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

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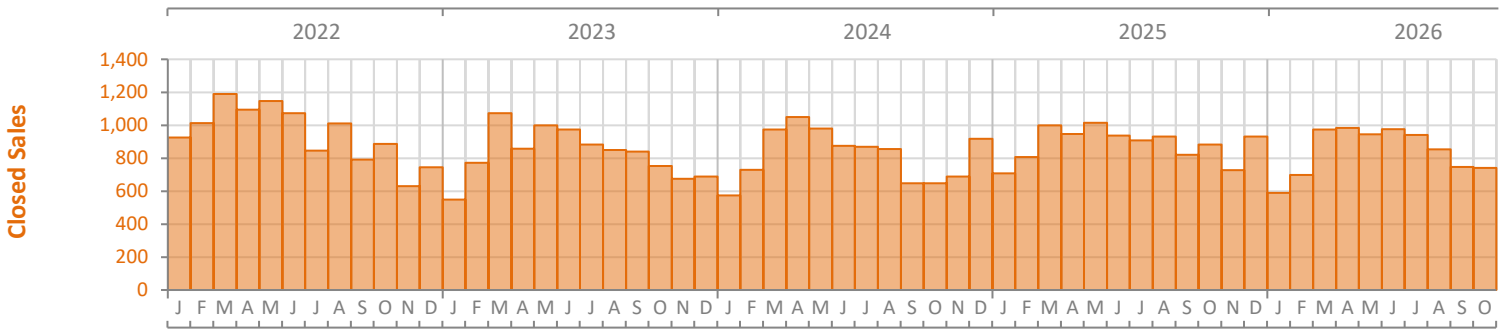
Summary Statistics	October 2026	October 2025	Percent Change Year-over-Year
Closed Sales	741	883	-16.1%
Paid in Cash	243	318	-23.6%
Median Sale Price	$450,000	$450,000	0.0%
Average Sale Price	$640,303	$573,275	11.7%
Dollar Volume	$474.5 Million	$506.2 Million	-6.3%
Median Percent of Original List Price Received	94.7%	93.3%	1.5%
Median Time to Contract	39 Days	46 Days	-15.2%
Median Time to Sale	73 Days	82 Days	-11.0%
New Pending Sales	742	894	-17.0%
New Listings	1,093	1,189	-8.1%
Pending Inventory	878	982	-10.6%
Inventory (Active Listings)	3,245	3,654	-11.2%
Months Supply of Inventory	3.9	4.2	-7.1%

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	8,448	-5.6%
October 2026	**741**	**-16.1%**
September 2026	746	-9.0%
August 2026	854	-8.3%
July 2026	941	3.7%
June 2026	975	3.9%
May 2026	945	-6.8%
April 2026	983	3.9%
March 2026	974	-2.5%
February 2026	699	-13.3%
January 2026	590	-16.5%
December 2025	931	1.4%
November 2025	727	5.5%
October 2025	883	36.3%



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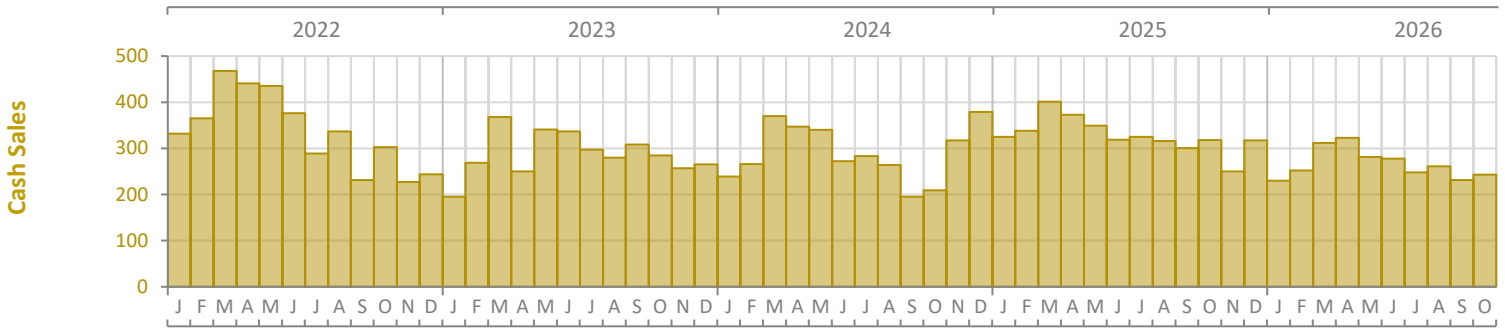
Cash Sales

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	2,659	-21.0%
October 2026	**243**	**-23.6%**
September 2026	231	-23.3%
August 2026	261	-17.4%
July 2026	248	-23.7%
June 2026	278	-12.9%
May 2026	281	-19.5%
April 2026	323	-13.4%
March 2026	312	-22.2%
February 2026	252	-25.4%
January 2026	230	-29.2%
December 2025	317	-16.4%
November 2025	250	-21.1%
October 2025	318	52.2%

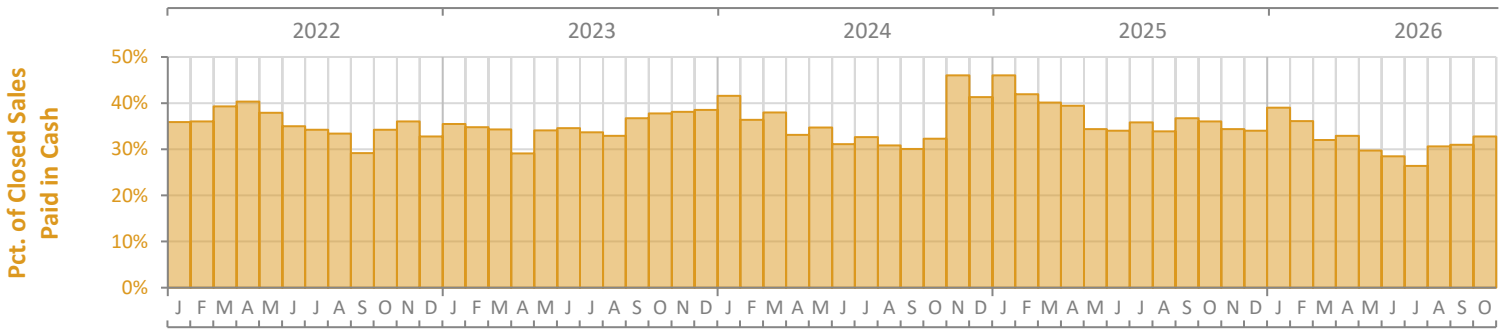


Cash Sales as a Percentage of Closed Sales

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	31.5%	-16.2%
October 2026	**32.8%**	**-8.9%**
September 2026	31.0%	-15.5%
August 2026	30.6%	-9.7%
July 2026	26.4%	-26.3%
June 2026	28.5%	-16.2%
May 2026	29.7%	-13.7%
April 2026	32.9%	-16.5%
March 2026	32.0%	-20.2%
February 2026	36.1%	-13.8%
January 2026	39.0%	-15.2%
December 2025	34.0%	-17.7%
November 2025	34.4%	-25.2%
October 2025	36.0%	11.5%



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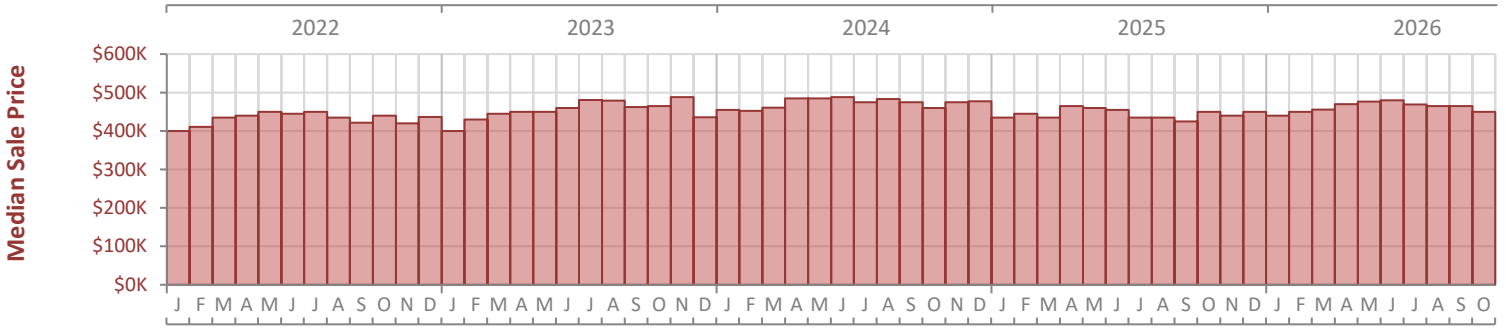
Median Sale Price

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	$464,900	4.5%
October 2026	**$450,000**	**0.0%**
September 2026	$465,000	9.4%
August 2026	$464,950	6.9%
July 2026	$469,000	7.8%
June 2026	$480,000	5.5%
May 2026	$476,200	3.5%
April 2026	$469,900	1.1%
March 2026	$456,000	4.8%
February 2026	$450,000	1.1%
January 2026	$440,000	1.1%
December 2025	$450,000	-5.8%
November 2025	$440,000	-7.4%
October 2025	$450,000	-2.2%

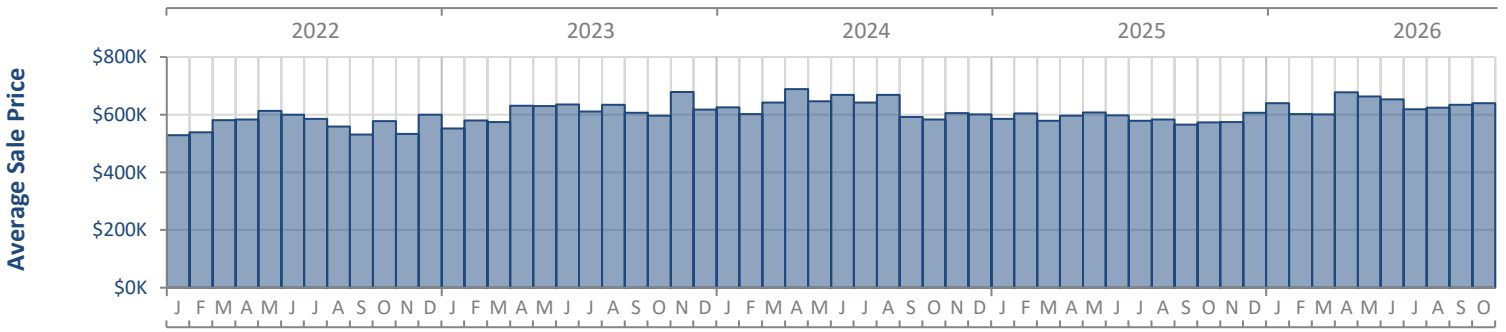


Average Sale Price

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	$636,366	8.4%
October 2026	**$640,303**	**11.7%**
September 2026	$634,138	12.1%
August 2026	$624,374	7.1%
July 2026	$618,772	7.0%
June 2026	$653,234	9.3%
May 2026	$662,696	9.0%
April 2026	$677,464	13.6%
March 2026	$601,424	4.0%
February 2026	$601,794	-0.4%
January 2026	$639,779	9.3%
December 2025	$606,291	0.9%
November 2025	$574,056	-5.2%
October 2025	$573,275	-1.7%



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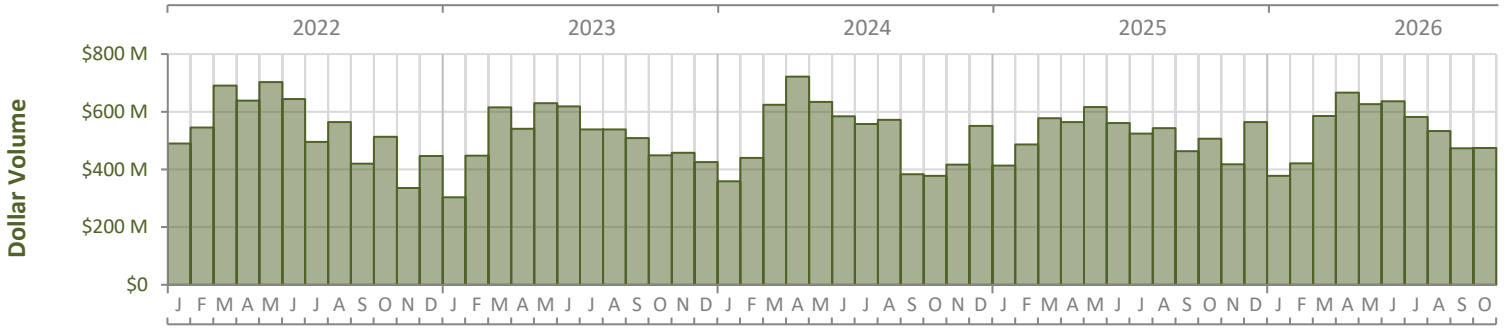
Dollar Volume

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	$5.4 Billion	2.3%
October 2026	**$474.5 Million**	**-6.3%**
September 2026	$473.1 Million	2.0%
August 2026	$533.2 Million	-1.8%
July 2026	$582.3 Million	11.0%
June 2026	$636.9 Million	13.6%
May 2026	$626.2 Million	1.6%
April 2026	$665.9 Million	18.1%
March 2026	$585.8 Million	1.4%
February 2026	$420.7 Million	-13.6%
January 2026	$377.5 Million	-8.8%
December 2025	$564.5 Million	2.3%
November 2025	$417.3 Million	0.1%
October 2025	$506.2 Million	34.0%

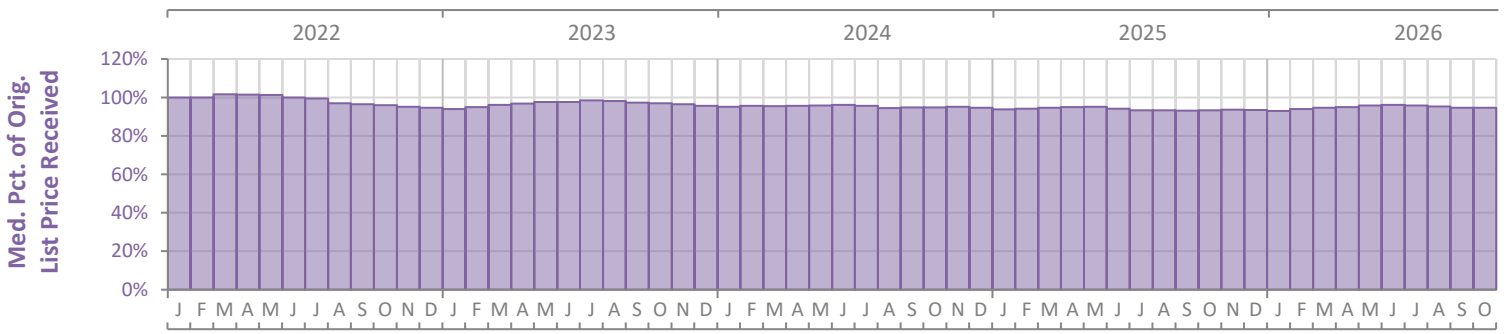


Median Percent of Original List Price Received

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	95.0%	1.0%
October 2026	**94.7%**	**1.5%**
September 2026	94.7%	1.7%
August 2026	95.3%	2.1%
July 2026	95.8%	2.7%
June 2026	96.1%	2.0%
May 2026	95.8%	0.7%
April 2026	94.9%	0.0%
March 2026	94.7%	0.0%
February 2026	93.9%	-0.2%
January 2026	92.9%	-1.0%
December 2025	93.4%	-1.3%
November 2025	93.7%	-1.5%
October 2025	93.3%	-1.6%



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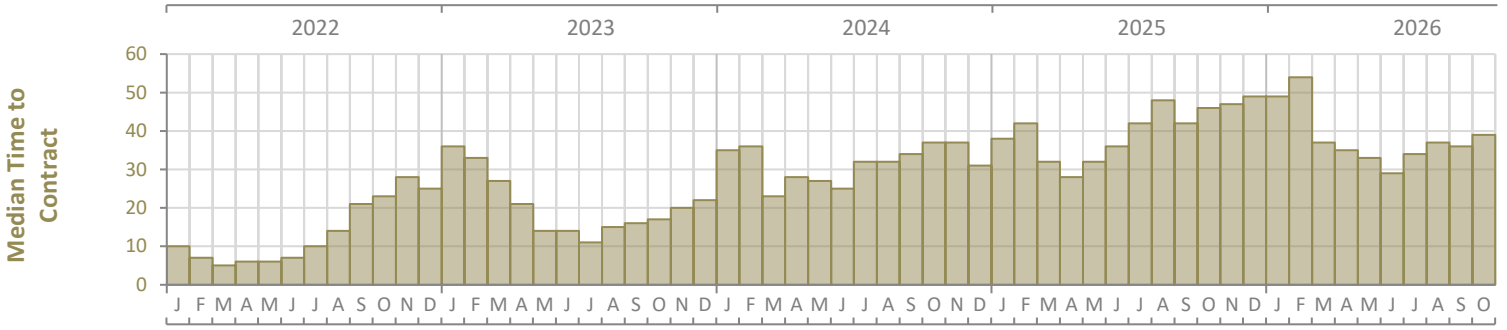
Median Time to Contract

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	39 Days	-4.9%
October 2026	**39 Days**	**-15.2%**
September 2026	36 Days	-14.3%
August 2026	37 Days	-22.9%
July 2026	34 Days	-19.0%
June 2026	29 Days	-19.4%
May 2026	33 Days	3.1%
April 2026	35 Days	25.0%
March 2026	37 Days	15.6%
February 2026	54 Days	28.6%
January 2026	49 Days	28.9%
December 2025	49 Days	58.1%
November 2025	47 Days	27.0%
October 2025	46 Days	24.3%

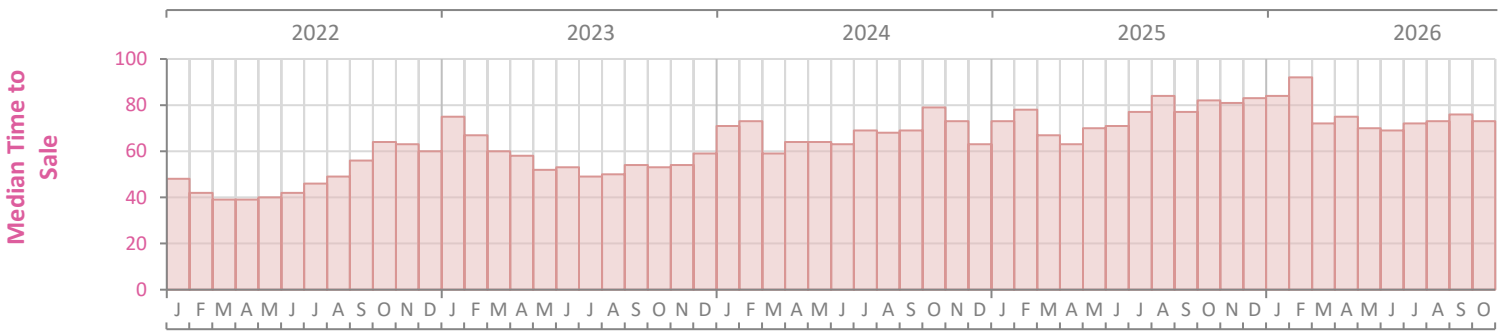


Median Time to Sale

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	75 Days	-1.3%
October 2026	**73 Days**	**-11.0%**
September 2026	76 Days	-1.3%
August 2026	73 Days	-13.1%
July 2026	72 Days	-6.5%
June 2026	69 Days	-2.8%
May 2026	70 Days	0.0%
April 2026	75 Days	19.0%
March 2026	72 Days	7.5%
February 2026	92 Days	17.9%
January 2026	84 Days	15.1%
December 2025	83 Days	31.7%
November 2025	81 Days	11.0%
October 2025	82 Days	3.8%



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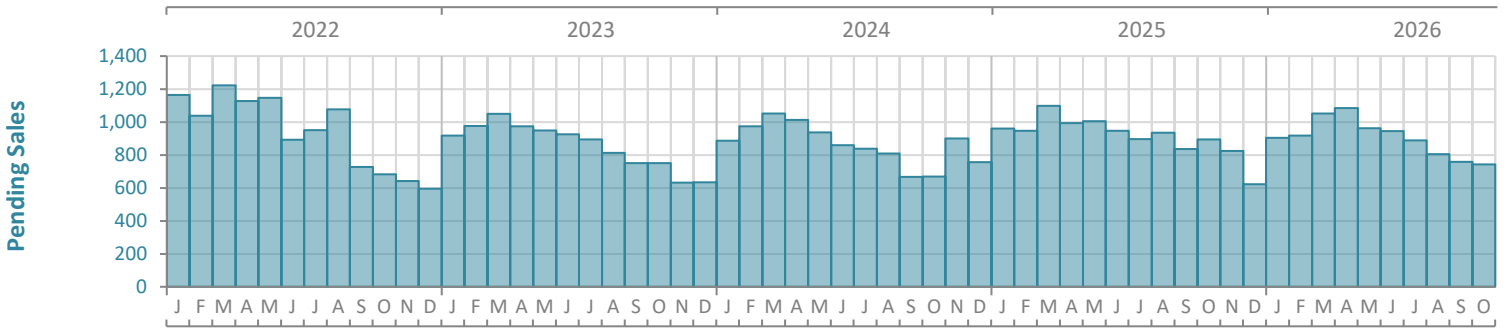
New Pending Sales

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	9,059	-4.8%
October 2026	**742**	**-17.0%**
September 2026	759	-9.2%
August 2026	805	-13.9%
July 2026	888	-0.9%
June 2026	944	-0.3%
May 2026	963	-4.2%
April 2026	1,085	9.2%
March 2026	1,052	-4.2%
February 2026	917	-3.1%
January 2026	904	-5.8%
December 2025	622	-17.7%
November 2025	824	-8.5%
October 2025	894	33.6%

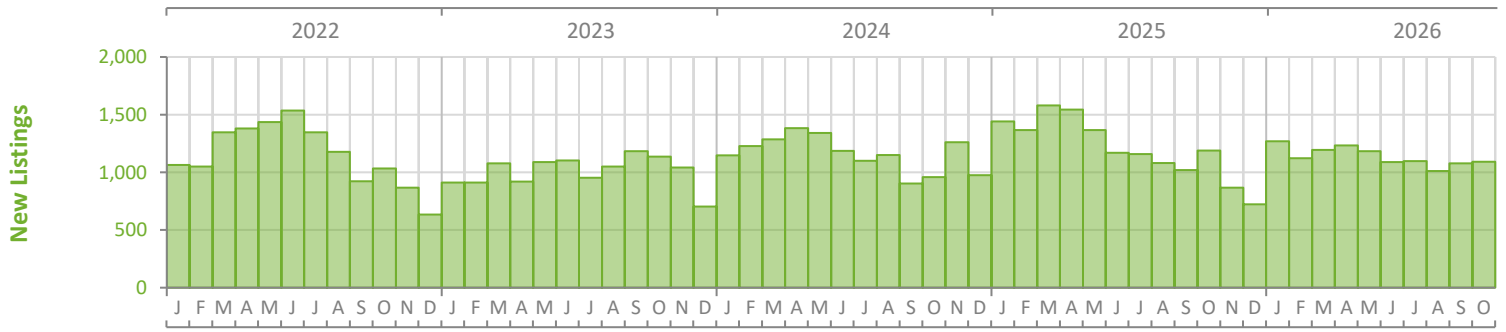


New Listings

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	11,371	-11.9%
October 2026	**1,093**	**-8.1%**
September 2026	1,079	5.9%
August 2026	1,010	-6.7%
July 2026	1,097	-5.2%
June 2026	1,090	-6.8%
May 2026	1,184	-13.3%
April 2026	1,233	-20.1%
March 2026	1,194	-24.4%
February 2026	1,122	-17.9%
January 2026	1,269	-11.9%
December 2025	724	-25.7%
November 2025	867	-31.3%
October 2025	1,189	24.1%



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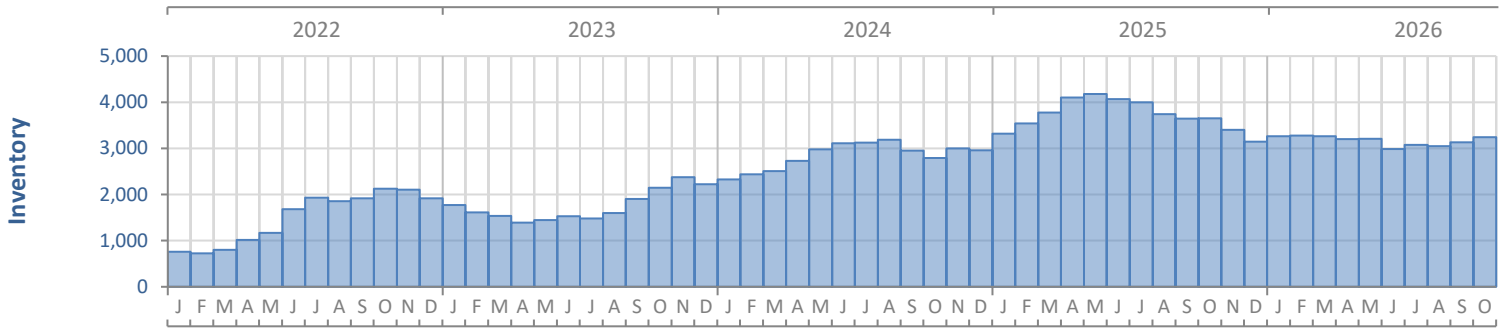
Inventory (Active Listings)

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)	3,169	-16.7%
October 2026	**3,245**	**-11.2%**
September 2026	3,129	-14.2%
August 2026	3,050	-18.5%
July 2026	3,076	-23.0%
June 2026	2,987	-26.6%
May 2026	3,210	-23.2%
April 2026	3,198	-22.1%
March 2026	3,262	-13.6%
February 2026	3,277	-7.4%
January 2026	3,260	-1.8%
December 2025	3,148	6.5%
November 2025	3,402	13.3%
October 2025	3,654	30.8%

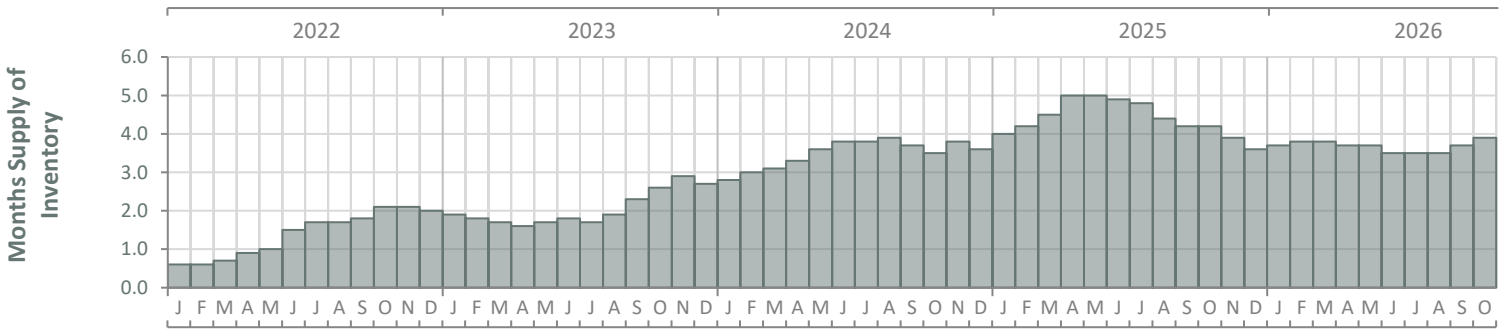


Months Supply of Inventory

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)	3.7	-17.8%
October 2026	**3.9**	**-7.1%**
September 2026	3.7	-11.9%
August 2026	3.5	-20.5%
July 2026	3.5	-27.1%
June 2026	3.5	-28.6%
May 2026	3.7	-26.0%
April 2026	3.7	-26.0%
March 2026	3.8	-15.6%
February 2026	3.8	-9.5%
January 2026	3.7	-7.5%
December 2025	3.6	0.0%
November 2025	3.9	2.6%
October 2025	4.2	20.0%



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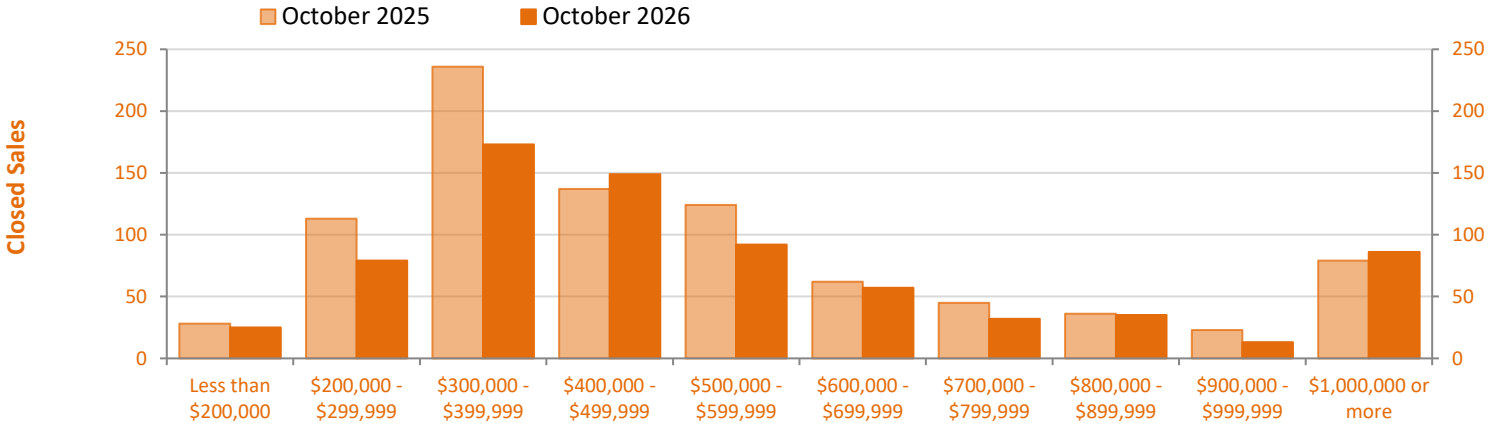
Closed Sales by Sale Price

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.

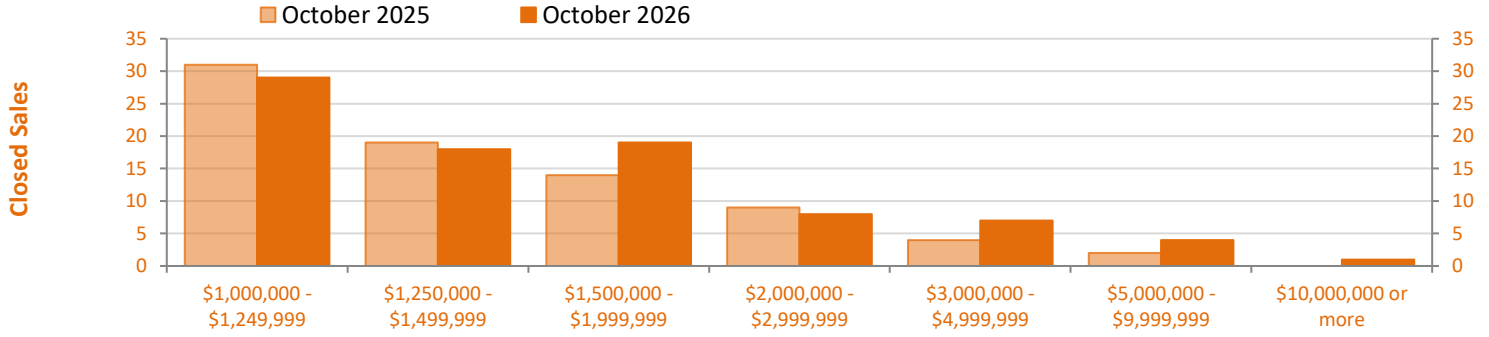
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	25	-10.7%
$200,000 - $299,999	79	-30.1%
$300,000 - $399,999	173	-26.7%
$400,000 - $499,999	149	8.8%
$500,000 - $599,999	92	-25.8%
$600,000 - $699,999	57	-8.1%
$700,000 - $799,999	32	-28.9%
$800,000 - $899,999	35	-2.8%
$900,000 - $999,999	13	-43.5%
$1,000,000 or more	86	8.9%



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	29	-6.5%
$1,250,000 - $1,499,999	18	-5.3%
$1,500,000 - $1,999,999	19	35.7%
$2,000,000 - $2,999,999	8	-11.1%
$3,000,000 - $4,999,999	7	75.0%
$5,000,000 - $9,999,999	4	100.0%
$10,000,000 or more	1	N/A



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

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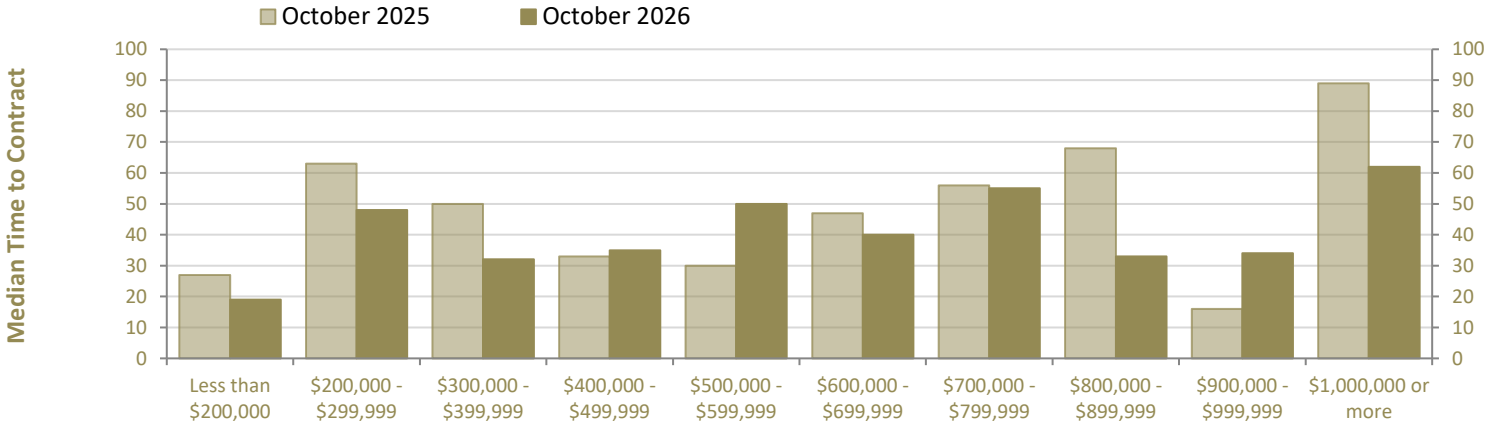
Median Time to Contract by Sale Price

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.

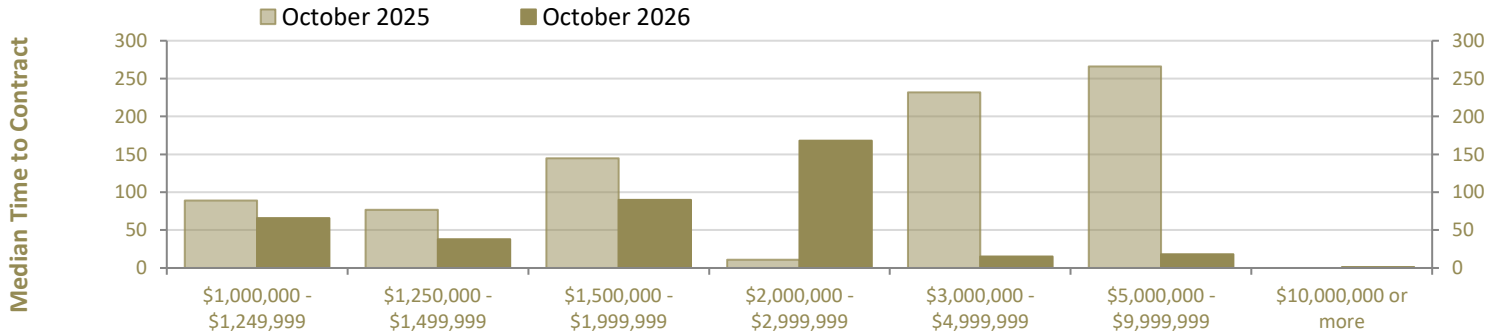
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	19 Days	-29.6%
$200,000 - $299,999	48 Days	-23.8%
$300,000 - $399,999	32 Days	-36.0%
$400,000 - $499,999	35 Days	6.1%
$500,000 - $599,999	50 Days	66.7%
$600,000 - $699,999	40 Days	-14.9%
$700,000 - $799,999	55 Days	-1.8%
$800,000 - $899,999	33 Days	-51.5%
$900,000 - $999,999	34 Days	112.5%
$1,000,000 or more	62 Days	-30.3%



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	66 Days	-25.8%
$1,250,000 - $1,499,999	38 Days	-50.6%
$1,500,000 - $1,999,999	90 Days	-37.9%
$2,000,000 - $2,999,999	168 Days	1427.3%
$3,000,000 - $4,999,999	15 Days	-93.5%
$5,000,000 - $9,999,999	18 Days	-93.2%
$10,000,000 or more	1 Day	N/A



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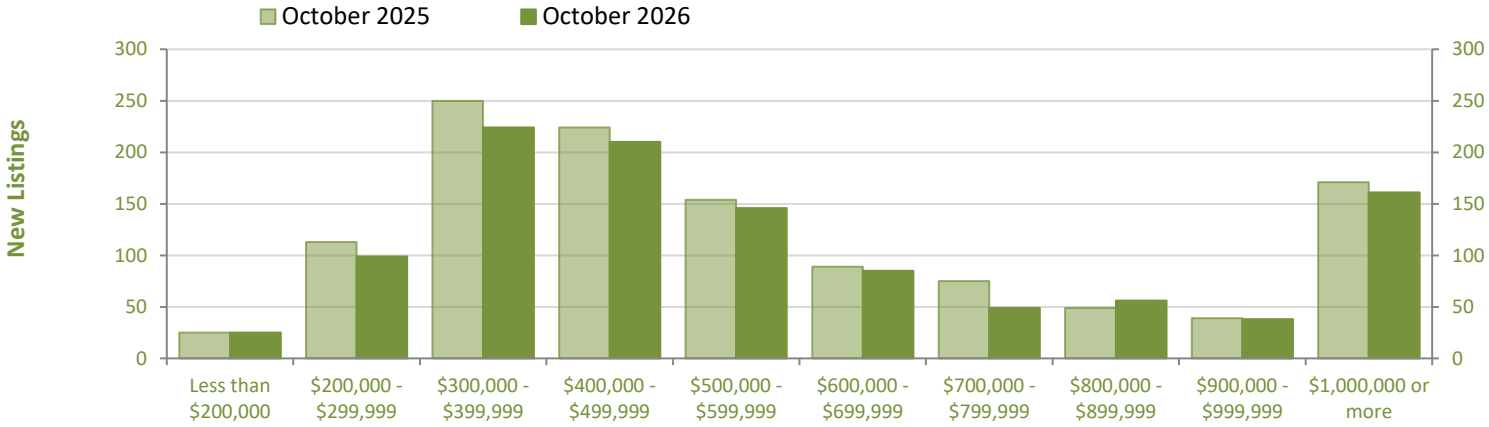
New Listings by Initial Listing Price

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.

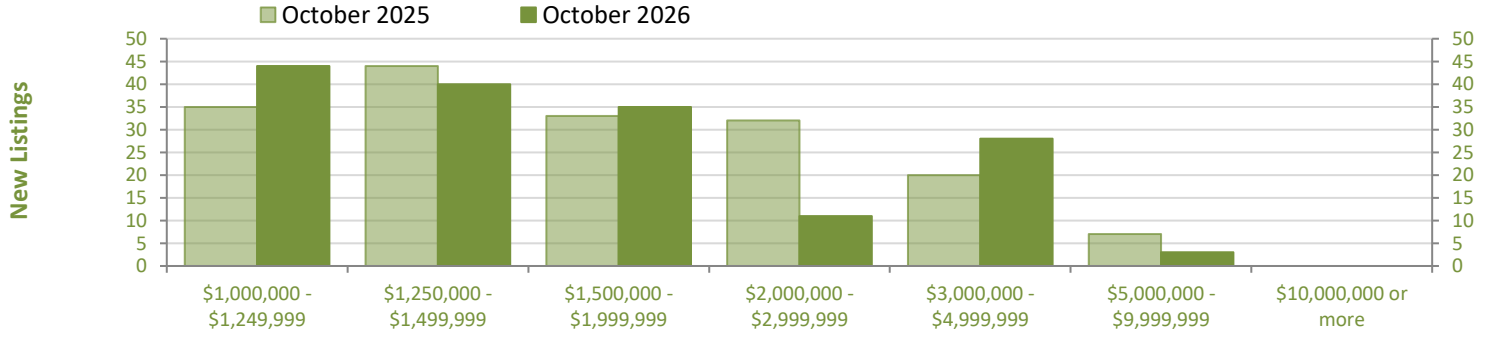
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	25	0.0%
$200,000 - $299,999	99	-12.4%
$300,000 - $399,999	224	-10.4%
$400,000 - $499,999	210	-6.3%
$500,000 - $599,999	146	-5.2%
$600,000 - $699,999	85	-4.5%
$700,000 - $799,999	49	-34.7%
$800,000 - $899,999	56	14.3%
$900,000 - $999,999	38	-2.6%
$1,000,000 or more	161	-5.8%



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	44	25.7%
$1,250,000 - $1,499,999	40	-9.1%
$1,500,000 - $1,999,999	35	6.1%
$2,000,000 - $2,999,999	11	-65.6%
$3,000,000 - $4,999,999	28	40.0%
$5,000,000 - $9,999,999	3	-57.1%
$10,000,000 or more	0	N/A



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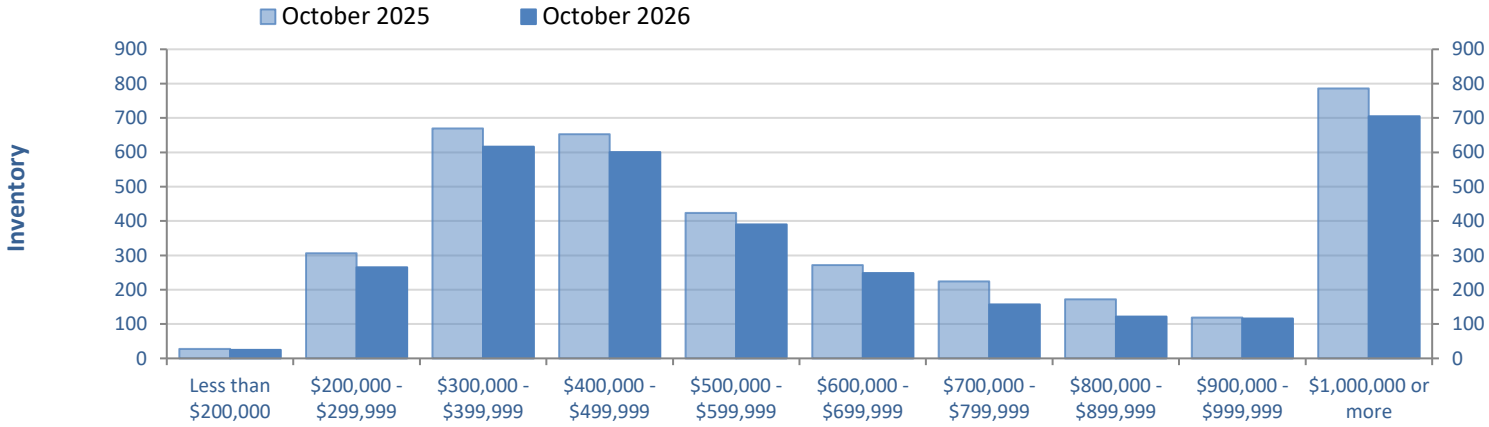
Inventory by Current Listing Price

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.

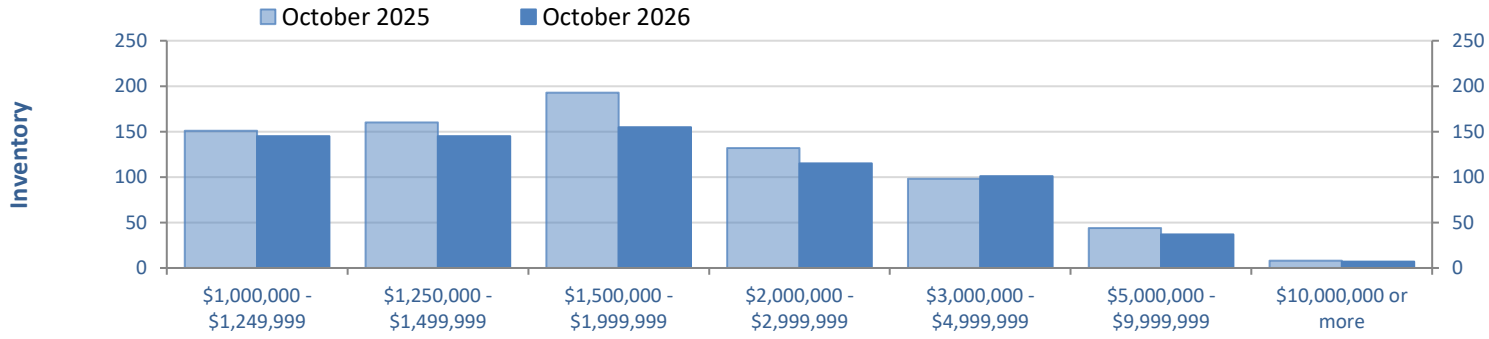
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	25	-10.7%
$200,000 - $299,999	265	-13.4%
$300,000 - $399,999	616	-8.1%
$400,000 - $499,999	601	-8.0%
$500,000 - $599,999	390	-8.0%
$600,000 - $699,999	248	-8.8%
$700,000 - $799,999	157	-29.9%
$800,000 - $899,999	122	-29.1%
$900,000 - $999,999	116	-2.5%
$1,000,000 or more	705	-10.3%



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	145	-4.0%
$1,250,000 - $1,499,999	145	-9.4%
$1,500,000 - $1,999,999	155	-19.7%
$2,000,000 - $2,999,999	115	-12.9%
$3,000,000 - $4,999,999	101	3.1%
$5,000,000 - $9,999,999	37	-15.9%
$10,000,000 or more	7	-12.5%



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Monthly Distressed Market - October 2026
Single-Family Homes
Pinellas County

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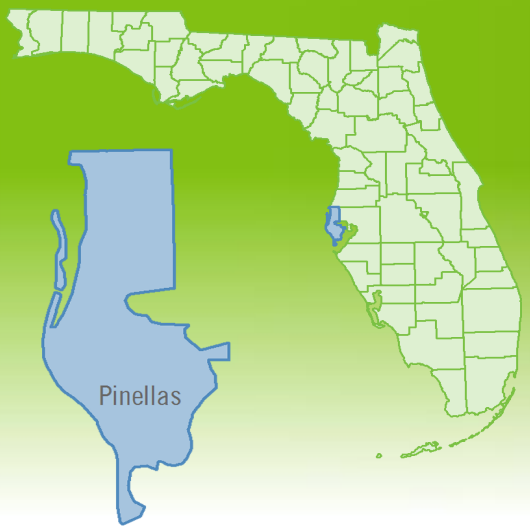
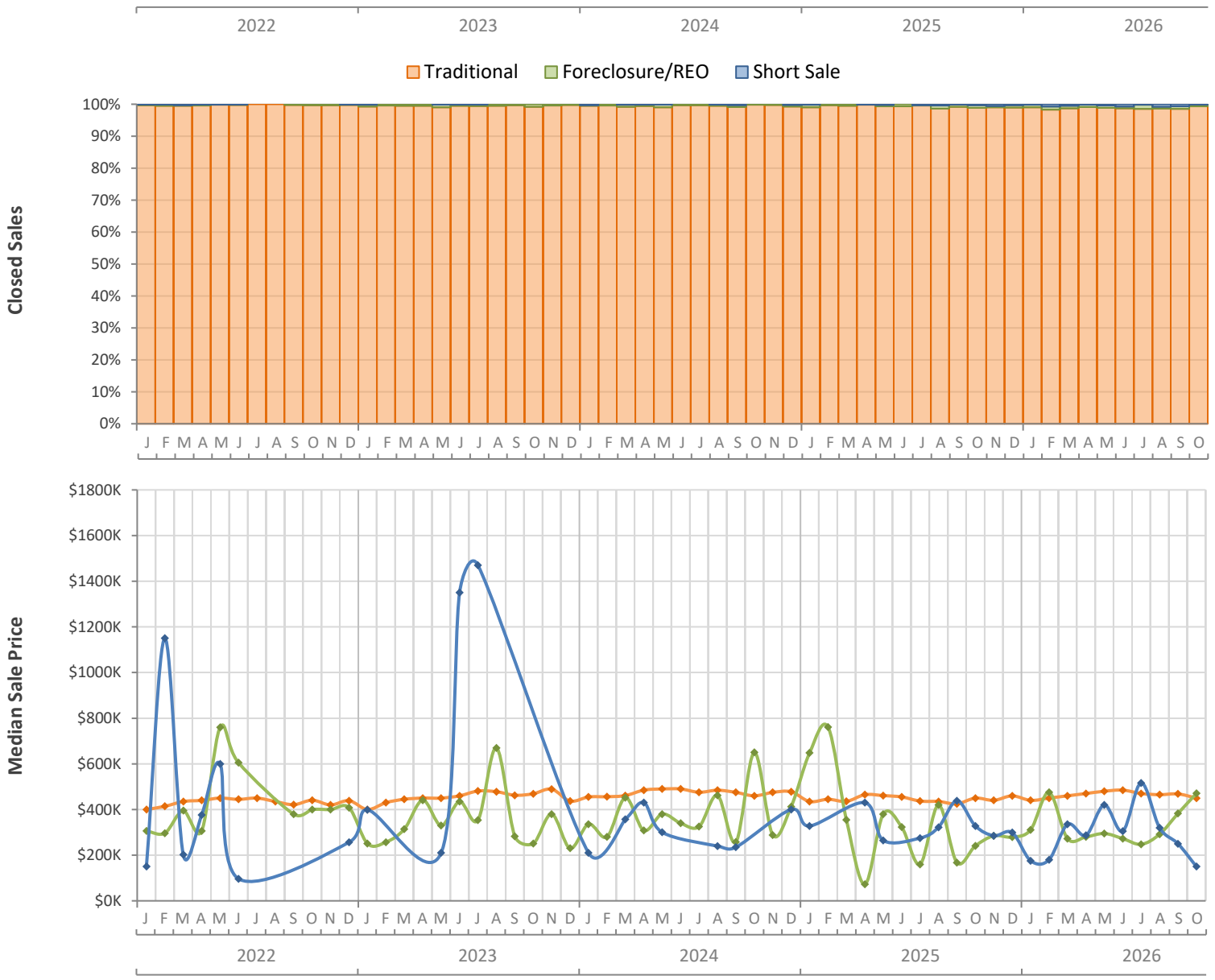


		October 2026	October 2025	Percent Change Year-over-Year
Traditional	Closed Sales	736	873	-15.7%
	Median Sale Price	$450,000	$450,000	0.0%
Foreclosure/REO	Closed Sales	4	7	-42.9%
	Median Sale Price	$470,484	$240,600	95.5%
Short Sale	Closed Sales	1	3	-66.7%
	Median Sale Price	$150,000	$328,000	-54.3%



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