MIDDLETON
TAMPA BAY

NOVEMBER 2026

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Tampa Bay Market Intelligence

YEAR TO DATE / JANUARY–SEPTEMBER 2026



Downtown St. Petersburg, Pinellas County

Pinellas / Hillsborough / Pasco

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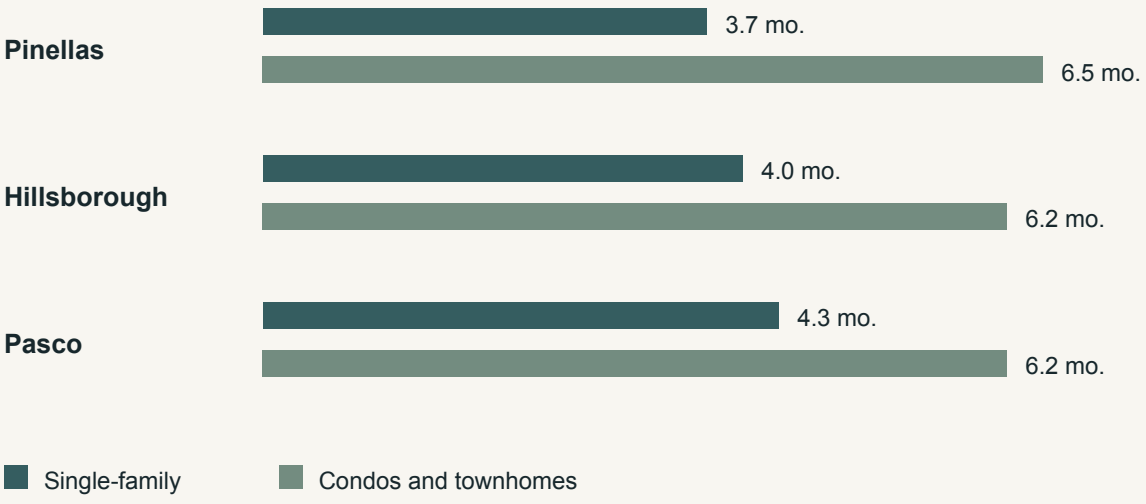
THE THREE-COUNTY VIEW

Two markets, one region

Across Pinellas, Hillsborough and Pasco, 25,665 single-family homes closed from January through September, down about 5.9% from the comparable 2025 period. Condo and townhome closings totaled 9,512, up about 2.9%, as Pinellas more than offset declines elsewhere.

COUNTY	SINGLE-FAMILY YTD	YOY	CONDO / TH YTD	YOY
Pinellas	7,707	−4.5%	5,209	+19.0%
Hillsborough	10,939	−3.6%	2,880	−6.6%
Pasco	7,019	−10.5%	1,423	−20.2%

September inventory by property type



Supply was higher for condos and townhomes in all three counties. In September, the median condo or townhome also took longer to go under contract than the median single-family home in each county.

COUNTY REPORT

Pinellas County



Dunedin

MEASURE	SINGLE-FAMILY	CONDO / TOWNHOME
Closings, January–September	**7,707**	**5,209**
YTD closings change	**−4.5%**	**+19.0%**
September closings	**746**	**495**
September closings change	**−9.0%**	**+13.3%**
September median sale price	**$465,000**	**$246,750**
September median price change	**+9.4%**	**+3.7%**
Active listings	**3,129**	**3,596**
Months of supply	**3.7**	**6.5**
Median days to contract	**36**	**61**
Median original list price received	**94.7%**	**92.9%**

Pinellas condo and townhome sales rose 19.0% year to date. September closings also rose, and time to contract fell from 77 to 61 days. Single-family closings fell in September while the median sale price rose. These measures describe the mix of homes sold and the pace of sales.

COUNTY REPORT

Hillsborough County



Davis Islands

MEASURE	SINGLE-FAMILY	CONDO / TOWNHOME
Closings, January–September	**10,939**	**2,880**
YTD closings change	**−3.6%**	**−6.6%**
September closings	**1,114**	**281**
September closings change	**−7.4%**	**−12.5%**
September median sale price	**$419,450**	**$255,650**
September median price change	**−1.3%**	**−8.7%**
Active listings	**4,708**	**1,942**
Months of supply	**4.0**	**6.2**
Median days to contract	**40**	**56**
Median original list price received	**96.2%**	**94.3%**

Hillsborough recorded the most single-family closings of the three counties. September single-family supply held at 4.0 months and median time to contract held at 40 days. The attached segment saw fewer closings and a lower median price than in September 2025.

COUNTY REPORT

Pasco County

$370,000

SEPTEMBER SINGLE-FAMILY MEDIAN SALE PRICE

MEASURE	SINGLE-FAMILY	CONDO / TOWNHOME
Closings, January–September	**7,019**	**1,423**
YTD closings change	**−10.5%**	**−20.2%**
September closings	**751**	**158**
September closings change	**−7.9%**	**+2.6%**
September median sale price	**$370,000**	**$262,062**
September median price change	**0.0%**	**+1.2%**
Active listings	**3,258**	**979**
Months of supply	**4.3**	**6.2**
Median days to contract	**48**	**64**
Median original list price received	**96.4%**	**93.6%**

Pasco single-family closings were down 10.5% year to date. The September single-family median was essentially flat year over year. Attached closings edged up in September, while supply rose from 4.7 to 6.2 months and median time to contract increased from 60 to 64 days.

HOW TO USE THIS REPORT

Start with the property

If you’re buying

Compare homes of the same property type and in the same area. Ask for recent closings and current competition. For a condo, review the specific association’s dues, reserves, insurance and assessments before comparing the total cost with a single-family home.

If you’re selling

Price from recent comparable sales and the homes buyers could choose today. September’s county figures provide context. A local comparison should also reflect condition, updates, location, flood exposure and the terms that matter to buyers.

Sources and definitions

County figures come from Florida Realtors® Monthly Market Detail, based on MLS feeds and distributed by the Suncoast Tampa Association of REALTORS®. September data was released October 16. The next scheduled monthly release was November 16. YTD counts cover January–September. September comparisons are against September 2025. Three-county year-over-year estimates use the published county counts and rounded changes.

Months of supply is the source’s inventory measure. Median time to contract measures time from listing to contract for properties that closed. Median prices describe the sales mix and should be read by property type. Coverage is limited to the three focus counties. Manatee, Sarasota and Hernando are outside these totals.

PINELLAS SOURCE PDF HILLSBOROUGH SOURCE PDF PASCO SOURCE PDF

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