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Tampa Bay Market Report

October 2026 · Five-county edition

October at a glance

3,600 single-family closings and 1,321 condo and townhome closings. Select a county for detailed prices, inventory and all ten original source reports.

October 2026 county scorecard

County	Single-family	Condo / townhome
Hillsborough	**$425,500** 970 closings	**$242,500** 273 closings
Pinellas	**$450,000** 741 closings	**$245,000** 439 closings
Pasco	**$368,000** 655 closings	**$247,500** 142 closings
Manatee	**$499,000** 601 closings	**$295,000** 198 closings
Sarasota	**$490,000** 633 closings	**$325,000** 269 closings

Source: Florida Realtors® Monthly Market Detail, October 2026, released November 16, 2026; compiled from MLS feeds November 10, 2026. Median and average prices are distinct measures. Months of supply uses the publisher's methodology, not active listings divided by this month's closings. Figures cover the stated property types and may be revised by the publisher. Historical specialty and luxury snapshots retain their original reporting periods.

Hillsborough County

Combined closings: **1,243**. Single-family closings changed -12.9% from September; condo and townhome closings changed -2.8%.

Hillsborough County · October 2026

Metric	Single-family homes	Condos / townhomes
Closed sales	970 -17.4% year over year	273 -14.2% year over year
Median sale price	$425,500 0.7% year over year	$242,500 -10.2% year over year
Average sale price	$562,756 2.0% year over year	$376,854 -3.0% year over year
Active inventory	4,874 1.9% year over year	1,883 0.4% year over year
Months of supply	4.2 7.7% year over year	6.1 8.9% year over year
Median days to contract	43 0.0% year over year	53 -1.9% year over year

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Pinellas County

Combined closings: **1,180**. Single-family closings changed -0.7% from September; condo and townhome closings changed -11.3%.

Pinellas County · October 2026

Metric	Single-family homes	Condos / townhomes
Closed sales	741 -16.1% year over year	439 -6.2% year over year
Median sale price	$450,000 0.0% year over year	$245,000 -7.5% year over year
Average sale price	$640,303 11.7% year over year	$394,604 4.1% year over year
Active inventory	3,245 -11.2% year over year	3,626 -5.4% year over year
Months of supply	3.9 -7.1% year over year	6.6 -17.5% year over year
Median days to contract	39 -15.2% year over year	73 -8.8% year over year

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Pasco County

Combined closings: **797**. Single-family closings changed -12.8% from September; condo and townhome closings changed -10.1%.

Pasco County · October 2026

Metric	Single-family homes	Condos / townhomes
Closed sales	655 -12.7% year over year	142 -2.7% year over year
Median sale price	$368,000 -0.4% year over year	$247,500 -7.0% year over year
Average sale price	$418,567 1.6% year over year	$226,879 -10.9% year over year
Active inventory	3,300 4.8% year over year	971 3.6% year over year
Months of supply	4.4 18.9% year over year	6.2 31.9% year over year
Median days to contract	50 2.0% year over year	70 -9.1% year over year

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Manatee County

Combined closings: **799**. Single-family closings changed -5.5% from September; condo and townhome closings changed -11.6%.

Manatee County · October 2026

Metric	Single-family homes	Condos / townhomes
Closed sales	601 0.8% year over year	198 13.1% year over year
Median sale price	$499,000 3.7% year over year	$295,000 0.9% year over year
Average sale price	$641,116 3.9% year over year	$337,053 1.0% year over year
Active inventory	2,704 1.2% year over year	1,276 -9.2% year over year
Months of supply	4.1 -2.4% year over year	5.3 -15.9% year over year
Median days to contract	49 -10.9% year over year	74 -14.0% year over year

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Sarasota County

Combined closings: **902**. Single-family closings changed -7.0% from September; condo and townhome closings changed -12.9%.

Sarasota County · October 2026

Metric	Single-family homes	Condos / townhomes
Closed sales	633 -5.2% year over year	269 9.3% year over year
Median sale price	$490,000 10.1% year over year	$325,000 4.8% year over year
Average sale price	$738,299 15.4% year over year	$770,952 63.8% year over year
Active inventory	2,824 -14.2% year over year	1,752 -13.7% year over year
Months of supply	4.0 -20.0% year over year	5.4 -28.0% year over year
Median days to contract	40 -34.4% year over year	76 -24.8% year over year

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