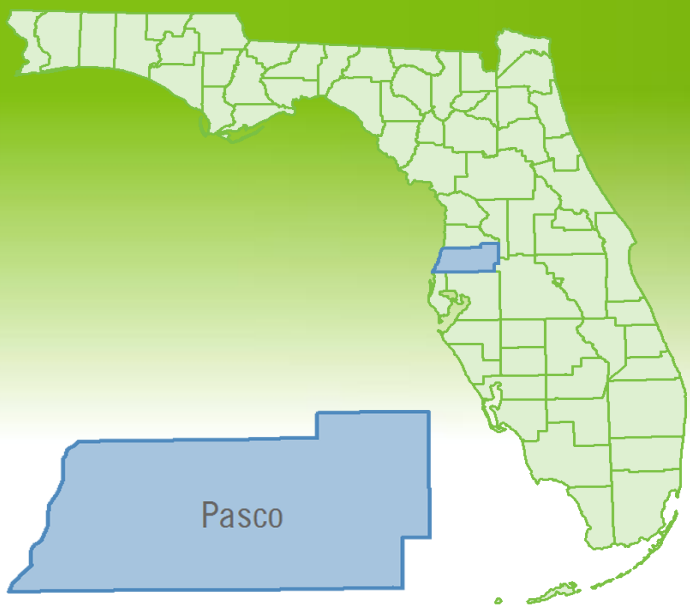
Monthly Market Detail - October 2026
Single-Family Homes
Pasco County



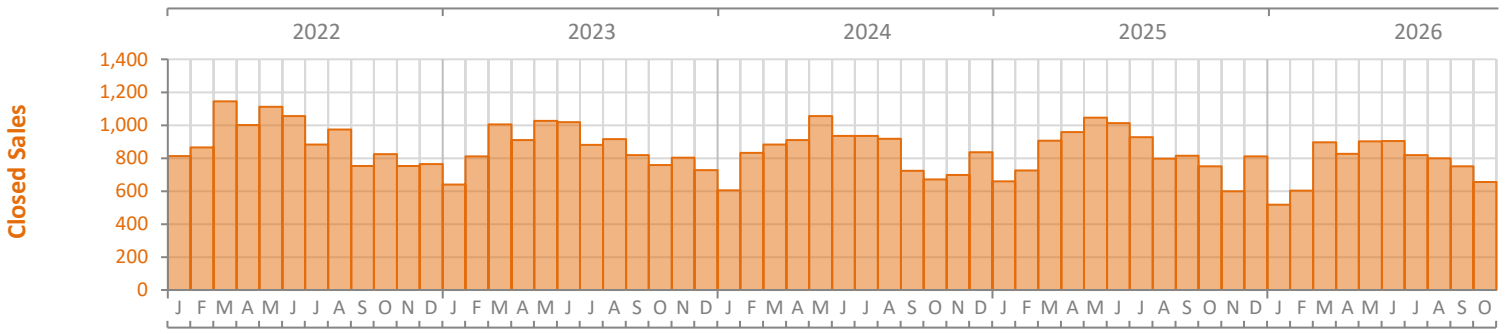
Summary Statistics	October 2026	October 2025	Percent Change Year-over-Year
Closed Sales	655	750	-12.7%
Paid in Cash	169	153	10.5%
Median Sale Price	$368,000	$369,495	-0.4%
Average Sale Price	$418,567	$411,869	1.6%
Dollar Volume	$274.2 Million	$308.9 Million	-11.2%
Median Percent of Original List Price Received	95.6%	95.6%	0.0%
Median Time to Contract	50 Days	49 Days	2.0%
Median Time to Sale	90 Days	91 Days	-1.1%
New Pending Sales	633	719	-12.0%
New Listings	903	918	-1.6%
Pending Inventory	820	862	-4.9%
Inventory (Active Listings)	3,300	3,150	4.8%
Months Supply of Inventory	4.4	3.7	18.9%

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	7,674	-10.7%
October 2026	**655**	**-12.7%**
September 2026	751	-7.9%
August 2026	800	0.4%
July 2026	819	-11.7%
June 2026	904	-10.7%
May 2026	902	-13.8%
April 2026	827	-13.8%
March 2026	896	-1.0%
February 2026	603	-16.8%
January 2026	517	-21.5%
December 2025	811	-3.1%
November 2025	599	-14.2%
October 2025	750	11.8%



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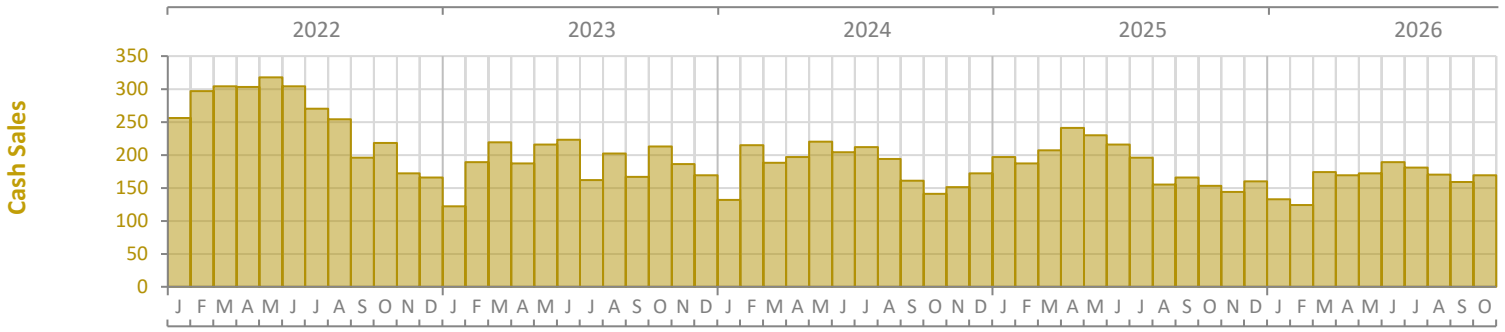
Cash Sales

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

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

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	1,640	-15.8%
October 2026	**169**	**10.5%**
September 2026	159	-4.2%
August 2026	170	9.7%
July 2026	181	-7.7%
June 2026	189	-12.5%
May 2026	172	-25.2%
April 2026	169	-29.9%
March 2026	174	-15.9%
February 2026	124	-33.7%
January 2026	133	-32.5%
December 2025	160	-7.0%
November 2025	144	-4.6%
October 2025	153	8.5%

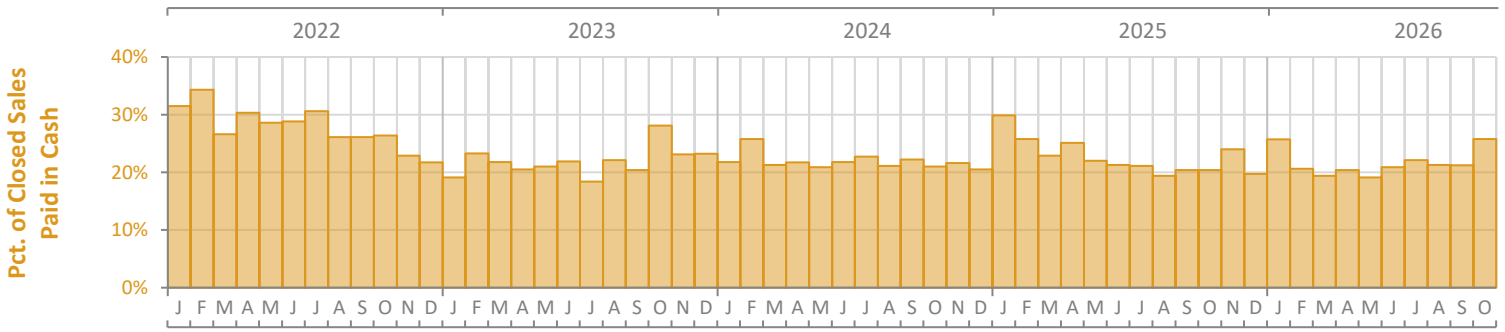


Cash Sales as a Percentage of Closed Sales

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	21.4%	-5.7%
October 2026	**25.8%**	**26.5%**
September 2026	21.2%	3.9%
August 2026	21.3%	9.8%
July 2026	22.1%	4.7%
June 2026	20.9%	-1.9%
May 2026	19.1%	-13.2%
April 2026	20.4%	-18.7%
March 2026	19.4%	-15.3%
February 2026	20.6%	-20.2%
January 2026	25.7%	-14.0%
December 2025	19.7%	-3.9%
November 2025	24.0%	11.1%
October 2025	20.4%	-2.9%



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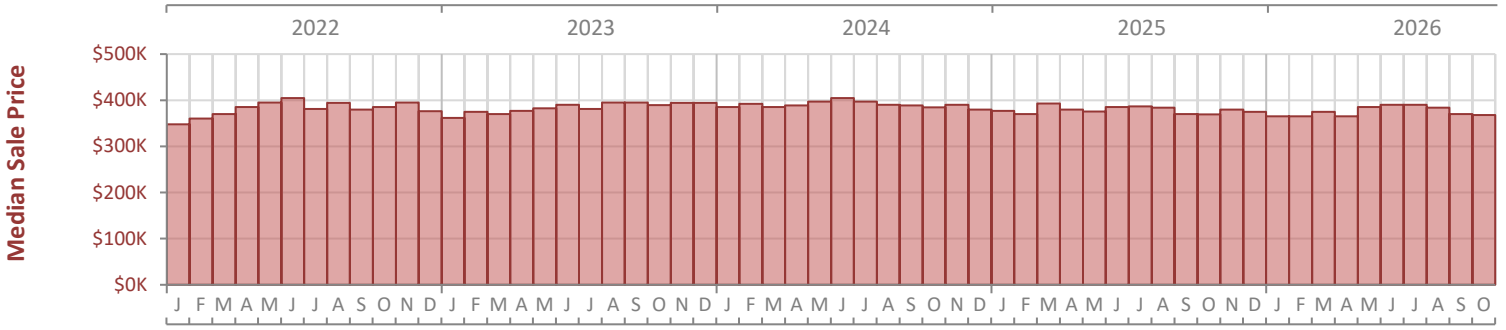
Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note : Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	$375,000	-1.3%
October 2026	**$368,000**	**-0.4%**
September 2026	$370,000	0.0%
August 2026	$383,745	-0.1%
July 2026	$390,000	0.8%
June 2026	$390,000	1.3%
May 2026	$385,000	2.5%
April 2026	$365,000	-3.9%
March 2026	$375,000	-4.6%
February 2026	$365,000	-1.3%
January 2026	$365,000	-3.2%
December 2025	$375,000	-1.3%
November 2025	$380,000	-2.6%
October 2025	$369,495	-4.0%

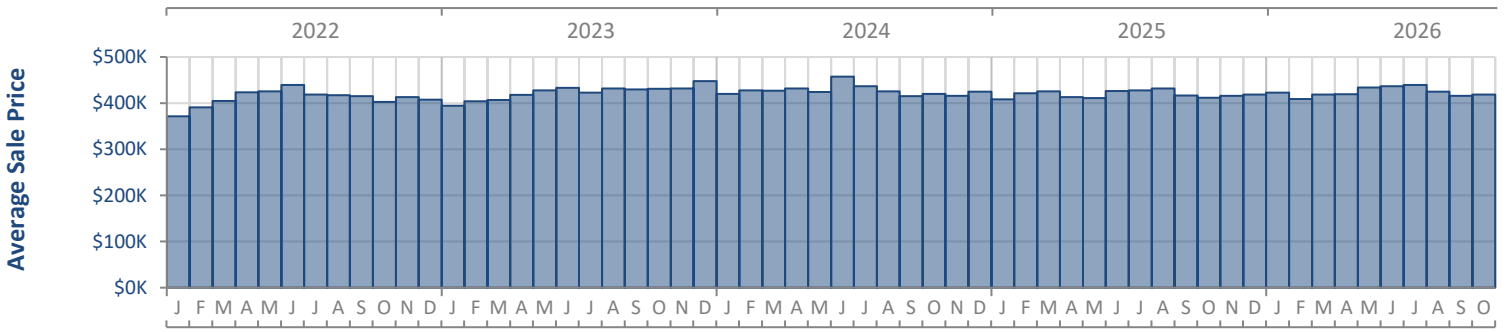


Average Sale Price

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	$424,752	1.2%
October 2026	**$418,567**	**1.6%**
September 2026	$416,096	-0.1%
August 2026	$424,964	-1.6%
July 2026	$439,169	2.7%
June 2026	$436,895	2.5%
May 2026	$433,693	5.6%
April 2026	$419,275	1.5%
March 2026	$418,576	-1.7%
February 2026	$409,031	-2.9%
January 2026	$422,957	3.6%
December 2025	$418,593	-1.5%
November 2025	$415,999	0.1%
October 2025	$411,869	-1.9%



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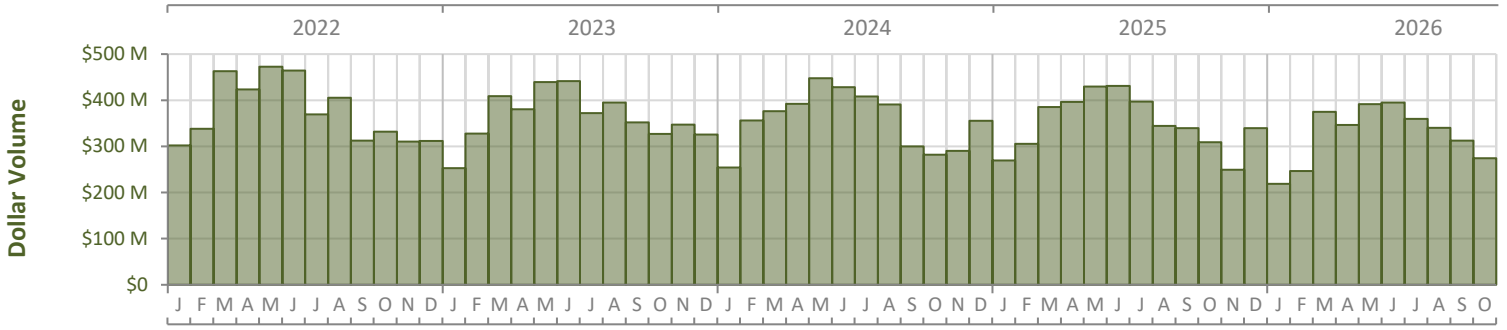
Dollar Volume

The sum of the sale prices for all sales which closed during the month

Economists' note : Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	$3.3 Billion	-9.6%
October 2026	**$274.2 Million**	**-11.2%**
September 2026	$312.5 Million	-7.9%
August 2026	$340.0 Million	-1.3%
July 2026	$359.7 Million	-9.3%
June 2026	$395.0 Million	-8.4%
May 2026	$391.2 Million	-9.0%
April 2026	$346.7 Million	-12.5%
March 2026	$375.0 Million	-2.6%
February 2026	$246.6 Million	-19.3%
January 2026	$218.7 Million	-18.8%
December 2025	$339.5 Million	-4.5%
November 2025	$249.2 Million	-14.1%
October 2025	$308.9 Million	9.6%

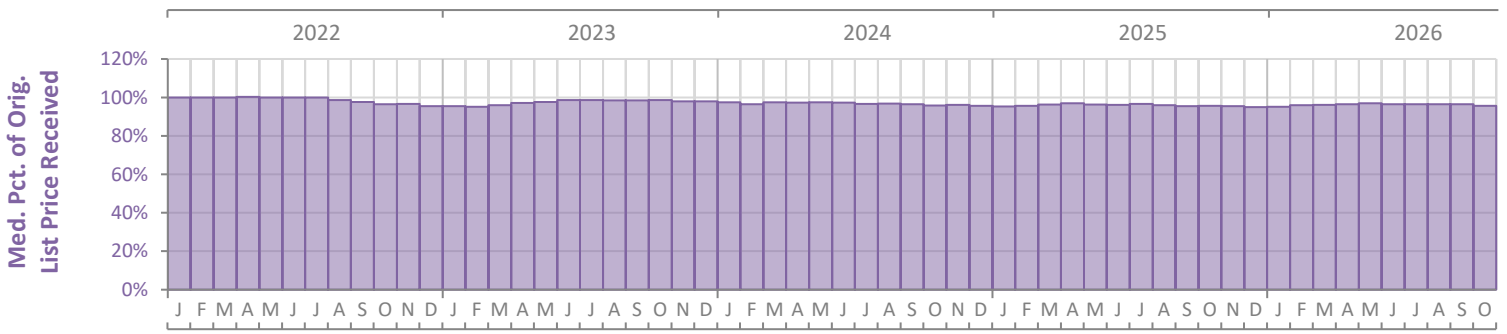


Median Percent of Original List Price Received

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	96.4%	0.3%
October 2026	**95.6%**	**0.0%**
September 2026	96.4%	0.9%
August 2026	96.5%	0.6%
July 2026	96.5%	-0.1%
June 2026	96.4%	0.3%
May 2026	96.9%	0.6%
April 2026	96.5%	-0.4%
March 2026	96.2%	-0.1%
February 2026	96.0%	0.4%
January 2026	95.2%	-0.1%
December 2025	95.0%	-0.7%
November 2025	95.4%	-0.8%
October 2025	95.6%	-0.2%



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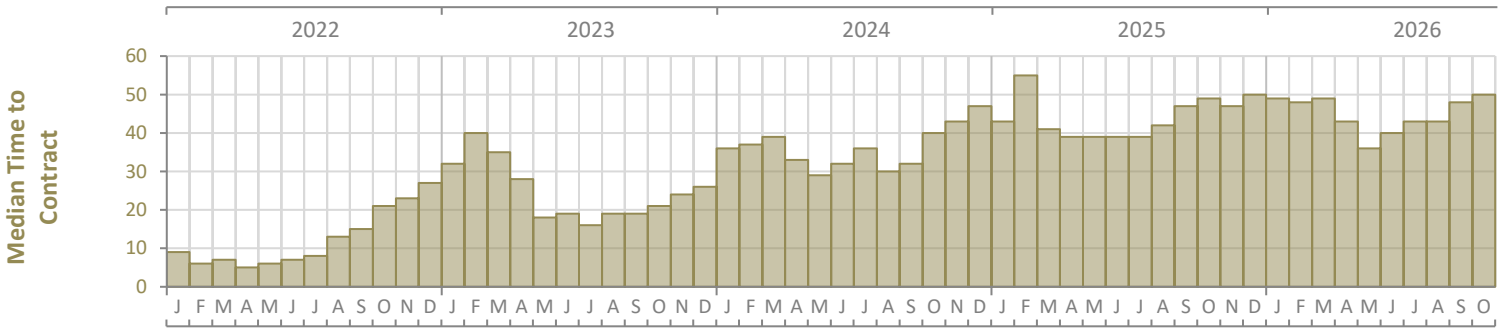
Median Time to Contract

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

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

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	49 Days	8.9%
October 2026	**50 Days**	**2.0%**
September 2026	48 Days	2.1%
August 2026	43 Days	2.4%
July 2026	43 Days	10.3%
June 2026	40 Days	2.6%
May 2026	36 Days	-7.7%
April 2026	43 Days	10.3%
March 2026	49 Days	19.5%
February 2026	48 Days	-12.7%
January 2026	49 Days	14.0%
December 2025	50 Days	6.4%
November 2025	47 Days	9.3%
October 2025	49 Days	22.5%

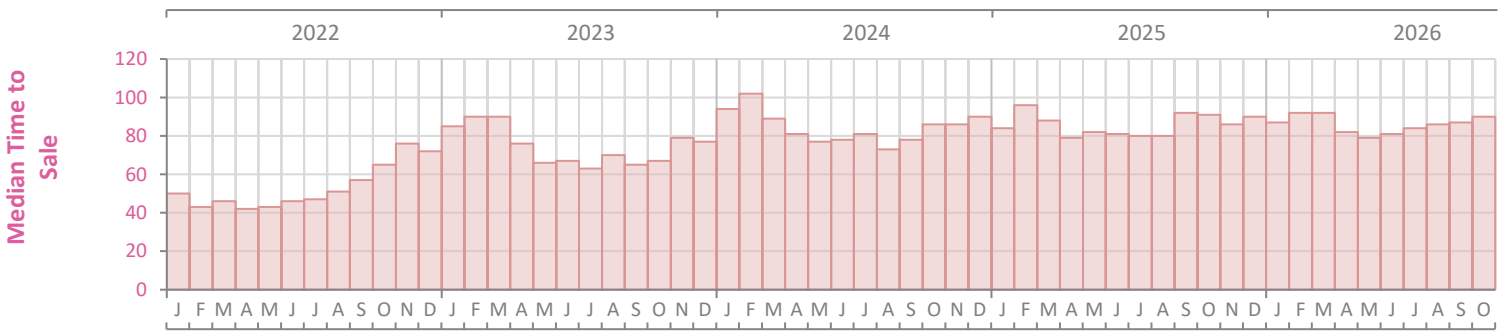


Median Time to Sale

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	88 Days	1.1%
October 2026	**90 Days**	**-1.1%**
September 2026	87 Days	-5.4%
August 2026	86 Days	7.5%
July 2026	84 Days	5.0%
June 2026	81 Days	0.0%
May 2026	79 Days	-3.7%
April 2026	82 Days	3.8%
March 2026	92 Days	4.5%
February 2026	92 Days	-4.2%
January 2026	87 Days	3.6%
December 2025	90 Days	0.0%
November 2025	86 Days	0.0%
October 2025	91 Days	5.8%



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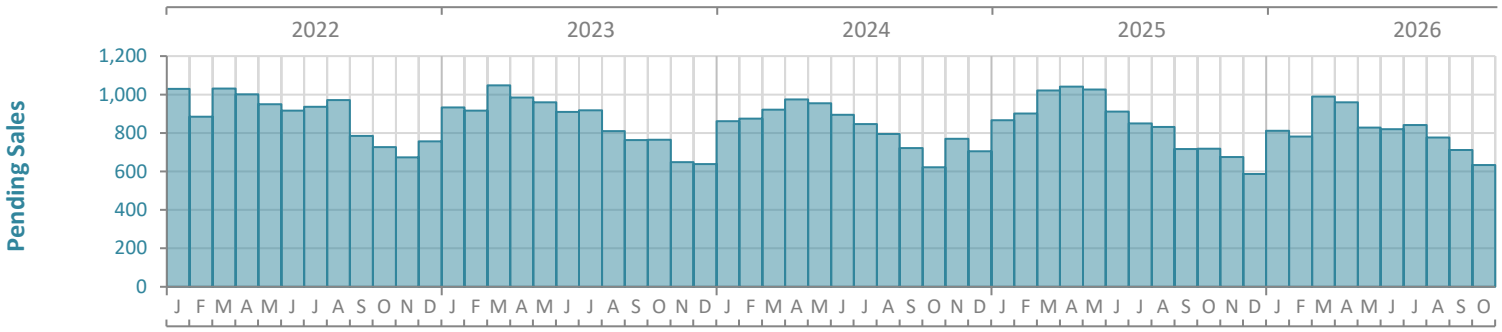
New Pending Sales

The number of listed properties that went under contract during the month

Economists' note : Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	8,153	-8.2%
October 2026	**633**	**-12.0%**
September 2026	712	-0.7%
August 2026	777	-6.6%
July 2026	842	-0.8%
June 2026	820	-10.0%
May 2026	828	-19.4%
April 2026	959	-8.0%
March 2026	990	-3.0%
February 2026	781	-13.4%
January 2026	811	-6.4%
December 2025	586	-16.9%
November 2025	675	-12.3%
October 2025	719	15.6%

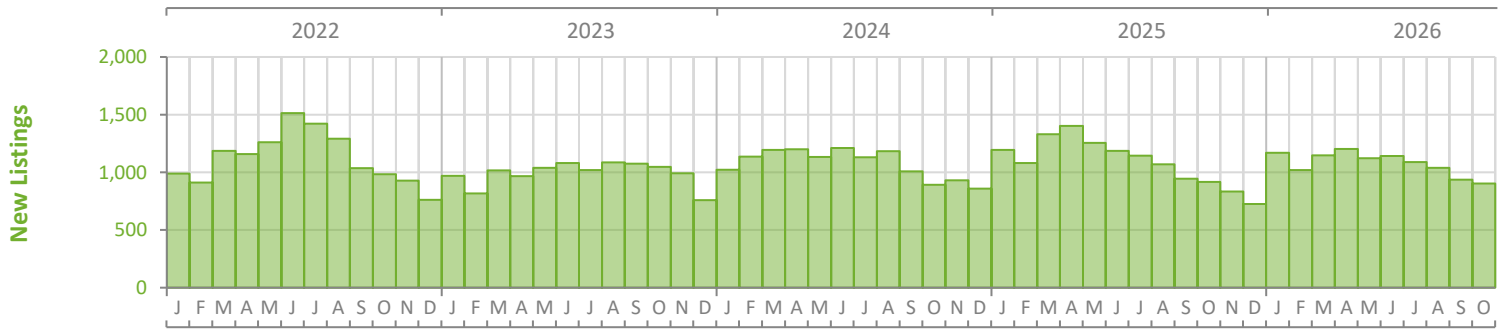


New Listings

The number of properties put onto the market during the month

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

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	10,771	-6.5%
October 2026	**903**	**-1.6%**
September 2026	935	-1.0%
August 2026	1,040	-2.7%
July 2026	1,090	-4.8%
June 2026	1,141	-3.8%
May 2026	1,122	-10.6%
April 2026	1,204	-14.1%
March 2026	1,147	-13.8%
February 2026	1,019	-5.6%
January 2026	1,170	-1.9%
December 2025	726	-15.4%
November 2025	833	-10.4%
October 2025	918	2.8%



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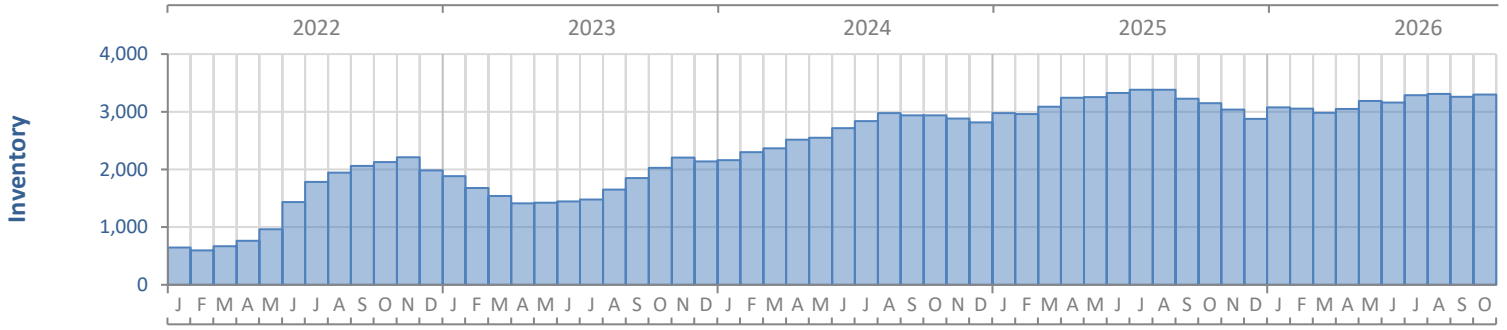
Inventory (Active Listings)

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

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

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	3,167	-1.0%
October 2026	**3,300**	**4.8%**
September 2026	3,258	1.1%
August 2026	3,307	-2.2%
July 2026	3,288	-2.8%
June 2026	3,161	-4.9%
May 2026	3,190	-1.9%
April 2026	3,050	-6.0%
March 2026	2,980	-3.5%
February 2026	3,056	3.2%
January 2026	3,076	3.4%
December 2025	2,875	2.1%
November 2025	3,037	5.3%
October 2025	3,150	7.3%

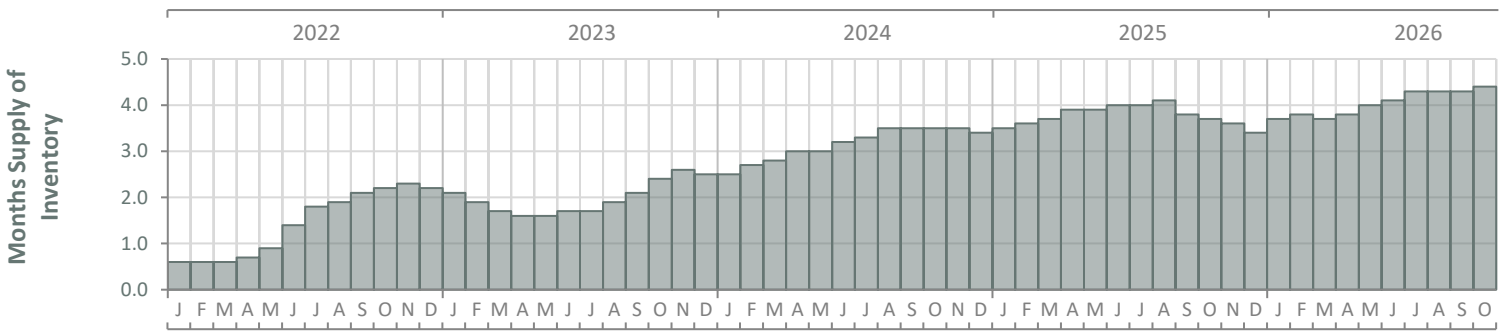


Months Supply of Inventory

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)	4.0	5.3%
October 2026	**4.4**	**18.9%**
September 2026	4.3	13.2%
August 2026	4.3	4.9%
July 2026	4.3	7.5%
June 2026	4.1	2.5%
May 2026	4.0	2.6%
April 2026	3.8	-2.6%
March 2026	3.7	0.0%
February 2026	3.8	5.6%
January 2026	3.7	5.7%
December 2025	3.4	0.0%
November 2025	3.6	2.9%
October 2025	3.7	5.7%



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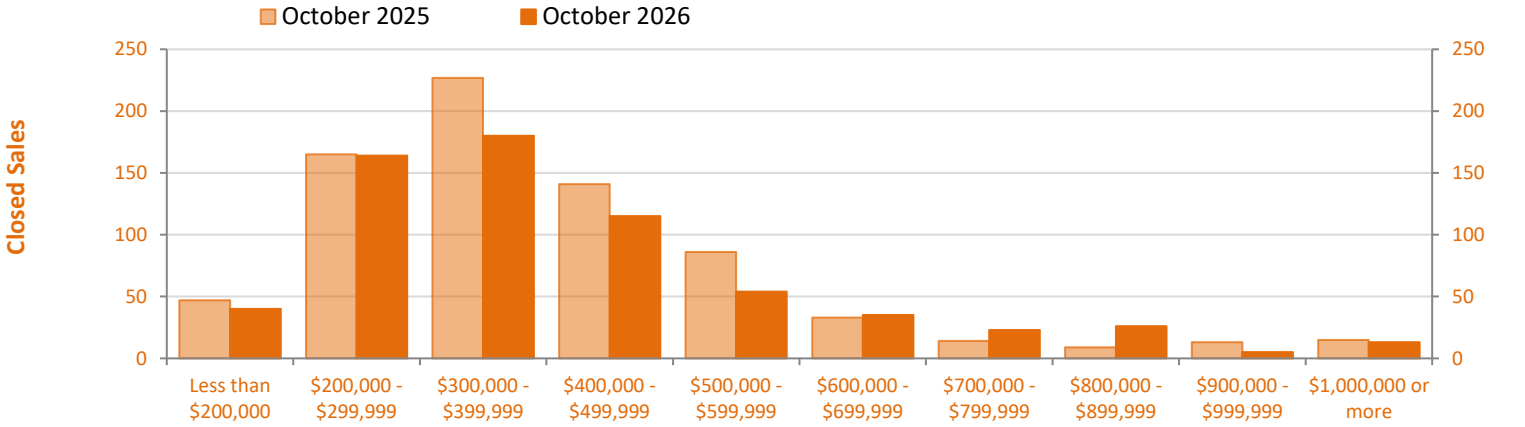
Closed Sales by Sale Price

The number of sales transactions which closed during the month

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

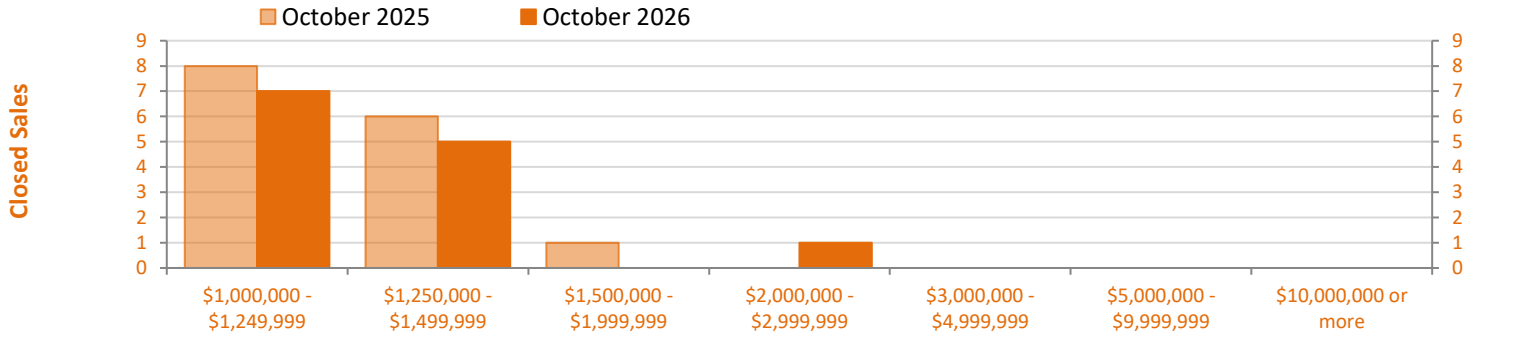
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	40	-14.9%
$200,000 - $299,999	164	-0.6%
$300,000 - $399,999	180	-20.7%
$400,000 - $499,999	115	-18.4%
$500,000 - $599,999	54	-37.2%
$600,000 - $699,999	35	6.1%
$700,000 - $799,999	23	64.3%
$800,000 - $899,999	26	188.9%
$900,000 - $999,999	5	-61.5%
$1,000,000 or more	13	-13.3%



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	7	-12.5%
$1,250,000 - $1,499,999	5	-16.7%
$1,500,000 - $1,999,999	0	-100.0%
$2,000,000 - $2,999,999	1	N/A
$3,000,000 - $4,999,999	0	N/A
$5,000,000 - $9,999,999	0	N/A
$10,000,000 or more	0	N/A



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Monthly Market Detail - October 2026
Single-Family Homes
Pasco County

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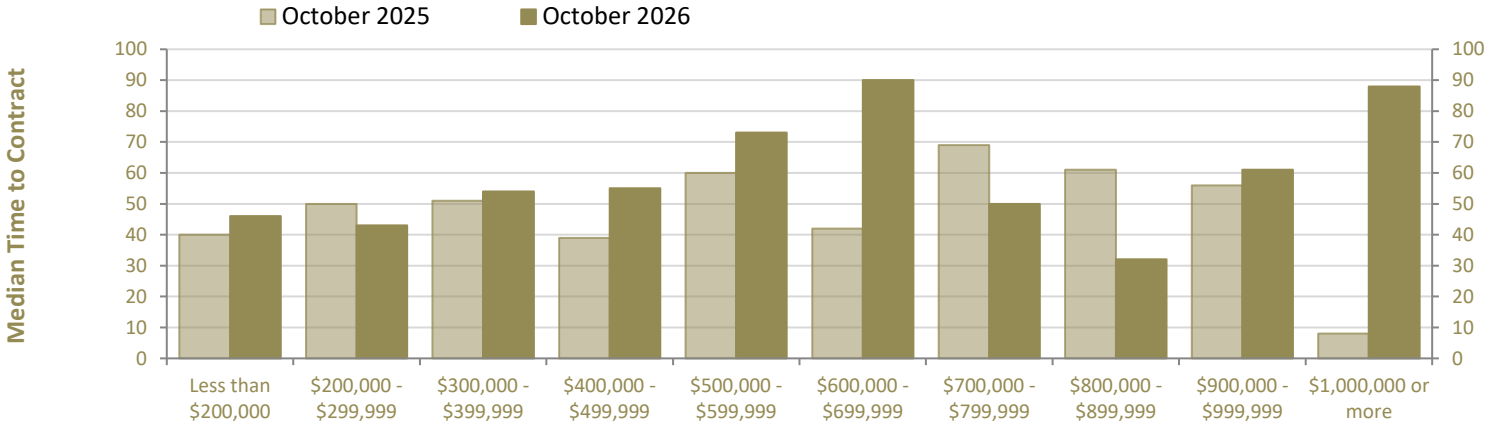
Median Time to Contract by Sale Price

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

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

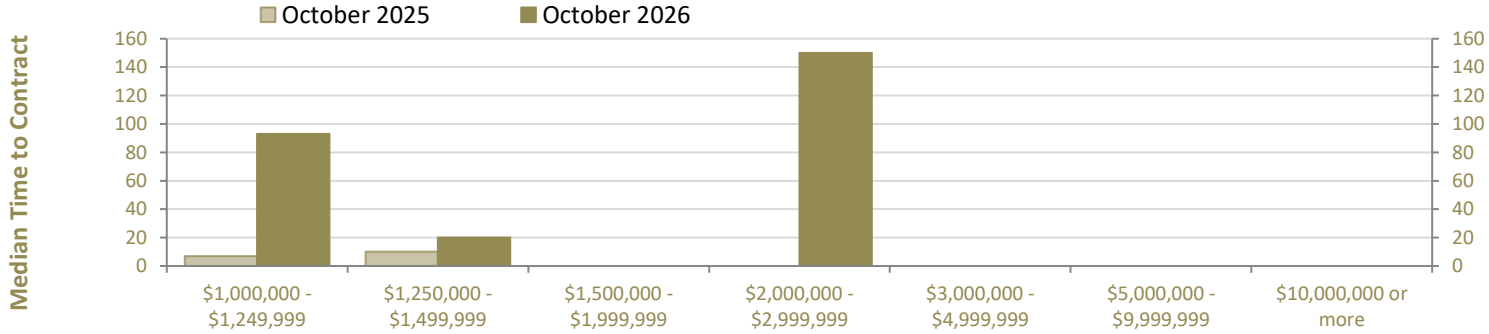
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	46 Days	15.0%
$200,000 - $299,999	43 Days	-14.0%
$300,000 - $399,999	54 Days	5.9%
$400,000 - $499,999	55 Days	41.0%
$500,000 - $599,999	73 Days	21.7%
$600,000 - $699,999	90 Days	114.3%
$700,000 - $799,999	50 Days	-27.5%
$800,000 - $899,999	32 Days	-47.5%
$900,000 - $999,999	61 Days	8.9%
$1,000,000 or more	88 Days	1000.0%



Million Dollar Spotlight

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

Sale Price	Median Time to Contract	Percent Change Year-over-Year
$1,000,000 - $1,249,999	93 Days	1228.6%
$1,250,000 - $1,499,999	20 Days	100.0%
$1,500,000 - $1,999,999	(No Sales)	N/A
$2,000,000 - $2,999,999	150 Days	N/A
$3,000,000 - $4,999,999	(No Sales)	N/A
$5,000,000 - $9,999,999	(No Sales)	N/A
$10,000,000 or more	(No Sales)	N/A



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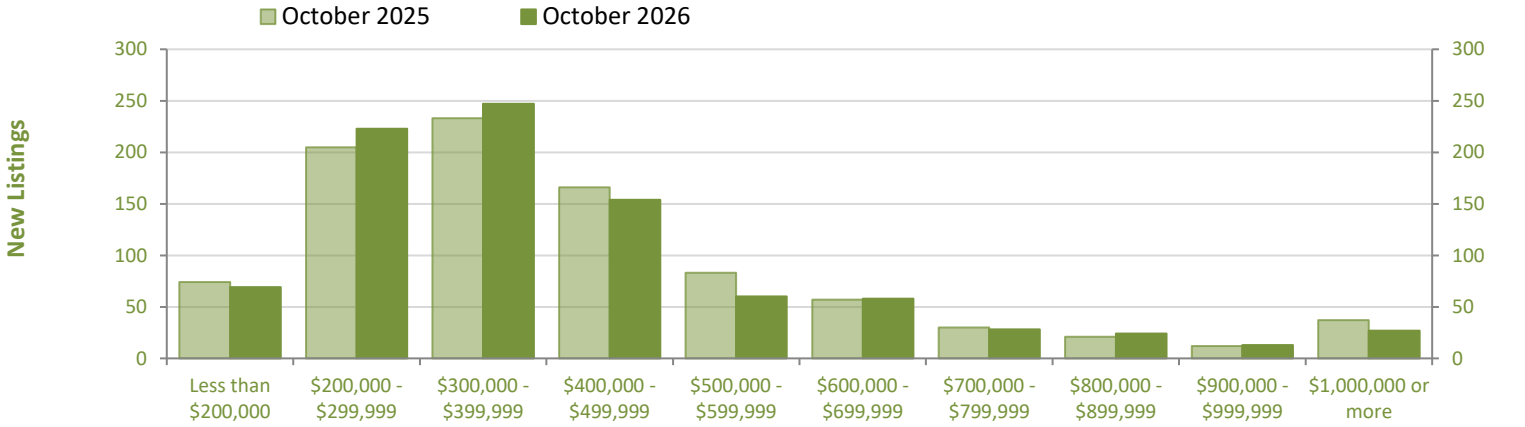
New Listings by Initial Listing Price

The number of properties put onto the market during the month

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

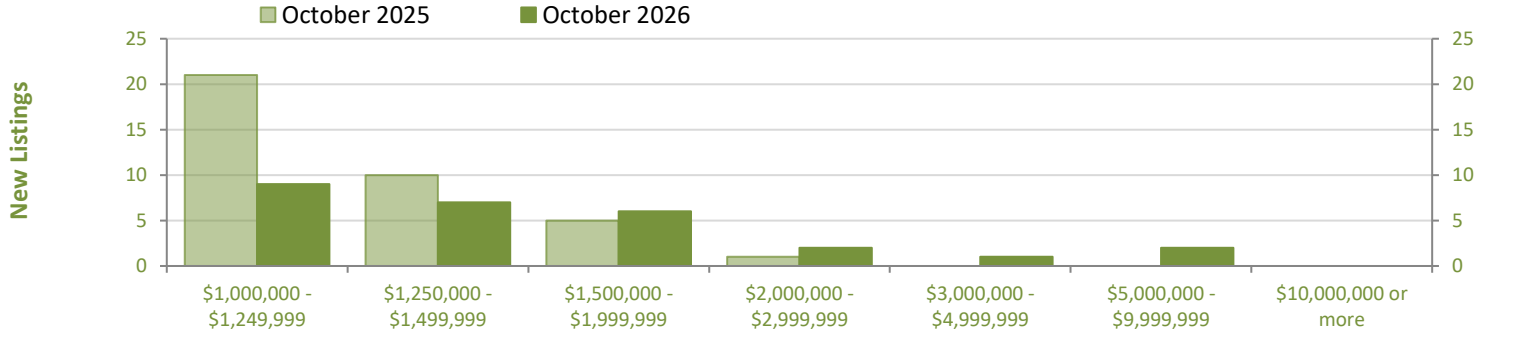
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	69	-6.8%
$200,000 - $299,999	223	8.8%
$300,000 - $399,999	247	6.0%
$400,000 - $499,999	154	-7.2%
$500,000 - $599,999	60	-27.7%
$600,000 - $699,999	58	1.8%
$700,000 - $799,999	28	-6.7%
$800,000 - $899,999	24	14.3%
$900,000 - $999,999	13	8.3%
$1,000,000 or more	27	-27.0%



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	9	-57.1%
$1,250,000 - $1,499,999	7	-30.0%
$1,500,000 - $1,999,999	6	20.0%
$2,000,000 - $2,999,999	2	100.0%
$3,000,000 - $4,999,999	1	N/A
$5,000,000 - $9,999,999	2	N/A
$10,000,000 or more	0	N/A



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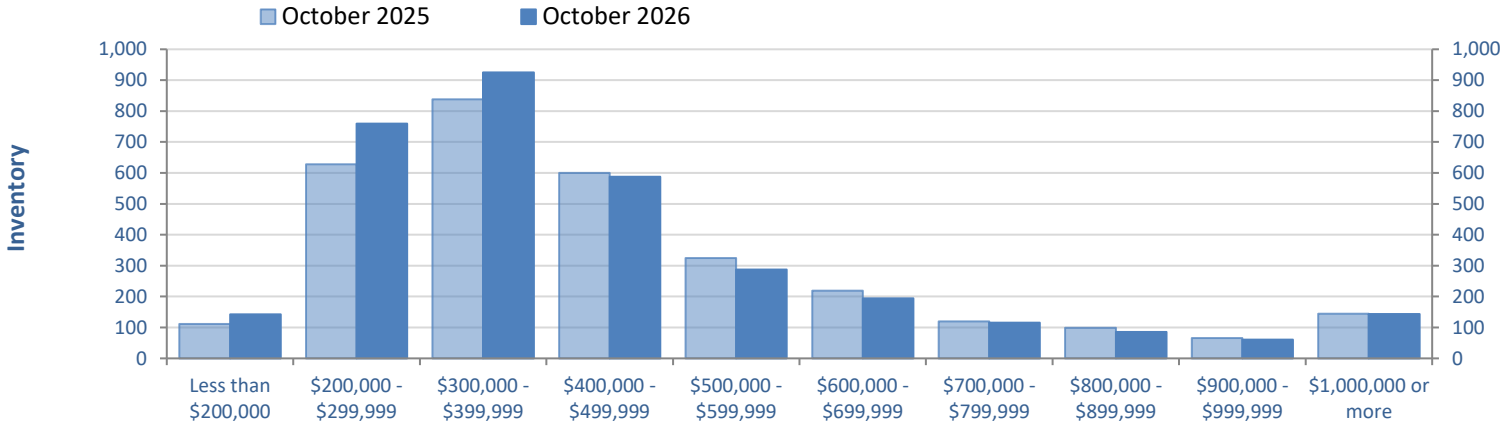
Inventory by Current Listing Price

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

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

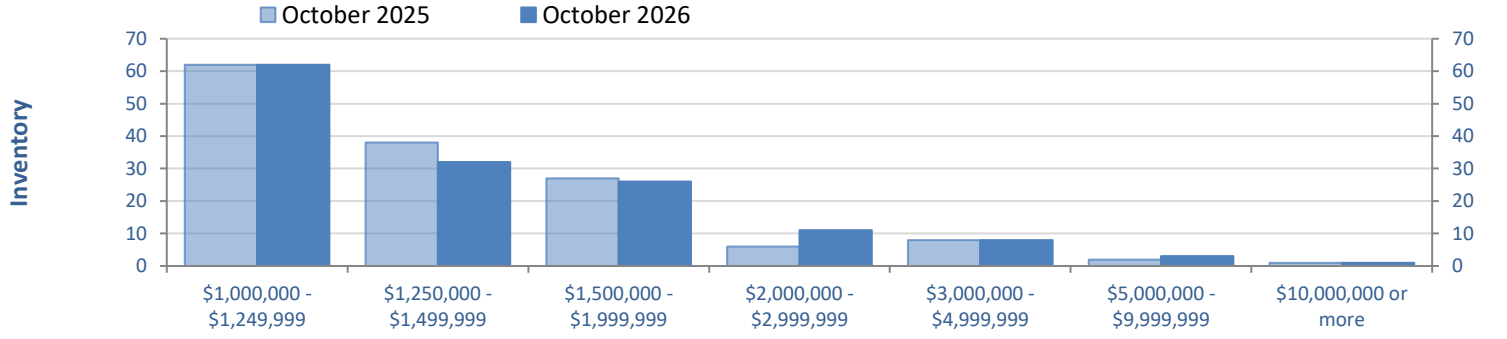
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	142	27.9%
$200,000 - $299,999	760	21.0%
$300,000 - $399,999	925	10.4%
$400,000 - $499,999	588	-2.0%
$500,000 - $599,999	287	-11.7%
$600,000 - $699,999	194	-11.4%
$700,000 - $799,999	115	-4.2%
$800,000 - $899,999	85	-14.1%
$900,000 - $999,999	61	-7.6%
$1,000,000 or more	143	-0.7%



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	62	0.0%
$1,250,000 - $1,499,999	32	-15.8%
$1,500,000 - $1,999,999	26	-3.7%
$2,000,000 - $2,999,999	11	83.3%
$3,000,000 - $4,999,999	8	0.0%
$5,000,000 - $9,999,999	3	50.0%
$10,000,000 or more	1	0.0%



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Monthly Distressed Market - October 2026
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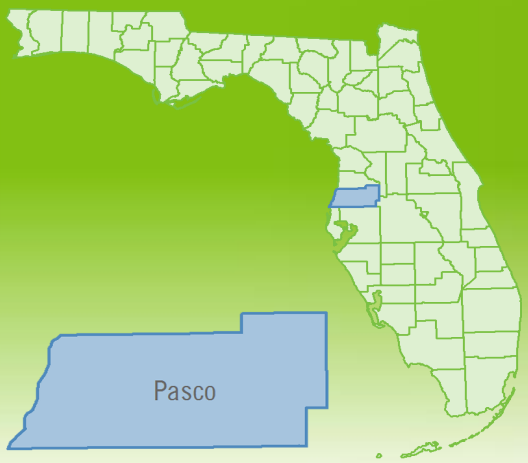
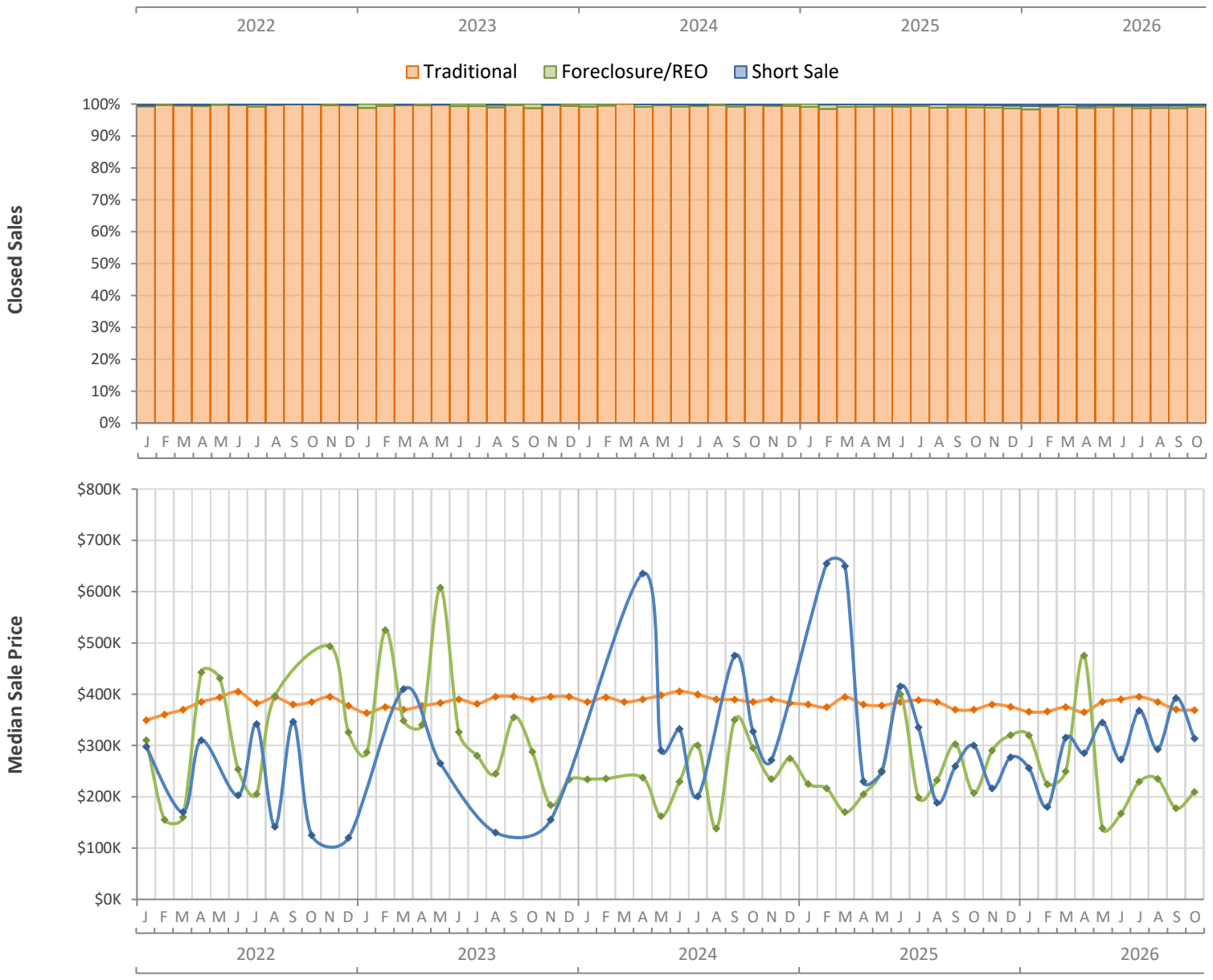


		October 2026	October 2025	Percent Change Year-over-Year
Traditional	Closed Sales	649	742	-12.5%
	Median Sale Price	$369,000	$370,000	-0.3%
Foreclosure/REO	Closed Sales	4	6	-33.3%
	Median Sale Price	$209,150	$207,450	0.8%
Short Sale	Closed Sales	2	2	0.0%
	Median Sale Price	$313,500	$300,000	4.5%



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