

# Monthly Market Detail - February 2026

## Single-Family Homes

### Pinellas County



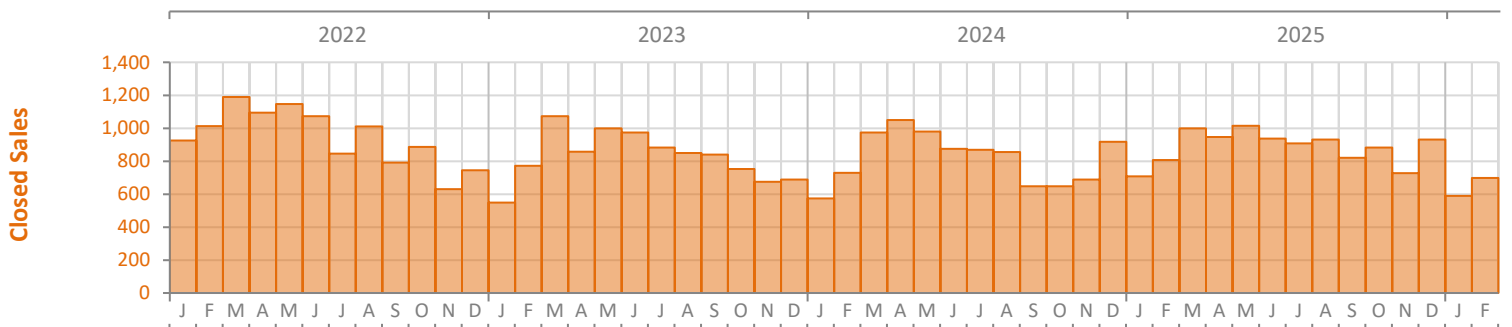
Summary Statistics	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	699	806	-13.3%
Paid in Cash	252	338	-25.4%
Median Sale Price	\$450,000	\$445,000	1.1%
Average Sale Price	\$601,794	\$604,200	-0.4%
Dollar Volume	\$420.7 Million	\$487.0 Million	-13.6%
Median Percent of Original List Price Received	93.9%	94.1%	-0.2%
Median Time to Contract	54 Days	42 Days	28.6%
Median Time to Sale	92 Days	78 Days	17.9%
New Pending Sales	917	946	-3.1%
New Listings	1,122	1,366	-17.9%
Pending Inventory	1,162	1,110	4.7%
Inventory (Active Listings)	3,277	3,538	-7.4%
Months Supply of Inventory	3.8	4.2	-9.5%

## 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	1,289	-14.8%
<b>February 2026</b>	<b>699</b>	<b>-13.3%</b>
January 2026	590	-16.5%
December 2025	931	1.4%
November 2025	727	5.5%
October 2025	883	36.3%
September 2025	820	26.5%
August 2025	931	8.8%
July 2025	907	4.4%
June 2025	938	7.3%
May 2025	1,014	3.5%
April 2025	946	-9.8%
March 2025	999	2.7%
February 2025	806	10.4%

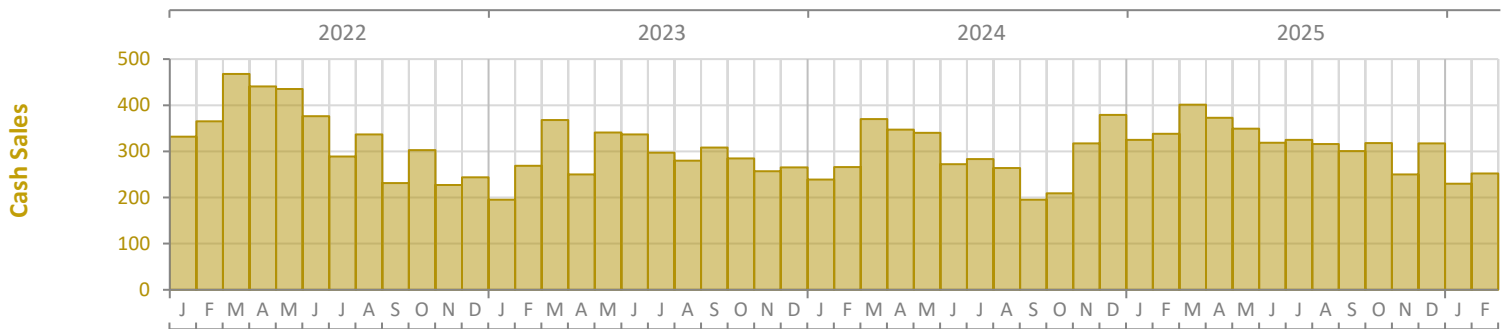


## Cash Sales

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	482	-27.3%
<b>February 2026</b>	<b>252</b>	<b>-25.4%</b>
January 2026	230	-29.2%
December 2025	317	-16.4%
November 2025	250	-21.1%
October 2025	318	52.2%
September 2025	301	54.4%
August 2025	316	19.7%
July 2025	325	14.8%
June 2025	319	17.3%
May 2025	349	2.6%
April 2025	373	7.5%
March 2025	401	8.4%
February 2025	338	27.1%

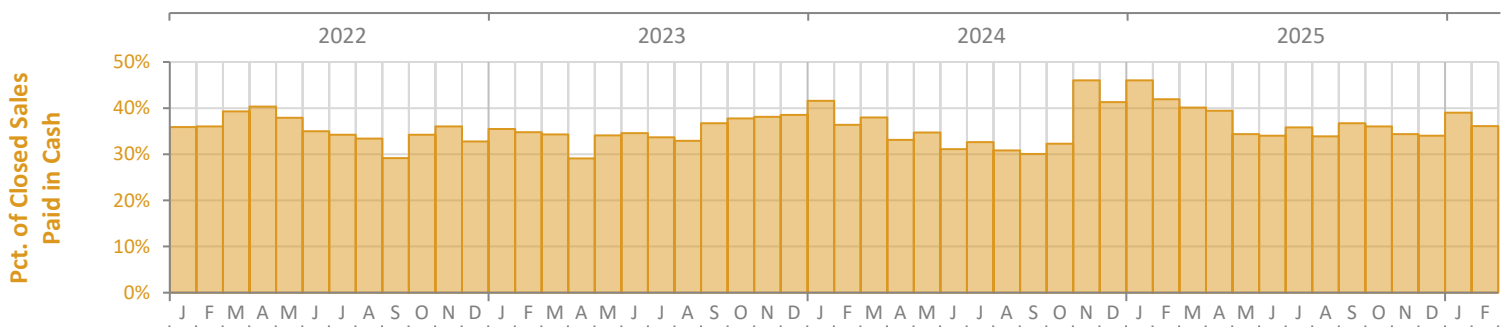


## Cash Sales as a Percentage of Closed Sales

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	37.4%	-14.6%
<b>February 2026</b>	<b>36.1%</b>	<b>-13.8%</b>
January 2026	39.0%	-15.2%
December 2025	34.0%	-17.7%
November 2025	34.4%	-25.2%
October 2025	36.0%	11.5%
September 2025	36.7%	21.9%
August 2025	33.9%	10.1%
July 2025	35.8%	9.8%
June 2025	34.0%	9.3%
May 2025	34.4%	-0.9%
April 2025	39.4%	19.0%
March 2025	40.1%	5.5%
February 2025	41.9%	15.1%

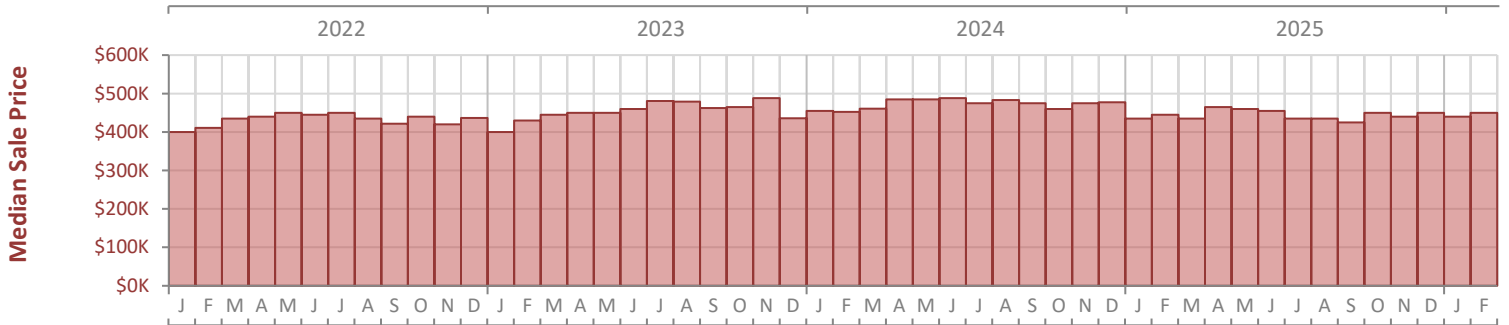


## Median Sale Price

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	\$445,000	1.1%
<b>February 2026</b>	<b>\$450,000</b>	<b>1.1%</b>
January 2026	\$440,000	1.1%
December 2025	\$450,000	-5.8%
November 2025	\$440,000	-7.4%
October 2025	\$450,000	-2.2%
September 2025	\$425,000	-10.5%
August 2025	\$435,000	-9.9%
July 2025	\$435,000	-8.4%
June 2025	\$455,000	-6.9%
May 2025	\$460,000	-5.2%
April 2025	\$465,000	-4.1%
March 2025	\$435,000	-5.6%
February 2025	\$445,000	-1.5%

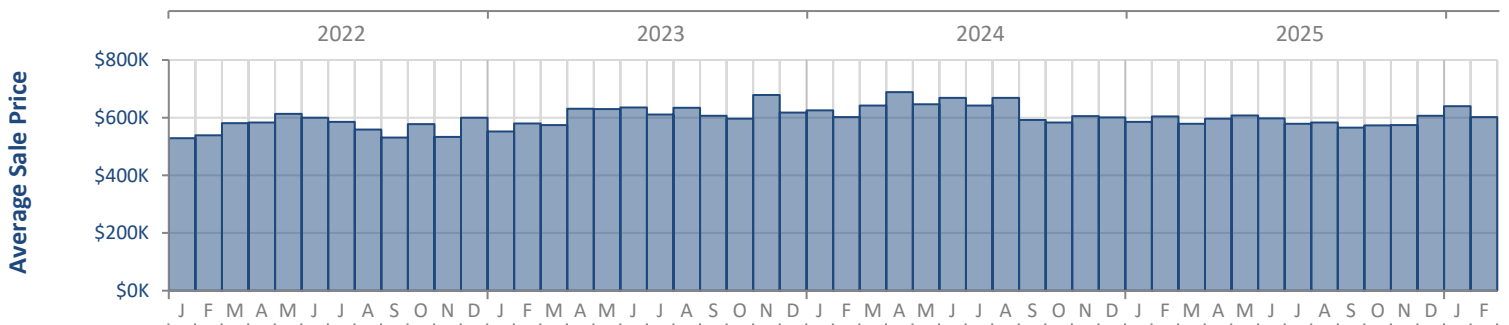


## Average Sale Price

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	\$619,180	4.0%
<b>February 2026</b>	<b>\$601,794</b>	<b>-0.4%</b>
January 2026	\$639,779	9.3%
December 2025	\$606,291	0.9%
November 2025	\$574,056	-5.2%
October 2025	\$573,275	-1.7%
September 2025	\$565,688	-4.5%
August 2025	\$583,159	-12.7%
July 2025	\$578,209	-9.9%
June 2025	\$597,553	-10.6%
May 2025	\$607,862	-6.0%
April 2025	\$596,278	-13.4%
March 2025	\$578,388	-9.9%
February 2025	\$604,200	0.3%



# Monthly Market Detail - February 2026

## Single-Family Homes

### Pinellas County

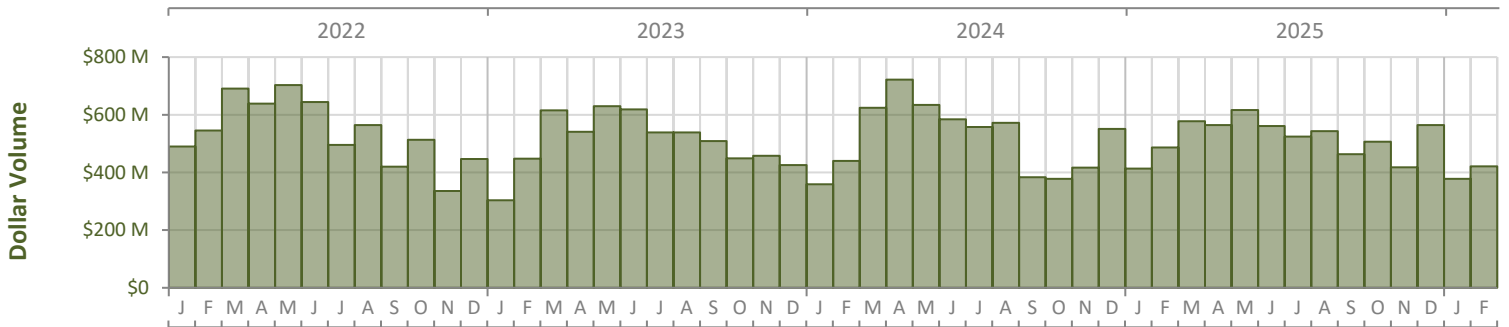


## Dollar Volume

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	\$798.1 Million	-11.4%
<b>February 2026</b>	<b>\$420.7 Million</b>	<b>-13.6%</b>
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%
September 2025	\$463.9 Million	20.8%
August 2025	\$542.9 Million	-5.1%
July 2025	\$524.4 Million	-6.0%
June 2025	\$560.5 Million	-4.1%
May 2025	\$616.4 Million	-2.7%
April 2025	\$564.1 Million	-21.9%
March 2025	\$577.8 Million	-7.5%
February 2025	\$487.0 Million	10.7%

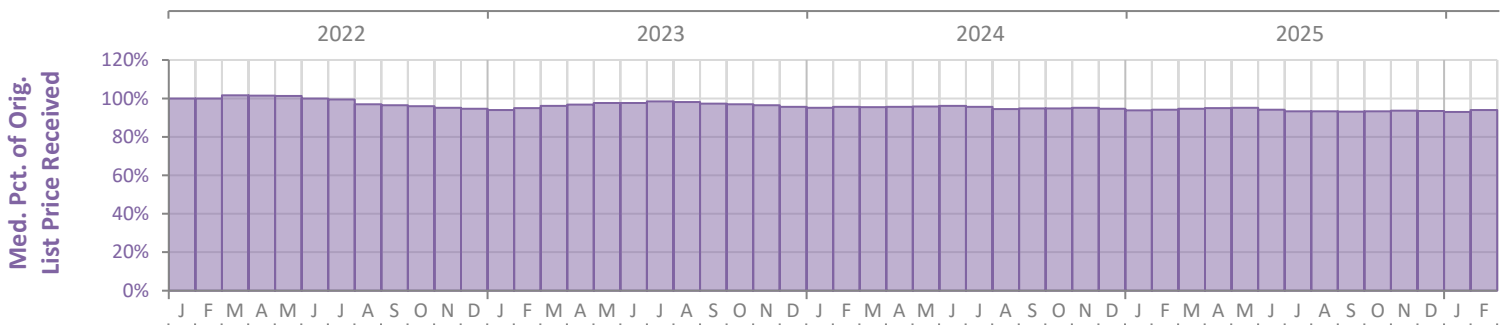


## Median Percent of Original List Price Received

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	93.4%	-0.6%
<b>February 2026</b>	<b>93.9%</b>	<b>-0.2%</b>
January 2026	92.9%	-1.0%
December 2025	93.4%	-1.3%
November 2025	93.7%	-1.5%
October 2025	93.3%	-1.6%
September 2025	93.1%	-1.8%
August 2025	93.3%	-1.2%
July 2025	93.3%	-2.4%
June 2025	94.2%	-2.0%
May 2025	95.1%	-0.7%
April 2025	94.9%	-0.7%
March 2025	94.7%	-0.8%
February 2025	94.1%	-1.6%

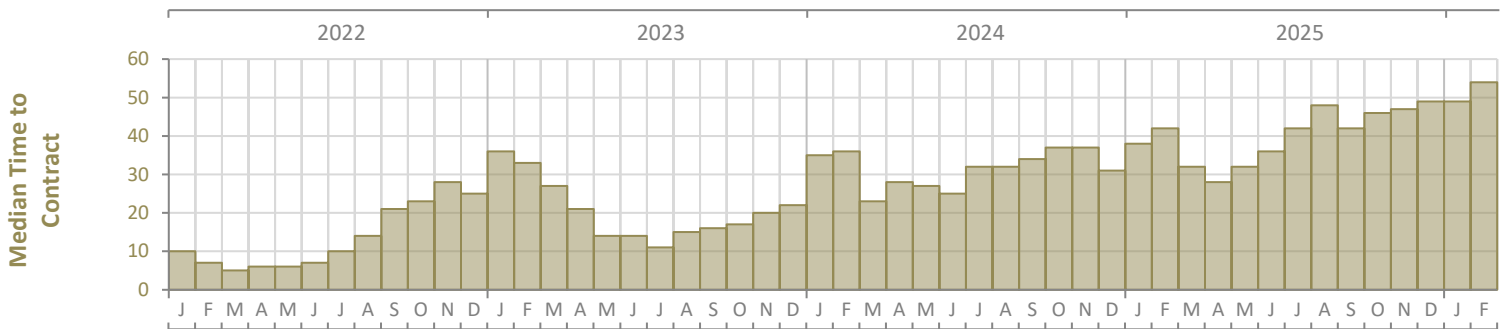


## Median Time to Contract

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	54 Days	31.7%
<b>February 2026</b>	<b>54 Days</b>	<b>28.6%</b>
January 2026	49 Days	28.9%
December 2025	49 Days	58.1%
November 2025	47 Days	27.0%
October 2025	46 Days	24.3%
September 2025	42 Days	23.5%
August 2025	48 Days	50.0%
July 2025	42 Days	31.3%
June 2025	36 Days	44.0%
May 2025	32 Days	18.5%
April 2025	28 Days	0.0%
March 2025	32 Days	39.1%
February 2025	42 Days	16.7%

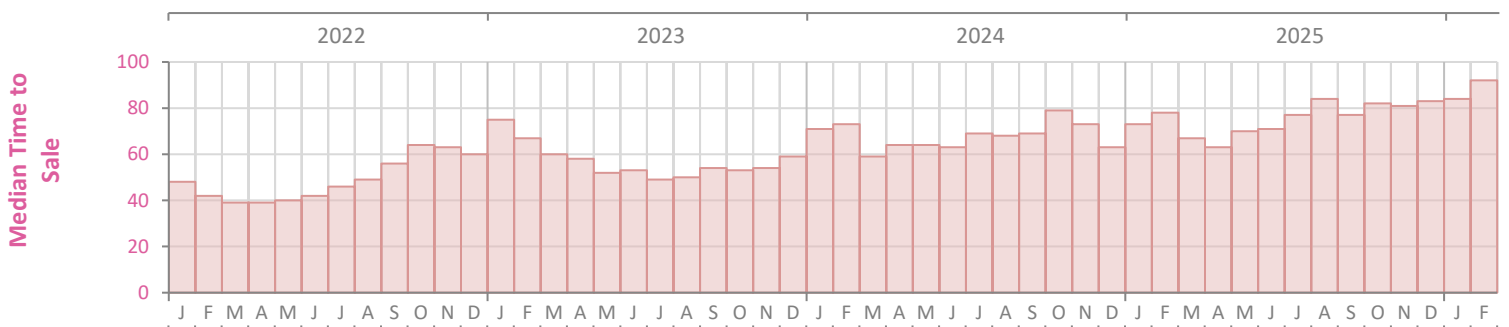


## Median Time to Sale

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	90 Days	18.4%
<b>February 2026</b>	<b>92 Days</b>	<b>17.9%</b>
January 2026	84 Days	15.1%
December 2025	83 Days	31.7%
November 2025	81 Days	11.0%
October 2025	82 Days	3.8%
September 2025	77 Days	11.6%
August 2025	84 Days	23.5%
July 2025	77 Days	11.6%
June 2025	71 Days	12.7%
May 2025	70 Days	9.4%
April 2025	63 Days	-1.6%
March 2025	67 Days	13.6%
February 2025	78 Days	6.8%

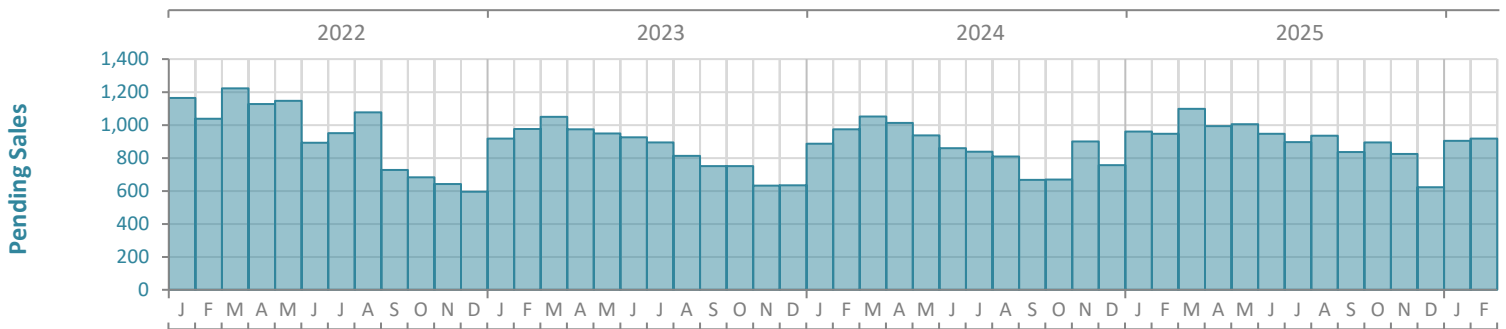


## New Pending Sales

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	1,821	-4.5%
<b>February 2026</b>	<b>917</b>	<b>-3.1%</b>
January 2026	904	-5.8%
December 2025	622	-17.7%
November 2025	824	-8.5%
October 2025	894	33.6%
September 2025	836	25.3%
August 2025	935	15.6%
July 2025	896	6.9%
June 2025	947	10.2%
May 2025	1,005	7.3%
April 2025	994	-1.9%
March 2025	1,098	4.4%
February 2025	946	-2.8%

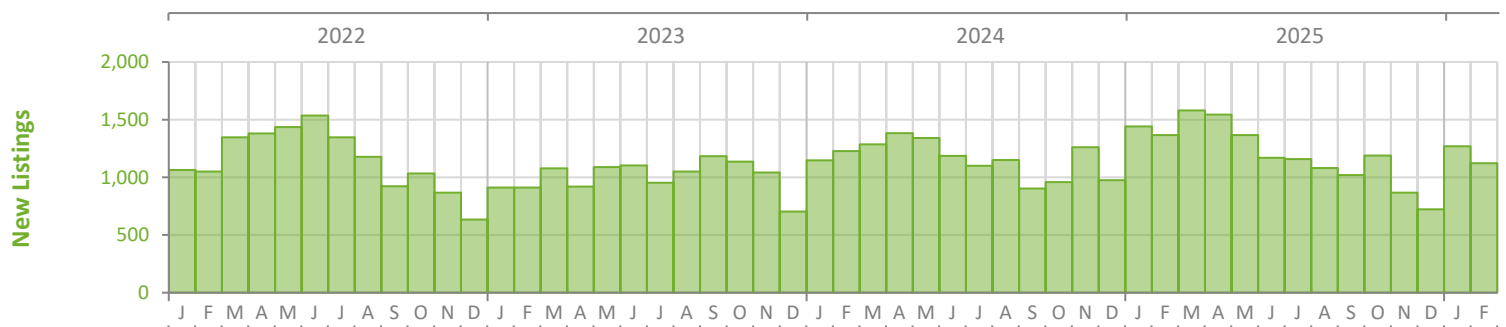


## New Listings

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	2,391	-14.8%
<b>February 2026</b>	<b>1,122</b>	<b>-17.9%</b>
January 2026	1,269	-11.9%
December 2025	724	-25.7%
November 2025	867	-31.3%
October 2025	1,189	24.1%
September 2025	1,019	12.8%
August 2025	1,082	-5.9%
July 2025	1,157	5.3%
June 2025	1,169	-1.5%
May 2025	1,365	1.7%
April 2025	1,543	11.6%
March 2025	1,579	22.8%
February 2025	1,366	11.3%

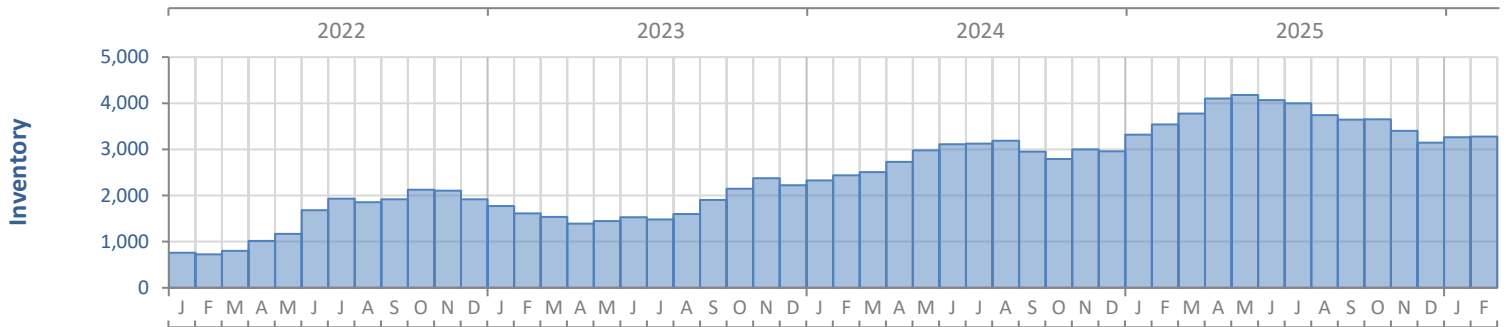


## Inventory (Active Listings)

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)	3,269	-4.7%
<b>February 2026</b>	<b>3,277</b>	<b>-7.4%</b>
January 2026	3,260	-1.8%
December 2025	3,148	6.5%
November 2025	3,402	13.3%
October 2025	3,654	30.8%
September 2025	3,647	23.6%
August 2025	3,744	17.4%
July 2025	3,996	27.8%
June 2025	4,070	30.8%
May 2025	4,182	40.3%
April 2025	4,105	50.3%
March 2025	3,775	50.5%
February 2025	3,538	45.0%

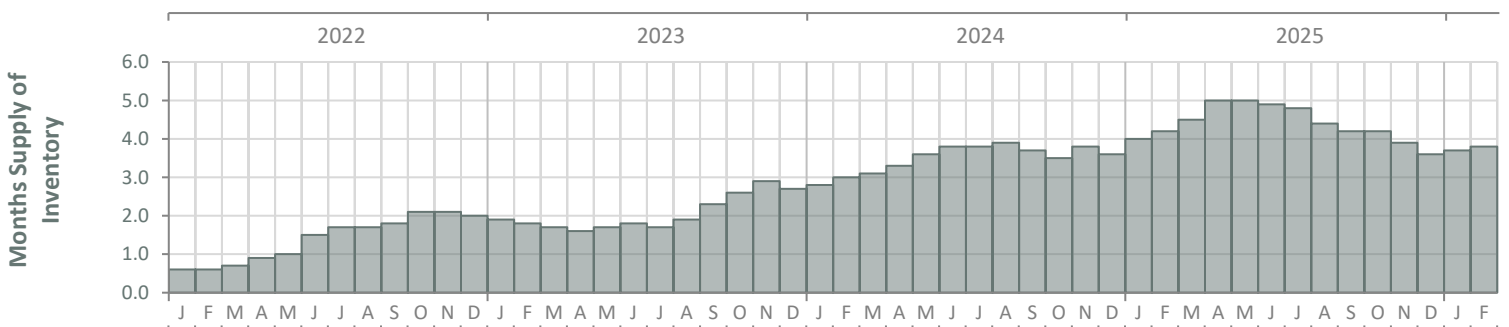


## Months Supply of Inventory

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)	3.8	-7.3%
<b>February 2026</b>	<b>3.8</b>	<b>-9.5%</b>
January 2026	3.7	-7.5%
December 2025	3.6	0.0%
November 2025	3.9	2.6%
October 2025	4.2	20.0%
September 2025	4.2	13.5%
August 2025	4.4	12.8%
July 2025	4.8	26.3%
June 2025	4.9	28.9%
May 2025	5.0	38.9%
April 2025	5.0	51.5%
March 2025	4.5	45.2%
February 2025	4.2	40.0%

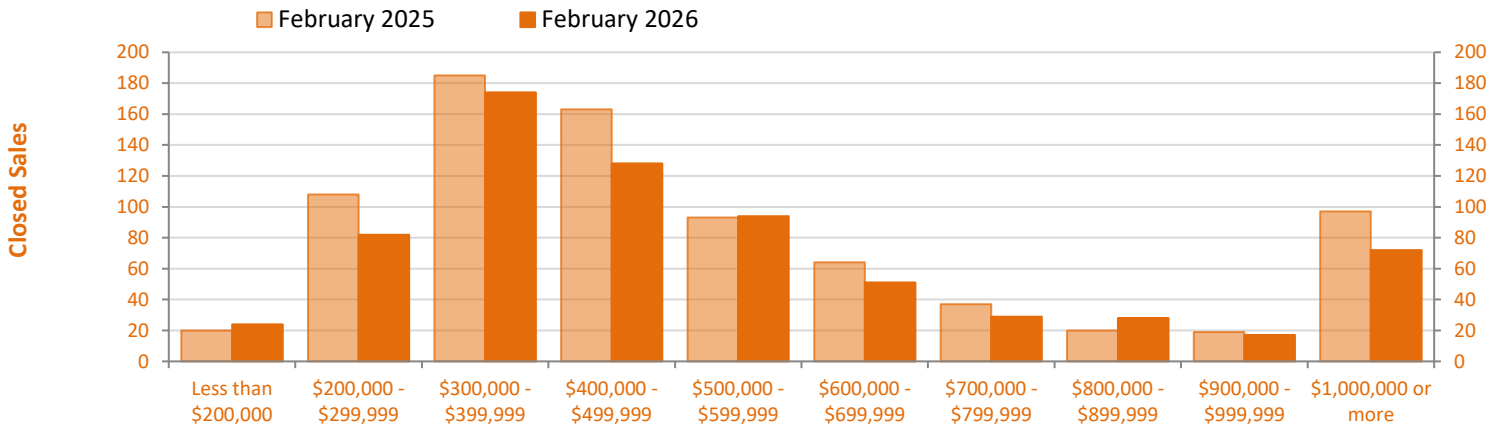


## Closed Sales by Sale Price

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.

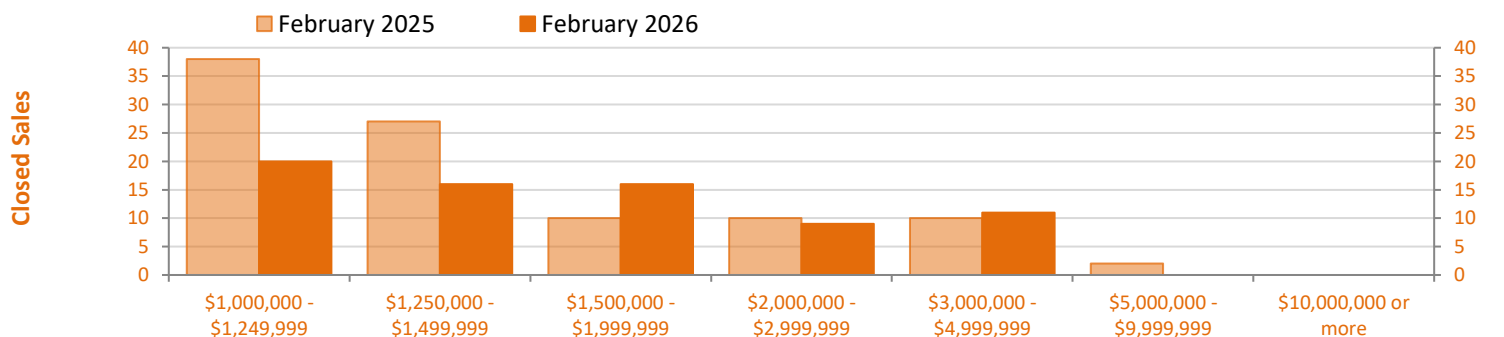
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	24	20.0%
\$200,000 - \$299,999	82	-24.1%
\$300,000 - \$399,999	174	-5.9%
\$400,000 - \$499,999	128	-21.5%
\$500,000 - \$599,999	94	1.1%
\$600,000 - \$699,999	51	-20.3%
\$700,000 - \$799,999	29	-21.6%
\$800,000 - \$899,999	28	40.0%
\$900,000 - \$999,999	17	-10.5%
\$1,000,000 or more	72	-25.8%



## 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	20	-47.4%
\$1,250,000 - \$1,499,999	16	-40.7%
\$1,500,000 - \$1,999,999	16	60.0%
\$2,000,000 - \$2,999,999	9	-10.0%
\$3,000,000 - \$4,999,999	11	10.0%
\$5,000,000 - \$9,999,999	0	-100.0%
\$10,000,000 or more	0	N/A

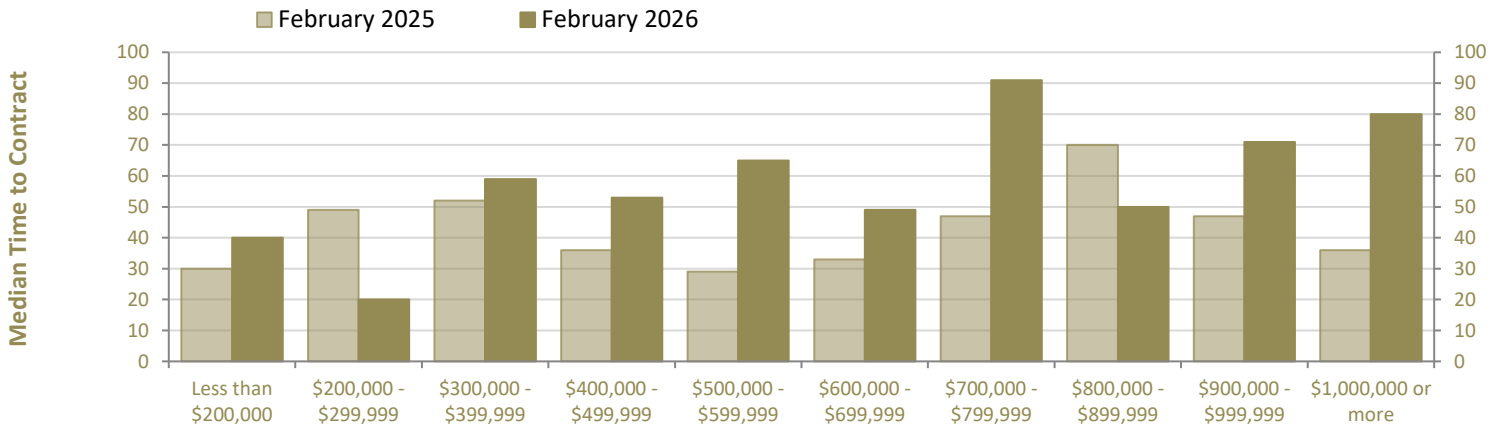


## Median Time to Contract by Sale Price

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.

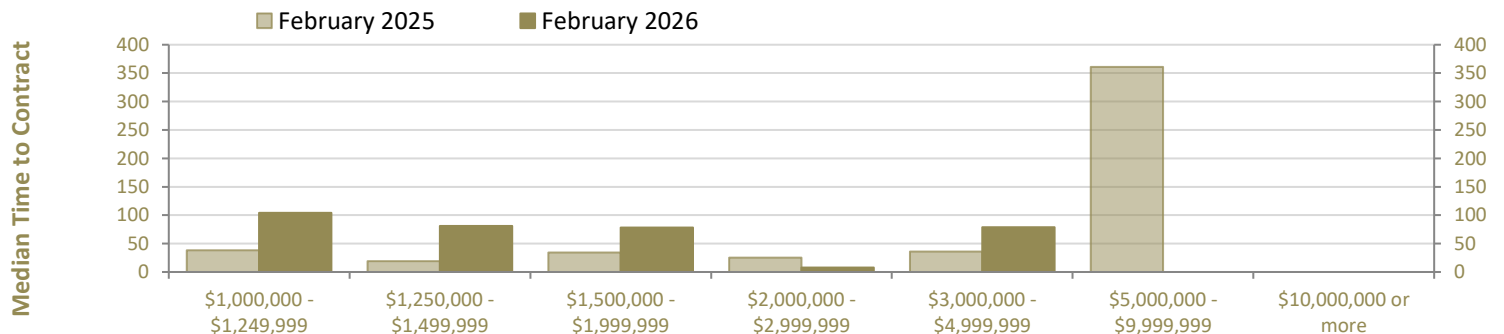
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	40 Days	33.3%
\$200,000 - \$299,999	20 Days	-59.2%
\$300,000 - \$399,999	59 Days	13.5%
\$400,000 - \$499,999	53 Days	47.2%
\$500,000 - \$599,999	65 Days	124.1%
\$600,000 - \$699,999	49 Days	48.5%
\$700,000 - \$799,999	91 Days	93.6%
\$800,000 - \$899,999	50 Days	-28.6%
\$900,000 - \$999,999	71 Days	51.1%
\$1,000,000 or more	80 Days	122.2%



## 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	104 Days	173.7%
\$1,250,000 - \$1,499,999	81 Days	326.3%
\$1,500,000 - \$1,999,999	78 Days	129.4%
\$2,000,000 - \$2,999,999	8 Days	-68.0%
\$3,000,000 - \$4,999,999	79 Days	119.4%
\$5,000,000 - \$9,999,999	(No Sales)	N/A
\$10,000,000 or more	(No Sales)	N/A

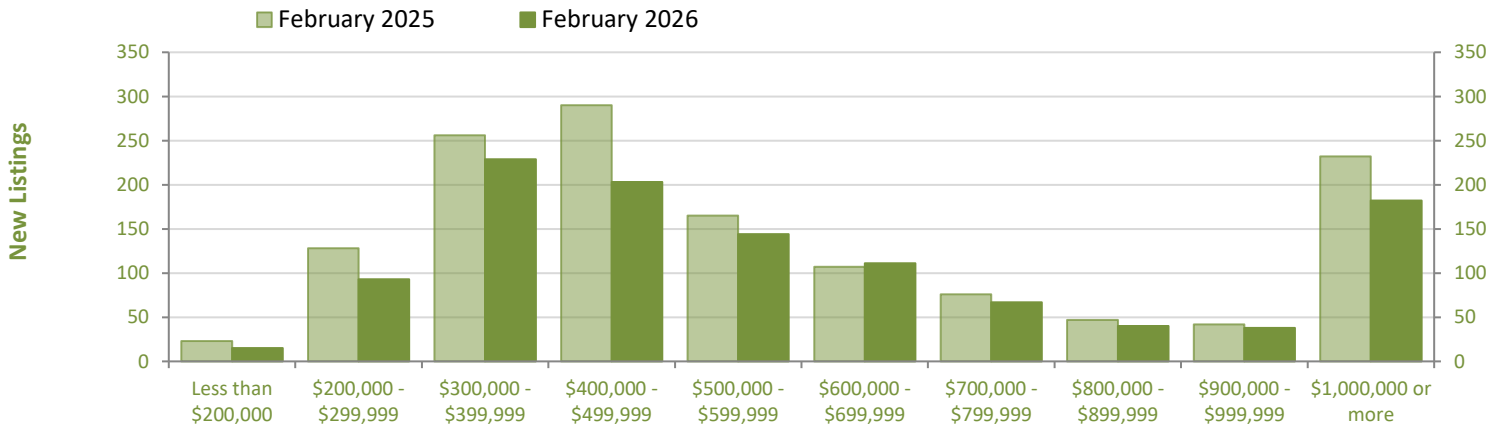


## New Listings by Initial Listing Price

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.

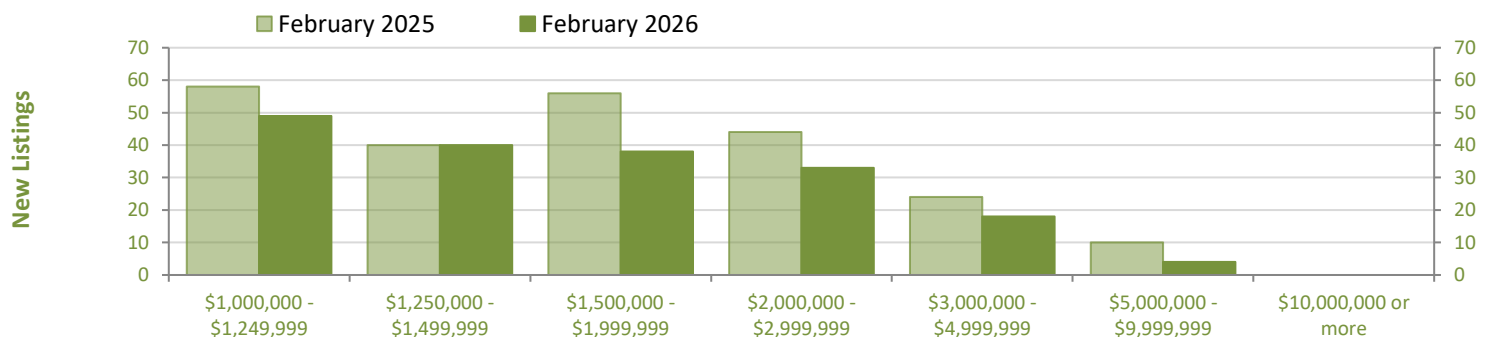
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	15	-34.8%
\$200,000 - \$299,999	93	-27.3%
\$300,000 - \$399,999	229	-10.5%
\$400,000 - \$499,999	203	-30.0%
\$500,000 - \$599,999	144	-12.7%
\$600,000 - \$699,999	111	3.7%
\$700,000 - \$799,999	67	-11.8%
\$800,000 - \$899,999	40	-14.9%
\$900,000 - \$999,999	38	-9.5%
\$1,000,000 or more	182	-21.6%



## 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	49	-15.5%
\$1,250,000 - \$1,499,999	40	0.0%
\$1,500,000 - \$1,999,999	38	-32.1%
\$2,000,000 - \$2,999,999	33	-25.0%
\$3,000,000 - \$4,999,999	18	-25.0%
\$5,000,000 - \$9,999,999	4	-60.0%
\$10,000,000 or more	0	N/A

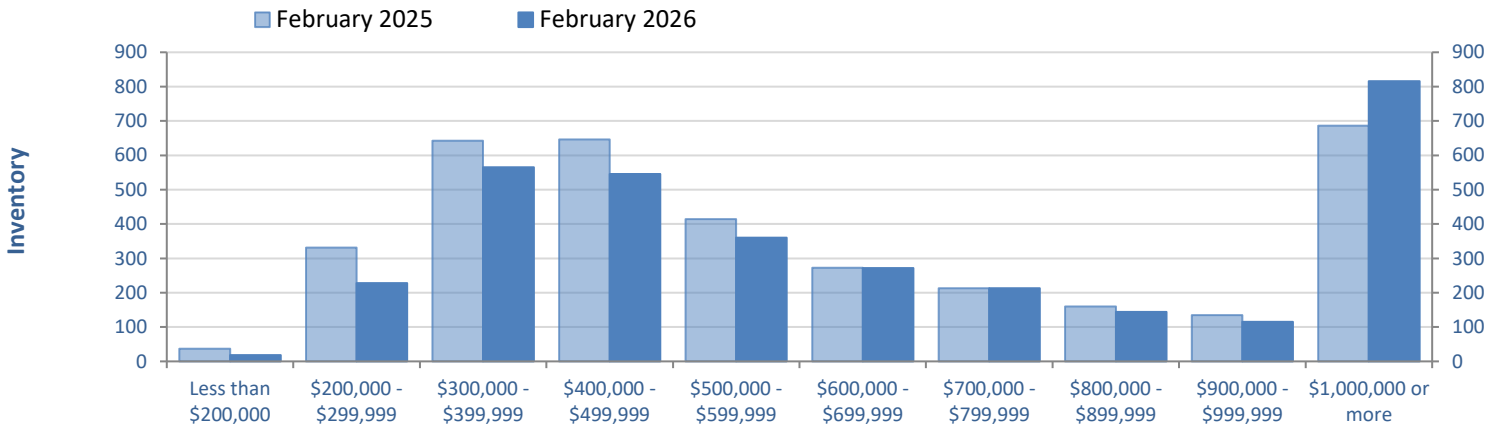


## Inventory by Current Listing Price

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.

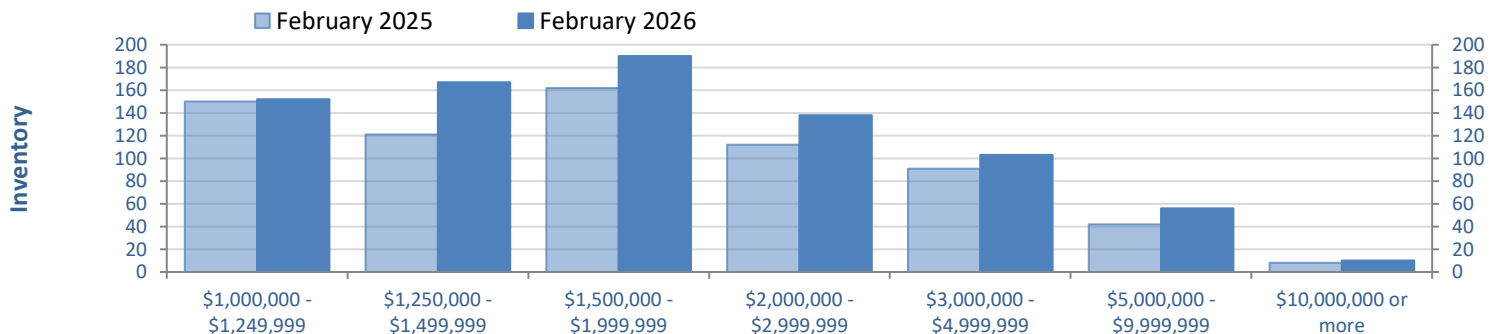
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	18	-51.4%
\$200,000 - \$299,999	228	-31.1%
\$300,000 - \$399,999	565	-12.1%
\$400,000 - \$499,999	546	-15.5%
\$500,000 - \$599,999	360	-13.0%
\$600,000 - \$699,999	272	-0.4%
\$700,000 - \$799,999	213	0.0%
\$800,000 - \$899,999	144	-10.0%
\$900,000 - \$999,999	115	-14.8%
\$1,000,000 or more	816	19.0%



## 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	152	1.3%
\$1,250,000 - \$1,499,999	167	38.0%
\$1,500,000 - \$1,999,999	190	17.3%
\$2,000,000 - \$2,999,999	138	23.2%
\$3,000,000 - \$4,999,999	103	13.2%
\$5,000,000 - \$9,999,999	56	33.3%
\$10,000,000 or more	10	25.0%



# Monthly Distressed Market - February 2026

## Single-Family Homes

### Pinellas County



		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	687	803	-14.4%
	Median Sale Price	\$450,000	\$445,000	1.1%
Foreclosure/REO	Closed Sales	7	3	133.3%
	Median Sale Price	\$475,000	\$761,250	-37.6%
Short Sale	Closed Sales	5	0	N/A
	Median Sale Price	\$180,000	(No Sales)	N/A

