Monthly Market Detail - July 2026
Single-Family Homes
Tampa-St. Petersburg-Clearwater MSA

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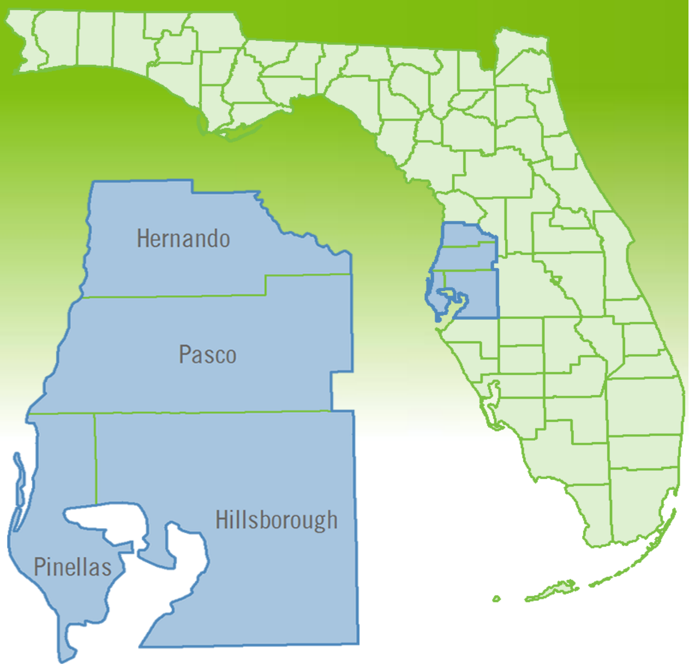


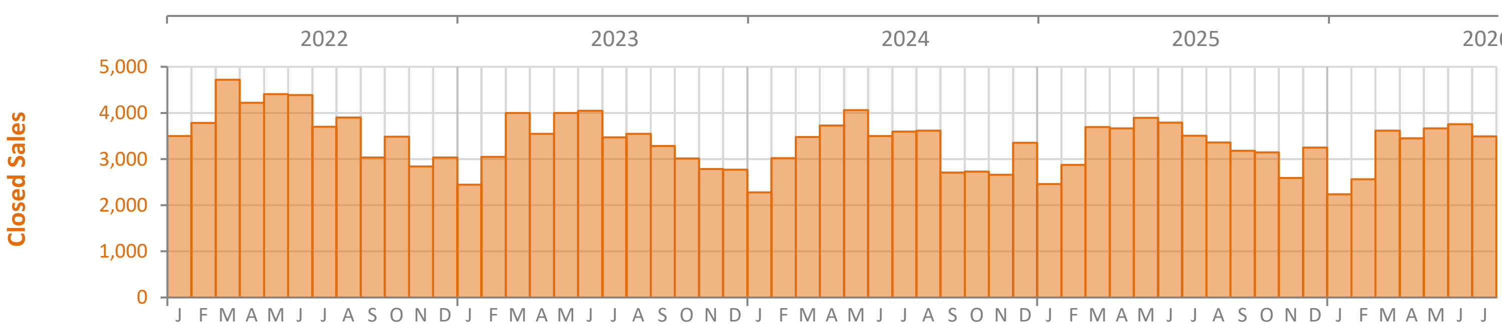
Summary Statistics	July 2026	July 2025	Percent Change Year-over-Year
Closed Sales	3,491	3,508	-0.5%
Paid in Cash	753	874	-13.8%
Median Sale Price	$415,000	$405,000	2.5%
Average Sale Price	$529,299	$504,161	5.0%
Dollar Volume	$1.8 Billion	$1.8 Billion	4.5%
Median Percent of Original List Price Received	96.4%	95.7%	0.7%
Median Time to Contract	36 Days	39 Days	-7.7%
Median Time to Sale	77 Days	79 Days	-2.5%
New Pending Sales	3,328	3,439	-3.2%
New Listings	4,335	4,531	-4.3%
Pending Inventory	4,088	4,287	-4.6%
Inventory (Active Listings)	12,629	14,168	-10.9%
Months Supply of Inventory	4.0	4.4	-9.1%

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	22,793	-4.6%
July 2026	**3,491**	**-0.5%**
June 2026	3,759	-0.8%
May 2026	3,668	-5.8%
April 2026	3,453	-5.9%
March 2026	3,618	-2.0%
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%



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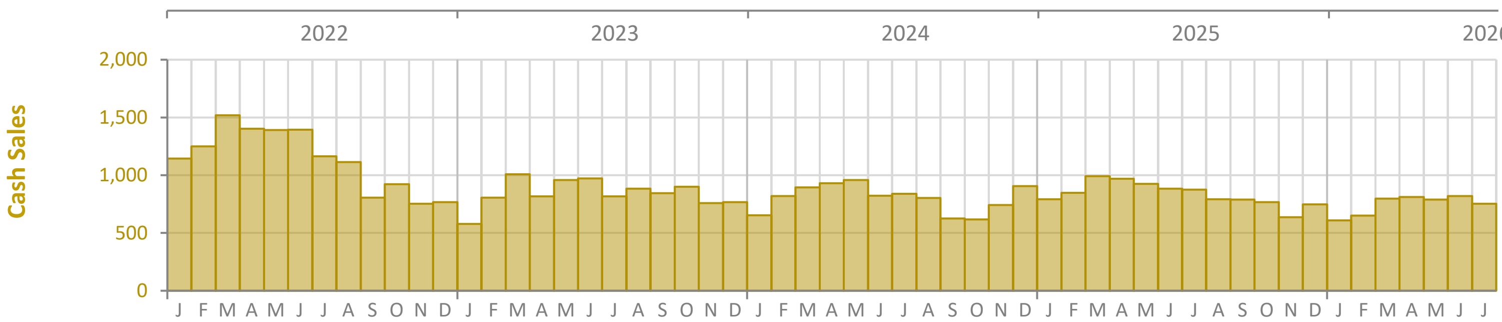
Cash Sales

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	5,229	-16.8%
July 2026	**753**	**-13.8%**
June 2026	819	-7.4%
May 2026	788	-14.9%
April 2026	812	-16.2%
March 2026	799	-19.5%
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%

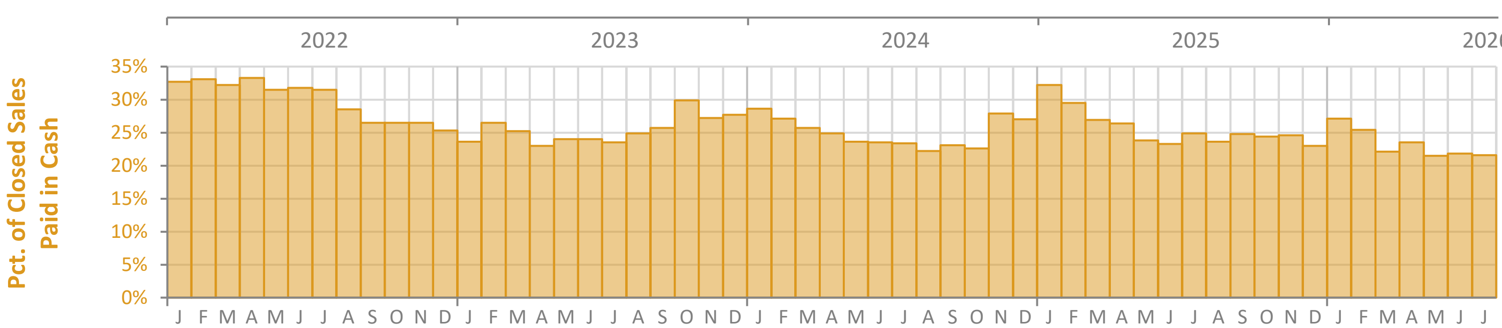


Cash Sales as a Percentage of Closed Sales

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

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

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	22.9%	-12.9%
July 2026	**21.6%**	**-13.3%**
June 2026	21.8%	-6.4%
May 2026	21.5%	-9.7%
April 2026	23.5%	-11.0%
March 2026	22.1%	-17.8%
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%



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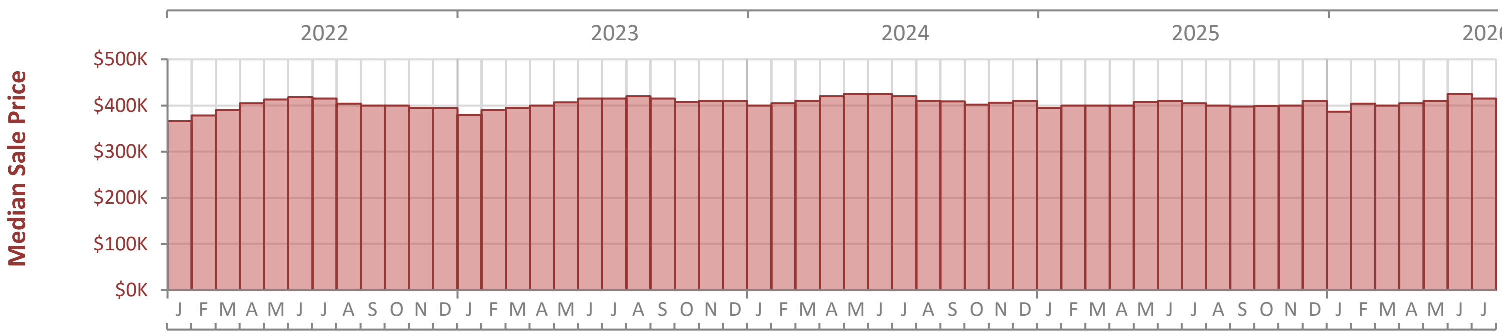
Median Sale Price

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	$410,000	2.2%
July 2026	**$415,000**	**2.5%**
June 2026	$424,900	3.6%
May 2026	$410,000	0.6%
April 2026	$405,000	1.3%
March 2026	$400,000	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%

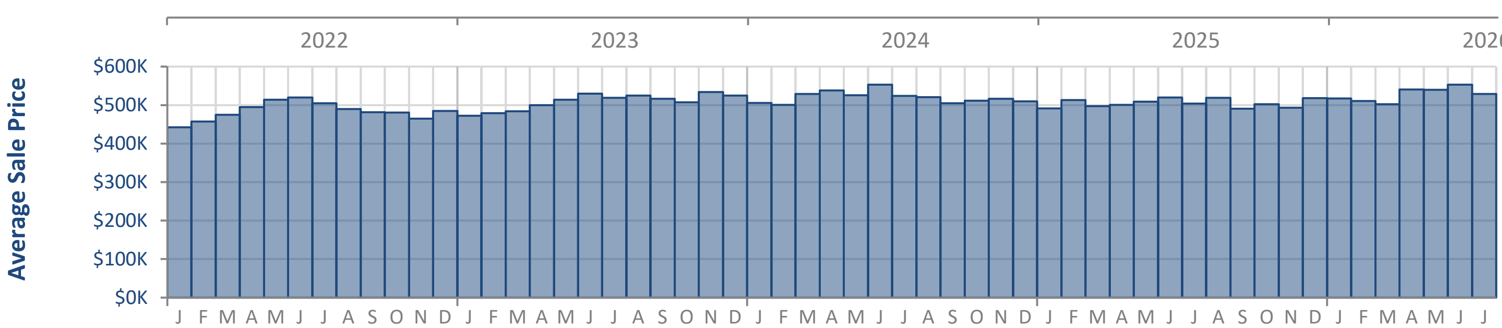


Average Sale Price

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	$529,048	4.7%
July 2026	**$529,299**	**5.0%**
June 2026	$552,927	6.4%
May 2026	$539,712	6.1%
April 2026	$540,485	8.0%
March 2026	$502,379	1.0%
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%



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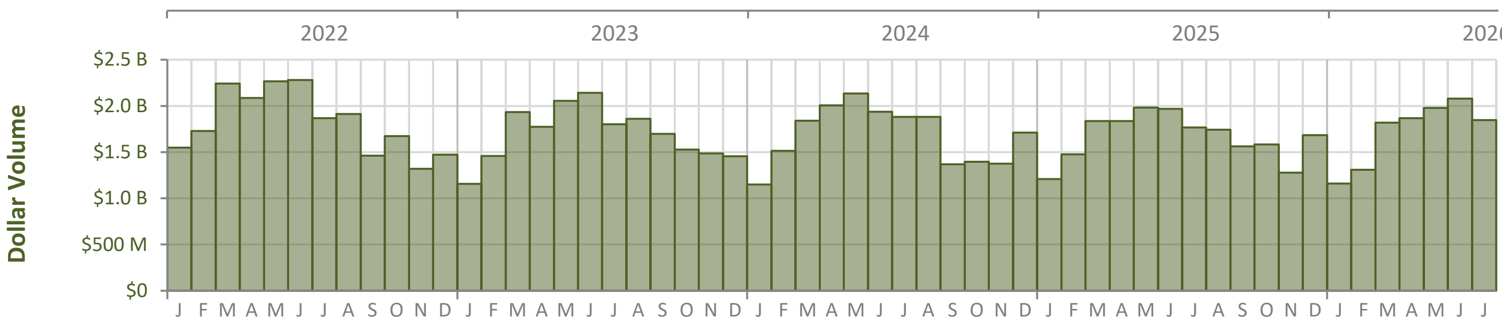
Dollar Volume

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	$12.1 Billion	-0.1%
July 2026	**$1.8 Billion**	**4.5%**
June 2026	$2.1 Billion	5.6%
May 2026	$2.0 Billion	0.0%
April 2026	$1.9 Billion	1.7%
March 2026	$1.8 Billion	-1.0%
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%

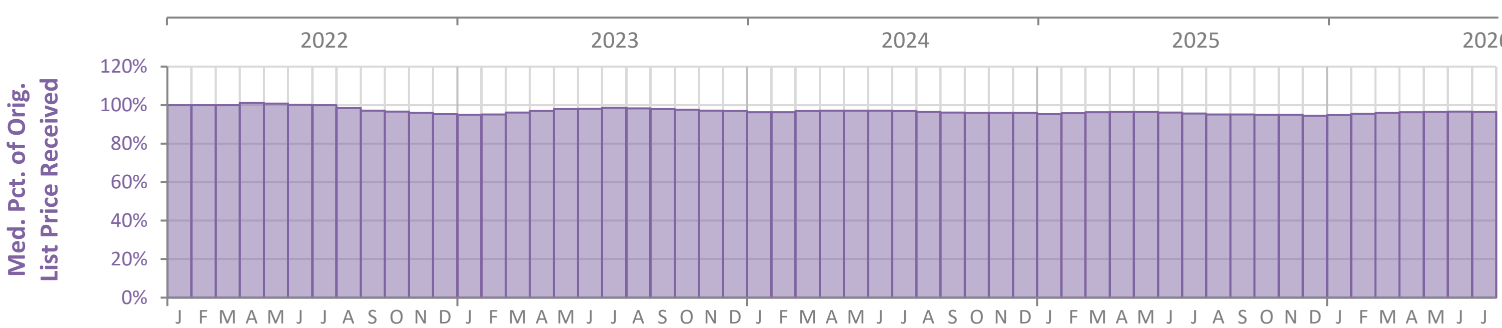


Median Percent of Original List Price Received

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	96.2%	0.1%
July 2026	**96.4%**	**0.7%**
June 2026	96.6%	0.4%
May 2026	96.5%	0.1%
April 2026	96.3%	-0.2%
March 2026	96.0%	-0.3%
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%



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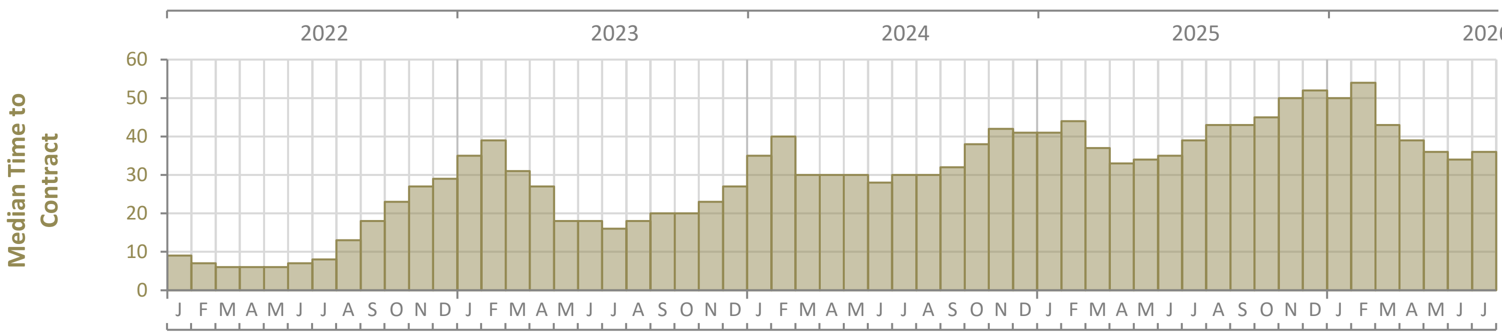
Median Time to Contract

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	38 Days	-2.6%
July 2026	**36 Days**	**-7.7%**
June 2026	34 Days	-2.9%
May 2026	36 Days	5.9%
April 2026	39 Days	18.2%
March 2026	43 Days	16.2%
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%

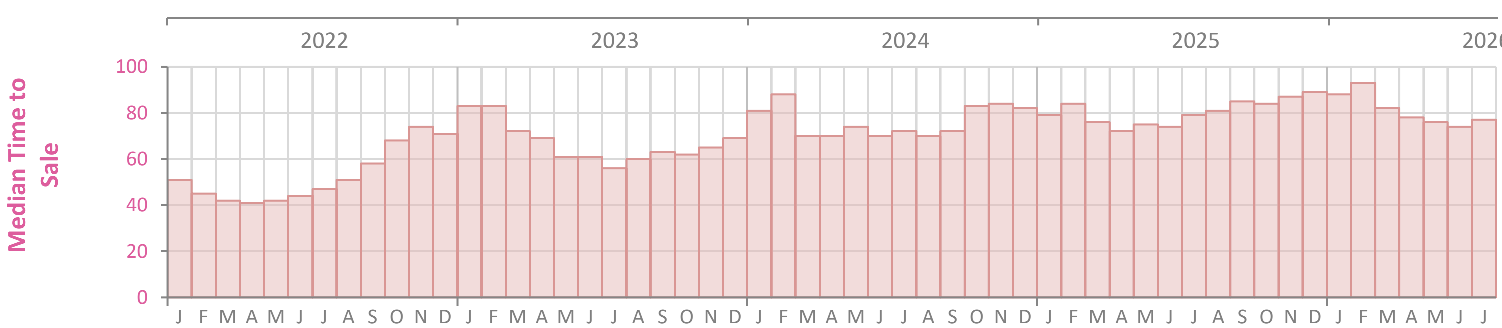


Median Time to Sale

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	77 Days	-1.3%
July 2026	**77 Days**	**-2.5%**
June 2026	74 Days	0.0%
May 2026	76 Days	1.3%
April 2026	78 Days	8.3%
March 2026	82 Days	7.9%
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%



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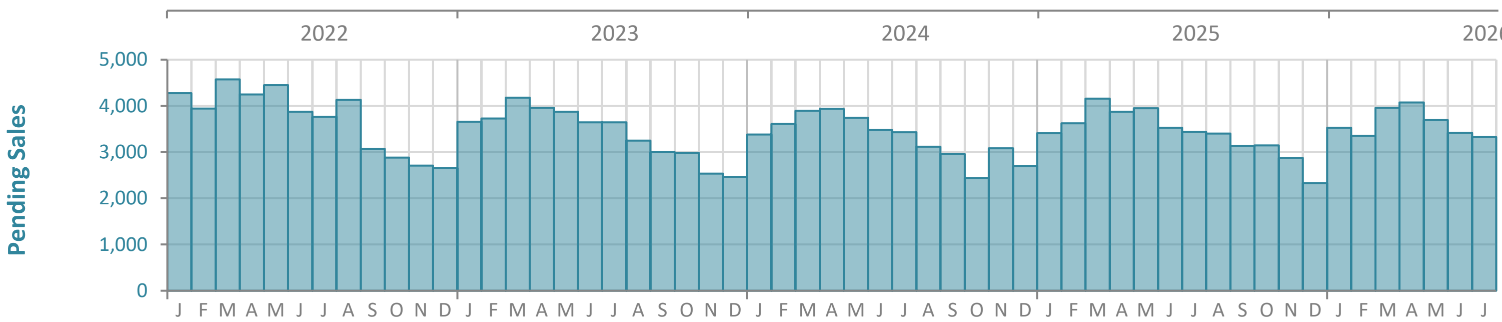
New Pending Sales

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	25,346	-2.5%
July 2026	**3,328**	**-3.2%**
June 2026	3,415	-3.2%
May 2026	3,693	-6.6%
April 2026	4,073	5.1%
March 2026	3,958	-4.9%
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%

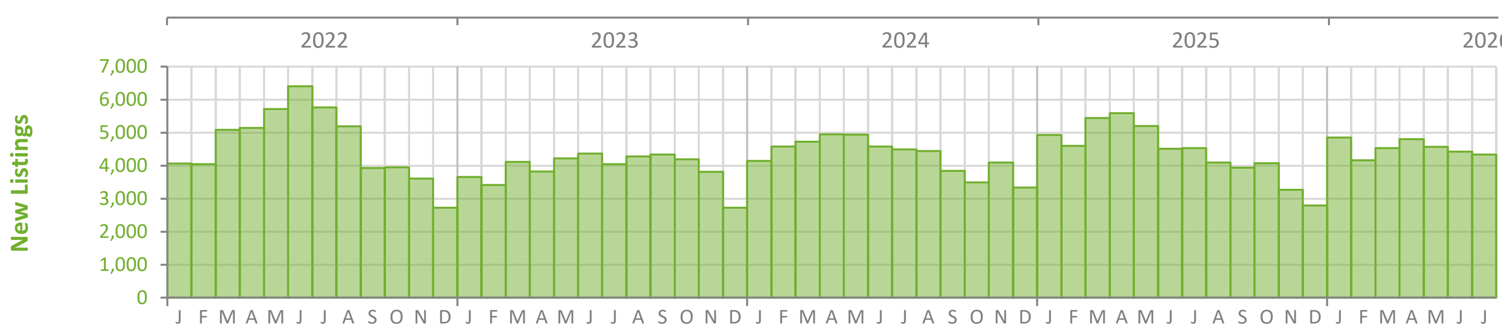


New Listings

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	31,683	-9.0%
July 2026	**4,335**	**-4.3%**
June 2026	4,425	-1.9%
May 2026	4,570	-12.1%
April 2026	4,806	-14.0%
March 2026	4,528	-16.9%
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%



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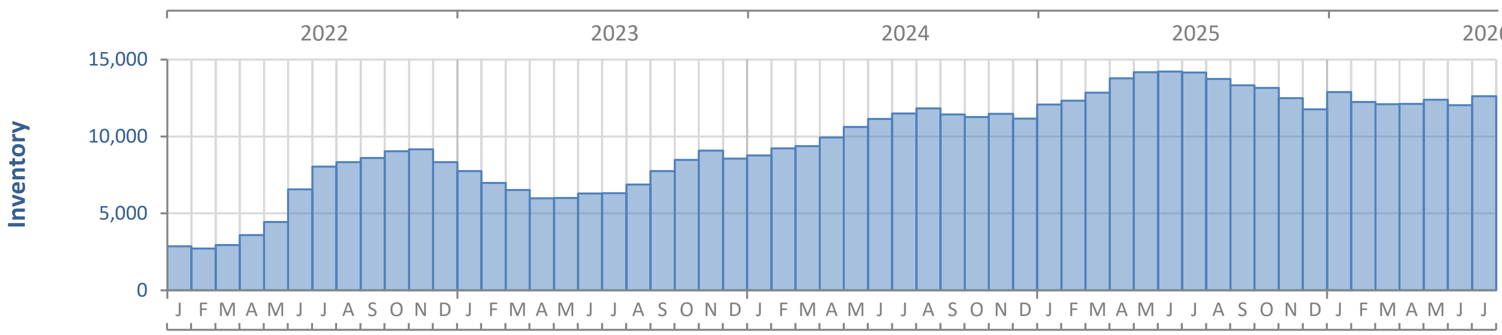
Inventory (Active Listings)

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)	12,343	-7.7%
July 2026	**12,629**	**-10.9%**
June 2026	12,031	-15.4%
May 2026	12,395	-12.6%
April 2026	12,111	-12.2%
March 2026	12,098	-5.8%
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%

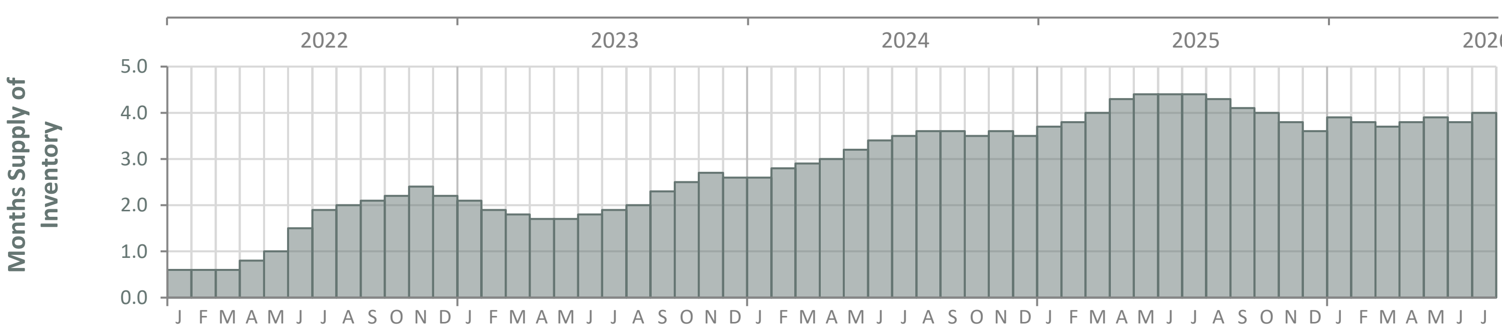


Months Supply of Inventory

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

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

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	3.8	-7.3%
July 2026	**4.0**	**-9.1%**
June 2026	3.8	-13.6%
May 2026	3.9	-11.4%
April 2026	3.8	-11.6%
March 2026	3.7	-7.5%
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%



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Closed Sales by Sale Price

The number of sales transactions which closed during the month

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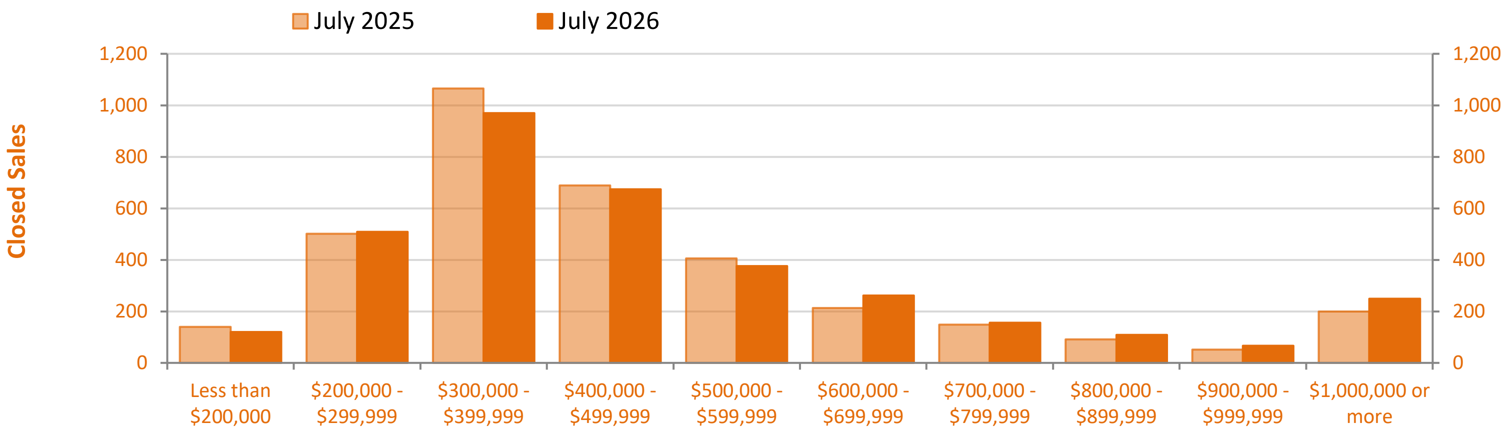
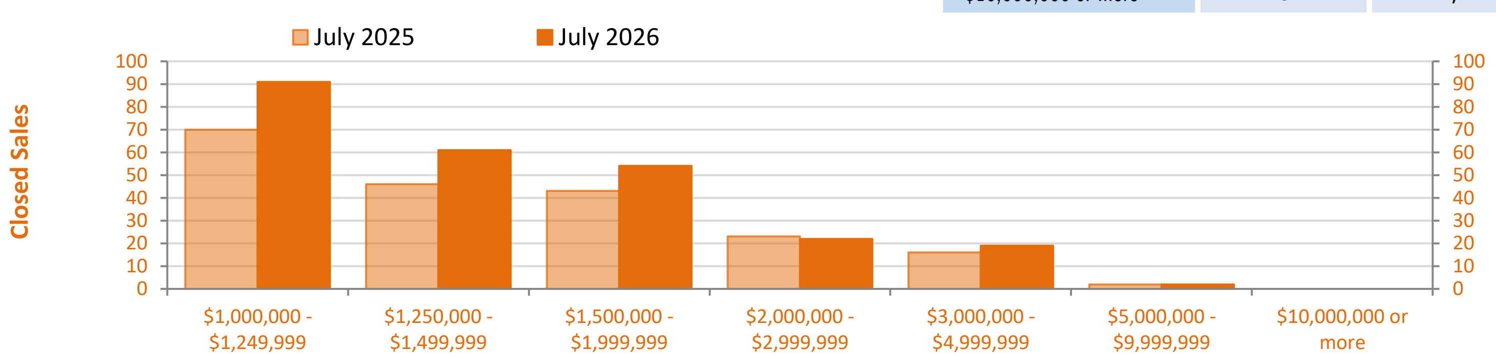
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	120	-14.3%
$200,000 - $299,999	509	1.4%
$300,000 - $399,999	970	-9.0%
$400,000 - $499,999	674	-2.2%
$500,000 - $599,999	376	-7.4%
$600,000 - $699,999	261	22.5%
$700,000 - $799,999	156	4.7%
$800,000 - $899,999	109	19.8%
$900,000 - $999,999	67	28.8%
$1,000,000 or more	249	24.5%



Million Dollar Spotlight

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

Sale Price	Closed Sales	Percent Change Year-over-Year
$1,000,000 - $1,249,999	91	30.0%
$1,250,000 - $1,499,999	61	32.6%
$1,500,000 - $1,999,999	54	25.6%
$2,000,000 - $2,999,999	22	-4.3%
$3,000,000 - $4,999,999	19	18.8%
$5,000,000 - $9,999,999	2	0.0%
$10,000,000 or more	0	N/A



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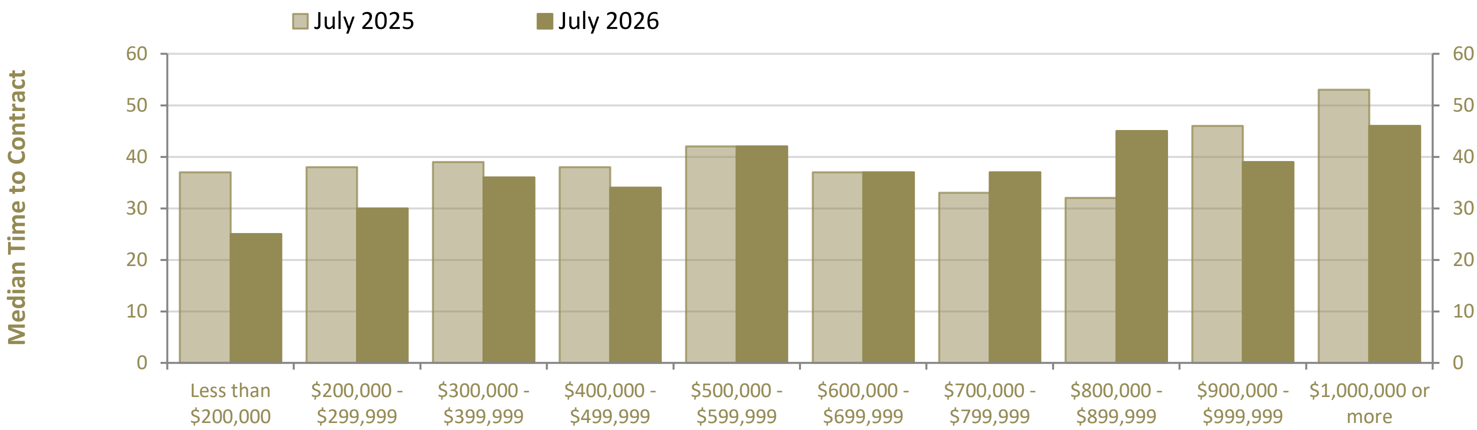
Median Time to Contract by Sale Price

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.

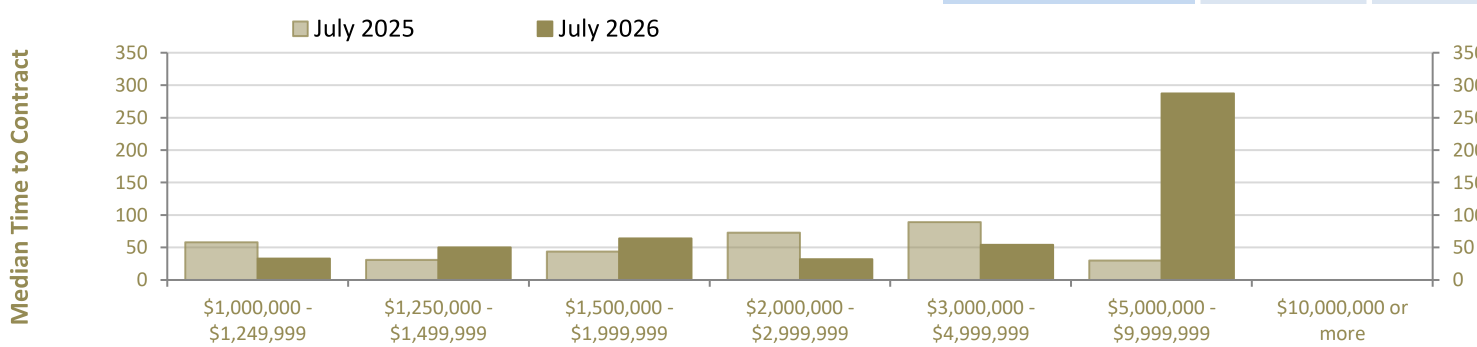
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	25 Days	-32.4%
$200,000 - $299,999	30 Days	-21.1%
$300,000 - $399,999	36 Days	-7.7%
$400,000 - $499,999	34 Days	-10.5%
$500,000 - $599,999	42 Days	0.0%
$600,000 - $699,999	37 Days	0.0%
$700,000 - $799,999	37 Days	12.1%
$800,000 - $899,999	45 Days	40.6%
$900,000 - $999,999	39 Days	-15.2%
$1,000,000 or more	46 Days	-13.2%



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	33 Days	-43.1%
$1,250,000 - $1,499,999	50 Days	61.3%
$1,500,000 - $1,999,999	64 Days	45.5%
$2,000,000 - $2,999,999	32 Days	-56.2%
$3,000,000 - $4,999,999	54 Days	-39.3%
$5,000,000 - $9,999,999	287 Days	856.7%
$10,000,000 or more	(No Sales)	N/A



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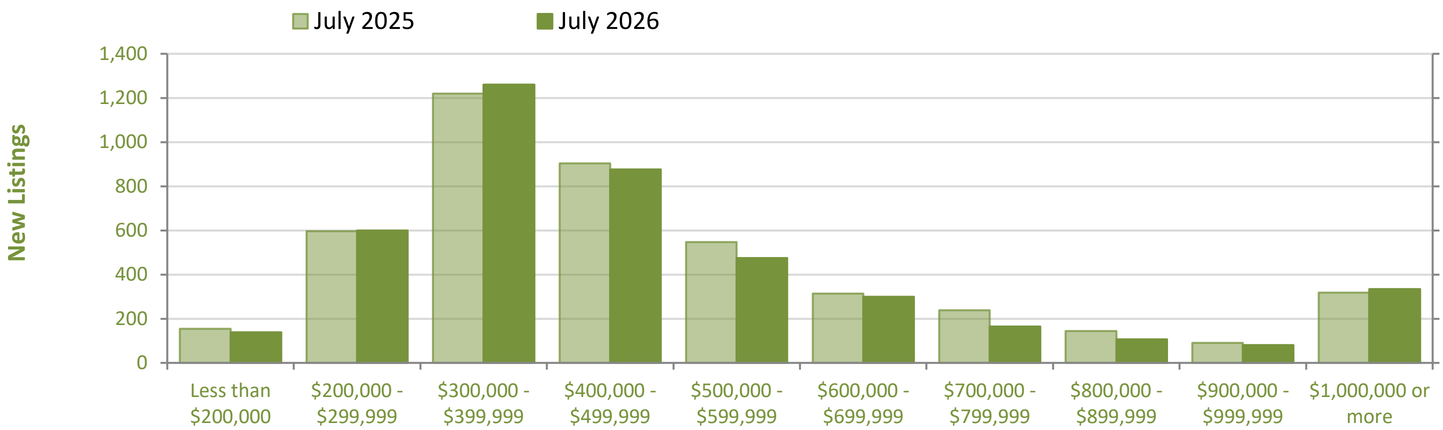
New Listings by Initial Listing Price

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.

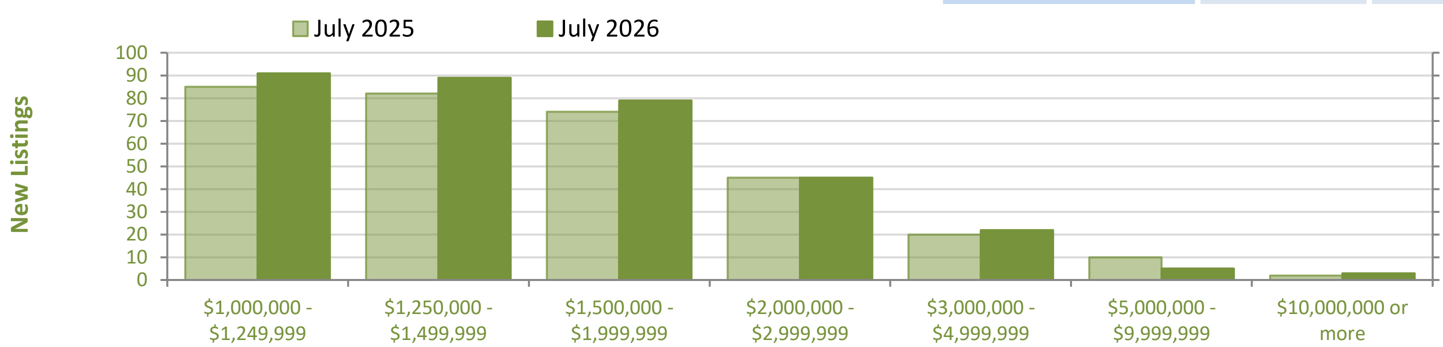
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	138	-11.0%
$200,000 - $299,999	600	0.5%
$300,000 - $399,999	1,261	3.4%
$400,000 - $499,999	876	-3.1%
$500,000 - $599,999	475	-13.3%
$600,000 - $699,999	300	-4.5%
$700,000 - $799,999	165	-31.0%
$800,000 - $899,999	106	-26.9%
$900,000 - $999,999	80	-12.1%
$1,000,000 or more	334	5.0%



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	91	7.1%
$1,250,000 - $1,499,999	89	8.5%
$1,500,000 - $1,999,999	79	6.8%
$2,000,000 - $2,999,999	45	0.0%
$3,000,000 - $4,999,999	22	10.0%
$5,000,000 - $9,999,999	5	-50.0%
$10,000,000 or more	3	50.0%



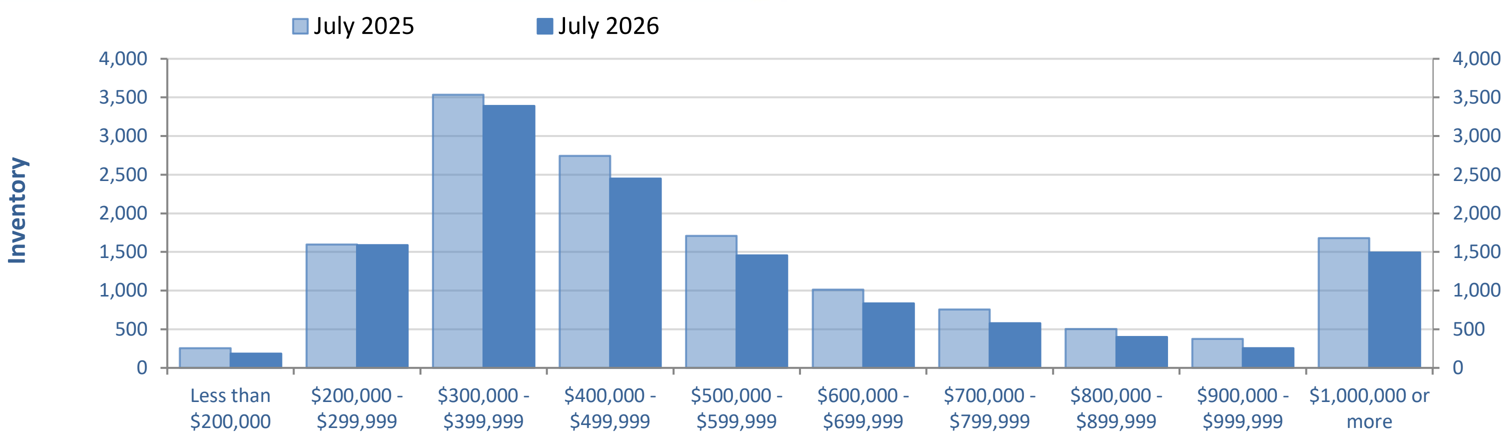
Monthly Market Detail - July 2026
Single-Family Homes
Tampa-St. Petersburg-Clearwater MSA

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.

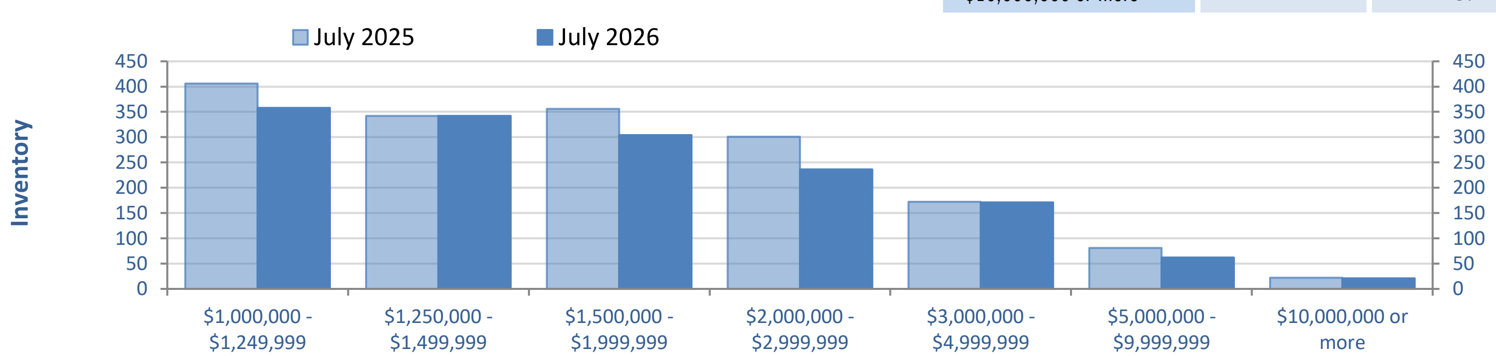
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	184	-28.1%
$200,000 - $299,999	1,587	-0.6%
$300,000 - $399,999	3,392	-4.0%
$400,000 - $499,999	2,449	-10.8%
$500,000 - $599,999	1,455	-14.8%
$600,000 - $699,999	836	-17.5%
$700,000 - $799,999	577	-23.8%
$800,000 - $899,999	398	-20.9%
$900,000 - $999,999	257	-31.8%
$1,000,000 or more	1,494	-11.1%



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	358	-11.8%
$1,250,000 - $1,499,999	342	0.0%
$1,500,000 - $1,999,999	304	-14.6%
$2,000,000 - $2,999,999	236	-21.6%
$3,000,000 - $4,999,999	171	-0.6%
$5,000,000 - $9,999,999	62	-23.5%
$10,000,000 or more	21	-4.5%



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Monthly Distressed Market - July 2026
Single-Family Homes
Tampa-St. Petersburg-Clearwater MSA

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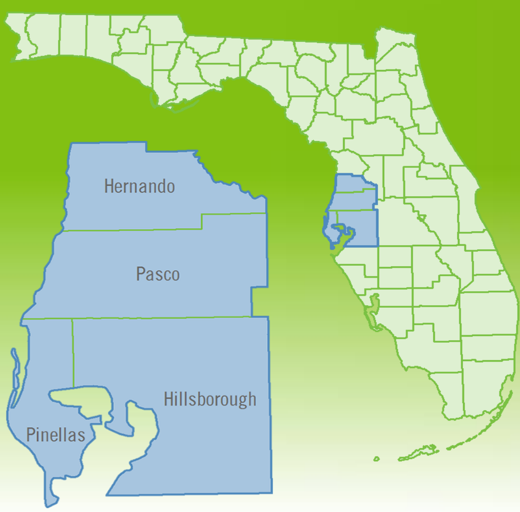
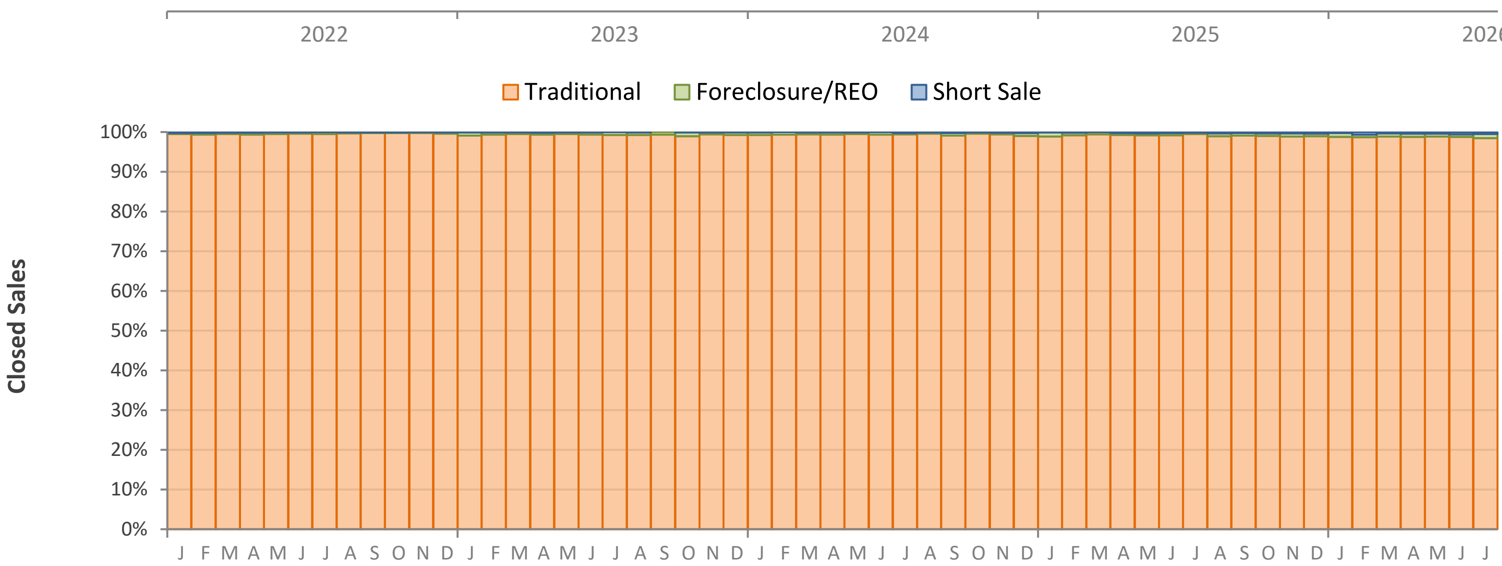
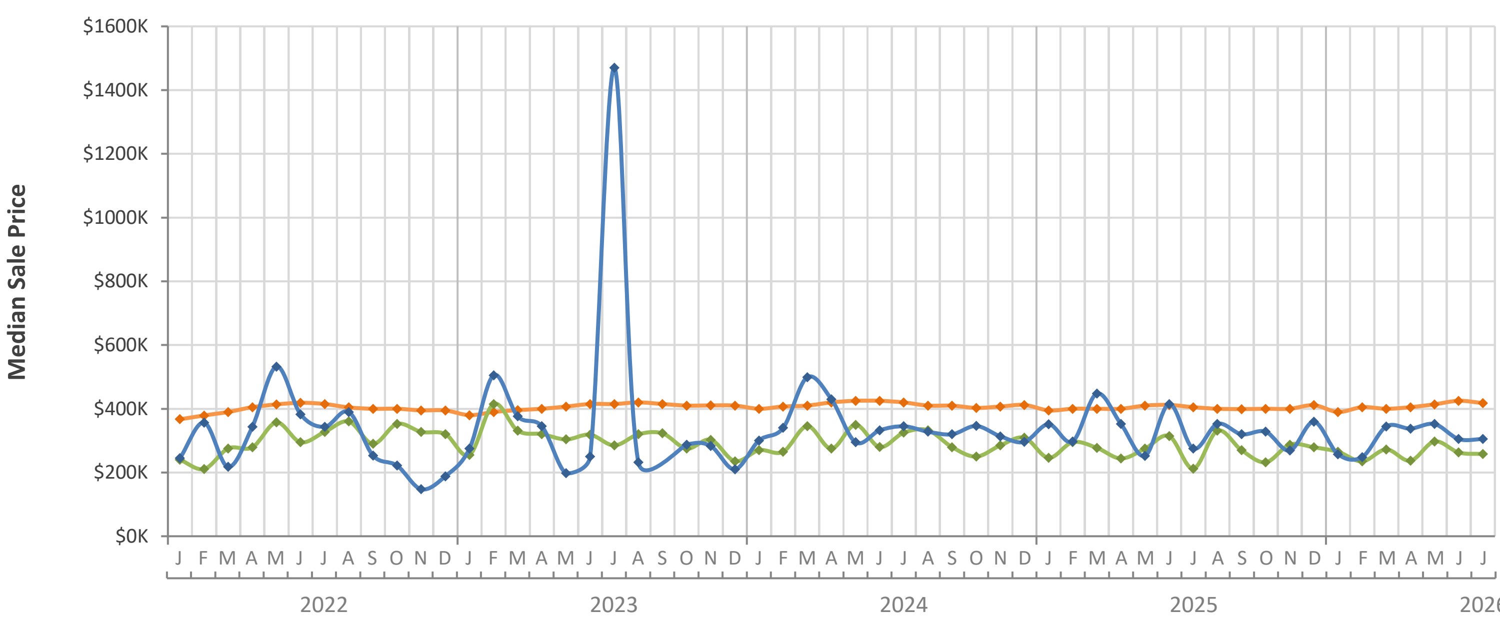


		July 2026	July 2025	Percent Change Year-over-Year
Traditional	Closed Sales	3,437	3,490	-1.5%
	Median Sale Price	$418,000	$405,000	3.2%
Foreclosure/REO	Closed Sales	37	13	184.6%
	Median Sale Price	$258,000	$212,000	21.7%
Short Sale	Closed Sales	17	5	240.0%
	Median Sale Price	$305,000	$275,000	10.9%





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Monthly Market Detail - July 2026
Townhouses and Condos
Tampa-St. Petersburg-Clearwater MSA

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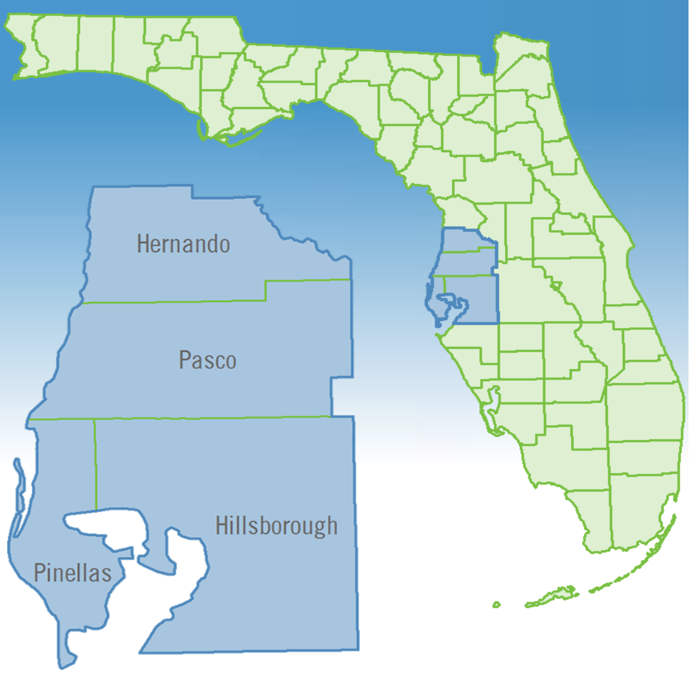


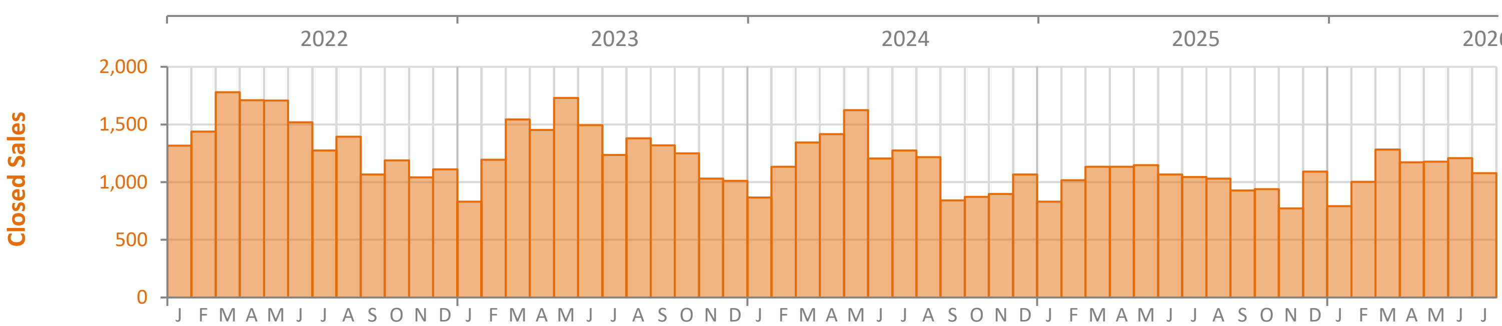
Summary Statistics	July 2026	July 2025	Percent Change Year-over-Year
Closed Sales	1,079	1,044	3.4%
Paid in Cash	497	482	3.1%
Median Sale Price	$265,950	$267,250	-0.5%
Average Sale Price	$377,857	$351,378	7.5%
Dollar Volume	$407.7 Million	$366.8 Million	11.1%
Median Percent of Original List Price Received	93.5%	93.1%	0.4%
Median Time to Contract	66 Days	59 Days	11.9%
Median Time to Sale	107 Days	98 Days	9.2%
New Pending Sales	1,009	1,032	-2.2%
New Listings	1,456	1,494	-2.5%
Pending Inventory	1,238	1,249	-0.9%
Inventory (Active Listings)	6,627	6,994	-5.2%
Months Supply of Inventory	6.4	6.8	-5.9%

Closed Sales

The number of sales transactions which closed during the month

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

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	7,714	4.6%
July 2026	**1,079**	**3.4%**
June 2026	1,209	13.3%
May 2026	1,178	2.6%
April 2026	1,171	3.4%
March 2026	1,283	13.1%
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%

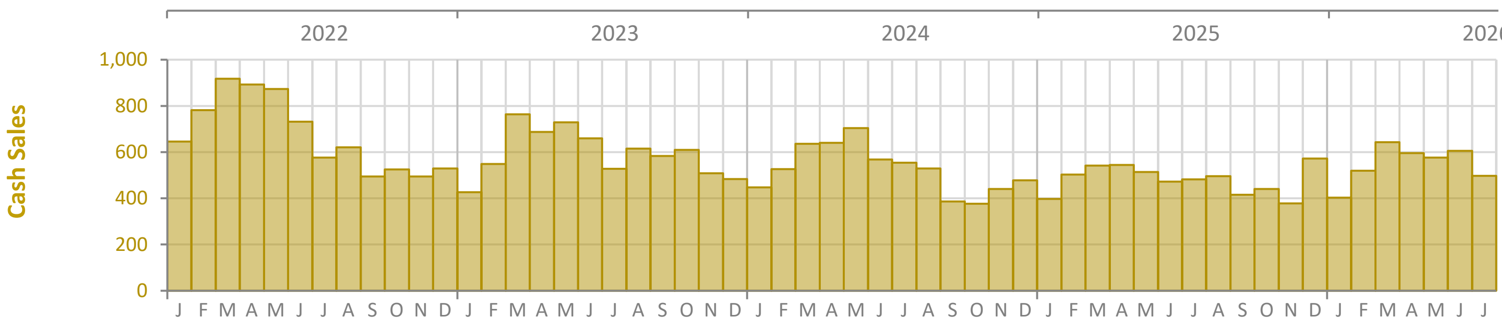


Cash Sales

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	3,840	11.1%
July 2026	**497**	**3.1%**
June 2026	605	28.2%
May 2026	577	12.3%
April 2026	596	9.6%
March 2026	643	18.6%
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%

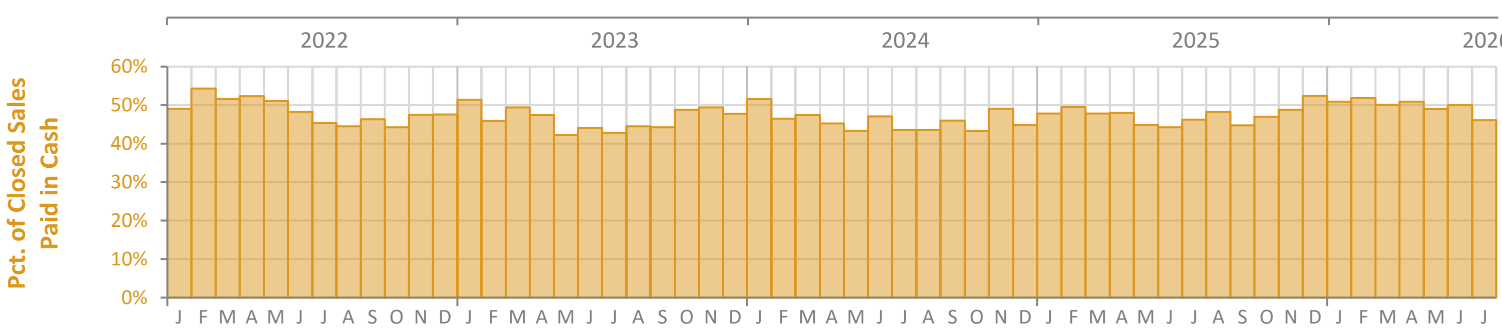


Cash Sales as a Percentage of Closed Sales

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	49.8%	6.4%
July 2026	**46.1%**	**-0.2%**
June 2026	50.0%	13.1%
May 2026	49.0%	9.4%
April 2026	50.9%	6.0%
March 2026	50.1%	4.8%
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%



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Townhouses and Condos
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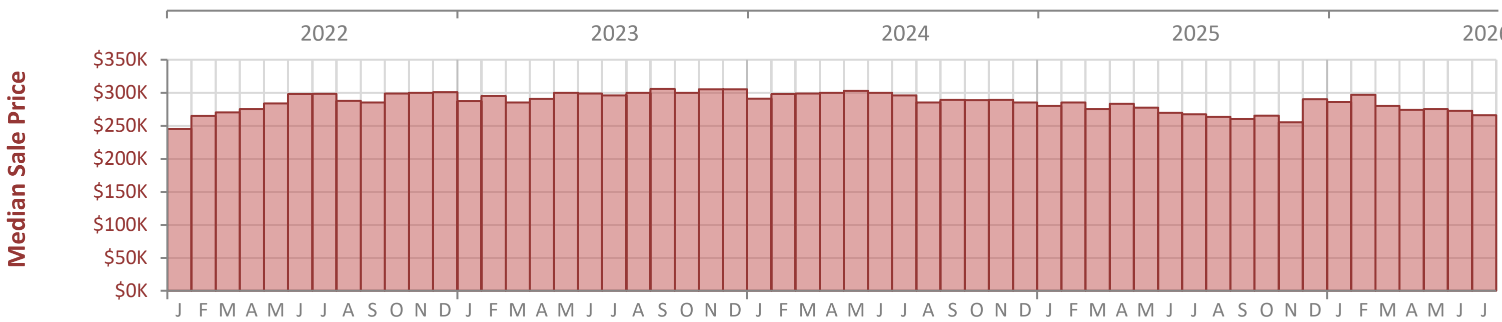
Median Sale Price

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	$277,700	0.3%
July 2026	**$265,950**	**-0.5%**
June 2026	$272,500	1.0%
May 2026	$274,990	-0.9%
April 2026	$274,000	-3.4%
March 2026	$279,990	1.8%
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%

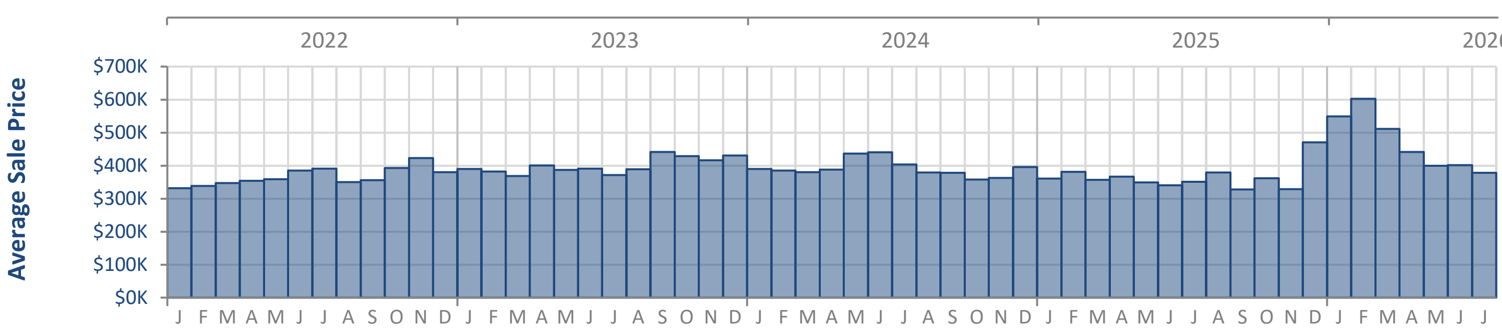


Average Sale Price

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	$463,358	29.5%
July 2026	**$377,857**	**7.5%**
June 2026	$401,188	17.8%
May 2026	$399,619	14.6%
April 2026	$440,900	20.2%
March 2026	$511,105	43.1%
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%



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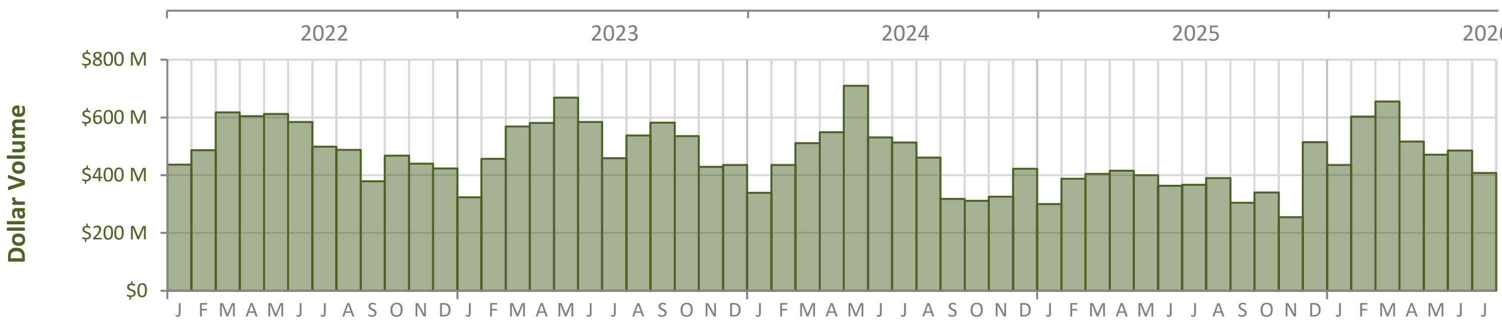
Dollar Volume

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	$3.6 Billion	35.4%
July 2026	**$407.7 Million**	**11.1%**
June 2026	$485.0 Million	33.4%
May 2026	$470.8 Million	17.6%
April 2026	$516.3 Million	24.3%
March 2026	$655.7 Million	61.9%
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%

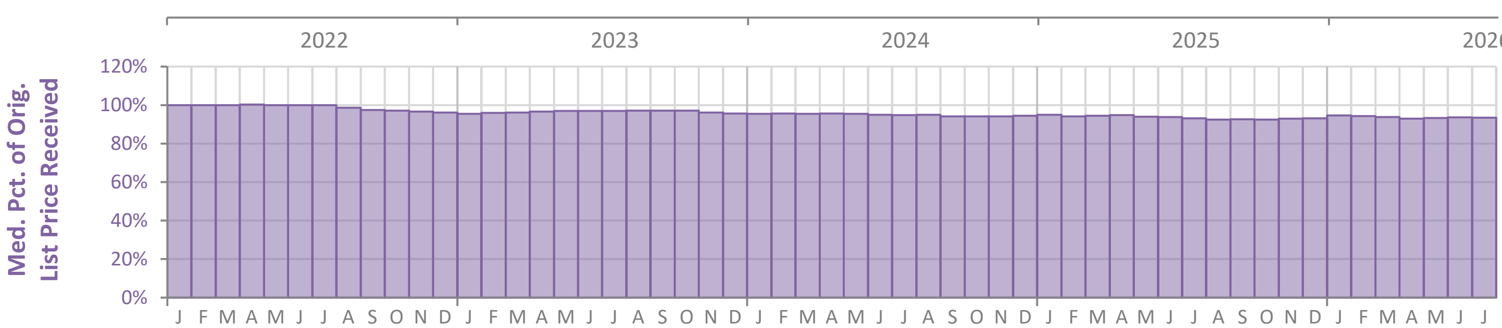


Median Percent of Original List Price Received

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	93.6%	-0.5%
July 2026	**93.5%**	**0.4%**
June 2026	93.6%	-0.2%
May 2026	93.3%	-0.7%
April 2026	92.9%	-2.0%
March 2026	93.8%	-0.6%
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%



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Townhouses and Condos
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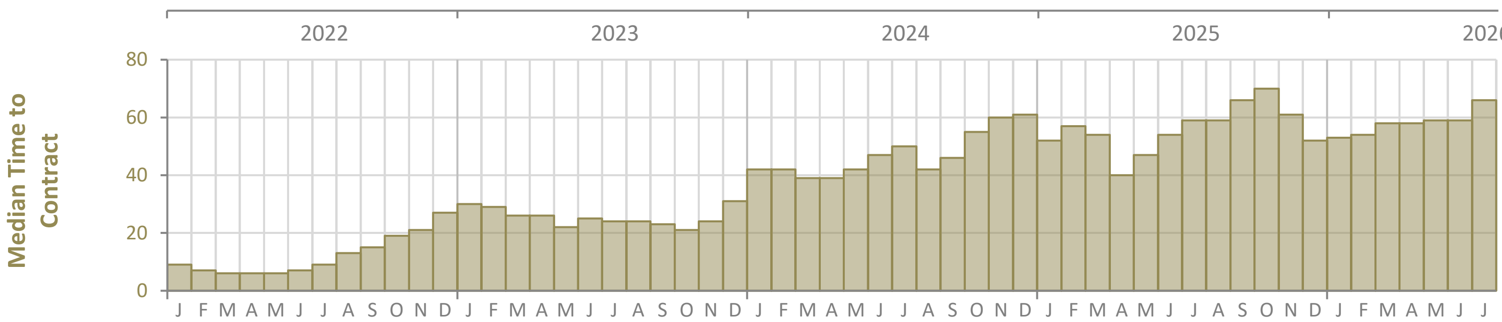
Median Time to Contract

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	62 Days	12.7%
July 2026	**66 Days**	**11.9%**
June 2026	59 Days	9.3%
May 2026	59 Days	25.5%
April 2026	58 Days	45.0%
March 2026	58 Days	7.4%
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%

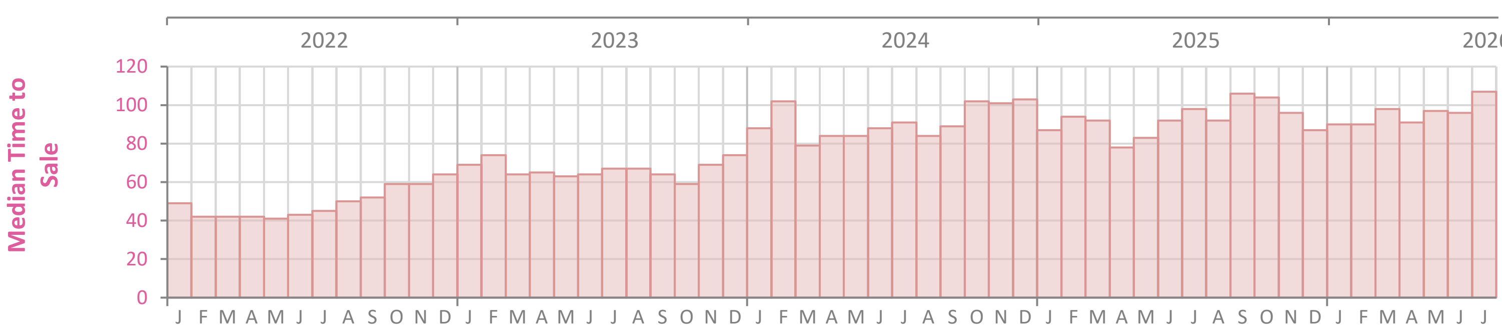


Median Time to Sale

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	101 Days	9.8%
July 2026	**107 Days**	**9.2%**
June 2026	96 Days	4.3%
May 2026	97 Days	16.9%
April 2026	91 Days	16.7%
March 2026	98 Days	6.5%
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%



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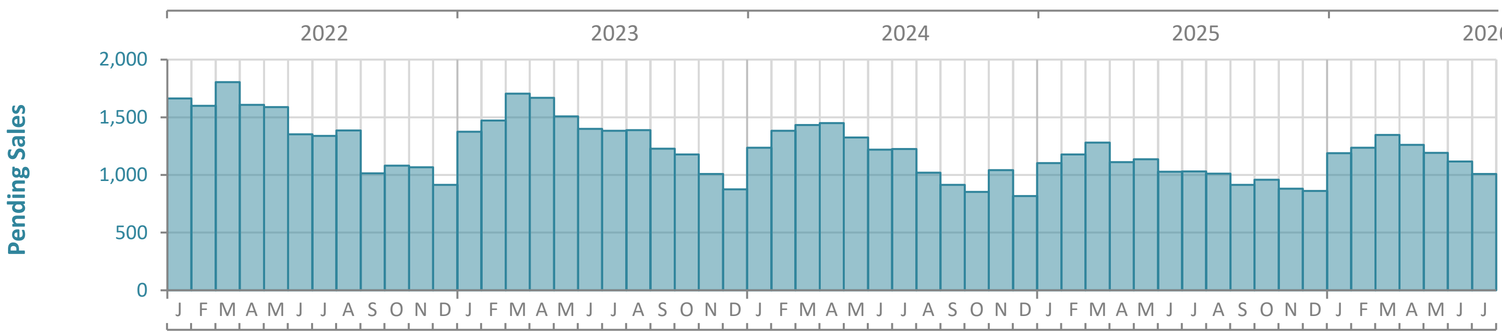
New Pending Sales

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	8,352	6.1%
July 2026	**1,009**	**-2.2%**
June 2026	1,118	8.6%
May 2026	1,192	4.9%
April 2026	1,260	13.4%
March 2026	1,346	5.2%
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%

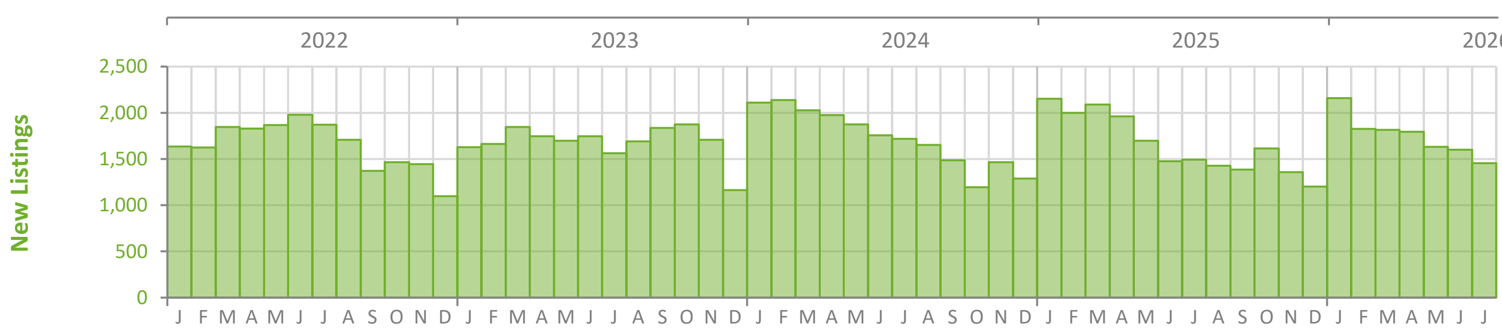


New Listings

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	12,284	-4.5%
July 2026	**1,456**	**-2.5%**
June 2026	1,601	8.5%
May 2026	1,630	-3.9%
April 2026	1,795	-8.4%
March 2026	1,816	-13.1%
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%



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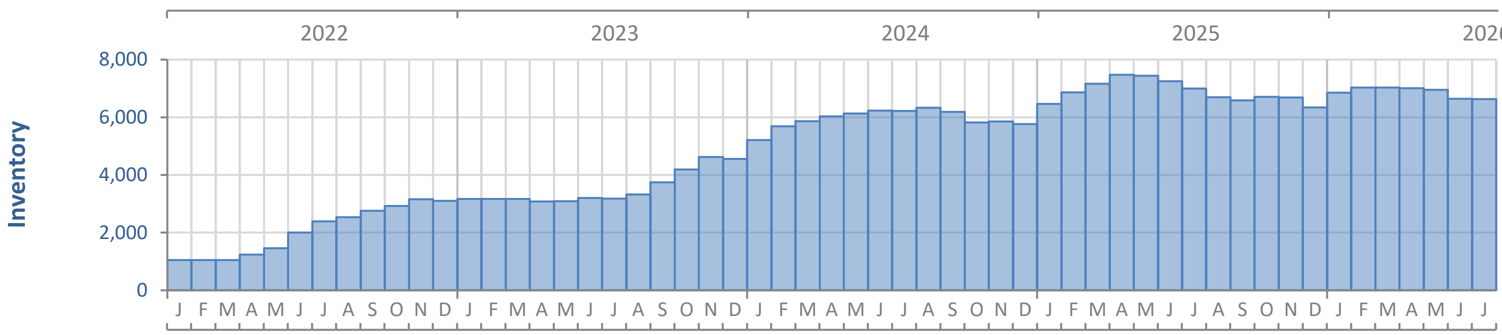
Inventory (Active Listings)

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)	6,877	-3.0%
July 2026	**6,627**	**-5.2%**
June 2026	6,641	-8.4%
May 2026	6,947	-6.7%
April 2026	7,012	-6.2%
March 2026	7,029	-1.8%
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%

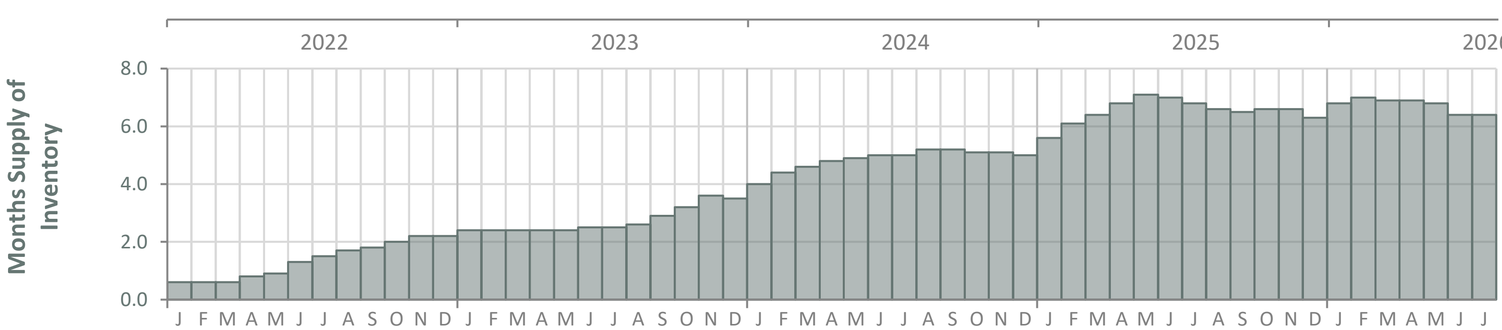


Months Supply of Inventory

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)	6.7	3.1%
July 2026	**6.4**	**-5.9%**
June 2026	6.4	-8.6%
May 2026	6.8	-4.2%
April 2026	6.9	1.5%
March 2026	6.9	7.8%
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%



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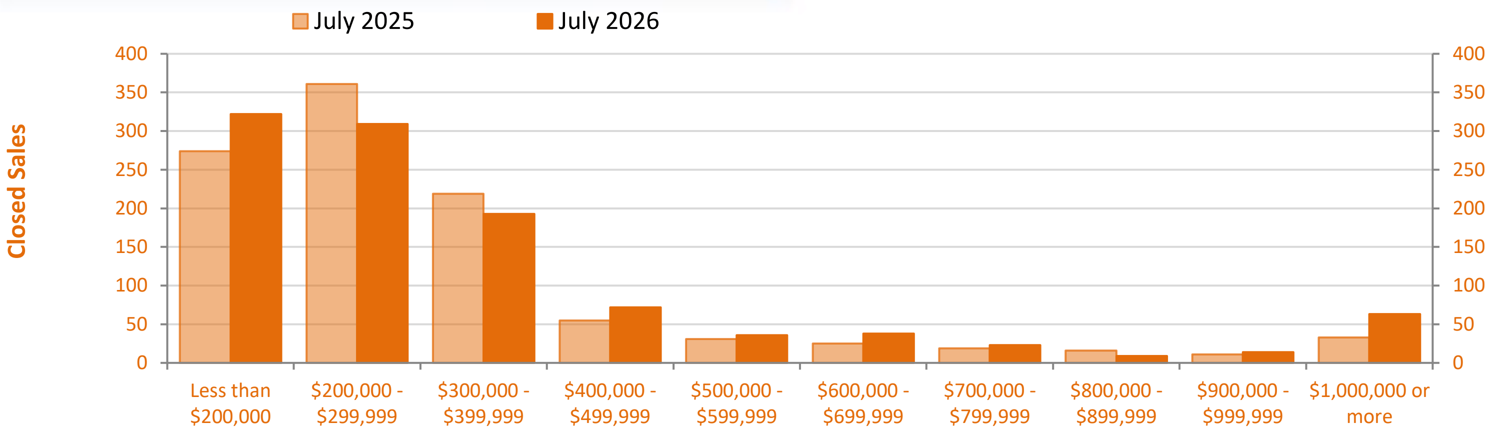
Closed Sales by Sale Price

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.

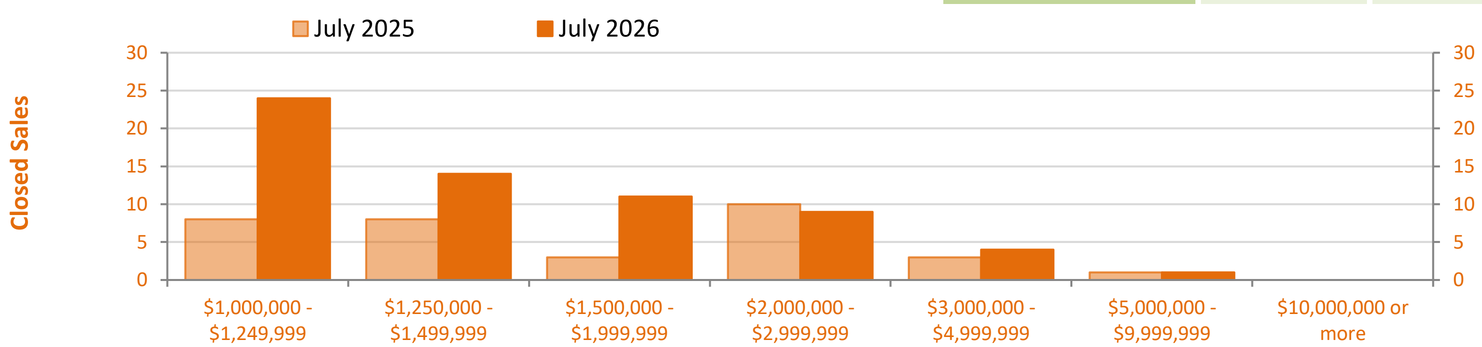
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	322	17.5%
$200,000 - $299,999	309	-14.4%
$300,000 - $399,999	193	-11.9%
$400,000 - $499,999	72	30.9%
$500,000 - $599,999	36	16.1%
$600,000 - $699,999	38	52.0%
$700,000 - $799,999	23	21.1%
$800,000 - $899,999	9	-43.8%
$900,000 - $999,999	14	27.3%
$1,000,000 or more	63	90.9%



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	24	200.0%
$1,250,000 - $1,499,999	14	75.0%
$1,500,000 - $1,999,999	11	266.7%
$2,000,000 - $2,999,999	9	-10.0%
$3,000,000 - $4,999,999	4	33.3%
$5,000,000 - $9,999,999	1	0.0%
$10,000,000 or more	0	N/A

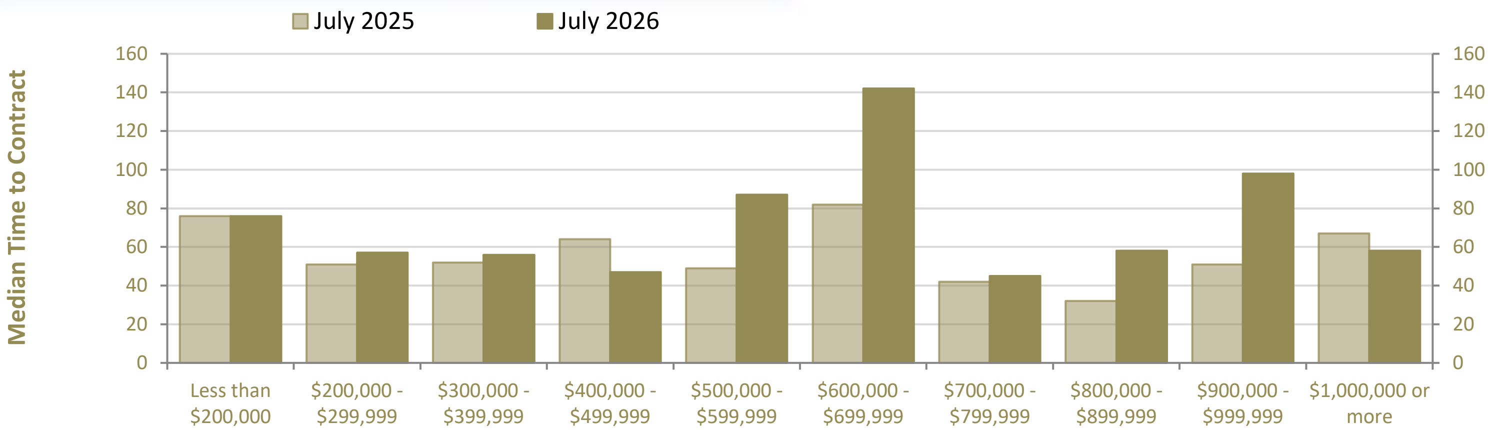


Median Time to Contract by Sale Price

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.

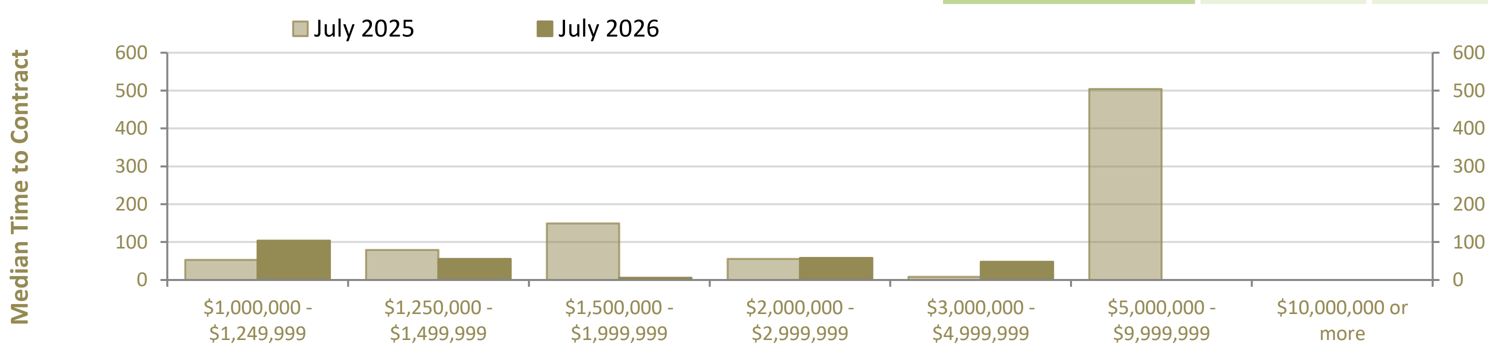
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	76 Days	0.0%
$200,000 - $299,999	57 Days	11.8%
$300,000 - $399,999	56 Days	7.7%
$400,000 - $499,999	47 Days	-26.6%
$500,000 - $599,999	87 Days	77.6%
$600,000 - $699,999	142 Days	73.2%
$700,000 - $799,999	45 Days	7.1%
$800,000 - $899,999	58 Days	81.3%
$900,000 - $999,999	98 Days	92.2%
$1,000,000 or more	58 Days	-13.4%



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	104 Days	96.2%
$1,250,000 - $1,499,999	56 Days	-29.1%
$1,500,000 - $1,999,999	6 Days	-96.0%
$2,000,000 - $2,999,999	58 Days	3.6%
$3,000,000 - $4,999,999	48 Days	500.0%
$5,000,000 - $9,999,999	0 Days	-100.0%
$10,000,000 or more	(No Sales)	N/A



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Monthly Market Detail - July 2026
Townhouses and Condos
Tampa-St. Petersburg-Clearwater MSA

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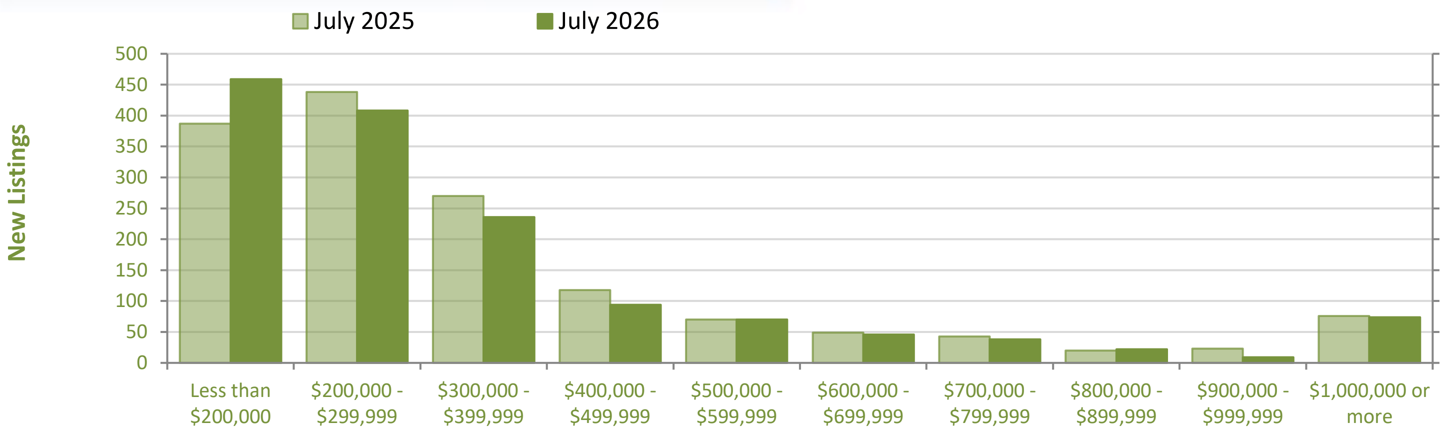
New Listings by Initial Listing Price

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.

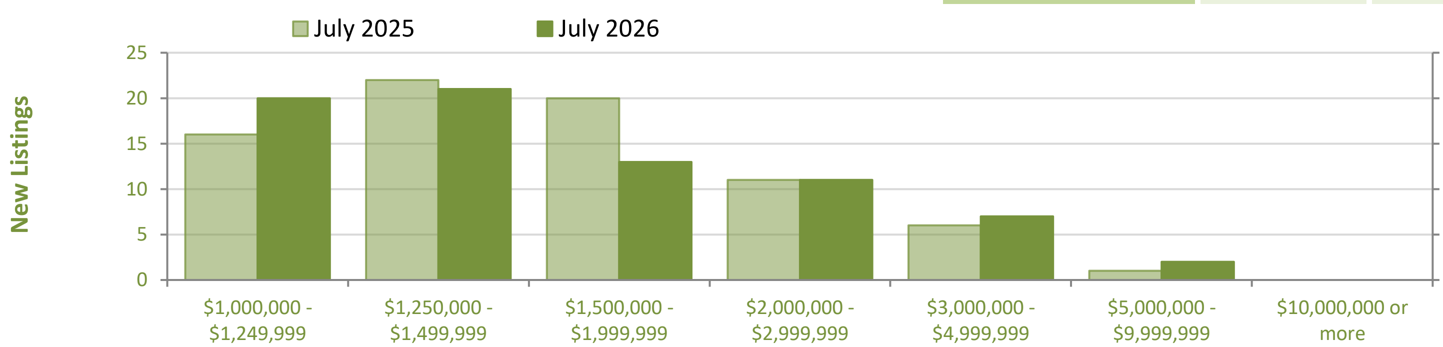
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	459	18.6%
$200,000 - $299,999	408	-6.8%
$300,000 - $399,999	236	-12.6%
$400,000 - $499,999	94	-20.3%
$500,000 - $599,999	70	0.0%
$600,000 - $699,999	46	-6.1%
$700,000 - $799,999	38	-11.6%
$800,000 - $899,999	22	10.0%
$900,000 - $999,999	9	-60.9%
$1,000,000 or more	74	-2.6%



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	20	25.0%
$1,250,000 - $1,499,999	21	-4.5%
$1,500,000 - $1,999,999	13	-35.0%
$2,000,000 - $2,999,999	11	0.0%
$3,000,000 - $4,999,999	7	16.7%
$5,000,000 - $9,999,999	2	100.0%
$10,000,000 or more	0	N/A



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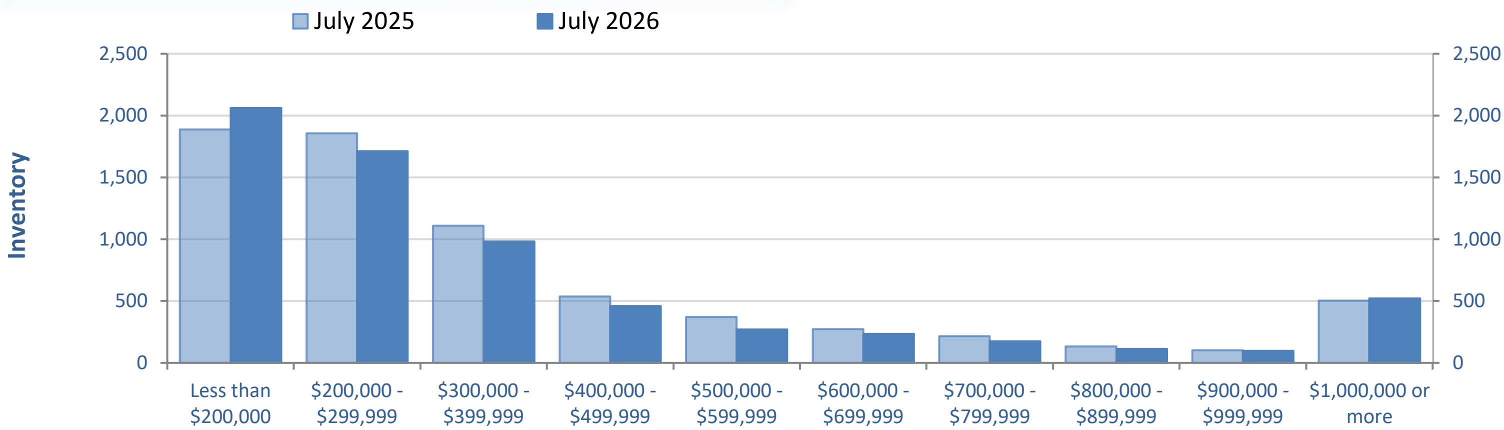
Inventory by Current Listing Price

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.

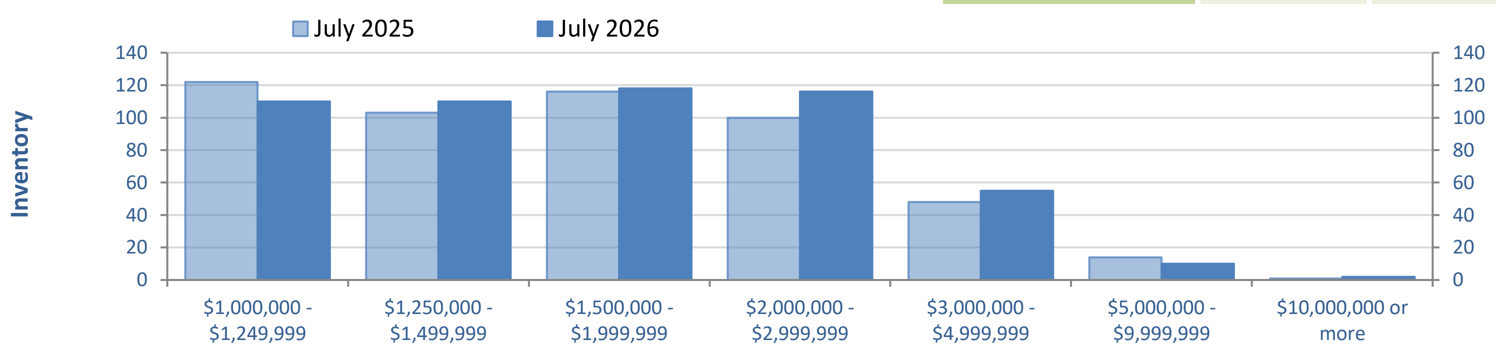
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	2,061	9.1%
$200,000 - $299,999	1,712	-7.8%
$300,000 - $399,999	983	-11.4%
$400,000 - $499,999	460	-14.3%
$500,000 - $599,999	271	-27.0%
$600,000 - $699,999	235	-14.2%
$700,000 - $799,999	176	-18.5%
$800,000 - $899,999	112	-16.4%
$900,000 - $999,999	96	-5.9%
$1,000,000 or more	521	3.4%



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	110	-9.8%
$1,250,000 - $1,499,999	110	6.8%
$1,500,000 - $1,999,999	118	1.7%
$2,000,000 - $2,999,999	116	16.0%
$3,000,000 - $4,999,999	55	14.6%
$5,000,000 - $9,999,999	10	-28.6%
$10,000,000 or more	2	100.0%



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Monthly Distressed Market - July 2026
Townhouses and Condos
Tampa-St. Petersburg-Clearwater MSA

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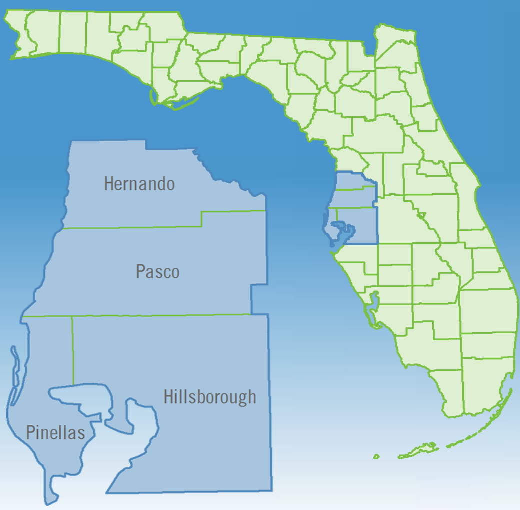
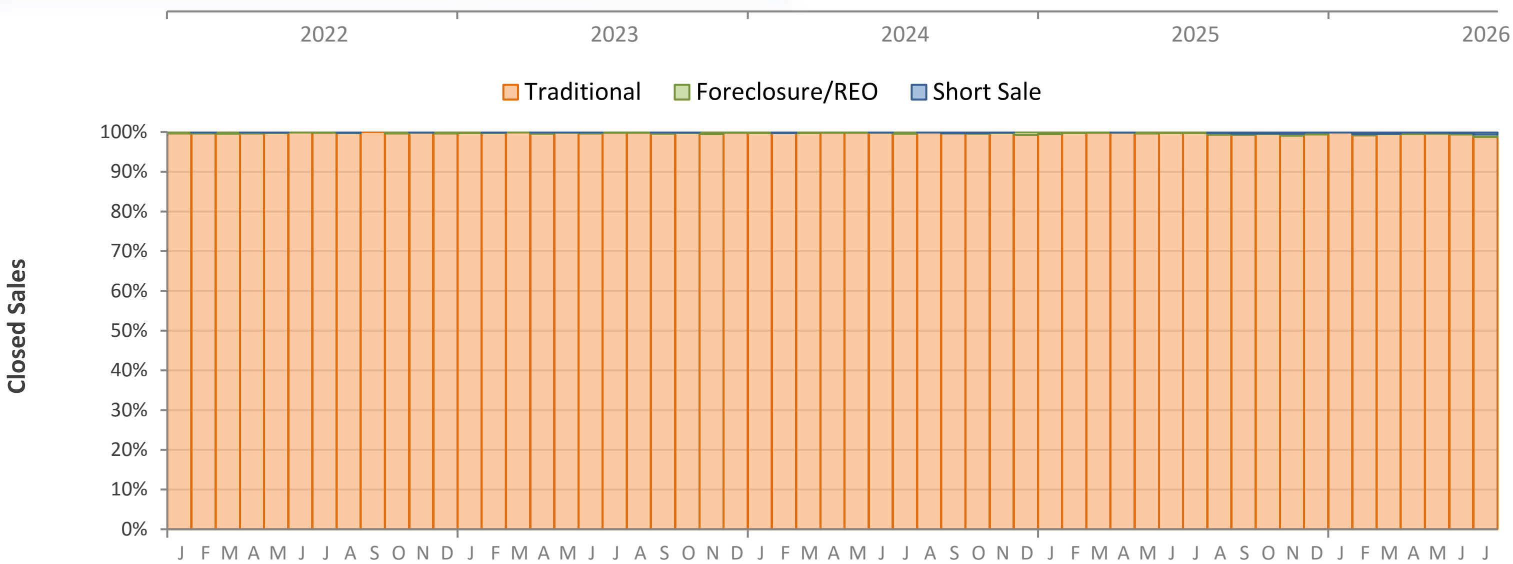
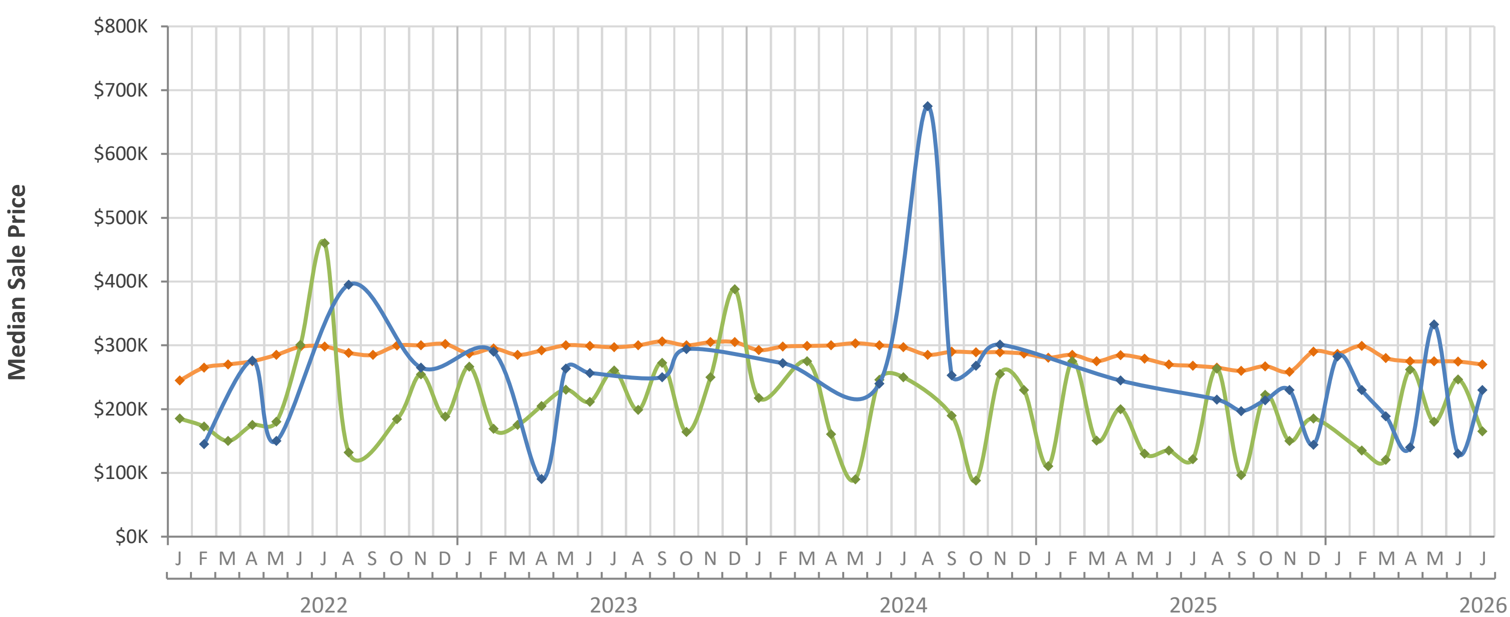


		July 2026	July 2025	Percent Change Year-over-Year
Traditional	Closed Sales	1,066	1,041	2.4%
	Median Sale Price	$269,900	$267,950	0.7%
Foreclosure/REO	Closed Sales	7	3	133.3%
	Median Sale Price	$165,000	$121,600	35.7%
Short Sale	Closed Sales	6	0	N/A
	Median Sale Price	$229,950	(No Sales)	N/A





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Monthly Market Detail - July 2026
Manufactured Homes
Tampa-St. Petersburg-Clearwater MSA

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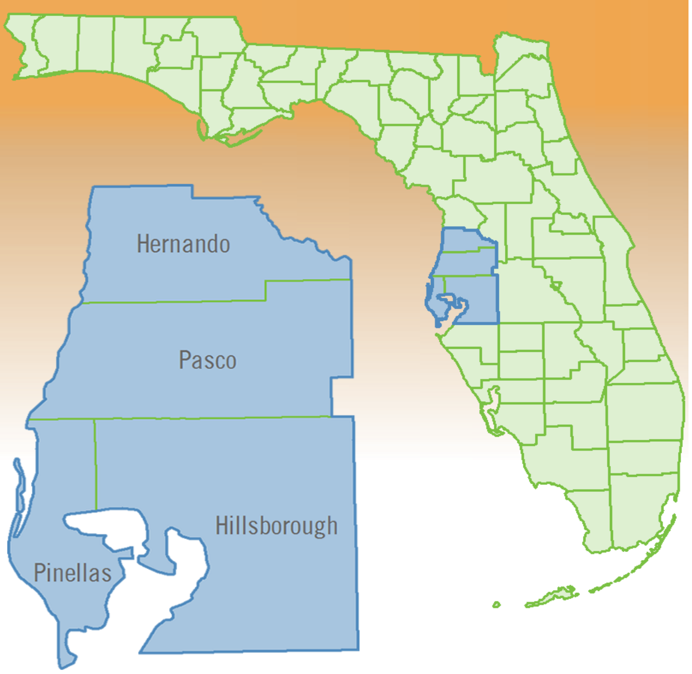


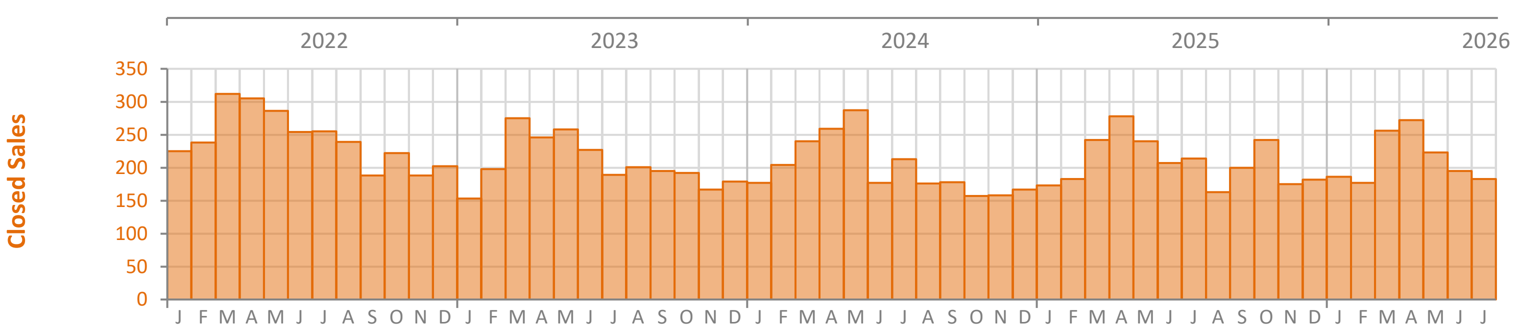
Summary Statistics	July 2026	July 2025	Percent Change Year-over-Year
Closed Sales	183	214	-14.5%
Paid in Cash	115	118	-2.5%
Median Sale Price	$142,500	$162,000	-12.0%
Average Sale Price	$168,825	$185,379	-8.9%
Dollar Volume	$30.9 Million	$39.7 Million	-22.1%
Median Percent of Original List Price Received	89.3%	90.7%	-1.5%
Median Time to Contract	67 Days	67 Days	0.0%
Median Time to Sale	107 Days	101 Days	5.9%
New Pending Sales	215	186	15.6%
New Listings	256	253	1.2%
Pending Inventory	240	219	9.6%
Inventory (Active Listings)	1,119	1,293	-13.5%
Months Supply of Inventory	5.5	6.5	-15.4%

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	1,492	-2.9%
July 2026	**183**	**-14.5%**
June 2026	195	-5.8%
May 2026	223	-7.1%
April 2026	272	-2.2%
March 2026	256	5.8%
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%



Monthly Market Detail - July 2026
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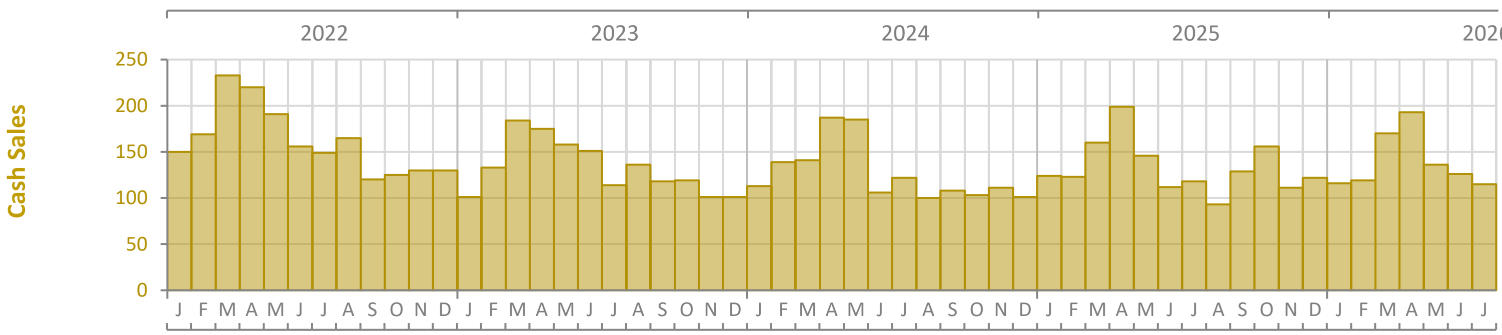
Tampa-St. Petersburg-Clearwater MSA

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	975	-0.7%
July 2026	**115**	**-2.5%**
June 2026	126	12.5%
May 2026	136	-6.8%
April 2026	193	-3.0%
March 2026	170	6.3%
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%

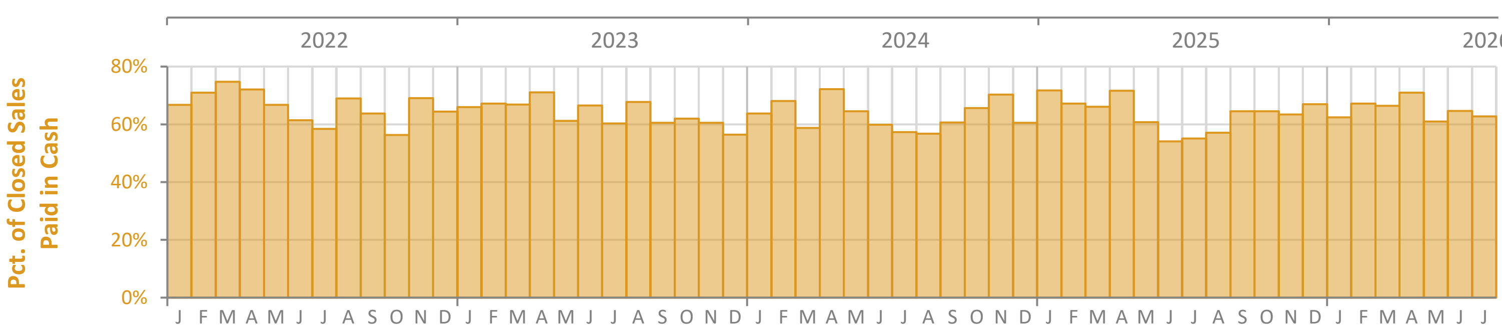


Cash Sales as a Percentage of Closed Sales

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	65.3%	2.2%
July 2026	**62.8%**	**14.0%**
June 2026	64.6%	19.4%
May 2026	61.0%	0.3%
April 2026	71.0%	-0.8%
March 2026	66.4%	0.5%
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%



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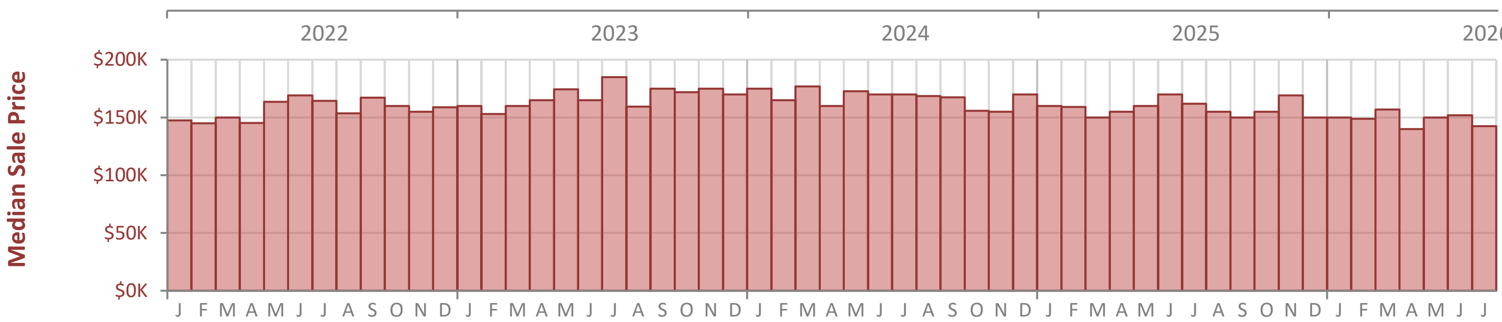
Median Sale Price

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	$149,000	-6.9%
July 2026	**$142,500**	**-12.0%**
June 2026	$152,000	-10.6%
May 2026	$150,000	-6.3%
April 2026	$139,900	-9.7%
March 2026	$157,000	4.7%
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%

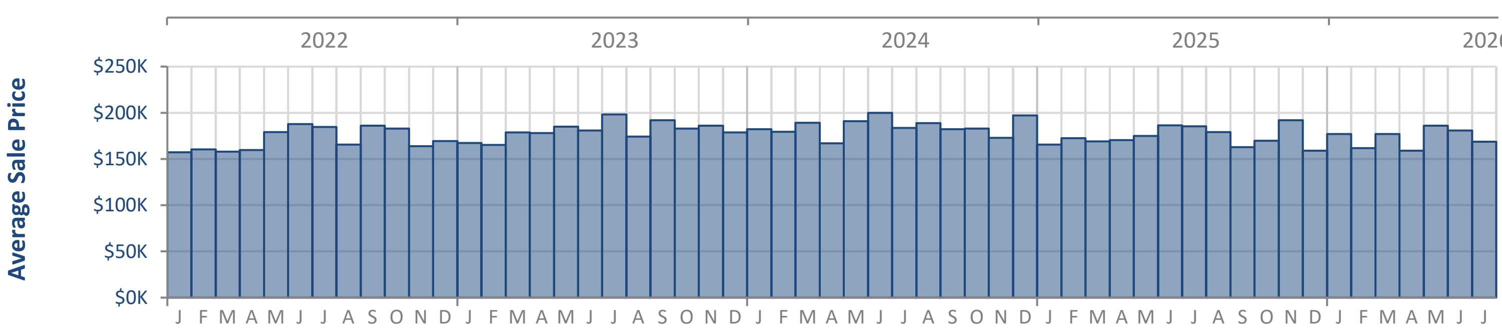


Average Sale Price

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	$172,774	-1.2%
July 2026	**$168,825**	**-8.9%**
June 2026	$180,704	-3.0%
May 2026	$186,098	6.4%
April 2026	$159,127	-6.7%
March 2026	$177,018	4.7%
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%



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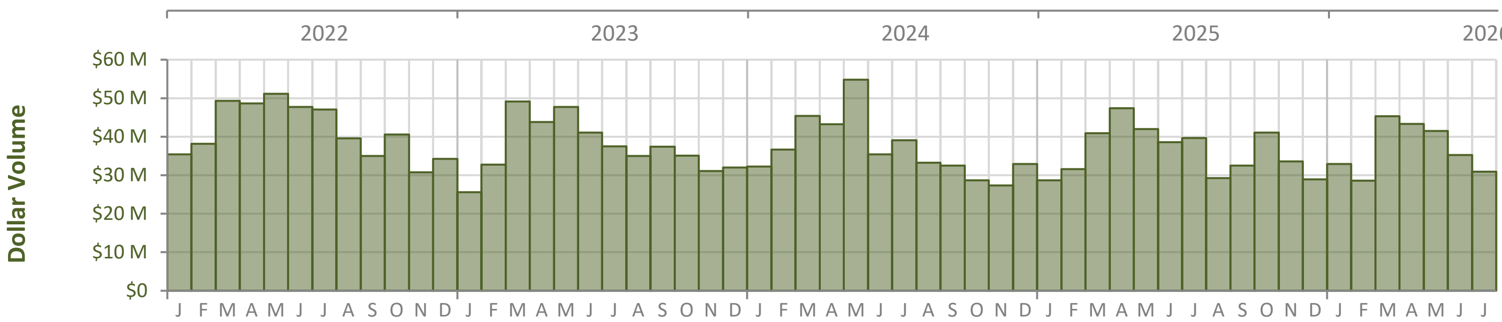
Dollar Volume

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	$257.8 Million	-4.1%
July 2026	**$30.9 Million**	**-22.1%**
June 2026	$35.2 Million	-8.6%
May 2026	$41.5 Million	-1.2%
April 2026	$43.3 Million	-8.7%
March 2026	$45.3 Million	10.7%
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%

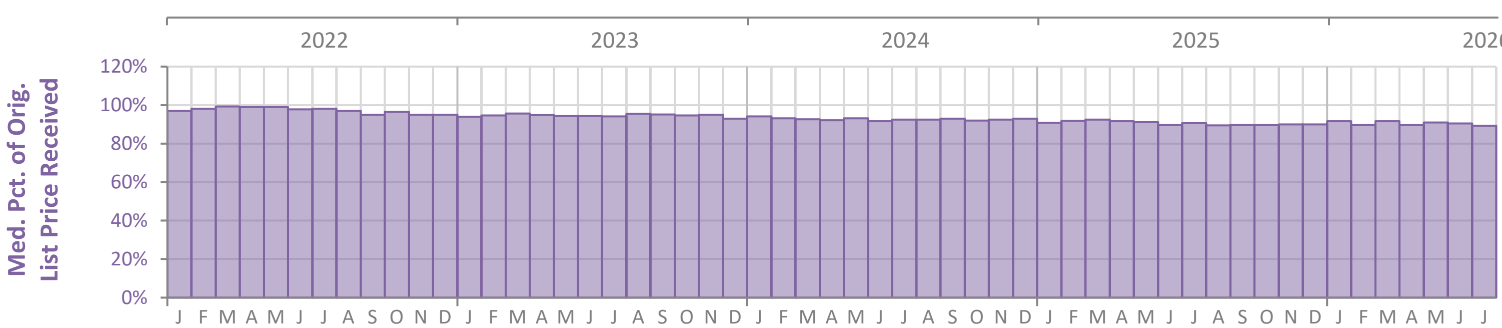


Median Percent of Original List Price Received

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	90.4%	-1.1%
July 2026	**89.3%**	**-1.5%**
June 2026	90.4%	0.8%
May 2026	91.0%	-0.1%
April 2026	89.7%	-2.1%
March 2026	91.7%	-0.8%
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%



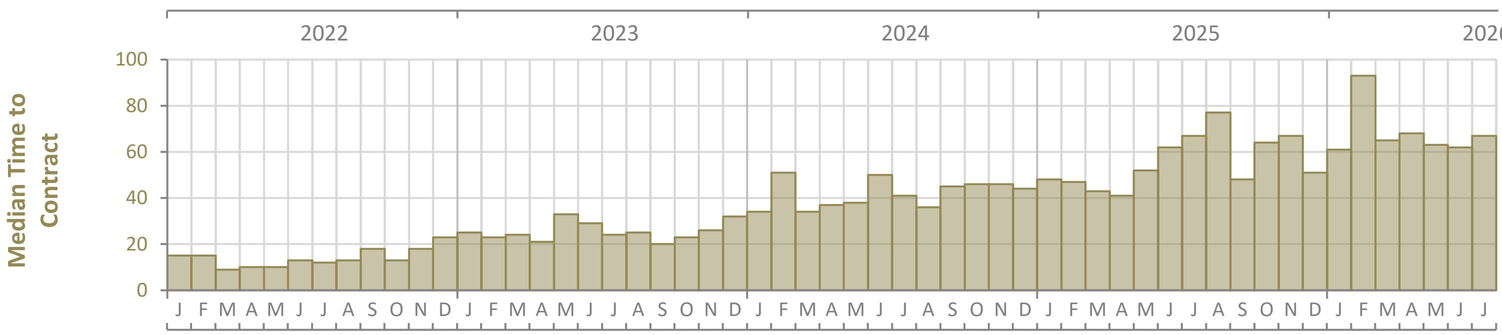
Monthly Market Detail - July 2026
Manufactured Homes
Tampa-St. Petersburg-Clearwater MSA

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	67 Days	24.1%
July 2026	**67 Days**	**0.0%**
June 2026	62 Days	0.0%
May 2026	63 Days	21.2%
April 2026	68 Days	65.9%
March 2026	65 Days	51.2%
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%

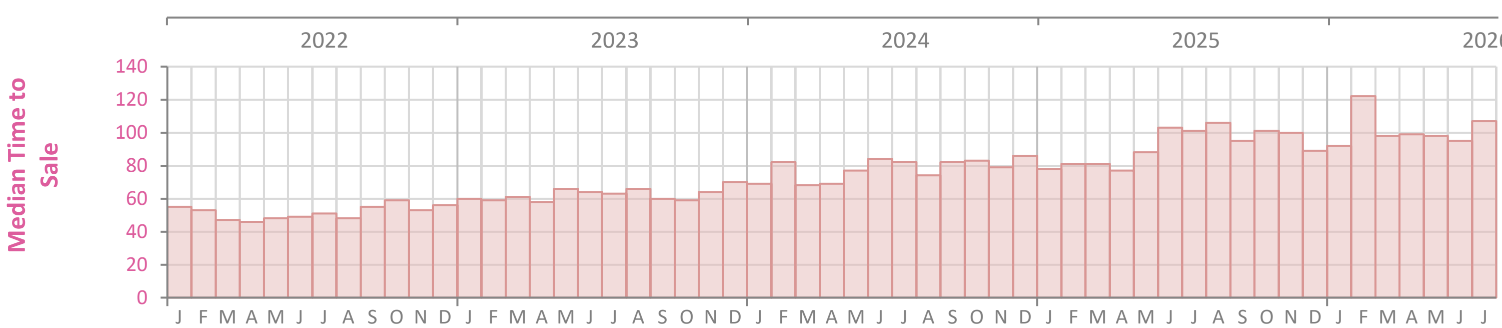


Median Time to Sale

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	101 Days	14.8%
July 2026	**107 Days**	**5.9%**
June 2026	95 Days	-7.8%
May 2026	98 Days	11.4%
April 2026	99 Days	28.6%
March 2026	98 Days	21.0%
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%



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Manufactured Homes
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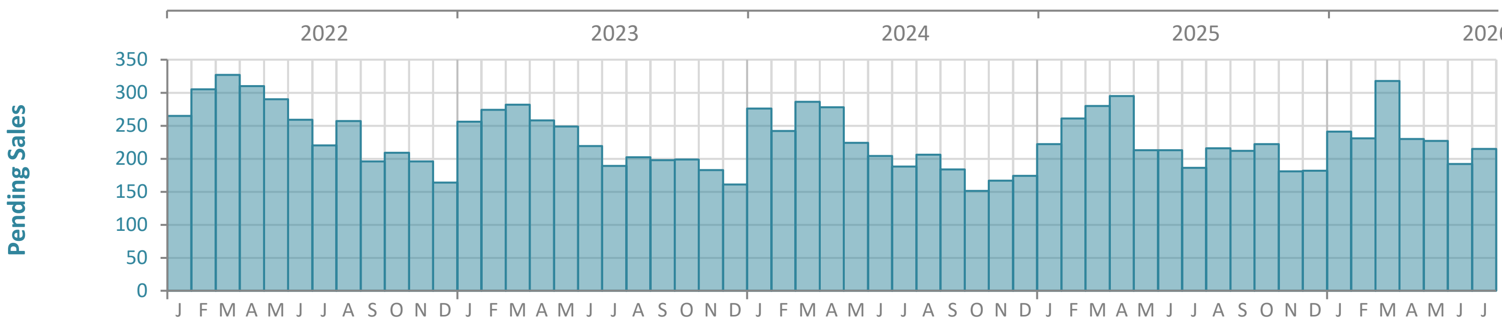
New Pending Sales

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	1,654	-1.0%
July 2026	**215**	**15.6%**
June 2026	192	-9.9%
May 2026	227	6.6%
April 2026	230	-22.0%
March 2026	318	13.6%
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%

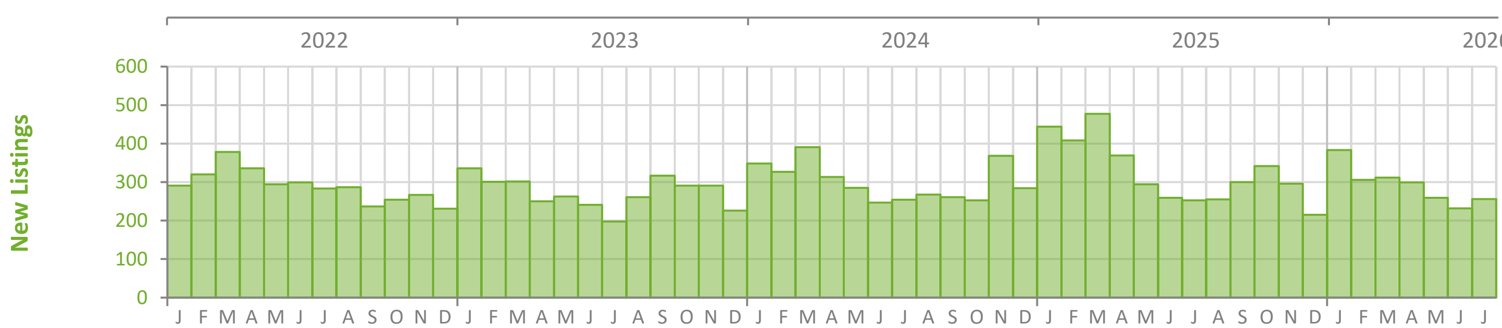


New Listings

The number of properties put onto the market during the month

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

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	2,047	-18.3%
July 2026	**256**	**1.2%**
June 2026	232	-10.4%
May 2026	259	-11.9%
April 2026	299	-19.0%
March 2026	312	-34.6%
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%



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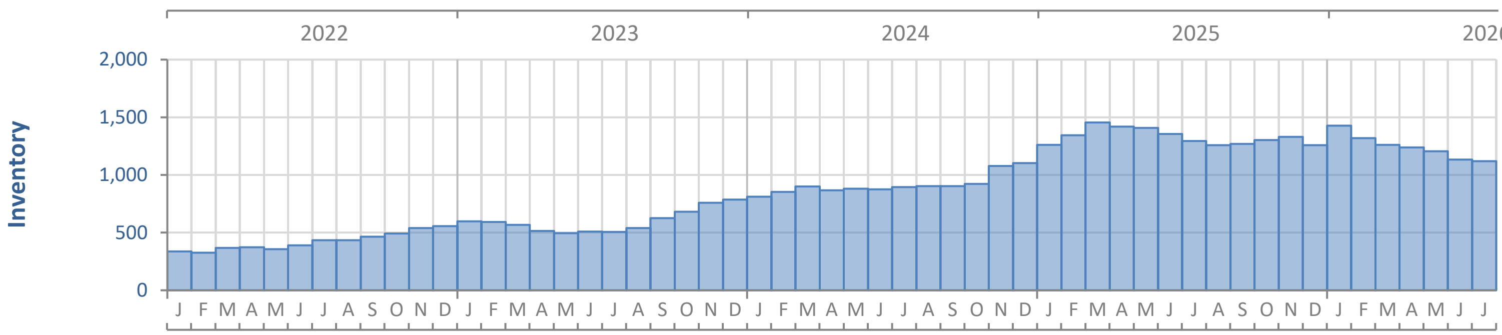
Inventory (Active Listings)

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)	1,244	-8.7%
July 2026	**1,119**	**-13.5%**
June 2026	1,132	-16.4%
May 2026	1,205	-14.5%
April 2026	1,240	-12.6%
March 2026	1,262	-13.3%
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%

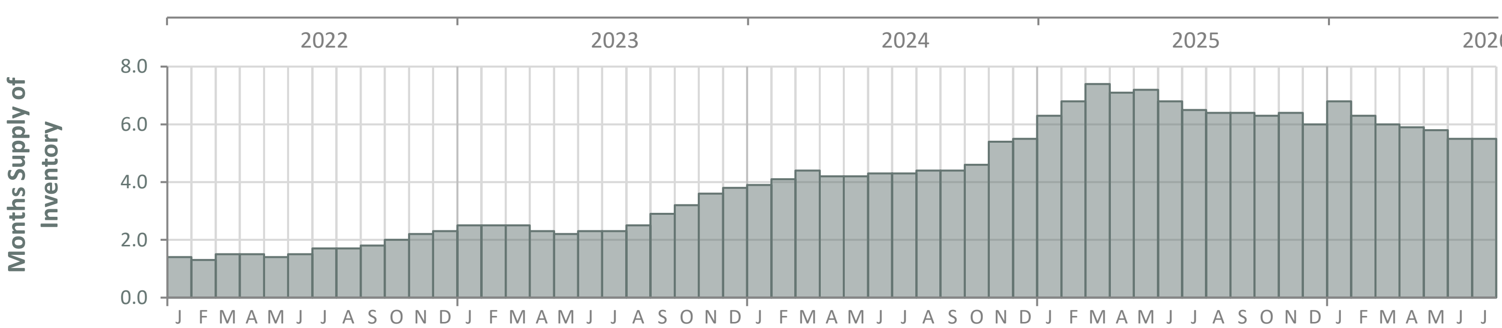


Months Supply of Inventory

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)	6.0	-13.0%
July 2026	**5.5**	**-15.4%**
June 2026	5.5	-19.1%
May 2026	5.8	-19.4%
April 2026	5.9	-16.9%
March 2026	6.0	-18.9%
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%



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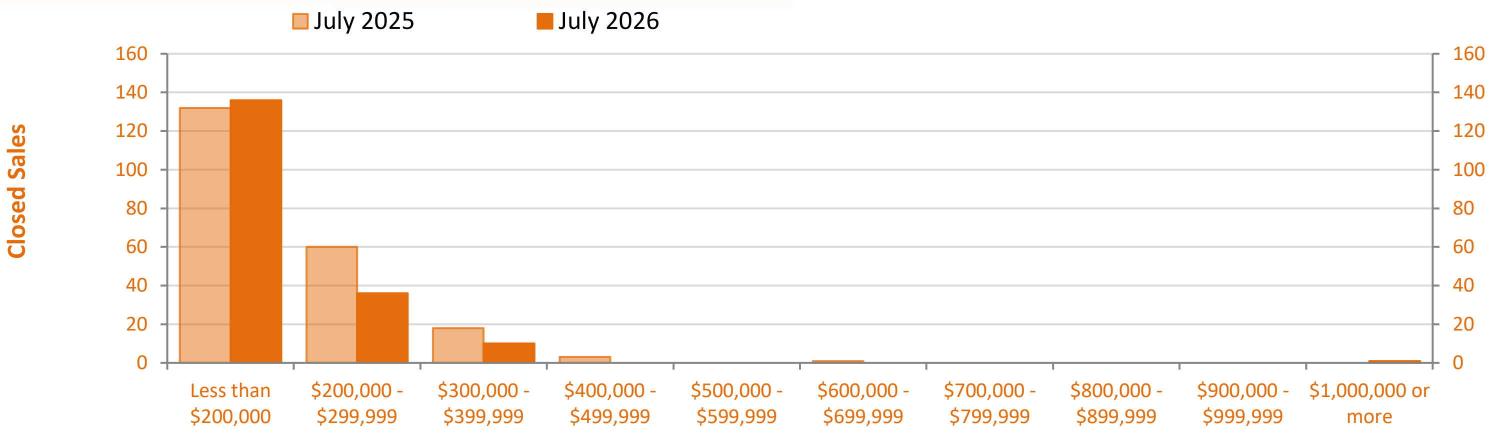
Closed Sales by Sale Price

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.

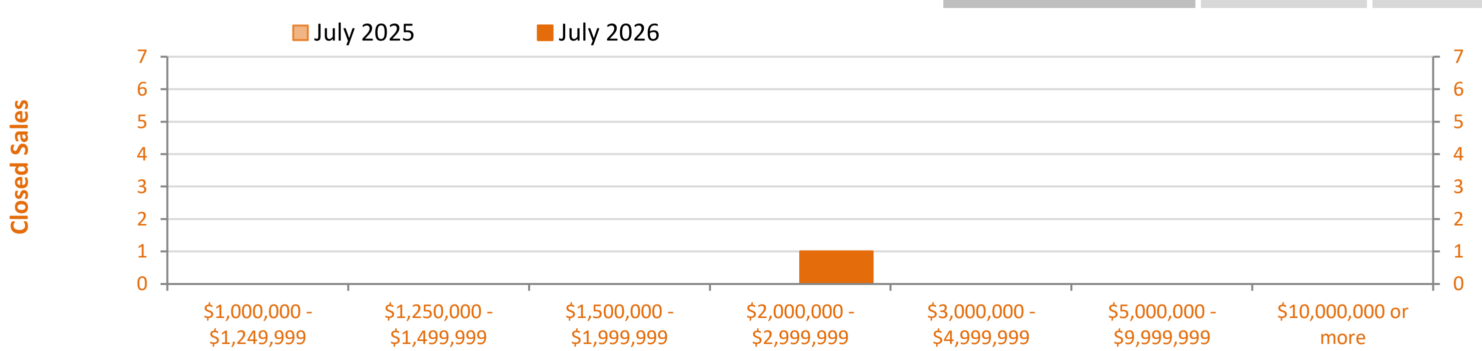
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	136	3.0%
$200,000 - $299,999	36	-40.0%
$300,000 - $399,999	10	-44.4%
$400,000 - $499,999	0	-100.0%
$500,000 - $599,999	0	N/A
$600,000 - $699,999	0	-100.0%
$700,000 - $799,999	0	N/A
$800,000 - $899,999	0	N/A
$900,000 - $999,999	0	N/A
$1,000,000 or more	1	N/A



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



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Monthly Market Detail - July 2026
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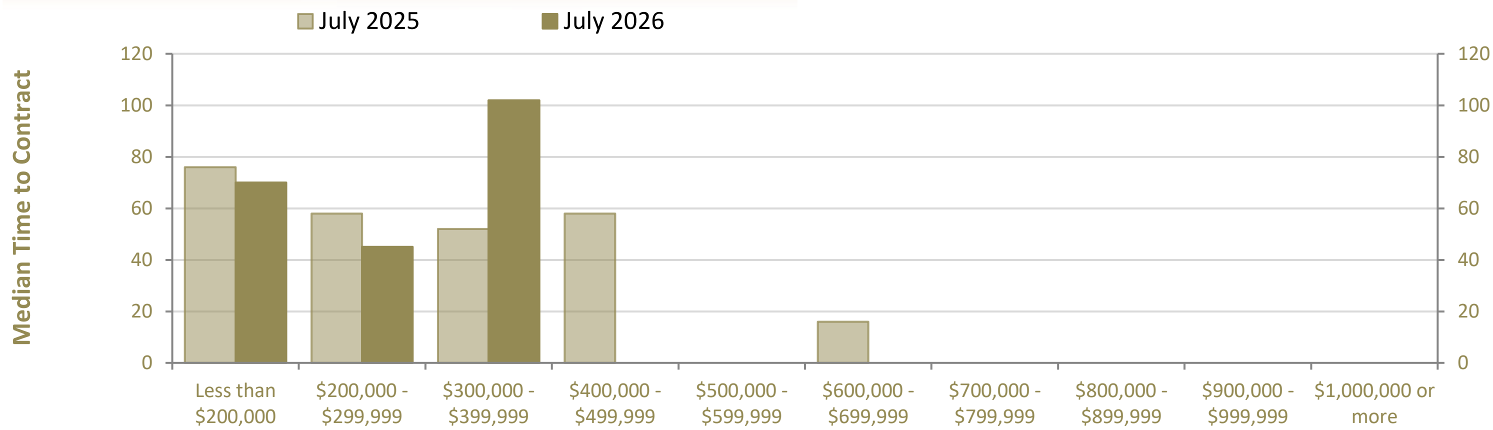
Median Time to Contract by Sale Price

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.

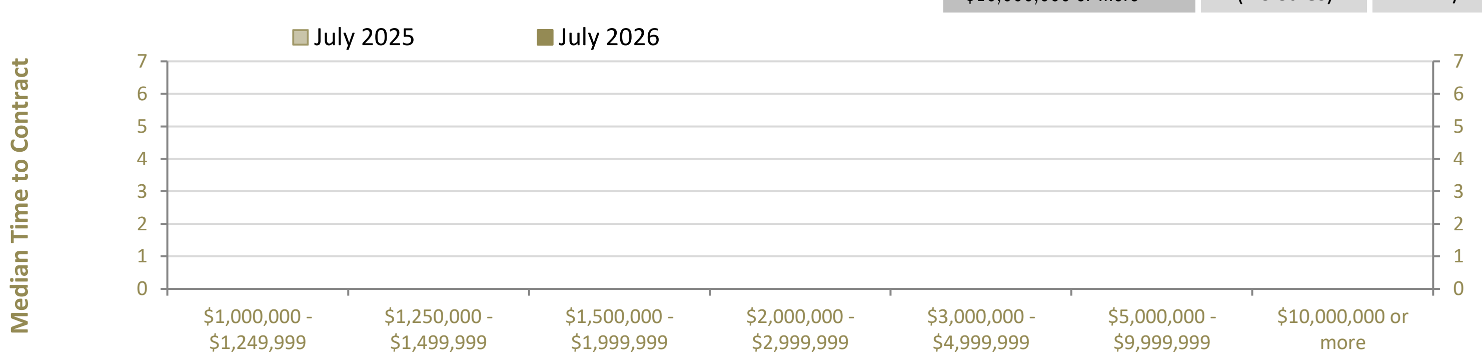
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	70 Days	-7.9%
$200,000 - $299,999	45 Days	-22.4%
$300,000 - $399,999	102 Days	96.2%
$400,000 - $499,999	(No Sales)	-100.0%
$500,000 - $599,999	(No Sales)	N/A
$600,000 - $699,999	(No Sales)	-100.0%
$700,000 - $799,999	(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	0 Days	N/A



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	(No Sales)	N/A
$1,250,000 - $1,499,999	(No Sales)	N/A
$1,500,000 - $1,999,999	(No Sales)	N/A
$2,000,000 - $2,999,999	0 Days	N/A
$3,000,000 - $4,999,999	(No Sales)	N/A
$5,000,000 - $9,999,999	(No Sales)	N/A
$10,000,000 or more	(No Sales)	N/A



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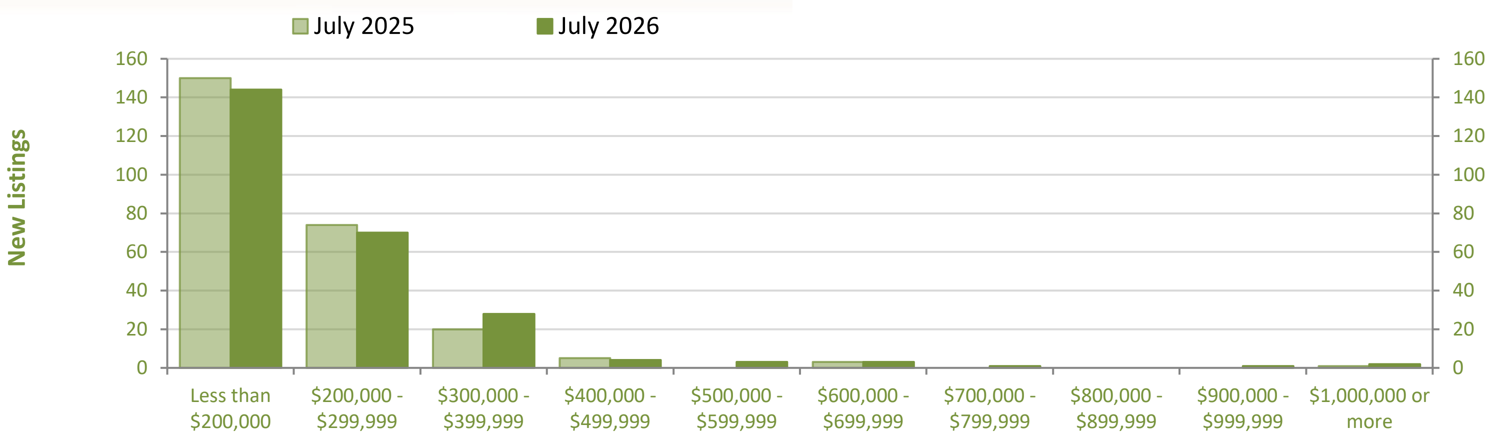
New Listings by Initial Listing Price

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.

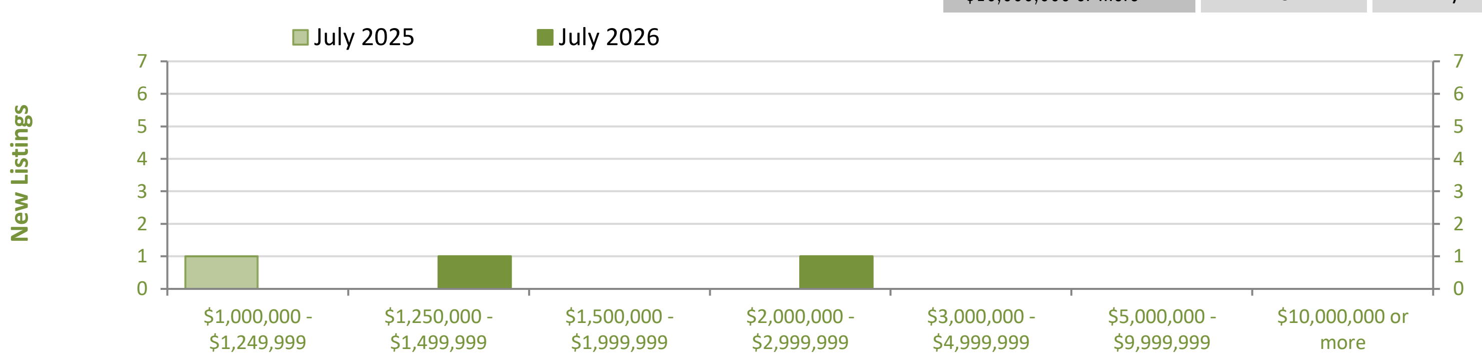
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	144	-4.0%
$200,000 - $299,999	70	-5.4%
$300,000 - $399,999	28	40.0%
$400,000 - $499,999	4	-20.0%
$500,000 - $599,999	3	N/A
$600,000 - $699,999	3	0.0%
$700,000 - $799,999	1	N/A
$800,000 - $899,999	0	N/A
$900,000 - $999,999	1	N/A
$1,000,000 or more	2	100.0%



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	0	-100.0%
$1,250,000 - $1,499,999	1	N/A
$1,500,000 - $1,999,999	0	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



Monthly Market Detail - July 2026
Manufactured Homes
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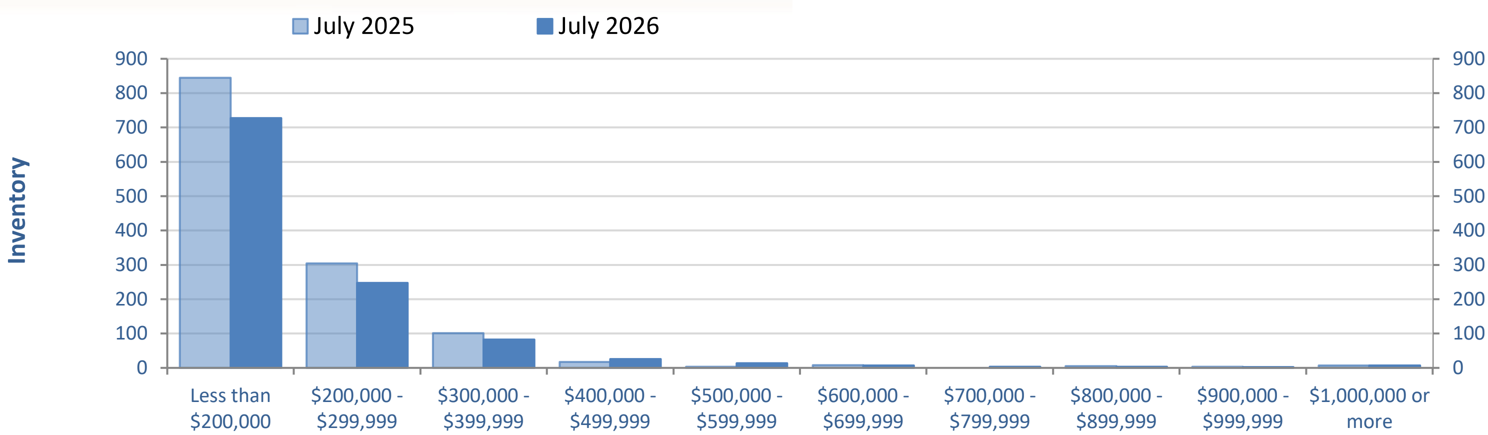
Inventory by Current Listing Price

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.

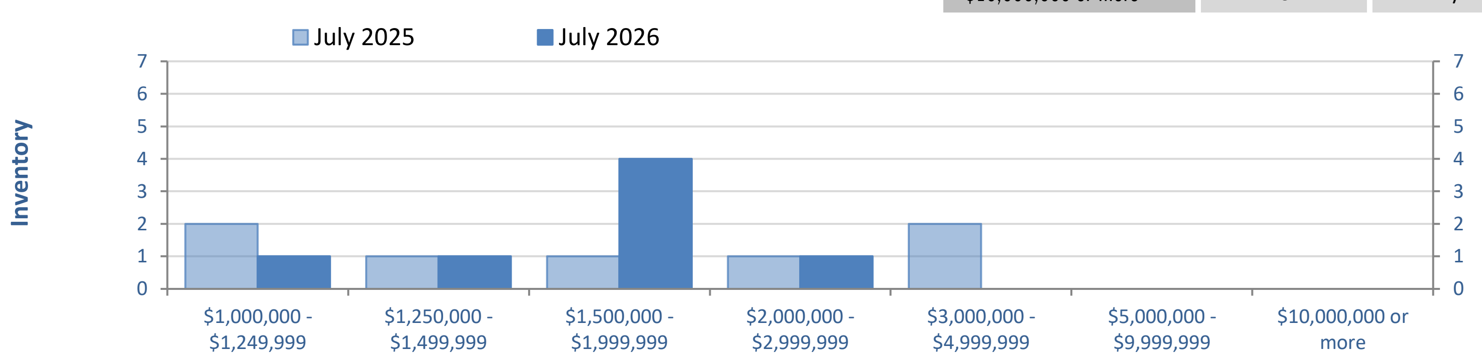
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	727	-14.0%
$200,000 - $299,999	247	-18.8%
$300,000 - $399,999	83	-17.8%
$400,000 - $499,999	26	52.9%
$500,000 - $599,999	14	366.7%
$600,000 - $699,999	7	-12.5%
$700,000 - $799,999	3	N/A
$800,000 - $899,999	3	-40.0%
$900,000 - $999,999	2	-33.3%
$1,000,000 or more	7	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	-50.0%
$1,250,000 - $1,499,999	1	0.0%
$1,500,000 - $1,999,999	4	300.0%
$2,000,000 - $2,999,999	1	0.0%
$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 - July 2026
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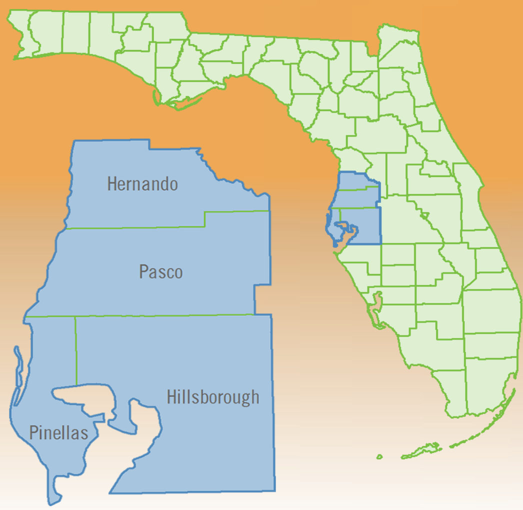
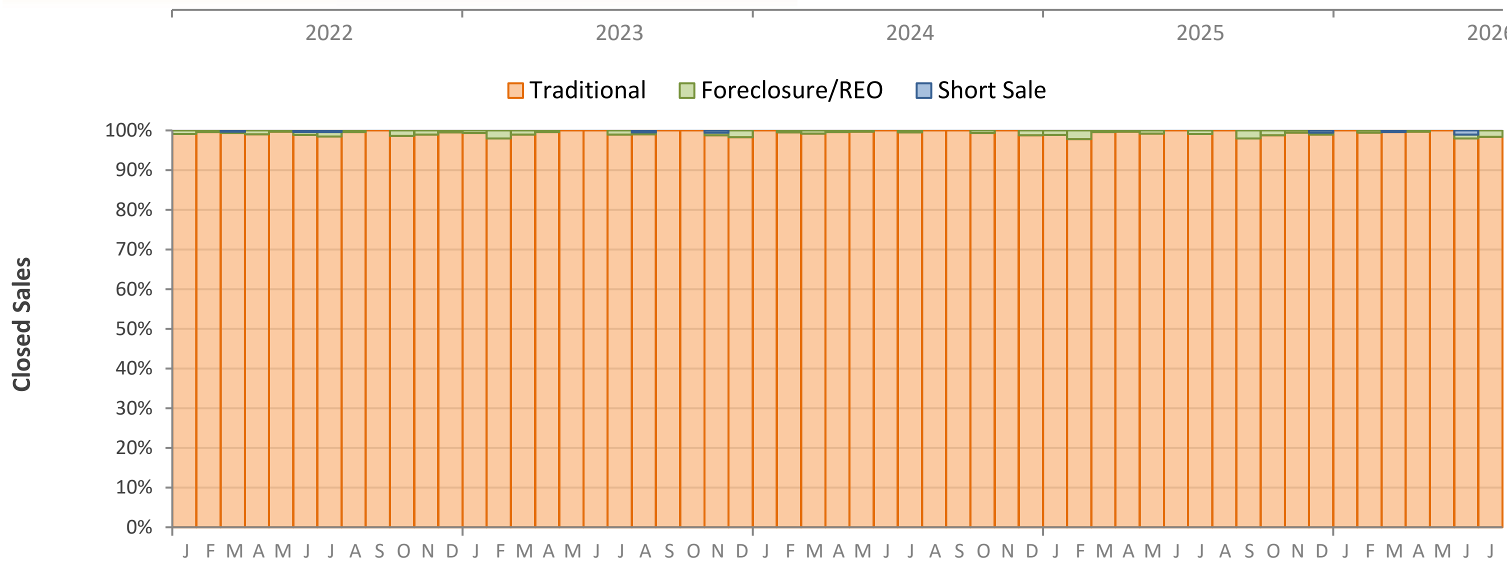
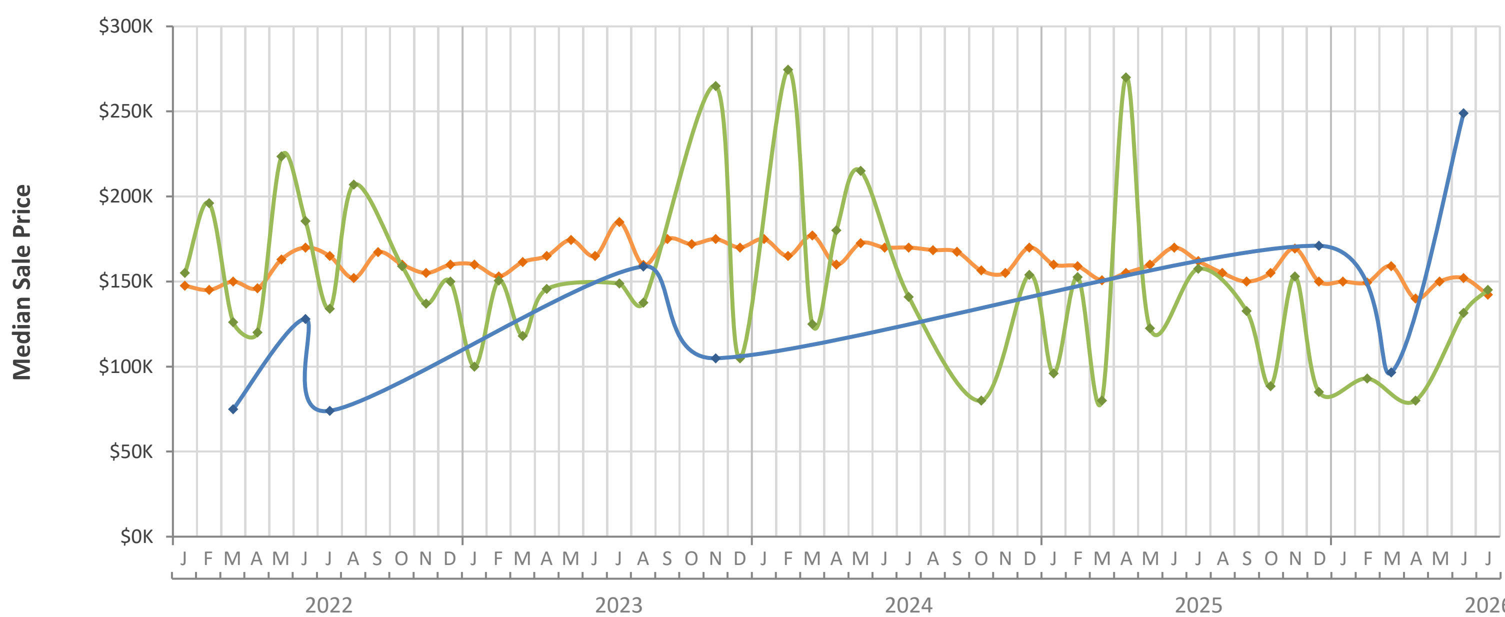


		July 2026	July 2025	Percent Change Year-over-Year
Traditional	Closed Sales	180	212	-15.1%
	Median Sale Price	$142,250	$162,000	-12.2%
Foreclosure/REO	Closed Sales	3	2	50.0%
	Median Sale Price	$145,000	$157,500	-7.9%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A





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