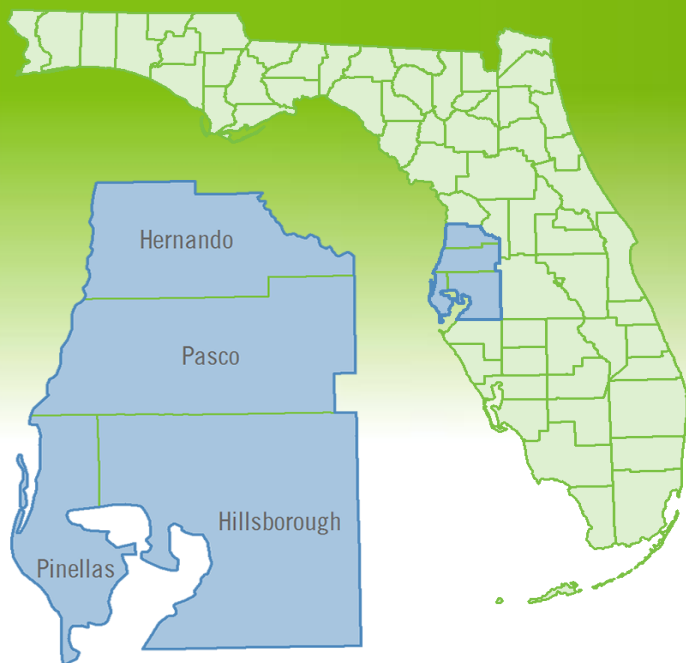


Monthly Market Detail - September 2026

Single-Family Homes

Tampa-St. Petersburg-Clearwater MSA



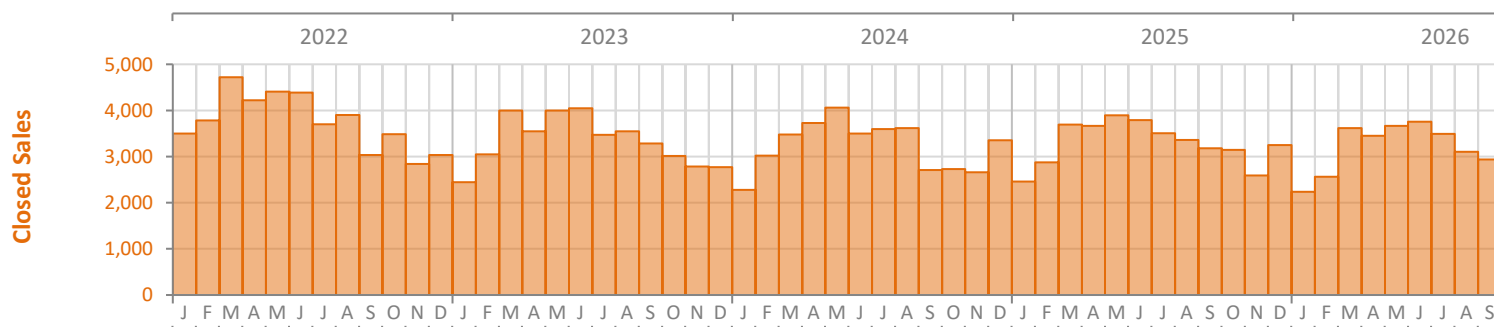
Summary Statistics	September 2026	September 2025	Percent Change Year-over-Year
Closed Sales	2,938	3,182	-7.7%
Paid in Cash	751	790	-4.9%
Median Sale Price	\$400,000	\$398,000	0.5%
Average Sale Price	\$525,251	\$490,620	7.1%
Dollar Volume	\$1.5 Billion	\$1.6 Billion	-1.2%
Median Percent of Original List Price Received	96.0%	95.1%	0.9%
Median Time to Contract	41 Days	43 Days	-4.7%
Median Time to Sale	80 Days	85 Days	-5.9%
New Pending Sales	2,780	3,131	-11.2%
New Listings	3,873	3,934	-1.6%
Pending Inventory	3,553	3,894	-8.8%
Inventory (Active Listings)	12,522	13,333	-6.1%
Months Supply of Inventory	4.0	4.1	-2.4%

Closed Sales

The number of sales transactions which closed during the month

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

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	28,835	-5.2%
September 2026	2,938	-7.7%
August 2026	3,104	-7.6%
July 2026	3,491	-0.5%
June 2026	3,759	-0.8%
May 2026	3,668	-5.8%
April 2026	3,453	-5.9%
March 2026	3,618	-2.0%
February 2026	2,564	-10.9%
January 2026	2,240	-8.9%
December 2025	3,249	-3.1%
November 2025	2,591	-2.6%
October 2025	3,147	15.3%
September 2025	3,182	17.5%



Monthly Market Detail - September 2026

Single-Family Homes

Tampa-St. Petersburg-Clearwater MSA

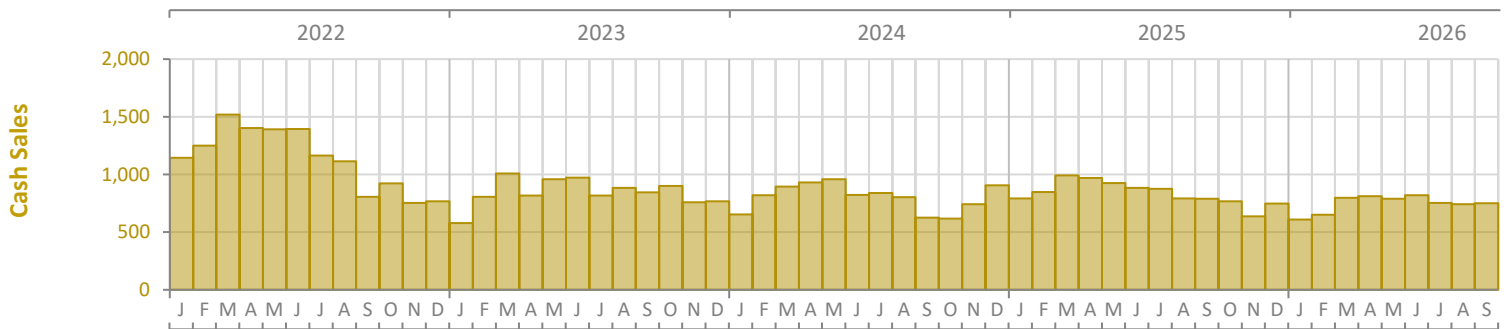


Cash Sales

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

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

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	6,723	-14.6%
September 2026	751	-4.9%
August 2026	743	-6.3%
July 2026	753	-13.8%
June 2026	819	-7.4%
May 2026	788	-14.9%
April 2026	812	-16.2%
March 2026	799	-19.5%
February 2026	650	-23.3%
January 2026	608	-23.1%
December 2025	748	-17.3%
November 2025	638	-13.9%
October 2025	768	24.7%
September 2025	790	26.2%

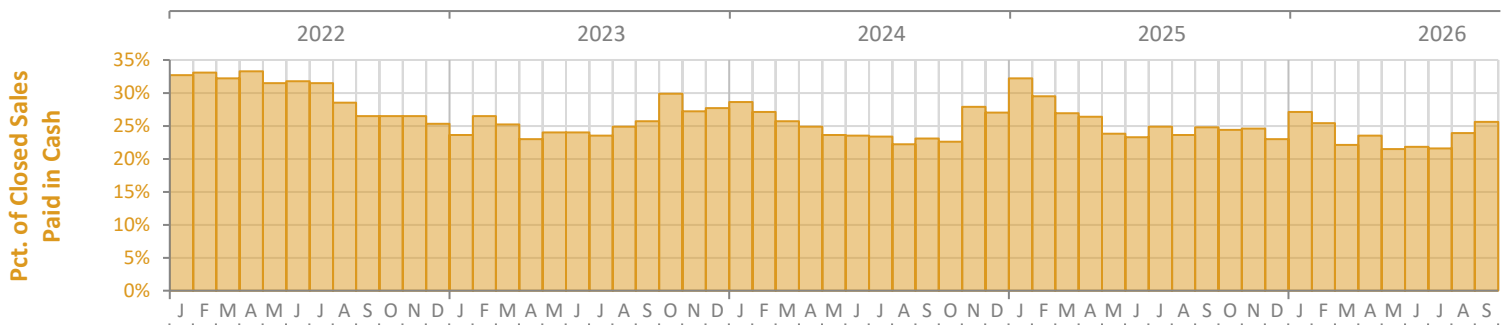


Cash Sales as a Percentage of Closed Sales

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	23.3%	-10.0%
September 2026	25.6%	3.2%
August 2026	23.9%	1.3%
July 2026	21.6%	-13.3%
June 2026	21.8%	-6.4%
May 2026	21.5%	-9.7%
April 2026	23.5%	-11.0%
March 2026	22.1%	-17.8%
February 2026	25.4%	-13.9%
January 2026	27.1%	-15.8%
December 2025	23.0%	-14.8%
November 2025	24.6%	-11.8%
October 2025	24.4%	8.0%
September 2025	24.8%	7.4%



Monthly Market Detail - September 2026

Single-Family Homes

Tampa-St. Petersburg-Clearwater MSA

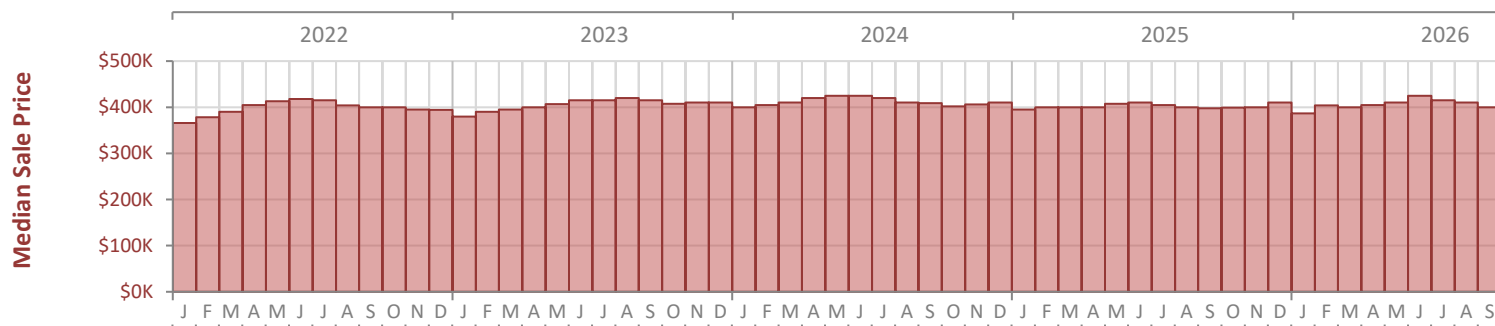


Median Sale Price

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	\$409,000	2.3%
September 2026	\$400,000	0.5%
August 2026	\$410,000	2.5%
July 2026	\$415,000	2.5%
June 2026	\$424,900	3.6%
May 2026	\$410,000	0.6%
April 2026	\$405,000	1.3%
March 2026	\$400,000	0.0%
February 2026	\$404,000	1.0%
January 2026	\$386,500	-2.1%
December 2025	\$410,000	0.0%
November 2025	\$399,900	-1.5%
October 2025	\$399,000	-0.7%
September 2025	\$398,000	-2.7%

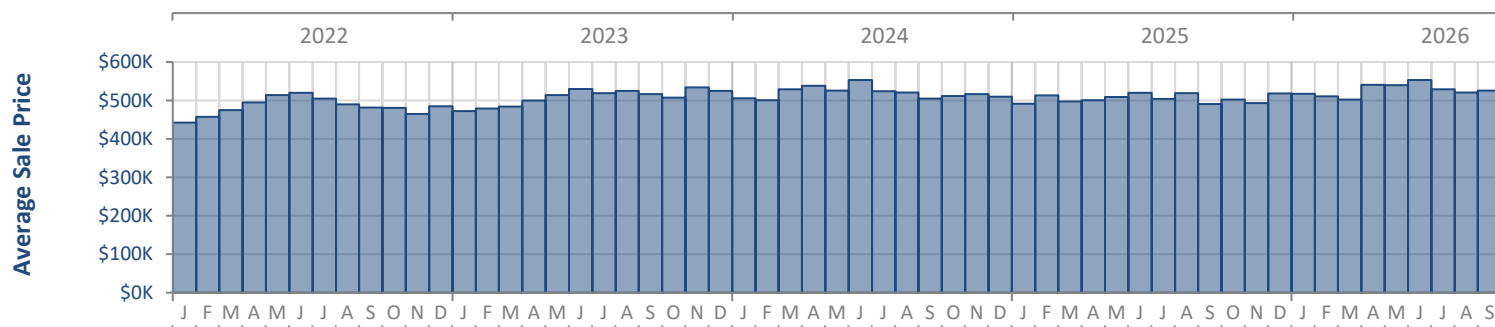


Average Sale Price

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	\$527,785	4.4%
September 2026	\$525,251	7.1%
August 2026	\$520,910	0.4%
July 2026	\$529,299	5.0%
June 2026	\$552,927	6.4%
May 2026	\$539,712	6.1%
April 2026	\$540,485	8.0%
March 2026	\$502,379	1.0%
February 2026	\$510,685	-0.4%
January 2026	\$517,590	5.3%
December 2025	\$518,416	1.6%
November 2025	\$493,232	-4.5%
October 2025	\$502,541	-1.8%
September 2025	\$490,620	-2.8%



Monthly Market Detail - September 2026

Single-Family Homes

Tampa-St. Petersburg-Clearwater MSA

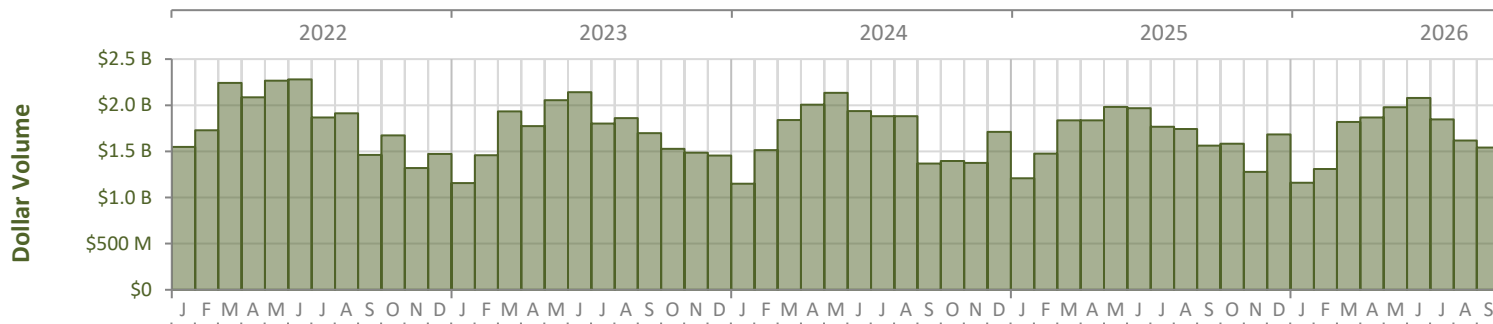


Dollar Volume

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	\$15.2 Billion	-1.0%
September 2026	\$1.5 Billion	-1.2%
August 2026	\$1.6 Billion	-7.2%
July 2026	\$1.8 Billion	4.5%
June 2026	\$2.1 Billion	5.6%
May 2026	\$2.0 Billion	0.0%
April 2026	\$1.9 Billion	1.7%
March 2026	\$1.8 Billion	-1.0%
February 2026	\$1.3 Billion	-11.2%
January 2026	\$1.2 Billion	-4.0%
December 2025	\$1.7 Billion	-1.6%
November 2025	\$1.3 Billion	-7.0%
October 2025	\$1.6 Billion	13.3%
September 2025	\$1.6 Billion	14.1%

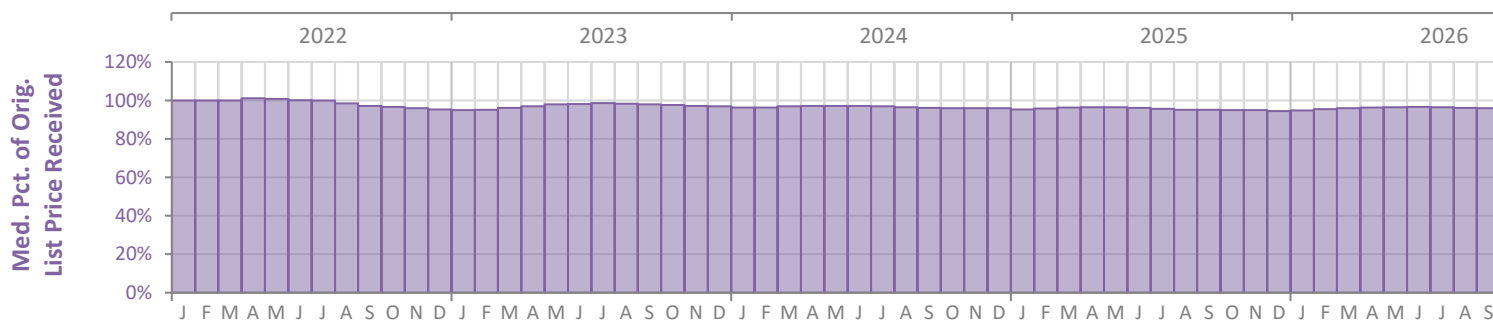


Median Percent of Original List Price Received

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

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

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	96.2%	0.3%
September 2026	96.0%	0.9%
August 2026	96.1%	0.9%
July 2026	96.4%	0.7%
June 2026	96.6%	0.4%
May 2026	96.5%	0.1%
April 2026	96.3%	-0.2%
March 2026	96.0%	-0.3%
February 2026	95.4%	-0.4%
January 2026	94.8%	-0.5%
December 2025	94.5%	-1.6%
November 2025	95.0%	-1.0%
October 2025	95.0%	-0.9%
September 2025	95.1%	-1.1%

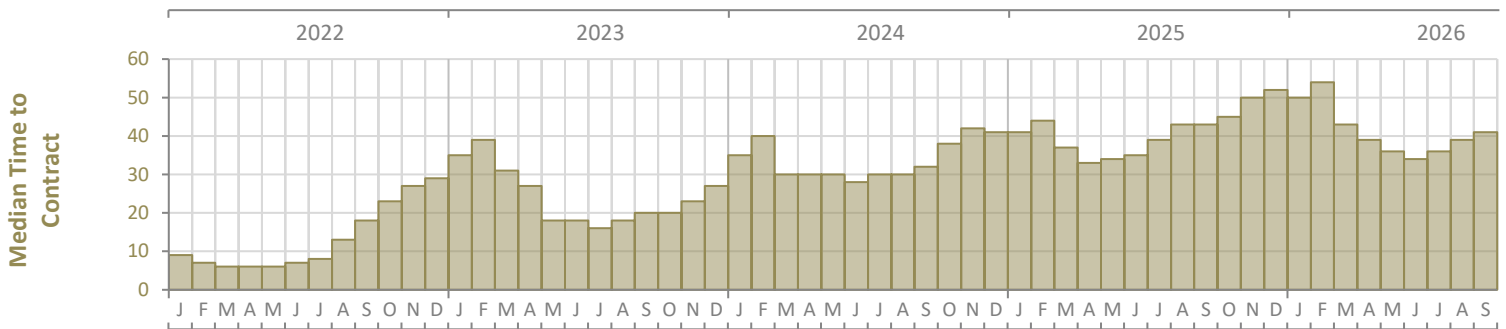


Median Time to Contract

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	40 Days	0.0%
September 2026	41 Days	-4.7%
August 2026	39 Days	-9.3%
July 2026	36 Days	-7.7%
June 2026	34 Days	-2.9%
May 2026	36 Days	5.9%
April 2026	39 Days	18.2%
March 2026	43 Days	16.2%
February 2026	54 Days	22.7%
January 2026	50 Days	22.0%
December 2025	52 Days	26.8%
November 2025	50 Days	19.0%
October 2025	45 Days	18.4%
September 2025	43 Days	34.4%

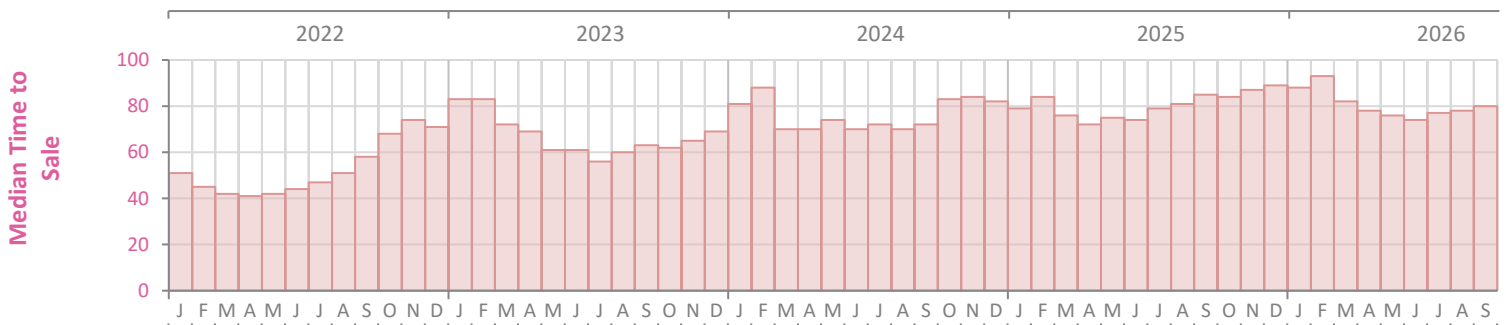


Median Time to Sale

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	78 Days	-2.5%
September 2026	80 Days	-5.9%
August 2026	78 Days	-3.7%
July 2026	77 Days	-2.5%
June 2026	74 Days	0.0%
May 2026	76 Days	1.3%
April 2026	78 Days	8.3%
March 2026	82 Days	7.9%
February 2026	93 Days	10.7%
January 2026	88 Days	11.4%
December 2025	89 Days	8.5%
November 2025	87 Days	3.6%
October 2025	84 Days	1.2%
September 2025	85 Days	18.1%

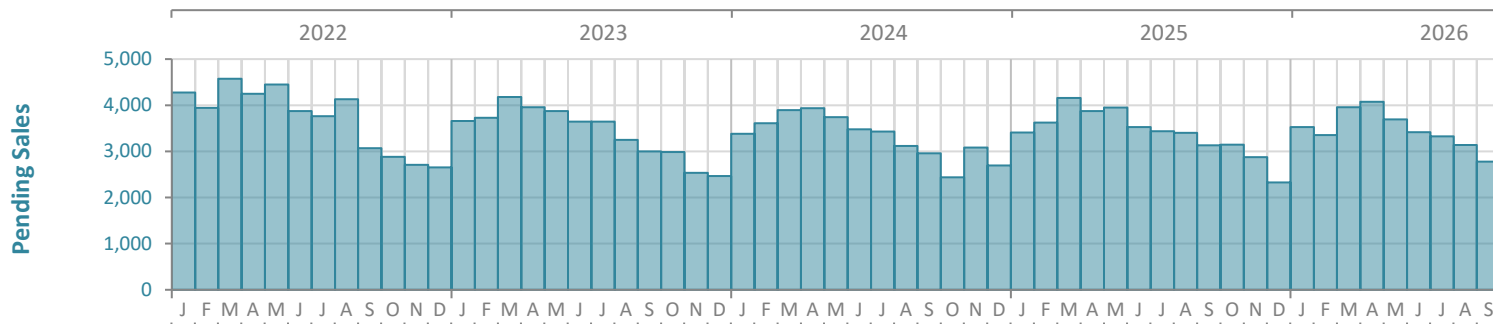


New Pending Sales

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	31,266	-3.9%
September 2026	2,780	-11.2%
August 2026	3,140	-7.6%
July 2026	3,328	-3.2%
June 2026	3,415	-3.2%
May 2026	3,693	-6.6%
April 2026	4,073	5.1%
March 2026	3,958	-4.9%
February 2026	3,355	-7.5%
January 2026	3,524	3.3%
December 2025	2,325	-13.8%
November 2025	2,878	-6.7%
October 2025	3,142	28.9%
September 2025	3,131	5.7%

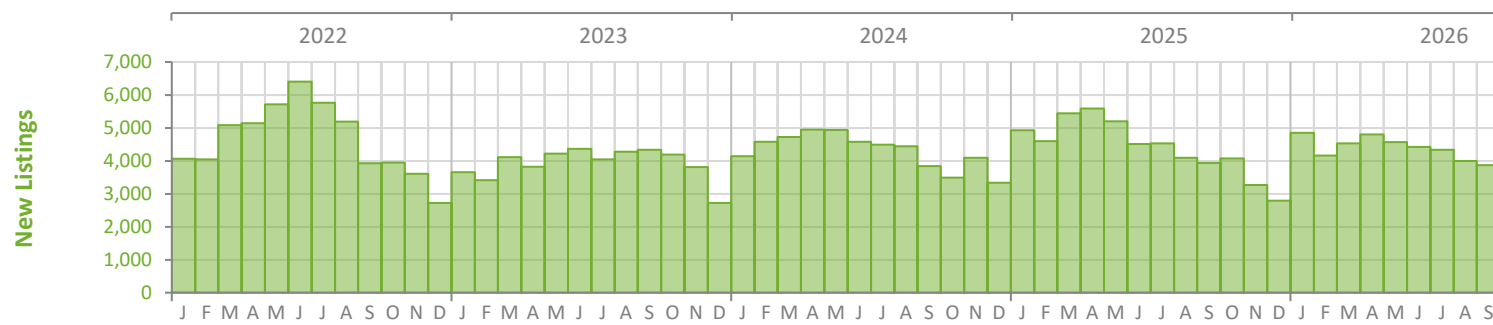


New Listings

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	39,555	-7.6%
September 2026	3,873	-1.6%
August 2026	3,999	-2.2%
July 2026	4,335	-4.3%
June 2026	4,425	-1.9%
May 2026	4,570	-12.1%
April 2026	4,806	-14.0%
March 2026	4,528	-16.9%
February 2026	4,164	-9.4%
January 2026	4,855	-1.5%
December 2025	2,790	-16.3%
November 2025	3,268	-20.1%
October 2025	4,074	16.6%
September 2025	3,934	2.6%



Monthly Market Detail - September 2026

Single-Family Homes

Tampa-St. Petersburg-Clearwater MSA

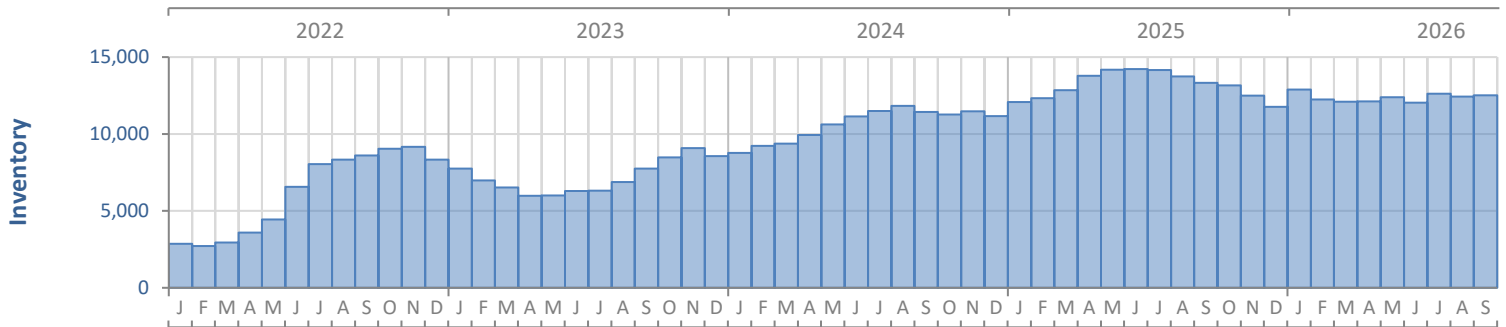


Inventory (Active Listings)

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

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

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	12,372	-7.7%
September 2026	12,522	-6.1%
August 2026	12,428	-9.5%
July 2026	12,629	-10.9%
June 2026	12,031	-15.4%
May 2026	12,395	-12.6%
April 2026	12,111	-12.2%
March 2026	12,098	-5.8%
February 2026	12,243	-0.7%
January 2026	12,893	6.7%
December 2025	11,765	5.4%
November 2025	12,505	8.9%
October 2025	13,167	16.8%
September 2025	13,333	16.6%

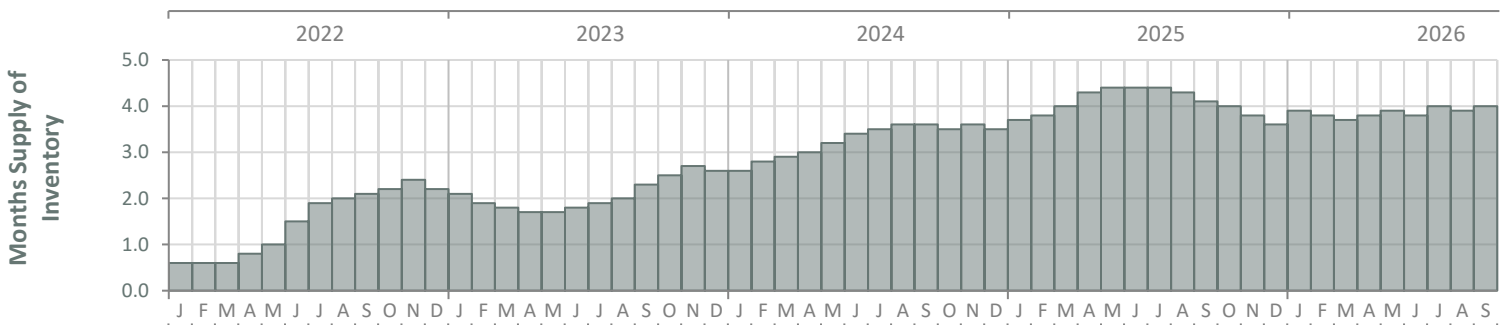


Months Supply of Inventory

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

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

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	3.9	-7.1%
September 2026	4.0	-2.4%
August 2026	3.9	-9.3%
July 2026	4.0	-9.1%
June 2026	3.8	-13.6%
May 2026	3.9	-11.4%
April 2026	3.8	-11.6%
March 2026	3.7	-7.5%
February 2026	3.8	0.0%
January 2026	3.9	5.4%
December 2025	3.6	2.9%
November 2025	3.8	5.6%
October 2025	4.0	14.3%
September 2025	4.1	13.9%



Monthly Market Detail - September 2026

Single-Family Homes

Tampa-St. Petersburg-Clearwater MSA

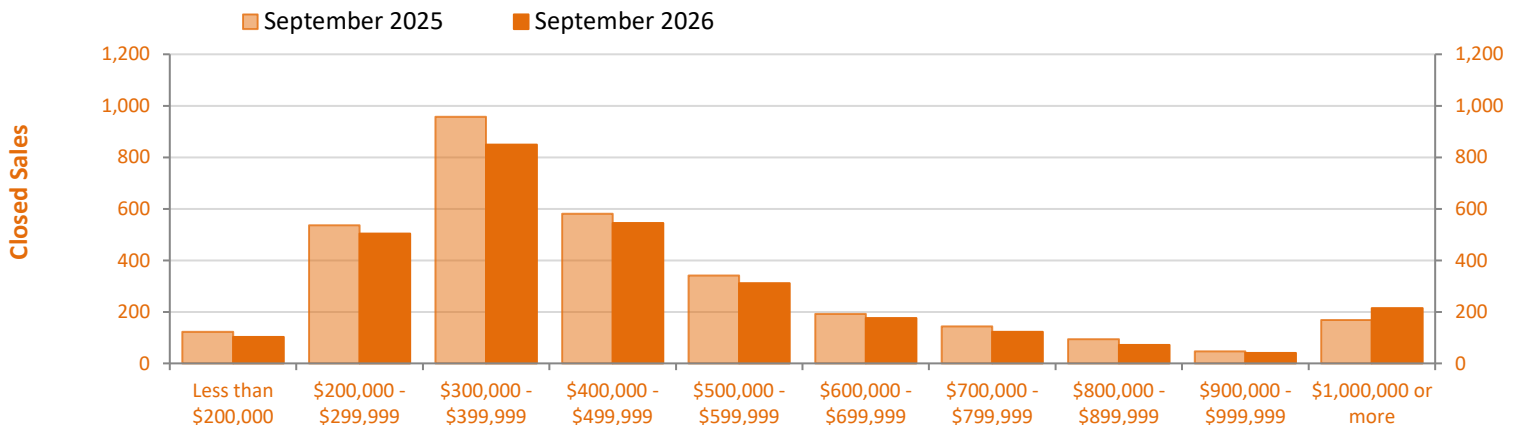


Closed Sales by Sale Price

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.

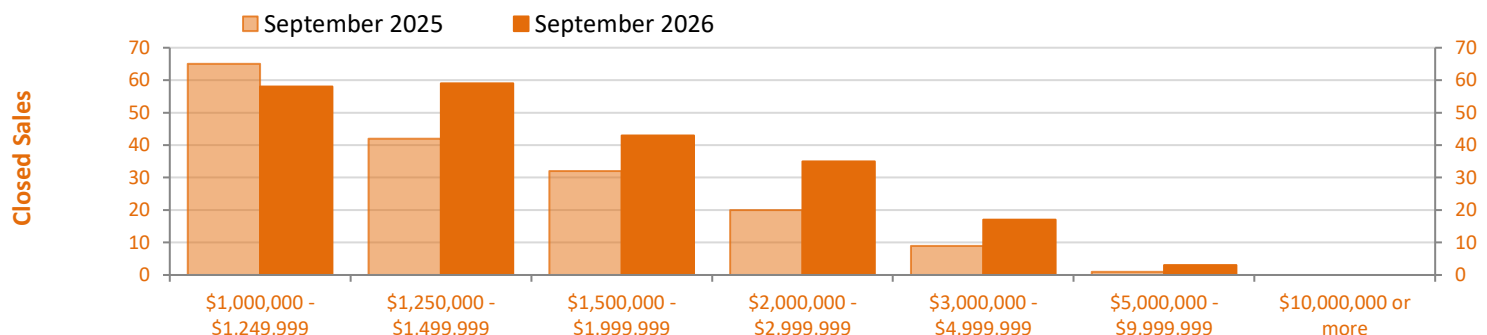
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	103	-15.6%
\$200,000 - \$299,999	504	-6.0%
\$300,000 - \$399,999	849	-11.3%
\$400,000 - \$499,999	545	-6.2%
\$500,000 - \$599,999	311	-8.8%
\$600,000 - \$699,999	176	-8.3%
\$700,000 - \$799,999	123	-14.0%
\$800,000 - \$899,999	71	-24.5%
\$900,000 - \$999,999	41	-12.8%
\$1,000,000 or more	215	27.2%



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	58	-10.8%
\$1,250,000 - \$1,499,999	59	40.5%
\$1,500,000 - \$1,999,999	43	34.4%
\$2,000,000 - \$2,999,999	35	75.0%
\$3,000,000 - \$4,999,999	17	88.9%
\$5,000,000 - \$9,999,999	3	200.0%
\$10,000,000 or more	0	N/A

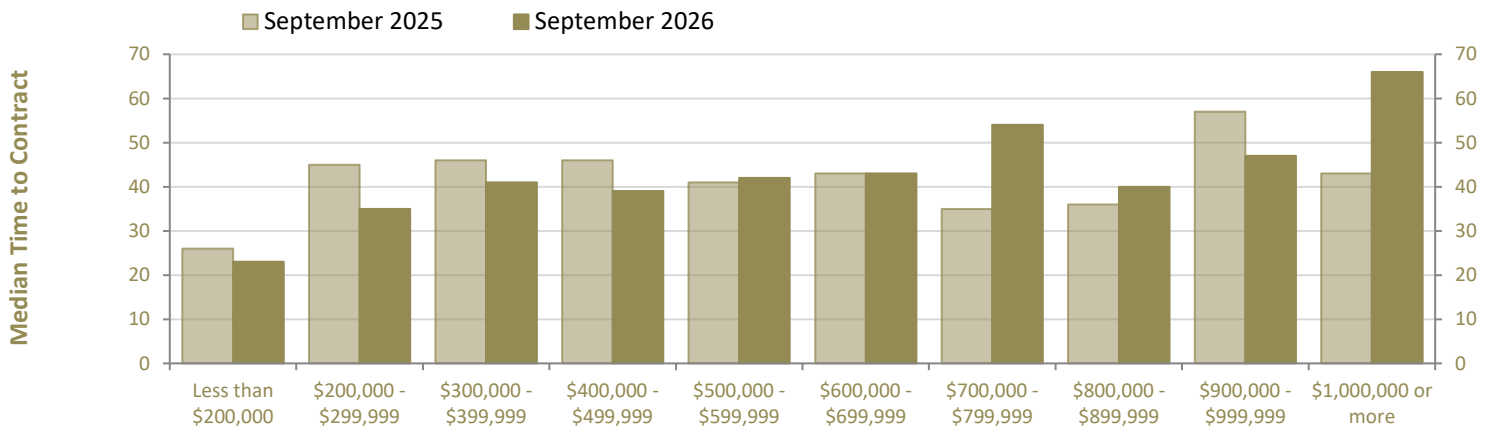


Median Time to Contract by Sale Price

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

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

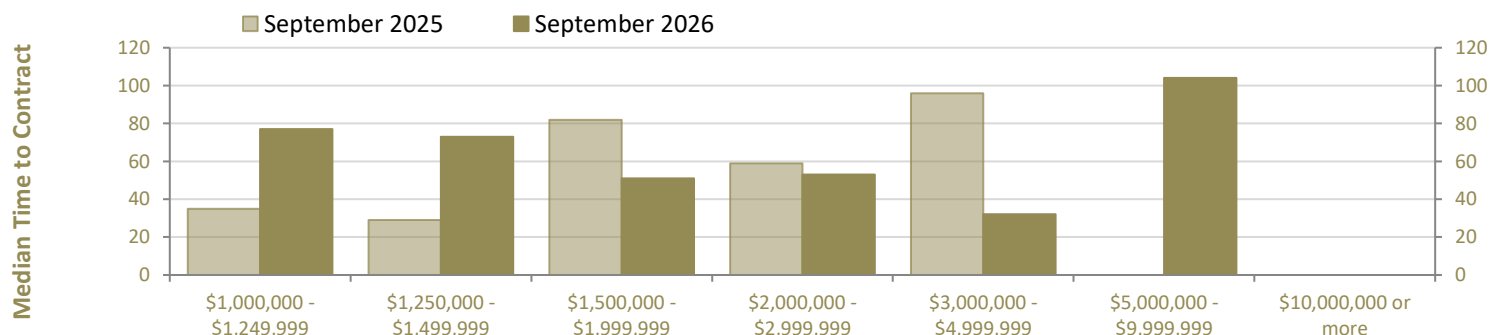
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	23 Days	-11.5%
\$200,000 - \$299,999	35 Days	-22.2%
\$300,000 - \$399,999	41 Days	-10.9%
\$400,000 - \$499,999	39 Days	-15.2%
\$500,000 - \$599,999	42 Days	2.4%
\$600,000 - \$699,999	43 Days	0.0%
\$700,000 - \$799,999	54 Days	54.3%
\$800,000 - \$899,999	40 Days	11.1%
\$900,000 - \$999,999	47 Days	-17.5%
\$1,000,000 or more	66 Days	53.5%



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	77 Days	120.0%
\$1,250,000 - \$1,499,999	73 Days	151.7%
\$1,500,000 - \$1,999,999	51 Days	-37.8%
\$2,000,000 - \$2,999,999	53 Days	-10.2%
\$3,000,000 - \$4,999,999	32 Days	-66.7%
\$5,000,000 - \$9,999,999	104 Days	N/A
\$10,000,000 or more	(No Sales)	N/A



Monthly Market Detail - September 2026

Single-Family Homes

Tampa-St. Petersburg-Clearwater MSA

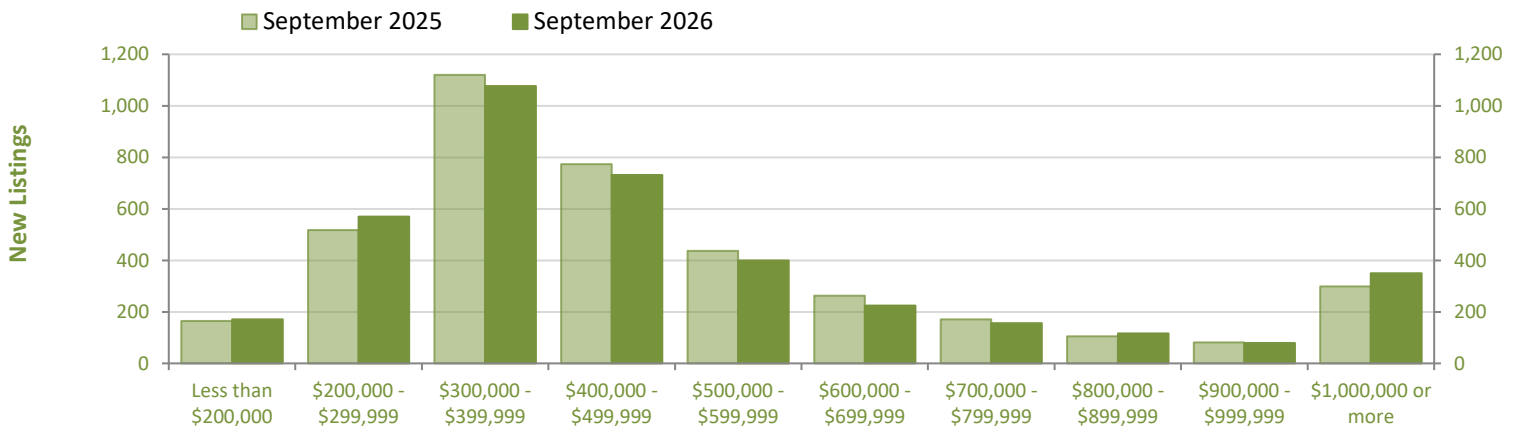


New Listings by Initial Listing Price

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.

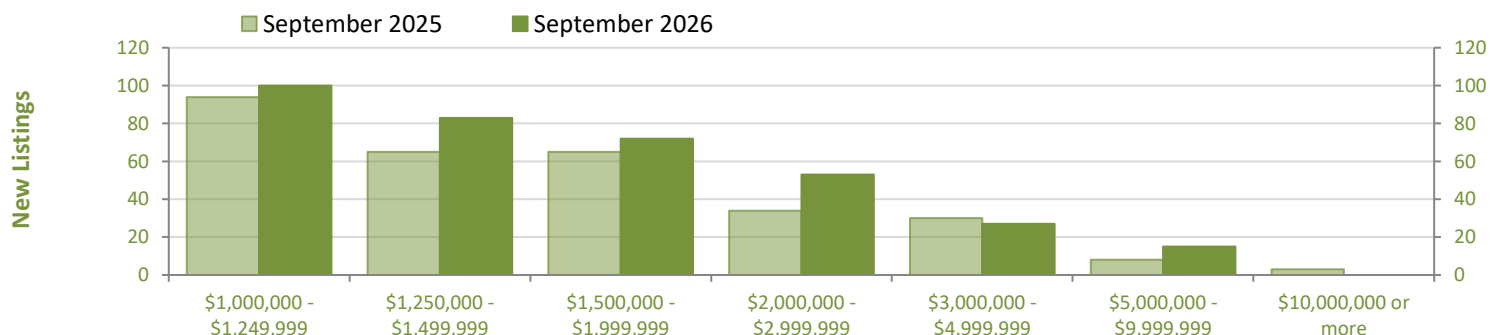
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	171	3.6%
\$200,000 - \$299,999	570	10.0%
\$300,000 - \$399,999	1,077	-3.8%
\$400,000 - \$499,999	731	-5.6%
\$500,000 - \$599,999	399	-8.7%
\$600,000 - \$699,999	224	-14.8%
\$700,000 - \$799,999	156	-8.8%
\$800,000 - \$899,999	116	10.5%
\$900,000 - \$999,999	79	-3.7%
\$1,000,000 or more	350	17.1%



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	100	6.4%
\$1,250,000 - \$1,499,999	83	27.7%
\$1,500,000 - \$1,999,999	72	10.8%
\$2,000,000 - \$2,999,999	53	55.9%
\$3,000,000 - \$4,999,999	27	-10.0%
\$5,000,000 - \$9,999,999	15	87.5%
\$10,000,000 or more	0	-100.0%



Monthly Market Detail - September 2026

Single-Family Homes

Tampa-St. Petersburg-Clearwater MSA

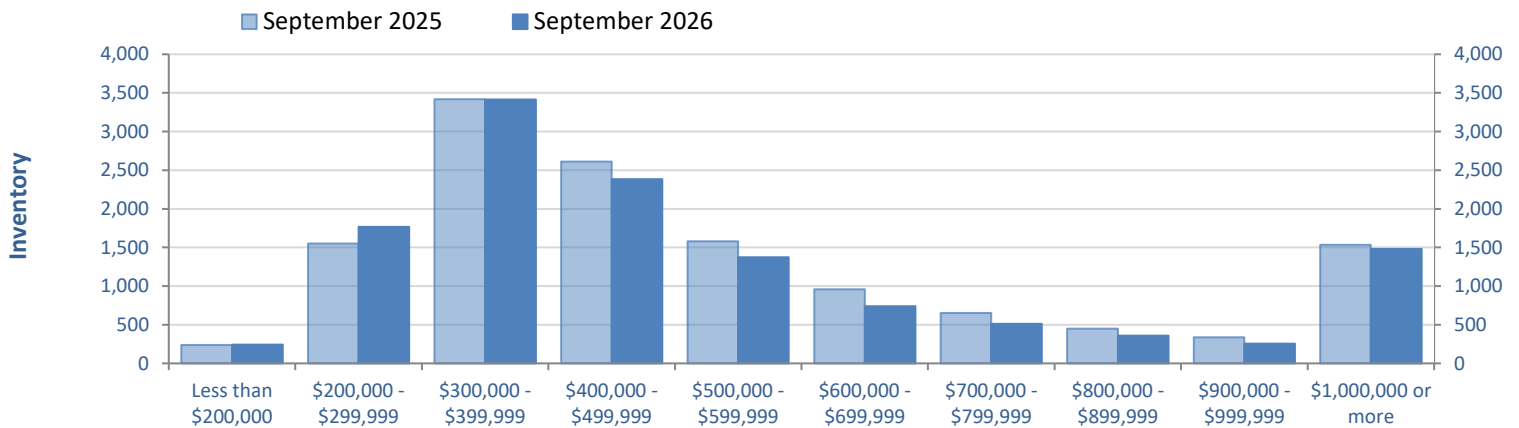


Inventory by Current Listing Price

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

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

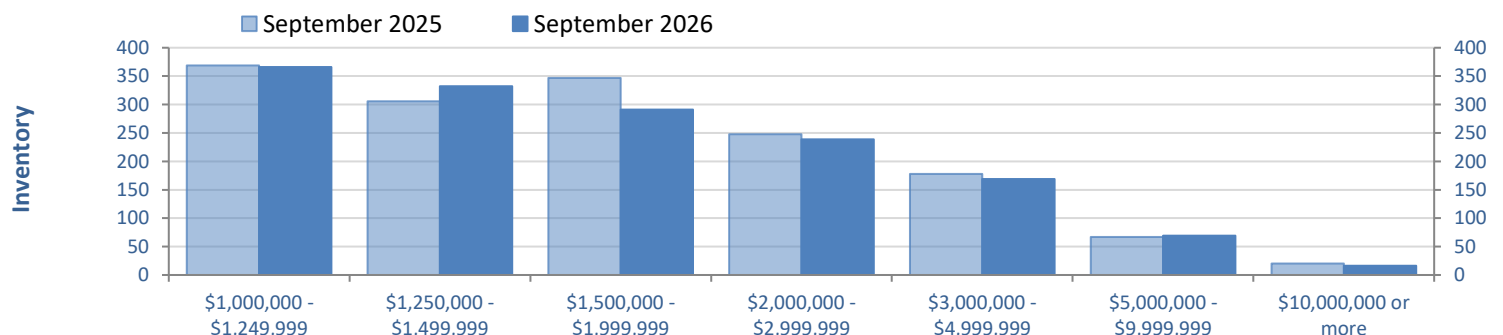
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	242	2.1%
\$200,000 - \$299,999	1,765	13.7%
\$300,000 - \$399,999	3,413	-0.1%
\$400,000 - \$499,999	2,385	-8.7%
\$500,000 - \$599,999	1,373	-13.2%
\$600,000 - \$699,999	740	-22.8%
\$700,000 - \$799,999	510	-22.0%
\$800,000 - \$899,999	359	-20.2%
\$900,000 - \$999,999	253	-24.9%
\$1,000,000 or more	1,482	-3.5%



Million Dollar Spotlight

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

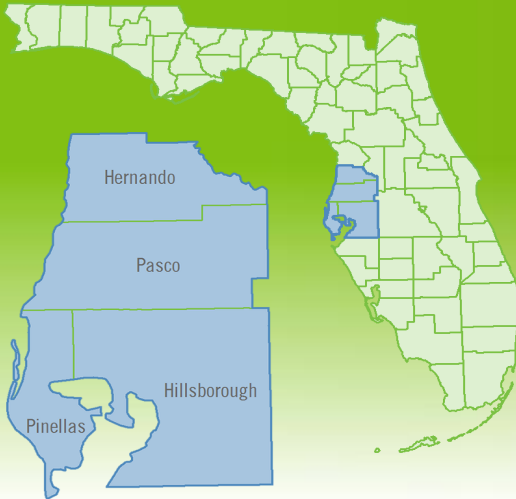
Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	366	-0.8%
\$1,250,000 - \$1,499,999	332	8.5%
\$1,500,000 - \$1,999,999	291	-16.1%
\$2,000,000 - \$2,999,999	239	-3.6%
\$3,000,000 - \$4,999,999	169	-5.1%
\$5,000,000 - \$9,999,999	69	3.0%
\$10,000,000 or more	16	-20.0%



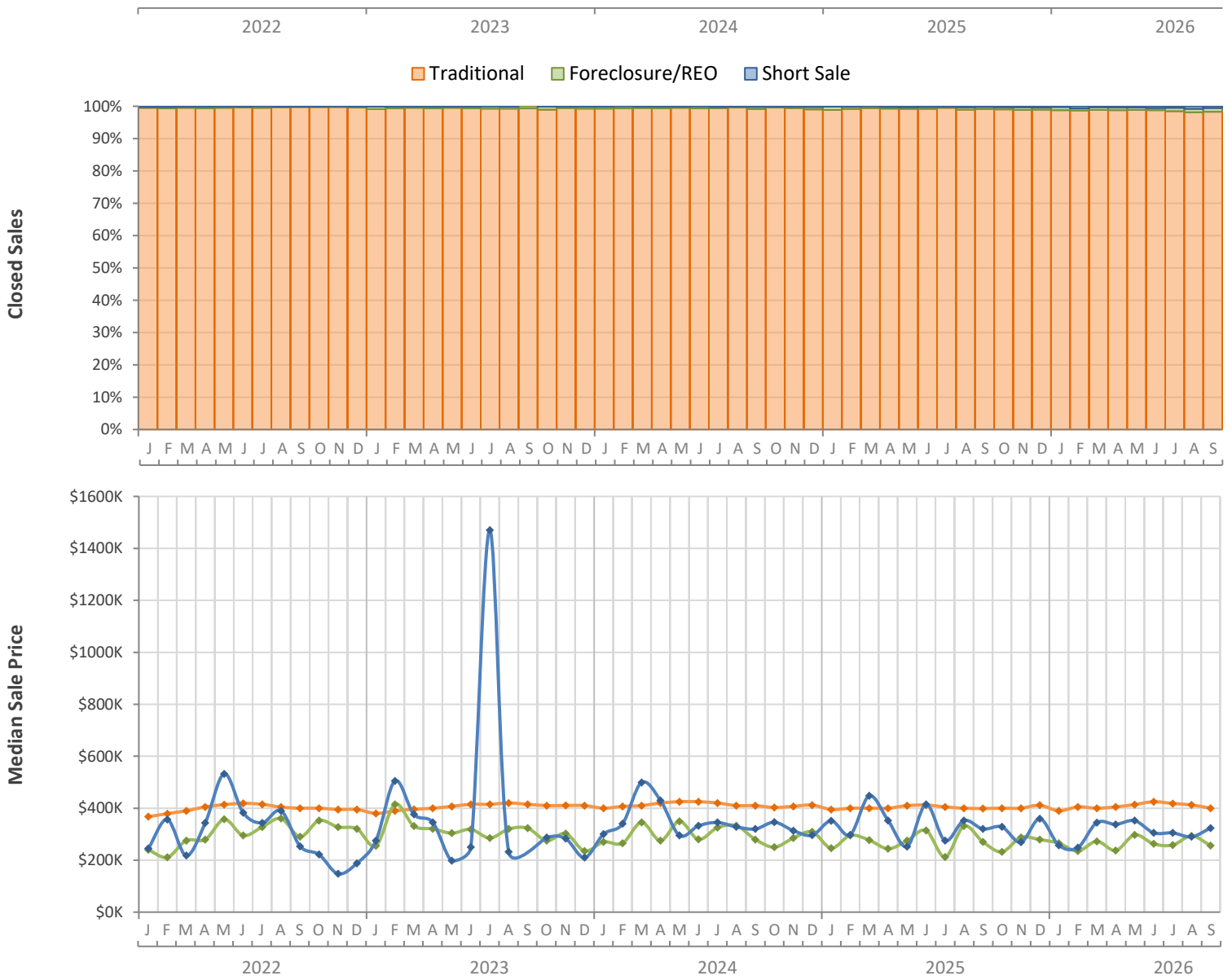
Monthly Distressed Market - September 2026

Single-Family Homes

Tampa-St. Petersburg-Clearwater MSA



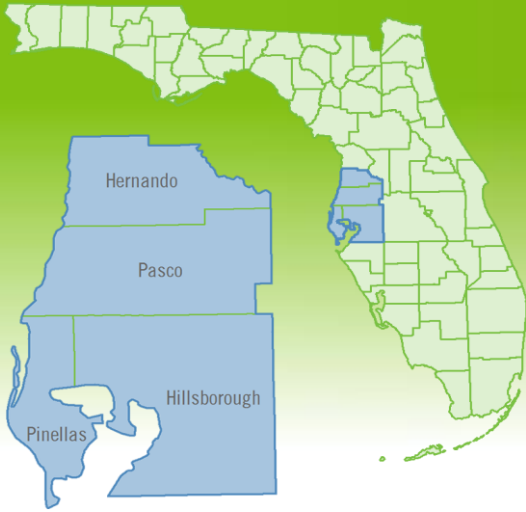
		September 2026	September 2025	Percent Change Year-over-Year
Traditional	Closed Sales	2,887	3,154	-8.5%
	Median Sale Price	\$400,000	\$399,000	0.3%
Foreclosure/REO	Closed Sales	33	21	57.1%
	Median Sale Price	\$256,250	\$270,000	-5.1%
Short Sale	Closed Sales	18	7	157.1%
	Median Sale Price	\$323,500	\$320,000	1.1%



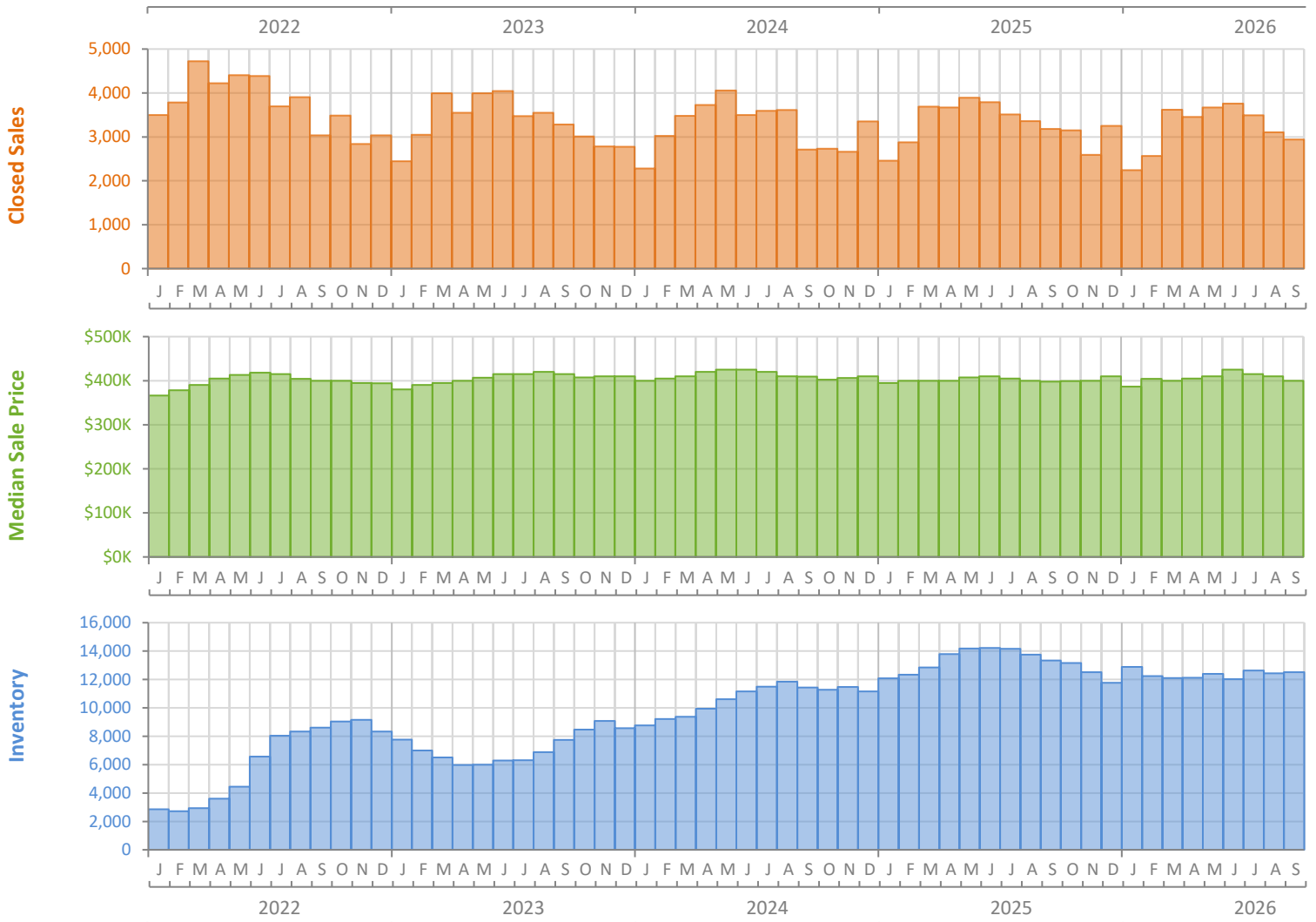
Monthly Market Summary - September 2026

Single-Family Homes

Tampa-St. Petersburg-Clearwater MSA



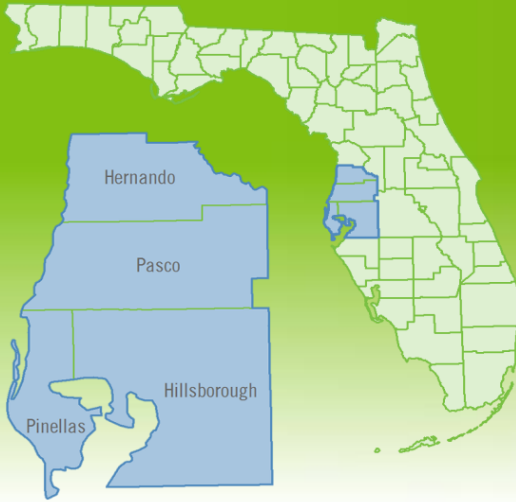
	September 2026	September 2025	Percent Change Year-over-Year
Closed Sales	2,938	3,182	-7.7%
Paid in Cash	751	790	-4.9%
Median Sale Price	\$400,000	\$398,000	0.5%
Average Sale Price	\$525,251	\$490,620	7.1%
Dollar Volume	\$1.5 Billion	\$1.6 Billion	-1.2%
Med. Pct. of Orig. List Price Received	96.0%	95.1%	0.9%
Median Time to Contract	41 Days	43 Days	-4.7%
Median Time to Sale	80 Days	85 Days	-5.9%
New Pending Sales	2,780	3,131	-11.2%
New Listings	3,873	3,934	-1.6%
Pending Inventory	3,553	3,894	-8.8%
Inventory (Active Listings)	12,522	13,333	-6.1%
Months Supply of Inventory	4.0	4.1	-2.4%



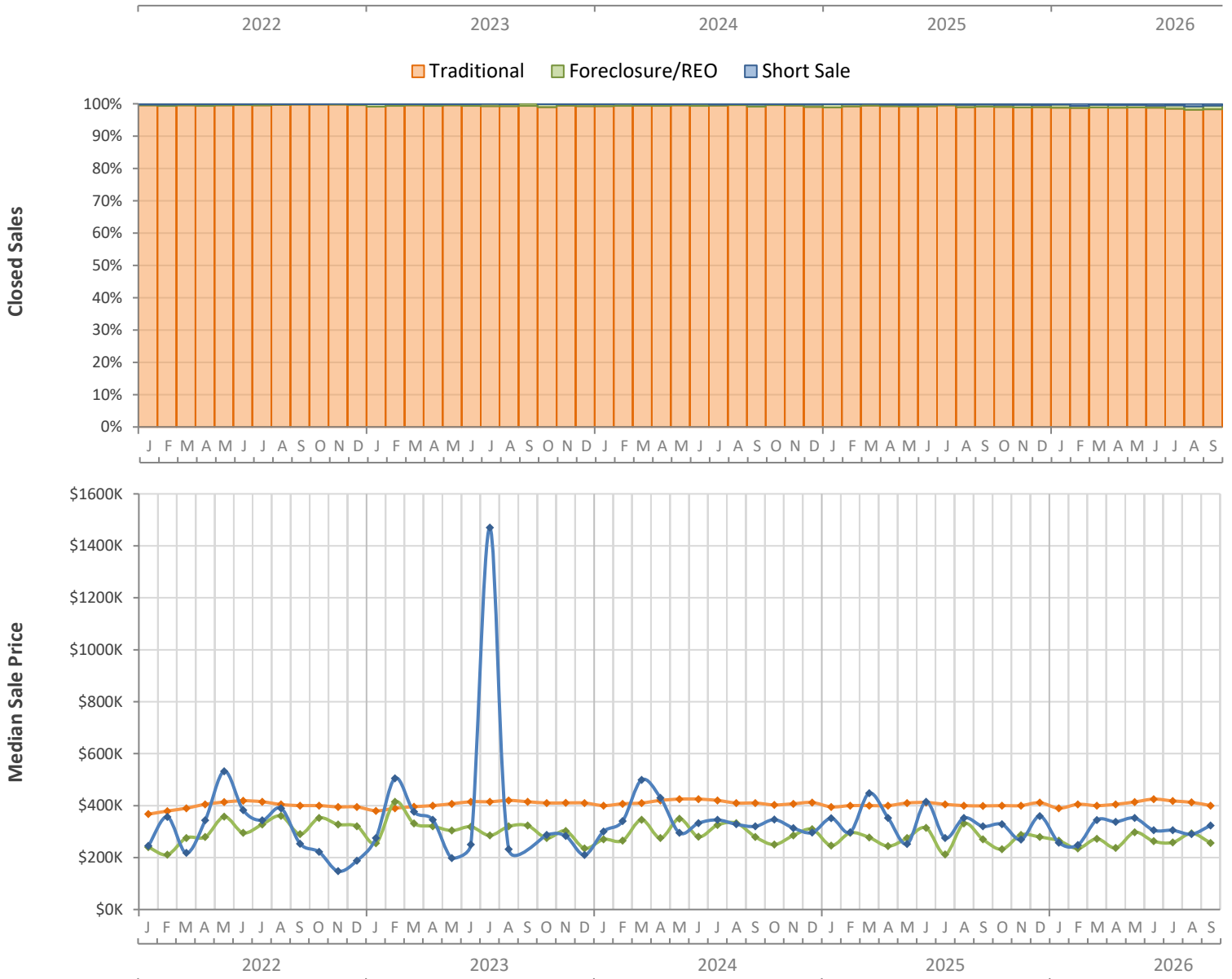
Monthly Distressed Market - September 2026

Single-Family Homes

Tampa-St. Petersburg-Clearwater MSA



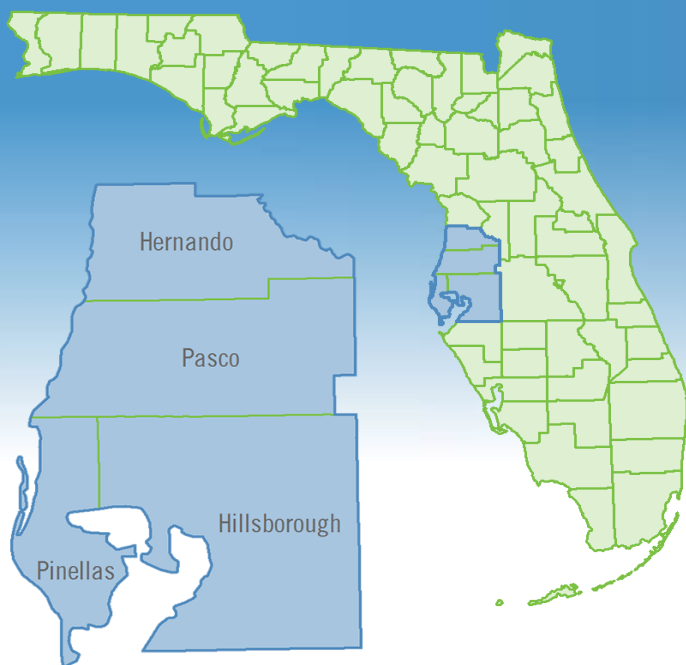
		September 2026	September 2025	Percent Change Year-over-Year
Traditional	Closed Sales	2,887	3,154	-8.5%
	Median Sale Price	\$400,000	\$399,000	0.3%
Foreclosure/REO	Closed Sales	33	21	57.1%
	Median Sale Price	\$256,250	\$270,000	-5.1%
Short Sale	Closed Sales	18	7	157.1%
	Median Sale Price	\$323,500	\$320,000	1.1%



Monthly Market Detail - September 2026

Townhouses and Condos

Tampa-St. Petersburg-Clearwater MSA



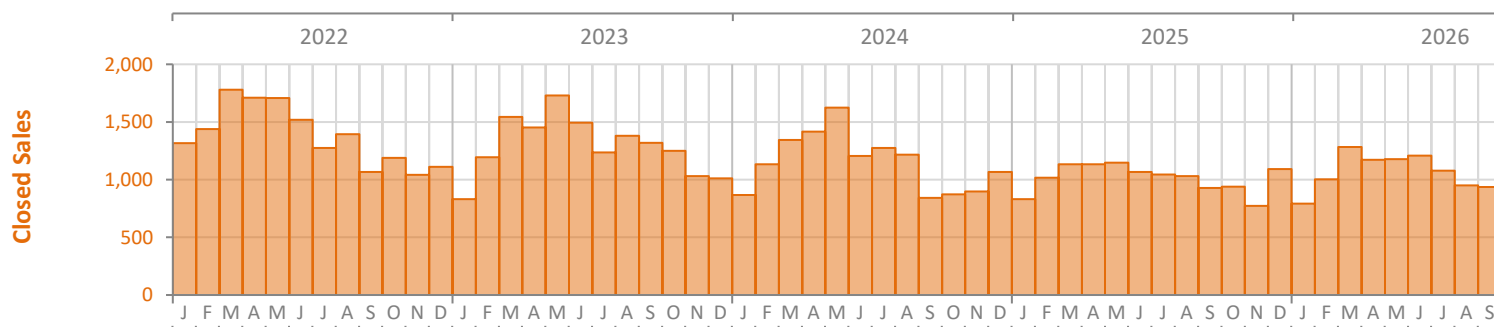
Summary Statistics	September 2026	September 2025	Percent Change Year-over-Year
Closed Sales	937	928	1.0%
Paid in Cash	491	415	18.3%
Median Sale Price	\$253,500	\$260,000	-2.5%
Average Sale Price	\$356,957	\$327,804	8.9%
Dollar Volume	\$334.5 Million	\$304.2 Million	9.9%
Median Percent of Original List Price Received	93.2%	92.6%	0.6%
Median Time to Contract	60 Days	66 Days	-9.1%
Median Time to Sale	97 Days	106 Days	-8.5%
New Pending Sales	881	913	-3.5%
New Listings	1,474	1,384	6.5%
Pending Inventory	1,068	1,157	-7.7%
Inventory (Active Listings)	6,563	6,584	-0.3%
Months Supply of Inventory	6.3	6.5	-3.1%

Closed Sales

The number of sales transactions which closed during the month

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

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	9,600	2.9%
September 2026	937	1.0%
August 2026	949	-7.9%
July 2026	1,079	3.4%
June 2026	1,209	13.3%
May 2026	1,178	2.6%
April 2026	1,171	3.4%
March 2026	1,283	13.1%
February 2026	1,002	-1.5%
January 2026	792	-4.8%
December 2025	1,092	2.3%
November 2025	774	-13.8%
October 2025	939	7.7%
September 2025	928	10.3%



Monthly Market Detail - September 2026

Townhouses and Condos

Tampa-St. Petersburg-Clearwater MSA

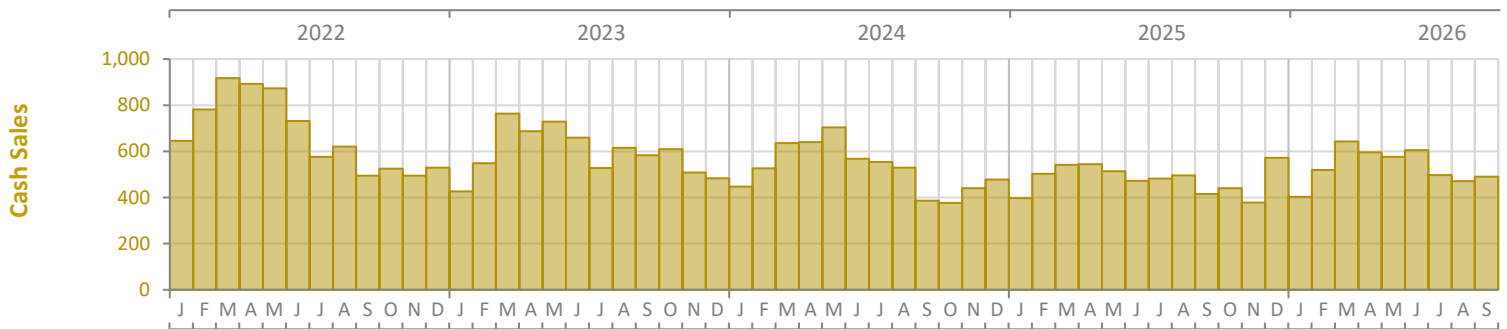


Cash Sales

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

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

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	4,802	10.0%
September 2026	491	18.3%
August 2026	471	-5.0%
July 2026	497	3.1%
June 2026	605	28.2%
May 2026	577	12.3%
April 2026	596	9.6%
March 2026	643	18.6%
February 2026	519	3.2%
January 2026	403	1.3%
December 2025	572	19.7%
November 2025	378	-14.3%
October 2025	441	17.0%
September 2025	415	7.2%

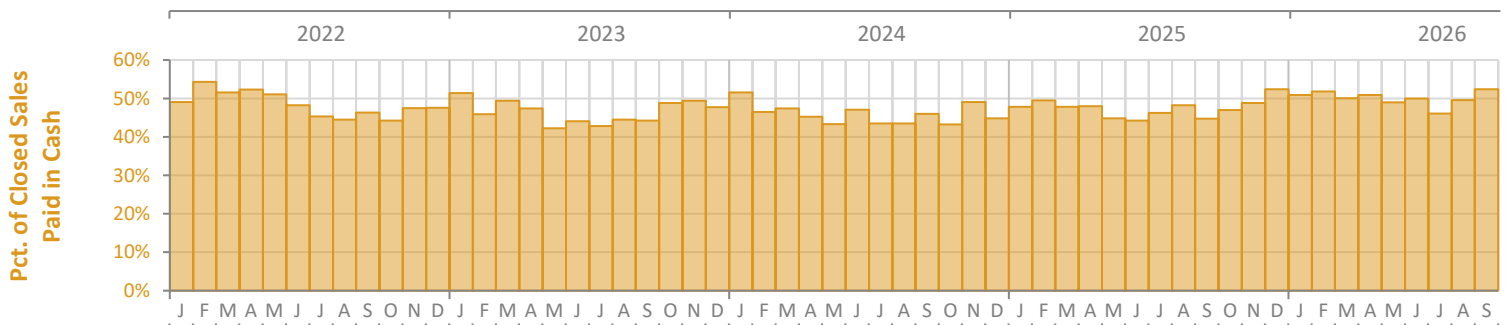


Cash Sales as a Percentage of Closed Sales

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	50.0%	6.8%
September 2026	52.4%	17.2%
August 2026	49.6%	2.9%
July 2026	46.1%	-0.2%
June 2026	50.0%	13.1%
May 2026	49.0%	9.4%
April 2026	50.9%	6.0%
March 2026	50.1%	4.8%
February 2026	51.8%	4.6%
January 2026	50.9%	6.5%
December 2025	52.4%	17.0%
November 2025	48.8%	-0.6%
October 2025	47.0%	8.8%
September 2025	44.7%	-2.8%



Monthly Market Detail - September 2026

Townhouses and Condos

Tampa-St. Petersburg-Clearwater MSA

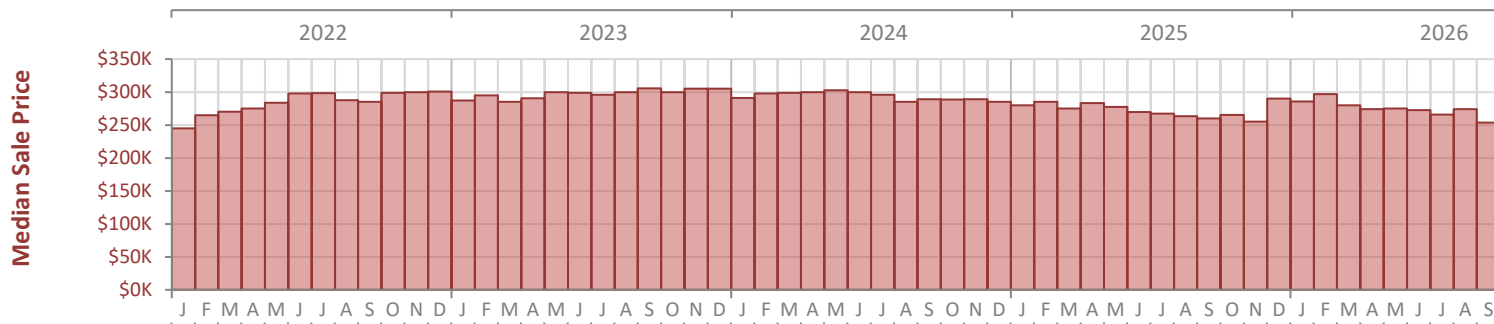


Median Sale Price

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	\$275,000	0.0%
September 2026	\$253,500	-2.5%
August 2026	\$274,000	4.1%
July 2026	\$265,950	-0.5%
June 2026	\$272,500	1.0%
May 2026	\$274,990	-0.9%
April 2026	\$274,000	-3.4%
March 2026	\$279,990	1.8%
February 2026	\$297,000	4.2%
January 2026	\$285,517	2.0%
December 2025	\$290,000	1.6%
November 2025	\$255,000	-11.8%
October 2025	\$265,500	-8.0%
September 2025	\$260,000	-10.0%

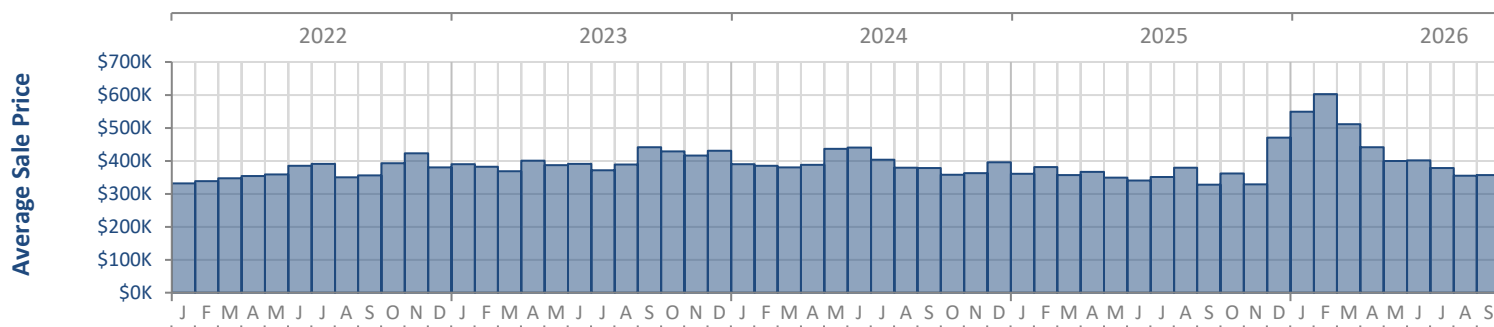


Average Sale Price

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	\$442,267	23.8%
September 2026	\$356,957	8.9%
August 2026	\$355,066	-6.4%
July 2026	\$377,857	7.5%
June 2026	\$401,188	17.8%
May 2026	\$399,619	14.6%
April 2026	\$440,900	20.2%
March 2026	\$511,105	43.1%
February 2026	\$602,328	57.9%
January 2026	\$549,585	52.3%
December 2025	\$470,577	19.0%
November 2025	\$328,453	-9.4%
October 2025	\$361,755	1.2%
September 2025	\$327,804	-13.3%



Monthly Market Detail - September 2026

Townhouses and Condos

Tampa-St. Petersburg-Clearwater MSA

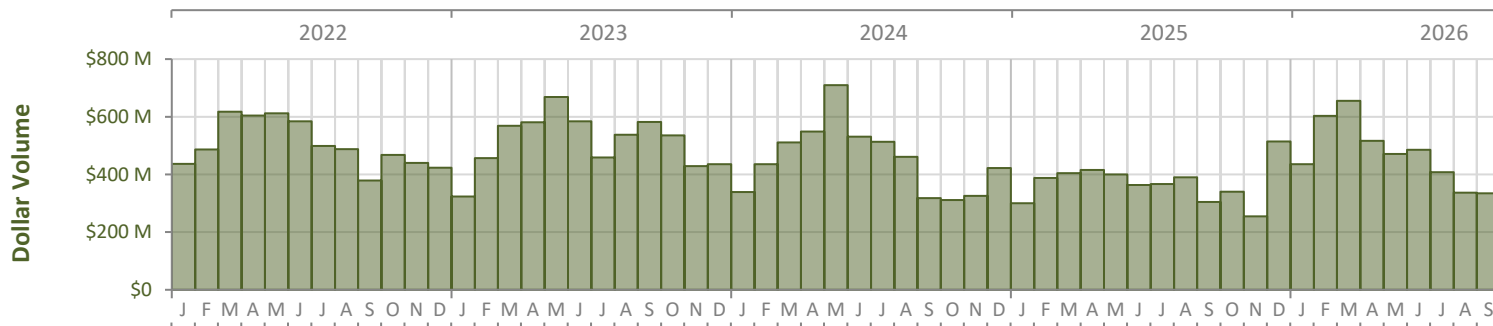


Dollar Volume

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	\$4.2 Billion	27.4%
September 2026	\$334.5 Million	9.9%
August 2026	\$337.0 Million	-13.7%
July 2026	\$407.7 Million	11.1%
June 2026	\$485.0 Million	33.4%
May 2026	\$470.8 Million	17.6%
April 2026	\$516.3 Million	24.3%
March 2026	\$655.7 Million	61.9%
February 2026	\$603.5 Million	55.6%
January 2026	\$435.3 Million	45.0%
December 2025	\$513.9 Million	21.8%
November 2025	\$254.2 Million	-21.9%
October 2025	\$339.7 Million	9.0%
September 2025	\$304.2 Million	-4.3%

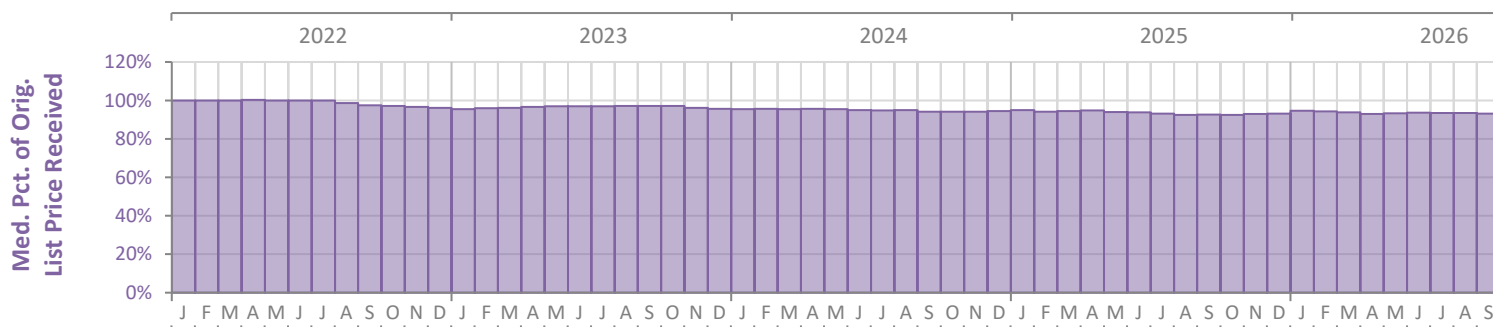


Median Percent of Original List Price Received

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

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

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	93.6%	-0.3%
September 2026	93.2%	0.6%
August 2026	93.4%	1.0%
July 2026	93.5%	0.4%
June 2026	93.6%	-0.2%
May 2026	93.3%	-0.7%
April 2026	92.9%	-2.0%
March 2026	93.8%	-0.6%
February 2026	94.3%	0.1%
January 2026	94.6%	-0.3%
December 2025	93.2%	-1.4%
November 2025	92.9%	-1.4%
October 2025	92.5%	-1.8%
September 2025	92.6%	-1.6%



Monthly Market Detail - September 2026

Townhouses and Condos

Tampa-St. Petersburg-Clearwater MSA

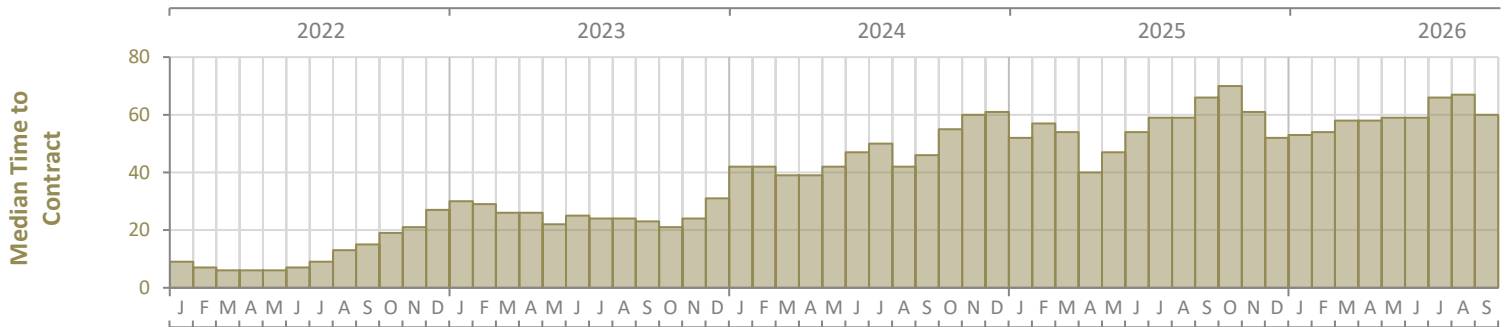


Median Time to Contract

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

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

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	64 Days	12.3%
September 2026	60 Days	-9.1%
August 2026	67 Days	13.6%
July 2026	66 Days	11.9%
June 2026	59 Days	9.3%
May 2026	59 Days	25.5%
April 2026	58 Days	45.0%
March 2026	58 Days	7.4%
February 2026	54 Days	-5.3%
January 2026	53 Days	1.9%
December 2025	52 Days	-14.8%
November 2025	61 Days	1.7%
October 2025	70 Days	27.3%
September 2025	66 Days	43.5%

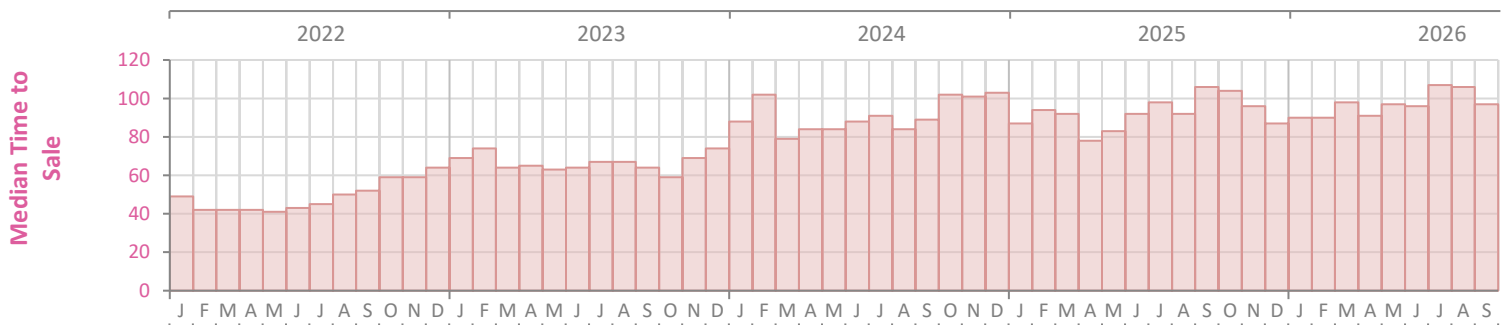


Median Time to Sale

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	9.6%
September 2026	97 Days	-8.5%
August 2026	106 Days	15.2%
July 2026	107 Days	9.2%
June 2026	96 Days	4.3%
May 2026	97 Days	16.9%
April 2026	91 Days	16.7%
March 2026	98 Days	6.5%
February 2026	90 Days	-4.3%
January 2026	90 Days	3.4%
December 2025	87 Days	-15.5%
November 2025	96 Days	-5.0%
October 2025	104 Days	2.0%
September 2025	106 Days	19.1%



Monthly Market Detail - September 2026

Townhouses and Condos

Tampa-St. Petersburg-Clearwater MSA

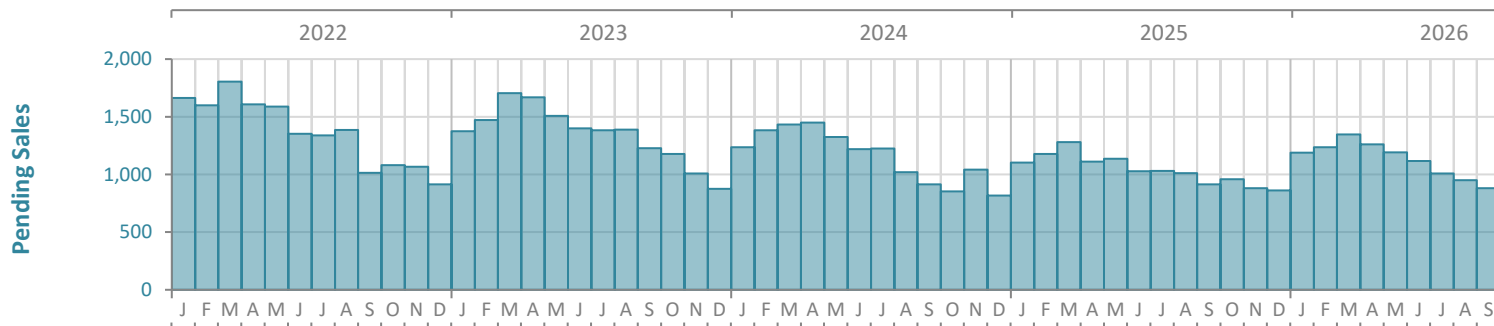


New Pending Sales

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	10,184	4.0%
September 2026	881	-3.5%
August 2026	951	-6.0%
July 2026	1,009	-2.2%
June 2026	1,118	8.6%
May 2026	1,192	4.9%
April 2026	1,260	13.4%
March 2026	1,346	5.2%
February 2026	1,237	4.9%
January 2026	1,190	7.9%
December 2025	862	5.6%
November 2025	881	-15.5%
October 2025	958	12.3%
September 2025	913	-0.1%

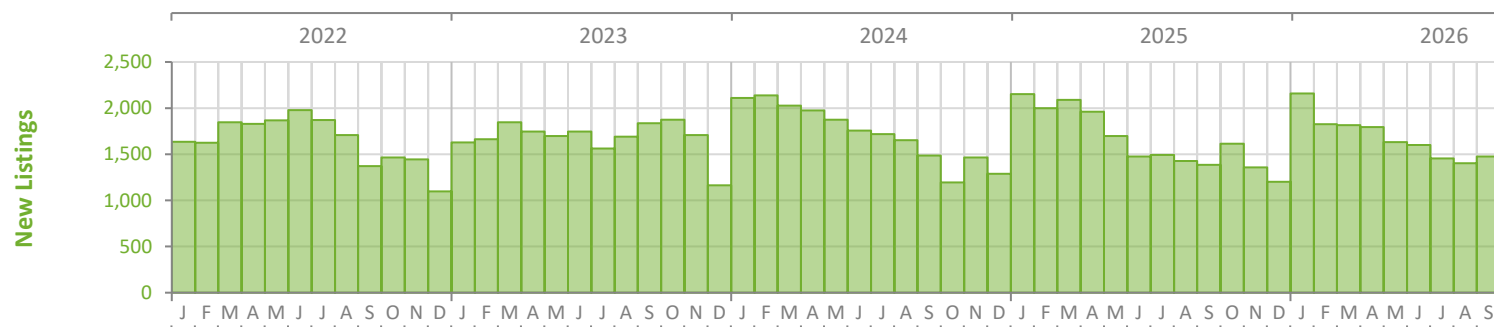


New Listings

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	15,160	-3.3%
September 2026	1,474	6.5%
August 2026	1,402	-1.8%
July 2026	1,456	-2.5%
June 2026	1,601	8.5%
May 2026	1,630	-3.9%
April 2026	1,795	-8.4%
March 2026	1,816	-13.1%
February 2026	1,827	-8.7%
January 2026	2,159	0.3%
December 2025	1,201	-6.8%
November 2025	1,357	-7.4%
October 2025	1,613	35.0%
September 2025	1,384	-6.9%



Monthly Market Detail - September 2026

Townhouses and Condos

Tampa-St. Petersburg-Clearwater MSA

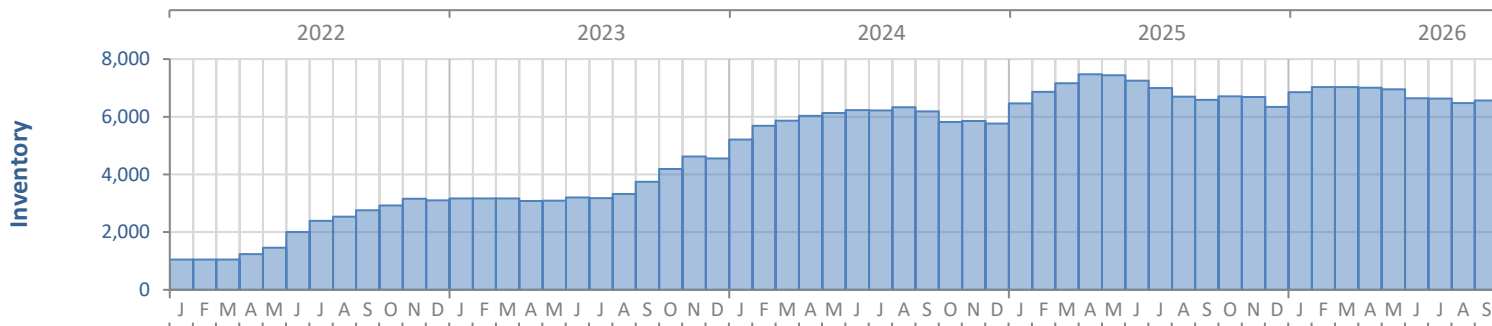


Inventory (Active Listings)

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

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

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	6,797	-2.8%
September 2026	6,563	-0.3%
August 2026	6,474	-3.3%
July 2026	6,627	-5.2%
June 2026	6,641	-8.4%
May 2026	6,947	-6.7%
April 2026	7,012	-6.2%
March 2026	7,029	-1.8%
February 2026	7,028	2.3%
January 2026	6,852	6.1%
December 2025	6,343	10.0%
November 2025	6,689	14.3%
October 2025	6,706	15.1%
September 2025	6,584	6.3%

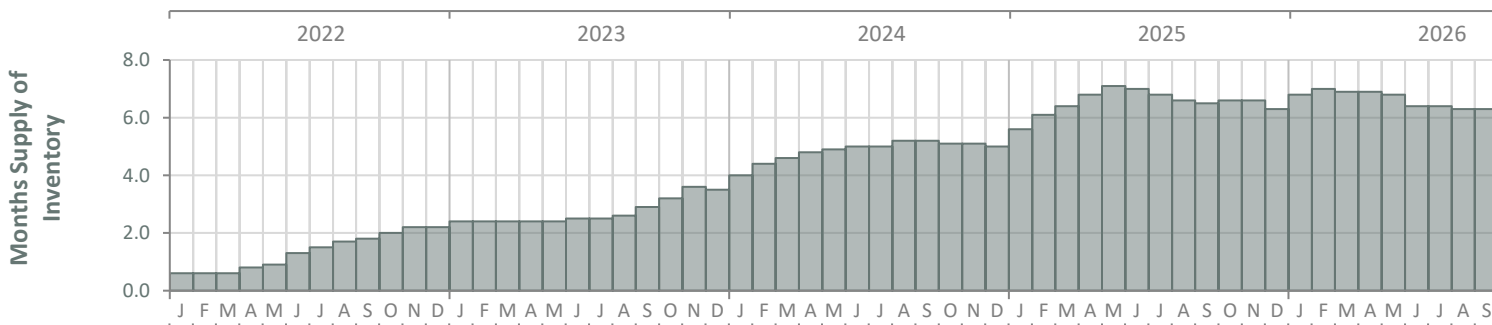


Months Supply of Inventory

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

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

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	6.6	1.5%
September 2026	6.3	-3.1%
August 2026	6.3	-4.5%
July 2026	6.4	-5.9%
June 2026	6.4	-8.6%
May 2026	6.8	-4.2%
April 2026	6.9	1.5%
March 2026	6.9	7.8%
February 2026	7.0	14.8%
January 2026	6.8	21.4%
December 2025	6.3	26.0%
November 2025	6.6	29.4%
October 2025	6.6	29.4%
September 2025	6.5	25.0%



Monthly Market Detail - September 2026

Townhouses and Condos

Tampa-St. Petersburg-Clearwater MSA

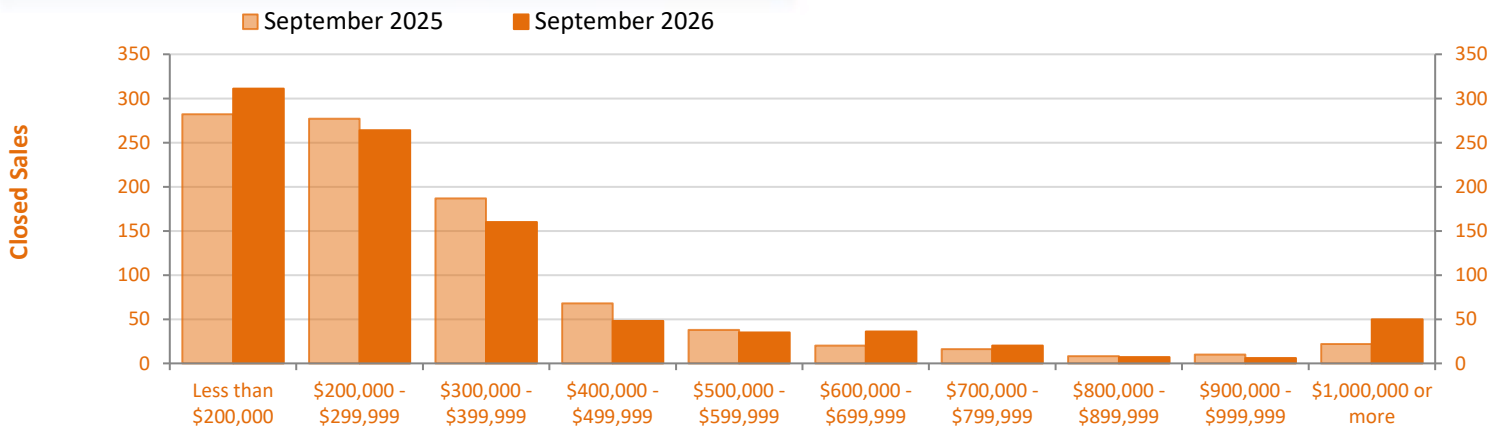


Closed Sales by Sale Price

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.

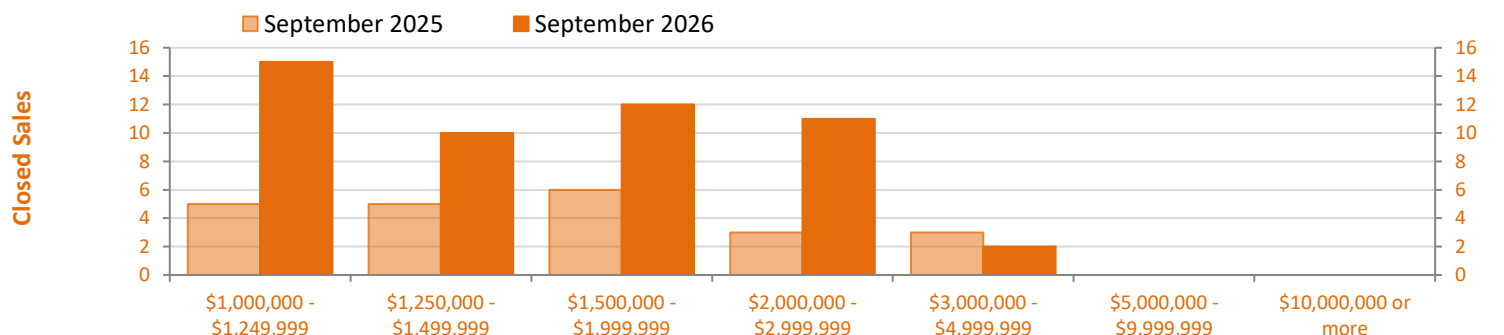
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	311	10.3%
\$200,000 - \$299,999	264	-4.7%
\$300,000 - \$399,999	160	-14.4%
\$400,000 - \$499,999	48	-29.4%
\$500,000 - \$599,999	35	-7.9%
\$600,000 - \$699,999	36	80.0%
\$700,000 - \$799,999	20	25.0%
\$800,000 - \$899,999	7	-12.5%
\$900,000 - \$999,999	6	-40.0%
\$1,000,000 or more	50	127.3%



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	15	200.0%
\$1,250,000 - \$1,499,999	10	100.0%
\$1,500,000 - \$1,999,999	12	100.0%
\$2,000,000 - \$2,999,999	11	266.7%
\$3,000,000 - \$4,999,999	2	-33.3%
\$5,000,000 - \$9,999,999	0	N/A
\$10,000,000 or more	0	N/A



Monthly Market Detail - September 2026

Townhouses and Condos

Tampa-St. Petersburg-Clearwater MSA

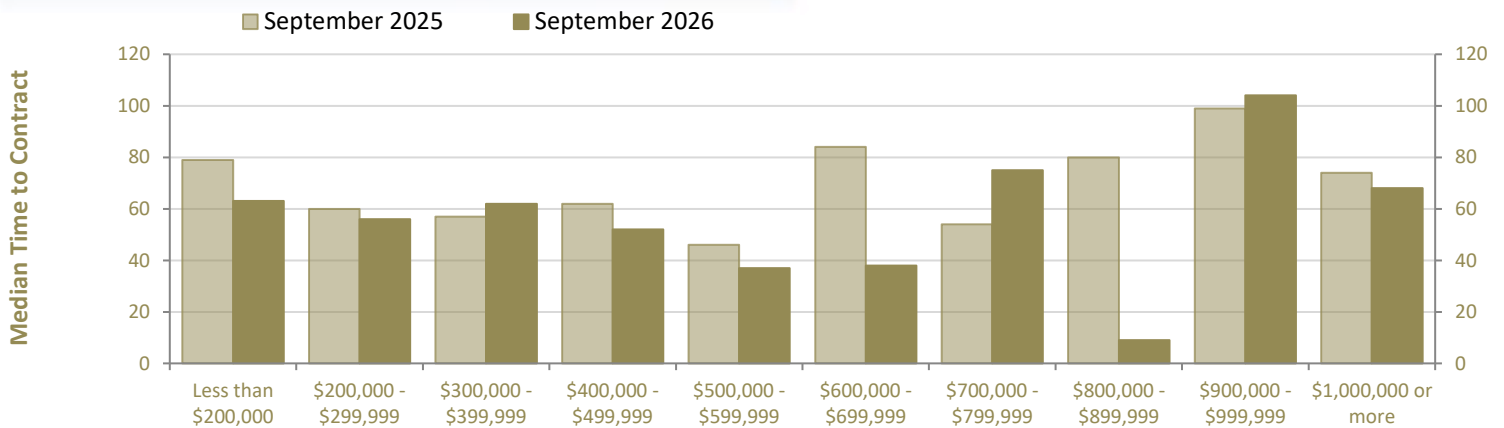


Median Time to Contract by Sale Price

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.

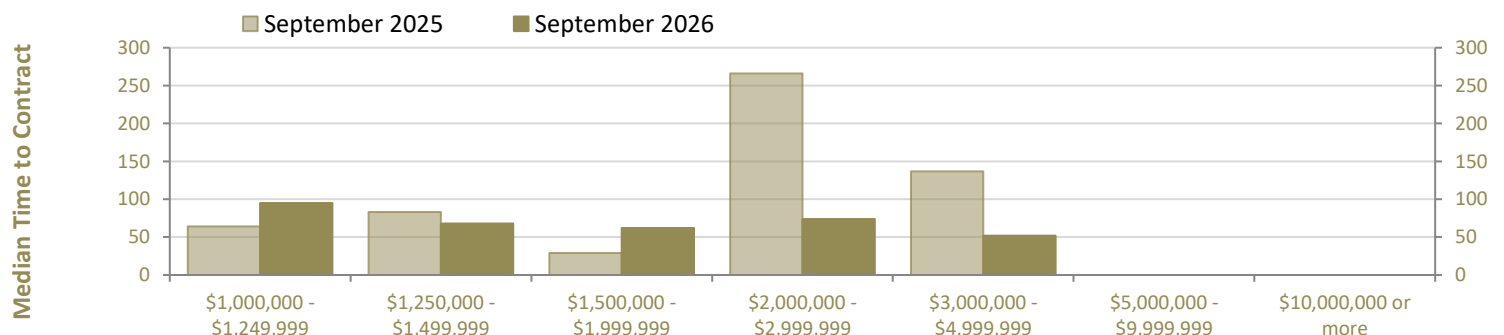
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	63 Days	-20.3%
\$200,000 - \$299,999	56 Days	-6.7%
\$300,000 - \$399,999	62 Days	8.8%
\$400,000 - \$499,999	52 Days	-16.1%
\$500,000 - \$599,999	37 Days	-19.6%
\$600,000 - \$699,999	38 Days	-54.8%
\$700,000 - \$799,999	75 Days	38.9%
\$800,000 - \$899,999	9 Days	-88.8%
\$900,000 - \$999,999	104 Days	5.1%
\$1,000,000 or more	68 Days	-8.1%



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	95 Days	48.4%
\$1,250,000 - \$1,499,999	68 Days	-18.1%
\$1,500,000 - \$1,999,999	62 Days	113.8%
\$2,000,000 - \$2,999,999	74 Days	-72.2%
\$3,000,000 - \$4,999,999	52 Days	-62.0%
\$5,000,000 - \$9,999,999	(No Sales)	N/A
\$10,000,000 or more	(No Sales)	N/A



Monthly Market Detail - September 2026

Townhouses and Condos

Tampa-St. Petersburg-Clearwater MSA

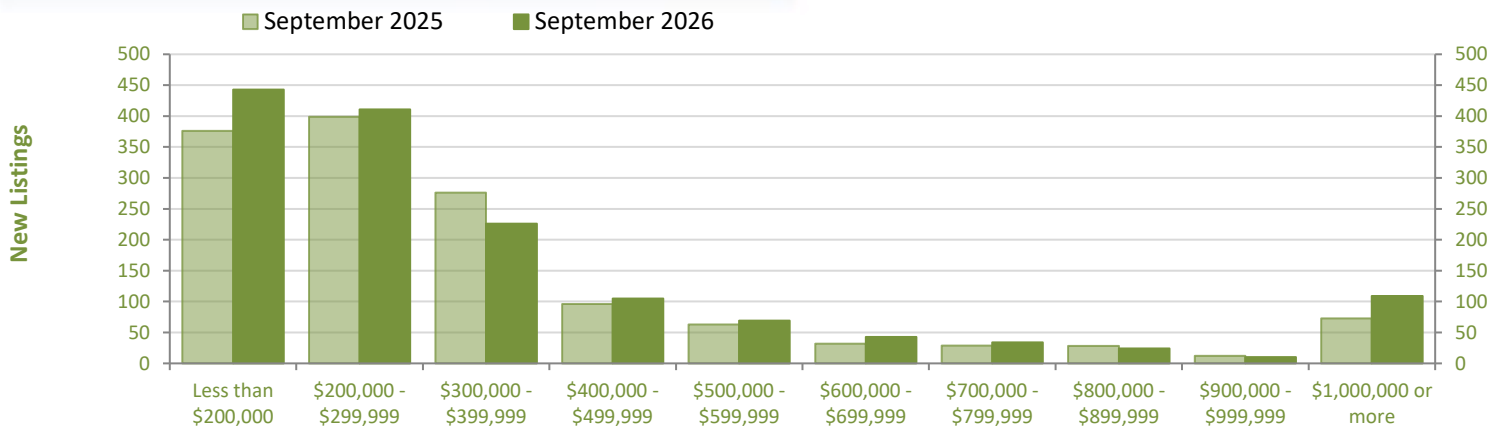


New Listings by Initial Listing Price

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.

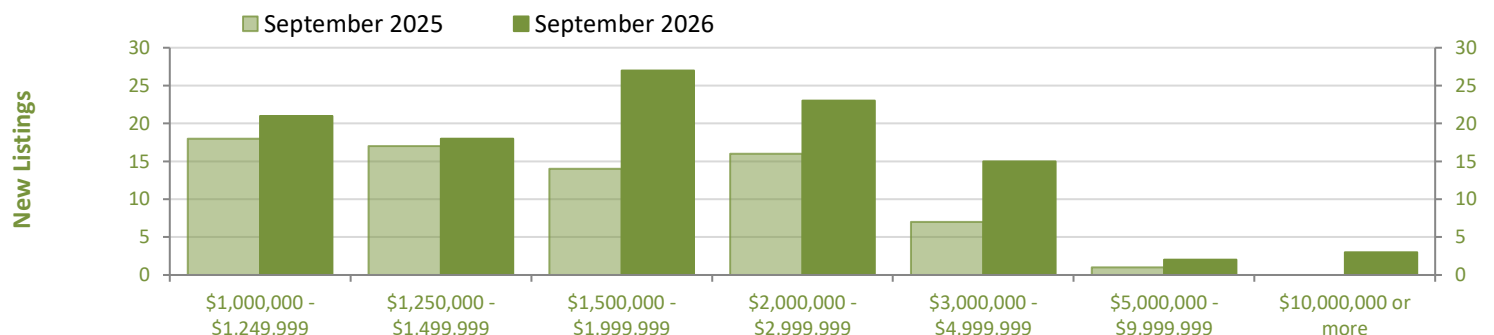
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	443	17.8%
\$200,000 - \$299,999	411	3.0%
\$300,000 - \$399,999	226	-18.1%
\$400,000 - \$499,999	105	9.4%
\$500,000 - \$599,999	69	9.5%
\$600,000 - \$699,999	43	34.4%
\$700,000 - \$799,999	34	17.2%
\$800,000 - \$899,999	24	-14.3%
\$900,000 - \$999,999	10	-16.7%
\$1,000,000 or more	109	49.3%



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	21	16.7%
\$1,250,000 - \$1,499,999	18	5.9%
\$1,500,000 - \$1,999,999	27	92.9%
\$2,000,000 - \$2,999,999	23	43.8%
\$3,000,000 - \$4,999,999	15	114.3%
\$5,000,000 - \$9,999,999	2	100.0%
\$10,000,000 or more	3	N/A



Monthly Market Detail - September 2026

Townhouses and Condos

Tampa-St. Petersburg-Clearwater MSA

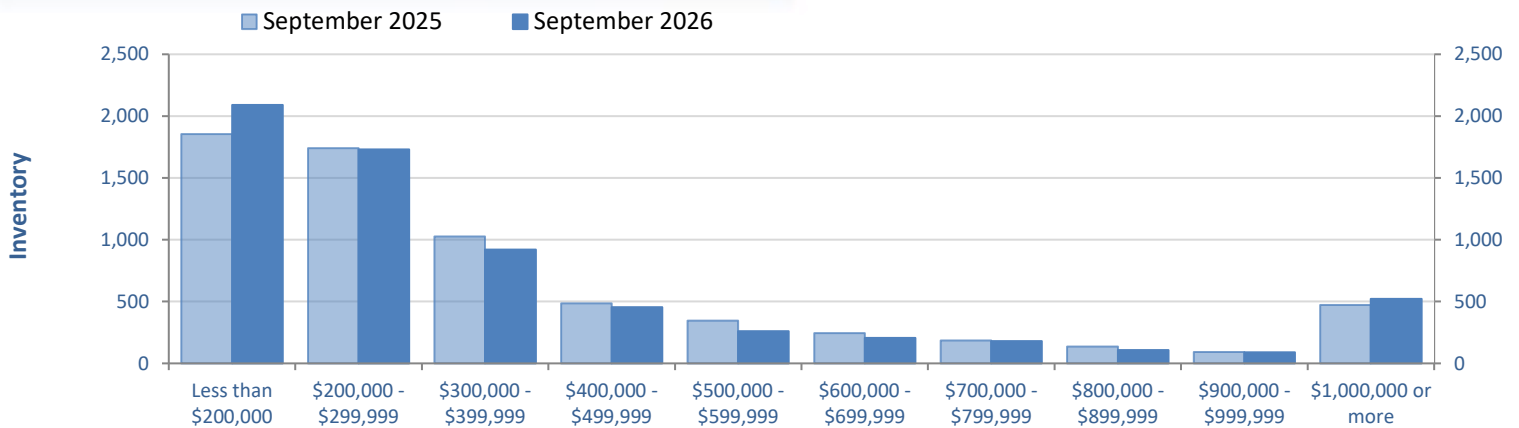


Inventory by Current Listing Price

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

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

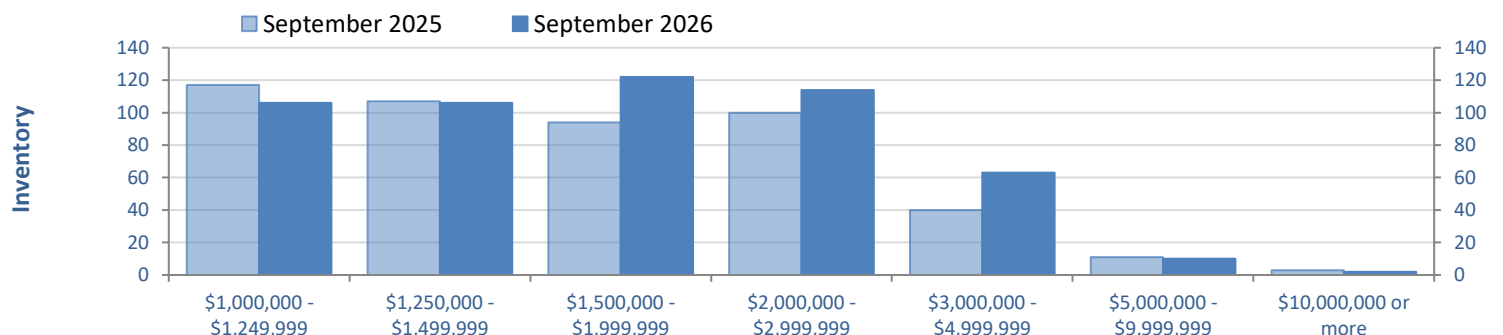
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	2,091	12.8%
\$200,000 - \$299,999	1,730	-0.7%
\$300,000 - \$399,999	920	-10.3%
\$400,000 - \$499,999	455	-6.4%
\$500,000 - \$599,999	260	-24.6%
\$600,000 - \$699,999	207	-15.9%
\$700,000 - \$799,999	180	-2.7%
\$800,000 - \$899,999	108	-20.6%
\$900,000 - \$999,999	89	-3.3%
\$1,000,000 or more	523	10.8%



Million Dollar Spotlight

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

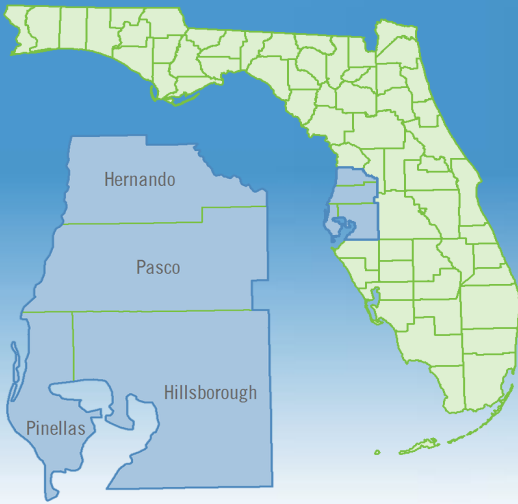
Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	106	-9.4%
\$1,250,000 - \$1,499,999	106	-0.9%
\$1,500,000 - \$1,999,999	122	29.8%
\$2,000,000 - \$2,999,999	114	14.0%
\$3,000,000 - \$4,999,999	63	57.5%
\$5,000,000 - \$9,999,999	10	-9.1%
\$10,000,000 or more	2	-33.3%



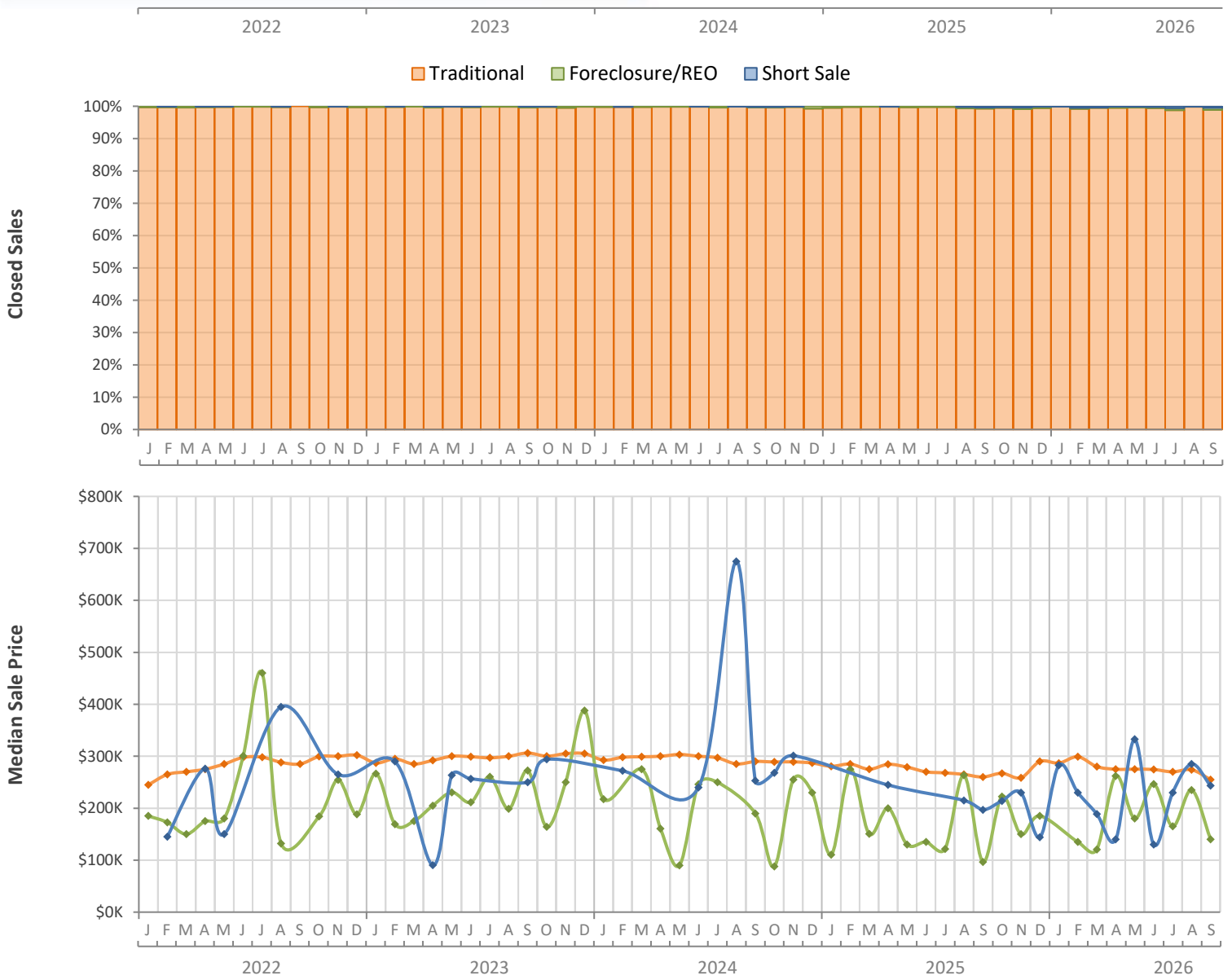
Monthly Distressed Market - September 2026

Townhouses and Condos

Tampa-St. Petersburg-Clearwater MSA



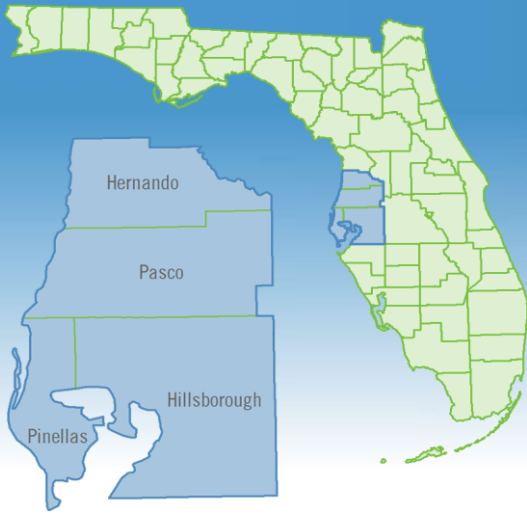
		September 2026	September 2025	Percent Change Year-over-Year
Traditional	Closed Sales	926	921	0.5%
	Median Sale Price	\$255,000	\$260,000	-1.9%
Foreclosure/REO	Closed Sales	6	3	100.0%
	Median Sale Price	\$140,250	\$96,500	45.3%
Short Sale	Closed Sales	5	4	25.0%
	Median Sale Price	\$243,300	\$197,000	23.5%



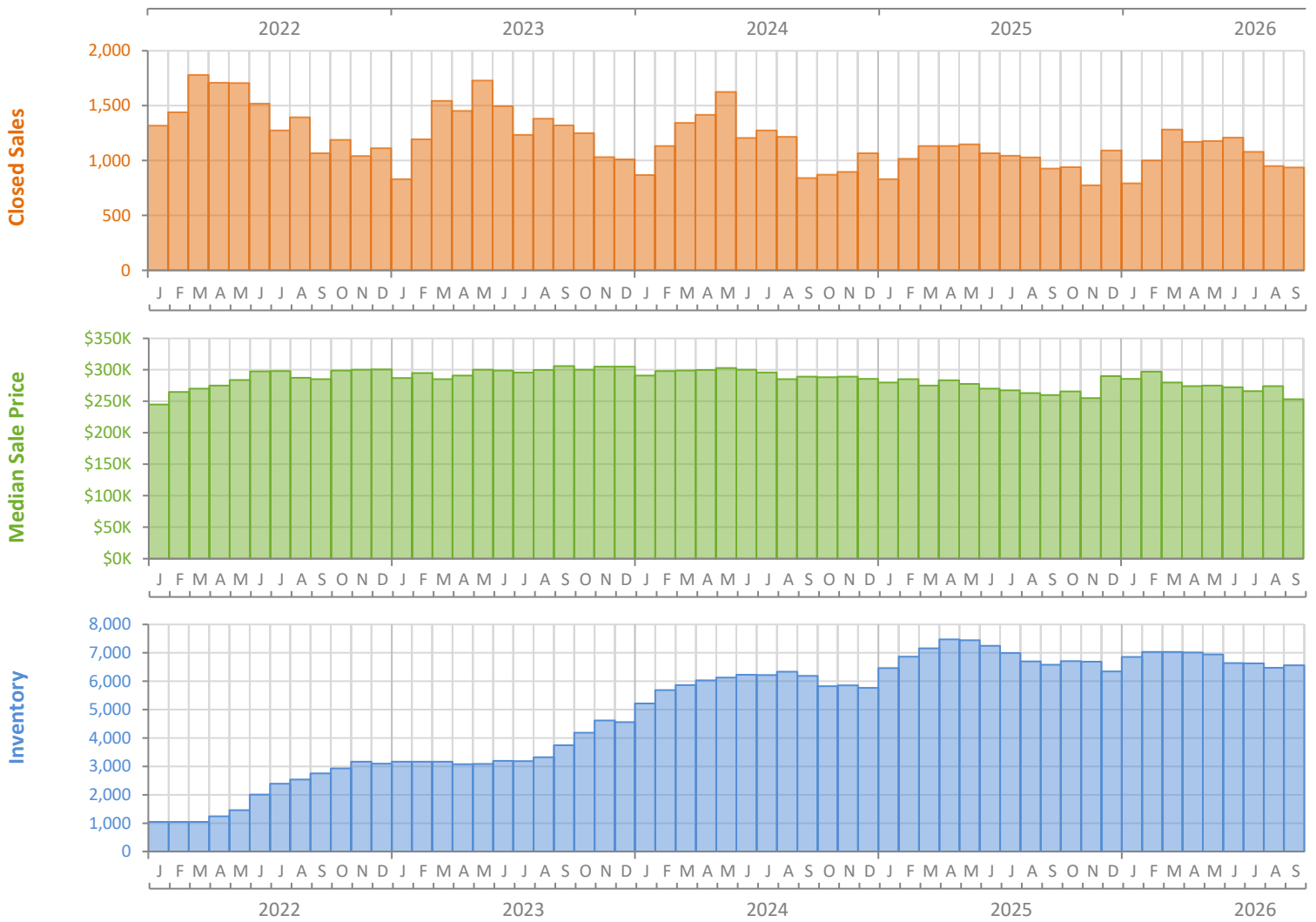
Monthly Market Summary - September 2026

Townhouses and Condos

Tampa-St. Petersburg-Clearwater MSA



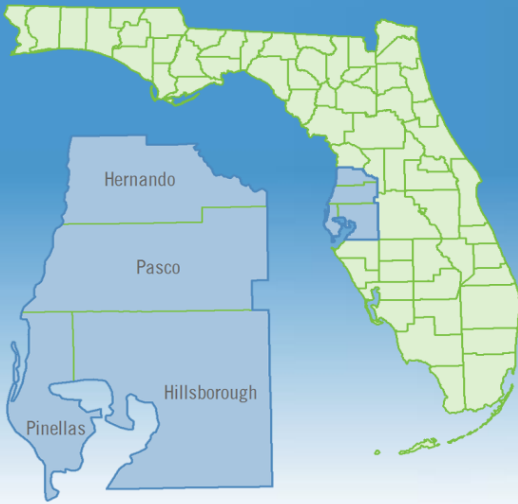
	September 2026	September 2025	Percent Change Year-over-Year
Closed Sales	937	928	1.0%
Paid in Cash	491	415	18.3%
Median Sale Price	\$253,500	\$260,000	-2.5%
Average Sale Price	\$356,957	\$327,804	8.9%
Dollar Volume	\$334.5 Million	\$304.2 Million	9.9%
Med. Pct. of Orig. List Price Received	93.2%	92.6%	0.6%
Median Time to Contract	60 Days	66 Days	-9.1%
Median Time to Sale	97 Days	106 Days	-8.5%
New Pending Sales	881	913	-3.5%
New Listings	1,474	1,384	6.5%
Pending Inventory	1,068	1,157	-7.7%
Inventory (Active Listings)	6,563	6,584	-0.3%
Months Supply of Inventory	6.3	6.5	-3.1%



Monthly Distressed Market - September 2026

Townhouses and Condos

Tampa-St. Petersburg-Clearwater MSA



		September 2026	September 2025	Percent Change Year-over-Year
Traditional	Closed Sales	926	921	0.5%
	Median Sale Price	\$255,000	\$260,000	-1.9%
Foreclosure/REO	Closed Sales	6	3	100.0%
	Median Sale Price	\$140,250	\$96,500	45.3%
Short Sale	Closed Sales	5	4	25.0%
	Median Sale Price	\$243,300	\$197,000	23.5%

