	45.4%
May 2026	150	31.6%
April 2026	130	-6.5%
March 2026	162	12.5%
February 2026	119	-11.2%
January 2026	95	6.7%
December 2025	129	-2.3%
November 2025	93	-17.7%
October 2025	124	27.8%
September 2025	102	4.1%
August 2025	118	-16.3%
July 2025	139	-12.6%

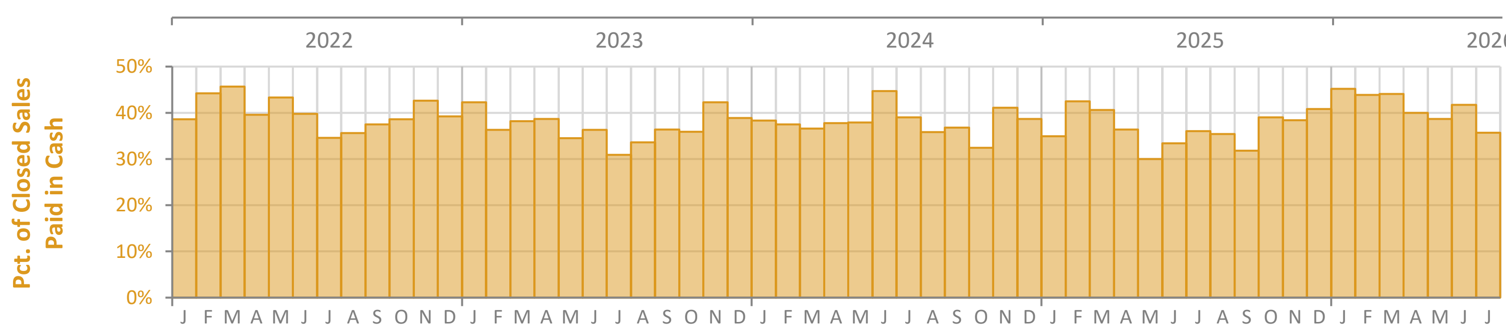


Cash Sales as a Percentage of Closed Sales

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	41.1%	13.9%
July 2026	**35.7%**	**-0.8%**
June 2026	41.7%	24.9%
May 2026	38.7%	29.0%
April 2026	40.0%	9.9%
March 2026	44.1%	8.6%
February 2026	43.9%	3.3%
January 2026	45.2%	29.5%
December 2025	40.8%	5.4%
November 2025	38.4%	-6.6%
October 2025	39.0%	20.4%
September 2025	31.8%	-13.6%
August 2025	35.4%	-1.1%
July 2025	36.0%	-7.7%



Monthly Market Detail - July 2026
Townhouses and Condos
Hillsborough County

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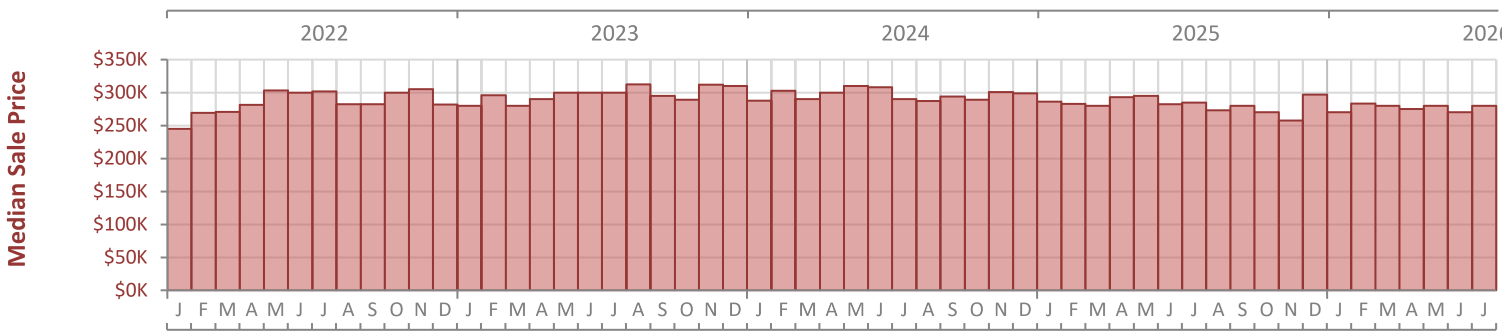
Median Sale Price

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	$279,900	-1.8%
July 2026	**$280,000**	**-1.7%**
June 2026	$270,000	-4.4%
May 2026	$279,995	-5.1%
April 2026	$275,000	-6.1%
March 2026	$279,995	0.0%
February 2026	$283,495	0.2%
January 2026	$270,000	-5.6%
December 2025	$297,000	-0.5%
November 2025	$257,500	-14.4%
October 2025	$270,000	-6.6%
September 2025	$280,000	-4.8%
August 2025	$273,000	-5.0%
July 2025	$284,945	-1.7%

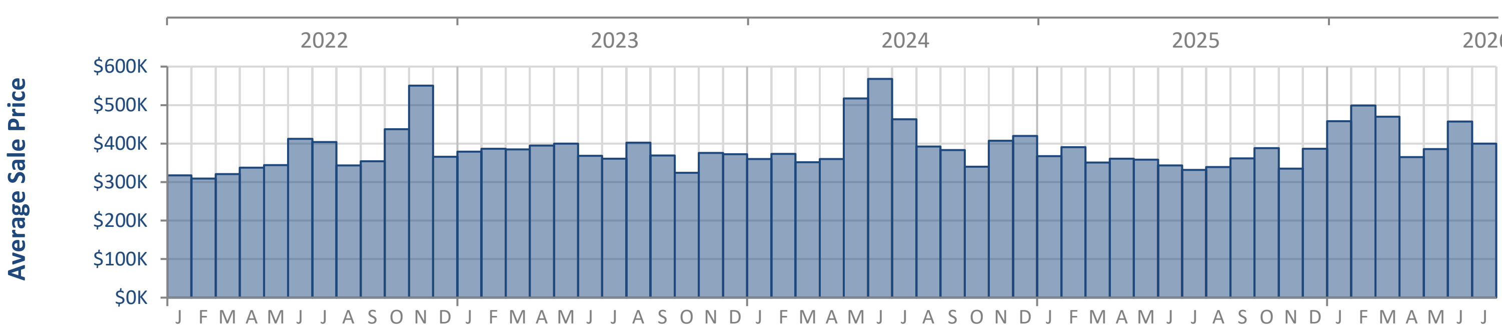


Average Sale Price

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	$431,138	21.0%
July 2026	**$399,657**	**20.6%**
June 2026	$457,577	33.2%
May 2026	$386,058	7.8%
April 2026	$364,574	0.9%
March 2026	$469,802	33.9%
February 2026	$498,885	27.6%
January 2026	$458,467	24.9%
December 2025	$386,426	-8.0%
November 2025	$335,337	-17.7%
October 2025	$388,551	14.4%
September 2025	$362,001	-5.6%
August 2025	$339,070	-13.6%
July 2025	$331,396	-28.5%



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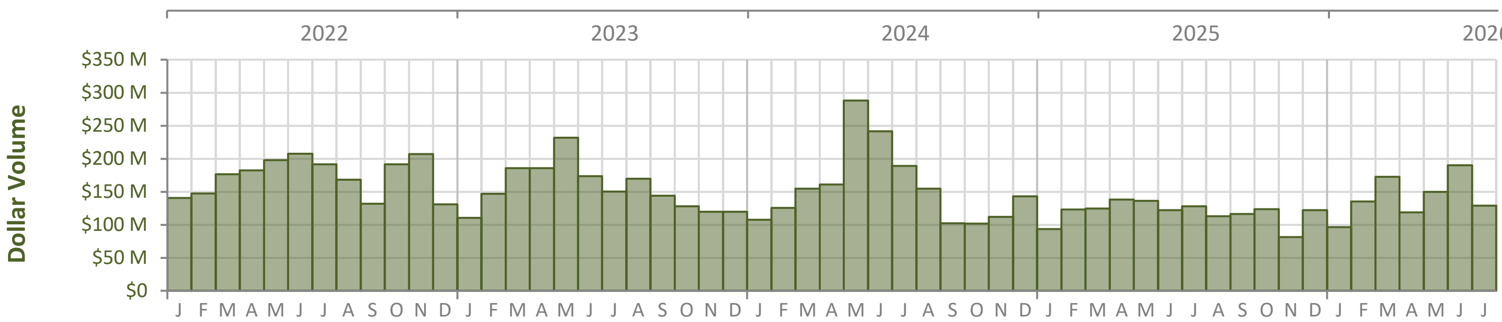
Dollar Volume

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	$990.8 Million	14.4%
July 2026	**$128.7 Million**	**0.6%**
June 2026	$189.9 Million	55.2%
May 2026	$149.8 Million	10.0%
April 2026	$118.5 Million	-14.1%
March 2026	$172.4 Million	38.4%
February 2026	$135.2 Million	9.8%
January 2026	$96.3 Million	2.9%
December 2025	$122.1 Million	-14.7%
November 2025	$81.2 Million	-27.6%
October 2025	$123.6 Million	21.6%
September 2025	$116.2 Million	13.9%
August 2025	$112.9 Million	-27.0%
July 2025	$127.9 Million	-32.4%

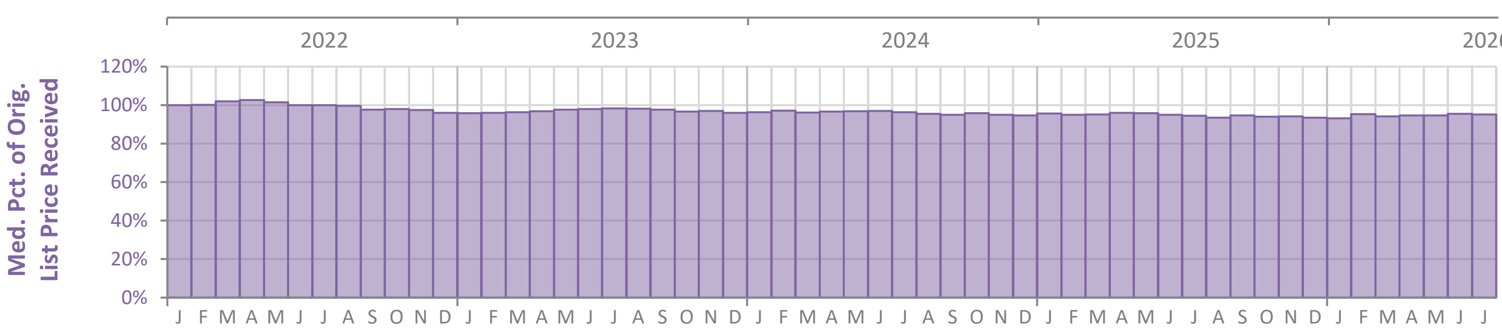


Median Percent of Original List Price Received

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	94.8%	-0.5%
July 2026	**95.1%**	**0.7%**
June 2026	95.5%	0.5%
May 2026	94.6%	-1.3%
April 2026	94.7%	-1.4%
March 2026	94.2%	-0.9%
February 2026	95.3%	0.4%
January 2026	93.2%	-2.5%
December 2025	93.4%	-1.4%
November 2025	94.2%	-0.8%
October 2025	94.0%	-1.9%
September 2025	94.6%	-0.3%
August 2025	93.4%	-2.1%
July 2025	94.4%	-2.0%



Monthly Market Detail - July 2026
Townhouses and Condos
Hillsborough County

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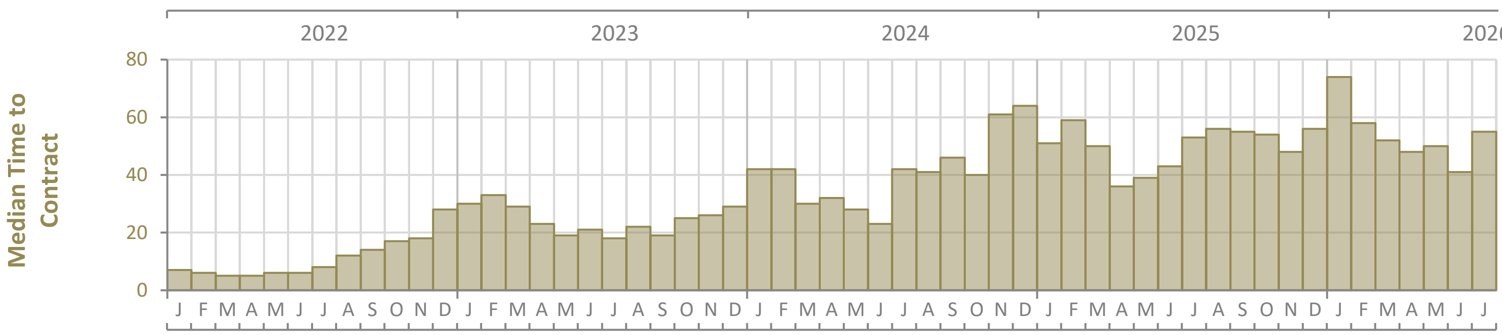
Median Time to Contract

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	10.2%
July 2026	**55 Days**	**3.8%**
June 2026	41 Days	-4.7%
May 2026	50 Days	28.2%
April 2026	48 Days	33.3%
March 2026	52 Days	4.0%
February 2026	58 Days	-1.7%
January 2026	74 Days	45.1%
December 2025	56 Days	-12.5%
November 2025	48 Days	-21.3%
October 2025	54 Days	35.0%
September 2025	55 Days	19.6%
August 2025	56 Days	36.6%
July 2025	53 Days	26.2%

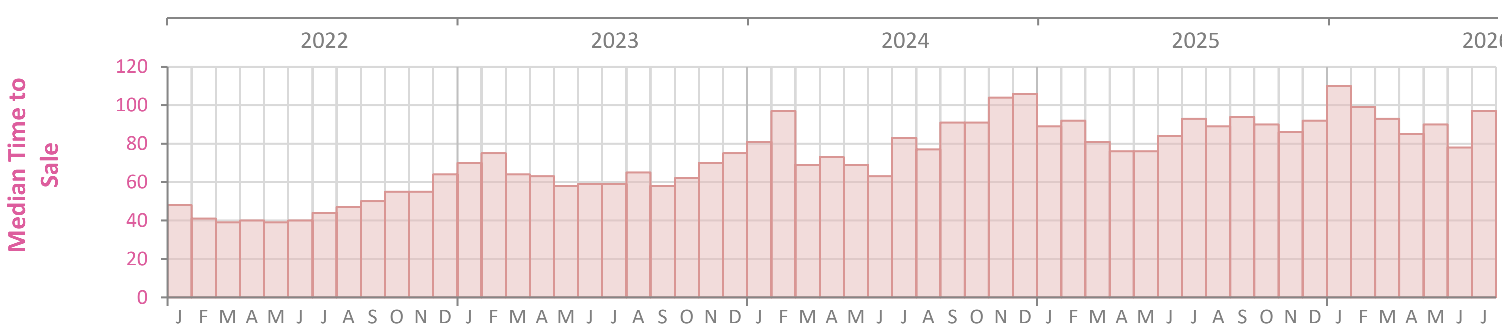


Median Time to Sale

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	5.8%
July 2026	**97 Days**	**4.3%**
June 2026	78 Days	-7.1%
May 2026	90 Days	18.4%
April 2026	85 Days	11.8%
March 2026	93 Days	14.8%
February 2026	99 Days	7.6%
January 2026	110 Days	23.6%
December 2025	92 Days	-13.2%
November 2025	86 Days	-17.3%
October 2025	90 Days	-1.1%
September 2025	94 Days	3.3%
August 2025	89 Days	15.6%
July 2025	93 Days	12.0%



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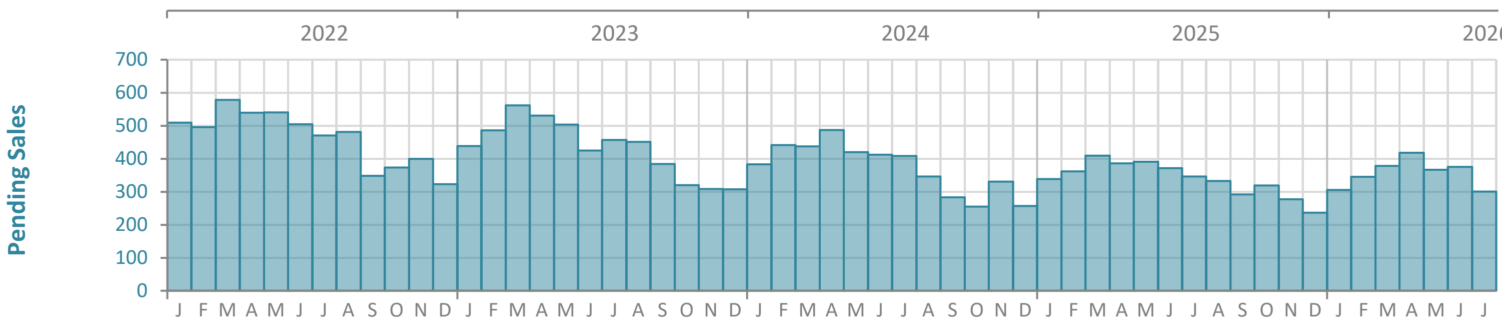
New Pending Sales

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	2,489	-4.4%
July 2026	**301**	**-13.0%**
June 2026	375	1.1%
May 2026	367	-6.1%
April 2026	418	8.3%
March 2026	378	-7.6%
February 2026	345	-4.7%
January 2026	305	-9.8%
December 2025	236	-8.2%
November 2025	277	-16.3%
October 2025	319	25.1%
September 2025	292	3.2%
August 2025	333	-3.8%
July 2025	346	-15.2%

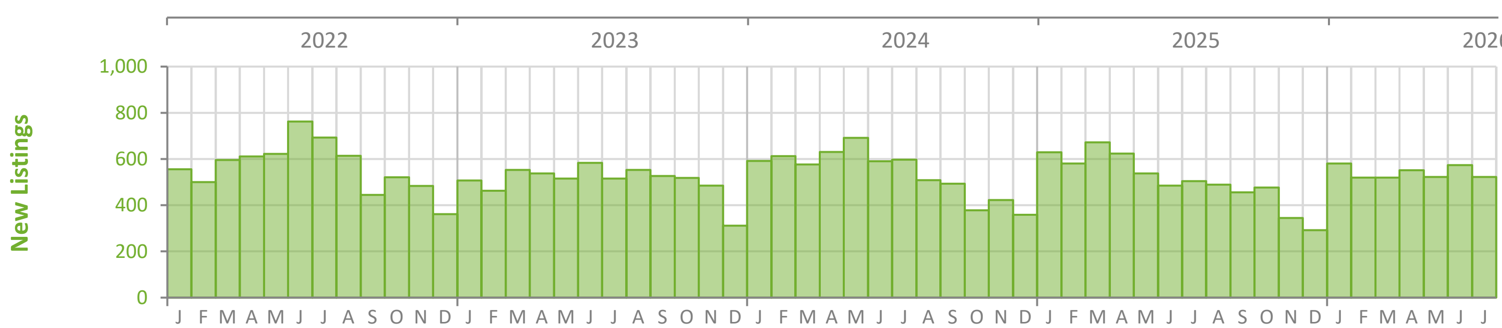


New Listings

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	3,787	-6.0%
July 2026	**522**	**3.6%**
June 2026	573	18.1%
May 2026	522	-2.8%
April 2026	551	-11.6%
March 2026	519	-22.8%
February 2026	520	-10.3%
January 2026	580	-7.8%
December 2025	292	-18.7%
November 2025	345	-18.4%
October 2025	477	26.2%
September 2025	455	-7.7%
August 2025	489	-3.7%
July 2025	504	-15.6%



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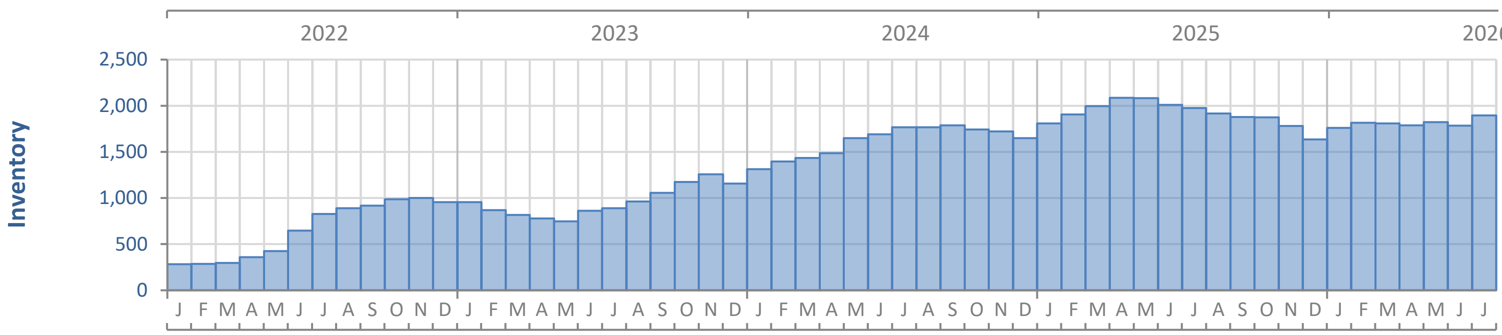
Inventory (Active Listings)

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)	1,810	-8.6%
July 2026	**1,895**	**-4.1%**
June 2026	1,783	-11.2%
May 2026	1,823	-12.4%
April 2026	1,787	-14.4%
March 2026	1,810	-9.3%
February 2026	1,816	-4.7%
January 2026	1,759	-2.7%
December 2025	1,635	-0.8%
November 2025	1,781	3.4%
October 2025	1,875	7.5%
September 2025	1,877	5.1%
August 2025	1,915	8.3%
July 2025	1,975	11.7%

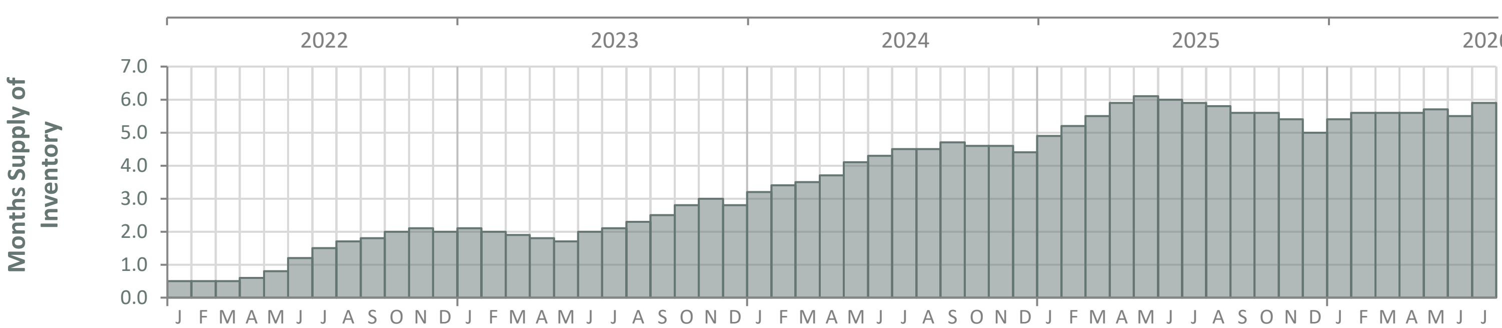


Months Supply of Inventory

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)	5.6	0.0%
July 2026	**5.9**	**0.0%**
June 2026	5.5	-8.3%
May 2026	5.7	-6.6%
April 2026	5.6	-5.1%
March 2026	5.6	1.8%
February 2026	5.6	7.7%
January 2026	5.4	10.2%
December 2025	5.0	13.6%
November 2025	5.4	17.4%
October 2025	5.6	21.7%
September 2025	5.6	19.1%
August 2025	5.8	28.9%
July 2025	5.9	31.1%



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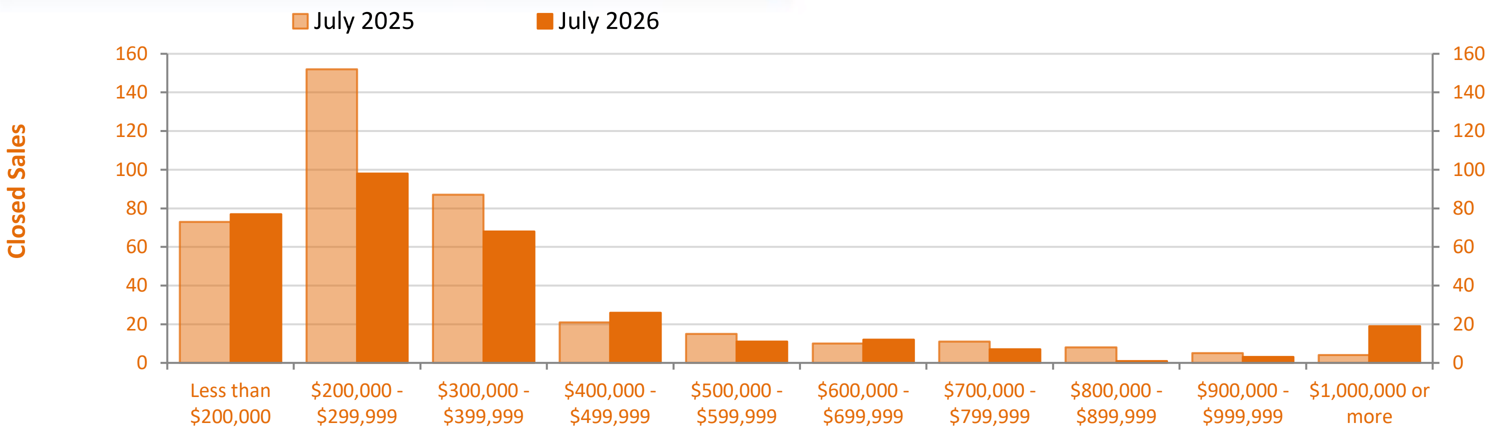
Closed Sales by Sale Price

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.

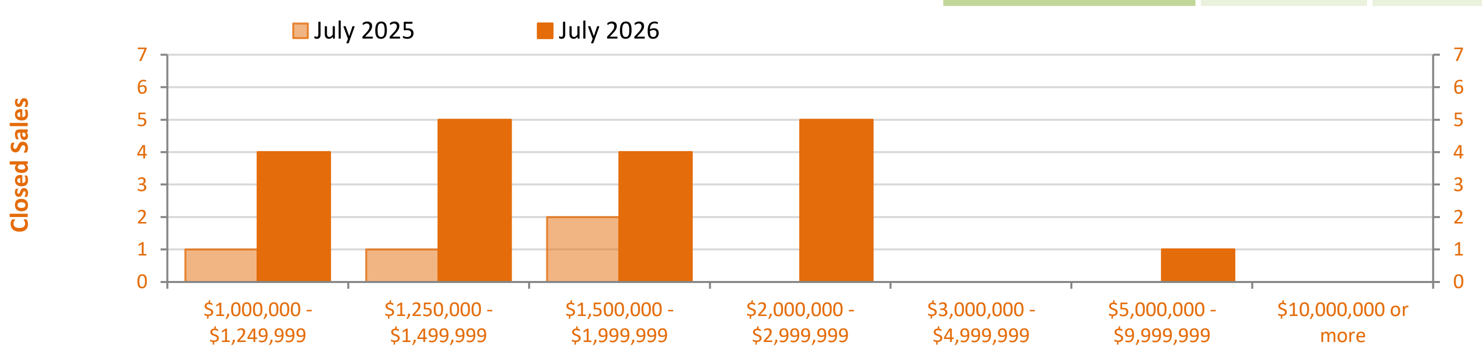
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	77	5.5%
$200,000 - $299,999	98	-35.5%
$300,000 - $399,999	68	-21.8%
$400,000 - $499,999	26	23.8%
$500,000 - $599,999	11	-26.7%
$600,000 - $699,999	12	20.0%
$700,000 - $799,999	7	-36.4%
$800,000 - $899,999	1	-87.5%
$900,000 - $999,999	3	-40.0%
$1,000,000 or more	19	375.0%



Million Dollar Spotlight

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

Sale Price	Closed Sales	Percent Change Year-over-Year
$1,000,000 - $1,249,999	4	300.0%
$1,250,000 - $1,499,999	5	400.0%
$1,500,000 - $1,999,999	4	100.0%
$2,000,000 - $2,999,999	5	N/A
$3,000,000 - $4,999,999	0	N/A
$5,000,000 - $9,999,999	1	N/A
$10,000,000 or more	0	N/A



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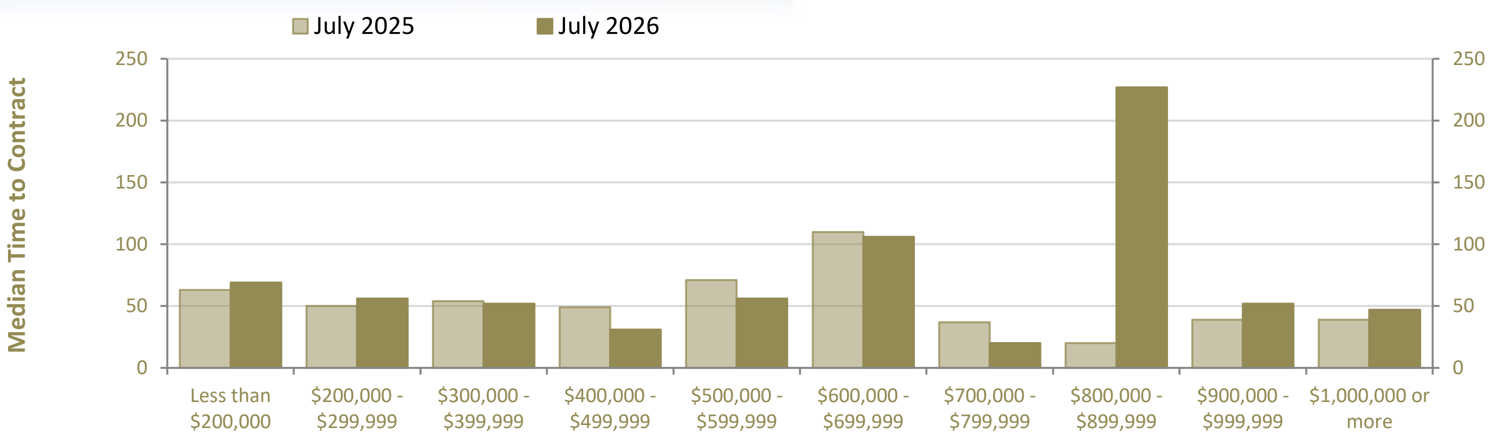
Median Time to Contract by Sale Price

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.

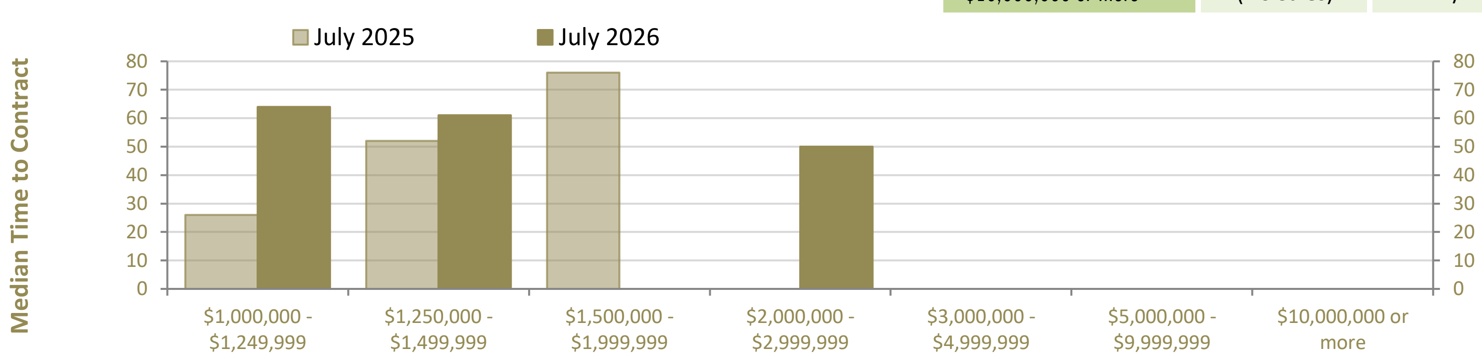
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	69 Days	9.5%
$200,000 - $299,999	56 Days	12.0%
$300,000 - $399,999	52 Days	-3.7%
$400,000 - $499,999	31 Days	-36.7%
$500,000 - $599,999	56 Days	-21.1%
$600,000 - $699,999	106 Days	-3.6%
$700,000 - $799,999	20 Days	-45.9%
$800,000 - $899,999	227 Days	1035.0%
$900,000 - $999,999	52 Days	33.3%
$1,000,000 or more	47 Days	20.5%



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	64 Days	146.2%
$1,250,000 - $1,499,999	61 Days	17.3%
$1,500,000 - $1,999,999	0 Days	-100.0%
$2,000,000 - $2,999,999	50 Days	N/A
$3,000,000 - $4,999,999	(No Sales)	N/A
$5,000,000 - $9,999,999	0 Days	N/A
$10,000,000 or more	(No Sales)	N/A



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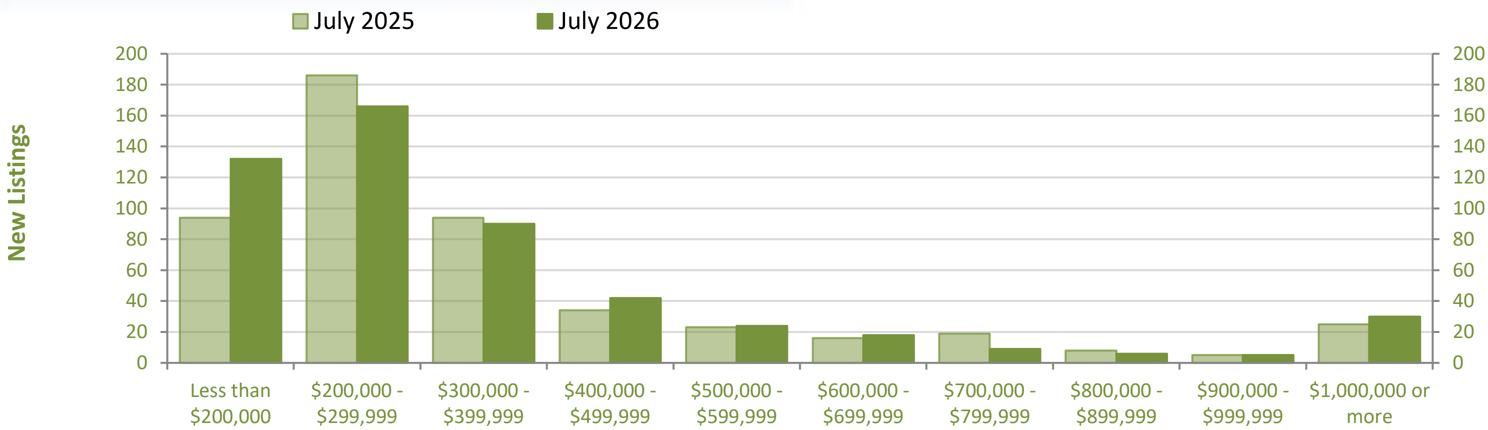
New Listings by Initial Listing Price

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.

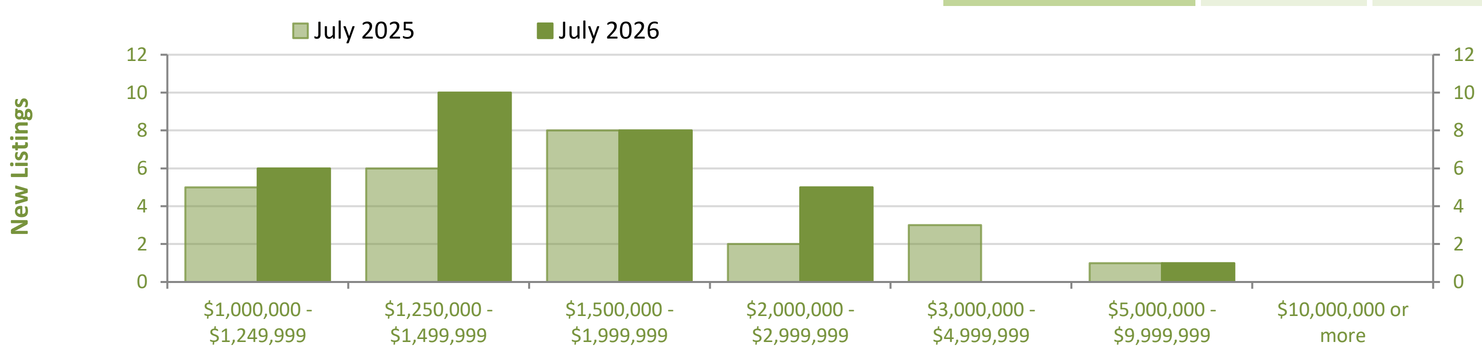
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	132	40.4%
$200,000 - $299,999	166	-10.8%
$300,000 - $399,999	90	-4.3%
$400,000 - $499,999	42	23.5%
$500,000 - $599,999	24	4.3%
$600,000 - $699,999	18	12.5%
$700,000 - $799,999	9	-52.6%
$800,000 - $899,999	6	-25.0%
$900,000 - $999,999	5	0.0%
$1,000,000 or more	30	20.0%



Million Dollar Spotlight

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

Initial Listing Price	New Listings	Percent Change Year-over-Year
$1,000,000 - $1,249,999	6	20.0%
$1,250,000 - $1,499,999	10	66.7%
$1,500,000 - $1,999,999	8	0.0%
$2,000,000 - $2,999,999	5	150.0%
$3,000,000 - $4,999,999	0	-100.0%
$5,000,000 - $9,999,999	1	0.0%
$10,000,000 or more	0	N/A



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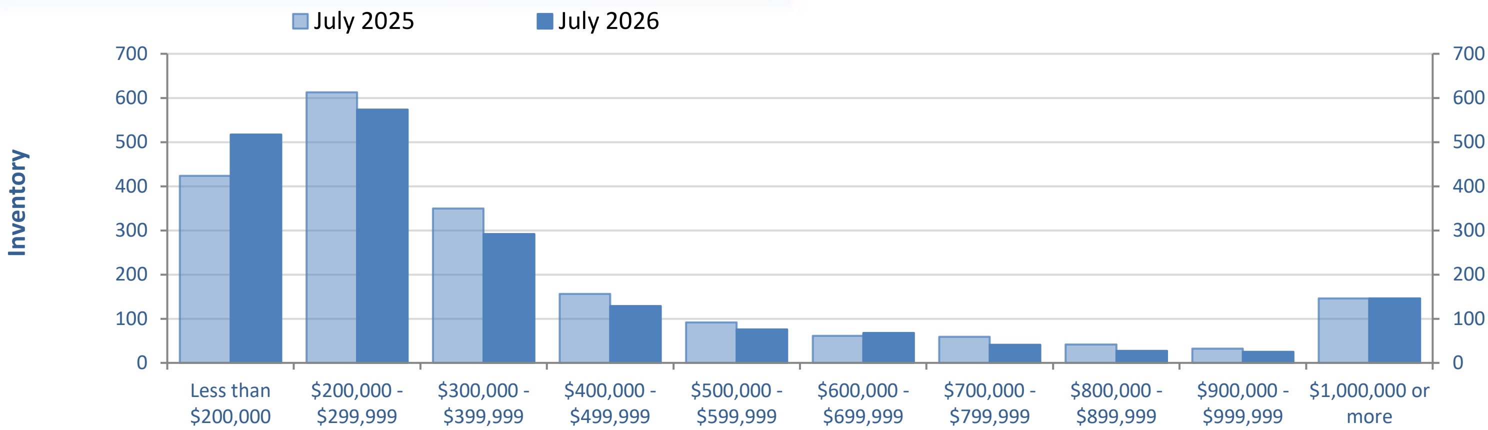
Inventory by Current Listing Price

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.

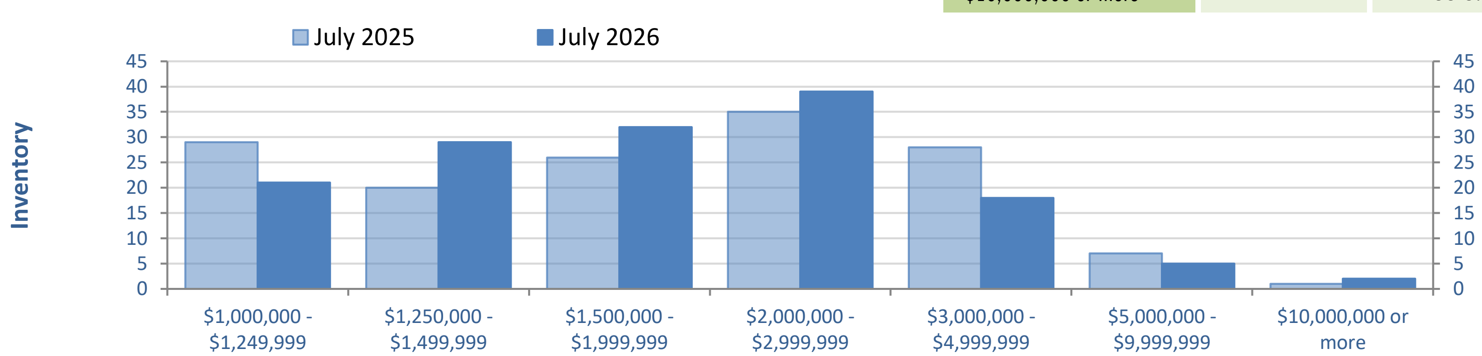
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	517	21.9%
$200,000 - $299,999	574	-6.4%
$300,000 - $399,999	292	-16.6%
$400,000 - $499,999	129	-17.3%
$500,000 - $599,999	76	-17.4%
$600,000 - $699,999	68	11.5%
$700,000 - $799,999	41	-30.5%
$800,000 - $899,999	27	-35.7%
$900,000 - $999,999	25	-21.9%
$1,000,000 or more	146	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	21	-27.6%
$1,250,000 - $1,499,999	29	45.0%
$1,500,000 - $1,999,999	32	23.1%
$2,000,000 - $2,999,999	39	11.4%
$3,000,000 - $4,999,999	18	-35.7%
$5,000,000 - $9,999,999	5	-28.6%
$10,000,000 or more	2	100.0%



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Monthly Distressed Market - July 2026
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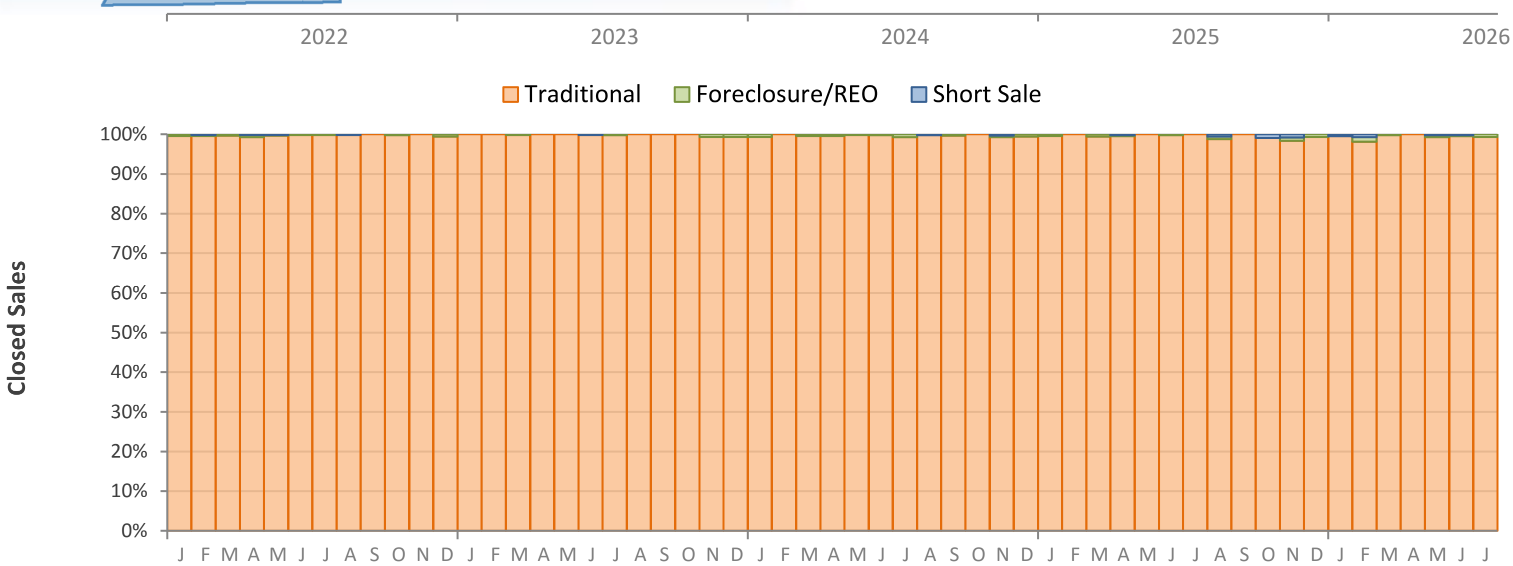
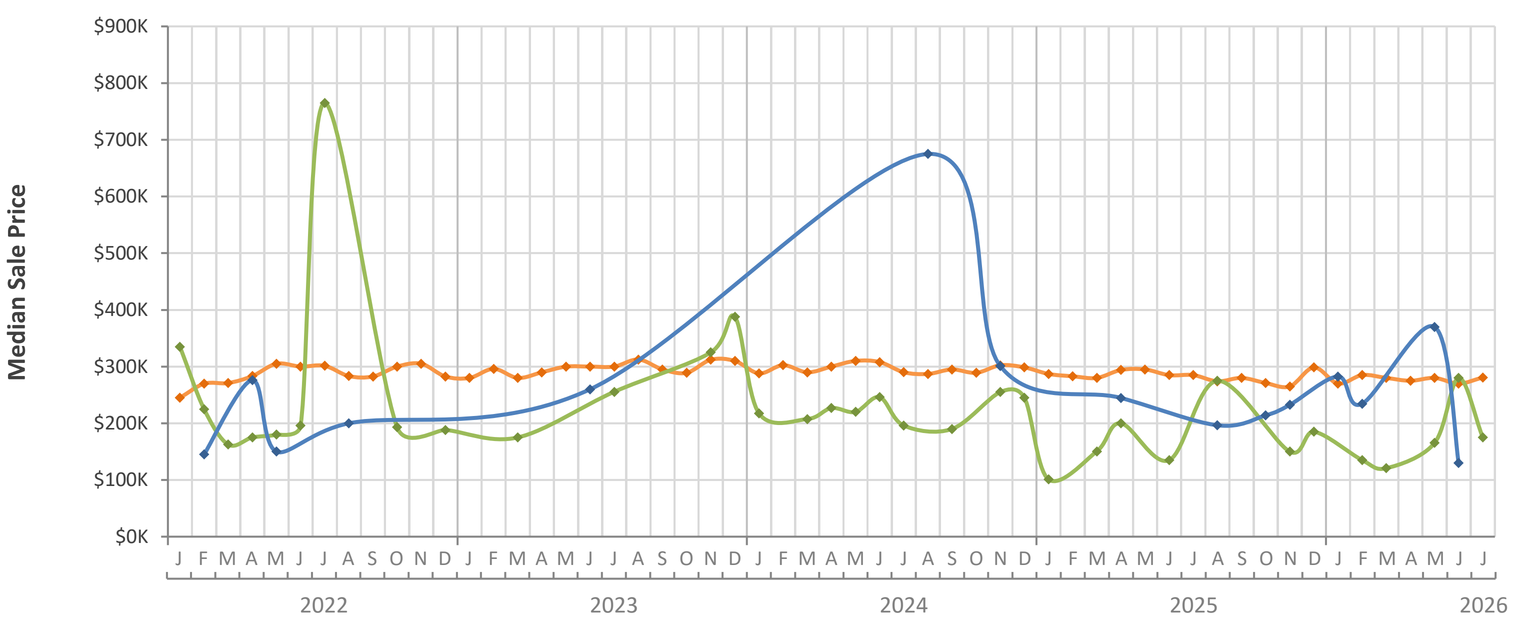
		July 2026	July 2025	Percent Change Year-over-Year
Traditional	Closed Sales	320	386	-17.1%
	Median Sale Price	$280,800	$284,945	-1.5%
Foreclosure/REO	Closed Sales	2	0	N/A
	Median Sale Price	$175,000	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A





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