SUNCOAST TAMPA
ASSOCIATION OF REALTORS®

PASCO COUNTY MONTHLY STATISTICS

AUGUST 2026

COMBINED SINGLE FAMILY HOMES & TOWNHOMES/CONDOS

SUMMARY STATISTICS	AUGUST 2026	AUGUST 2025	% CHANGE YEAR OVER YEAR
CLOSED SALES	977	985	-0.8%
PAID IN CASH	232	232	0.0%
NEW PENDING SALES	938	1,015	-7.6%
NEW LISTINGS	1,266	1,316	-3.8%
PENDING INVENTORY	1,179	1,323	-10.9%
INVENTORY (ACTIVE LISTINGS)	4,309	4,369	-1.4%

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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**

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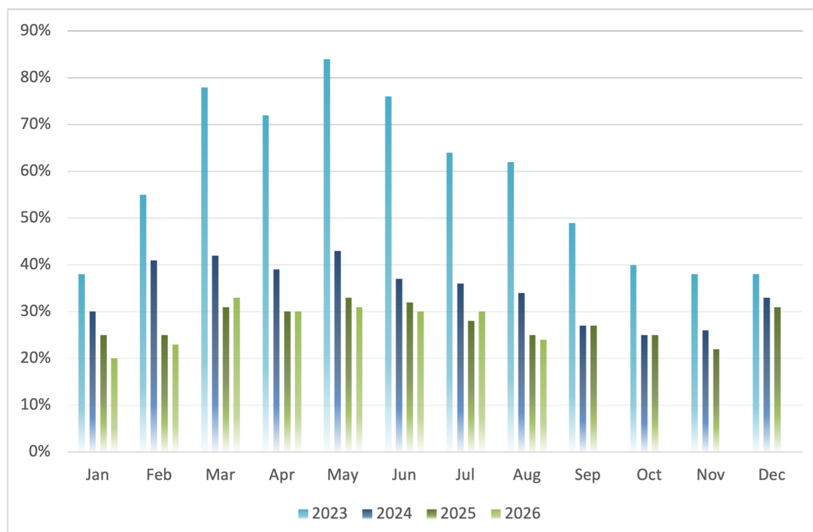
Absorption rate estimates the rate at which active listings are selling in a given market.

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

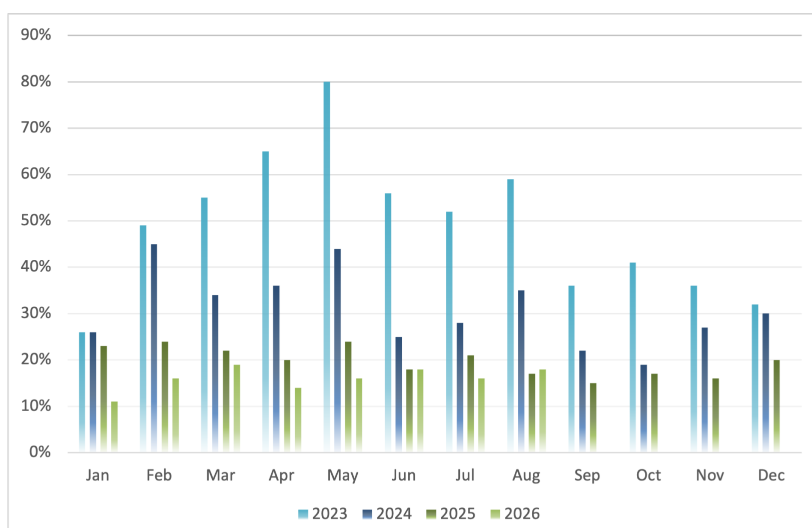
A low absorption rate means that homes are selling slowly (suggesting a buyer's market) while a high absorption rate means that homes are selling quickly (suggesting a seller's market).

ABSORPTION RATE

Single Family	2023	2024	2025	2026
January	38%	30%	25%	20%
February	55%	41%	25%	23%
March	78%	42%	31%	33%
April	72%	39%	30%	30%
May	84%	43%	33%	31%
June	76%	37%	32%	30%
July	64%	36%	28%	30%
August	62%	34%	25%	24%
September	49%	27%	27%	
October	40%	25%	25%	
November	38%	26%	22%	
December	38%	33%	31%	



Condo	2023	2024	2025	2026
January	26%	26%	23%	11%
February	49%	45%	24%	16%
March	55%	34%	22%	19%
April	65%	36%	20%	14%
May	80%	44%	24%	16%
June	56%	25%	18%	18%
July	52%	28%	21%	16%
August	59%	35%	17%	18%
September	36%	22%	15%	
October	41%	19%	17%	
November	36%	27%	16%	
December	32%	30%	20%	



Source: Stellar MLS Live Data 9/16/2026

Monthly Market Detail - August 2026
Single-Family Homes
Pasco County

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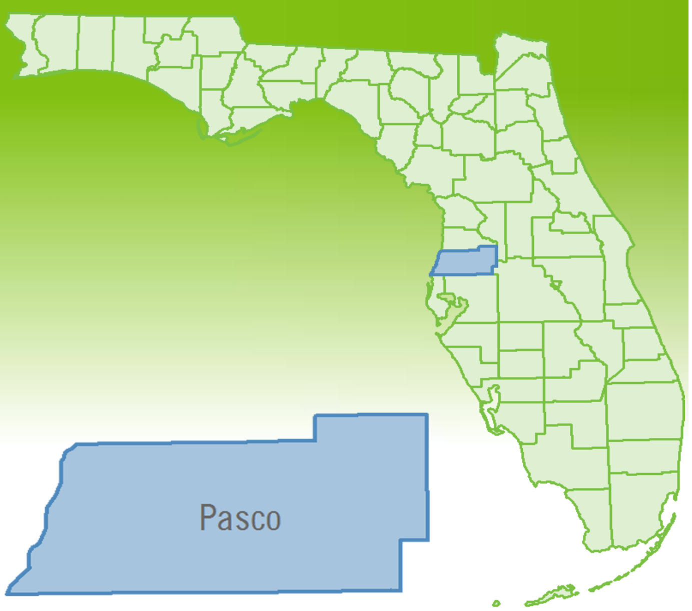


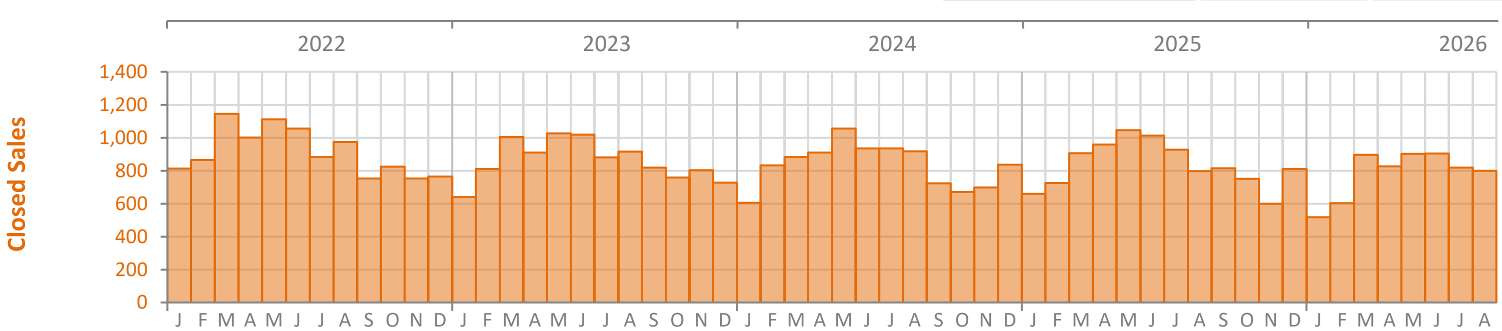
Summary Statistics	August 2026	August 2025	Percent Change Year-over-Year
Closed Sales	800	797	0.4%
Paid in Cash	170	155	9.7%
Median Sale Price	$383,745	$384,000	-0.1%
Average Sale Price	$424,964	$432,010	-1.6%
Dollar Volume	$340.0 Million	$344.3 Million	-1.3%
Median Percent of Original List Price Received	96.5%	95.9%	0.6%
Median Time to Contract	43 Days	42 Days	2.4%
Median Time to Sale	86 Days	80 Days	7.5%
New Pending Sales	777	832	-6.6%
New Listings	1,040	1,069	-2.7%
Pending Inventory	956	1,097	-12.9%
Inventory (Active Listings)	3,307	3,380	-2.2%
Months Supply of Inventory	4.3	4.1	4.9%

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	6,268	-10.9%
August 2026	**800**	**0.4%**
July 2026	819	-11.7%
June 2026	904	-10.7%
May 2026	902	-13.8%
April 2026	827	-13.8%
March 2026	896	-1.0%
February 2026	603	-16.8%
January 2026	517	-21.5%
December 2025	811	-3.1%
November 2025	599	-14.2%
October 2025	750	11.8%
September 2025	815	12.6%
August 2025	797	-13.2%



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Data released on Wednesday, September 16, 2026. Next data release is Friday, October 16, 2026.

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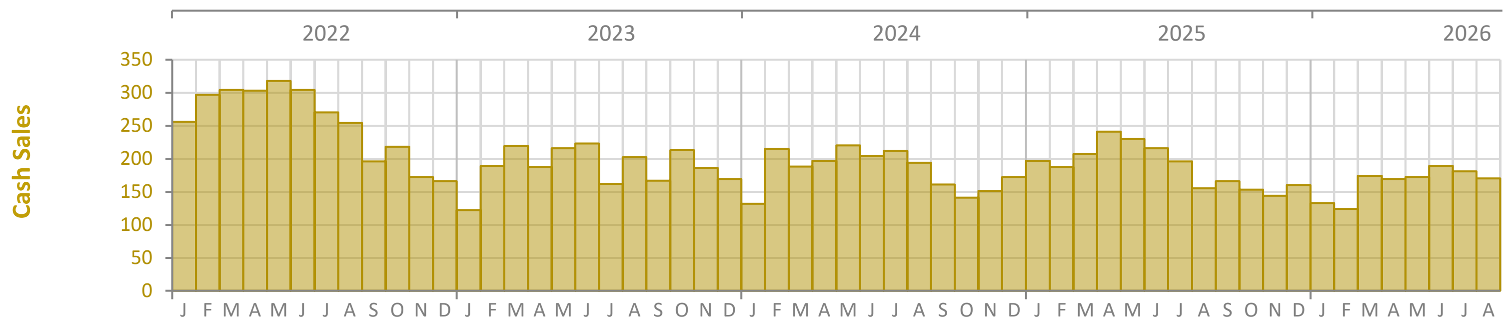
Cash Sales

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	1,312	-19.5%
August 2026	**170**	**9.7%**
July 2026	181	-7.7%
June 2026	189	-12.5%
May 2026	172	-25.2%
April 2026	169	-29.9%
March 2026	174	-15.9%
February 2026	124	-33.7%
January 2026	133	-32.5%
December 2025	160	-7.0%
November 2025	144	-4.6%
October 2025	153	8.5%
September 2025	166	3.1%
August 2025	155	-20.1%

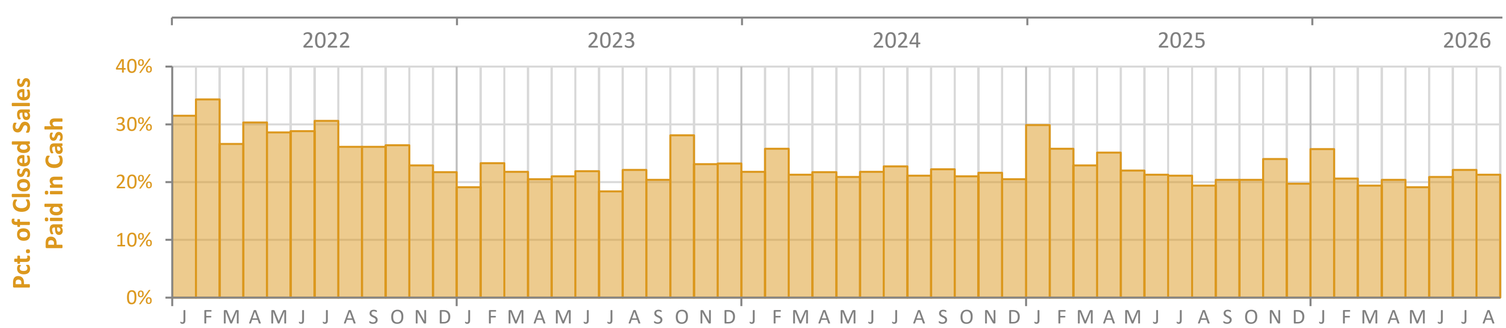


Cash Sales as a Percentage of Closed Sales

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	20.9%	-9.9%
August 2026	**21.3%**	**9.8%**
July 2026	22.1%	4.7%
June 2026	20.9%	-1.9%
May 2026	19.1%	-13.2%
April 2026	20.4%	-18.7%
March 2026	19.4%	-15.3%
February 2026	20.6%	-20.2%
January 2026	25.7%	-14.0%
December 2025	19.7%	-3.9%
November 2025	24.0%	11.1%
October 2025	20.4%	-2.9%
September 2025	20.4%	-8.1%
August 2025	19.4%	-8.1%

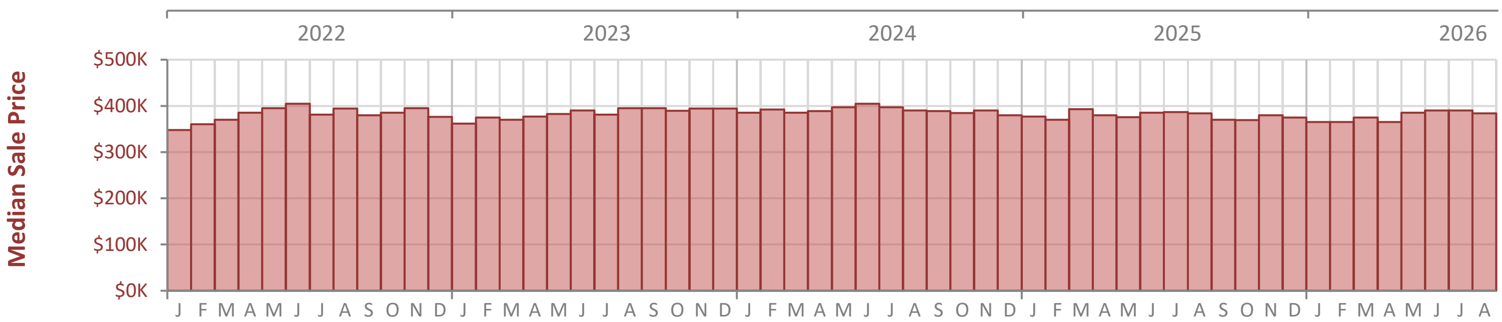


Median Sale Price

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	$379,900	-0.3%
August 2026	**$383,745**	**-0.1%**
July 2026	$390,000	0.8%
June 2026	$390,000	1.3%
May 2026	$385,000	2.5%
April 2026	$365,000	-3.9%
March 2026	$375,000	-4.6%
February 2026	$365,000	-1.3%
January 2026	$365,000	-3.2%
December 2025	$375,000	-1.3%
November 2025	$380,000	-2.6%
October 2025	$369,495	-4.0%
September 2025	$369,990	-4.8%
August 2025	$384,000	-1.5%

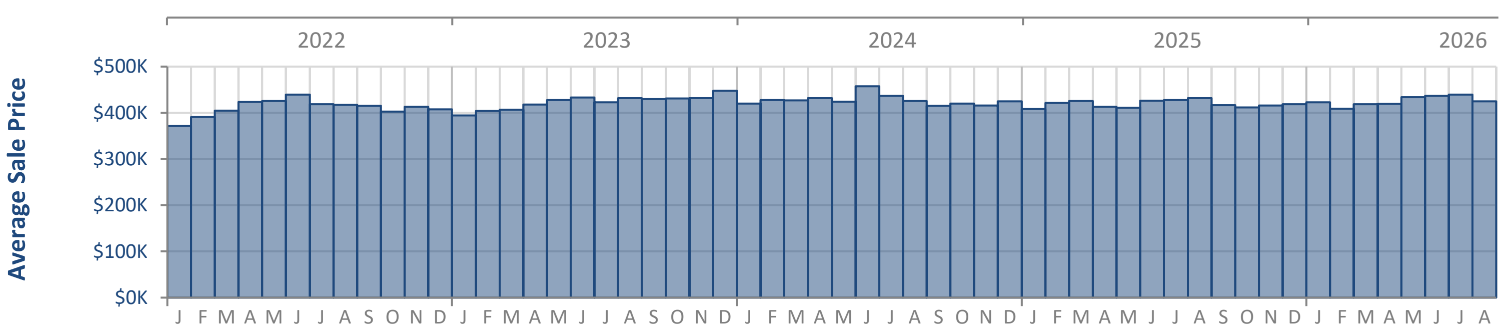


Average Sale Price

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	$426,435	1.4%
August 2026	**$424,964**	**-1.6%**
July 2026	$439,169	2.7%
June 2026	$436,895	2.5%
May 2026	$433,693	5.6%
April 2026	$419,275	1.5%
March 2026	$418,576	-1.7%
February 2026	$409,031	-2.9%
January 2026	$422,957	3.6%
December 2025	$418,593	-1.5%
November 2025	$415,999	0.1%
October 2025	$411,869	-1.9%
September 2025	$416,516	0.4%
August 2025	$432,010	1.5%



Monthly Market Detail - August 2026
Single-Family Homes
Pasco County

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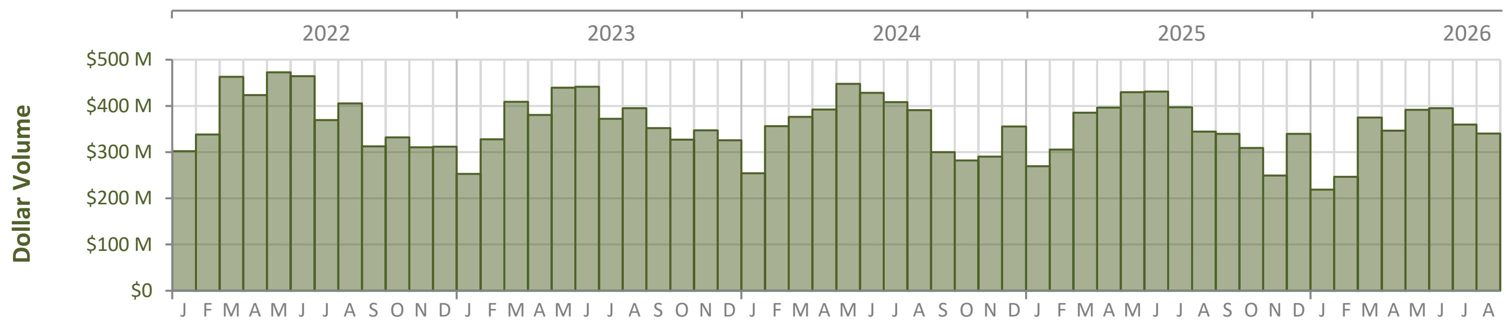
Dollar Volume

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	$2.7 Billion	-9.6%
August 2026	**$340.0 Million**	**-1.3%**
July 2026	$359.7 Million	-9.3%
June 2026	$395.0 Million	-8.4%
May 2026	$391.2 Million	-9.0%
April 2026	$346.7 Million	-12.5%
March 2026	$375.0 Million	-2.6%
February 2026	$246.6 Million	-19.3%
January 2026	$218.7 Million	-18.8%
December 2025	$339.5 Million	-4.5%
November 2025	$249.2 Million	-14.1%
October 2025	$308.9 Million	9.6%
September 2025	$339.5 Million	13.0%
August 2025	$344.3 Million	-11.9%

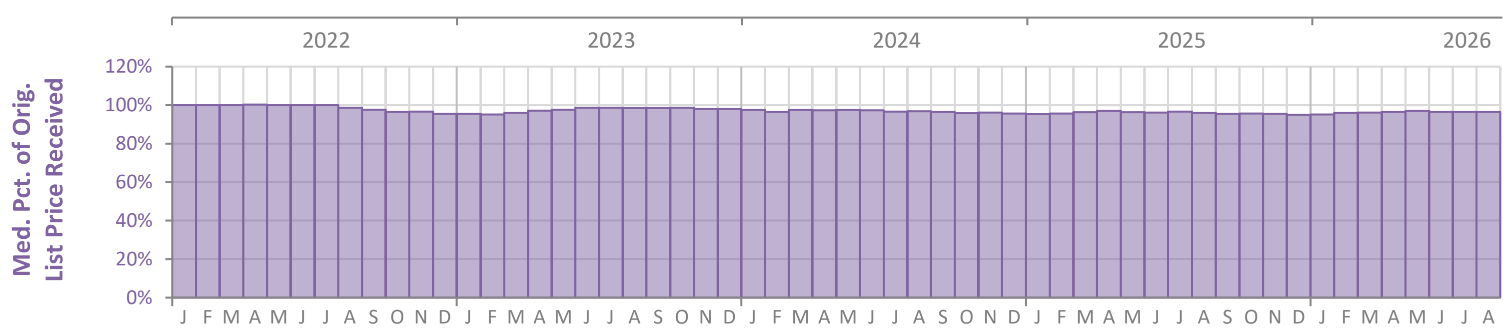


Median Percent of Original List Price Received

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	96.4%	0.2%
August 2026	**96.5%**	**0.6%**
July 2026	96.5%	-0.1%
June 2026	96.4%	0.3%
May 2026	96.9%	0.6%
April 2026	96.5%	-0.4%
March 2026	96.2%	-0.1%
February 2026	96.0%	0.4%
January 2026	95.2%	-0.1%
December 2025	95.0%	-0.7%
November 2025	95.4%	-0.8%
October 2025	95.6%	-0.2%
September 2025	95.5%	-0.9%
August 2025	95.9%	-0.9%

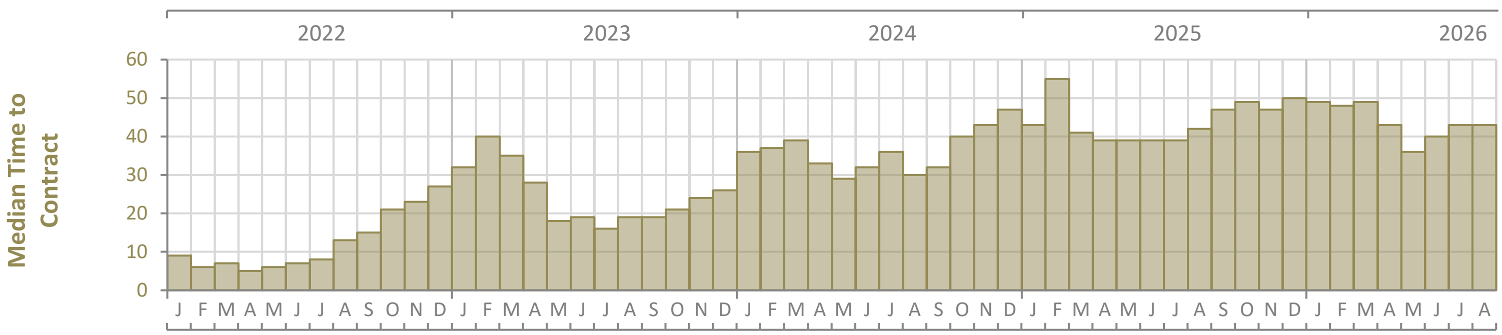


Median Time to Contract

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	41 Days	-4.7%
August 2026	**43 Days**	**2.4%**
July 2026	43 Days	10.3%
June 2026	40 Days	2.6%
May 2026	36 Days	-7.7%
April 2026	43 Days	10.3%
March 2026	49 Days	19.5%
February 2026	48 Days	-12.7%
January 2026	49 Days	14.0%
December 2025	50 Days	6.4%
November 2025	47 Days	9.3%
October 2025	49 Days	22.5%
September 2025	47 Days	46.9%
August 2025	42 Days	40.0%

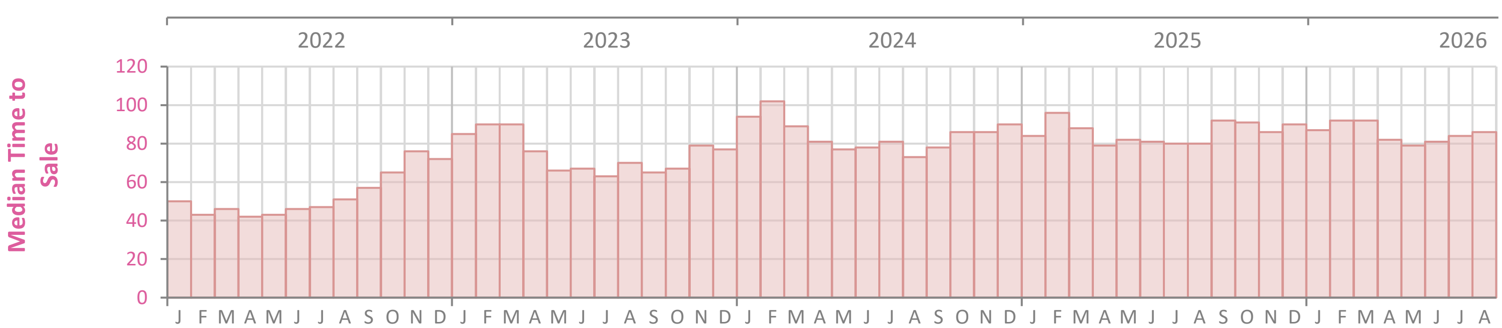


Median Time to Sale

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	83 Days	-2.4%
August 2026	**86 Days**	**7.5%**
July 2026	84 Days	5.0%
June 2026	81 Days	0.0%
May 2026	79 Days	-3.7%
April 2026	82 Days	3.8%
March 2026	92 Days	4.5%
February 2026	92 Days	-4.2%
January 2026	87 Days	3.6%
December 2025	90 Days	0.0%
November 2025	86 Days	0.0%
October 2025	91 Days	5.8%
September 2025	92 Days	17.9%
August 2025	80 Days	9.6%



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Monthly Market Detail - August 2026
Single-Family Homes
Pasco County

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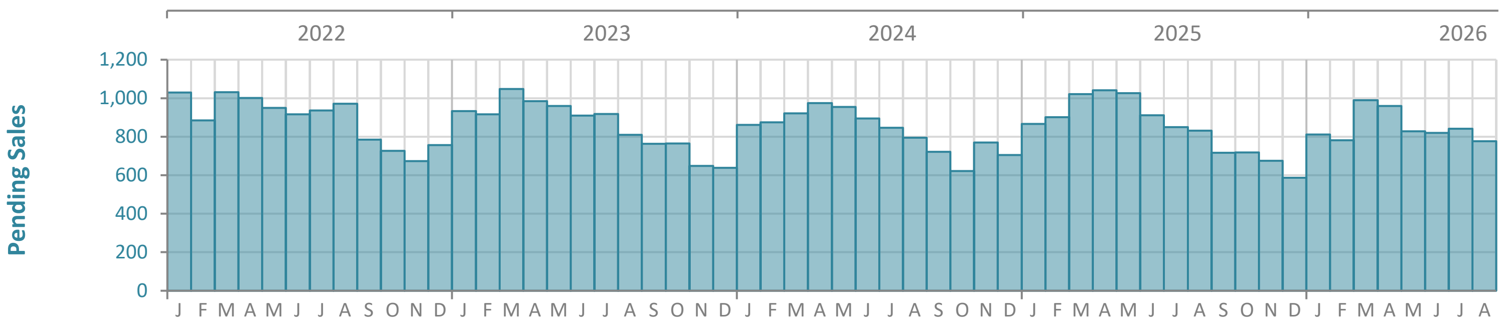
New Pending Sales

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	6,808	-8.6%
August 2026	**777**	**-6.6%**
July 2026	842	-0.8%
June 2026	820	-10.0%
May 2026	828	-19.4%
April 2026	959	-8.0%
March 2026	990	-3.0%
February 2026	781	-13.4%
January 2026	811	-6.4%
December 2025	586	-16.9%
November 2025	675	-12.3%
October 2025	719	15.6%
September 2025	717	-0.6%
August 2025	832	4.7%

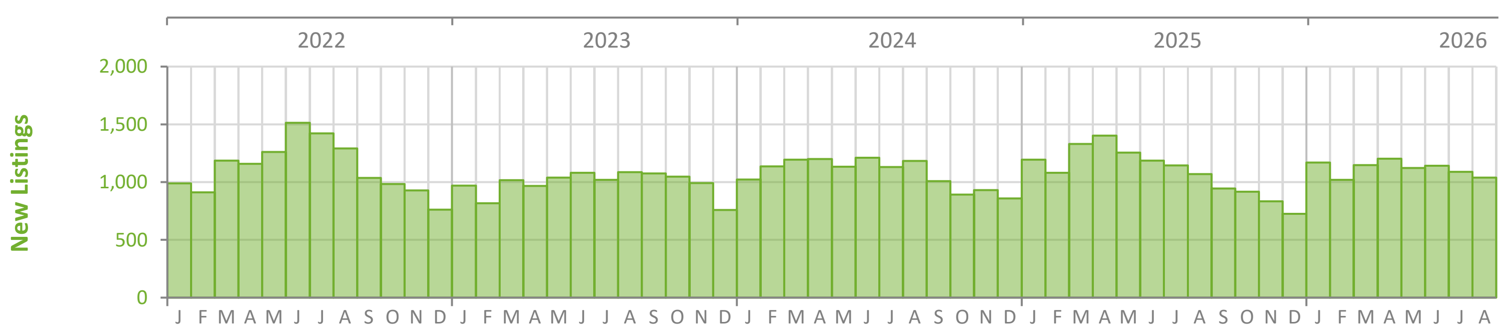


New Listings

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	8,933	-7.5%
August 2026	**1,040**	**-2.7%**
July 2026	1,090	-4.8%
June 2026	1,141	-3.8%
May 2026	1,122	-10.6%
April 2026	1,204	-14.1%
March 2026	1,147	-13.8%
February 2026	1,019	-5.6%
January 2026	1,170	-1.9%
December 2025	726	-15.4%
November 2025	833	-10.4%
October 2025	918	2.8%
September 2025	944	-6.3%
August 2025	1,069	-9.7%



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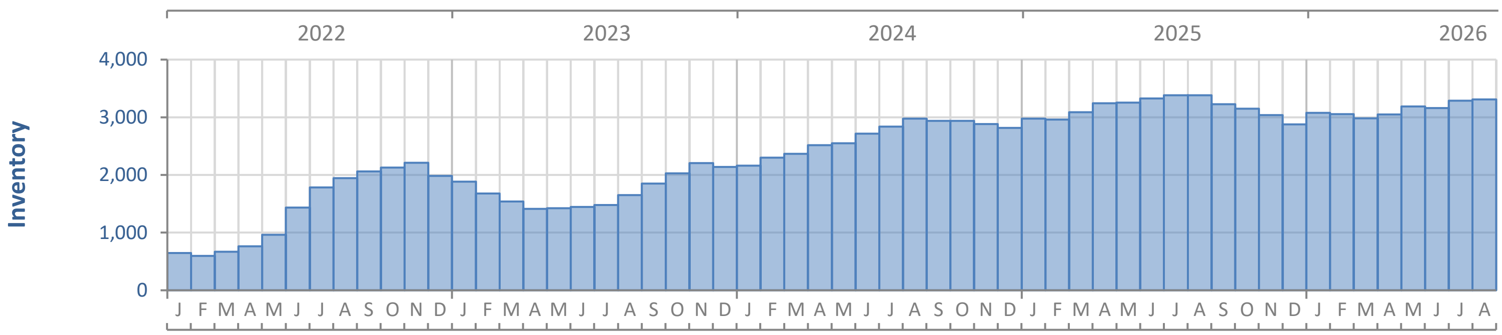
Inventory (Active Listings)

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)	3,139	-1.9%
August 2026	**3,307**	**-2.2%**
July 2026	3,288	-2.8%
June 2026	3,161	-4.9%
May 2026	3,190	-1.9%
April 2026	3,050	-6.0%
March 2026	2,980	-3.5%
February 2026	3,056	3.2%
January 2026	3,076	3.4%
December 2025	2,875	2.1%
November 2025	3,037	5.3%
October 2025	3,150	7.3%
September 2025	3,224	9.7%
August 2025	3,380	13.6%

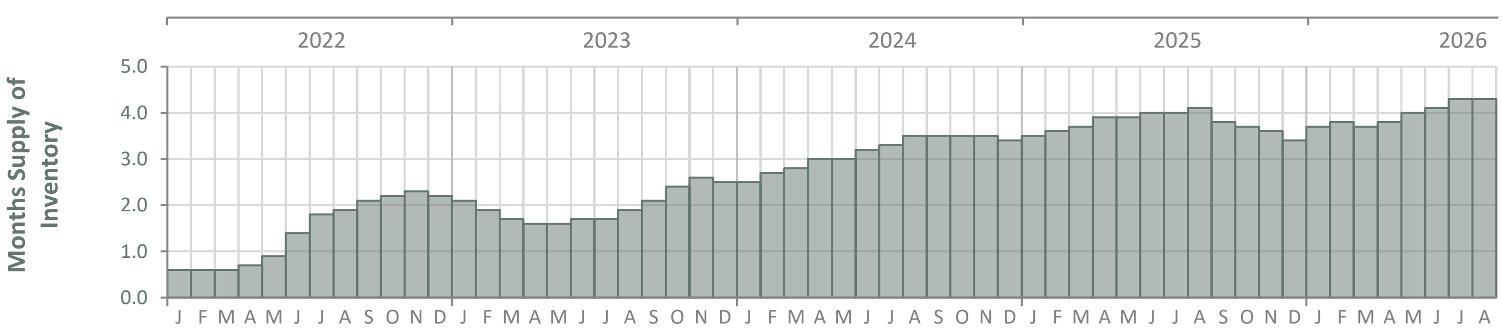


Months Supply of Inventory

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)	4.0	5.3%
August 2026	**4.3**	**4.9%**
July 2026	4.3	7.5%
June 2026	4.1	2.5%
May 2026	4.0	2.6%
April 2026	3.8	-2.6%
March 2026	3.7	0.0%
February 2026	3.8	5.6%
January 2026	3.7	5.7%
December 2025	3.4	0.0%
November 2025	3.6	2.9%
October 2025	3.7	5.7%
September 2025	3.8	8.6%
August 2025	4.1	17.1%



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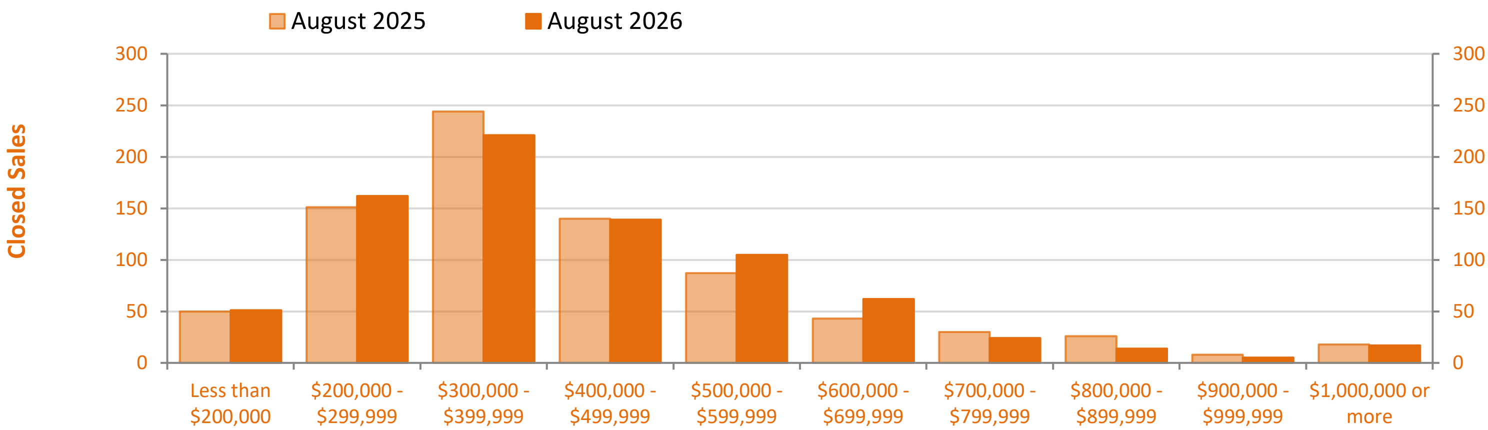
Closed Sales by Sale Price

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.

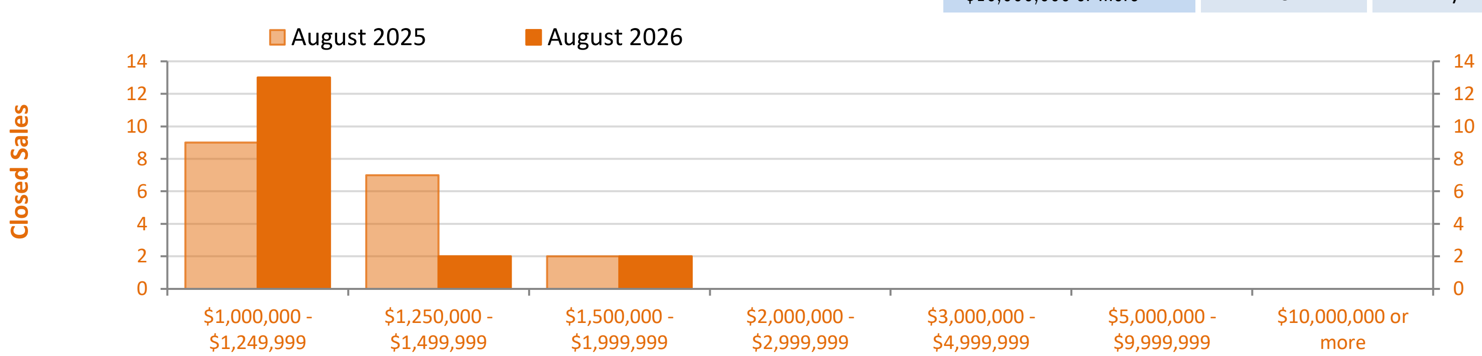
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	51	2.0%
$200,000 - $299,999	162	7.3%
$300,000 - $399,999	221	-9.4%
$400,000 - $499,999	139	-0.7%
$500,000 - $599,999	105	20.7%
$600,000 - $699,999	62	44.2%
$700,000 - $799,999	24	-20.0%
$800,000 - $899,999	14	-46.2%
$900,000 - $999,999	5	-37.5%
$1,000,000 or more	17	-5.6%



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	13	44.4%
$1,250,000 - $1,499,999	2	-71.4%
$1,500,000 - $1,999,999	2	0.0%
$2,000,000 - $2,999,999	0	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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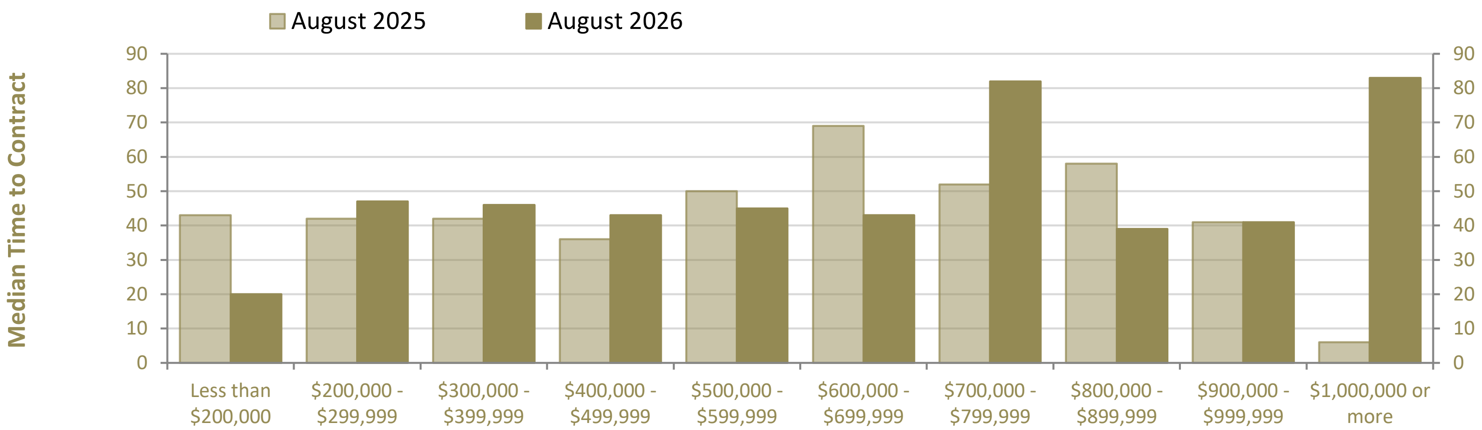
Median Time to Contract by Sale Price

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.

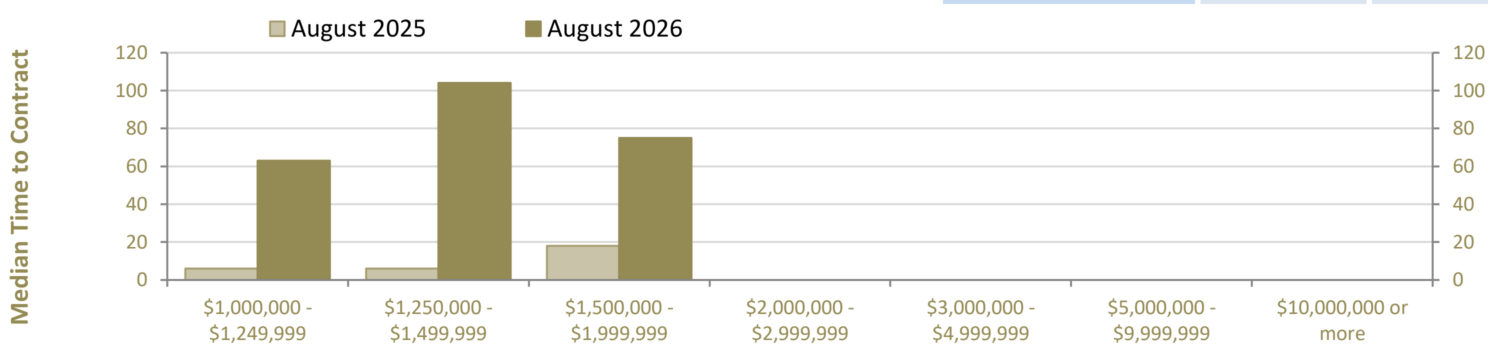
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	20 Days	-53.5%
$200,000 - $299,999	47 Days	11.9%
$300,000 - $399,999	46 Days	9.5%
$400,000 - $499,999	43 Days	19.4%
$500,000 - $599,999	45 Days	-10.0%
$600,000 - $699,999	43 Days	-37.7%
$700,000 - $799,999	82 Days	57.7%
$800,000 - $899,999	39 Days	-32.8%
$900,000 - $999,999	41 Days	0.0%
$1,000,000 or more	83 Days	1283.3%



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	63 Days	950.0%
$1,250,000 - $1,499,999	104 Days	1633.3%
$1,500,000 - $1,999,999	75 Days	316.7%
$2,000,000 - $2,999,999	(No Sales)	N/A
$3,000,000 - $4,999,999	(No Sales)	N/A
$5,000,000 - $9,999,999	(No Sales)	N/A
$10,000,000 or more	(No Sales)	N/A

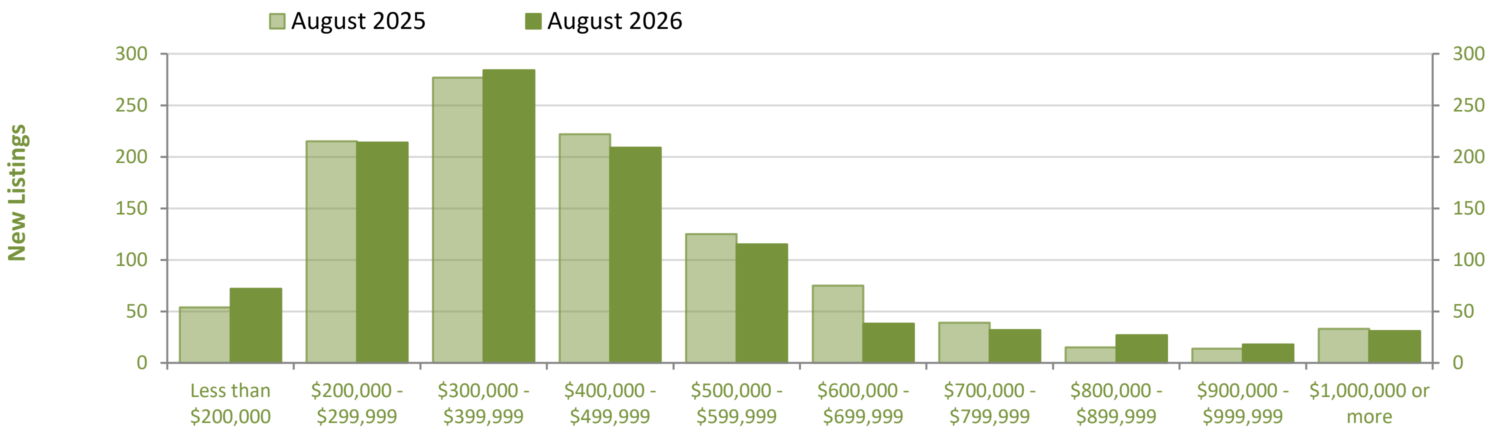


New Listings by Initial Listing Price

The number of properties put onto the market during the month

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

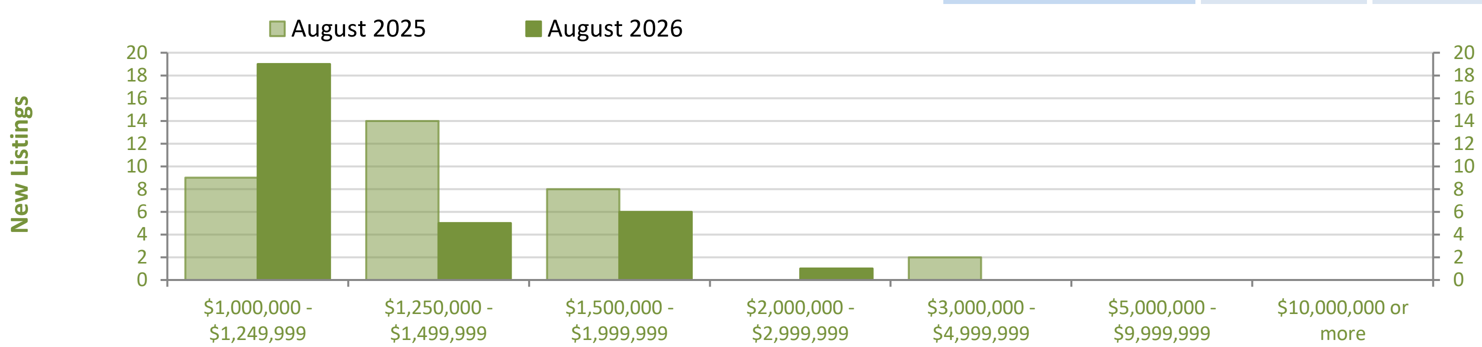
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	72	33.3%
$200,000 - $299,999	214	-0.5%
$300,000 - $399,999	284	2.5%
$400,000 - $499,999	209	-5.9%
$500,000 - $599,999	115	-8.0%
$600,000 - $699,999	38	-49.3%
$700,000 - $799,999	32	-17.9%
$800,000 - $899,999	27	80.0%
$900,000 - $999,999	18	28.6%
$1,000,000 or more	31	-6.1%



Million Dollar Spotlight

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

Initial Listing Price	New Listings	Percent Change Year-over-Year
$1,000,000 - $1,249,999	19	111.1%
$1,250,000 - $1,499,999	5	-64.3%
$1,500,000 - $1,999,999	6	-25.0%
$2,000,000 - $2,999,999	1	N/A
$3,000,000 - $4,999,999	0	-100.0%
$5,000,000 - $9,999,999	0	N/A
$10,000,000 or more	0	N/A



Monthly Market Detail - August 2026
Single-Family Homes
Pasco County

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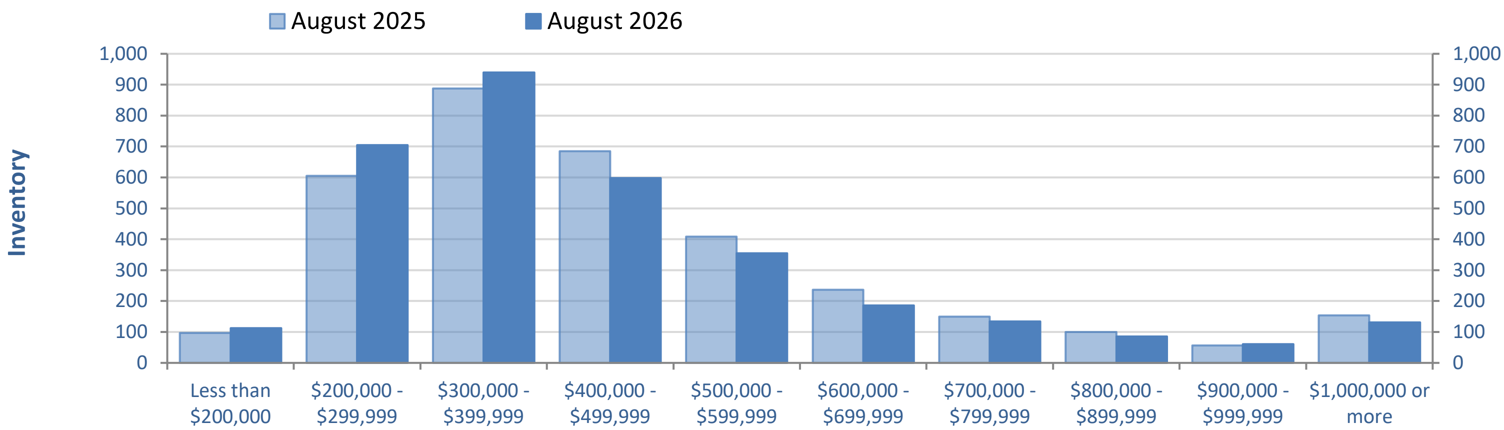
Inventory by Current Listing Price

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.

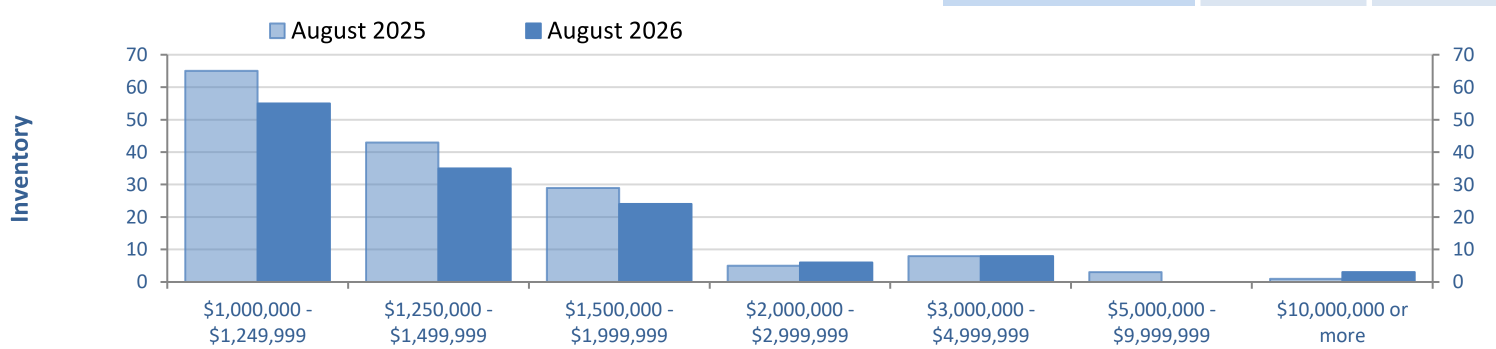
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	112	15.5%
$200,000 - $299,999	705	16.5%
$300,000 - $399,999	940	5.9%
$400,000 - $499,999	598	-12.7%
$500,000 - $599,999	355	-13.0%
$600,000 - $699,999	186	-21.5%
$700,000 - $799,999	134	-10.7%
$800,000 - $899,999	85	-15.0%
$900,000 - $999,999	61	8.9%
$1,000,000 or more	131	-14.9%



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	55	-15.4%
$1,250,000 - $1,499,999	35	-18.6%
$1,500,000 - $1,999,999	24	-17.2%
$2,000,000 - $2,999,999	6	20.0%
$3,000,000 - $4,999,999	8	0.0%
$5,000,000 - $9,999,999	0	-100.0%
$10,000,000 or more	3	200.0%



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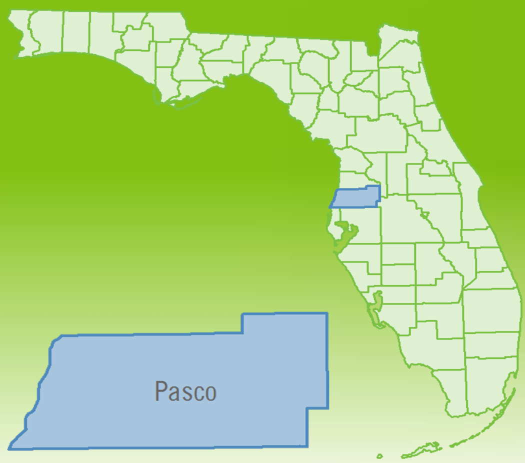
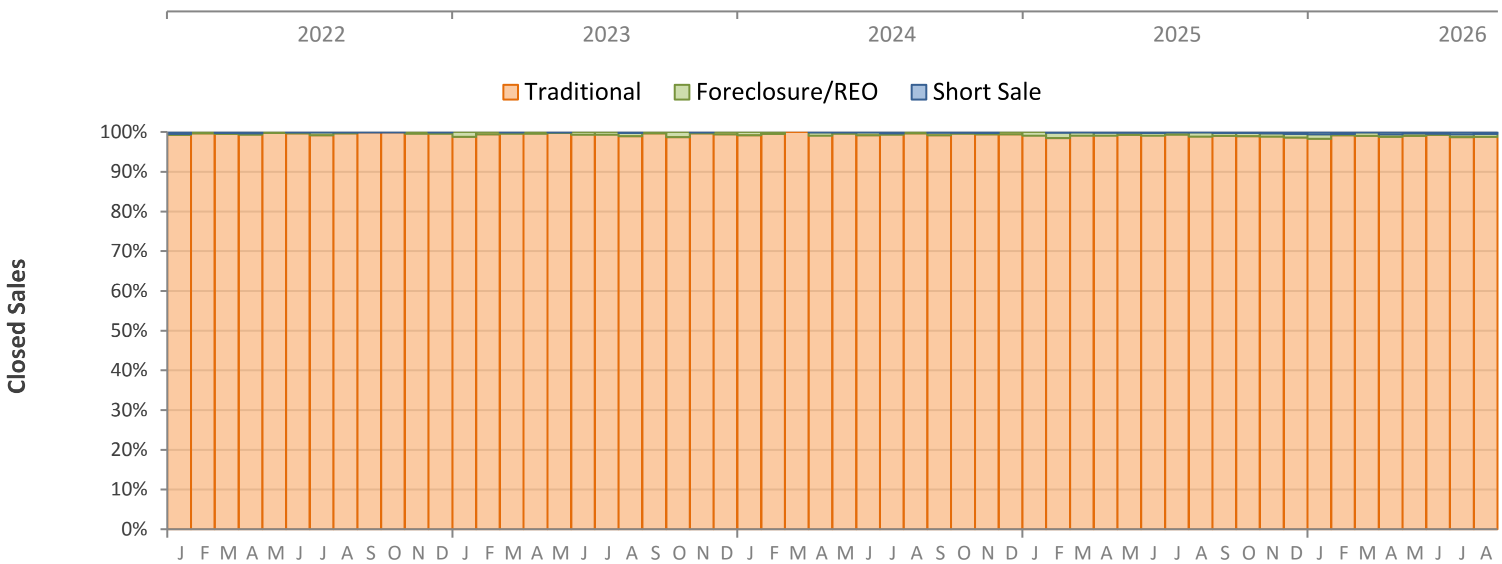
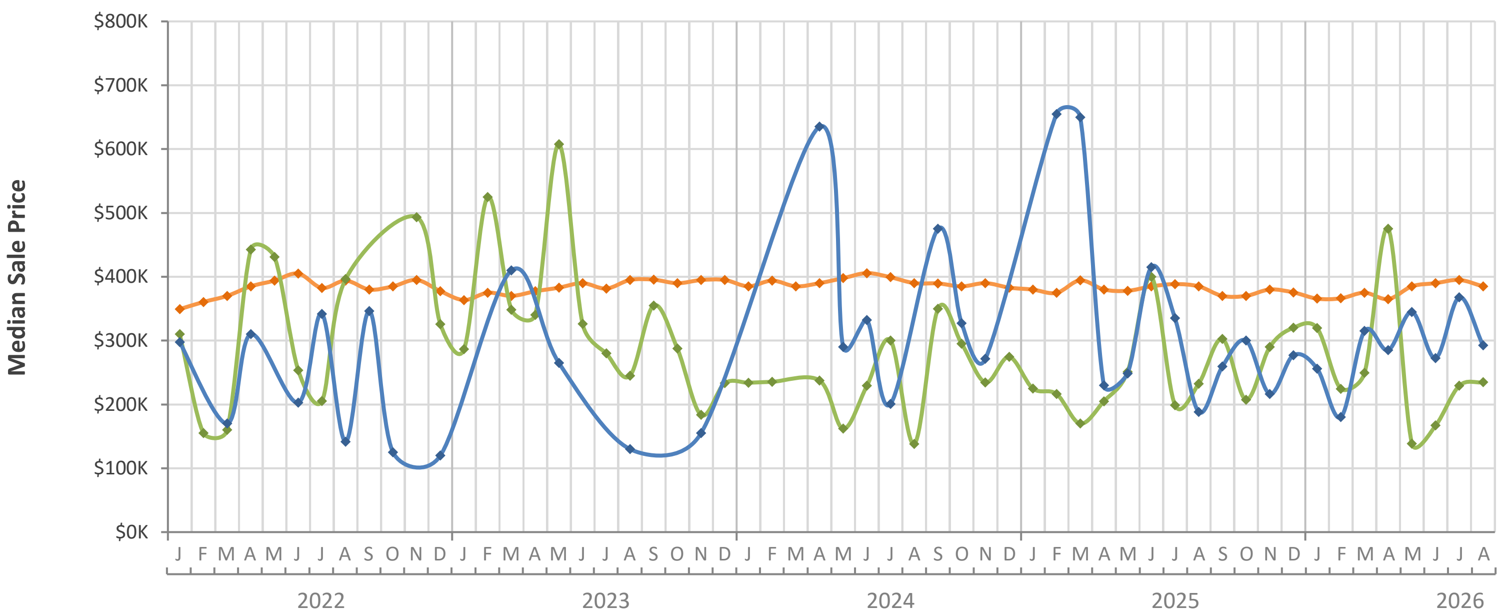
Monthly Distressed Market - August 2026
Single-Family Homes
Pasco County



		August 2026	August 2025	Percent Change Year-over-Year
Traditional	Closed Sales	790	788	0.3%
	Median Sale Price	$385,000	$385,000	0.0%
Foreclosure/REO	Closed Sales	6	8	-25.0%
	Median Sale Price	$234,750	$232,380	1.0%
Short Sale	Closed Sales	4	1	300.0%
	Median Sale Price	$292,500	$188,500	55.2%





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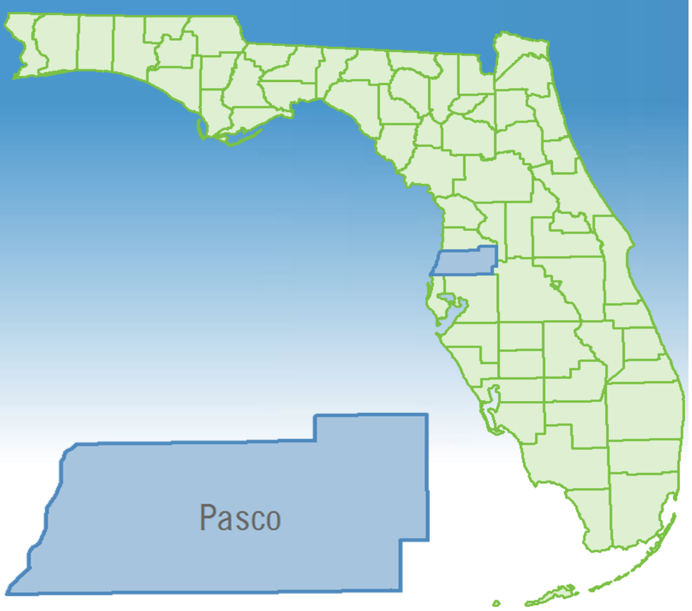
Monthly Market Detail - August 2026
Townhouses and Condos
Pasco County



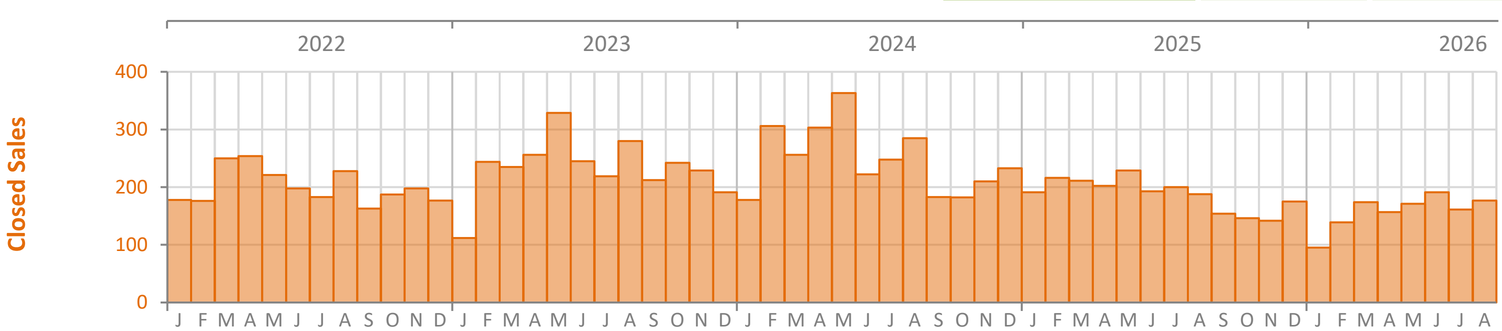
Summary Statistics	August 2026	August 2025	Percent Change Year-over-Year
Closed Sales	177	188	-5.9%
Paid in Cash	62	77	-19.5%
Median Sale Price	$269,990	$250,205	7.9%
Average Sale Price	$255,097	$244,977	4.1%
Dollar Volume	$45.2 Million	$46.1 Million	-2.0%
Median Percent of Original List Price Received	94.8%	93.6%	1.3%
Median Time to Contract	71 Days	47 Days	51.1%
Median Time to Sale	115 Days	86 Days	33.7%
New Pending Sales	161	183	-12.0%
New Listings	226	247	-8.5%
Pending Inventory	223	226	-1.3%
Inventory (Active Listings)	1,002	989	1.3%
Months Supply of Inventory	6.4	4.9	30.6%

Closed Sales

The number of sales transactions which closed during the month

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

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	1,265	-22.4%
August 2026	**177**	**-5.9%**
July 2026	161	-19.5%
June 2026	191	-1.0%
May 2026	171	-25.3%
April 2026	157	-22.3%
March 2026	174	-17.5%
February 2026	139	-35.6%
January 2026	95	-50.3%
December 2025	175	-24.9%
November 2025	142	-32.4%
October 2025	146	-19.8%
September 2025	154	-15.8%
August 2025	188	-34.0%



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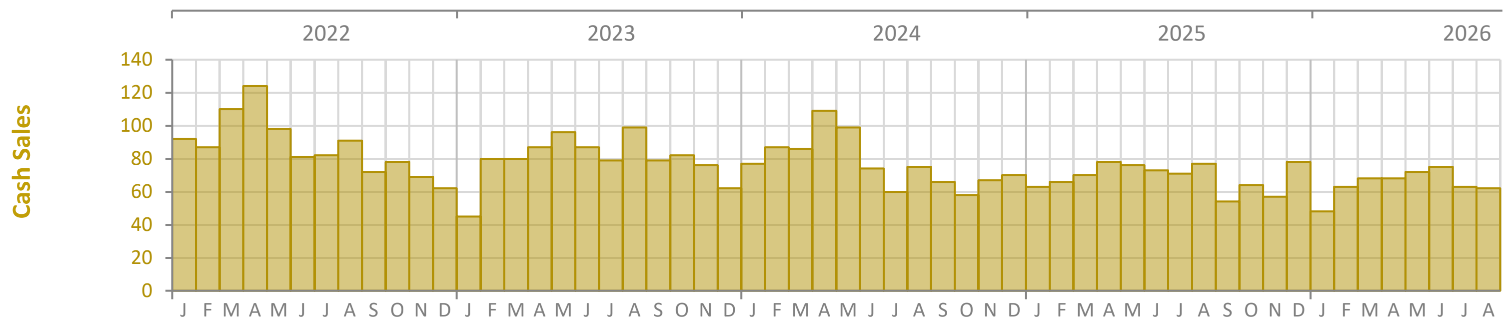
Cash Sales

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	519	-9.6%
August 2026	**62**	**-19.5%**
July 2026	63	-11.3%
June 2026	75	2.7%
May 2026	72	-5.3%
April 2026	68	-12.8%
March 2026	68	-2.9%
February 2026	63	-4.5%
January 2026	48	-23.8%
December 2025	78	11.4%
November 2025	57	-14.9%
October 2025	64	10.3%
September 2025	54	-18.2%
August 2025	77	2.7%

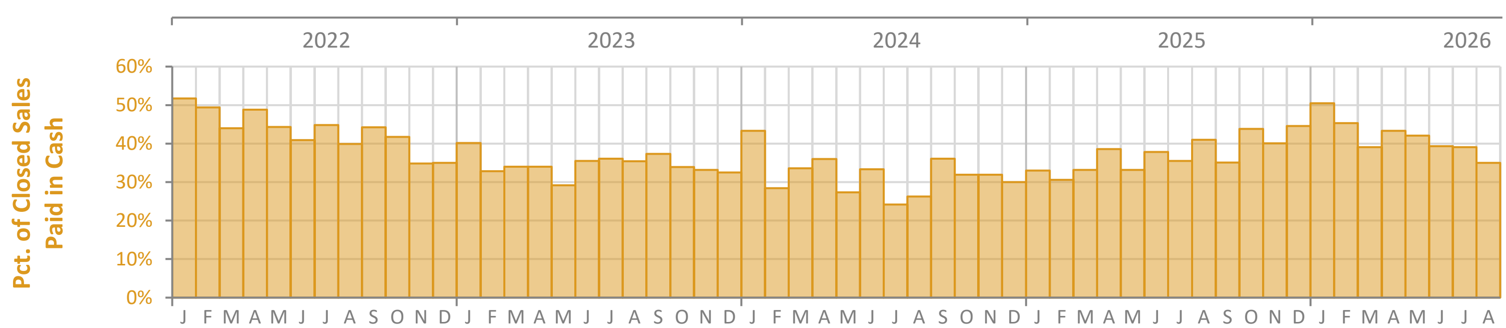


Cash Sales as a Percentage of Closed Sales

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	41.0%	16.5%
August 2026	**35.0%**	**-14.6%**
July 2026	39.1%	10.1%
June 2026	39.3%	4.0%
May 2026	42.1%	26.8%
April 2026	43.3%	12.2%
March 2026	39.1%	17.8%
February 2026	45.3%	48.0%
January 2026	50.5%	53.0%
December 2025	44.6%	48.7%
November 2025	40.1%	25.7%
October 2025	43.8%	37.3%
September 2025	35.1%	-2.8%
August 2025	41.0%	55.9%



Monthly Market Detail - August 2026
Townhouses and Condos
Pasco County

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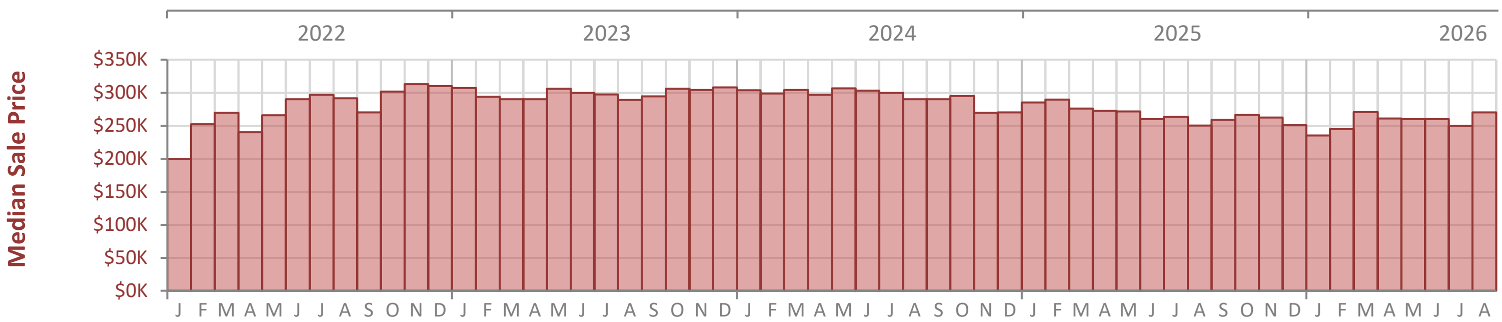
Median Sale Price

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	$257,990	-4.4%
August 2026	**$269,990**	**7.9%**
July 2026	$249,900	-5.2%
June 2026	$260,000	0.0%
May 2026	$260,000	-4.2%
April 2026	$260,900	-4.2%
March 2026	$270,700	-1.9%
February 2026	$245,000	-15.4%
January 2026	$235,000	-17.5%
December 2025	$250,900	-7.2%
November 2025	$262,500	-2.8%
October 2025	$266,250	-9.7%
September 2025	$259,000	-10.7%
August 2025	$250,205	-13.7%

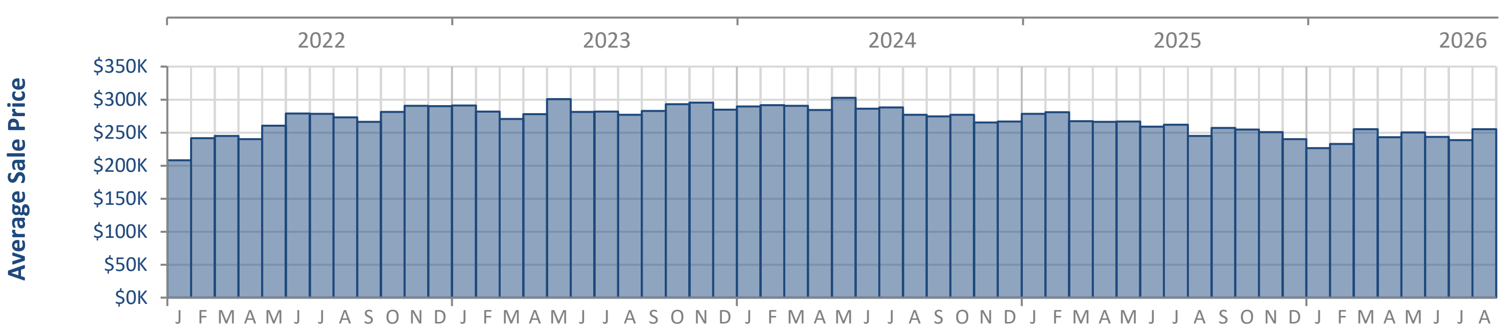


Average Sale Price

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	$244,463	-8.1%
August 2026	**$255,097**	**4.1%**
July 2026	$238,545	-8.9%
June 2026	$243,530	-6.1%
May 2026	$250,081	-6.2%
April 2026	$243,023	-8.7%
March 2026	$255,199	-4.5%
February 2026	$232,662	-17.2%
January 2026	$226,427	-18.7%
December 2025	$240,053	-10.0%
November 2025	$250,863	-5.4%
October 2025	$254,664	-8.1%
September 2025	$257,103	-6.3%
August 2025	$244,977	-11.5%



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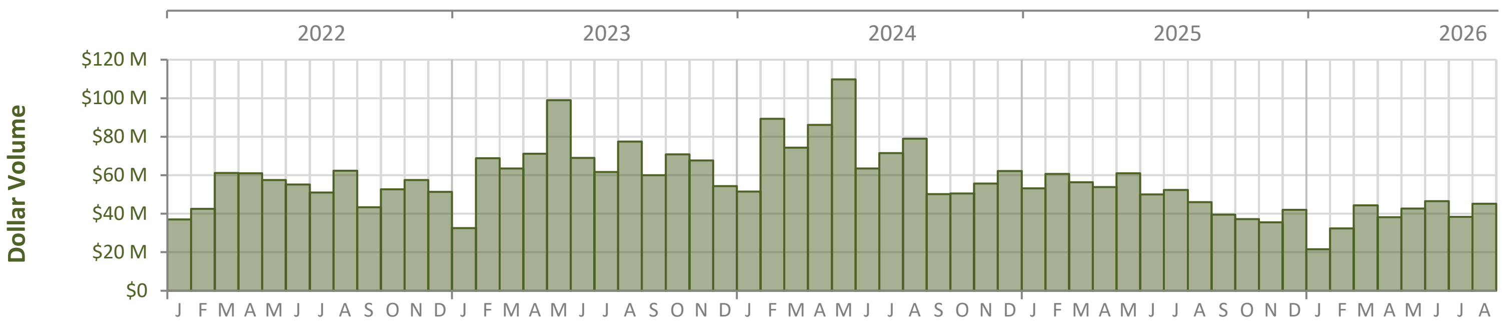
Dollar Volume

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	$309.2 Million	-28.7%
August 2026	**$45.2 Million**	**-2.0%**
July 2026	$38.4 Million	-26.7%
June 2026	$46.5 Million	-7.0%
May 2026	$42.8 Million	-29.9%
April 2026	$38.2 Million	-29.1%
March 2026	$44.4 Million	-21.2%
February 2026	$32.3 Million	-46.7%
January 2026	$21.5 Million	-59.6%
December 2025	$42.0 Million	-32.4%
November 2025	$35.6 Million	-36.0%
October 2025	$37.2 Million	-26.3%
September 2025	$39.6 Million	-21.1%
August 2025	$46.1 Million	-41.6%

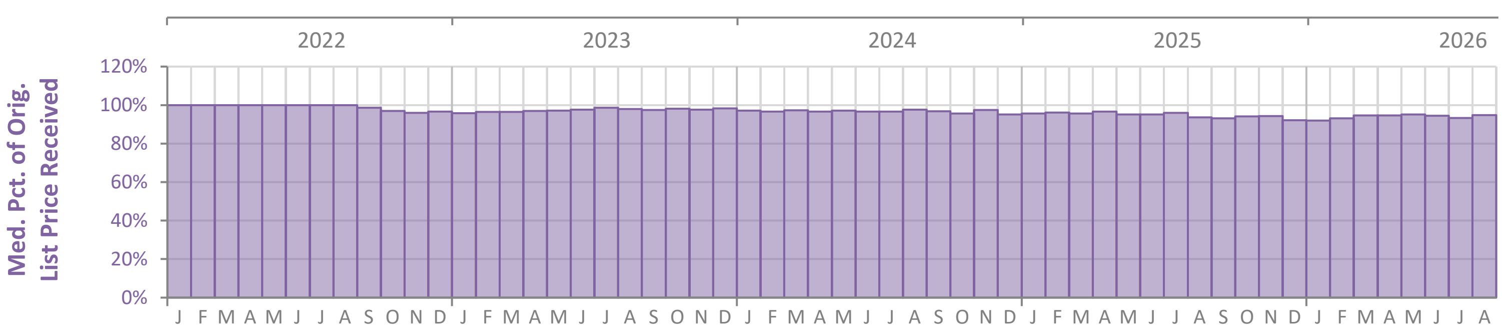


Median Percent of Original List Price Received

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	94.2%	-1.5%
August 2026	**94.8%**	**1.3%**
July 2026	93.3%	-2.7%
June 2026	94.4%	-0.7%
May 2026	95.2%	0.0%
April 2026	94.7%	-2.1%
March 2026	94.6%	-1.1%
February 2026	93.2%	-3.1%
January 2026	92.0%	-3.8%
December 2025	92.2%	-3.2%
November 2025	94.3%	-3.2%
October 2025	94.1%	-1.7%
September 2025	93.2%	-3.7%
August 2025	93.6%	-4.1%



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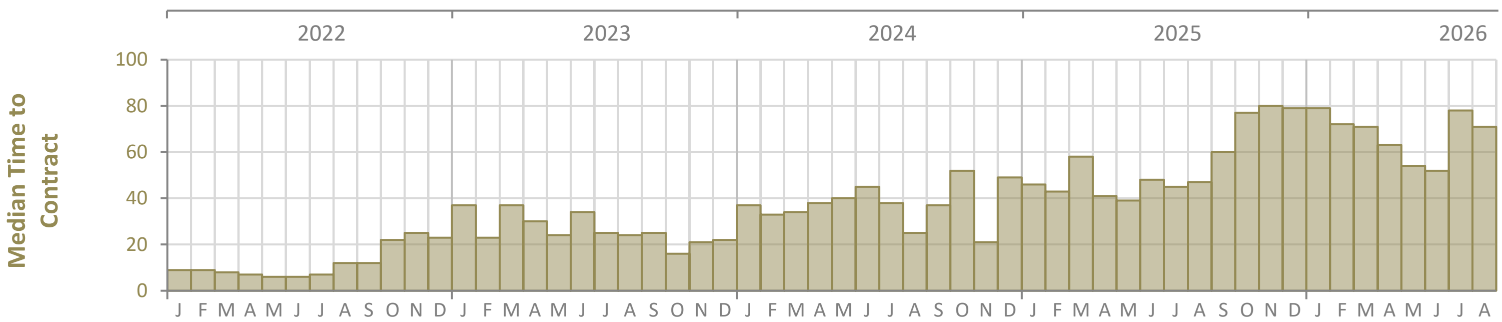
Median Time to Contract

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	66 Days	40.4%
August 2026	**71 Days**	**51.1%**
July 2026	78 Days	73.3%
June 2026	52 Days	8.3%
May 2026	54 Days	38.5%
April 2026	63 Days	53.7%
March 2026	71 Days	22.4%
February 2026	72 Days	67.4%
January 2026	79 Days	71.7%
December 2025	79 Days	61.2%
November 2025	80 Days	281.0%
October 2025	77 Days	48.1%
September 2025	60 Days	62.2%
August 2025	47 Days	88.0%

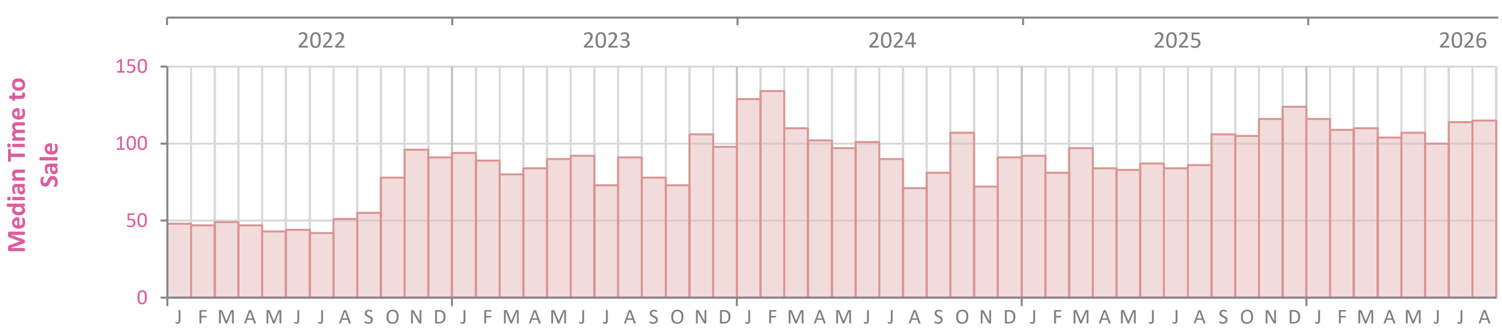


Median Time to Sale

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	114 Days	29.5%
August 2026	**115 Days**	**33.7%**
July 2026	114 Days	35.7%
June 2026	100 Days	14.9%
May 2026	107 Days	28.9%
April 2026	104 Days	23.8%
March 2026	110 Days	13.4%
February 2026	109 Days	34.6%
January 2026	116 Days	26.1%
December 2025	124 Days	36.3%
November 2025	116 Days	61.1%
October 2025	105 Days	-1.9%
September 2025	106 Days	30.9%
August 2025	86 Days	21.1%

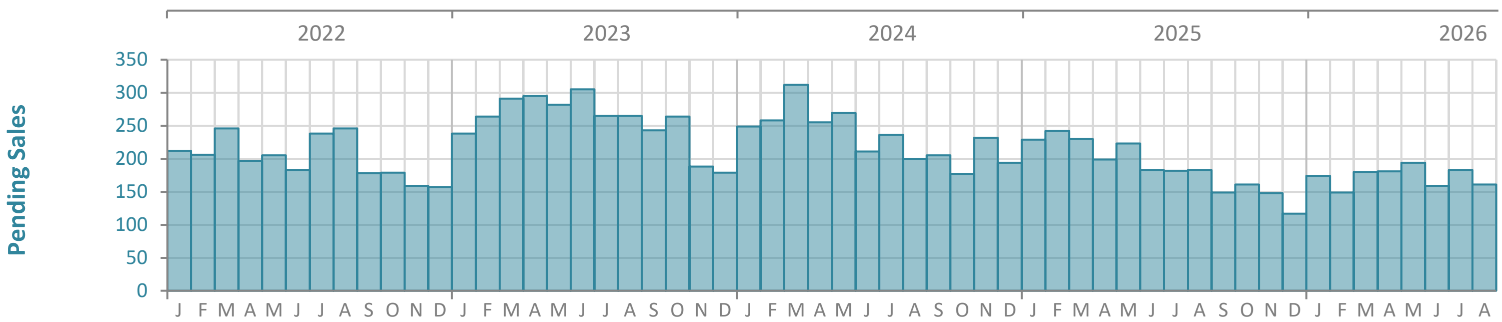


New Pending Sales

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	1,381	-17.4%
August 2026	**161**	**-12.0%**
July 2026	183	0.5%
June 2026	159	-13.1%
May 2026	194	-13.0%
April 2026	181	-9.0%
March 2026	180	-21.7%
February 2026	149	-38.4%
January 2026	174	-24.0%
December 2025	117	-39.7%
November 2025	148	-36.2%
October 2025	161	-9.0%
September 2025	149	-27.3%
August 2025	183	-8.5%

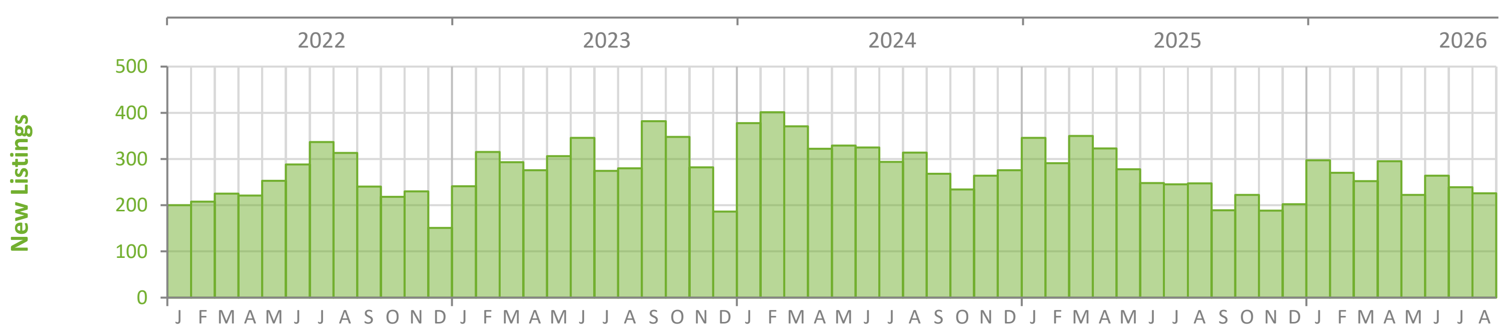


New Listings

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	2,065	-11.3%
August 2026	**226**	**-8.5%**
July 2026	239	-2.4%
June 2026	264	6.5%
May 2026	222	-20.1%
April 2026	295	-8.7%
March 2026	252	-28.0%
February 2026	270	-7.2%
January 2026	297	-14.2%
December 2025	202	-26.8%
November 2025	188	-28.8%
October 2025	222	-5.1%
September 2025	189	-29.5%
August 2025	247	-21.3%



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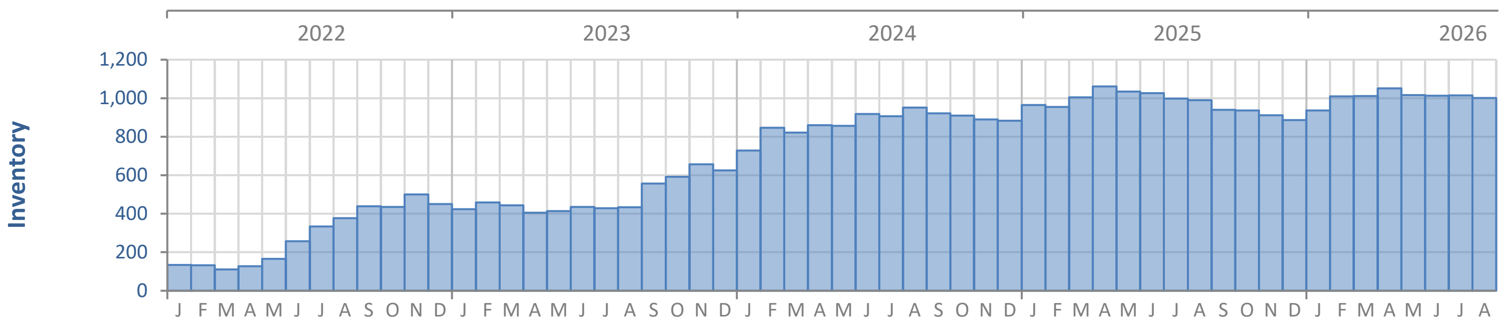
Inventory (Active Listings)

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)	1,007	0.3%
August 2026	**1,002**	**1.3%**
July 2026	1,014	1.6%
June 2026	1,013	-1.3%
May 2026	1,017	-1.6%
April 2026	1,052	-0.8%
March 2026	1,012	0.8%
February 2026	1,009	5.8%
January 2026	937	-2.9%
December 2025	886	0.3%
November 2025	912	2.6%
October 2025	937	3.1%
September 2025	939	2.0%
August 2025	989	4.0%

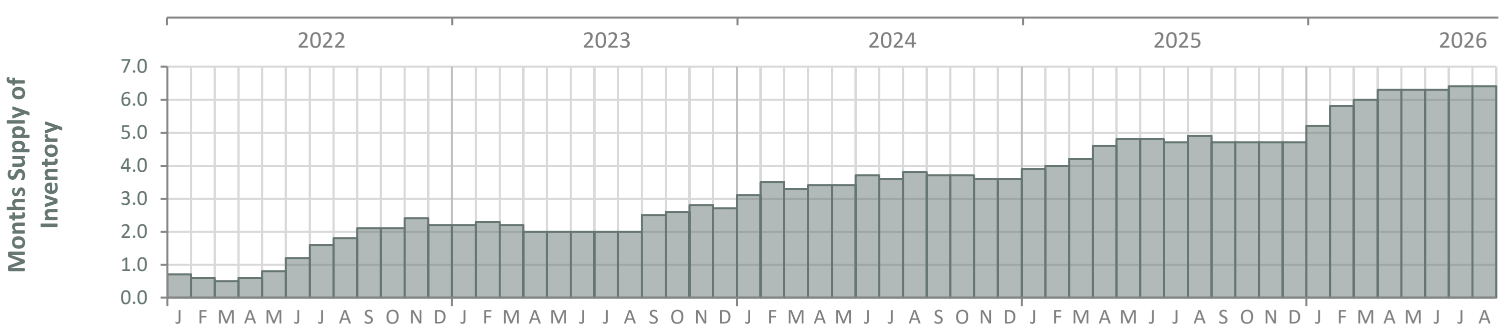


Months Supply of Inventory

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)	6.1	35.6%
August 2026	**6.4**	**30.6%**
July 2026	6.4	36.2%
June 2026	6.3	31.3%
May 2026	6.3	31.3%
April 2026	6.3	37.0%
March 2026	6.0	42.9%
February 2026	5.8	45.0%
January 2026	5.2	33.3%
December 2025	4.7	30.6%
November 2025	4.7	30.6%
October 2025	4.7	27.0%
September 2025	4.7	27.0%
August 2025	4.9	28.9%



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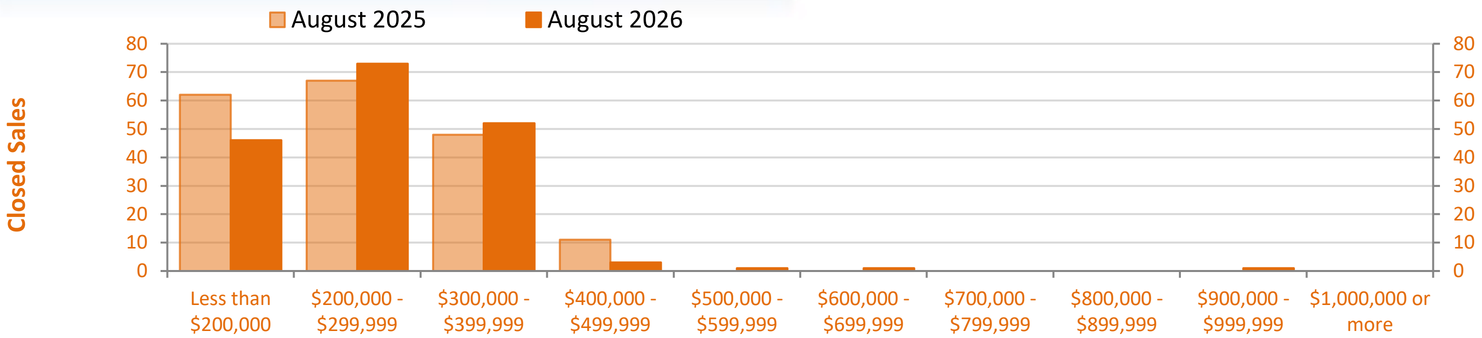
Closed Sales by Sale Price

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	46	-25.8%
$200,000 - $299,999	73	9.0%
$300,000 - $399,999	52	8.3%
$400,000 - $499,999	3	-72.7%
$500,000 - $599,999	1	N/A
$600,000 - $699,999	1	N/A
$700,000 - $799,999	0	N/A
$800,000 - $899,999	0	N/A
$900,000 - $999,999	1	N/A
$1,000,000 or more	0	N/A

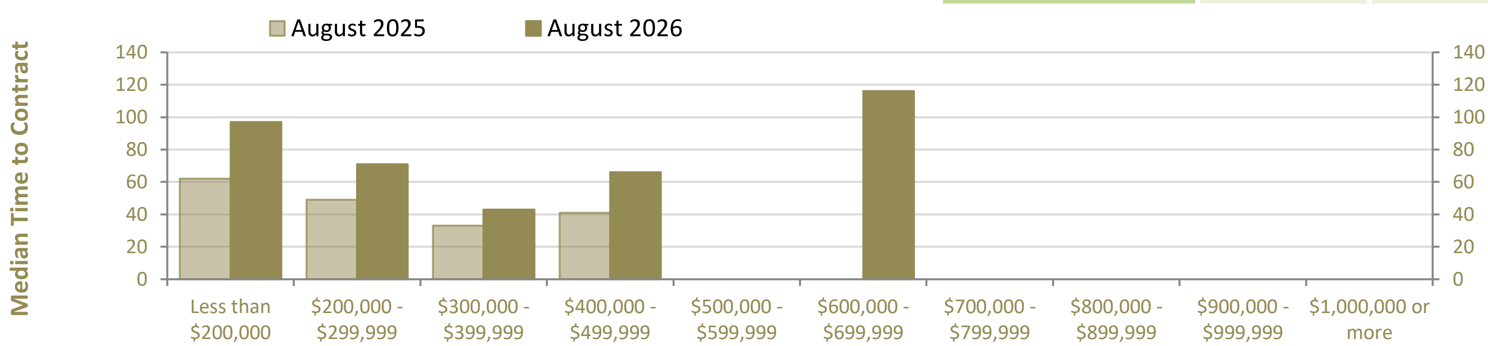


Median Time to Contract by Sale Price

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

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

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	97 Days	56.5%
$200,000 - $299,999	71 Days	44.9%
$300,000 - $399,999	43 Days	30.3%
$400,000 - $499,999	66 Days	61.0%
$500,000 - $599,999	0 Days	N/A
$600,000 - $699,999	116 Days	N/A
$700,000 - $799,999	(No Sales)	N/A
$800,000 - $899,999	(No Sales)	N/A
$900,000 - $999,999	0 Days	N/A
$1,000,000 or more	(No Sales)	N/A



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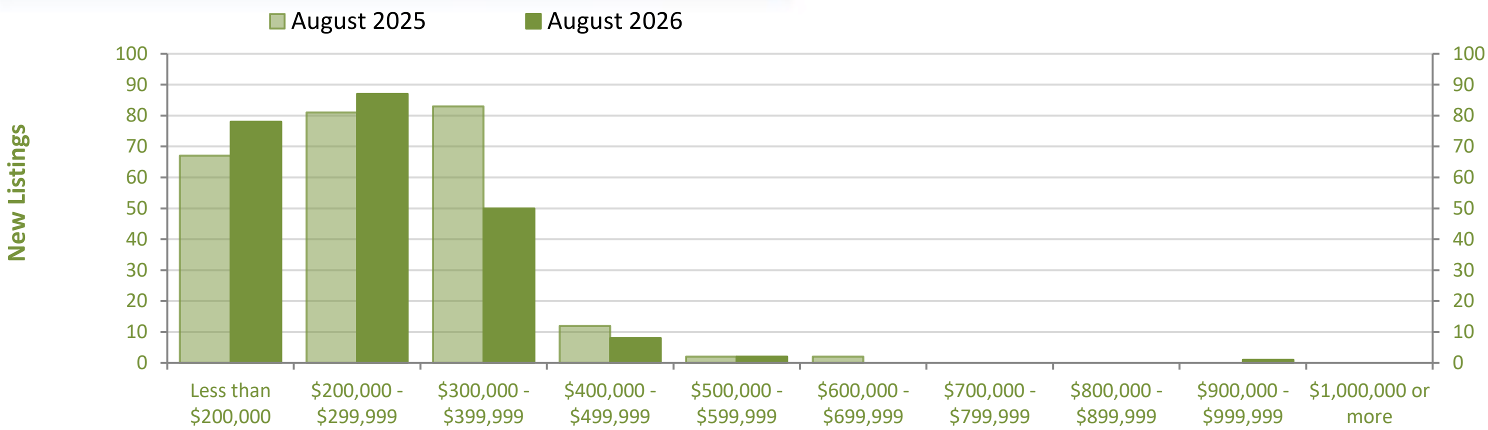
New Listings by Initial Listing Price

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.

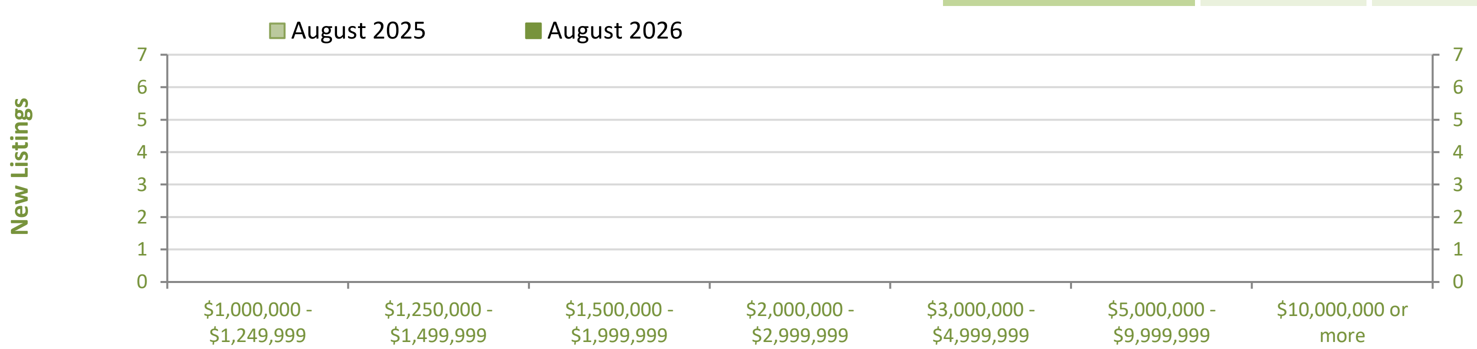
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	78	16.4%
$200,000 - $299,999	87	7.4%
$300,000 - $399,999	50	-39.8%
$400,000 - $499,999	8	-33.3%
$500,000 - $599,999	2	0.0%
$600,000 - $699,999	0	-100.0%
$700,000 - $799,999	0	N/A
$800,000 - $899,999	0	N/A
$900,000 - $999,999	1	N/A
$1,000,000 or more	0	N/A



Million Dollar Spotlight

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

Initial Listing Price	New Listings	Percent Change Year-over-Year
$1,000,000 - $1,249,999	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	0	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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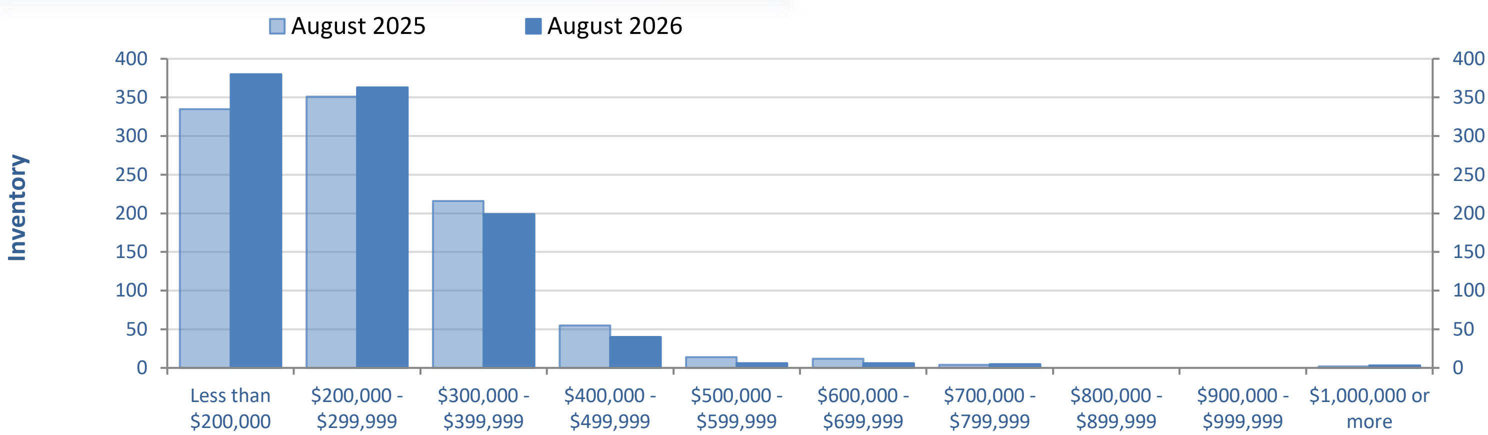
Inventory by Current Listing Price

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.

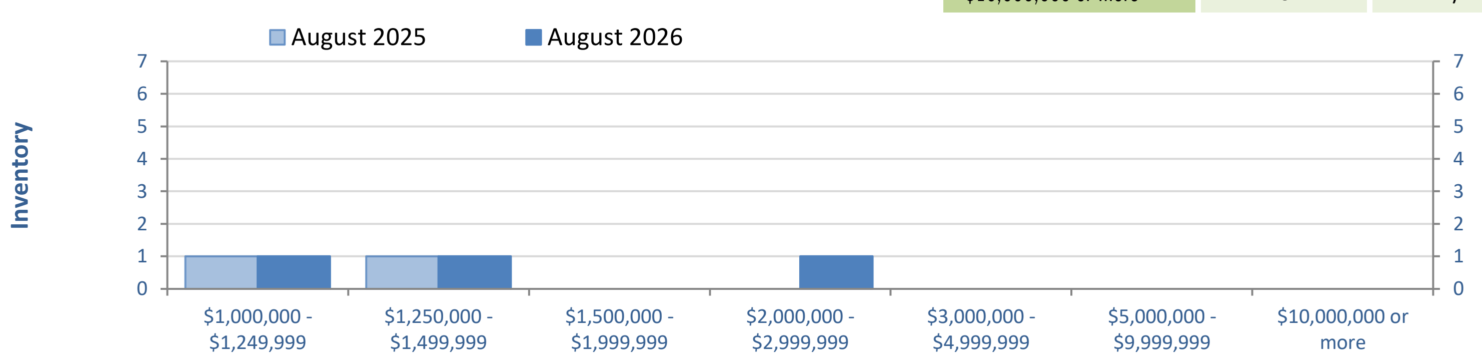
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	380	13.4%
$200,000 - $299,999	363	3.4%
$300,000 - $399,999	199	-7.9%
$400,000 - $499,999	40	-27.3%
$500,000 - $599,999	6	-57.1%
$600,000 - $699,999	6	-50.0%
$700,000 - $799,999	5	25.0%
$800,000 - $899,999	0	N/A
$900,000 - $999,999	0	N/A
$1,000,000 or more	3	50.0%



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	0.0%
$1,250,000 - $1,499,999	1	0.0%
$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 Distressed Market - August 2026
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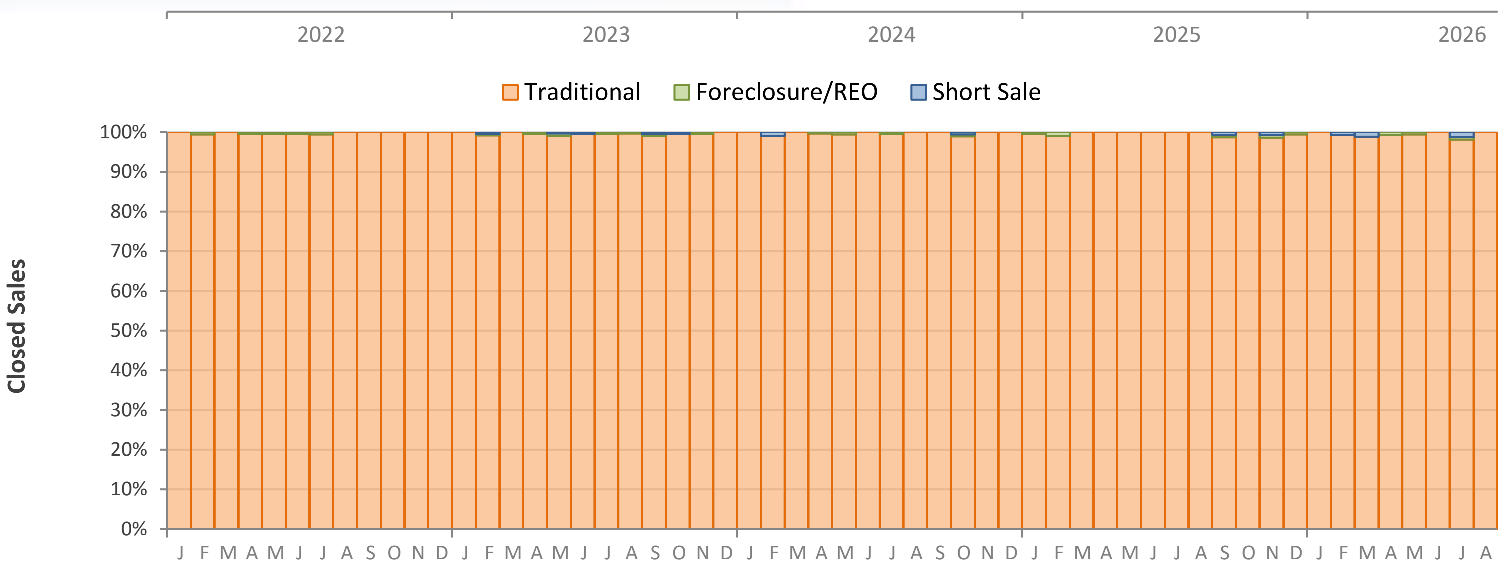
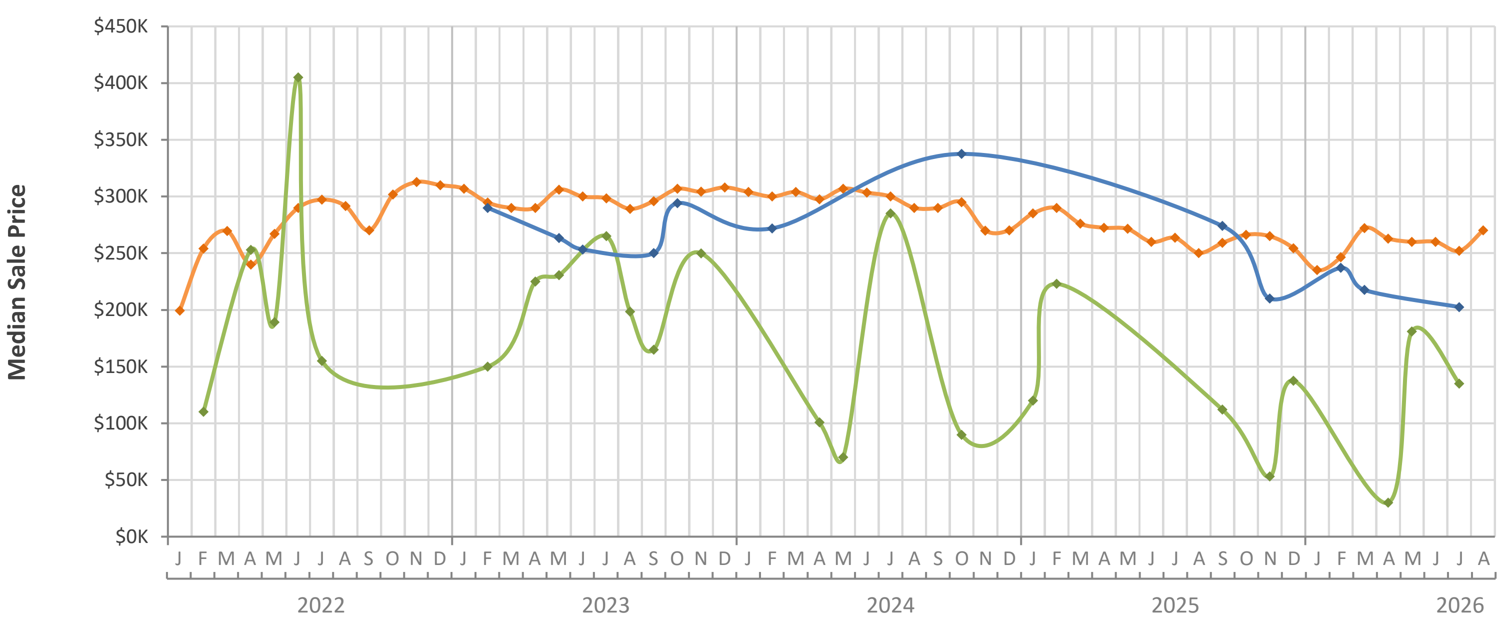
		August 2026	August 2025	Percent Change Year-over-Year
Traditional	Closed Sales	177	188	-5.9%
	Median Sale Price	$269,990	$250,205	7.9%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A





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