

TAMPA BAY MARKET INTELLIGENCE · MONTHLY REPORT

May 2026

MIDDLETON
TAMPA BAY

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

DATA RELEASED TUESDAY, JUNE 16, 2026

The month *in numbers.*

4,916
SINGLE-FAMILY SALES
down 3.1% year over year

$2.94B
SINGLE-FAMILY VOLUME
up 3.0% year over year

16,786
ACTIVE SF LISTINGS
down 15.9% year over year

1,830
CONDO AND TOWNHOME SALES
up 4.6% year over year

KEY TAKEAWAYS

- Single-family closings across the five counties totaled 4,916, down 3.1 percent from a year earlier, with $2.94 billion in dollar volume.
- Pinellas posted the strongest single-family median price change at +3.5%, while Manatee posted the weakest at minus 3.8%.
- Single-family supply ranged from 3.7 months in Hillsborough to 4.4 months in Sarasota.
- Condominium and townhome closings totaled 1,830, up 4.6 percent from a year earlier, and condo supply ranged from 5.7 to 7.6 months.
- Active single-family inventory stood at 16,786 listings, down 15.9 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	4,916 −3.1%	$2.94 B +3.0%	$597,966 +6.3%	5,867 −8.7%	4,909 −2.0%	16,786 −15.9%	26%
Condo and Townhome	1,830 +4.6%	$752.1 M +14.4%	$410,984 +9.3%	2,272 −7.3%	1,797 +6.2%	10,506 −9.5%	52%

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 May *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 May, regional single-family sales were down 3.1 percent from a year earlier and the regional average price was up 6.3 percent from a year earlier. Active inventory was down 15.9 percent on the year.

WHAT STOOD OUT

Pinellas led the region in single-family price growth at +3.5% year over year. Hillsborough had the tightest supply at 3.7 months. Homes moved fastest in Pinellas, at a median 33 days to contract, and slowest in Sarasota, at 50 days.

Negotiating room varied as well. Sellers received a median 97.0% of original list price in Hillsborough and 94.2% 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, Pasco, 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 May 2026 value with its change from May 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	1,442 +0.3%	$430,000 0.0%	$576,204 +4.6%	36 +12.5%	97.0% +0.1%	4,455 −14.0%	3.7 −11.9%	17%
Pinellas	945 −6.8%	$476,200 +3.5%	$662,696 +9.0%	33 +3.1%	95.8% +0.7%	3,210 −23.2%	3.7 −26.0%	30%
Pasco	902 −13.8%	$385,000 +2.5%	$433,693 +5.6%	36 −7.7%	96.9% +0.6%	3,190 −1.9%	4.0 +2.6%	19%
Manatee	782 −0.5%	$460,000 −3.8%	$667,503 +4.5%	47 −9.6%	95.4% +1.1%	2,832 −11.8%	4.4 −15.4%	27%
Sarasota	845 +7.2%	$475,000 +2.2%	$673,741 +3.4%	50 −2.0%	94.2% +1.5%	3,099 −25.2%	4.4 −33.3%	42%
Region	4,916 −3.1%	By county	$597,966 +6.3%	By county	By county	16,786 −15.9%	By county	26%

5,867
NEW LISTINGS
down 8.7% year over year, five counties

4,909
NEW PENDING SALES
down 2.0% year over year, five counties

20,813
CLOSED SALES YEAR TO DATE
January through May, five counties

YEAR TO DATE, JANUARY THROUGH MAY

5,876
HILLSBOROUGH
down 2.3% in closed sales

4,191
PINELLAS
down 6.3% in closed sales

3,745
PASCO
down 12.8% in closed sales

3,294
MANATEE
up 5.4% in closed sales

3,707
SARASOTA
up 5.0% 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 May 2026 value with its change from May 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	388 +2.1%	$279,995 −5.1%	$386,058 +7.8%	50 +28.2%	94.6% −1.3%	1,823 −12.4%	5.7 −6.6%	39%
Pinellas	612 +14.8%	$275,000 +5.8%	$452,241 +19.5%	64 +10.3%	91.9% 0.0%	4,065 −4.9%	7.6 −13.6%	58%
Pasco	171 −25.3%	$260,000 −4.2%	$250,081 −6.2%	54 +38.5%	95.2% 0.0%	1,017 −1.6%	6.3 +31.3%	42%
Manatee	288 +8.7%	$297,000 −5.1%	$341,985 −1.0%	61 +1.7%	93.2% −0.2%	1,452 −16.9%	6.3 −20.3%	51%
Sarasota	371 +8.5%	$336,829 +4.9%	$496,451 +1.6%	67 +13.6%	91.2% +1.3%	2,149 −13.2%	7.1 −22.8%	61%
Region	1,830 +4.6%	By county	$410,984 +9.3%	By county	By county	10,506 −9.5%	By county	52%

2,272
NEW LISTINGS
down 7.3% year over year, five counties

1,797
NEW PENDING SALES
up 6.2% year over year, five counties

8,535
CLOSED SALES YEAR TO DATE
January through May, five counties

YEAR TO DATE, JANUARY THROUGH MAY

1,561
HILLSBOROUGH
down 7.5% in closed sales

3,077
PINELLAS
up 23.9% in closed sales

736
PASCO
down 29.8% in closed sales

1,304
MANATEE
up 3.4% in closed sales

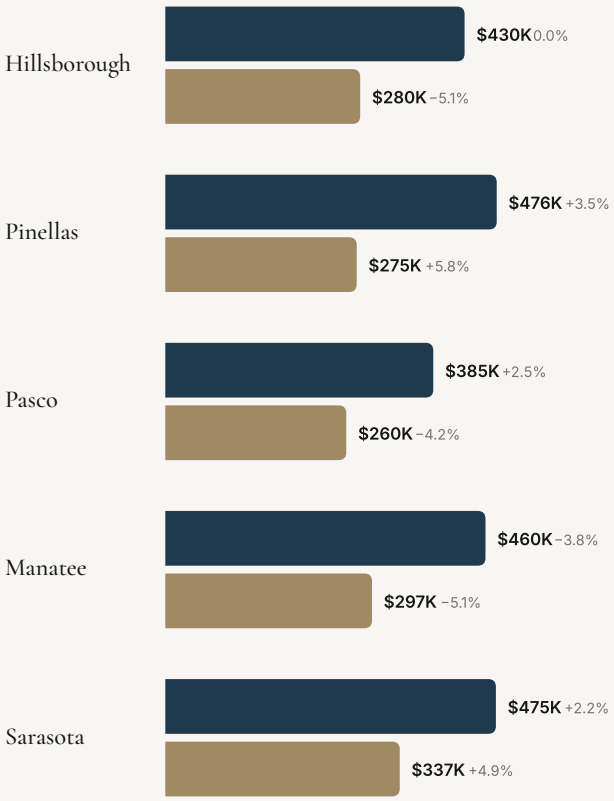
1,857
SARASOTA
up 22.2% in closed sales

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.

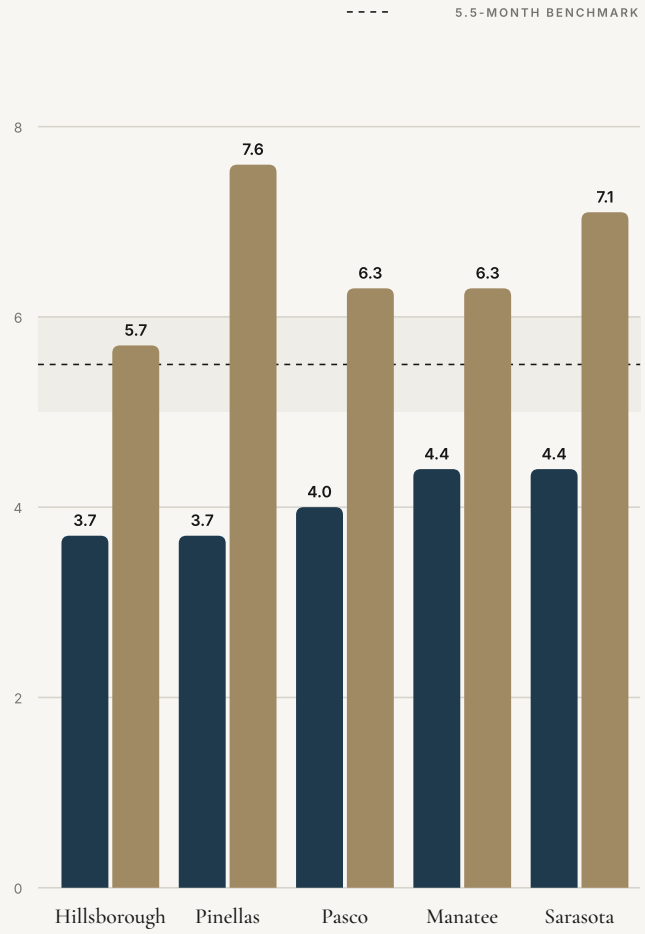
Where values sit, *and how much is for sale.*

SINGLE-FAMILY CONDO / TOWNHOME

MEDIAN SALE PRICE, MAY 2026, CHANGE YEAR OVER YEAR



MONTHS SUPPLY OF INVENTORY, MAY 2026



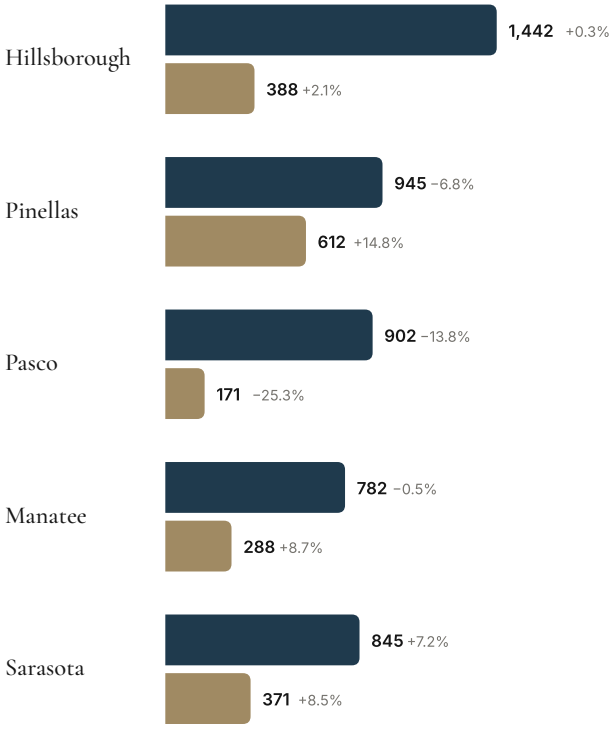
Median prices are the clearest single measure of value, but they also reflect the mix of homes that happened to sell in a given month. A month with more waterfront or new-construction closings will lift the median even if individual values are flat. That is why we pair price with supply.

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 3.7 to 4.4 months. Condominium supply ranged from 5.7 to 7.6 months.

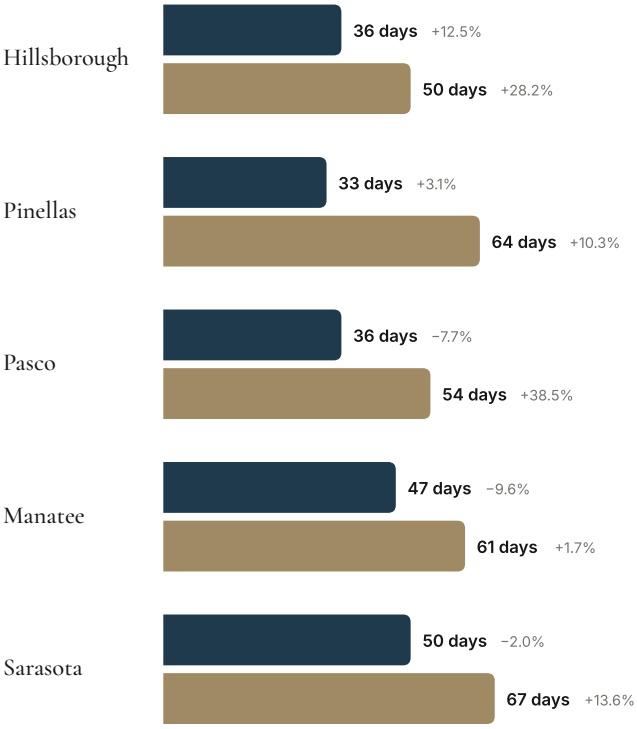
How many sold, *and how quickly.*

SINGLE-FAMILY CONDO / TOWNHOME

CLOSED SALES, MAY 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 May, single-family homes went under contract fastest in Pinellas at 33 days and slowest in Sarasota at 50 days. Rising days to contract typically precede softer pricing, and falling days typically precede firmer pricing.

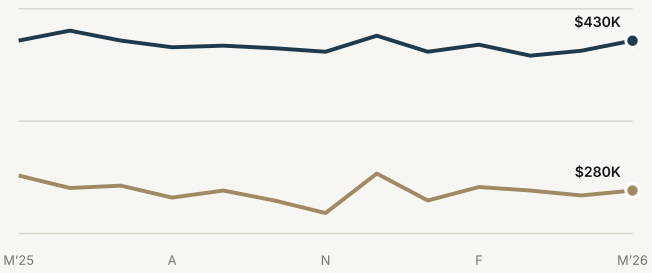
THIRTEEN-MONTH PRICE TRENDS

The line matters *more than the point.*

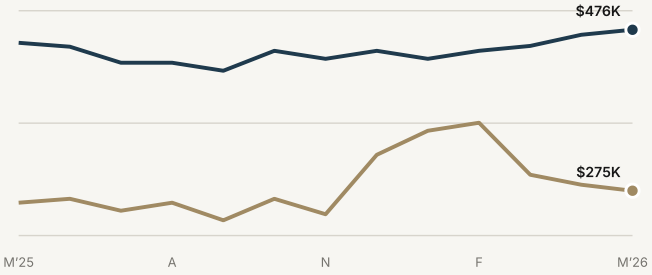
Median sale price for each county from May 2025 through May 2026. Reading a full year at once separates seasonal swings from genuine shifts in value.

SINGLE-FAMILY CONDO / TOWNHOME

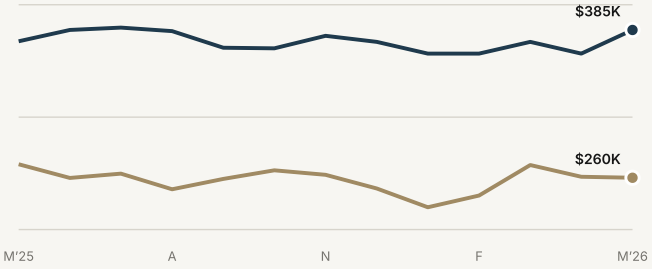
Hillsborough



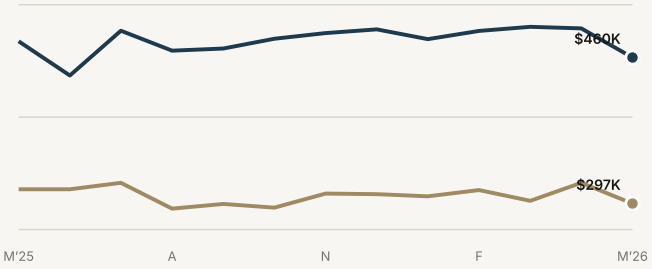
Pinellas



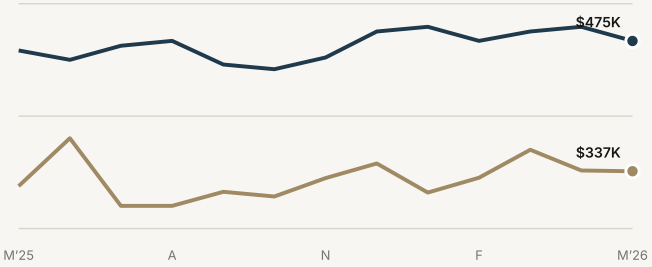
Pasco



Manatee



Sarasota



HOW TO READ THESE

Each line shows thirteen monthly medians. The labeled point is May 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 · MAY 2026

Hillsborough *County*

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

SINGLE-FAMILY HOMES		
Closed sales	1,442	+0.3%
Median sale price	$430,000	0.0%
Average sale price	$576,204	+4.6%
Dollar volume	$830.9 M	+4.9%
Median days to contract	36	+12.5%
Median days to sale	74	+4.2%
% of original list received	97.0%	+0.1%
New listings	1,748	−14.9%
New pending sales	1,471	−5.0%
Active listings	4,455	−14.0%
Months supply	3.7	−11.9%
Cash share of sales	17%	

CONDOS AND TOWNHOMES		
Closed sales	388	+2.1%
Median sale price	$279,995	−5.1%
Average sale price	$386,058	+7.8%
Dollar volume	$149.8 M	+10.0%
Median days to contract	50	+28.2%
Median days to sale	90	+18.4%
% of original list received	94.6%	−1.3%
New listings	522	−2.8%
New pending sales	367	−6.1%
Active listings	1,823	−12.4%
Months supply	5.7	−6.6%
Cash share of sales	39%	

What the numbers *are saying.*

Single-family. Single-family closings in Hillsborough County totaled 1,442 in May, up 0.3 percent from a year earlier. The median sale price settled at $430,000, unchanged from a year earlier, and sellers received a median 97.0% of original list price. Homes went under contract in a median 36 days. With 4,455 active listings, the county held 3.7 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 388 closings, up 2.1 percent from a year earlier, at a median of $279,995. Supply stood at 5.7 months, near balance by the same measure.

ACTIVITY BY PRICE RANGE

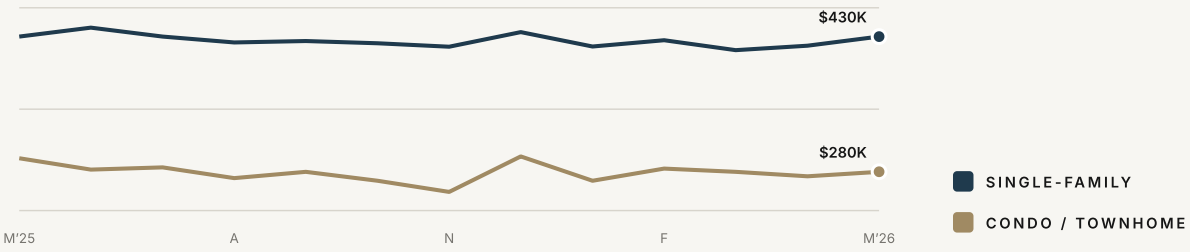
SINGLE-FAMILY HOMES

PRICE RANGE	SOLD	YOY	DAYS	LISTED	RATIO
Under $200,000	30	+30.4%	20	51	1.7
$200,000 to $299,999	121	−6.2%	31	293	2.4
$300,000 to $399,999	442	−0.2%	32	1,161	2.6
$400,000 to $499,999	311	−7.7%	49	991	3.2
$500,000 to $599,999	171	+2.4%	40	565	3.3
$600,000 to $699,999	102	+9.7%	39	328	3.2
$700,000 to $799,999	70	−5.4%	36	205	2.9
$800,000 to $899,999	42	−12.5%	15	160	3.8
$900,000 to $999,999	36	+63.6%	39	90	2.5
$1,000,000 or more	117	+14.7%	35	611	5.2

CONDOS AND TOWNHOMES

PRICE RANGE	SOLD	YOY	DAYS	LISTED	RATIO
Under $200,000	101	+44.3%	55	491	4.9
$200,000 to $299,999	109	−16.2%	43	549	5.0
$300,000 to $399,999	73	−18.0%	67	276	3.8
$400,000 to $499,999	31	+10.7%	37	121	3.9
$500,000 to $599,999	27	+12.5%	33	68	2.5
$600,000 to $699,999	13	+44.4%	37	63	4.8
$700,000 to $799,999	7	−53.3%	171	47	6.7
$800,000 to $899,999	4	+100.0%	4	29	7.2
$900,000 to $999,999	4	0.0%	115	19	4.8
$1,000,000 or more	19	+111.1%	52	160	8.4

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 · MAY 2026

Pinellas *County*

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

SINGLE-FAMILY HOMES

Closed sales	945	−6.8%
Median sale price	$476,200	+3.5%
Average sale price	$662,696	+9.0%
Dollar volume	$626.2 M	+1.6%
Median days to contract	33	+3.1%
Median days to sale	70	0.0%
% of original list received	95.8%	+0.7%
New listings	1,184	−13.3%
New pending sales	963	−4.2%
Active listings	3,210	−23.2%
Months supply	3.7	−26.0%
Cash share of sales	30%	

CONDOS AND TOWNHOMES

Closed sales	612	+14.8%
Median sale price	$275,000	+5.8%
Average sale price	$452,241	+19.5%
Dollar volume	$276.8 M	+37.2%
Median days to contract	64	+10.3%
Median days to sale	102	+14.6%
% of original list received	91.9%	0.0%
New listings	874	+1.3%
New pending sales	622	+20.5%
Active listings	4,065	−4.9%
Months supply	7.6	−13.6%
Cash share of sales	58%	

What the numbers *are saying.*

Single-family. Single-family closings in Pinellas County totaled 945 in May, down 6.8 percent from a year earlier. The median sale price settled at $476,200, up 3.5 percent from a year earlier, and sellers received a median 95.8% of original list price. Homes went under contract in a median 33 days. With 3,210 active listings, the county held 3.7 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 612 closings, up 14.8 percent from a year earlier, at a median of $275,000. Supply stood at 7.6 months, buyer-leaning by the same measure.

ACTIVITY BY PRICE RANGE

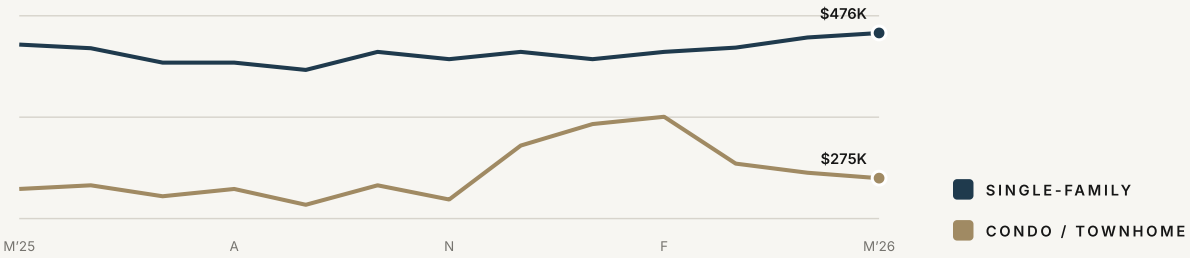
SINGLE-FAMILY HOMES

PRICE RANGE	SOLD	YOY	DAYS	LISTED	RATIO
Under $200,000	13	−53.6%	26	20	1.5
$200,000 to $299,999	114	−0.9%	20	223	2.0
$300,000 to $399,999	204	−15.0%	31	560	2.7
$400,000 to $499,999	176	−9.7%	42	551	3.1
$500,000 to $599,999	135	+18.4%	26	380	2.8
$600,000 to $699,999	78	−12.4%	22	281	3.6
$700,000 to $799,999	48	−9.4%	43	208	4.3
$800,000 to $899,999	36	0.0%	16	119	3.3
$900,000 to $999,999	25	−24.2%	39	105	4.2
$1,000,000 or more	116	+4.5%	54	763	6.6

CONDOS AND TOWNHOMES

PRICE RANGE	SOLD	YOY	DAYS	LISTED	RATIO
Under $200,000	201	+16.9%	72	1,198	6.0
$200,000 to $299,999	132	−0.8%	78	844	6.4
$300,000 to $399,999	82	+12.3%	57	505	6.2
$400,000 to $499,999	47	−6.0%	80	347	7.4
$500,000 to $599,999	39	+77.3%	39	221	5.7
$600,000 to $699,999	28	+12.0%	51	184	6.6
$700,000 to $799,999	15	+114.3%	101	140	9.3
$800,000 to $899,999	11	−8.3%	63	101	9.2
$900,000 to $999,999	12	+100.0%	78	96	8.0
$1,000,000 or more	45	+36.4%	23	429	9.5

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 · MAY 2026

Pasco *County*

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

SINGLE-FAMILY HOMES		
Closed sales	902	−13.8%
Median sale price	$385,000	+2.5%
Average sale price	$433,693	+5.6%
Dollar volume	$391.2 M	−9.0%
Median days to contract	36	−7.7%
Median days to sale	79	−3.7%
% of original list received	96.9%	+0.6%
New listings	1,122	−10.6%
New pending sales	828	−19.4%
Active listings	3,190	−1.9%
Months supply	4.0	+2.6%
Cash share of sales	19%	

CONDOS AND TOWNHOMES		
Closed sales	171	−25.3%
Median sale price	$260,000	−4.2%
Average sale price	$250,081	−6.2%
Dollar volume	$42.8 M	−29.9%
Median days to contract	54	+38.5%
Median days to sale	107	+28.9%
% of original list received	95.2%	0.0%
New listings	222	−20.1%
New pending sales	194	−13.0%
Active listings	1,017	−1.6%
Months supply	6.3	+31.3%
Cash share of sales	42%	

What the numbers *are saying.*

Single-family. Single-family closings in Pasco County totaled 902 in May, down 13.8 percent from a year earlier. The median sale price settled at $385,000, up 2.5 percent from a year earlier, and sellers received a median 96.9% of original list price. Homes went under contract in a median 36 days. With 3,190 active listings, the county held 4.0 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 171 closings, down 25.3 percent from a year earlier, at a median of $260,000. Supply stood at 6.3 months, buyer-leaning by the same measure.

ACTIVITY BY PRICE RANGE

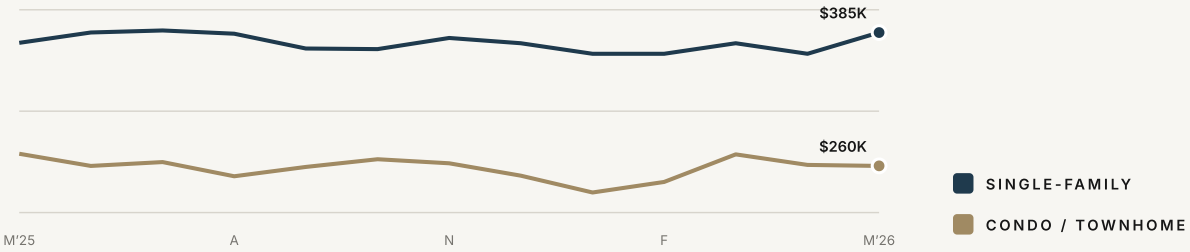
SINGLE-FAMILY HOMES

PRICE RANGE	SOLD	YOY	DAYS	LISTED	RATIO
Under $200,000	44	−26.7%	35	94	2.1
$200,000 to $299,999	186	−13.5%	32	603	3.2
$300,000 to $399,999	255	−20.8%	40	857	3.4
$400,000 to $499,999	164	−28.7%	48	596	3.6
$500,000 to $599,999	118	+25.5%	39	398	3.4
$600,000 to $699,999	59	+3.5%	41	210	3.6
$700,000 to $799,999	29	+38.1%	30	144	5.0
$800,000 to $899,999	13	−38.1%	24	93	7.2
$900,000 to $999,999	12	+9.1%	34	52	4.3
$1,000,000 or more	22	+46.7%	14	143	6.5

CONDOS AND TOWNHOMES

PRICE RANGE	SOLD	YOY	DAYS	LISTED	RATIO
Under $200,000	50	0.0%	57	355	7.1
$200,000 to $299,999	70	−25.5%	52	376	5.4
$300,000 to $399,999	38	−48.6%	54	221	5.8
$400,000 to $499,999	11	+10.0%	58	41	3.7
$500,000 to $599,999	2	+100.0%	0	8	4.0
$600,000 to $699,999	0	N/A	·	8	·
$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	·	3	·

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 · MAY 2026

Manatee *County*

BRADENTON, LAKEWOOD RANCH, PALMETTO AND ANNA MARIA ISLAND

SINGLE-FAMILY HOMES		
Closed sales	782	−0.5%
Median sale price	$460,000	−3.8%
Average sale price	$667,503	+4.5%
Dollar volume	$522.0 M	+4.0%
Median days to contract	47	−9.6%
Median days to sale	95	−3.1%
% of original list received	95.4%	+1.1%
New listings	889	−1.4%
New pending sales	839	+19.2%
Active listings	2,832	−11.8%
Months supply	4.4	−15.4%
Cash share of sales	27%	

CONDOS AND TOWNHOMES		
Closed sales	288	+8.7%
Median sale price	$297,000	−5.1%
Average sale price	$341,985	−1.0%
Dollar volume	$98.5 M	+7.6%
Median days to contract	61	+1.7%
Median days to sale	106	+7.1%
% of original list received	93.2%	−0.2%
New listings	277	−23.1%
New pending sales	272	+4.6%
Active listings	1,452	−16.9%
Months supply	6.3	−20.3%
Cash share of sales	51%	

What the numbers *are saying.*

Single-family. Single-family closings in Manatee County totaled 782 in May, down 0.5 percent from a year earlier. The median sale price settled at $460,000, down 3.8 percent from a year earlier, and sellers received a median 95.4% of original list price. Homes went under contract in a median 47 days. With 2,832 active listings, the county held 4.4 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 288 closings, up 8.7 percent from a year earlier, at a median of $297,000. Supply stood at 6.3 months, buyer-leaning by the same measure.

ACTIVITY BY PRICE RANGE

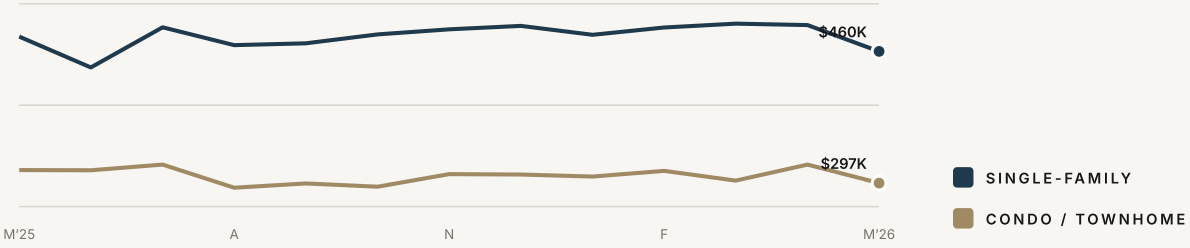
SINGLE-FAMILY HOMES

PRICE RANGE	SOLD	YOY	DAYS	LISTED	RATIO
Under $200,000	10	+42.9%	29	12	1.2
$200,000 to $299,999	42	+7.7%	34	72	1.7
$300,000 to $399,999	212	+2.9%	66	522	2.5
$400,000 to $499,999	177	+2.9%	40	573	3.2
$500,000 to $599,999	90	−11.8%	45	380	4.2
$600,000 to $699,999	56	−8.2%	28	264	4.7
$700,000 to $799,999	42	−10.6%	52	166	4.0
$800,000 to $899,999	35	−14.6%	19	130	3.7
$900,000 to $999,999	31	+72.2%	36	100	3.2
$1,000,000 or more	87	−6.5%	44	613	7.0

CONDOS AND TOWNHOMES

PRICE RANGE	SOLD	YOY	DAYS	LISTED	RATIO
Under $200,000	64	+93.9%	64	362	5.7
$200,000 to $299,999	86	+8.9%	59	350	4.1
$300,000 to $399,999	80	−16.7%	68	334	4.2
$400,000 to $499,999	24	−11.1%	66	117	4.9
$500,000 to $599,999	14	+100.0%	41	93	6.6
$600,000 to $699,999	5	−28.6%	45	56	11.2
$700,000 to $799,999	3	−50.0%	145	46	15.3
$800,000 to $899,999	4	0.0%	26	21	5.2
$900,000 to $999,999	2	0.0%	147	23	11.5
$1,000,000 or more	6	+50.0%	42	50	8.3

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 · MAY 2026

Sarasota *County*

SARASOTA, VENICE, NORTH PORT AND LONGBOAT KEY

SINGLE-FAMILY HOMES		
Closed sales	845	+7.2%
Median sale price	$475,000	+2.2%
Average sale price	$673,741	+3.4%
Dollar volume	$569.3 M	+10.9%
Median days to contract	50	−2.0%
Median days to sale	92	−1.1%
% of original list received	94.2%	+1.5%
New listings	924	+8.7%
New pending sales	808	+11.4%
Active listings	3,099	−25.2%
Months supply	4.4	−33.3%
Cash share of sales	42%	

CONDOS AND TOWNHOMES		
Closed sales	371	+8.5%
Median sale price	$336,829	+4.9%
Average sale price	$496,451	+1.6%
Dollar volume	$184.2 M	+10.2%
Median days to contract	67	+13.6%
Median days to sale	108	+5.9%
% of original list received	91.2%	+1.3%
New listings	377	−8.9%
New pending sales	342	+13.2%
Active listings	2,149	−13.2%
Months supply	7.1	−22.8%
Cash share of sales	61%	

What the numbers *are saying.*

Single-family. Single-family closings in Sarasota County totaled 845 in May, up 7.2 percent from a year earlier. The median sale price settled at $475,000, up 2.2 percent from a year earlier, and sellers received a median 94.2% of original list price. Homes went under contract in a median 50 days. With 3,099 active listings, the county held 4.4 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 371 closings, up 8.5 percent from a year earlier, at a median of $336,829. Supply stood at 7.1 months, buyer-leaning by the same measure.

ACTIVITY BY PRICE RANGE

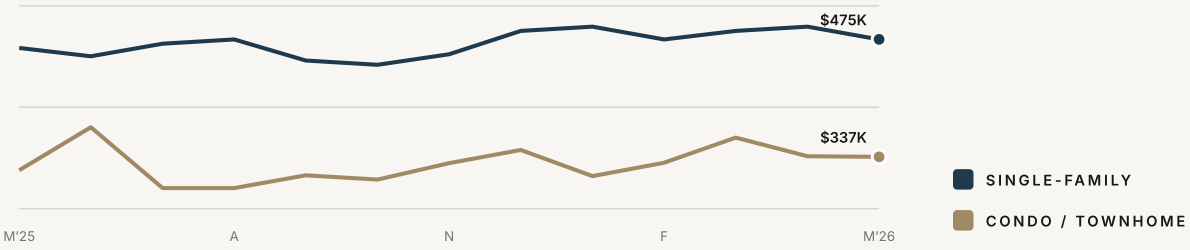
SINGLE-FAMILY HOMES

PRICE RANGE	SOLD	YOY	DAYS	LISTED	RATIO
Under $200,000	19	0.0%	53	32	1.7
$200,000 to $299,999	94	−6.9%	42	263	2.8
$300,000 to $399,999	196	+7.7%	49	633	3.2
$400,000 to $499,999	155	+19.2%	50	420	2.7
$500,000 to $599,999	93	+1.1%	48	334	3.6
$600,000 to $699,999	77	+20.3%	78	249	3.2
$700,000 to $799,999	45	+15.4%	50	169	3.8
$800,000 to $899,999	35	+25.0%	35	126	3.6
$900,000 to $999,999	22	−12.0%	23	115	5.2
$1,000,000 or more	109	+0.9%	66	758	7.0

CONDOS AND TOWNHOMES

PRICE RANGE	SOLD	YOY	DAYS	LISTED	RATIO
Under $200,000	53	0.0%	90	275	5.2
$200,000 to $299,999	98	+22.5%	77	519	5.3
$300,000 to $399,999	80	−23.1%	56	384	4.8
$400,000 to $499,999	49	+28.9%	48	205	4.2
$500,000 to $599,999	16	+23.1%	40	114	7.1
$600,000 to $699,999	11	−26.7%	135	120	10.9
$700,000 to $799,999	8	+166.7%	43	57	7.1
$800,000 to $899,999	15	+114.3%	53	53	3.5
$900,000 to $999,999	3	+50.0%	52	55	18.3
$1,000,000 or more	38	+40.7%	124	367	9.7

Sarasota median sale price, thirteen months

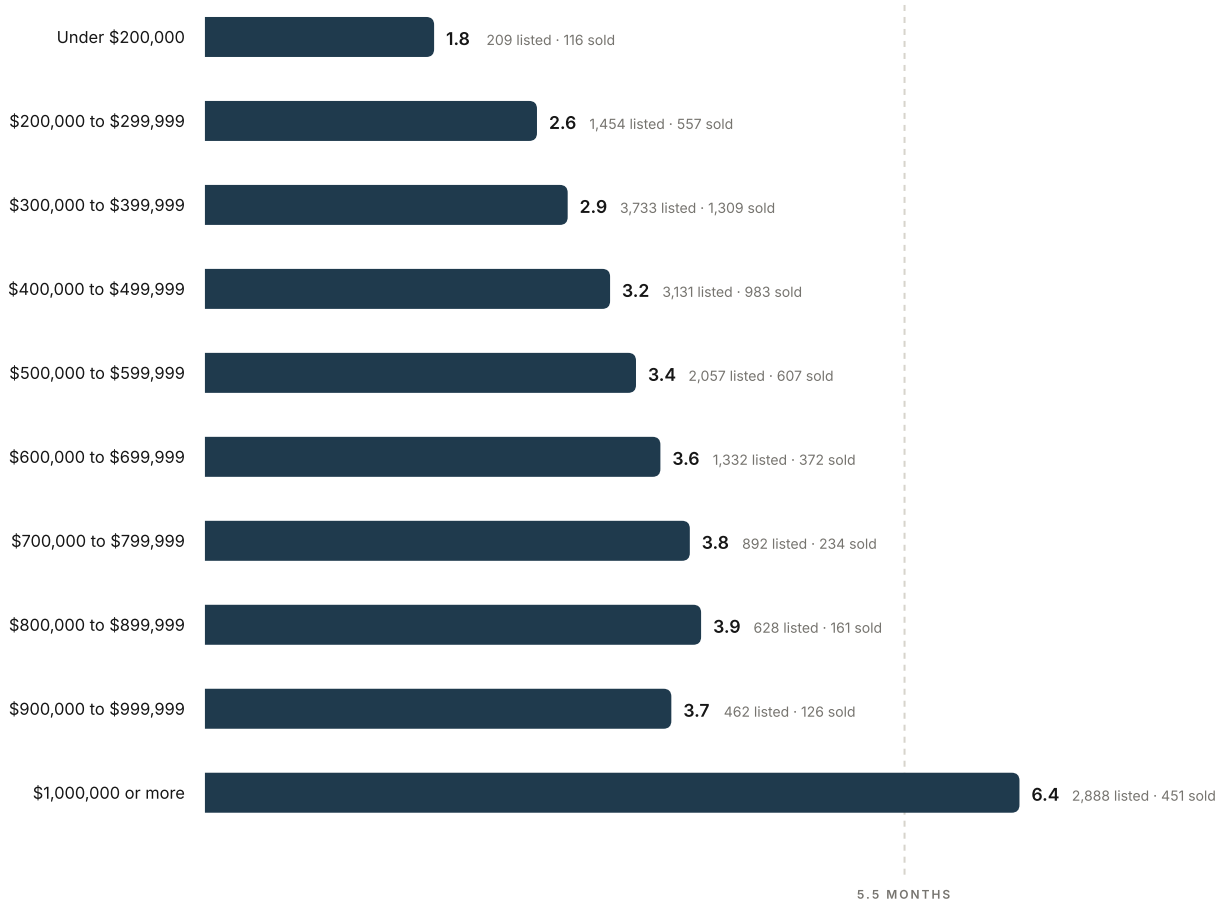


Sold and YoY: closed sales by sale price and change from a year earlier. Days: median days to contract. Listed: active listings by current list price at month end. Ratio: listings divided by the month's sales, a single-month gauge of how many months the current inventory in that range would last. A dot 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 May. The result shows where inventory is scarce and where buyers have more choice.

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



UNDER $500,000

Listings in these ranges equaled 2.9 months of May's sales. Entry and mid-priced homes continue to carry the most transactions in the region.

$700,000 AND ABOVE

Listings equaled 5.0 months of May'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, 451 single-family homes sold for $1 million or more in May, against 2,888 active listings at that level at month end.

BY PRICE RANGE, FIVE COUNTIES

RANGE	SOLD	NEW LISTINGS	ACTIVE
$1M to $1.25M	135	191	573
$1.25M to $1.5M	98	141	526
$1.5M to $2M	91	124	586
$2M to $3M	64	93	489
$3M to $5M	47	81	426
$5M to $10M	14	16	213
$10M and above	2	8	75

$1M AND ABOVE, BY COUNTY

COUNTY	SOLD	YOY	ACTIVE	YOY
Hillsborough	117	+14.7%	611	−17.4%
Pinellas	116	+4.5%	763	−8.1%
Pasco	22	+46.7%	143	+9.2%
Manatee	87	−6.5%	613	−8.1%
Sarasota	109	+0.9%	758	−12.4%

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	17%	19	0.84	39%	3	0.70
Pinellas	30%	11	0.81	58%	1	0.71
Pasco	19%	9	0.74	42%	1	0.87
Manatee	27%	2	0.94	51%	0	0.98
Sarasota	42%	10	0.87	61%	2	0.91

CASH SHARE
The share of closings paid entirely in cash. Higher readings often point to investors, second-home buyers and downsizers with equity. Regionally, 26 percent of single-family and 52 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 May 2026 data was released on Tuesday, June 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 May 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 May 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

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TAMPA BAY MARKET INTELLIGENCE

May 2026

MIDDLETON
TAMPA BAY

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COMPASS

Source: Florida Realtors® Monthly Market Detail, May 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.