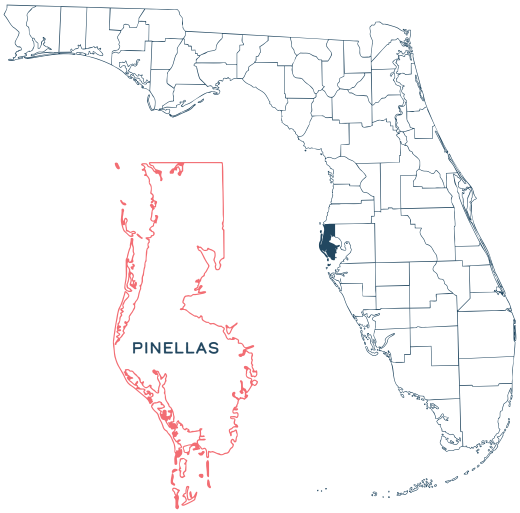
SUNCOAST TAMPA
ASSOCIATION OF REALTORS®

PINELLAS COUNTY MONTHLY STATISTICS

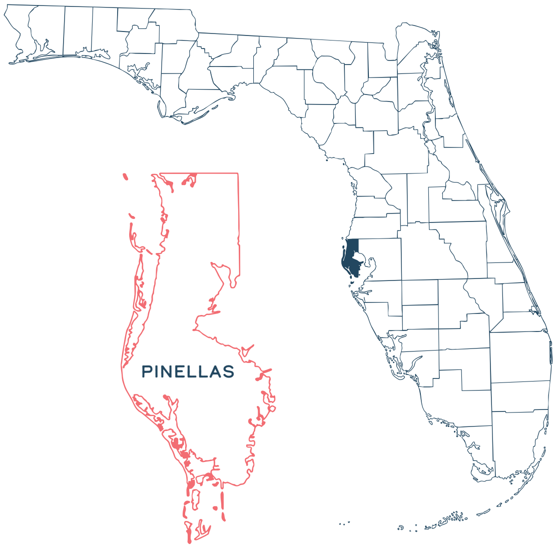


AUGUST 2026

COMBINED SINGLE FAMILY HOMES & TOWNHOMES/CONDOS

SUMMARY STATISTICS	AUGUST 2026	AUGUST 2025	% CHANGE YEAR OVER YEAR
CLOSED SALES	1,317	1,426	-7.6%
PAID IN CASH	534	608	-12.2%
NEW PENDING SALES	1,296	1,420	-8.7%
NEW LISTINGS	1,697	1,762	-3.7%
PENDING INVENTORY	1,580	1,604	-1.5%
INVENTORY (ACTIVE LISTINGS)	6,579	7,487	-12.1%

WANT TO KEEP A CLOSER EYE ON THE NUMBERS?
Check out our 5-county (Pinellas, Pasco, Hillsborough, Sarasota, and Manatee) local stats reports that we put out every business day, available at **starstats.org**



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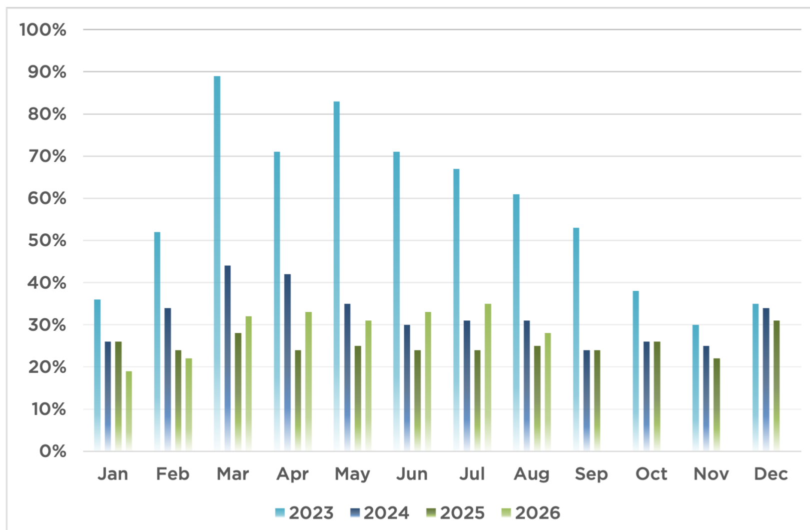
Absorption rate estimates the rate at which active listings are selling in a given market.

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

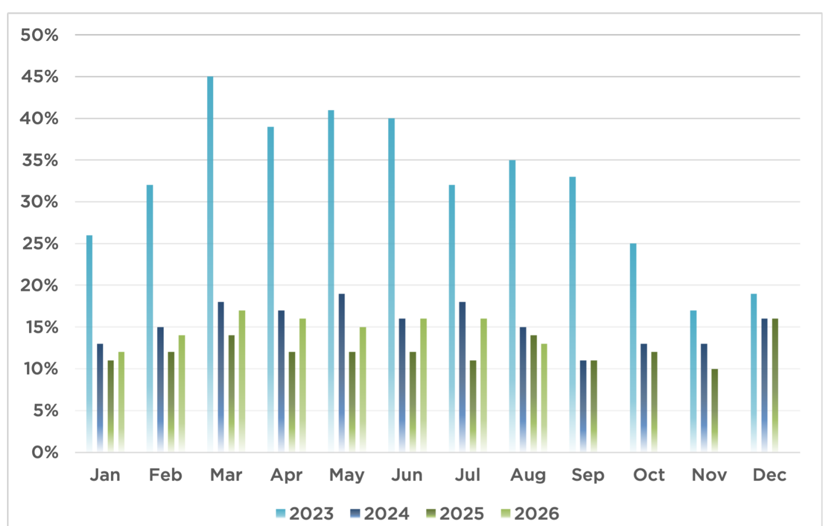
A low absorption rate means that homes are selling slowly (suggesting a buyer's market) while a high absorption rate means that homes are selling quickly (suggesting a seller's market).

ABSORPTION RATE

Single Family	2023	2024	2025	2026
January	36%	26%	26%	19%
February	52%	34%	24%	22%
March	89%	44%	28%	32%
April	71%	42%	24%	33%
May	83%	35%	25%	31%
June	71%	30%	24%	33%
July	67%	31%	24%	35%
August	61%	31%	25%	28%
September	53%	24%	24%	
October	38%	26%	26%	
November	30%	25%	22%	
December	35%	34%	31%	

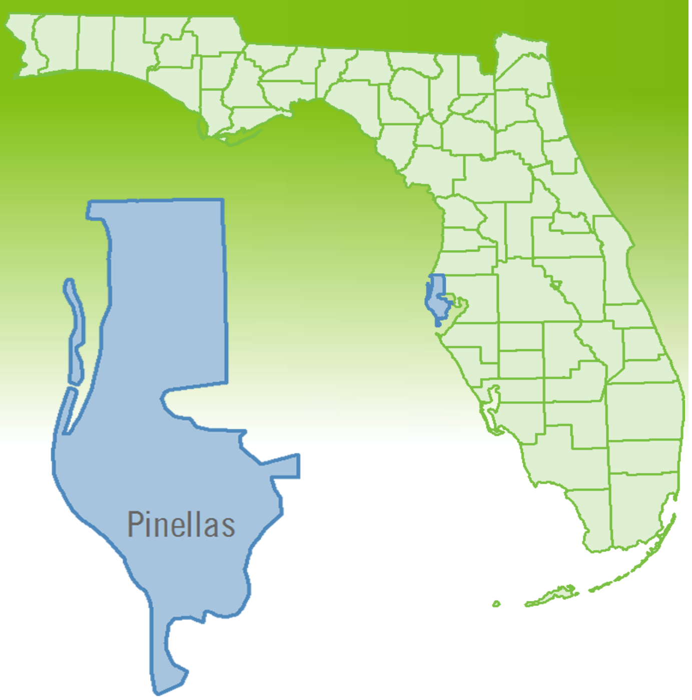


Condo	2023	2024	2025	2026
January	26%	13%	11%	12%
February	32%	15%	12%	14%
March	45%	18%	14%	17%
April	39%	17%	12%	16%
May	41%	19%	12%	15%
June	40%	16%	12%	16%
July	32%	18%	11%	16%
August	35%	15%	14%	13%
September	33%	11%	11%	
October	25%	13%	12%	
November	17%	13%	10%	
December	19%	16%	16%	



Source: Stellar MLS Live Data 9/16/2026

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



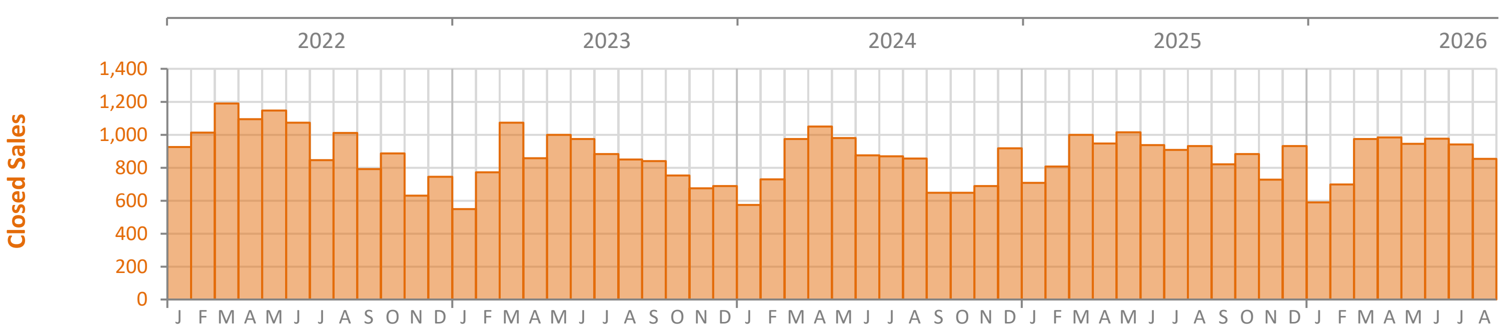
Summary Statistics	August 2026	August 2025	Percent Change Year-over-Year
Closed Sales	854	931	-8.3%
Paid in Cash	261	316	-17.4%
Median Sale Price	$464,950	$435,000	6.9%
Average Sale Price	$624,374	$583,159	7.1%
Dollar Volume	$533.2 Million	$542.9 Million	-1.8%
Median Percent of Original List Price Received	95.3%	93.3%	2.1%
Median Time to Contract	37 Days	48 Days	-22.9%
Median Time to Sale	73 Days	84 Days	-13.1%
New Pending Sales	805	935	-13.9%
New Listings	1,010	1,082	-6.7%
Pending Inventory	981	1,036	-5.3%
Inventory (Active Listings)	3,050	3,744	-18.5%
Months Supply of Inventory	3.5	4.4	-20.5%

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	6,961	-4.0%
August 2026	**854**	**-8.3%**
July 2026	941	3.7%
June 2026	975	3.9%
May 2026	945	-6.8%
April 2026	983	3.9%
March 2026	974	-2.5%
February 2026	699	-13.3%
January 2026	590	-16.5%
December 2025	931	1.4%
November 2025	727	5.5%
October 2025	883	36.3%
September 2025	820	26.5%
August 2025	931	8.8%



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

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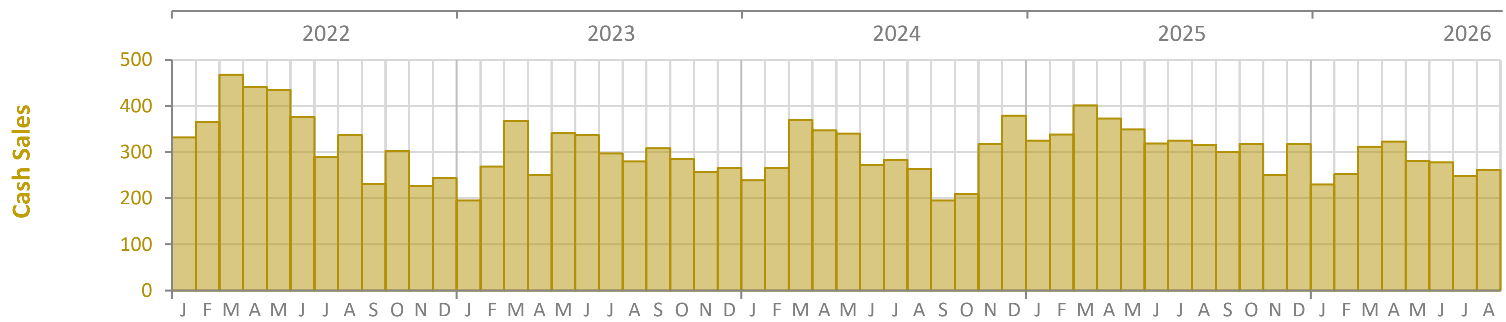
Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note: Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	2,185	-20.4%
August 2026	**261**	**-17.4%**
July 2026	248	-23.7%
June 2026	278	-12.9%
May 2026	281	-19.5%
April 2026	323	-13.4%
March 2026	312	-22.2%
February 2026	252	-25.4%
January 2026	230	-29.2%
December 2025	317	-16.4%
November 2025	250	-21.1%
October 2025	318	52.2%
September 2025	301	54.4%
August 2025	316	19.7%

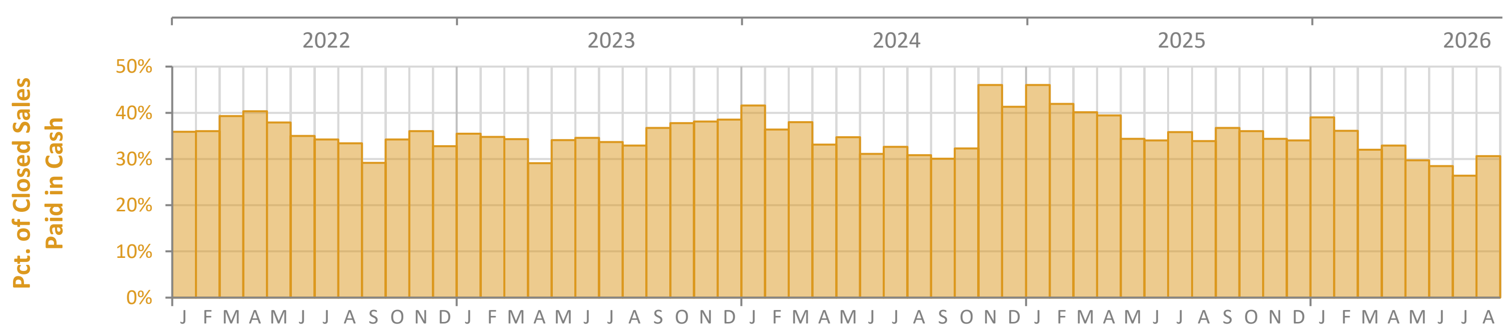


Cash Sales as a Percentage of Closed Sales

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	31.4%	-17.2%
August 2026	**30.6%**	**-9.7%**
July 2026	26.4%	-26.3%
June 2026	28.5%	-16.2%
May 2026	29.7%	-13.7%
April 2026	32.9%	-16.5%
March 2026	32.0%	-20.2%
February 2026	36.1%	-13.8%
January 2026	39.0%	-15.2%
December 2025	34.0%	-17.7%
November 2025	34.4%	-25.2%
October 2025	36.0%	11.5%
September 2025	36.7%	21.9%
August 2025	33.9%	10.1%



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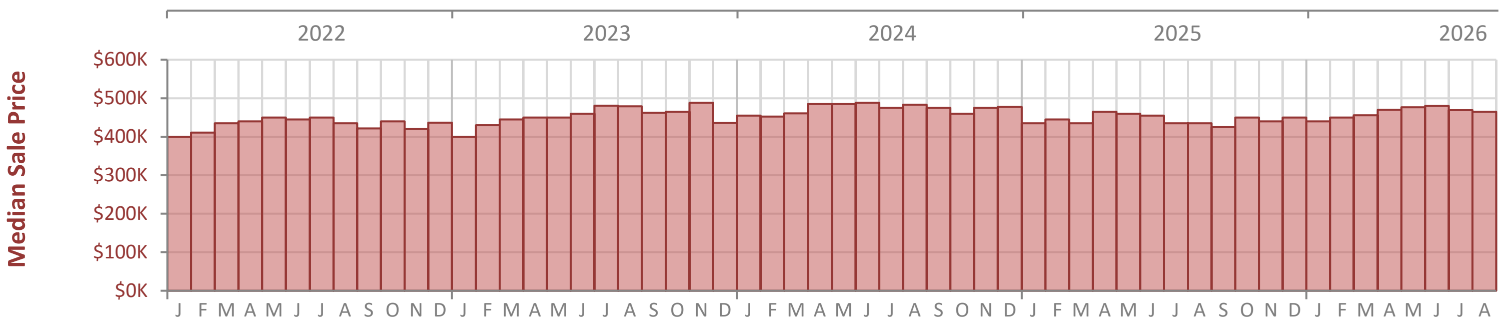
Median Sale Price

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	$465,000	4.5%
August 2026	**$464,950**	**6.9%**
July 2026	$469,000	7.8%
June 2026	$480,000	5.5%
May 2026	$476,200	3.5%
April 2026	$469,900	1.1%
March 2026	$456,000	4.8%
February 2026	$450,000	1.1%
January 2026	$440,000	1.1%
December 2025	$450,000	-5.8%
November 2025	$440,000	-7.4%
October 2025	$450,000	-2.2%
September 2025	$425,000	-10.5%
August 2025	$435,000	-9.9%

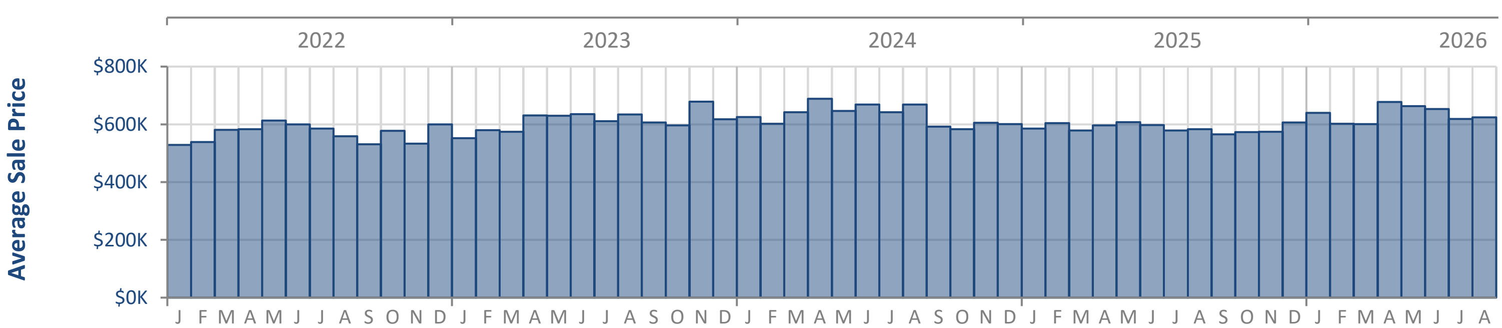


Average Sale Price

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	$636,186	7.6%
August 2026	**$624,374**	**7.1%**
July 2026	$618,772	7.0%
June 2026	$653,234	9.3%
May 2026	$662,696	9.0%
April 2026	$677,464	13.6%
March 2026	$601,424	4.0%
February 2026	$601,794	-0.4%
January 2026	$639,779	9.3%
December 2025	$606,291	0.9%
November 2025	$574,056	-5.2%
October 2025	$573,275	-1.7%
September 2025	$565,688	-4.5%
August 2025	$583,159	-12.7%



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

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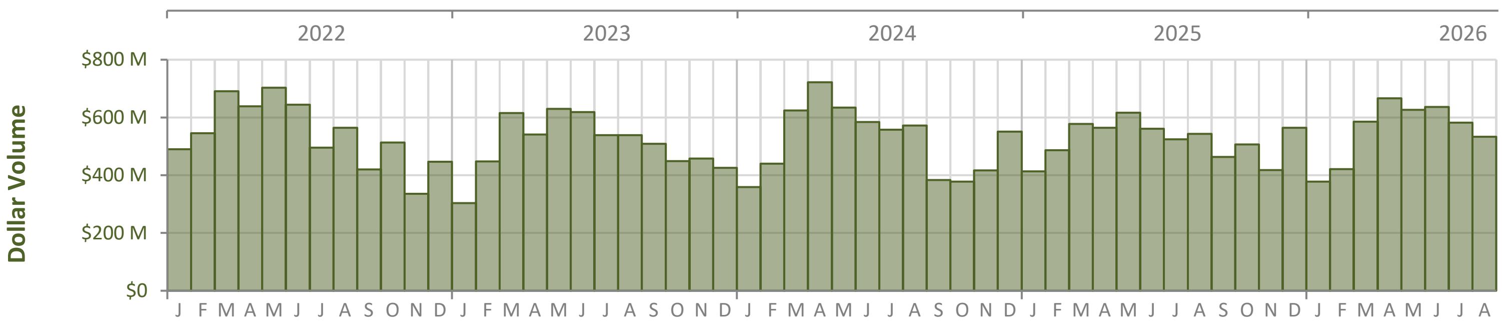
Dollar Volume

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	$4.4 Billion	3.3%
August 2026	**$533.2 Million**	**-1.8%**
July 2026	$582.3 Million	11.0%
June 2026	$636.9 Million	13.6%
May 2026	$626.2 Million	1.6%
April 2026	$665.9 Million	18.1%
March 2026	$585.8 Million	1.4%
February 2026	$420.7 Million	-13.6%
January 2026	$377.5 Million	-8.8%
December 2025	$564.5 Million	2.3%
November 2025	$417.3 Million	0.1%
October 2025	$506.2 Million	34.0%
September 2025	$463.9 Million	20.8%
August 2025	$542.9 Million	-5.1%

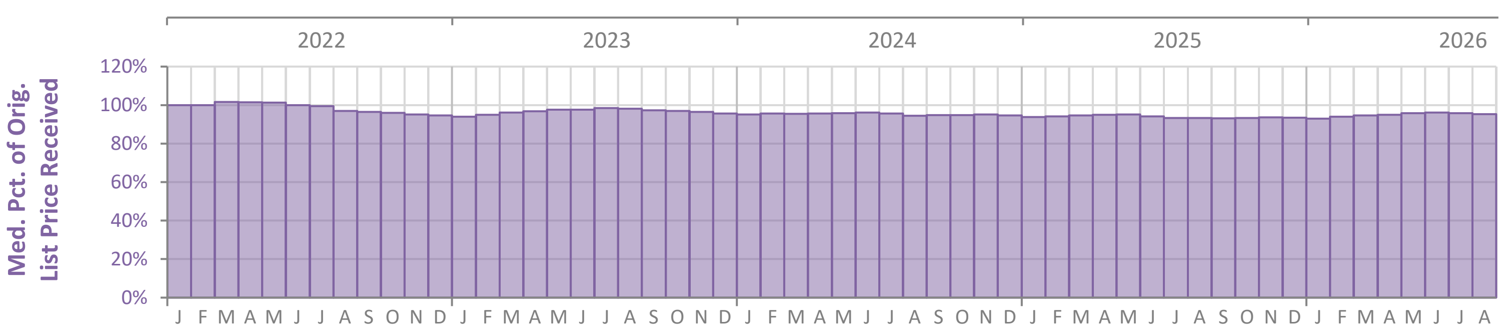


Median Percent of Original List Price Received

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	95.1%	1.0%
August 2026	**95.3%**	**2.1%**
July 2026	95.8%	2.7%
June 2026	96.1%	2.0%
May 2026	95.8%	0.7%
April 2026	94.9%	0.0%
March 2026	94.7%	0.0%
February 2026	93.9%	-0.2%
January 2026	92.9%	-1.0%
December 2025	93.4%	-1.3%
November 2025	93.7%	-1.5%
October 2025	93.3%	-1.6%
September 2025	93.1%	-1.8%
August 2025	93.3%	-1.2%



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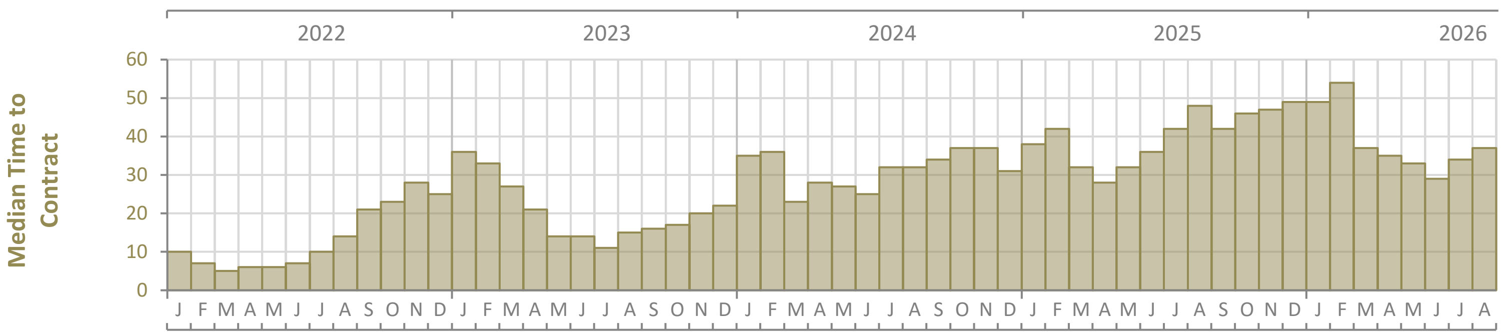
Median Time to Contract

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	34 Days	-12.8%
August 2026	**37 Days**	**-22.9%**
July 2026	34 Days	-19.0%
June 2026	29 Days	-19.4%
May 2026	33 Days	3.1%
April 2026	35 Days	25.0%
March 2026	37 Days	15.6%
February 2026	54 Days	28.6%
January 2026	49 Days	28.9%
December 2025	49 Days	58.1%
November 2025	47 Days	27.0%
October 2025	46 Days	24.3%
September 2025	42 Days	23.5%
August 2025	48 Days	50.0%

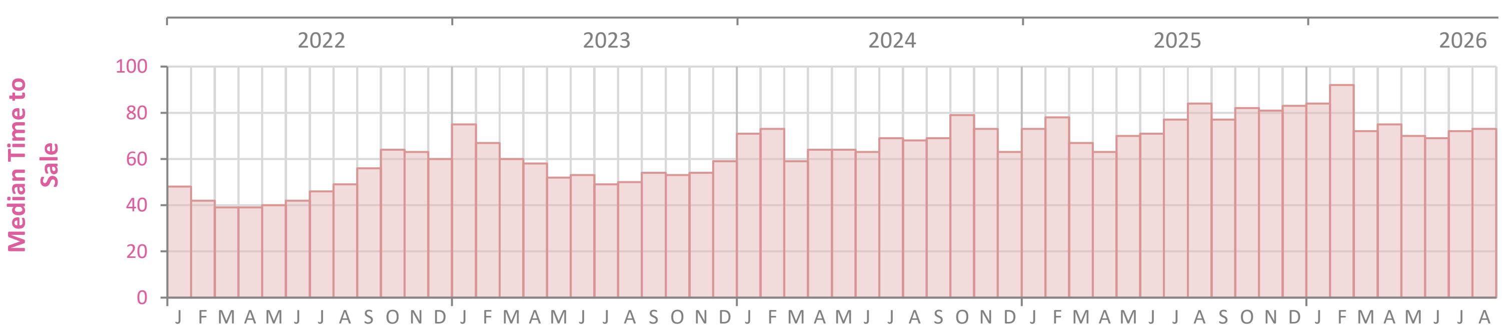


Median Time to Sale

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	72 Days	-2.7%
August 2026	**73 Days**	**-13.1%**
July 2026	72 Days	-6.5%
June 2026	69 Days	-2.8%
May 2026	70 Days	0.0%
April 2026	75 Days	19.0%
March 2026	72 Days	7.5%
February 2026	92 Days	17.9%
January 2026	84 Days	15.1%
December 2025	83 Days	31.7%
November 2025	81 Days	11.0%
October 2025	82 Days	3.8%
September 2025	77 Days	11.6%
August 2025	84 Days	23.5%



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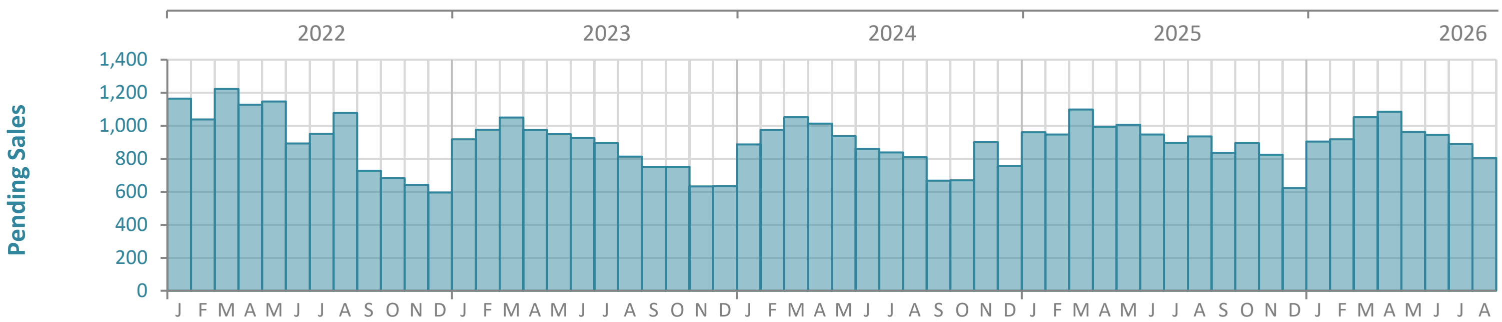
New Pending Sales

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	7,558	-2.9%
August 2026	**805**	**-13.9%**
July 2026	888	-0.9%
June 2026	944	-0.3%
May 2026	963	-4.2%
April 2026	1,085	9.2%
March 2026	1,052	-4.2%
February 2026	917	-3.1%
January 2026	904	-5.8%
December 2025	622	-17.7%
November 2025	824	-8.5%
October 2025	894	33.6%
September 2025	836	25.3%
August 2025	935	15.6%

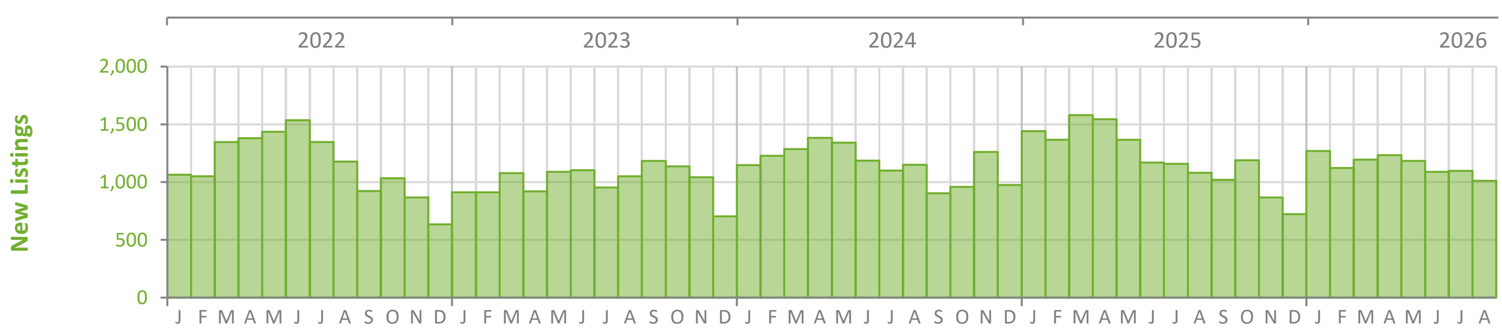


New Listings

The number of properties put onto the market during the month

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

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	9,199	-14.0%
August 2026	**1,010**	**-6.7%**
July 2026	1,097	-5.2%
June 2026	1,090	-6.8%
May 2026	1,184	-13.3%
April 2026	1,233	-20.1%
March 2026	1,194	-24.4%
February 2026	1,122	-17.9%
January 2026	1,269	-11.9%
December 2025	724	-25.7%
November 2025	867	-31.3%
October 2025	1,189	24.1%
September 2025	1,019	12.8%
August 2025	1,082	-5.9%

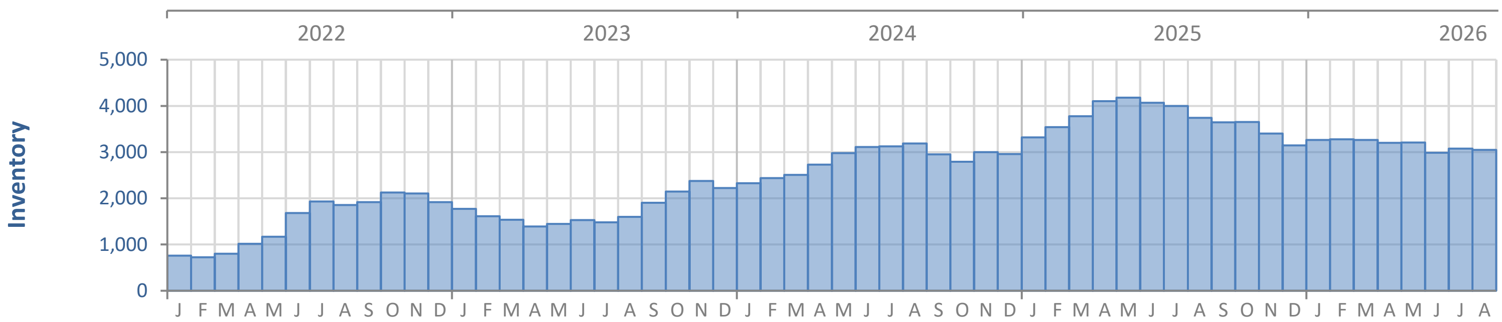


Inventory (Active Listings)

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)	3,165	-17.6%
August 2026	**3,050**	**-18.5%**
July 2026	3,076	-23.0%
June 2026	2,987	-26.6%
May 2026	3,210	-23.2%
April 2026	3,198	-22.1%
March 2026	3,262	-13.6%
February 2026	3,277	-7.4%
January 2026	3,260	-1.8%
December 2025	3,148	6.5%
November 2025	3,402	13.3%
October 2025	3,654	30.8%
September 2025	3,647	23.6%
August 2025	3,744	17.4%

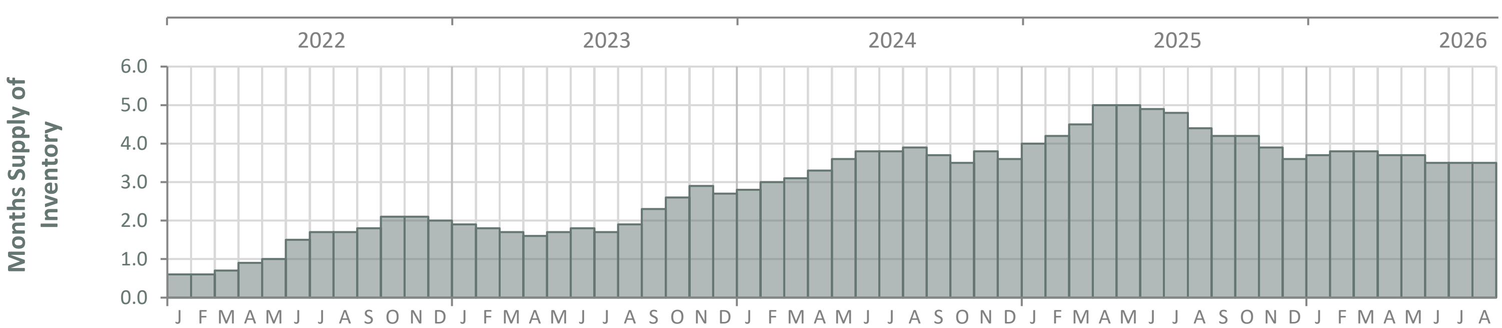


Months Supply of Inventory

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

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

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	3.7	-19.6%
August 2026	**3.5**	**-20.5%**
July 2026	3.5	-27.1%
June 2026	3.5	-28.6%
May 2026	3.7	-26.0%
April 2026	3.7	-26.0%
March 2026	3.8	-15.6%
February 2026	3.8	-9.5%
January 2026	3.7	-7.5%
December 2025	3.6	0.0%
November 2025	3.9	2.6%
October 2025	4.2	20.0%
September 2025	4.2	13.5%
August 2025	4.4	12.8%



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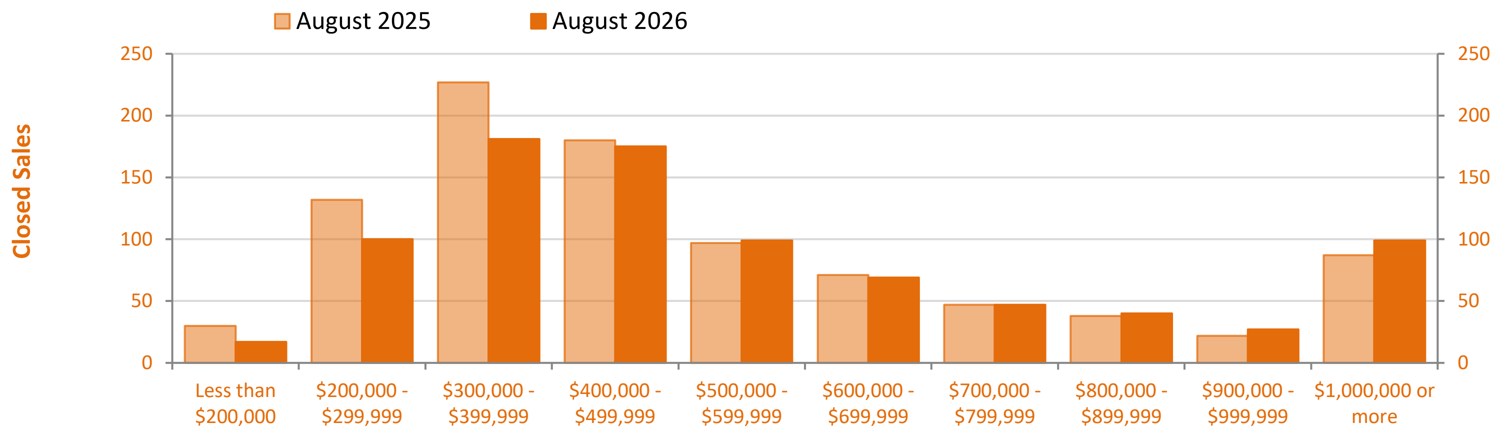
Closed Sales by Sale Price

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.

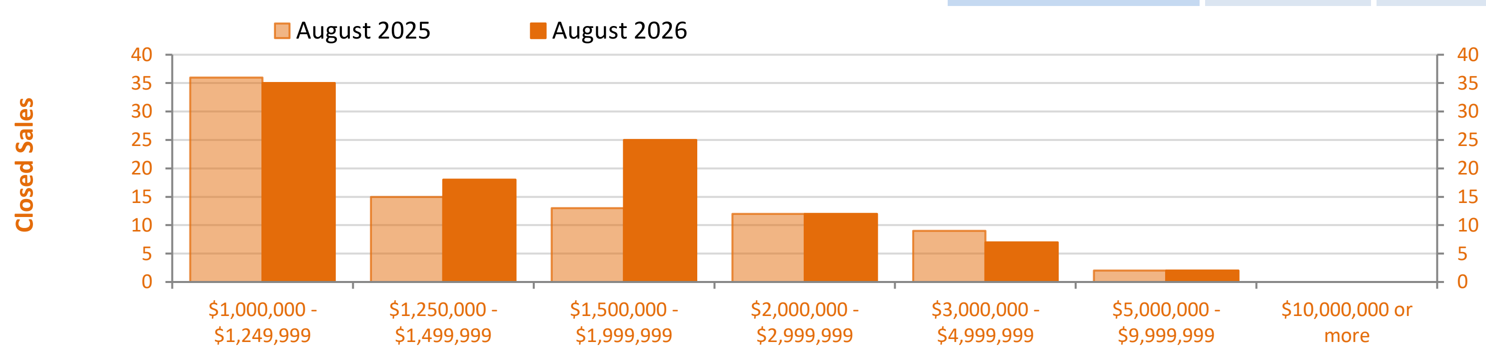
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	17	-43.3%
$200,000 - $299,999	100	-24.2%
$300,000 - $399,999	181	-20.3%
$400,000 - $499,999	175	-2.8%
$500,000 - $599,999	99	2.1%
$600,000 - $699,999	69	-2.8%
$700,000 - $799,999	47	0.0%
$800,000 - $899,999	40	5.3%
$900,000 - $999,999	27	22.7%
$1,000,000 or more	99	13.8%



Million Dollar Spotlight

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

Sale Price	Closed Sales	Percent Change Year-over-Year
$1,000,000 - $1,249,999	35	-2.8%
$1,250,000 - $1,499,999	18	20.0%
$1,500,000 - $1,999,999	25	92.3%
$2,000,000 - $2,999,999	12	0.0%
$3,000,000 - $4,999,999	7	-22.2%
$5,000,000 - $9,999,999	2	0.0%
$10,000,000 or more	0	N/A



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

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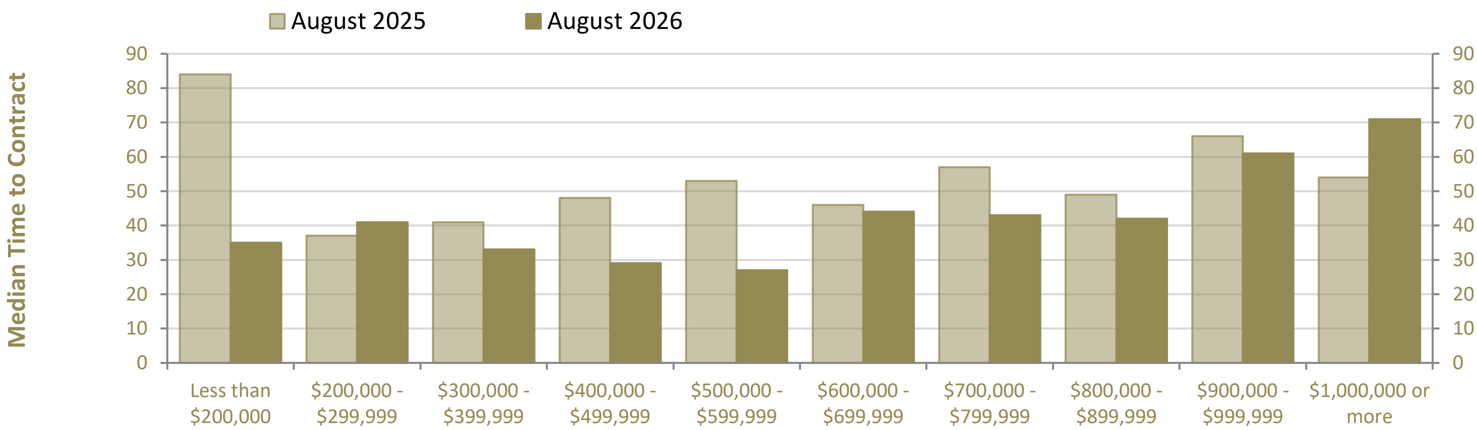
Median Time to Contract by Sale Price

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.

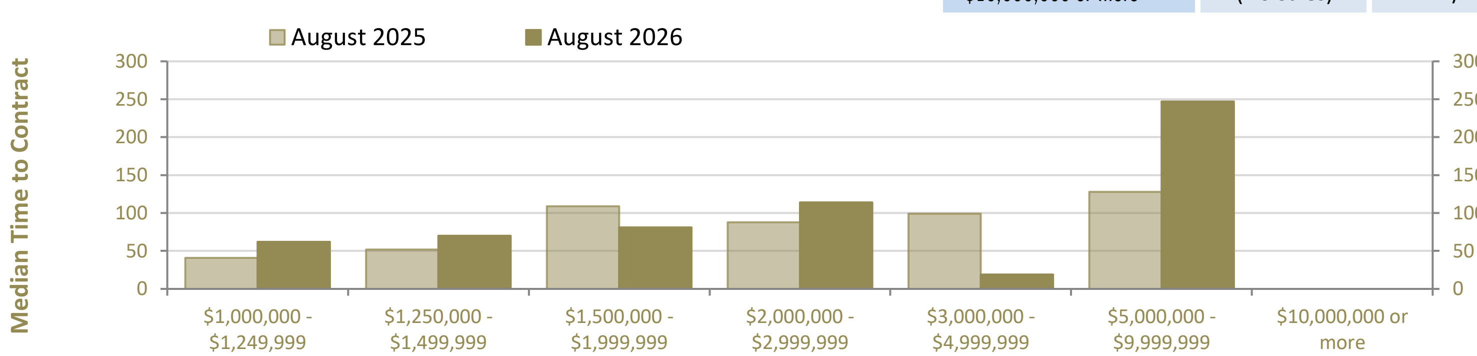
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	35 Days	-58.3%
$200,000 - $299,999	41 Days	10.8%
$300,000 - $399,999	33 Days	-19.5%
$400,000 - $499,999	29 Days	-39.6%
$500,000 - $599,999	27 Days	-49.1%
$600,000 - $699,999	44 Days	-4.3%
$700,000 - $799,999	43 Days	-24.6%
$800,000 - $899,999	42 Days	-14.3%
$900,000 - $999,999	61 Days	-7.6%
$1,000,000 or more	71 Days	31.5%



Million Dollar Spotlight

Median Time to Contract by Sale Price for properties selling for $1,000,000 or more

Sale Price	Median Time to Contract	Percent Change Year-over-Year
$1,000,000 - $1,249,999	62 Days	51.2%
$1,250,000 - $1,499,999	70 Days	34.6%
$1,500,000 - $1,999,999	81 Days	-25.7%
$2,000,000 - $2,999,999	114 Days	29.5%
$3,000,000 - $4,999,999	19 Days	-80.8%
$5,000,000 - $9,999,999	247 Days	93.0%
$10,000,000 or more	(No Sales)	N/A



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

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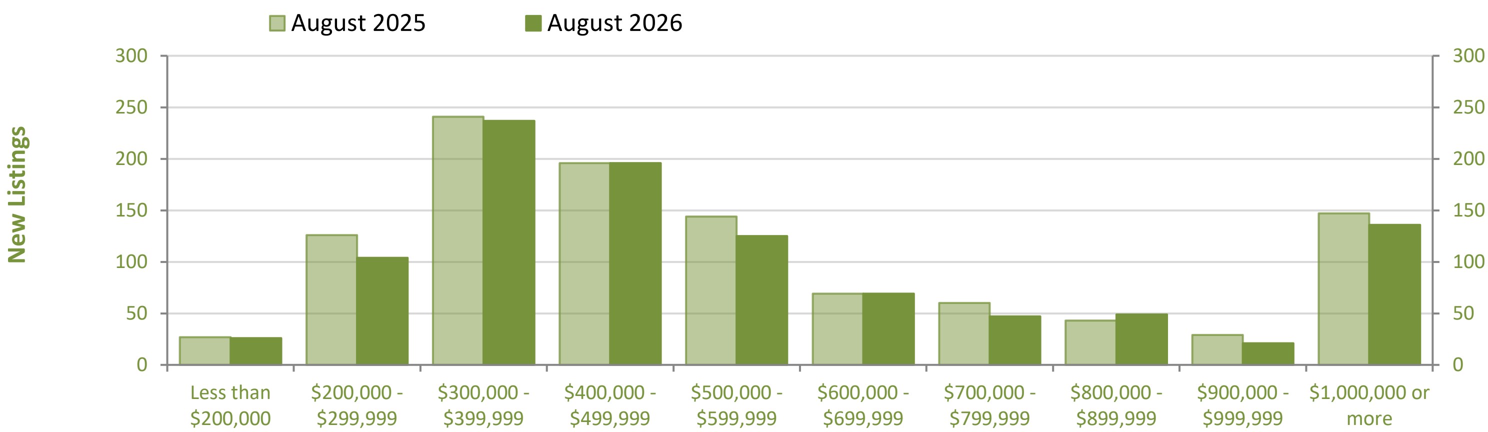
New Listings by Initial Listing Price

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.

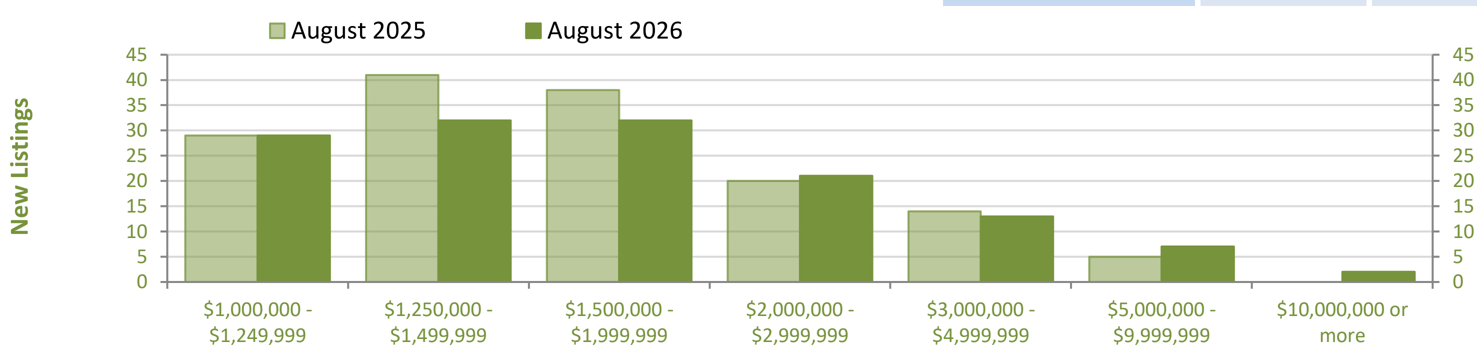
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	26	-3.7%
$200,000 - $299,999	104	-17.5%
$300,000 - $399,999	237	-1.7%
$400,000 - $499,999	196	0.0%
$500,000 - $599,999	125	-13.2%
$600,000 - $699,999	69	0.0%
$700,000 - $799,999	47	-21.7%
$800,000 - $899,999	49	14.0%
$900,000 - $999,999	21	-27.6%
$1,000,000 or more	136	-7.5%



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	29	0.0%
$1,250,000 - $1,499,999	32	-22.0%
$1,500,000 - $1,999,999	32	-15.8%
$2,000,000 - $2,999,999	21	5.0%
$3,000,000 - $4,999,999	13	-7.1%
$5,000,000 - $9,999,999	7	40.0%
$10,000,000 or more	2	N/A



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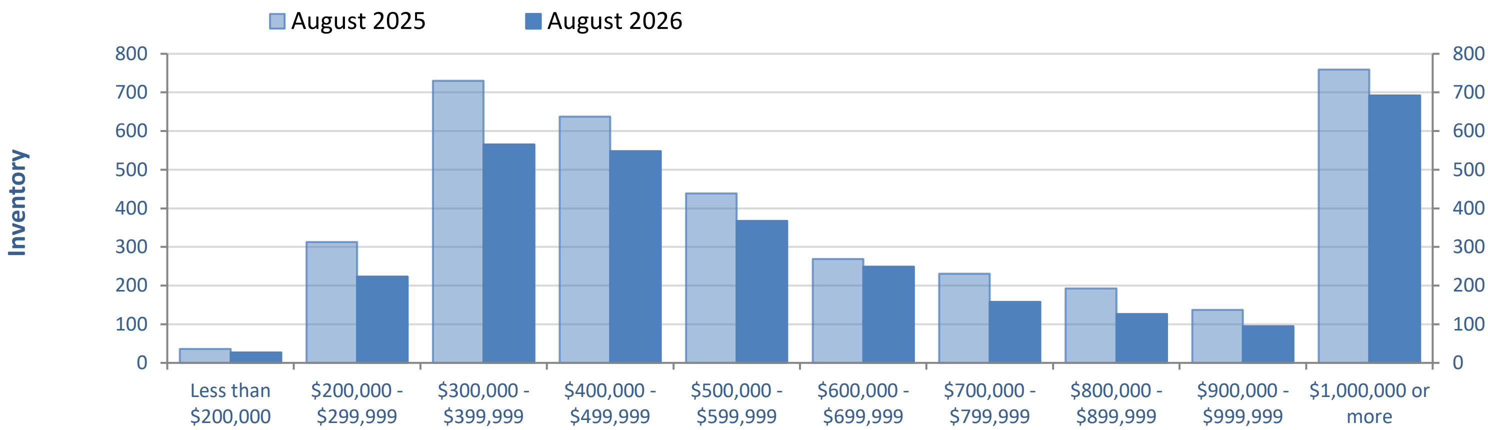
Inventory by Current Listing Price

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.

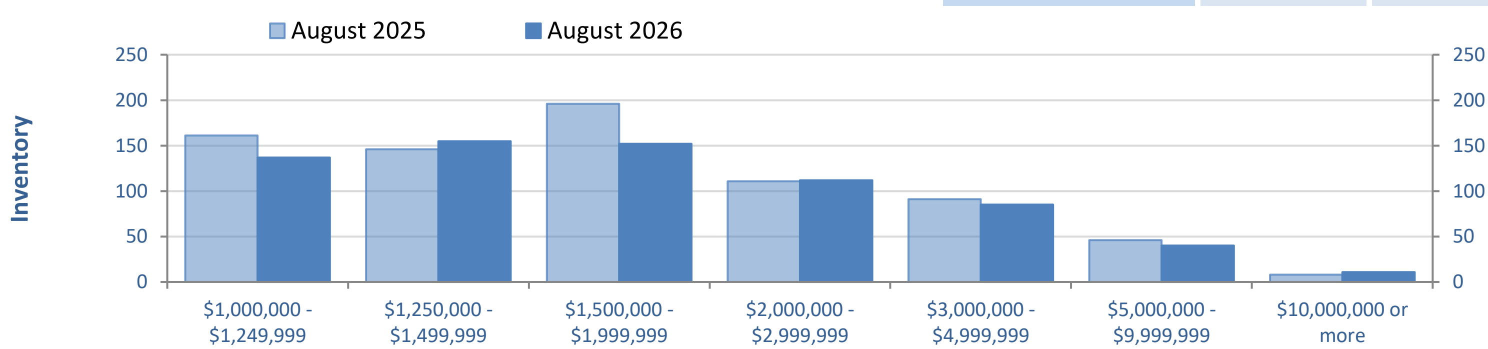
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	27	-25.0%
$200,000 - $299,999	223	-28.8%
$300,000 - $399,999	565	-22.6%
$400,000 - $499,999	548	-14.0%
$500,000 - $599,999	367	-16.4%
$600,000 - $699,999	249	-7.4%
$700,000 - $799,999	158	-31.6%
$800,000 - $899,999	126	-34.7%
$900,000 - $999,999	95	-30.7%
$1,000,000 or more	692	-8.8%



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	137	-14.9%
$1,250,000 - $1,499,999	155	6.2%
$1,500,000 - $1,999,999	152	-22.4%
$2,000,000 - $2,999,999	112	0.9%
$3,000,000 - $4,999,999	85	-6.6%
$5,000,000 - $9,999,999	40	-13.0%
$10,000,000 or more	11	37.5%



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

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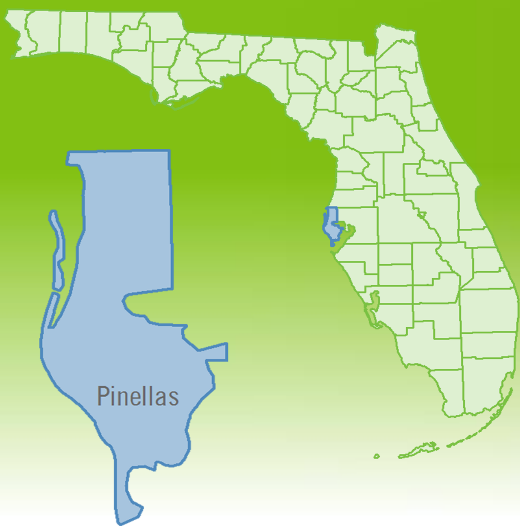
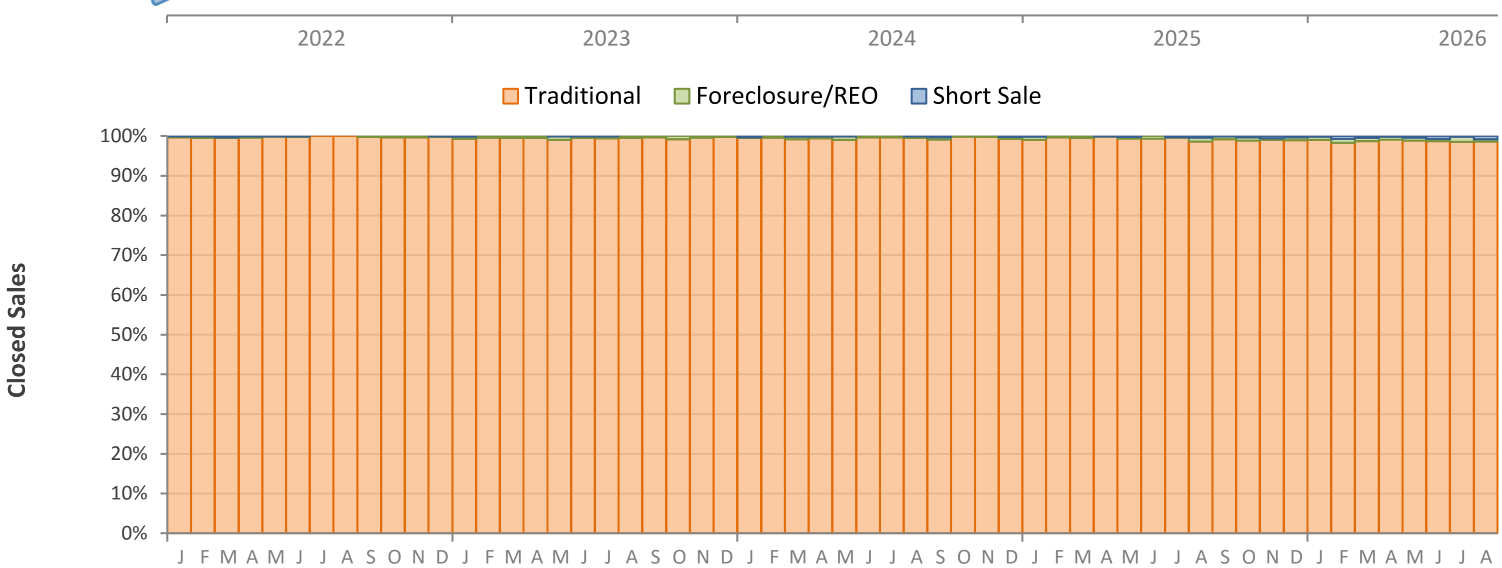
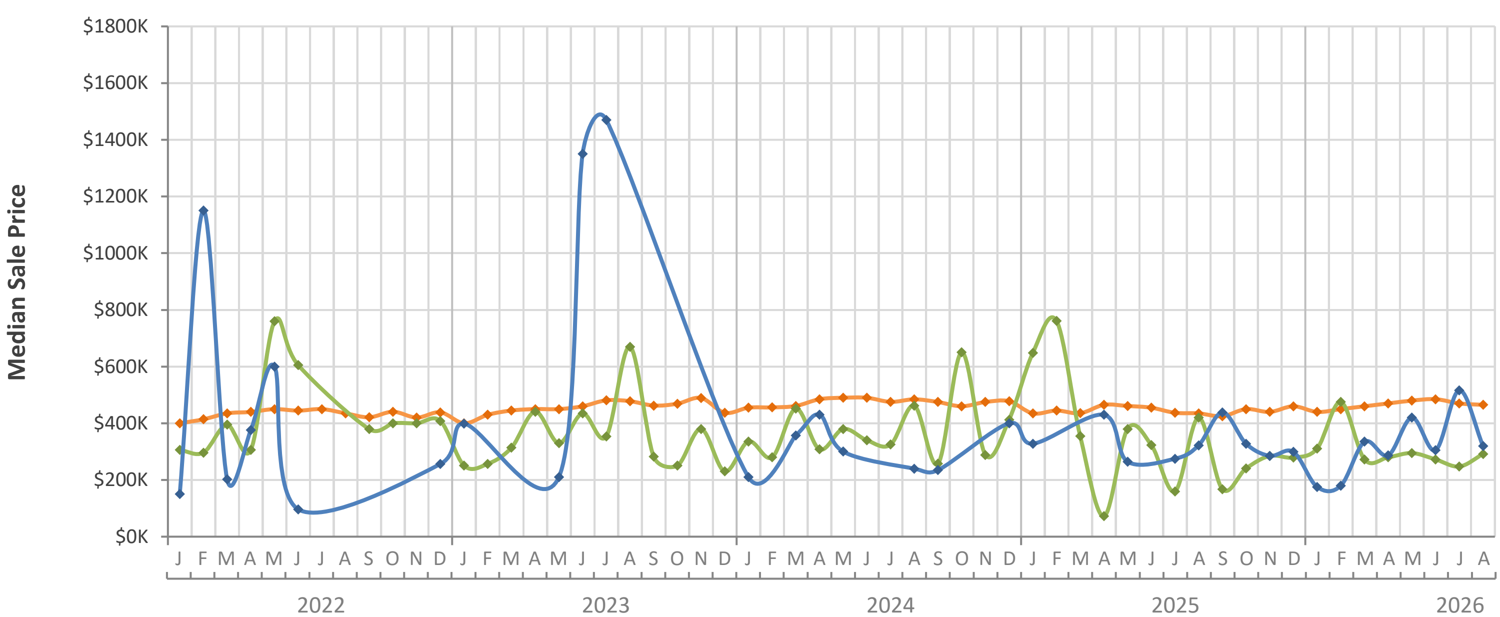


		August 2026	August 2025	Percent Change Year-over-Year
Traditional	Closed Sales	842	918	-8.3%
	Median Sale Price	$465,000	$435,000	6.9%
Foreclosure/REO	Closed Sales	5	9	-44.4%
	Median Sale Price	$291,500	$420,100	-30.6%
Short Sale	Closed Sales	7	4	75.0%
	Median Sale Price	$320,000	$322,500	-0.8%





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Monthly Market Detail - August 2026
Townhouses and Condos
Pinellas County

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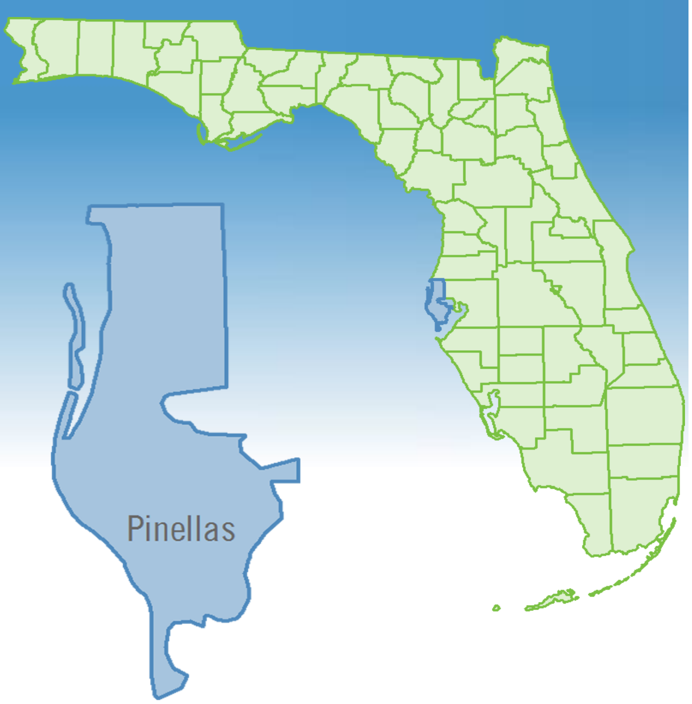


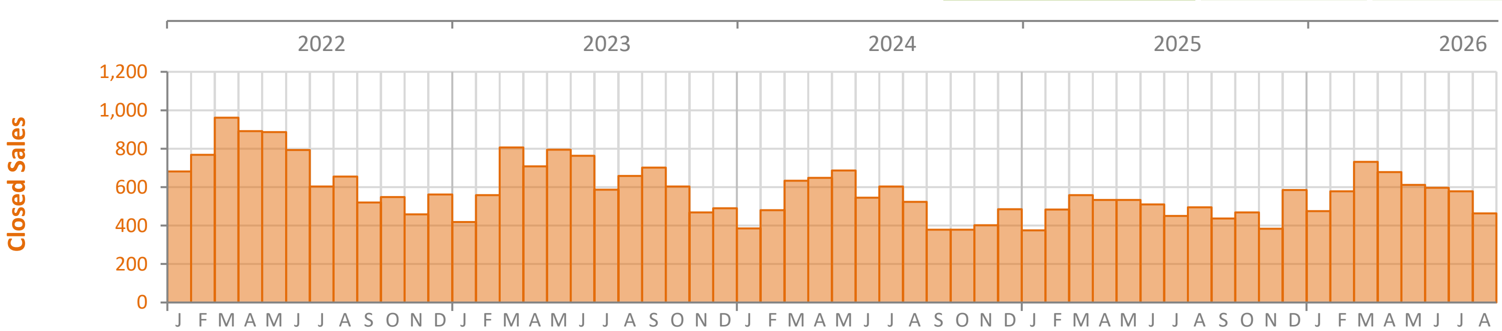
Summary Statistics	August 2026	August 2025	Percent Change Year-over-Year
Closed Sales	463	495	-6.5%
Paid in Cash	273	292	-6.5%
Median Sale Price	$275,000	$260,000	5.8%
Average Sale Price	$359,926	$460,894	-21.9%
Dollar Volume	$166.6 Million	$228.1 Million	-27.0%
Median Percent of Original List Price Received	91.7%	91.2%	0.5%
Median Time to Contract	74 Days	68 Days	8.8%
Median Time to Sale	109 Days	104 Days	4.8%
New Pending Sales	491	485	1.2%
New Listings	687	680	1.0%
Pending Inventory	599	568	5.5%
Inventory (Active Listings)	3,529	3,743	-5.7%
Months Supply of Inventory	6.4	8.0	-20.0%

Closed Sales

The number of sales transactions which closed during the month

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

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	4,714	19.6%
August 2026	**463**	**-6.5%**
July 2026	578	28.2%
June 2026	596	16.6%
May 2026	612	14.8%
April 2026	679	27.2%
March 2026	731	31.0%
February 2026	579	19.9%
January 2026	476	26.9%
December 2025	585	20.4%
November 2025	384	-4.5%
October 2025	468	23.5%
September 2025	437	15.6%
August 2025	495	-5.5%



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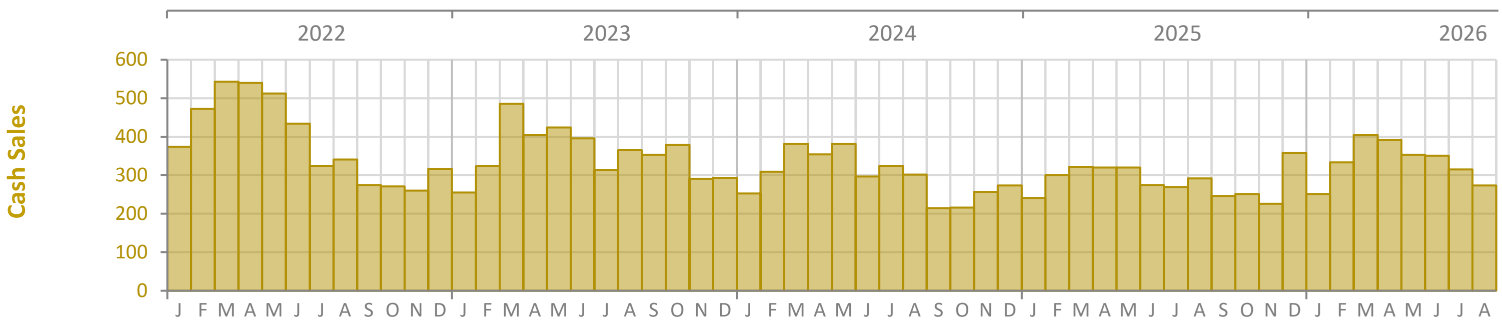
Cash Sales

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	2,672	14.3%
August 2026	**273**	**-6.5%**
July 2026	315	17.1%
June 2026	351	28.1%
May 2026	353	10.3%
April 2026	392	22.5%
March 2026	404	25.5%
February 2026	333	11.0%
January 2026	251	4.1%
December 2025	358	31.1%
November 2025	226	-12.1%
October 2025	251	16.2%
September 2025	246	15.0%
August 2025	292	-3.3%

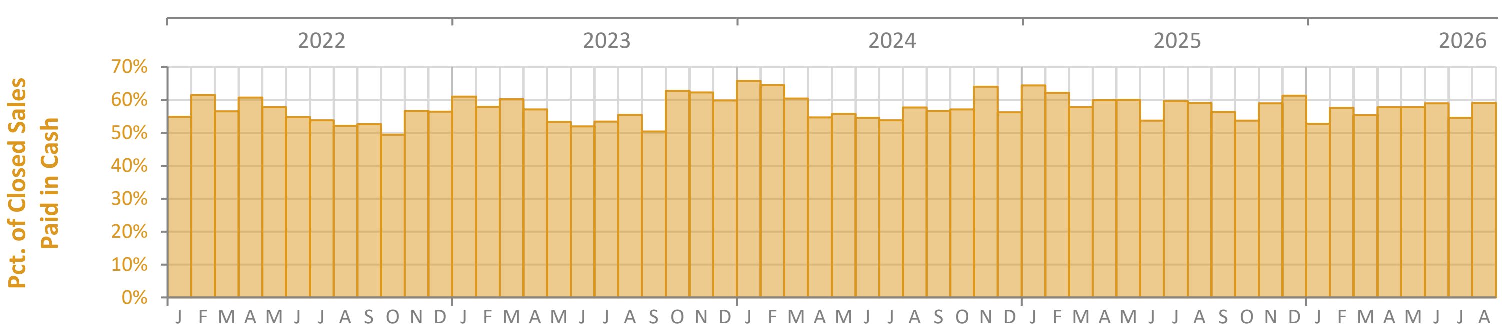


Cash Sales as a Percentage of Closed Sales

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	56.7%	-4.4%
August 2026	**59.0%**	**0.0%**
July 2026	54.5%	-8.6%
June 2026	58.9%	9.9%
May 2026	57.7%	-3.8%
April 2026	57.7%	-3.7%
March 2026	55.3%	-4.2%
February 2026	57.5%	-7.4%
January 2026	52.7%	-18.0%
December 2025	61.2%	8.9%
November 2025	58.9%	-7.8%
October 2025	53.6%	-6.0%
September 2025	56.3%	-0.5%
August 2025	59.0%	2.4%



Monthly Market Detail - August 2026
Townhouses and Condos
Pinellas County

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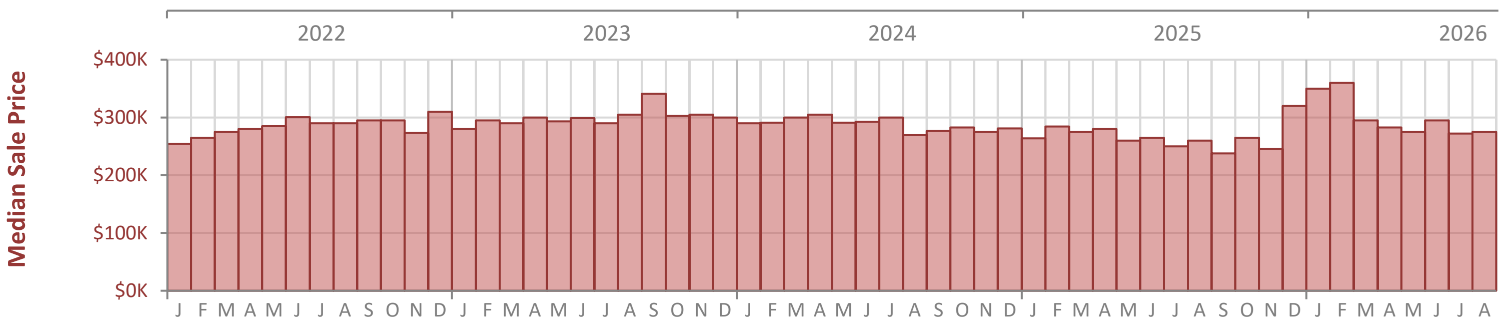
Median Sale Price

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	$295,000	9.3%
August 2026	**$275,000**	**5.8%**
July 2026	$272,000	8.8%
June 2026	$295,000	11.3%
May 2026	$275,000	5.8%
April 2026	$282,500	0.9%
March 2026	$295,000	7.3%
February 2026	$360,000	26.5%
January 2026	$350,000	32.6%
December 2025	$320,000	13.8%
November 2025	$245,500	-10.7%
October 2025	$265,000	-6.2%
September 2025	$238,000	-13.9%
August 2025	$260,000	-3.5%

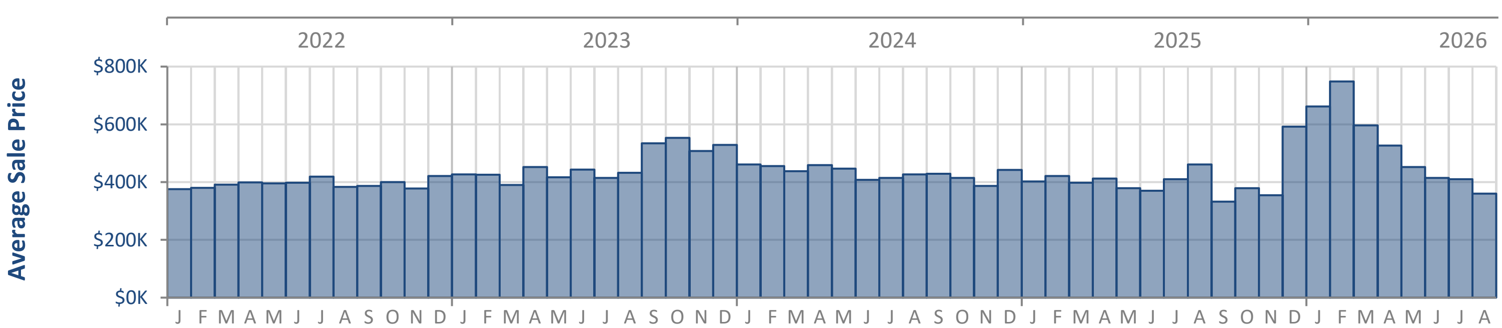


Average Sale Price

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	$523,845	29.0%
August 2026	**$359,926**	**-21.9%**
July 2026	$410,441	0.1%
June 2026	$414,527	11.9%
May 2026	$452,241	19.5%
April 2026	$526,172	27.6%
March 2026	$596,530	50.0%
February 2026	$748,323	77.8%
January 2026	$661,936	64.7%
December 2025	$592,238	34.1%
November 2025	$354,426	-8.2%
October 2025	$379,084	-8.5%
September 2025	$332,753	-22.5%
August 2025	$460,894	8.0%



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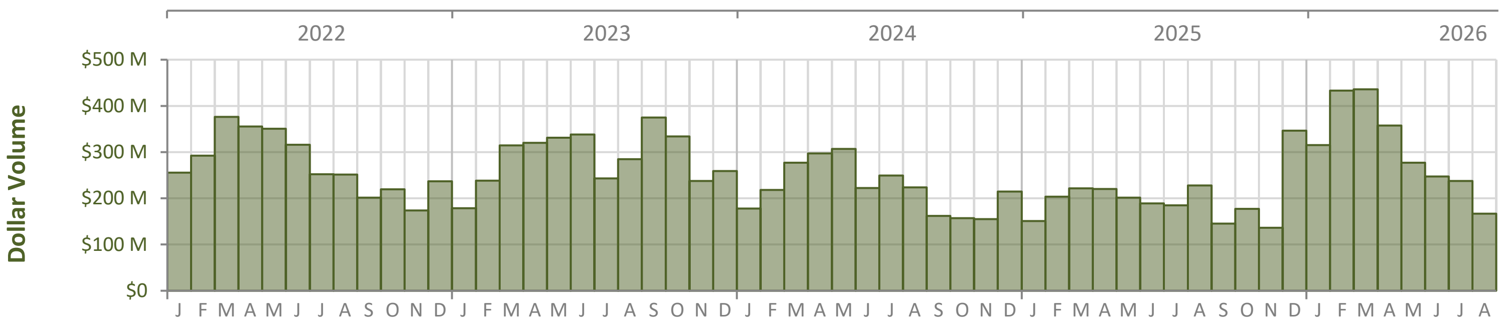
Dollar Volume

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	$2.5 Billion	54.3%
August 2026	**$166.6 Million**	**-27.0%**
July 2026	$237.2 Million	28.2%
June 2026	$247.1 Million	30.5%
May 2026	$276.8 Million	37.2%
April 2026	$357.3 Million	62.2%
March 2026	$436.1 Million	96.5%
February 2026	$433.3 Million	113.1%
January 2026	$315.1 Million	109.1%
December 2025	$346.5 Million	61.4%
November 2025	$136.1 Million	-12.4%
October 2025	$177.4 Million	13.0%
September 2025	$145.4 Million	-10.4%
August 2025	$228.1 Million	2.0%

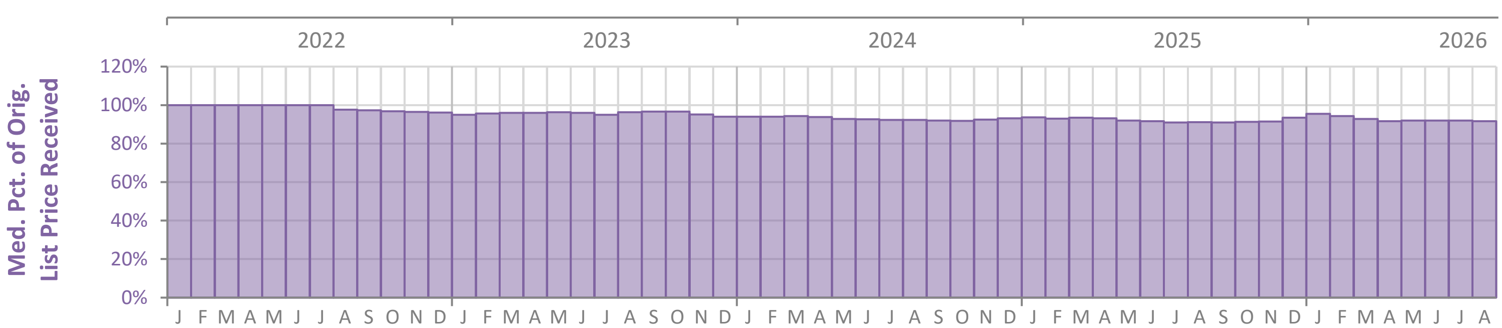


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

Economists' note : The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	92.7%	0.3%
August 2026	**91.7%**	**0.5%**
July 2026	91.9%	1.1%
June 2026	91.9%	0.3%
May 2026	91.9%	0.0%
April 2026	91.7%	-1.5%
March 2026	92.8%	-0.6%
February 2026	94.3%	1.5%
January 2026	95.4%	1.9%
December 2025	93.5%	0.4%
November 2025	91.5%	-1.0%
October 2025	91.3%	-0.5%
September 2025	91.0%	-1.1%
August 2025	91.2%	-1.2%



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Townhouses and Condos
Pinellas County

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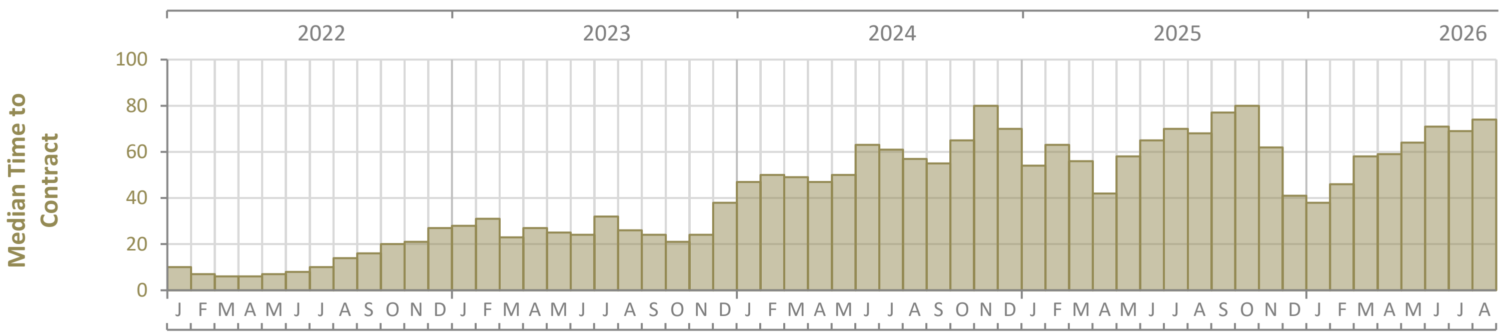
Median Time to Contract

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

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

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	68 Days	7.9%
August 2026	**74 Days**	**8.8%**
July 2026	69 Days	-1.4%
June 2026	71 Days	9.2%
May 2026	64 Days	10.3%
April 2026	59 Days	40.5%
March 2026	58 Days	3.6%
February 2026	46 Days	-27.0%
January 2026	38 Days	-29.6%
December 2025	41 Days	-41.4%
November 2025	62 Days	-22.5%
October 2025	80 Days	23.1%
September 2025	77 Days	40.0%
August 2025	68 Days	19.3%

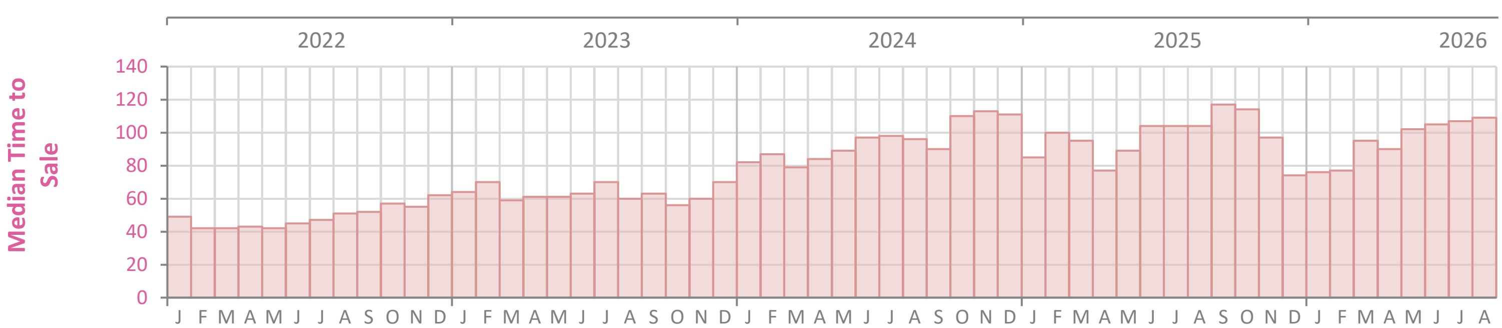


Median Time to Sale

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

Economists' note : Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median* Time to Sale is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	103 Days	4.0%
August 2026	**109 Days**	**4.8%**
July 2026	107 Days	2.9%
June 2026	105 Days	1.0%
May 2026	102 Days	14.6%
April 2026	90 Days	16.9%
March 2026	95 Days	0.0%
February 2026	77 Days	-23.0%
January 2026	76 Days	-10.6%
December 2025	74 Days	-33.3%
November 2025	97 Days	-14.2%
October 2025	114 Days	3.6%
September 2025	117 Days	30.0%
August 2025	104 Days	8.3%



Monthly Market Detail - August 2026
Townhouses and Condos
Pinellas County

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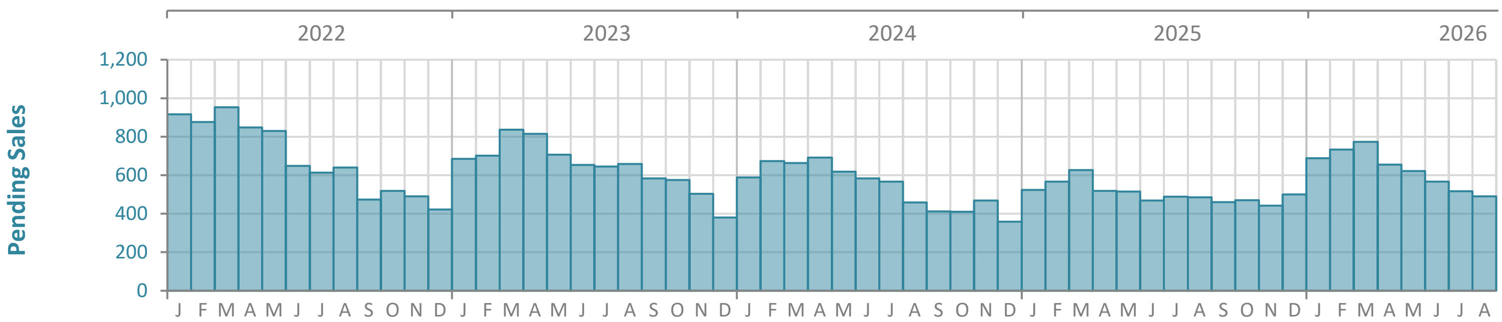
New Pending Sales

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	5,048	20.4%
August 2026	**491**	**1.2%**
July 2026	517	5.7%
June 2026	567	21.2%
May 2026	622	20.5%
April 2026	655	26.4%
March 2026	773	23.3%
February 2026	734	29.7%
January 2026	689	31.5%
December 2025	501	39.9%
November 2025	442	-5.8%
October 2025	470	14.6%
September 2025	460	11.7%
August 2025	485	5.7%

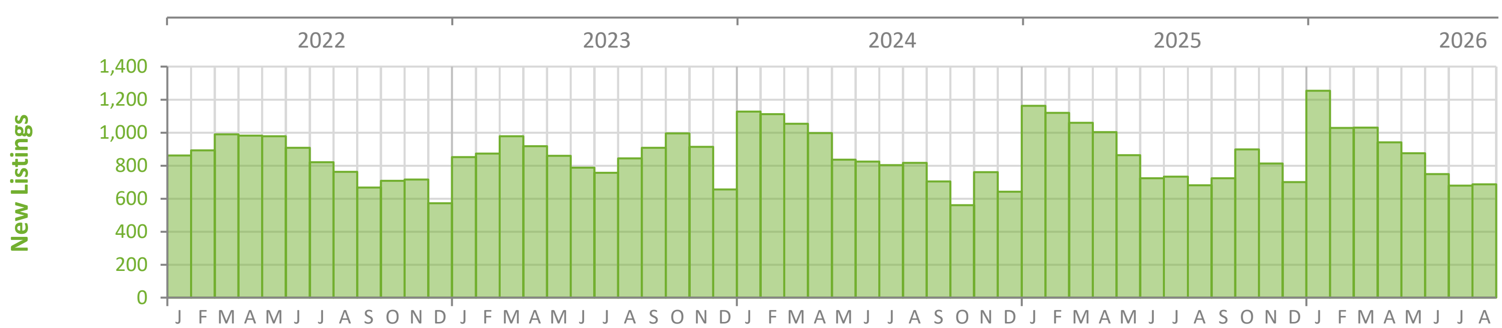


New Listings

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	7,241	-1.4%
August 2026	**687**	**1.0%**
July 2026	679	-7.5%
June 2026	748	3.3%
May 2026	874	1.3%
April 2026	941	-6.3%
March 2026	1,030	-2.7%
February 2026	1,028	-8.1%
January 2026	1,254	7.8%
December 2025	700	9.0%
November 2025	813	7.0%
October 2025	899	60.5%
September 2025	724	2.8%
August 2025	680	-16.8%



Monthly Market Detail - August 2026
Townhouses and Condos
Pinellas County

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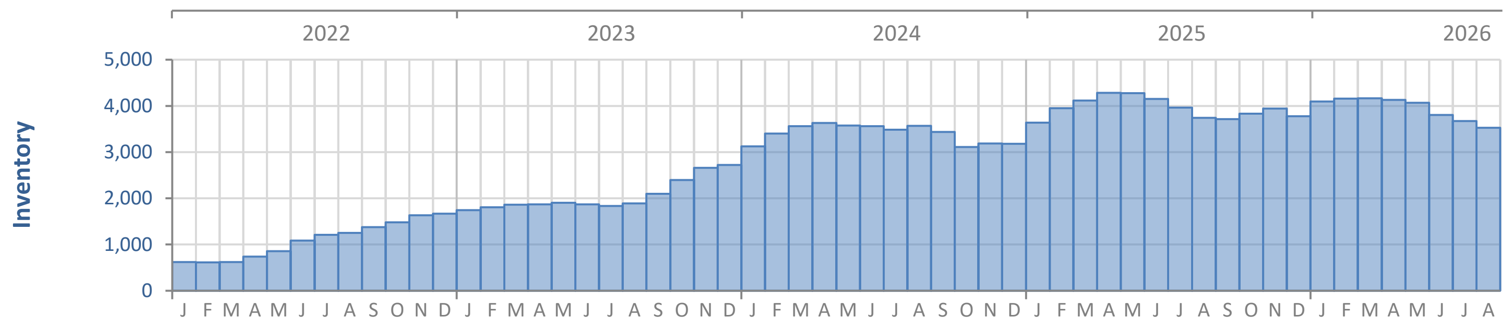
Inventory (Active Listings)

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)	3,953	-1.5%
August 2026	**3,529**	**-5.7%**
July 2026	3,675	-7.3%
June 2026	3,806	-8.2%
May 2026	4,065	-4.9%
April 2026	4,132	-3.5%
March 2026	4,163	1.2%
February 2026	4,161	5.3%
January 2026	4,096	12.7%
December 2025	3,778	18.7%
November 2025	3,942	23.7%
October 2025	3,834	23.2%
September 2025	3,716	8.2%
August 2025	3,743	5.0%

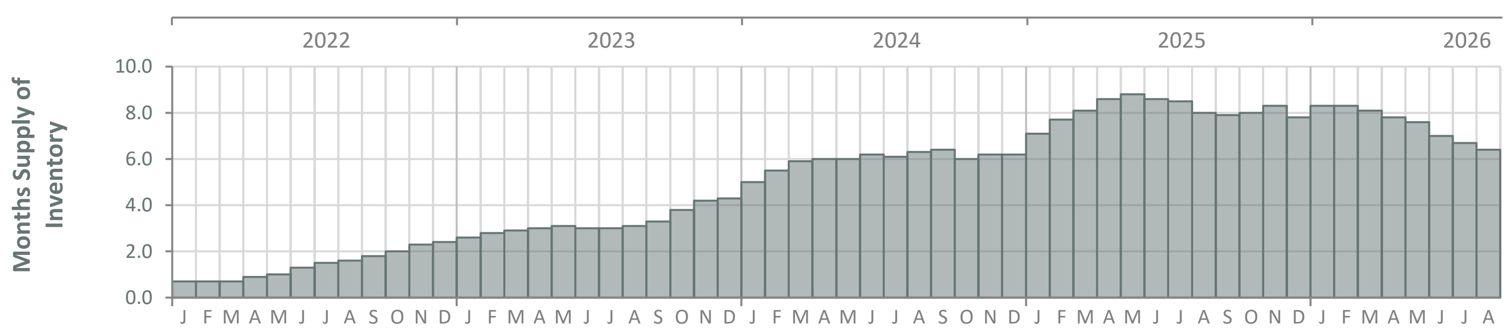


Months Supply of Inventory

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)	7.5	-8.5%
August 2026	**6.4**	**-20.0%**
July 2026	6.7	-21.2%
June 2026	7.0	-18.6%
May 2026	7.6	-13.6%
April 2026	7.8	-9.3%
March 2026	8.1	0.0%
February 2026	8.3	7.8%
January 2026	8.3	16.9%
December 2025	7.8	25.8%
November 2025	8.3	33.9%
October 2025	8.0	33.3%
September 2025	7.9	23.4%
August 2025	8.0	27.0%



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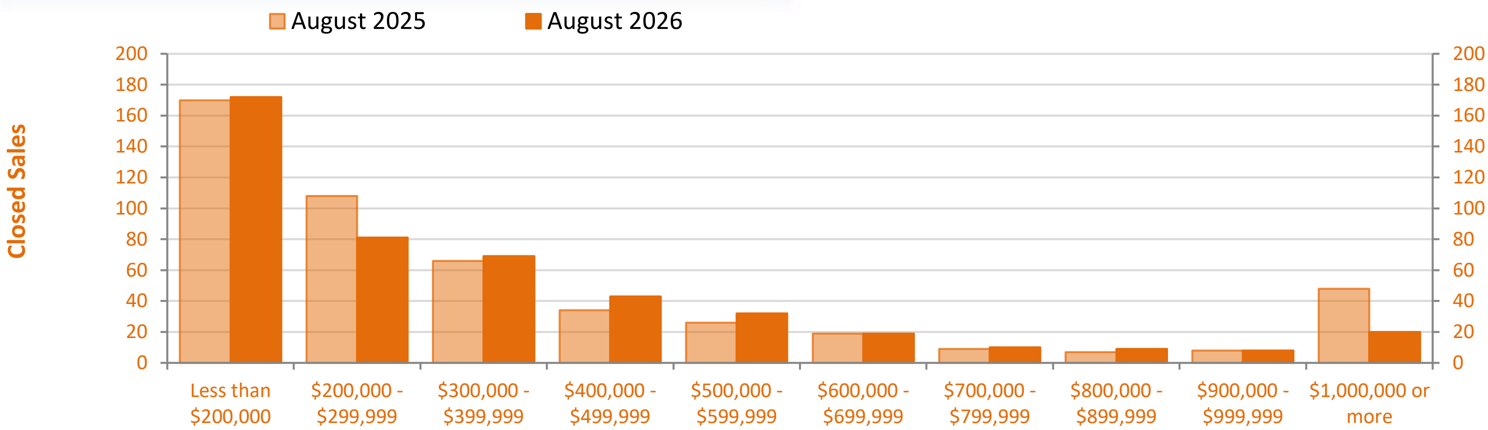
Pinellas County

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.

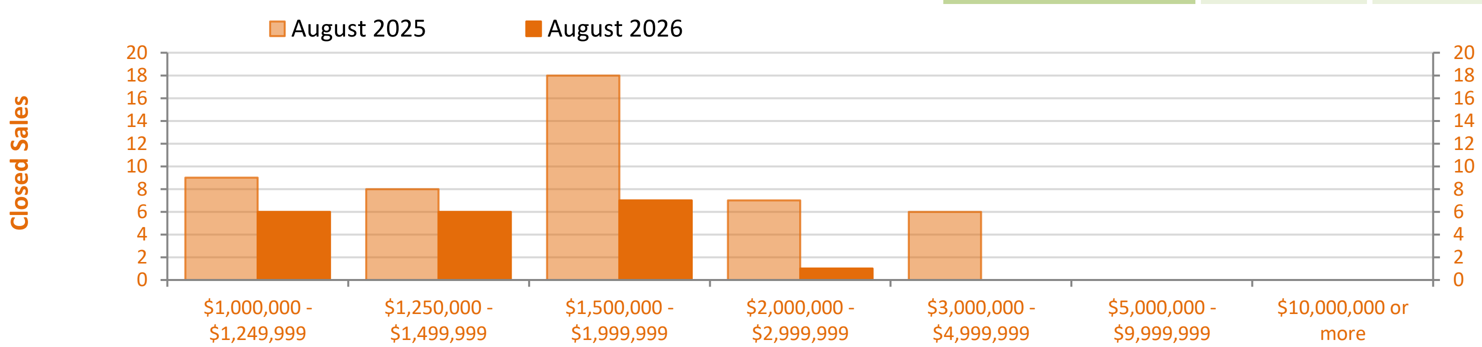
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	172	1.2%
$200,000 - $299,999	81	-25.0%
$300,000 - $399,999	69	4.5%
$400,000 - $499,999	43	26.5%
$500,000 - $599,999	32	23.1%
$600,000 - $699,999	19	0.0%
$700,000 - $799,999	10	11.1%
$800,000 - $899,999	9	28.6%
$900,000 - $999,999	8	0.0%
$1,000,000 or more	20	-58.3%



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	6	-33.3%
$1,250,000 - $1,499,999	6	-25.0%
$1,500,000 - $1,999,999	7	-61.1%
$2,000,000 - $2,999,999	1	-85.7%
$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



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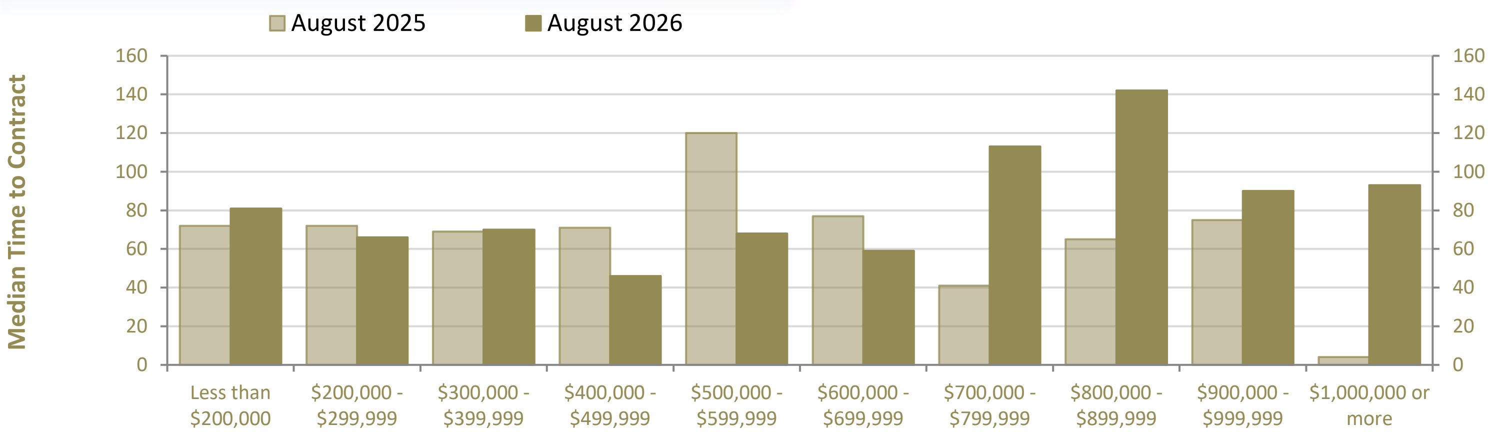
Median Time to Contract by Sale Price

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.

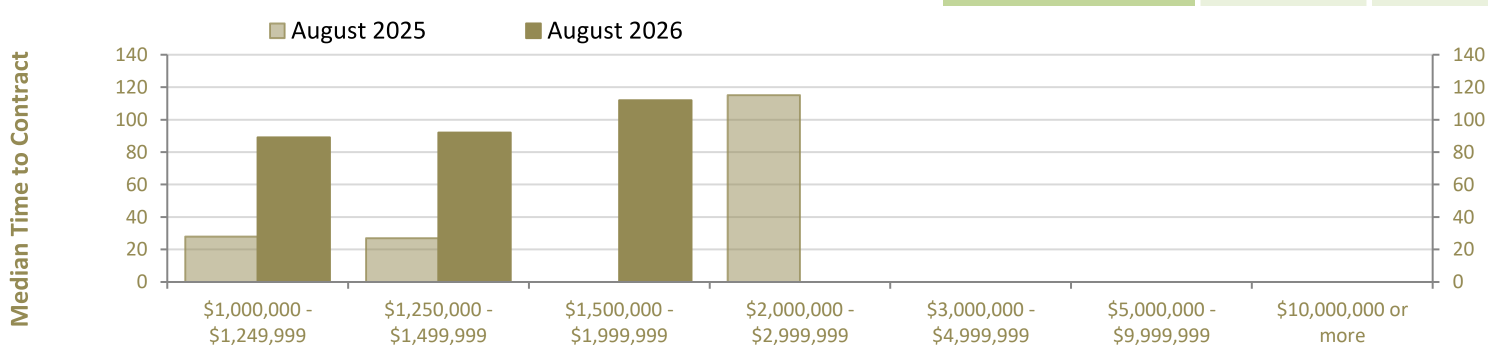
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	81 Days	12.5%
$200,000 - $299,999	66 Days	-8.3%
$300,000 - $399,999	70 Days	1.4%
$400,000 - $499,999	46 Days	-35.2%
$500,000 - $599,999	68 Days	-43.3%
$600,000 - $699,999	59 Days	-23.4%
$700,000 - $799,999	113 Days	175.6%
$800,000 - $899,999	142 Days	118.5%
$900,000 - $999,999	90 Days	20.0%
$1,000,000 or more	93 Days	2225.0%



Million Dollar Spotlight

Median Time to Contract by Sale Price for properties selling for $1,000,000 or more

Sale Price	Median Time to Contract	Percent Change Year-over-Year
$1,000,000 - $1,249,999	89 Days	217.9%
$1,250,000 - $1,499,999	92 Days	240.7%
$1,500,000 - $1,999,999	112 Days	N/A
$2,000,000 - $2,999,999	0 Days	-100.0%
$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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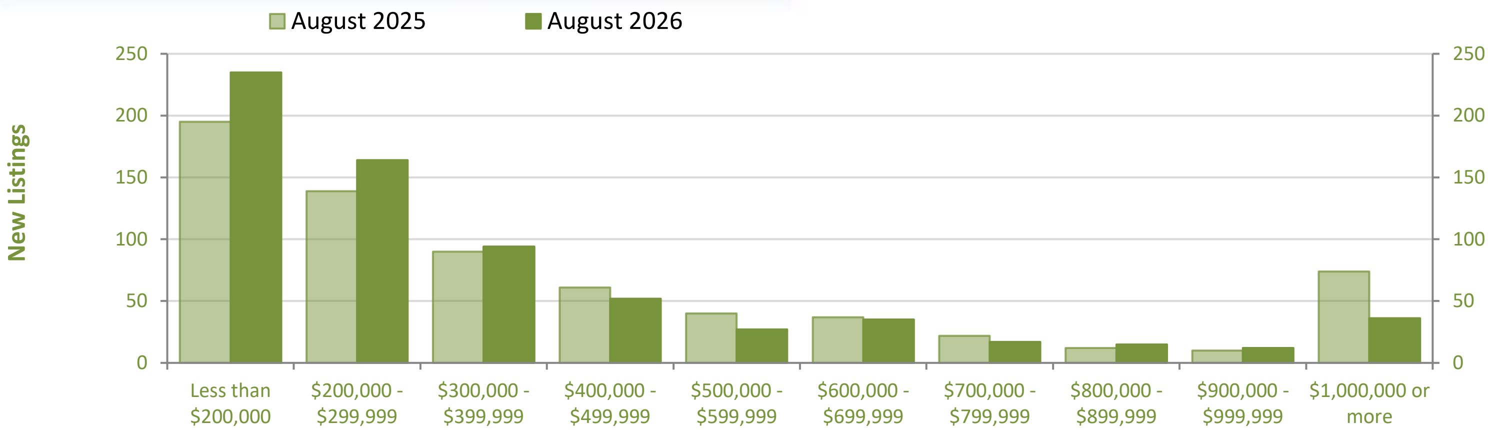
New Listings by Initial Listing Price

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.

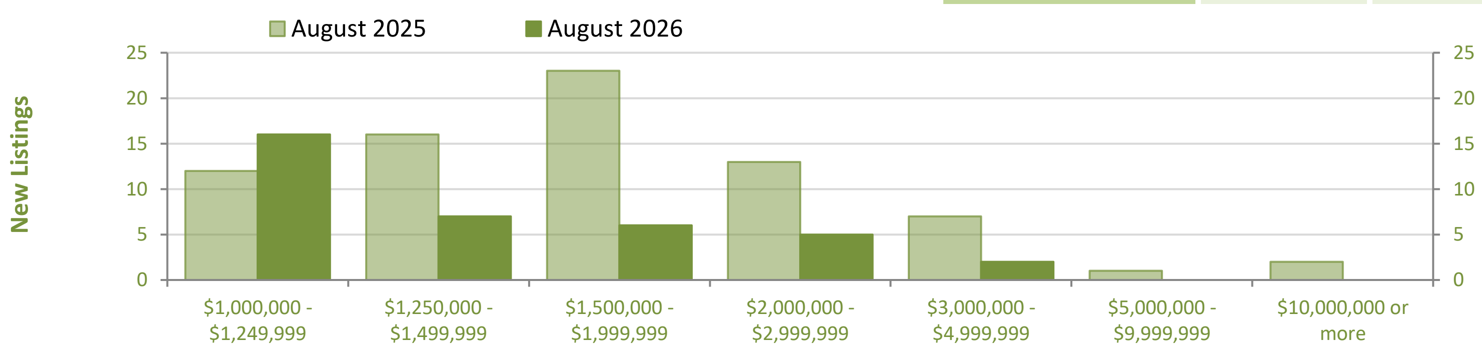
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	235	20.5%
$200,000 - $299,999	164	18.0%
$300,000 - $399,999	94	4.4%
$400,000 - $499,999	52	-14.8%
$500,000 - $599,999	27	-32.5%
$600,000 - $699,999	35	-5.4%
$700,000 - $799,999	17	-22.7%
$800,000 - $899,999	15	25.0%
$900,000 - $999,999	12	20.0%
$1,000,000 or more	36	-51.4%



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	16	33.3%
$1,250,000 - $1,499,999	7	-56.3%
$1,500,000 - $1,999,999	6	-73.9%
$2,000,000 - $2,999,999	5	-61.5%
$3,000,000 - $4,999,999	2	-71.4%
$5,000,000 - $9,999,999	0	-100.0%
$10,000,000 or more	0	-100.0%



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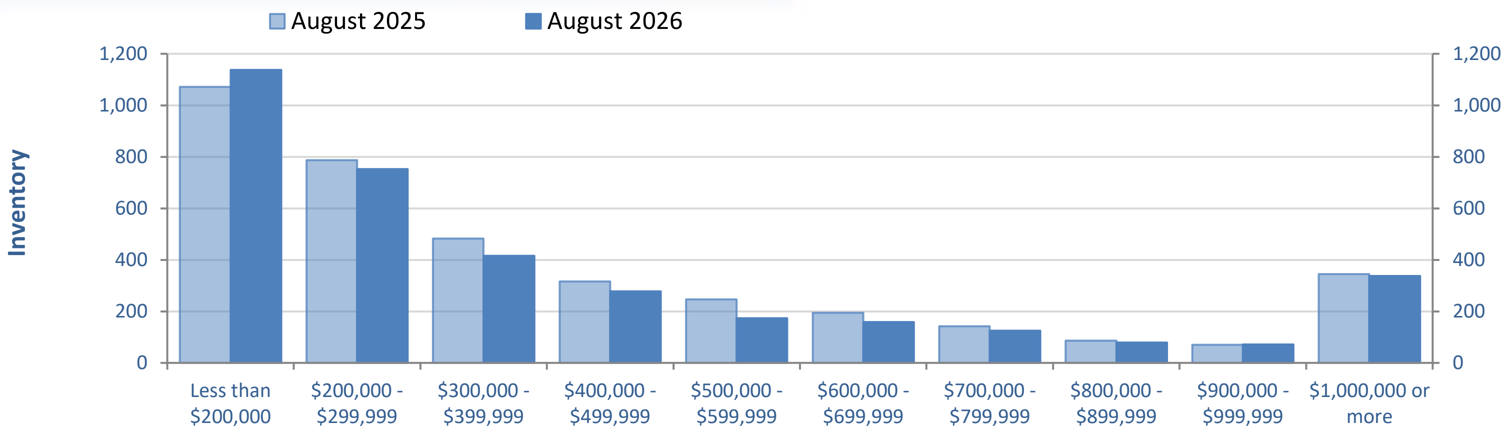
Inventory by Current Listing Price

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

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

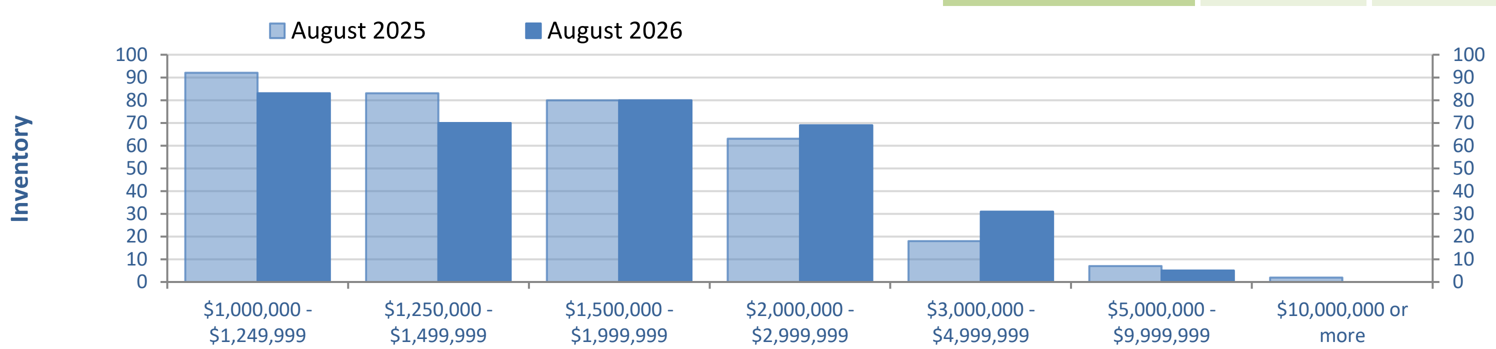
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	1,138	6.2%
$200,000 - $299,999	752	-4.4%
$300,000 - $399,999	416	-13.9%
$400,000 - $499,999	278	-12.0%
$500,000 - $599,999	173	-30.0%
$600,000 - $699,999	158	-18.6%
$700,000 - $799,999	125	-12.0%
$800,000 - $899,999	79	-9.2%
$900,000 - $999,999	72	2.9%
$1,000,000 or more	338	-2.0%



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	83	-9.8%
$1,250,000 - $1,499,999	70	-15.7%
$1,500,000 - $1,999,999	80	0.0%
$2,000,000 - $2,999,999	69	9.5%
$3,000,000 - $4,999,999	31	72.2%
$5,000,000 - $9,999,999	5	-28.6%
$10,000,000 or more	0	-100.0%



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Monthly Distressed Market - August 2026
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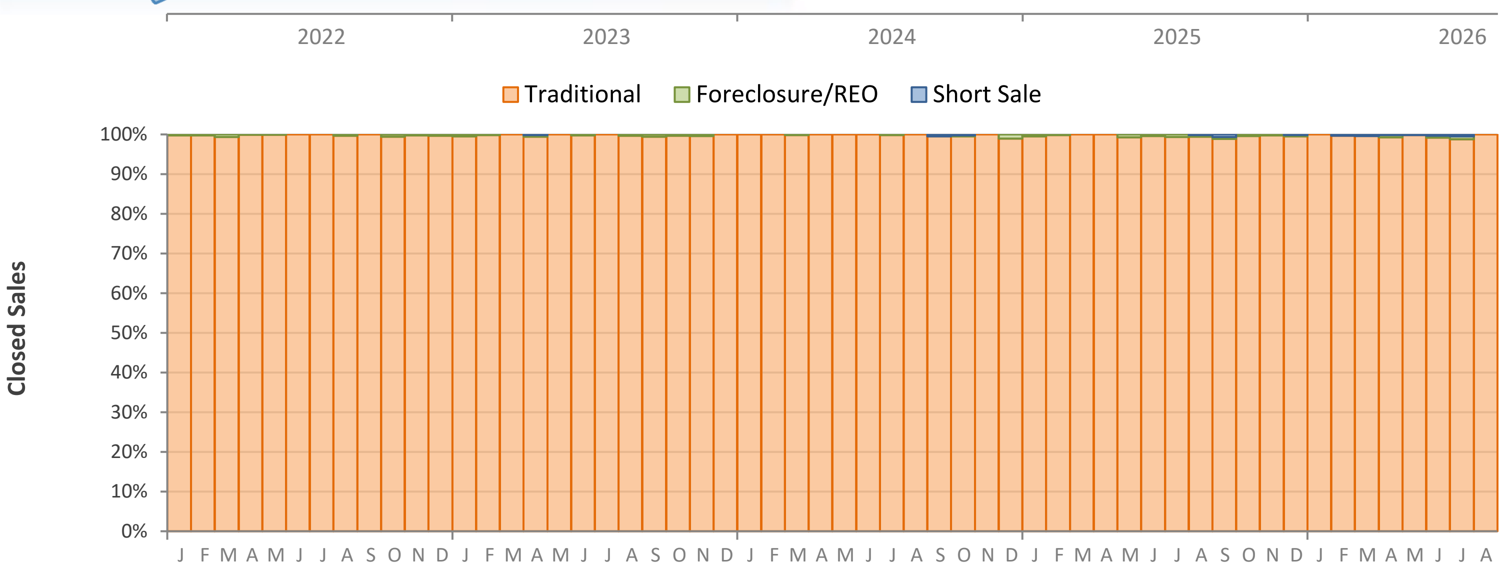
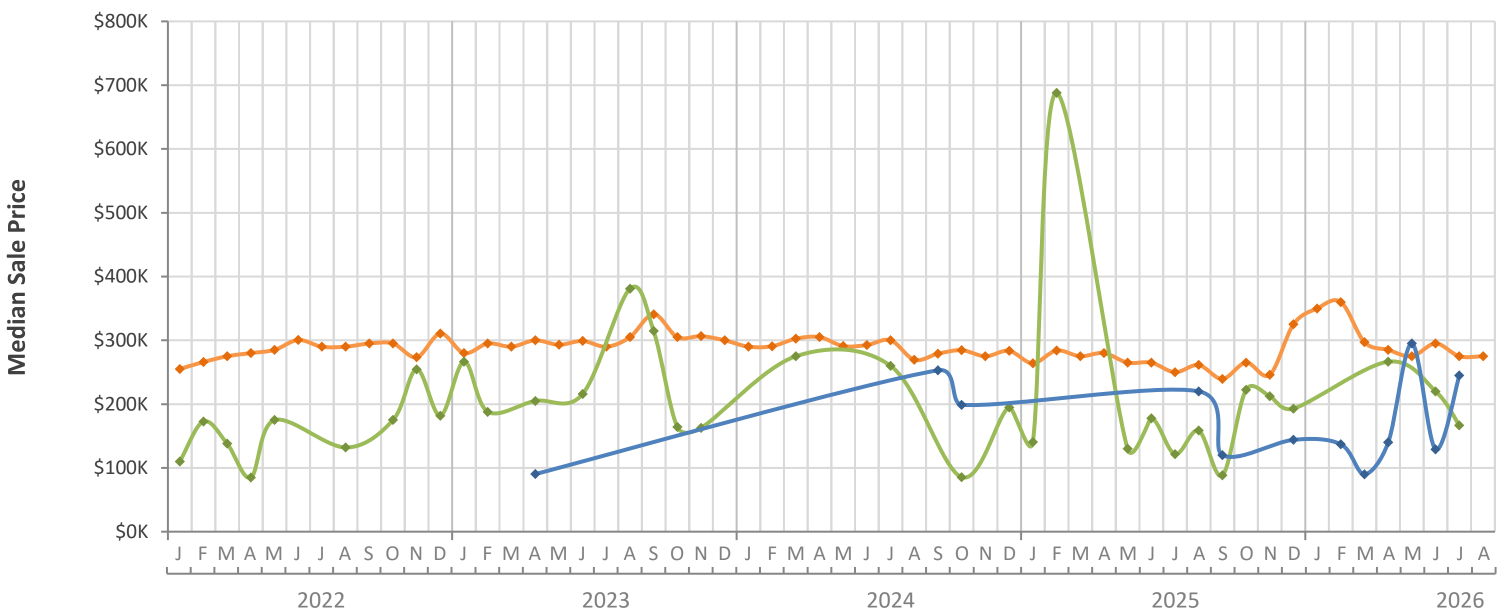
		August 2026	August 2025	Percent Change Year-over-Year
Traditional	Closed Sales	463	492	-5.9%
	Median Sale Price	$275,000	$261,250	5.3%
Foreclosure/REO	Closed Sales	0	2	-100.0%
	Median Sale Price	(No Sales)	$158,450	N/A
Short Sale	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	$220,000	N/A





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