Monthly Market Detail - October 2026
Townhouses and Condos
Pinellas County

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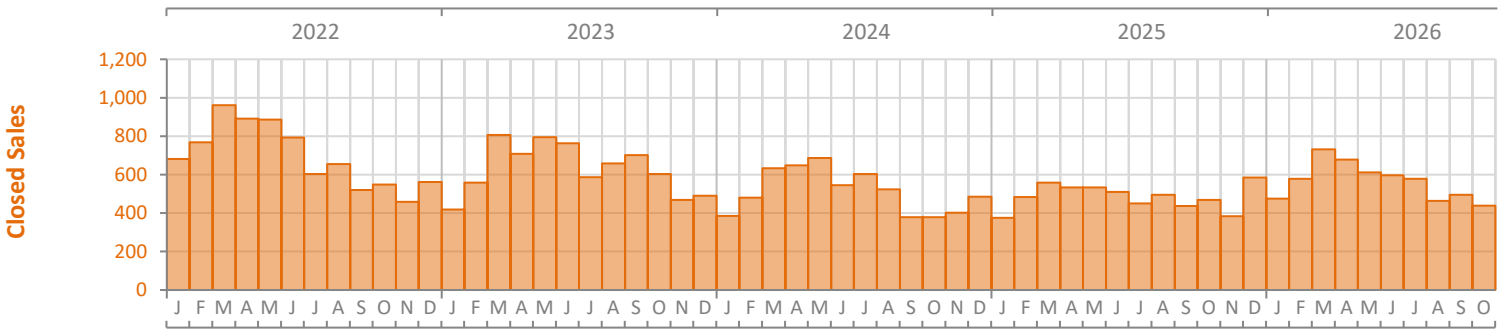
Summary Statistics	October 2026	October 2025	Percent Change Year-over-Year
Closed Sales	439	468	-6.2%
Paid in Cash	260	251	3.6%
Median Sale Price	$245,000	$265,000	-7.5%
Average Sale Price	$394,604	$379,084	4.1%
Dollar Volume	$173.2 Million	$177.4 Million	-2.4%
Median Percent of Original List Price Received	92.0%	91.3%	0.8%
Median Time to Contract	73 Days	80 Days	-8.8%
Median Time to Sale	105 Days	114 Days	-7.9%
New Pending Sales	469	470	-0.2%
New Listings	783	899	-12.9%
Pending Inventory	527	546	-3.5%
Inventory (Active Listings)	3,626	3,834	-5.4%
Months Supply of Inventory	6.6	8.0	-17.5%

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	5,648	16.6%
October 2026	**439**	**-6.2%**
September 2026	495	13.3%
August 2026	463	-6.5%
July 2026	578	28.2%
June 2026	596	16.6%
May 2026	612	14.8%
April 2026	679	27.2%
March 2026	731	31.0%
February 2026	579	19.9%
January 2026	476	26.9%
December 2025	585	20.4%
November 2025	384	-4.5%
October 2025	468	23.5%



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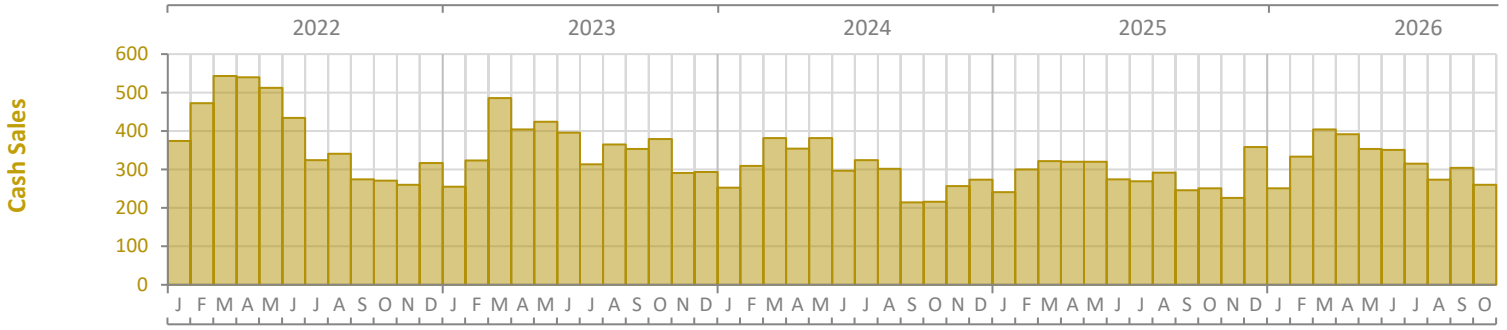
Cash Sales

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	3,236	14.1%
October 2026	**260**	**3.6%**
September 2026	304	23.6%
August 2026	273	-6.5%
July 2026	315	17.1%
June 2026	351	28.1%
May 2026	353	10.3%
April 2026	392	22.5%
March 2026	404	25.5%
February 2026	333	11.0%
January 2026	251	4.1%
December 2025	358	31.1%
November 2025	226	-12.1%
October 2025	251	16.2%

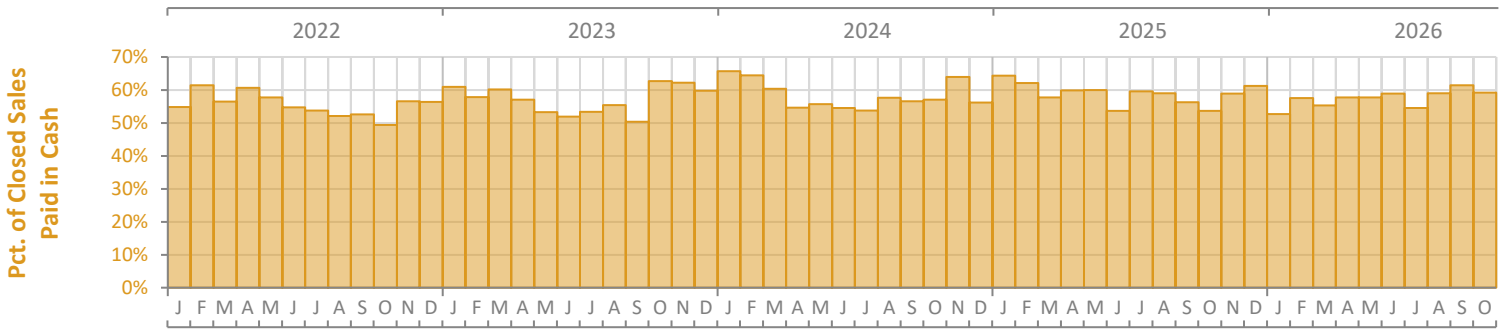


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note : This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	57.3%	-2.1%
October 2026	**59.2%**	**10.4%**
September 2026	61.4%	9.1%
August 2026	59.0%	0.0%
July 2026	54.5%	-8.6%
June 2026	58.9%	9.9%
May 2026	57.7%	-3.8%
April 2026	57.7%	-3.7%
March 2026	55.3%	-4.2%
February 2026	57.5%	-7.4%
January 2026	52.7%	-18.0%
December 2025	61.2%	8.9%
November 2025	58.9%	-7.8%
October 2025	53.6%	-6.0%



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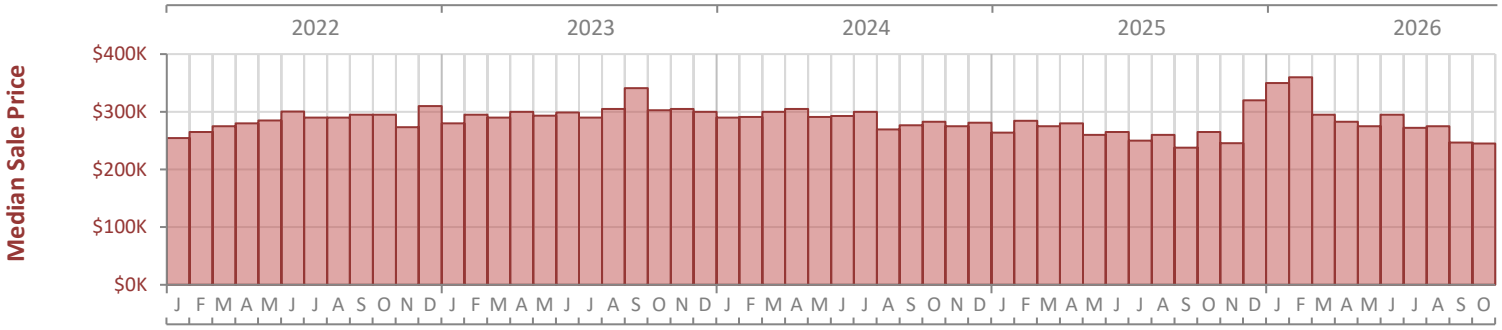
Median Sale Price

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	$285,000	7.5%
October 2026	**$245,000**	**-7.5%**
September 2026	$246,750	3.7%
August 2026	$275,000	5.8%
July 2026	$272,000	8.8%
June 2026	$295,000	11.3%
May 2026	$275,000	5.8%
April 2026	$282,500	0.9%
March 2026	$295,000	7.3%
February 2026	$360,000	26.5%
January 2026	$350,000	32.6%
December 2025	$320,000	13.8%
November 2025	$245,500	-10.7%
October 2025	$265,000	-6.2%

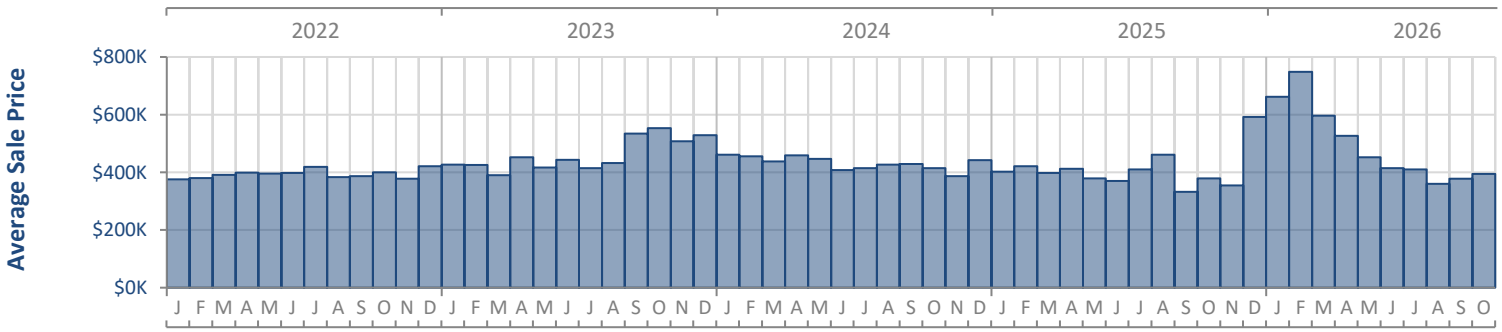


Average Sale Price

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	$501,052	26.2%
October 2026	**$394,604**	**4.1%**
September 2026	$378,394	13.7%
August 2026	$359,926	-21.9%
July 2026	$410,441	0.1%
June 2026	$414,527	11.9%
May 2026	$452,241	19.5%
April 2026	$526,172	27.6%
March 2026	$596,530	50.0%
February 2026	$748,323	77.8%
January 2026	$661,936	64.7%
December 2025	$592,238	34.1%
November 2025	$354,426	-8.2%
October 2025	$379,084	-8.5%



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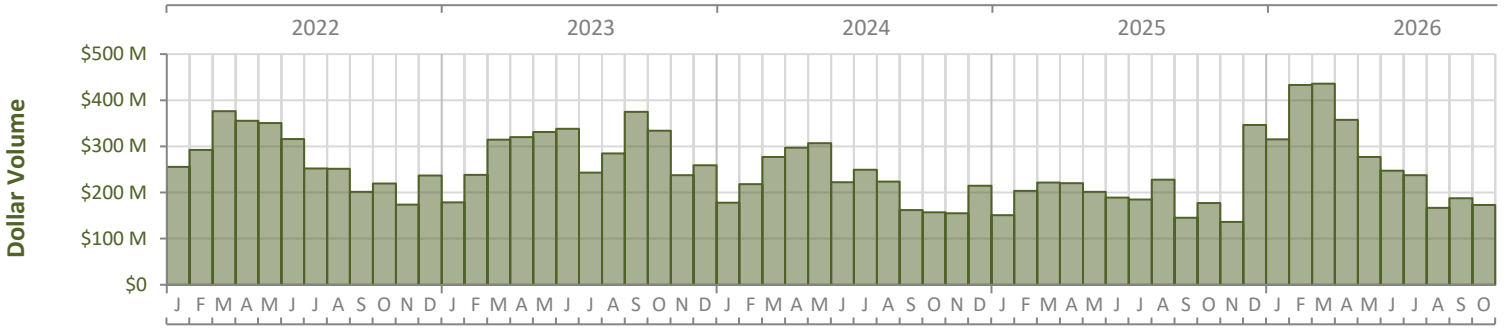
Dollar Volume

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	$2.8 Billion	47.1%
October 2026	**$173.2 Million**	**-2.4%**
September 2026	$187.3 Million	28.8%
August 2026	$166.6 Million	-27.0%
July 2026	$237.2 Million	28.2%
June 2026	$247.1 Million	30.5%
May 2026	$276.8 Million	37.2%
April 2026	$357.3 Million	62.2%
March 2026	$436.1 Million	96.5%
February 2026	$433.3 Million	113.1%
January 2026	$315.1 Million	109.1%
December 2025	$346.5 Million	61.4%
November 2025	$136.1 Million	-12.4%
October 2025	$177.4 Million	13.0%

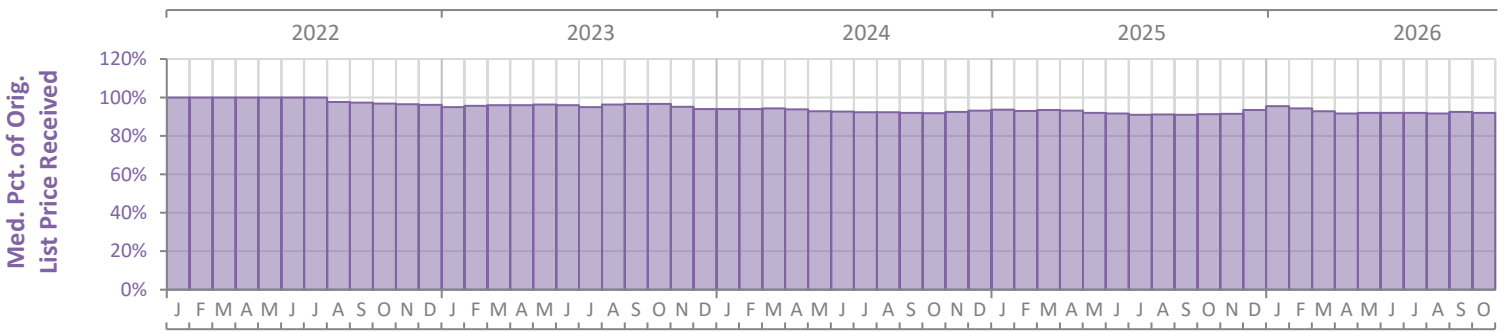


Median Percent of Original List Price Received

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	92.6%	0.5%
October 2026	**92.0%**	**0.8%**
September 2026	92.4%	1.5%
August 2026	91.7%	0.5%
July 2026	91.9%	1.1%
June 2026	91.9%	0.3%
May 2026	91.9%	0.0%
April 2026	91.7%	-1.5%
March 2026	92.8%	-0.6%
February 2026	94.3%	1.5%
January 2026	95.4%	1.9%
December 2025	93.5%	0.4%
November 2025	91.5%	-1.0%
October 2025	91.3%	-0.5%



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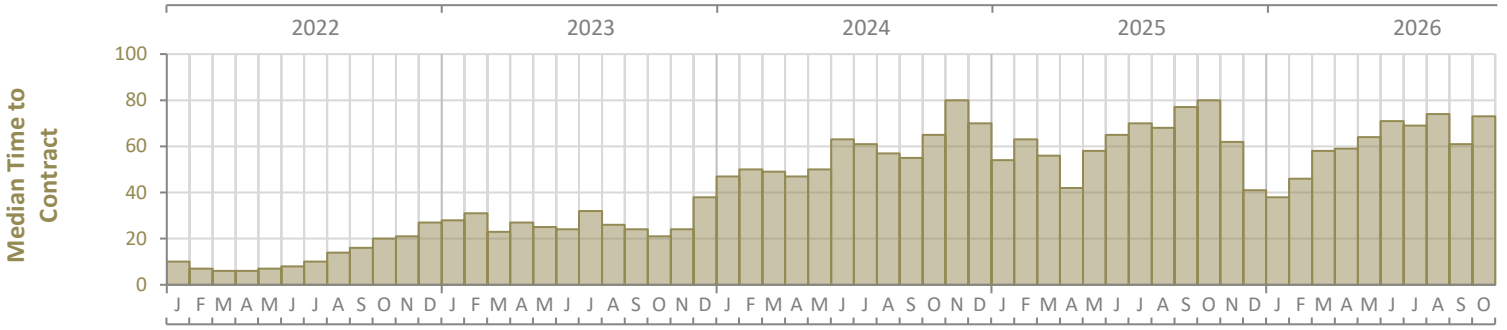
Median Time to Contract

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	72 Days	7.5%
October 2026	**73 Days**	**-8.8%**
September 2026	61 Days	-20.8%
August 2026	74 Days	8.8%
July 2026	69 Days	-1.4%
June 2026	71 Days	9.2%
May 2026	64 Days	10.3%
April 2026	59 Days	40.5%
March 2026	58 Days	3.6%
February 2026	46 Days	-27.0%
January 2026	38 Days	-29.6%
December 2025	41 Days	-41.4%
November 2025	62 Days	-22.5%
October 2025	80 Days	23.1%

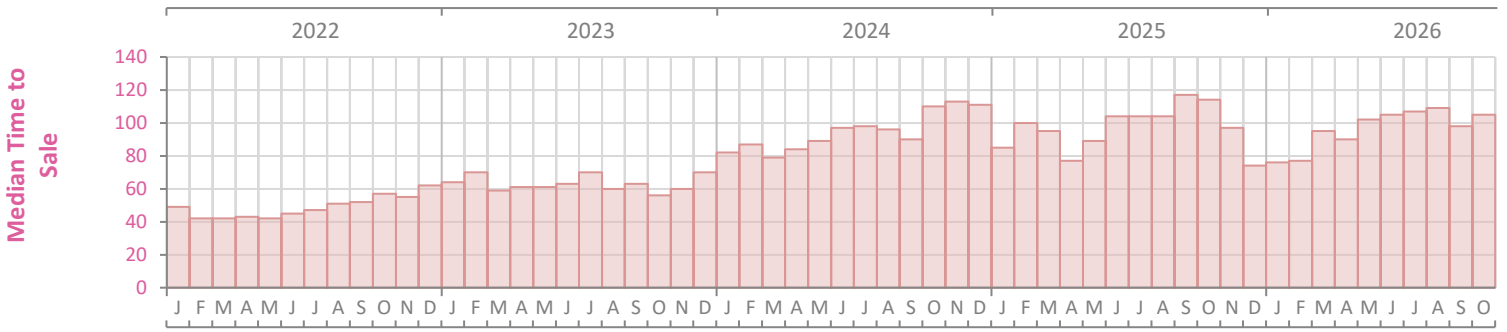


Median Time to Sale

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	106 Days	1.9%
October 2026	**105 Days**	**-7.9%**
September 2026	98 Days	-16.2%
August 2026	109 Days	4.8%
July 2026	107 Days	2.9%
June 2026	105 Days	1.0%
May 2026	102 Days	14.6%
April 2026	90 Days	16.9%
March 2026	95 Days	0.0%
February 2026	77 Days	-23.0%
January 2026	76 Days	-10.6%
December 2025	74 Days	-33.3%
November 2025	97 Days	-14.2%
October 2025	114 Days	3.6%



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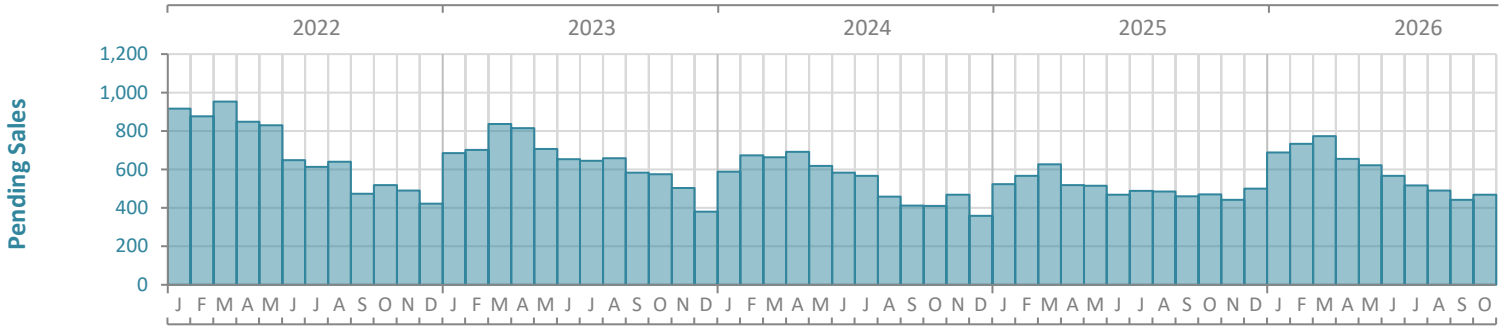
New Pending Sales

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	5,959	16.3%
October 2026	**469**	**-0.2%**
September 2026	442	-3.9%
August 2026	491	1.2%
July 2026	517	5.7%
June 2026	567	21.2%
May 2026	622	20.5%
April 2026	655	26.4%
March 2026	773	23.3%
February 2026	734	29.7%
January 2026	689	31.5%
December 2025	501	39.9%
November 2025	442	-5.8%
October 2025	470	14.6%

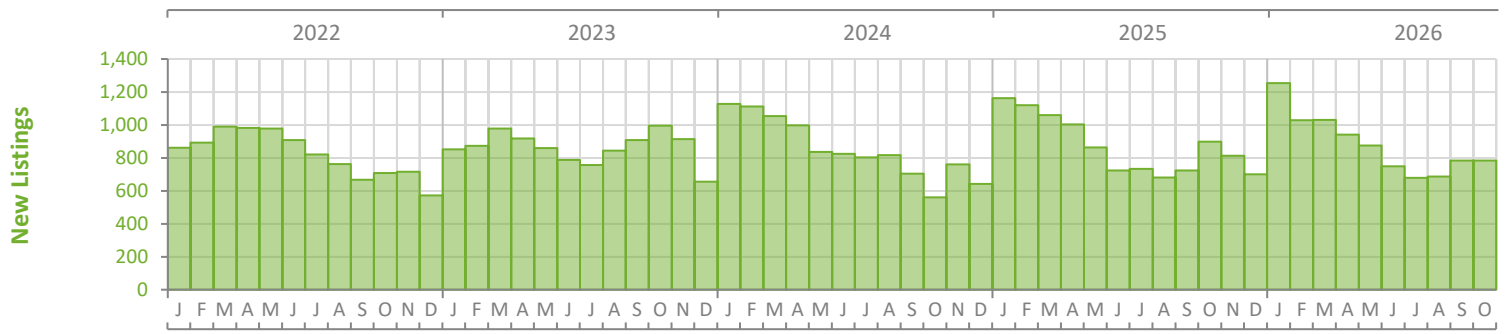


New Listings

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	8,807	-1.8%
October 2026	**783**	**-12.9%**
September 2026	783	8.1%
August 2026	687	1.0%
July 2026	679	-7.5%
June 2026	748	3.3%
May 2026	874	1.3%
April 2026	941	-6.3%
March 2026	1,030	-2.7%
February 2026	1,028	-8.1%
January 2026	1,254	7.8%
December 2025	700	9.0%
November 2025	813	7.0%
October 2025	899	60.5%



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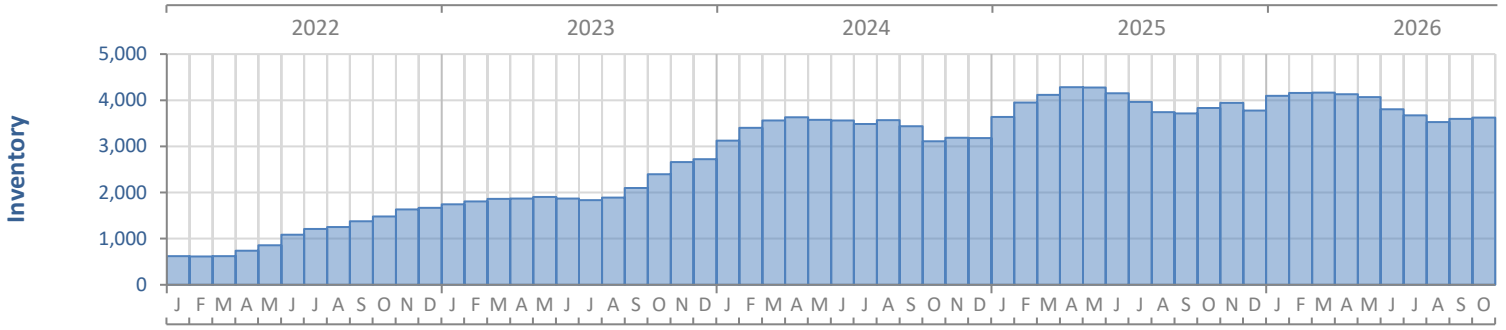
Inventory (Active Listings)

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)	3,885	-2.0%
October 2026	**3,626**	**-5.4%**
September 2026	3,596	-3.2%
August 2026	3,529	-5.7%
July 2026	3,675	-7.3%
June 2026	3,806	-8.2%
May 2026	4,065	-4.9%
April 2026	4,132	-3.5%
March 2026	4,163	1.2%
February 2026	4,161	5.3%
January 2026	4,096	12.7%
December 2025	3,778	18.7%
November 2025	3,942	23.7%
October 2025	3,834	23.2%

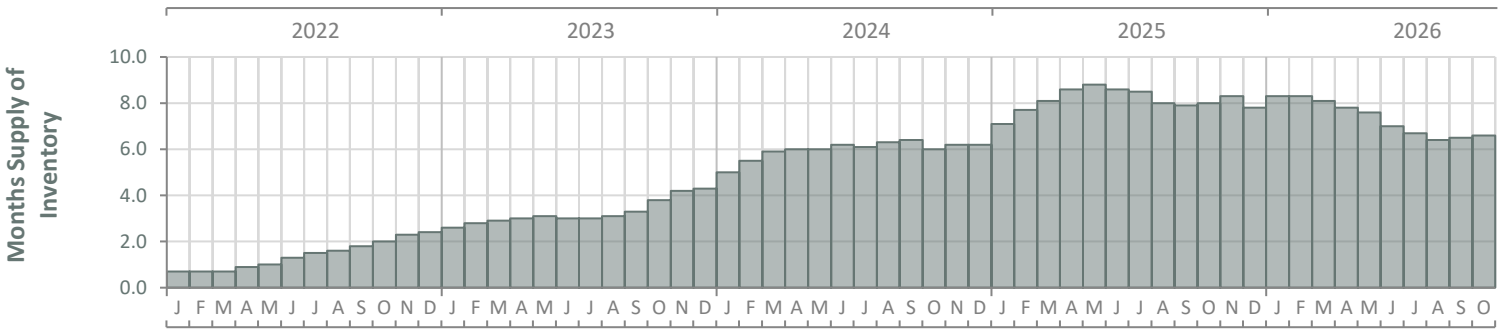


Months Supply of Inventory

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)	7.3	-9.9%
October 2026	**6.6**	**-17.5%**
September 2026	6.5	-17.7%
August 2026	6.4	-20.0%
July 2026	6.7	-21.2%
June 2026	7.0	-18.6%
May 2026	7.6	-13.6%
April 2026	7.8	-9.3%
March 2026	8.1	0.0%
February 2026	8.3	7.8%
January 2026	8.3	16.9%
December 2025	7.8	25.8%
November 2025	8.3	33.9%
October 2025	8.0	33.3%



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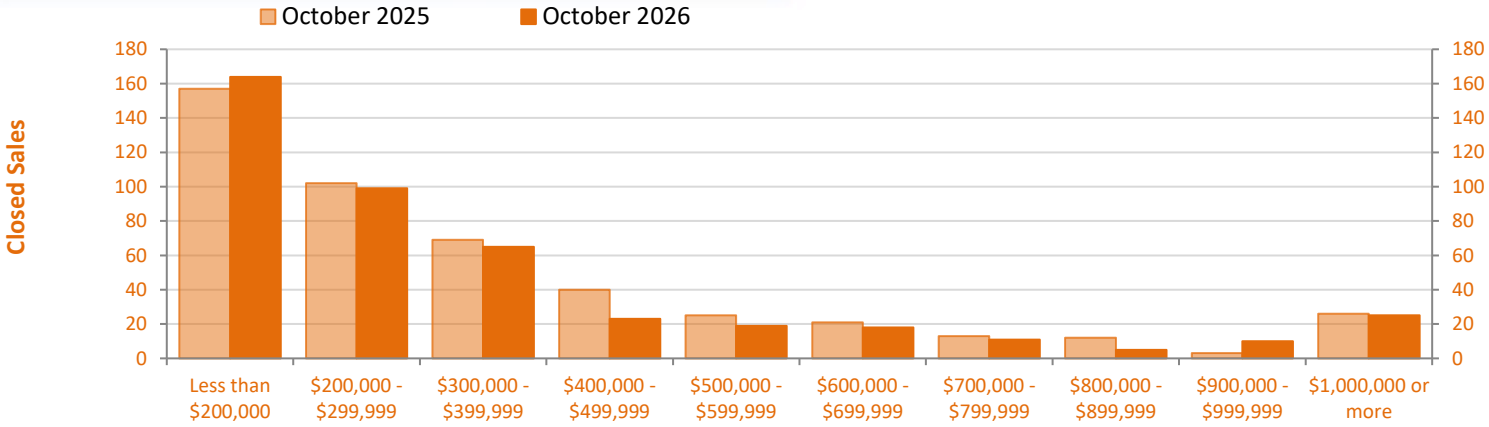
Closed Sales by Sale Price

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.

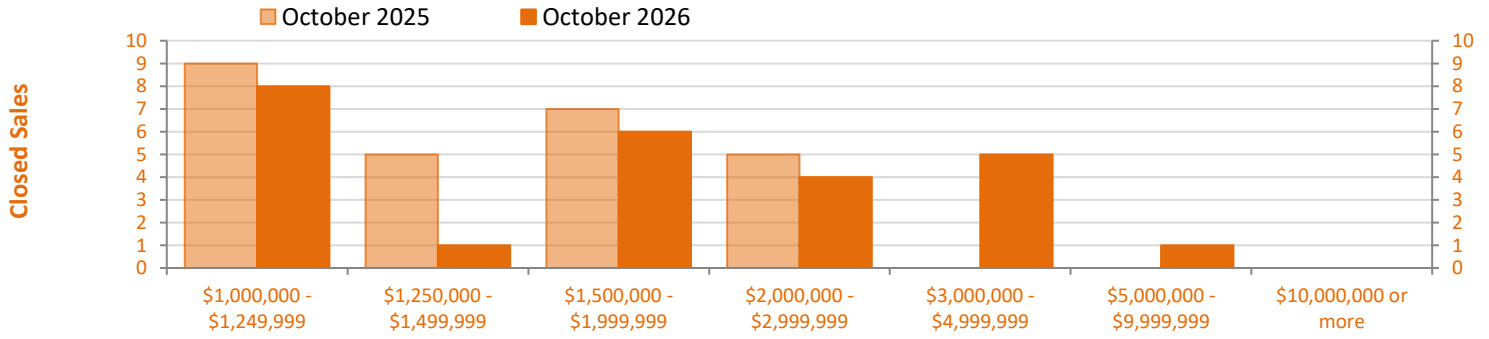
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	164	4.5%
$200,000 - $299,999	99	-2.9%
$300,000 - $399,999	65	-5.8%
$400,000 - $499,999	23	-42.5%
$500,000 - $599,999	19	-24.0%
$600,000 - $699,999	18	-14.3%
$700,000 - $799,999	11	-15.4%
$800,000 - $899,999	5	-58.3%
$900,000 - $999,999	10	233.3%
$1,000,000 or more	25	-3.8%



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	8	-11.1%
$1,250,000 - $1,499,999	1	-80.0%
$1,500,000 - $1,999,999	6	-14.3%
$2,000,000 - $2,999,999	4	-20.0%
$3,000,000 - $4,999,999	5	N/A
$5,000,000 - $9,999,999	1	N/A
$10,000,000 or more	0	N/A



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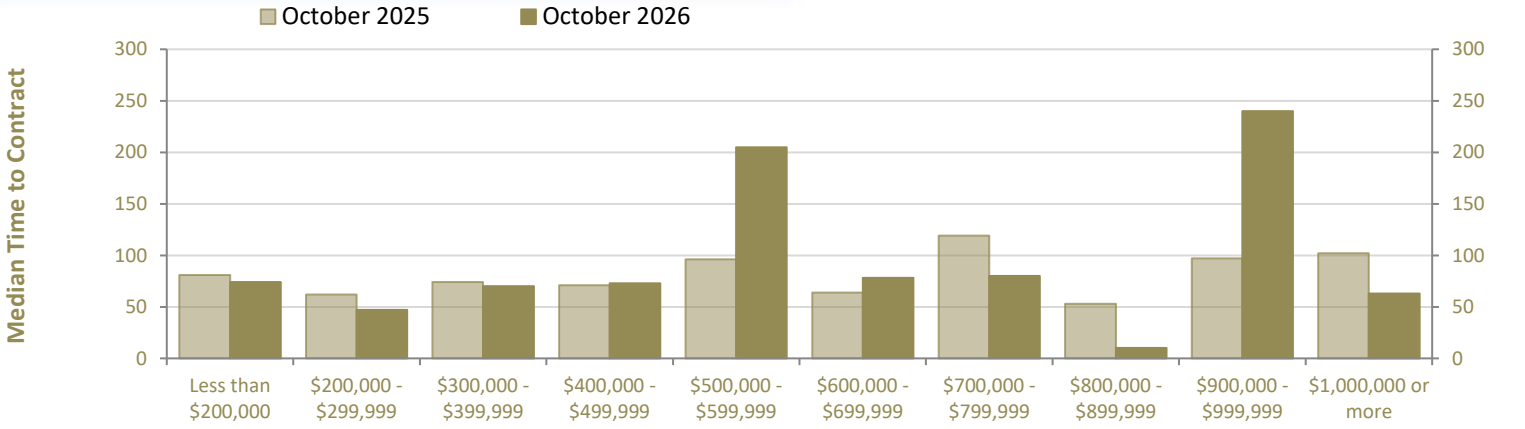
Median Time to Contract by Sale Price

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.

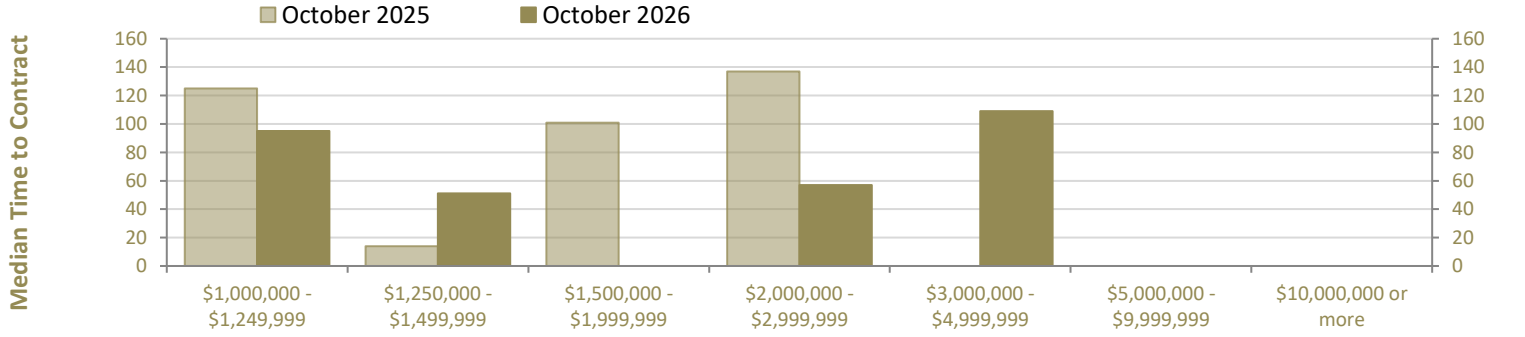
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	74 Days	-8.6%
$200,000 - $299,999	47 Days	-24.2%
$300,000 - $399,999	70 Days	-5.4%
$400,000 - $499,999	73 Days	2.8%
$500,000 - $599,999	205 Days	113.5%
$600,000 - $699,999	78 Days	21.9%
$700,000 - $799,999	80 Days	-32.8%
$800,000 - $899,999	10 Days	-81.1%
$900,000 - $999,999	240 Days	147.4%
$1,000,000 or more	63 Days	-38.2%



Million Dollar Spotlight

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

Sale Price	Median Time to Contract	Percent Change Year-over-Year
$1,000,000 - $1,249,999	95 Days	-24.0%
$1,250,000 - $1,499,999	51 Days	264.3%
$1,500,000 - $1,999,999	0 Days	-100.0%
$2,000,000 - $2,999,999	57 Days	-58.4%
$3,000,000 - $4,999,999	109 Days	N/A
$5,000,000 - $9,999,999	0 Days	N/A
$10,000,000 or more	(No Sales)	N/A



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Data released on Monday, November 16, 2026. Next data release is Wednesday, December 16, 2026.

Monthly Market Detail - October 2026
Townhouses and Condos
Pinellas County

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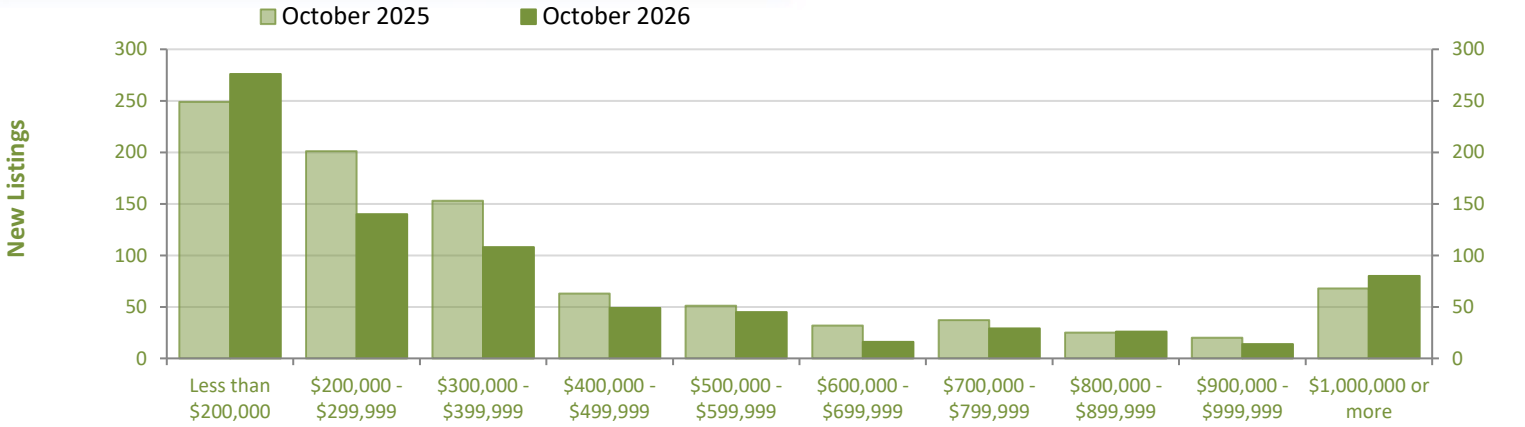
New Listings by Initial Listing Price

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.

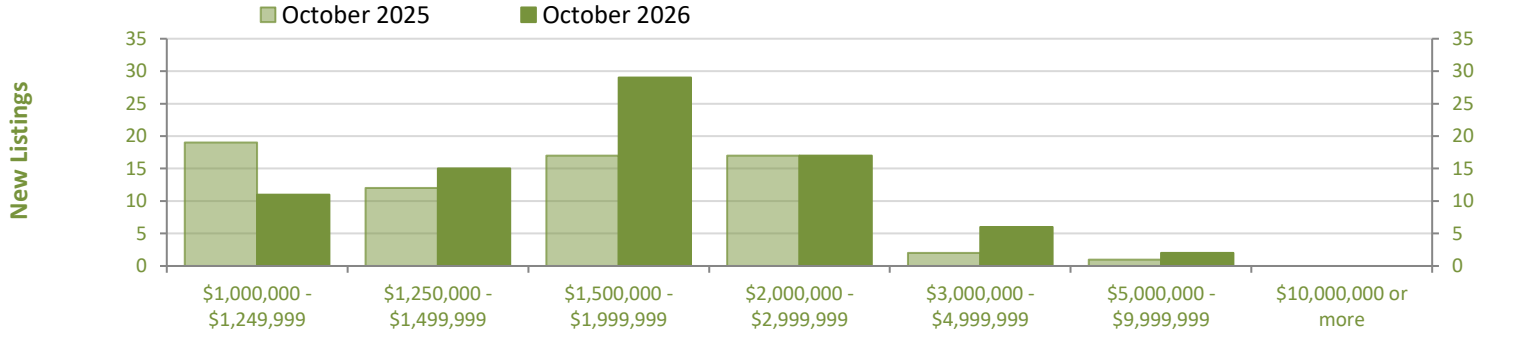
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	276	10.8%
$200,000 - $299,999	140	-30.3%
$300,000 - $399,999	108	-29.4%
$400,000 - $499,999	49	-22.2%
$500,000 - $599,999	45	-11.8%
$600,000 - $699,999	16	-50.0%
$700,000 - $799,999	29	-21.6%
$800,000 - $899,999	26	4.0%
$900,000 - $999,999	14	-30.0%
$1,000,000 or more	80	17.6%



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	11	-42.1%
$1,250,000 - $1,499,999	15	25.0%
$1,500,000 - $1,999,999	29	70.6%
$2,000,000 - $2,999,999	17	0.0%
$3,000,000 - $4,999,999	6	200.0%
$5,000,000 - $9,999,999	2	100.0%
$10,000,000 or more	0	N/A



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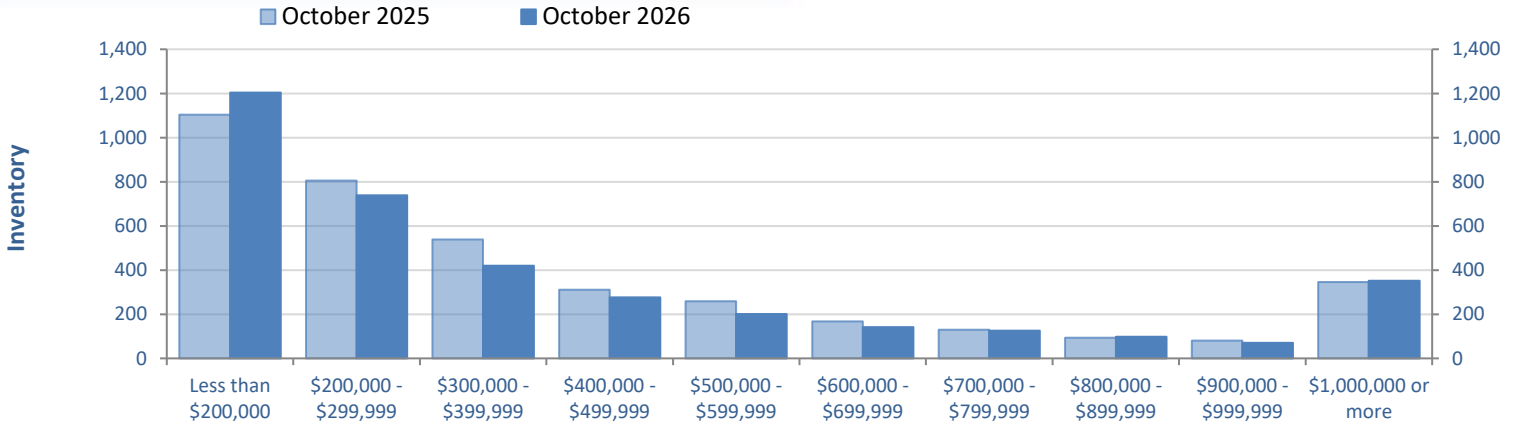
Inventory by Current Listing Price

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.

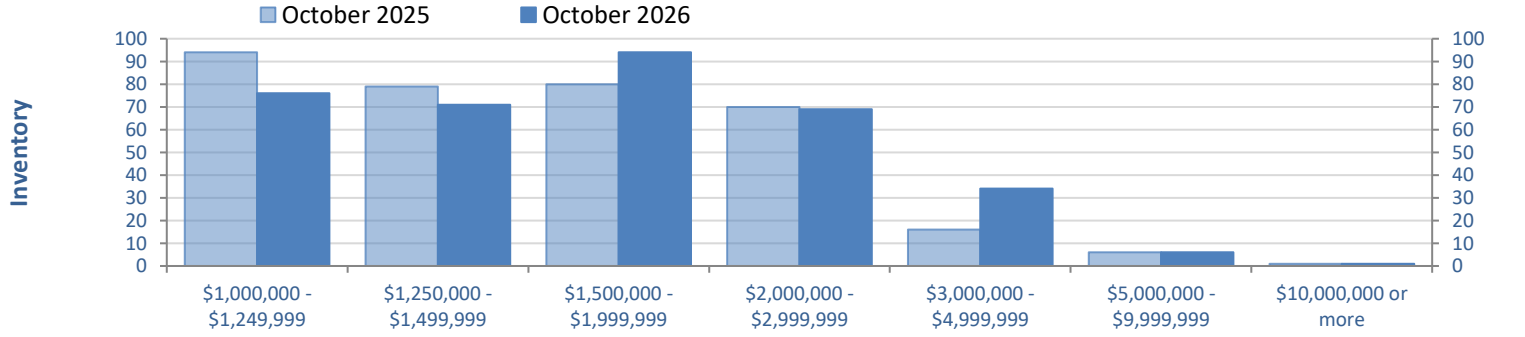
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	1,204	9.1%
$200,000 - $299,999	738	-8.3%
$300,000 - $399,999	419	-22.1%
$400,000 - $499,999	276	-11.3%
$500,000 - $599,999	201	-22.4%
$600,000 - $699,999	142	-15.5%
$700,000 - $799,999	126	-3.1%
$800,000 - $899,999	98	5.4%
$900,000 - $999,999	71	-11.3%
$1,000,000 or more	351	1.4%



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	76	-19.1%
$1,250,000 - $1,499,999	71	-10.1%
$1,500,000 - $1,999,999	94	17.5%
$2,000,000 - $2,999,999	69	-1.4%
$3,000,000 - $4,999,999	34	112.5%
$5,000,000 - $9,999,999	6	0.0%
$10,000,000 or more	1	0.0%



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Monthly Distressed Market - October 2026
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Pinellas County

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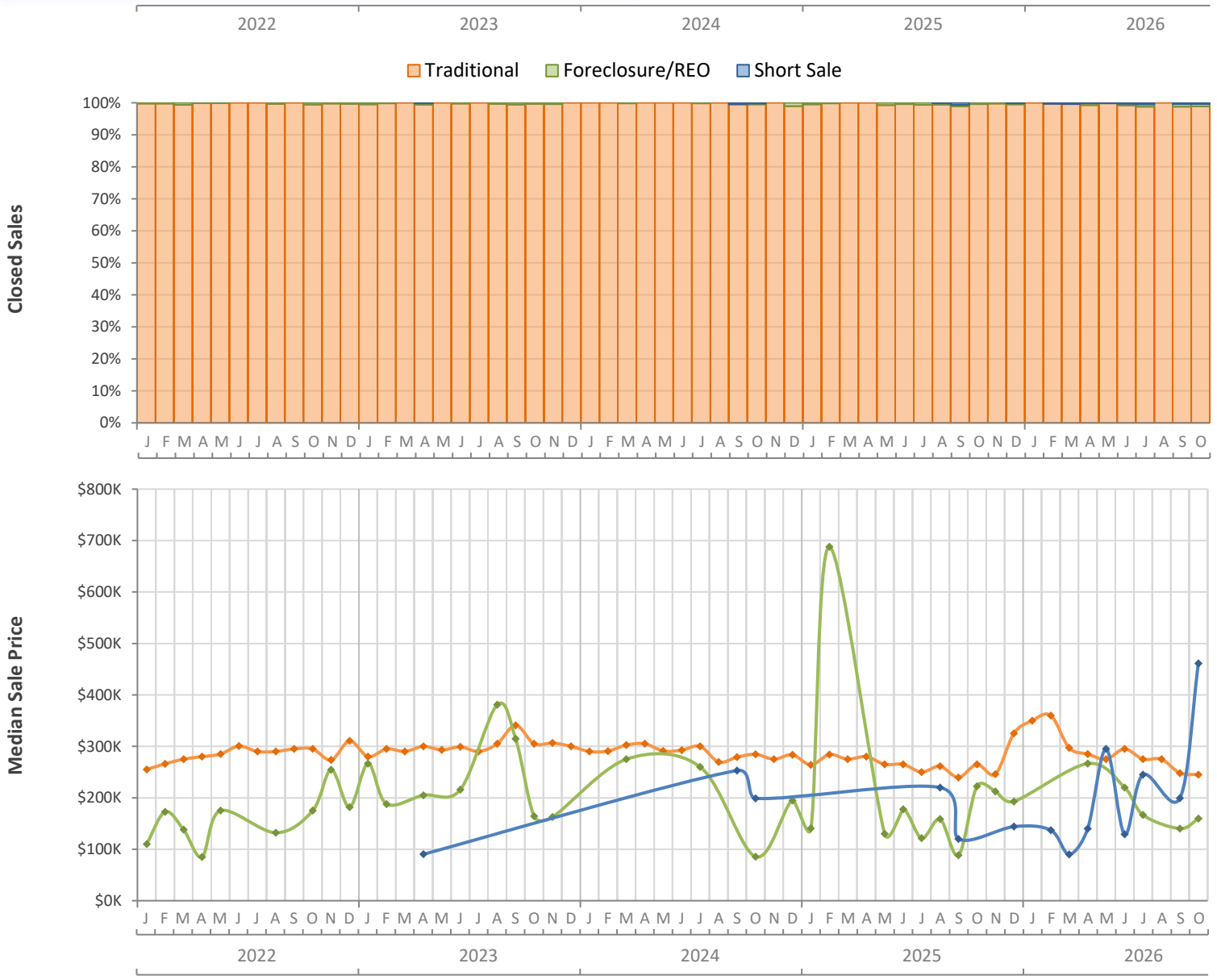
		October 2026	October 2025	Percent Change Year-over-Year
Traditional	Closed Sales	434	466	-6.9%
	Median Sale Price	$245,000	$265,000	-7.5%
Foreclosure/REO	Closed Sales	3	2	50.0%
	Median Sale Price	$159,500	$222,500	-28.3%
Short Sale	Closed Sales	2	0	N/A
	Median Sale Price	$461,200	(No Sales)	N/A



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