

TAMPA BAY MARKET INTELLIGENCE · MONTHLY REPORT

February 2026

MIDDLETON
TAMPA BAY

Single-family and condominium market analysis for Hillsborough, Pinellas, Pasco, Manatee and Sarasota counties.

DATA RELEASED MONDAY, MARCH 16, 2026

The month *in numbers.*

3,473
SINGLE-FAMILY SALES
down 5.4% year over year

$2.05B
SINGLE-FAMILY VOLUME
down 3.5% year over year

17,193
ACTIVE SF LISTINGS
down 5.9% year over year

1,515
CONDO AND TOWNHOME SALES
up 0.9% year over year

KEY TAKEAWAYS

- Single-family closings across the five counties totaled 3,473, down 5.4 percent from a year earlier, with $2.05 billion in dollar volume.
- Manatee posted the strongest single-family median price change at +2.9%, while Sarasota posted the weakest at minus 5.0%.
- Single-family supply ranged from 3.6 months in Hillsborough to 5.0 months in Sarasota.
- Condominium and townhome closings totaled 1,515, up 0.9 percent from a year earlier, and condo supply ranged from 5.6 to 8.6 months.
- Active single-family inventory stood at 17,193 listings, down 5.9 percent from a year earlier.

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THE FIVE-COUNTY REGION

SEGMENT	CLOSED SALES	DOLLAR VOLUME	AVERAGE PRICE	NEW LISTINGS	NEW PENDING	ACTIVE LISTINGS	CASH SHARE
Single-Family	3,473 −5.4%	$2.05 B −3.5%	$589,318 +2.0%	5,760 −9.2%	4,543 −1.5%	17,193 −5.9%	31%
Condo and Townhome	1,515 +0.9%	$844.1 M +43.8%	$557,162 +42.6%	2,756 −11.0%	1,990 +9.4%	11,099 −1.4%	57%

Regional totals sum the five counties. The regional average price equals total dollar volume divided by total closed sales. County medians cannot be combined into a regional median, so medians are reported county by county.



ANALYST'S NOTE

Reading February *with care.*

Monthly numbers move. A single month can be shaped by a few large closings, a holiday or a storm, so I read each report against the same month a year earlier and against the trend of the past thirteen months.

In February, regional single-family sales were down 5.4 percent from a year earlier and the regional average price was up 2.0 percent from a year earlier. Active inventory was down 5.9 percent on the year.

WHAT STOOD OUT

Manatee led the region in single-family price growth at +2.9% year over year. Hillsborough had the tightest supply at 3.6 months. Homes moved fastest in Pasco, at a median 48 days to contract, and slowest in Manatee, at 65 days.

Negotiating room varied as well. Sellers received a median 96.0% of original list price in Pasco and 93.8% in Sarasota.

WHAT IT MEANS

For sellers, pricing to the most recent comparable sales matters more than ever. The gap between original list price and sale price tells you how much the market is willing to negotiate in your county.

For buyers, condominium supply above six months in Pinellas, Manatee and Sarasota points to real negotiating leverage in that segment.

Data tells you where the market is. Strategy decides what you do about it.

MARK ALLEN MIDDLETON · REALTOR® · COMPASS

Single-Family Homes, *county by county.*

Each figure shows the February 2026 value with its change from February 2025 beneath it. Days to contract is the median number of days from listing to accepted contract.

COUNTY	CLOSED SALES	MEDIAN PRICE	AVERAGE PRICE	DAYS TO CONTRACT	% OF ORIGINAL LIST	ACTIVE LISTINGS	MONTHS SUPPLY	CASH SHARE
Hillsborough	996 −5.1%	$426,000 +1.4%	$549,842 −0.2%	54 +42.1%	95.7% −0.9%	4,409 +0.6%	3.6 +2.9%	22%
Pinellas	699 −13.3%	$450,000 +1.1%	$601,794 −0.4%	54 +28.6%	93.9% −0.2%	3,277 −7.4%	3.8 −9.5%	36%
Pasco	603 −16.8%	$365,000 −1.3%	$409,031 −2.9%	48 −12.7%	96.0% +0.4%	3,056 +3.2%	3.8 +5.6%	21%
Manatee	550 +10.0%	$489,634 +2.9%	$673,021 +2.5%	65 +41.3%	94.2% −1.5%	3,031 −2.1%	4.8 −2.0%	32%
Sarasota	625 +6.1%	$475,000 −5.0%	$738,588 +3.3%	59 +28.3%	93.8% −0.7%	3,420 −20.3%	5.0 −26.5%	47%
Region	3,473 −5.4%	By county	$589,318 +2.0%	By county	By county	17,193 −5.9%	By county	31%

5,760
NEW LISTINGS
down 9.2% year over year, five counties

4,543
NEW PENDING SALES
down 1.5% year over year, five counties

6,338
CLOSED SALES YEAR TO DATE
January through February, five counties

YEAR TO DATE, JANUARY THROUGH FEBRUARY

1,787
HILLSBOROUGH
down 4.7% in closed sales

1,289
PINELLAS
down 14.8% in closed sales

1,120
PASCO
down 19.1% in closed sales

994
MANATEE
down 0.4% in closed sales

1,148
SARASOTA
up 3.5% in closed sales

Months supply divides active inventory by the twelve-month average of monthly closed sales, as published by Florida Realtors®, whose economists cite 5.5 months as the benchmark for a balanced market. We describe readings under 5 months as seller-leaning, 5 to 6 months as near balance and above 6 months as buyer-leaning.

Condominiums and Townhomes, *county by county.*

Each figure shows the February 2026 value with its change from February 2025 beneath it. Days to contract is the median number of days from listing to accepted contract.

COUNTY	CLOSED SALES	MEDIAN PRICE	AVERAGE PRICE	DAYS TO CONTRACT	% OF ORIGINAL LIST	ACTIVE LISTINGS	MONTHS SUPPLY	CASH SHARE
Hillsborough	271 −14.0%	$283,495 +0.2%	$498,885 +27.6%	58 −1.7%	95.3% +0.4%	1,816 −4.7%	5.6 +7.7%	44%
Pinellas	579 +19.9%	$360,000 +26.5%	$748,323 +77.8%	46 −27.0%	94.3% +1.5%	4,161 +5.3%	8.3 +7.8%	58%
Pasco	139 −35.6%	$245,000 −15.4%	$232,662 −17.2%	72 +67.4%	93.2% −3.1%	1,009 +5.8%	5.8 +45.0%	45%
Manatee	204 −18.7%	$311,995 −2.5%	$369,085 +3.3%	67 +31.4%	93.0% −2.3%	1,670 −8.6%	7.5 −9.6%	64%
Sarasota	322 +35.9%	$330,000 −3.5%	$521,637 +12.5%	76 +72.7%	92.1% −1.6%	2,443 −6.7%	8.6 −5.5%	68%
Region	1,515 +0.9%	By county	$557,162 +42.6%	By county	By county	11,099 −1.4%	By county	57%

2,756
NEW LISTINGS
down 11.0% year over year, five counties

1,990
NEW PENDING SALES
up 9.4% year over year, five counties

2,729
CLOSED SALES YEAR TO DATE
January through February, five counties

YEAR TO DATE, JANUARY THROUGH FEBRUARY

481
HILLSBOROUGH
down 15.6% in closed sales

1,055
PINELLAS
up 23.0% in closed sales

234
PASCO
down 42.5% in closed sales

373
MANATEE
down 11.8% in closed sales

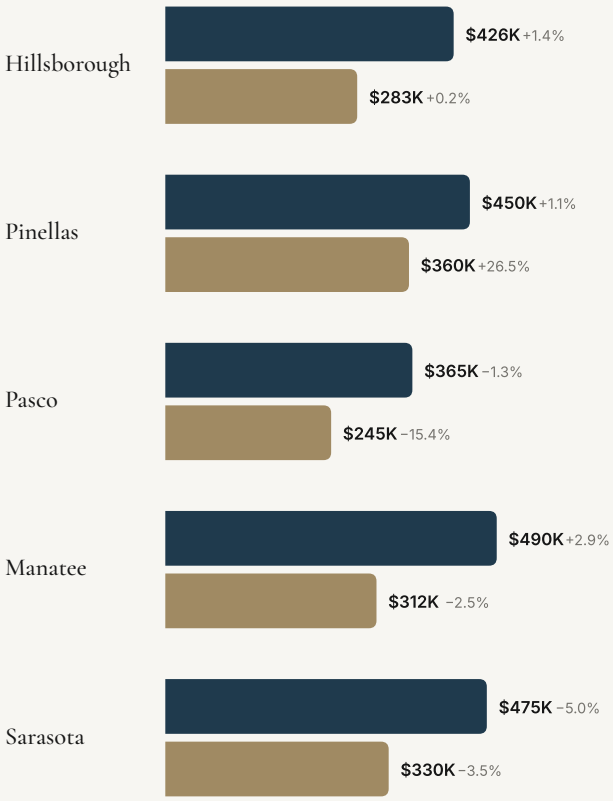
586
SARASOTA
up 22.3% in closed sales

Months supply divides active inventory by the twelve-month average of monthly closed sales, as published by Florida Realtors®, whose economists cite 5.5 months as the benchmark for a balanced market. We describe readings under 5 months as seller-leaning, 5 to 6 months as near balance and above 6 months as buyer-leaning.

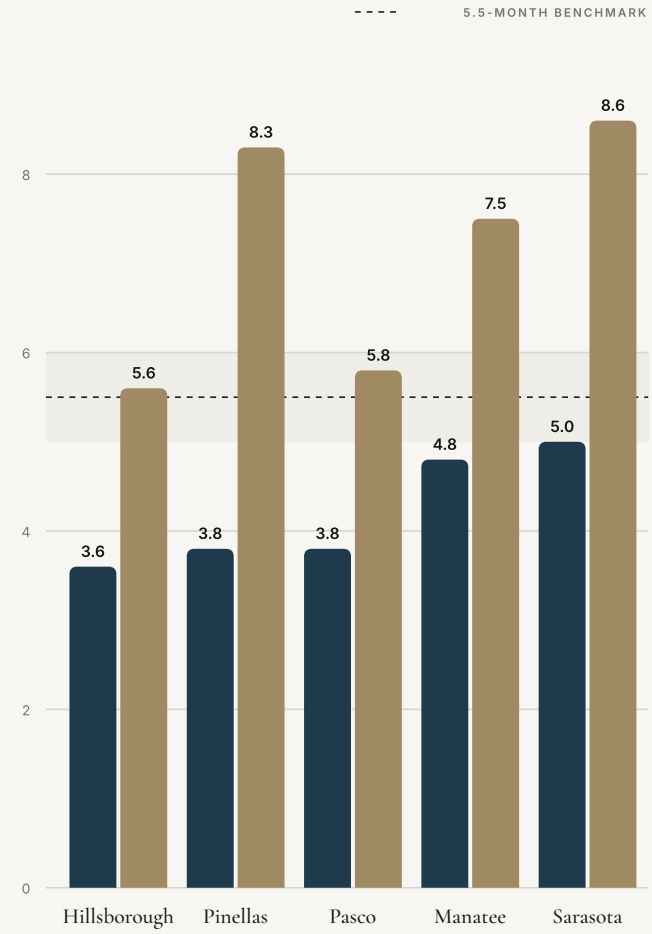
Where values sit, *and how much is for sale.*

SINGLE-FAMILY CONDO / TOWNHOME

MEDIAN SALE PRICE, FEBRUARY 2026, CHANGE YEAR OVER YEAR



MONTHS SUPPLY OF INVENTORY, FEBRUARY 2026



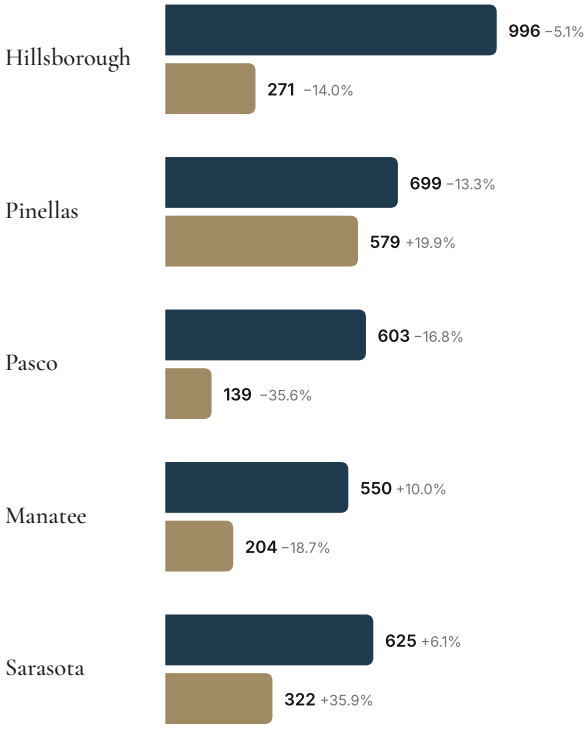
Median prices are the clearest single measure of value, but they also reflect the mix of homes that happened to sell in a given month. A month with more waterfront or new-construction closings will lift the median even if individual values are flat. That is why we pair price with supply.

Months supply measures how long current inventory would last at the average pace of sales over the past twelve months. Florida Realtors® economists treat 5.5 months as the benchmark for a balanced market. Single-family supply this month ranged from 3.6 to 5.0 months. Condominium supply ranged from 5.6 to 8.6 months.

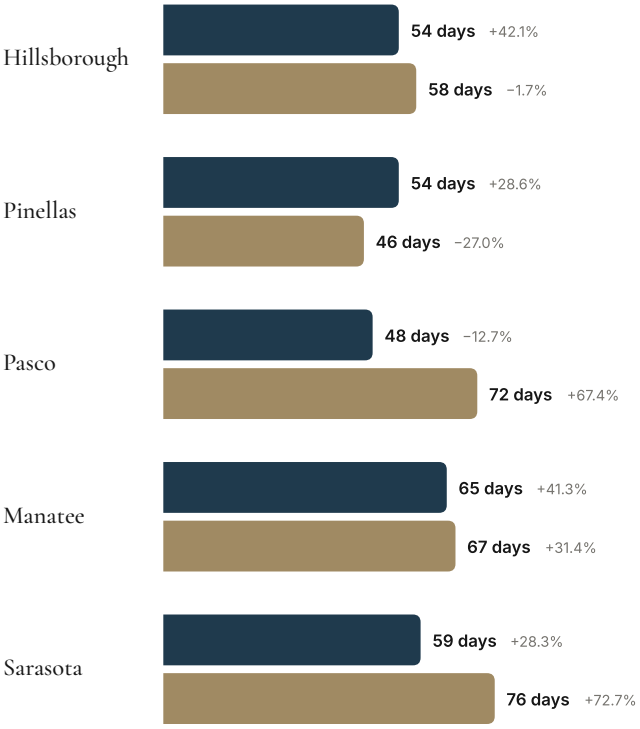
How many sold, *and how quickly.*

SINGLE-FAMILY CONDO / TOWNHOME

CLOSED SALES, FEBRUARY 2026, CHANGE YEAR OVER YEAR



MEDIAN DAYS TO CONTRACT, CHANGE YEAR OVER YEAR



Closed sales confirm what buyers actually did. Because sales follow strong seasonal patterns in Florida, we compare each month with the same month a year earlier rather than with the prior month.

Days to contract is our preferred measure of urgency. In February, single-family homes went under contract fastest in Pasco at 48 days and slowest in Manatee at 65 days. Rising days to contract typically precede softer pricing, and falling days typically precede firmer pricing.

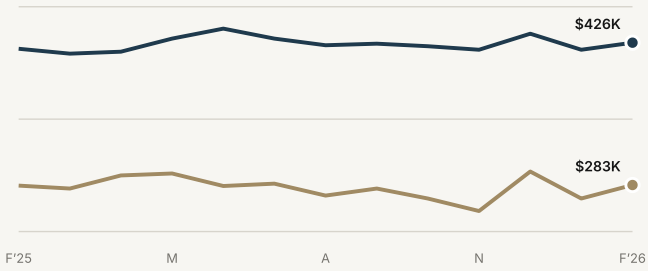
THIRTEEN-MONTH PRICE TRENDS

The line matters *more than the point.*

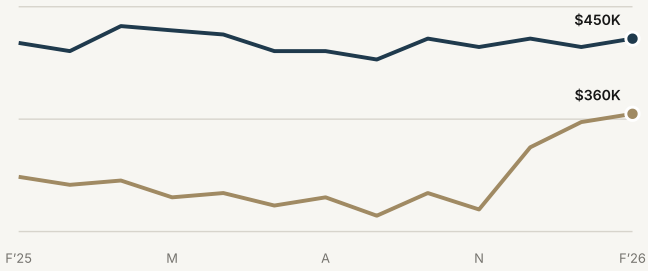
Median sale price for each county from February 2025 through February 2026. Reading a full year at once separates seasonal swings from genuine shifts in value.

SINGLE-FAMILY CONDO / TOWNHOME

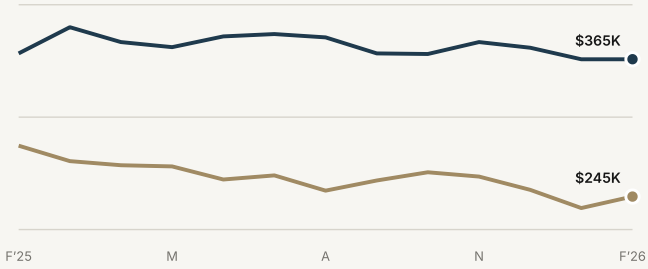
Hillsborough



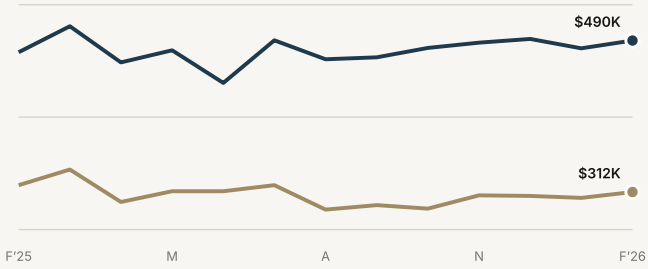
Pinellas



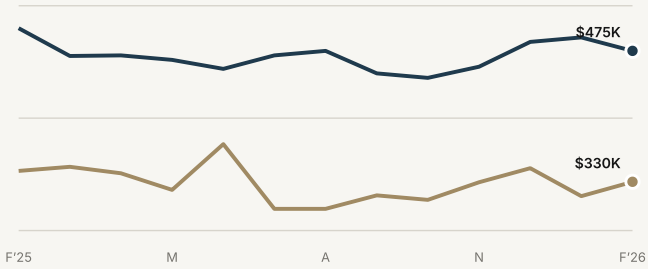
Pasco



Manatee



Sarasota



HOW TO READ THESE

Each line shows thirteen monthly medians. The labeled point is February 2026. Scales differ by county so that each county's own trend is visible. Compare shapes, not heights.



DOWNTOWN TAMPA AND THE HILLSBOROUGH RIVER

COUNTY REPORT · FEBRUARY 2026

Hillsborough *County*

TAMPA, BRANDON, RIVERVIEW, PLANT CITY AND THE NORTHERN SUBURBS

SINGLE-FAMILY HOMES

Closed sales	996	−5.1%
Median sale price	$426,000	+1.4%
Average sale price	$549,842	−0.2%
Dollar volume	$547.6 M	−5.3%
Median days to contract	54	+42.1%
Median days to sale	91	+16.7%
% of original list received	95.7%	−0.9%
New listings	1,598	−2.7%
New pending sales	1,286	−4.8%
Active listings	4,409	+0.6%
Months supply	3.6	+2.9%
Cash share of sales	22%	

CONDOS AND TOWNHOMES

Closed sales	271	−14.0%
Median sale price	$283,495	+0.2%
Average sale price	$498,885	+27.6%
Dollar volume	$135.2 M	+9.8%
Median days to contract	58	−1.7%
Median days to sale	99	+7.6%
% of original list received	95.3%	+0.4%
New listings	520	−10.3%
New pending sales	345	−4.7%
Active listings	1,816	−4.7%
Months supply	5.6	+7.7%
Cash share of sales	44%	

What the numbers *are saying*.

Single-family. Single-family closings in Hillsborough County totaled 996 in February, down 5.1 percent from a year earlier. The median sale price settled at $426,000, up 1.4 percent from a year earlier, and sellers received a median 95.7% of original list price. Homes went under contract in a median 54 days. With 4,409 active listings, the county held 3.6 months of supply, a reading we describe as seller-leaning against the 5.5-month balanced benchmark.

Condominiums and townhomes. The condominium and townhome segment recorded 271 closings, down 14.0 percent from a year earlier, at a median of $283,495. Supply stood at 5.6 months, near balance by the same measure.

ACTIVITY BY PRICE RANGE

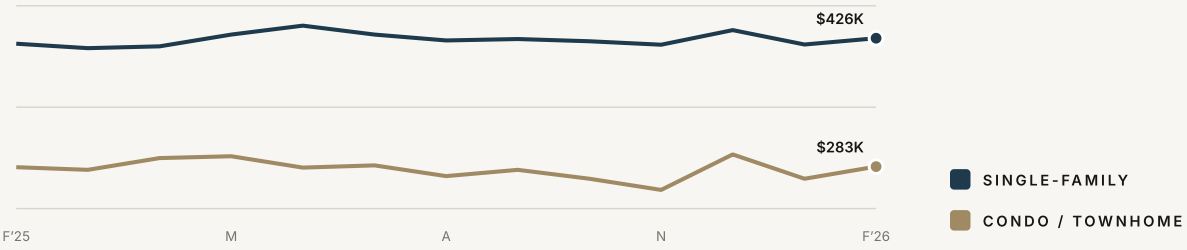
SINGLE-FAMILY HOMES

PRICE RANGE	SOLD	YOY	DAYS	LISTED	RATIO
Under $200,000	37	−2.6%	53	58	1.6
$200,000 to $299,999	104	+5.1%	39	315	3.0
$300,000 to $399,999	289	−11.9%	54	1,170	4.0
$400,000 to $499,999	199	−10.0%	55	961	4.8
$500,000 to $599,999	135	+17.4%	56	546	4.0
$600,000 to $699,999	61	−9.0%	36	344	5.6
$700,000 to $799,999	41	−33.9%	63	208	5.1
$800,000 to $899,999	31	−18.4%	39	136	4.4
$900,000 to $999,999	23	+43.8%	48	103	4.5
$1,000,000 or more	76	+15.2%	68	568	7.5

CONDOS AND TOWNHOMES

PRICE RANGE	SOLD	YOY	DAYS	LISTED	RATIO
Under $200,000	65	+4.8%	81	461	7.1
$200,000 to $299,999	83	−28.4%	63	573	6.9
$300,000 to $399,999	33	−52.9%	51	281	8.5
$400,000 to $499,999	20	+11.1%	63	122	6.1
$500,000 to $599,999	14	+16.7%	60	75	5.4
$600,000 to $699,999	11	+57.1%	74	55	5.0
$700,000 to $799,999	13	+160.0%	98	56	4.3
$800,000 to $899,999	2	−60.0%	69	30	15.0
$900,000 to $999,999	2	−66.7%	6	20	10.0
$1,000,000 or more	28	+100.0%	0	143	5.1

Hillsborough median sale price, thirteen months



Sold and YoY: closed sales by sale price and change from a year earlier. Days: median days to contract. Listed: active listings by current list price at month end. Ratio: listings divided by the month's sales, a single-month gauge of how many months the current inventory in that range would last. A dot indicates no sales.



DOWNTOWN ST. PETERSBURG AND THE ST. PETE PIER

COUNTY REPORT · FEBRUARY 2026

Pinellas *County*

ST. PETERSBURG, CLEARWATER, DUNEDIN, LARGO AND THE GULF BEACHES

SINGLE-FAMILY HOMES

Closed sales	699	−13.3%
Median sale price	$450,000	+1.1%
Average sale price	$601,794	−0.4%
Dollar volume	$420.7 M	−13.6%
Median days to contract	54	+28.6%
Median days to sale	92	+17.9%
% of original list received	93.9%	−0.2%
New listings	1,122	−17.9%
New pending sales	917	−3.1%
Active listings	3,277	−7.4%
Months supply	3.8	−9.5%
Cash share of sales	36%	

CONDOS AND TOWNHOMES

Closed sales	579	+19.9%
Median sale price	$360,000	+26.5%
Average sale price	$748,323	+77.8%
Dollar volume	$433.3 M	+113.1%
Median days to contract	46	−27.0%
Median days to sale	77	−23.0%
% of original list received	94.3%	+1.5%
New listings	1,028	−8.1%
New pending sales	734	+29.7%
Active listings	4,161	+5.3%
Months supply	8.3	+7.8%
Cash share of sales	58%	

What the numbers *are saying.*

Single-family. Single-family closings in Pinellas County totaled 699 in February, down 13.3 percent from a year earlier. The median sale price settled at $450,000, up 1.1 percent from a year earlier, and sellers received a median 93.9% of original list price. Homes went under contract in a median 54 days. With 3,277 active listings, the county held 3.8 months of supply, a reading we describe as seller-leaning against the 5.5-month balanced benchmark.

Condominiums and townhomes. The condominium and townhome segment recorded 579 closings, up 19.9 percent from a year earlier, at a median of $360,000. Supply stood at 8.3 months, buyer-leaning by the same measure.

ACTIVITY BY PRICE RANGE

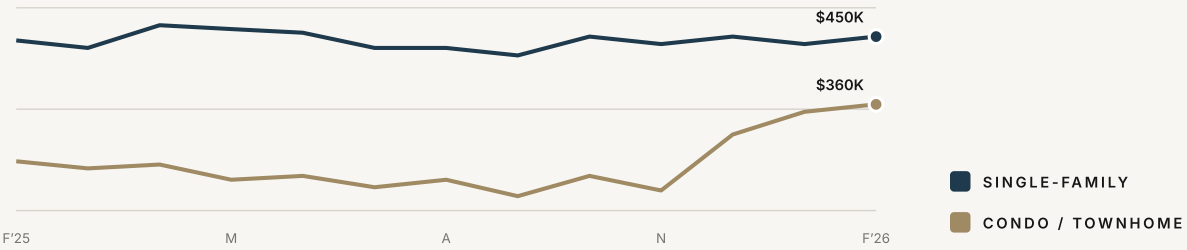
SINGLE-FAMILY HOMES

PRICE RANGE	SOLD	YOY	DAYS	LISTED	RATIO
Under $200,000	24	+20.0%	40	18	0.8
$200,000 to $299,999	82	−24.1%	20	228	2.8
$300,000 to $399,999	174	−5.9%	59	565	3.2
$400,000 to $499,999	128	−21.5%	53	546	4.3
$500,000 to $599,999	94	+1.1%	65	360	3.8
$600,000 to $699,999	51	−20.3%	49	272	5.3
$700,000 to $799,999	29	−21.6%	91	213	7.3
$800,000 to $899,999	28	+40.0%	50	144	5.1
$900,000 to $999,999	17	−10.5%	71	115	6.8
$1,000,000 or more	72	−25.8%	80	816	11.3

CONDOS AND TOWNHOMES

PRICE RANGE	SOLD	YOY	DAYS	LISTED	RATIO
Under $200,000	149	−8.0%	69	1,130	7.6
$200,000 to $299,999	100	+11.1%	74	841	8.4
$300,000 to $399,999	72	+12.5%	61	576	8.0
$400,000 to $499,999	40	+29.0%	90	364	9.1
$500,000 to $599,999	20	−28.6%	44	251	12.6
$600,000 to $699,999	16	−42.9%	55	193	12.1
$700,000 to $799,999	14	−26.3%	111	153	10.9
$800,000 to $899,999	16	−23.8%	12	113	7.1
$900,000 to $999,999	3	+50.0%	62	92	30.7
$1,000,000 or more	149	+292.1%	0	448	3.0

Pinellas median sale price, thirteen months



Sold and YoY: closed sales by sale price and change from a year earlier. Days: median days to contract. Listed: active listings by current list price at month end. Ratio: listings divided by the month's sales, a single-month gauge of how many months the current inventory in that range would last. A dot indicates no sales.



GULF HARBORS, NEW PORT RICHEY

COUNTY REPORT · FEBRUARY 2026

Pasco *County*

NEW PORT RICHEY, WESLEY CHAPEL, LAND O' LAKES AND ZEPHYRHILLS

SINGLE-FAMILY HOMES		
Closed sales	603	−16.8%
Median sale price	$365,000	−1.3%
Average sale price	$409,031	−2.9%
Dollar volume	$246.6 M	−19.3%
Median days to contract	48	−12.7%
Median days to sale	92	−4.2%
% of original list received	96.0%	+0.4%
New listings	1,019	−5.6%
New pending sales	781	−13.4%
Active listings	3,056	+3.2%
Months supply	3.8	+5.6%
Cash share of sales	21%	

CONDOS AND TOWNHOMES		
Closed sales	139	−35.6%
Median sale price	$245,000	−15.4%
Average sale price	$232,662	−17.2%
Dollar volume	$32.3 M	−46.7%
Median days to contract	72	+67.4%
Median days to sale	109	+34.6%
% of original list received	93.2%	−3.1%
New listings	270	−7.2%
New pending sales	149	−38.4%
Active listings	1,009	+5.8%
Months supply	5.8	+45.0%
Cash share of sales	45%	

What the numbers *are saying.*

Single-family. Single-family closings in Pasco County totaled 603 in February, down 16.8 percent from a year earlier. The median sale price settled at $365,000, down 1.3 percent from a year earlier, and sellers received a median 96.0% of original list price. Homes went under contract in a median 48 days. With 3,056 active listings, the county held 3.8 months of supply, a reading we describe as seller-leaning against the 5.5-month balanced benchmark.

Condominiums and townhomes. The condominium and townhome segment recorded 139 closings, down 35.6 percent from a year earlier, at a median of $245,000. Supply stood at 5.8 months, near balance by the same measure.

ACTIVITY BY PRICE RANGE

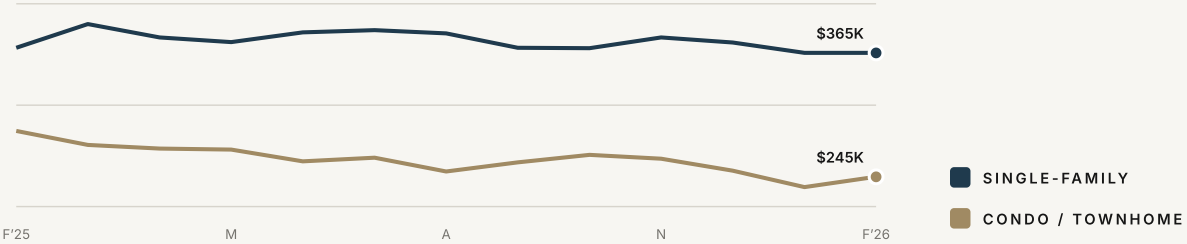
SINGLE-FAMILY HOMES

PRICE RANGE	SOLD	YOY	DAYS	LISTED	RATIO
Under $200,000	44	−27.9%	29	97	2.2
$200,000 to $299,999	147	−3.3%	42	636	4.3
$300,000 to $399,999	166	−22.8%	46	806	4.9
$400,000 to $499,999	102	−20.3%	60	555	5.4
$500,000 to $599,999	71	+7.6%	49	364	5.1
$600,000 to $699,999	24	−22.6%	77	222	9.2
$700,000 to $799,999	19	−17.4%	52	102	5.4
$800,000 to $899,999	10	−28.6%	75	97	9.7
$900,000 to $999,999	7	−41.7%	208	51	7.3
$1,000,000 or more	13	−43.5%	101	126	9.7

CONDOS AND TOWNHOMES

PRICE RANGE	SOLD	YOY	DAYS	LISTED	RATIO
Under $200,000	51	+70.0%	96	339	6.6
$200,000 to $299,999	49	−50.5%	55	361	7.4
$300,000 to $399,999	34	−52.1%	76	243	7.1
$400,000 to $499,999	5	−68.8%	144	44	8.8
$500,000 to $599,999	0	N/A	·	10	·
$600,000 to $699,999	0	N/A	·	7	·
$700,000 to $799,999	0	N/A	·	5	·
$800,000 to $899,999	0	N/A	·	0	·
$900,000 to $999,999	0	N/A	·	0	·
$1,000,000 or more	0	N/A	·	0	·

Pasco median sale price, thirteen months



Sold and YoY: closed sales by sale price and change from a year earlier. Days: median days to contract. Listed: active listings by current list price at month end. Ratio: listings divided by the month's sales, a single-month gauge of how many months the current inventory in that range would last. A dot indicates no sales.

COUNTY REPORT

Manatee

BRADENTON, LAKEWOOD RANCH, PALMETTO AND ANNA MARIA ISLAND

COUNTY REPORT · FEBRUARY 2026

Manatee *County*

BRADENTON, LAKEWOOD RANCH, PALMETTO AND ANNA MARIA ISLAND

SINGLE-FAMILY HOMES

Closed sales	550	+10.0%
Median sale price	$489,634	+2.9%
Average sale price	$673,021	+2.5%
Dollar volume	$370.2 M	+12.7%
Median days to contract	65	+41.3%
Median days to sale	109	+14.7%
% of original list received	94.2%	−1.5%
New listings	1,016	+4.7%
New pending sales	714	+11.0%
Active listings	3,031	−2.1%
Months supply	4.8	−2.0%
Cash share of sales	32%	

CONDOS AND TOWNHOMES

Closed sales	204	−18.7%
Median sale price	$311,995	−2.5%
Average sale price	$369,085	+3.3%
Dollar volume	$75.3 M	−16.0%
Median days to contract	67	+31.4%
Median days to sale	105	+19.3%
% of original list received	93.0%	−2.3%
New listings	383	−20.0%
New pending sales	292	+6.2%
Active listings	1,670	−8.6%
Months supply	7.5	−9.6%
Cash share of sales	64%	

What the numbers *are saying.*

Single-family. Single-family closings in Manatee County totaled 550 in February, up 10.0 percent from a year earlier. The median sale price settled at $489,634, up 2.9 percent from a year earlier, and sellers received a median 94.2% of original list price. Homes went under contract in a median 65 days. With 3,031 active listings, the county held 4.8 months of supply, a reading we describe as seller-leaning against the 5.5-month balanced benchmark.

Condominiums and townhomes. The condominium and townhome segment recorded 204 closings, down 18.7 percent from a year earlier, at a median of $311,995. Supply stood at 7.5 months, buyer-leaning by the same measure.

ACTIVITY BY PRICE RANGE

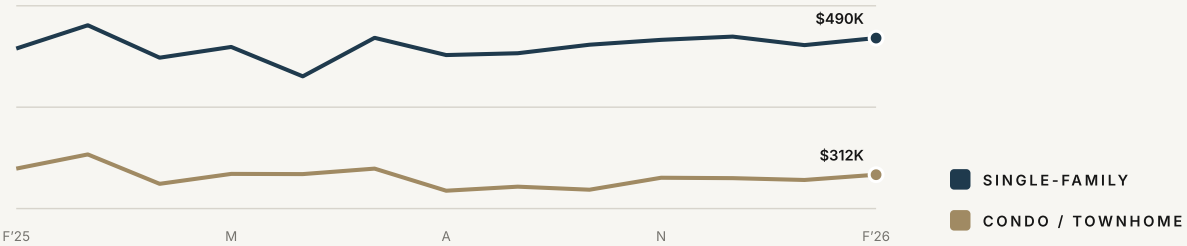
SINGLE-FAMILY HOMES

PRICE RANGE	SOLD	YOY	DAYS	LISTED	RATIO
Under $200,000	9	−18.2%	20	13	1.4
$200,000 to $299,999	36	+44.0%	65	89	2.5
$300,000 to $399,999	116	−15.3%	73	559	4.8
$400,000 to $499,999	122	+24.5%	94	606	5.0
$500,000 to $599,999	70	+29.6%	53	389	5.6
$600,000 to $699,999	46	−13.2%	69	272	5.9
$700,000 to $799,999	39	+44.4%	36	196	5.0
$800,000 to $899,999	25	+31.6%	49	154	6.2
$900,000 to $999,999	12	+50.0%	19	107	8.9
$1,000,000 or more	75	+10.3%	71	646	8.6

CONDOS AND TOWNHOMES

PRICE RANGE	SOLD	YOY	DAYS	LISTED	RATIO
Under $200,000	35	+25.0%	108	353	10.1
$200,000 to $299,999	61	−26.5%	68	413	6.8
$300,000 to $399,999	54	−28.9%	69	402	7.4
$400,000 to $499,999	27	−25.0%	49	164	6.1
$500,000 to $599,999	10	+25.0%	57	93	9.3
$600,000 to $699,999	7	0.0%	60	65	9.3
$700,000 to $799,999	2	−50.0%	6	58	29.0
$800,000 to $899,999	0	−100.0%	·	33	·
$900,000 to $999,999	3	N/A	57	26	8.7
$1,000,000 or more	5	0.0%	104	63	12.6

Manatee median sale price, thirteen months



Sold and YoY: closed sales by sale price and change from a year earlier. Days: median days to contract. Listed: active listings by current list price at month end. Ratio: listings divided by the month's sales, a single-month gauge of how many months the current inventory in that range would last. A dot indicates no sales.



A RESIDENCE IN SARASOTA

COUNTY REPORT · FEBRUARY 2026

Sarasota *County*

SARASOTA, VENICE, NORTH PORT AND LONGBOAT KEY

SINGLE-FAMILY HOMES		
Closed sales	625	+6.1%
Median sale price	$475,000	−5.0%
Average sale price	$738,588	+3.3%
Dollar volume	$461.6 M	+9.6%
Median days to contract	59	+28.3%
Median days to sale	94	+9.3%
% of original list received	93.8%	−0.7%
New listings	1,005	−21.7%
New pending sales	845	+10.0%
Active listings	3,420	−20.3%
Months supply	5.0	−26.5%
Cash share of sales	47%	

CONDOS AND TOWNHOMES		
Closed sales	322	+35.9%
Median sale price	$330,000	−3.5%
Average sale price	$521,637	+12.5%
Dollar volume	$168.0 M	+52.8%
Median days to contract	76	+72.7%
Median days to sale	109	+28.2%
% of original list received	92.1%	−1.6%
New listings	555	−11.6%
New pending sales	470	+25.7%
Active listings	2,443	−6.7%
Months supply	8.6	−5.5%
Cash share of sales	68%	

What the numbers *are saying.*

Single-family. Single-family closings in Sarasota County totaled 625 in February, up 6.1 percent from a year earlier. The median sale price settled at $475,000, down 5.0 percent from a year earlier, and sellers received a median 93.8% of original list price. Homes went under contract in a median 59 days. With 3,420 active listings, the county held 5.0 months of supply, a reading we describe as near balance against the 5.5-month balanced benchmark.

Condominiums and townhomes. The condominium and townhome segment recorded 322 closings, up 35.9 percent from a year earlier, at a median of $330,000. Supply stood at 8.6 months, buyer-leaning by the same measure.

ACTIVITY BY PRICE RANGE

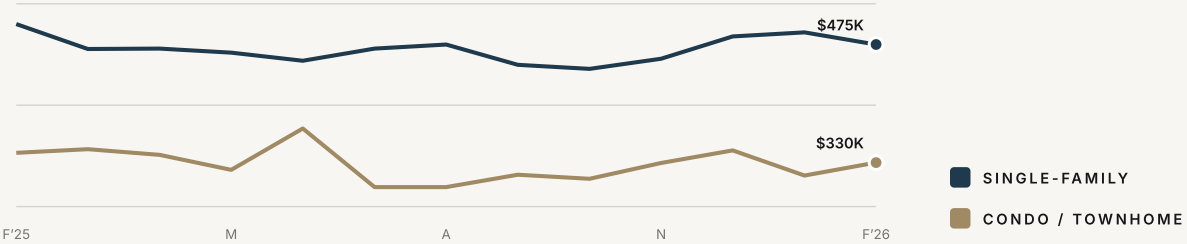
SINGLE-FAMILY HOMES

PRICE RANGE	SOLD	YOY	DAYS	LISTED	RATIO
Under $200,000	18	+260.0%	37	41	2.3
$200,000 to $299,999	77	+32.8%	62	259	3.4
$300,000 to $399,999	147	+6.5%	72	680	4.6
$400,000 to $499,999	96	+1.1%	46	490	5.1
$500,000 to $599,999	78	+9.9%	36	399	5.1
$600,000 to $699,999	44	−8.3%	36	287	6.5
$700,000 to $799,999	23	−52.1%	69	178	7.7
$800,000 to $899,999	24	−11.1%	68	138	5.8
$900,000 to $999,999	17	+30.8%	98	89	5.2
$1,000,000 or more	101	+17.4%	68	859	8.5

CONDOS AND TOWNHOMES

PRICE RANGE	SOLD	YOY	DAYS	LISTED	RATIO
Under $200,000	43	+16.2%	112	276	6.4
$200,000 to $299,999	92	+80.4%	80	590	6.4
$300,000 to $399,999	81	+24.6%	46	423	5.2
$400,000 to $499,999	31	−16.2%	86	239	7.7
$500,000 to $599,999	10	+66.7%	69	152	15.2
$600,000 to $699,999	15	+36.4%	75	114	7.6
$700,000 to $799,999	3	+200.0%	179	66	22.0
$800,000 to $899,999	4	0.0%	163	78	19.5
$900,000 to $999,999	4	−20.0%	17	57	14.2
$1,000,000 or more	39	+95.0%	90	448	11.5

Sarasota median sale price, thirteen months

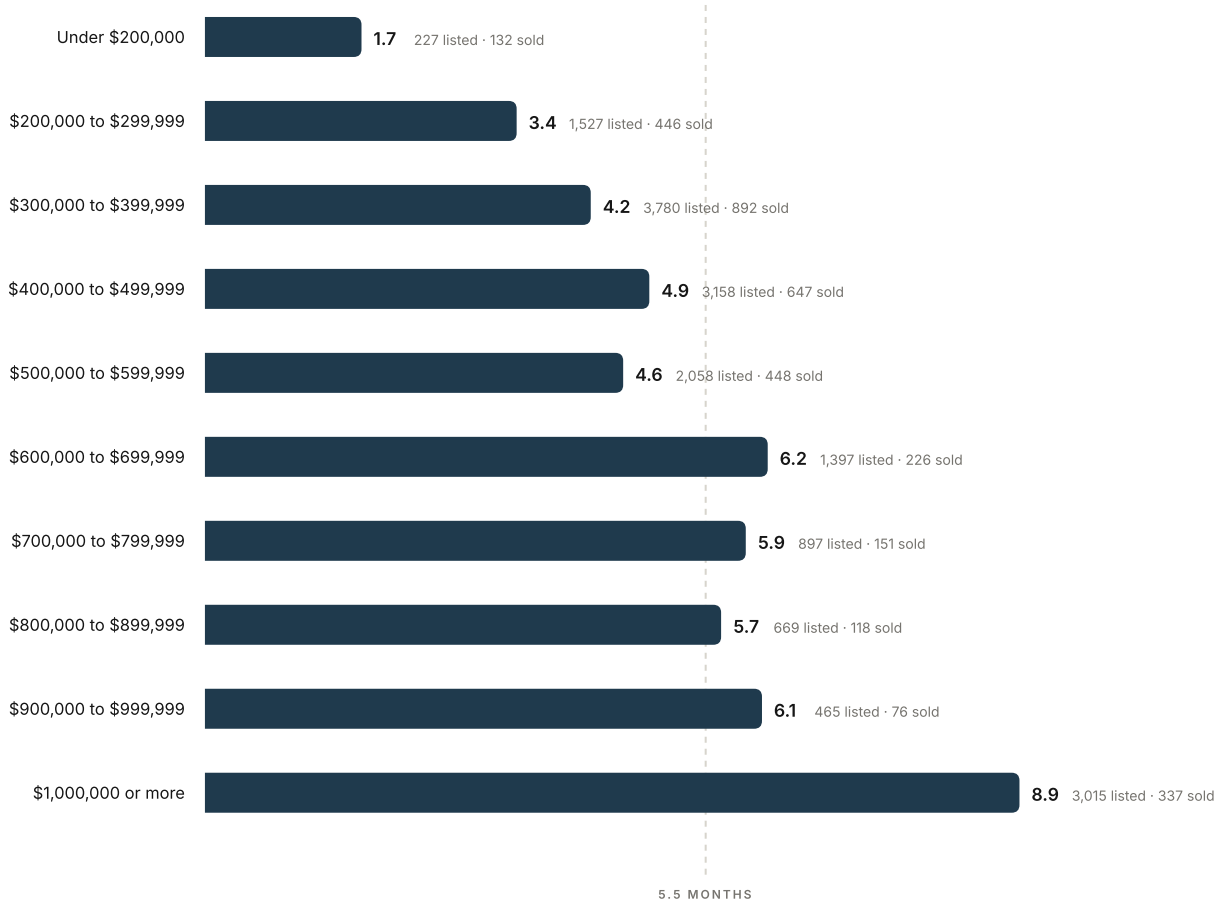


Sold and YoY: closed sales by sale price and change from a year earlier. Days: median days to contract. Listed: active listings by current list price at month end. Ratio: listings divided by the month's sales, a single-month gauge of how many months the current inventory in that range would last. A dot indicates no sales.

Not one market, *but many price points.*

Combining all five counties, we compared active single-family listings in each price range with the number of homes that sold in that range during February. The result shows where inventory is scarce and where buyers have more choice.

LISTINGS-TO-SALES RATIO BY PRICE RANGE, FEBRUARY 2026



UNDER $500,000

Listings in these ranges equaled 4.1 months of February's sales. Entry and mid-priced homes continue to carry the most transactions in the region.

$700,000 AND ABOVE

Listings equaled 7.4 months of February's sales. Higher price points typically carry deeper inventory, which places more weight on presentation and pricing precision.

Sales are grouped by sale price and listings by current list price, so the ratio is an approximation. Single-month ratios can swing with seasonal sales volume.



THE LUXURY MARKET · $1,000,000 AND ABOVE

The million-dollar *spotlight.*

Across the five counties, 337 single-family homes sold for $1 million or more in February, against 3,015 active listings at that level at month end.

BY PRICE RANGE, FIVE COUNTIES

RANGE	SOLD	NEW LISTINGS	ACTIVE
$1M to $1.25M	100	161	564
$1.25M to $1.5M	72	172	540
$1.5M to $2M	71	147	600
$2M to $3M	48	127	554
$3M to $5M	40	89	452
$5M to $10M	5	39	233
$10M and above	1	9	72

$1M AND ABOVE, BY COUNTY

COUNTY	SOLD	YOY	ACTIVE	YOY
Hillsborough	76	+15.2%	568	+1.1%
Pinellas	72	−25.8%	816	+19.0%
Pasco	13	−43.5%	126	+40.0%
Manatee	75	+10.3%	646	+10.6%
Sarasota	101	+17.4%	859	+4.2%

Beneath the headline *numbers.*

	SINGLE-FAMILY			CONDOS AND TOWNHOMES		
COUNTY	CASH SHARE	DISTRESSED SALES	PENDING TO NEW	CASH SHARE	DISTRESSED SALES	PENDING TO NEW
Hillsborough	22%	12	0.80	44%	5	0.66
Pinellas	36%	12	0.82	58%	2	0.71
Pasco	21%	5	0.77	45%	1	0.55
Manatee	32%	5	0.70	64%	1	0.76
Sarasota	47%	9	0.84	68%	0	0.85

CASH SHARE
The share of closings paid entirely in cash. Higher readings often point to investors, second-home buyers and downsizers with equity. Regionally, 31 percent of single-family and 57 percent of condominium sales closed in cash.

DISTRESSED SALES
Foreclosure, bank-owned and short sales combined. Counts that remain small relative to total sales indicate a market driven by traditional sellers rather than forced sales.

PENDING TO NEW
New pending sales divided by new listings. Above 1.0, buyers are absorbing listings faster than they arrive. Below 1.0, inventory is building. It is one of the earliest signals of a turn in either direction.

METHODOLOGY AND DEFINITIONS

How this report *is built.*

All figures come from the Florida Realtors® Monthly Market Detail reports for Hillsborough, Pinellas, Pasco, Manatee and Sarasota counties, produced with data provided by Florida's multiple listing services. Statistics for each month are compiled from MLS feeds on the tenth day of the following month. The February 2026 data was released on Monday, March 16, 2026.

Regional totals are sums of county figures. Regional average prices are total dollar volume divided by total closed sales. Ratios such as cash share, listings to sales and pending to new are calculated by Middleton Tampa Bay from the published figures.

Historical figures can be revised by Florida Realtors® as MLS data is updated. Every figure in this report reflects the data as published for February 2026.

Closed sales. Transactions that closed during the month.

Median sale price. The midpoint price of all closed sales. Half sold for more and half for less.

Average sale price. Dollar volume divided by closed sales. Sensitive to high-priced sales.

Median days to contract. Days from listing to accepted contract for homes that closed.

Percent of original list price. Sale price as a share of the original list price, at the median.

New pending sales. Listings that went under contract during the month.

Active listings. Listings active on the last day of the month.

Months supply. Active inventory divided by the twelve-month average of monthly closed sales. Florida Realtors® economists treat 5.5 months as balanced.

Cash sales. Closings paid entirely in cash.

This report is provided for informational purposes and is not an appraisal, financial or investment advice. Market conditions vary by neighborhood and property. For a pricing opinion on a specific home, contact Middleton Tampa Bay.



MARKET INTELLIGENCE, APPLIED

What does February mean *for your home?*

County numbers set the stage. Your street, your property and your timing decide the outcome. I will prepare a private valuation and strategy built on the latest sales in your neighborhood, at no cost and with no obligation.

MARK ALLEN MIDDLETON

REALTOR® · BROKER ASSOCIATE

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TAMPA BAY MARKET INTELLIGENCE

February 2026

MIDDLETON
TAMPA BAY

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COMPASS

Source: Florida Realtors® Monthly Market Detail, February 2026, with data provided by Florida's multiple listing services. Analysis and commentary by Middleton Tampa Bay. Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions and changes without notice. 3615 Bromley Grand Avenue, Suite 230, Tampa, Florida 33607.