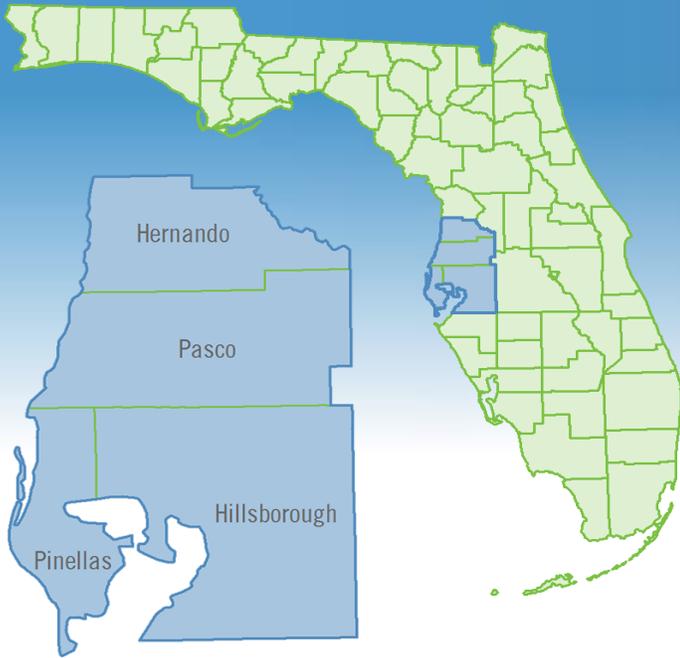


Monthly Market Detail - January 2026

Townhouses and Condos

Tampa-St. Petersburg-Clearwater MSA



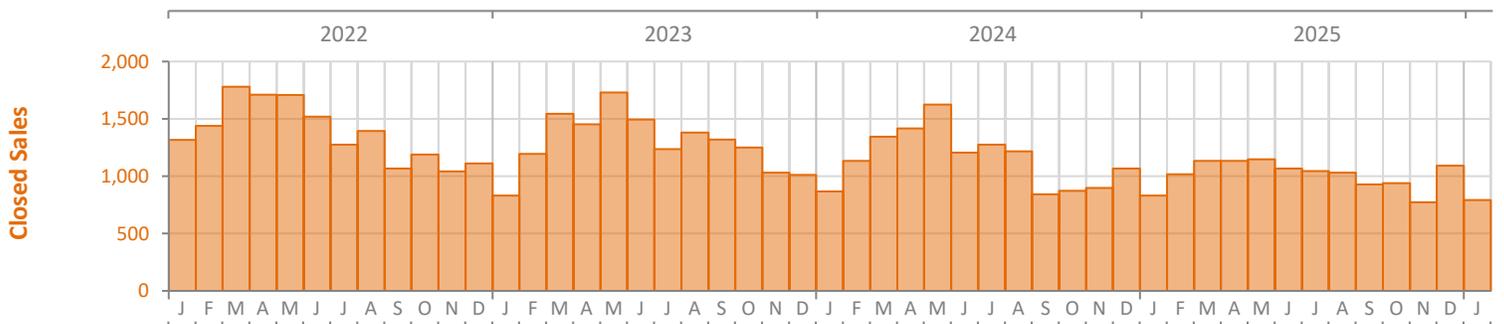
Summary Statistics	January 2026	January 2025	Percent Change Year-over-Year
Closed Sales	792	832	-4.8%
Paid in Cash	403	398	1.3%
Median Sale Price	\$285,517	\$280,000	2.0%
Average Sale Price	\$549,585	\$360,774	52.3%
Dollar Volume	\$435.3 Million	\$300.2 Million	45.0%
Median Percent of Original List Price Received	94.6%	94.9%	-0.3%
Median Time to Contract	53 Days	52 Days	1.9%
Median Time to Sale	90 Days	87 Days	3.4%
New Pending Sales	1,190	1,103	7.9%
New Listings	2,159	2,152	0.3%
Pending Inventory	1,290	1,295	-0.4%
Inventory (Active Listings)	6,852	6,460	6.1%
Months Supply of Inventory	6.8	5.6	21.4%

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	792	-4.8%
January 2026	792	-4.8%
December 2025	1,092	2.3%
November 2025	774	-13.8%
October 2025	939	7.7%
September 2025	928	10.3%
August 2025	1,030	-15.4%
July 2025	1,044	-18.1%
June 2025	1,067	-11.5%
May 2025	1,148	-29.4%
April 2025	1,133	-20.0%
March 2025	1,134	-15.6%
February 2025	1,017	-10.2%
January 2025	832	-4.1%

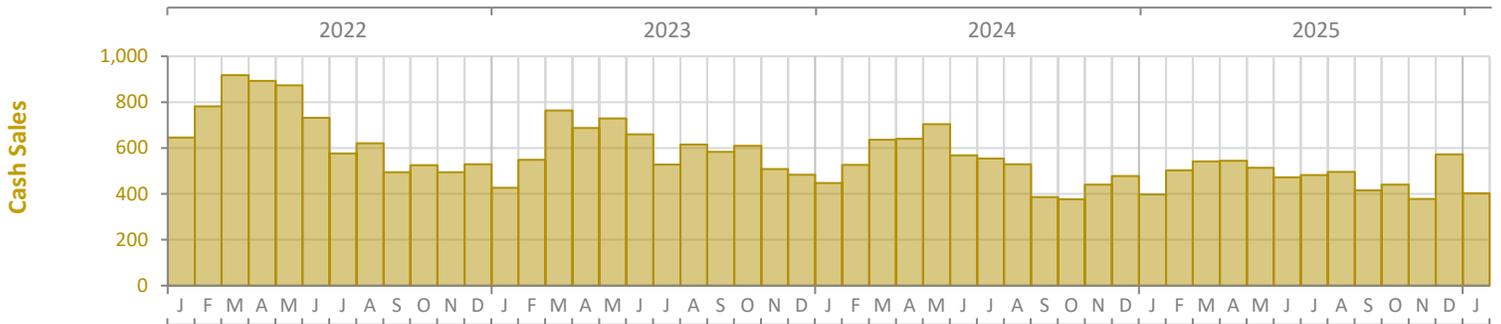


Cash Sales

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	403	1.3%
January 2026	403	1.3%
December 2025	572	19.7%
November 2025	378	-14.3%
October 2025	441	17.0%
September 2025	415	7.2%
August 2025	496	-6.2%
July 2025	482	-13.0%
June 2025	472	-16.9%
May 2025	514	-27.0%
April 2025	544	-15.0%
March 2025	542	-14.8%
February 2025	503	-4.4%
January 2025	398	-11.2%



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	50.9%	6.5%
January 2026	50.9%	6.5%
December 2025	52.4%	17.0%
November 2025	48.8%	-0.6%
October 2025	47.0%	8.8%
September 2025	44.7%	-2.8%
August 2025	48.2%	10.8%
July 2025	46.2%	6.2%
June 2025	44.2%	-6.2%
May 2025	44.8%	3.5%
April 2025	48.0%	6.2%
March 2025	47.8%	0.8%
February 2025	49.5%	6.5%
January 2025	47.8%	-7.4%

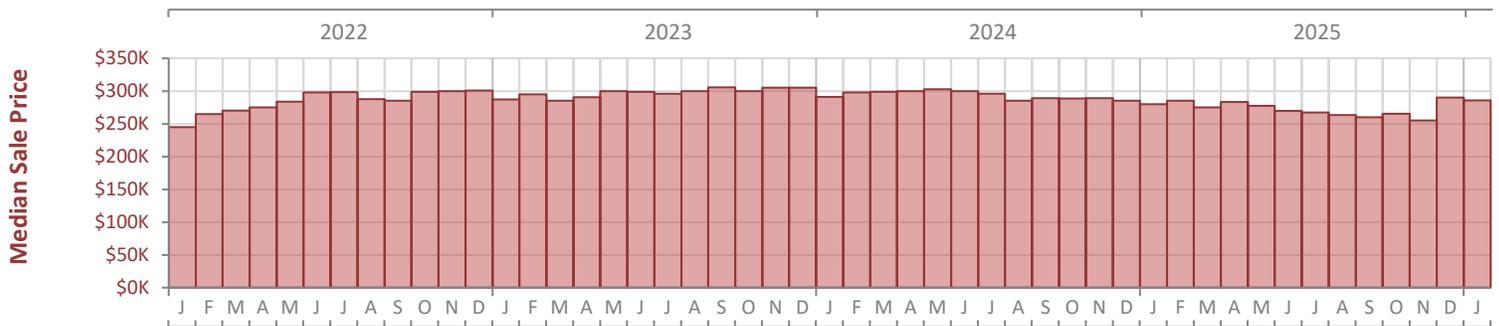


Median Sale Price

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	\$285,517	2.0%
January 2026	\$285,517	2.0%
December 2025	\$290,000	1.6%
November 2025	\$255,000	-11.8%
October 2025	\$265,500	-8.0%
September 2025	\$260,000	-10.0%
August 2025	\$263,250	-7.7%
July 2025	\$267,250	-9.7%
June 2025	\$269,900	-10.0%
May 2025	\$277,500	-8.4%
April 2025	\$283,500	-5.5%
March 2025	\$275,000	-8.0%
February 2025	\$285,000	-4.3%
January 2025	\$280,000	-3.8%



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	\$549,585	52.3%
January 2026	\$549,585	52.3%
December 2025	\$470,577	19.0%
November 2025	\$328,453	-9.4%
October 2025	\$361,755	1.2%
September 2025	\$327,804	-13.3%
August 2025	\$379,200	0.0%
July 2025	\$351,378	-12.8%
June 2025	\$340,650	-22.6%
May 2025	\$348,649	-20.1%
April 2025	\$366,704	-5.4%
March 2025	\$357,099	-6.1%
February 2025	\$381,444	-0.8%
January 2025	\$360,774	-7.5%



Monthly Market Detail - January 2026

Townhouses and Condos

Tampa-St. Petersburg-Clearwater MSA



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	\$435.3 Million	45.0%
January 2026	\$435.3 Million	45.0%
December 2025	\$513.9 Million	21.8%
November 2025	\$254.2 Million	-21.9%
October 2025	\$339.7 Million	9.0%
September 2025	\$304.2 Million	-4.3%
August 2025	\$390.6 Million	-15.3%
July 2025	\$366.8 Million	-28.6%
June 2025	\$363.5 Million	-31.6%
May 2025	\$400.2 Million	-43.6%
April 2025	\$415.5 Million	-24.3%
March 2025	\$405.0 Million	-20.8%
February 2025	\$387.9 Million	-10.9%
January 2025	\$300.2 Million	-11.3%

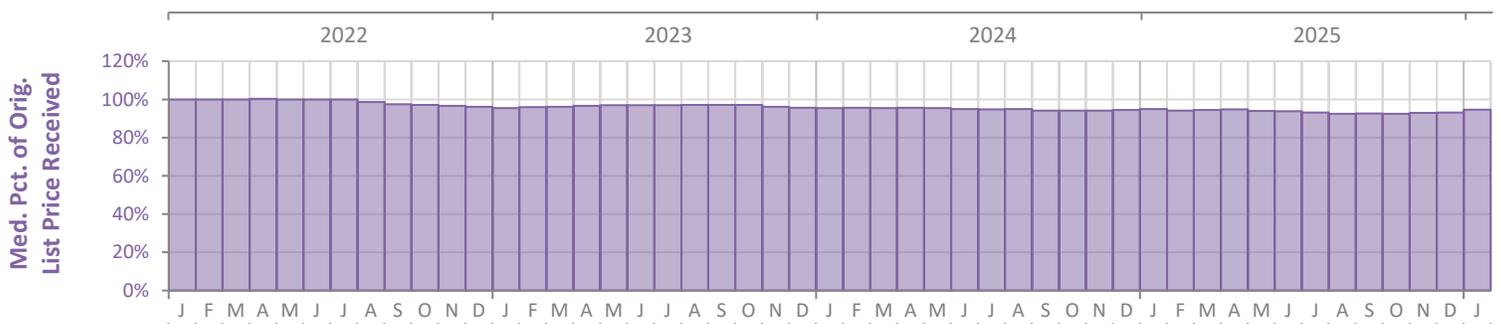


Median Percent of Original List Price Received

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	94.6%	-0.3%
January 2026	94.6%	-0.3%
December 2025	93.2%	-1.4%
November 2025	92.9%	-1.4%
October 2025	92.5%	-1.8%
September 2025	92.6%	-1.6%
August 2025	92.5%	-2.5%
July 2025	93.1%	-1.8%
June 2025	93.8%	-1.3%
May 2025	94.0%	-1.6%
April 2025	94.8%	-0.8%
March 2025	94.4%	-1.2%
February 2025	94.2%	-1.5%
January 2025	94.9%	-0.5%



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	53 Days	1.9%
January 2026	53 Days	1.9%
December 2025	52 Days	-14.8%
November 2025	61 Days	1.7%
October 2025	70 Days	27.3%
September 2025	66 Days	43.5%
August 2025	59 Days	40.5%
July 2025	59 Days	18.0%
June 2025	54 Days	14.9%
May 2025	47 Days	11.9%
April 2025	40 Days	2.6%
March 2025	54 Days	38.5%
February 2025	57 Days	35.7%
January 2025	52 Days	23.8%

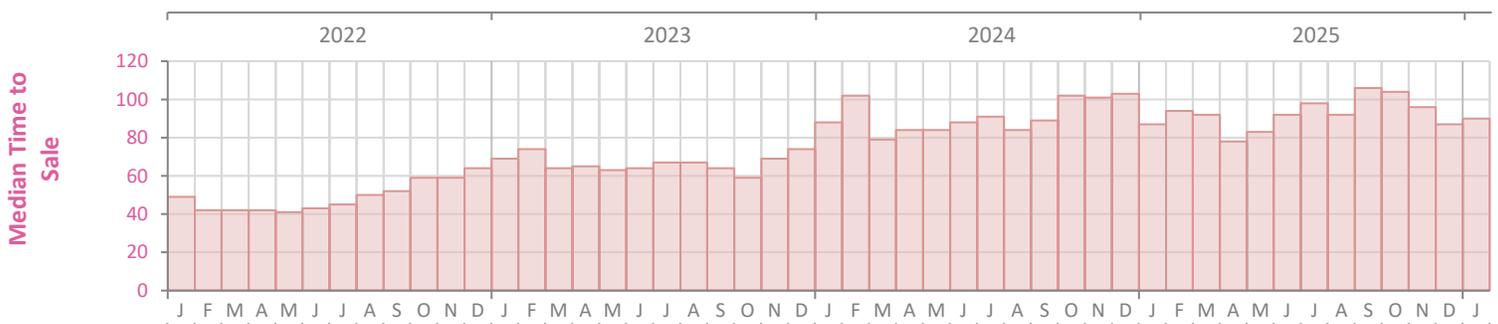


Median Time to Sale

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	3.4%
January 2026	90 Days	3.4%
December 2025	87 Days	-15.5%
November 2025	96 Days	-5.0%
October 2025	104 Days	2.0%
September 2025	106 Days	19.1%
August 2025	92 Days	9.5%
July 2025	98 Days	7.7%
June 2025	92 Days	4.5%
May 2025	83 Days	-1.2%
April 2025	78 Days	-7.1%
March 2025	92 Days	16.5%
February 2025	94 Days	-7.8%
January 2025	87 Days	-1.1%



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	1,190	7.9%
January 2026	1,190	7.9%
December 2025	862	5.6%
November 2025	881	-15.5%
October 2025	958	12.3%
September 2025	913	-0.1%
August 2025	1,012	-0.7%
July 2025	1,032	-15.8%
June 2025	1,029	-15.5%
May 2025	1,136	-14.3%
April 2025	1,111	-23.4%
March 2025	1,279	-10.7%
February 2025	1,179	-14.7%
January 2025	1,103	-10.8%

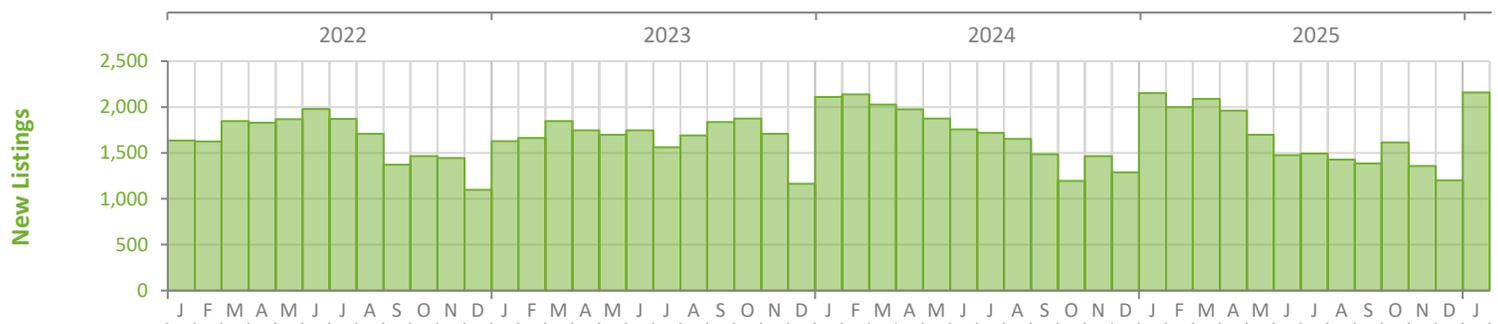


New Listings

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	2,159	0.3%
January 2026	2,159	0.3%
December 2025	1,201	-6.8%
November 2025	1,357	-7.4%
October 2025	1,613	35.0%
September 2025	1,384	-6.9%
August 2025	1,428	-13.5%
July 2025	1,494	-13.1%
June 2025	1,476	-16.0%
May 2025	1,696	-9.5%
April 2025	1,960	-0.7%
March 2025	2,090	3.1%
February 2025	2,000	-6.4%
January 2025	2,152	1.9%



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)	6,852	6.1%
January 2026	6,852	6.1%
December 2025	6,343	10.0%
November 2025	6,689	14.3%
October 2025	6,706	15.1%
September 2025	6,584	6.3%
August 2025	6,695	5.7%
July 2025	6,994	12.5%
June 2025	7,249	16.4%
May 2025	7,444	21.5%
April 2025	7,474	23.8%
March 2025	7,159	22.1%
February 2025	6,869	20.7%
January 2025	6,460	23.9%

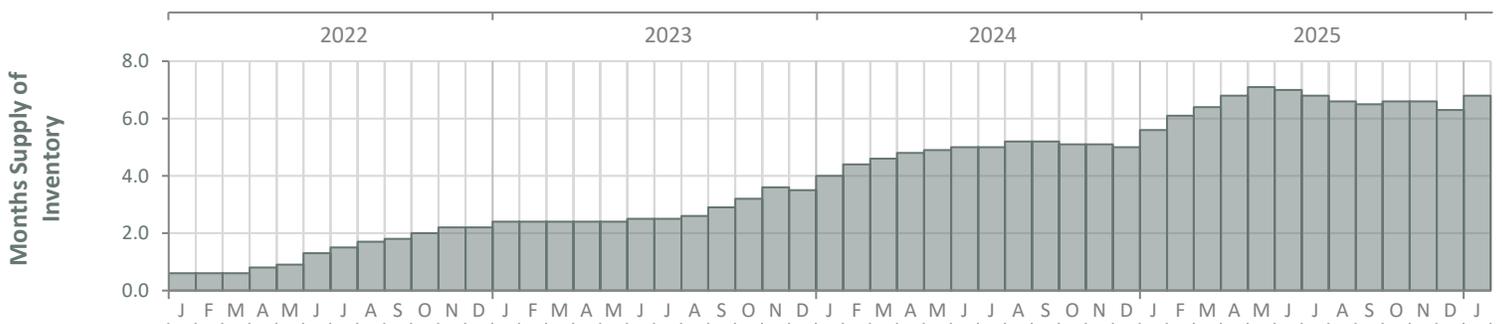


Months Supply of Inventory

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)	6.8	21.4%
January 2026	6.8	21.4%
December 2025	6.3	26.0%
November 2025	6.6	29.4%
October 2025	6.6	29.4%
September 2025	6.5	25.0%
August 2025	6.6	26.9%
July 2025	6.8	36.0%
June 2025	7.0	40.0%
May 2025	7.1	44.9%
April 2025	6.8	41.7%
March 2025	6.4	39.1%
February 2025	6.1	38.6%
January 2025	5.6	40.0%

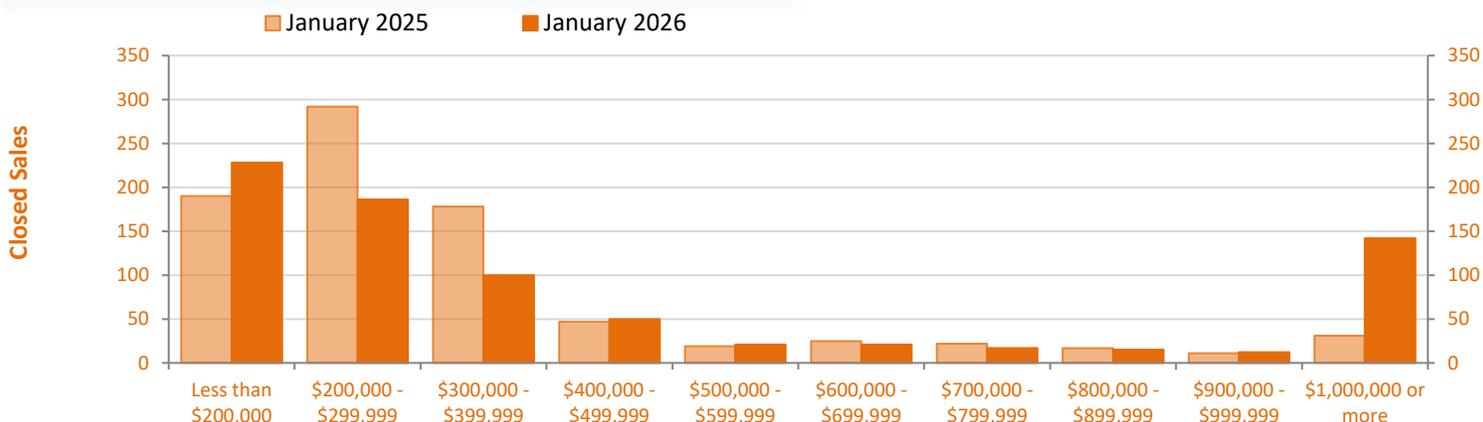


Closed Sales by Sale Price

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.

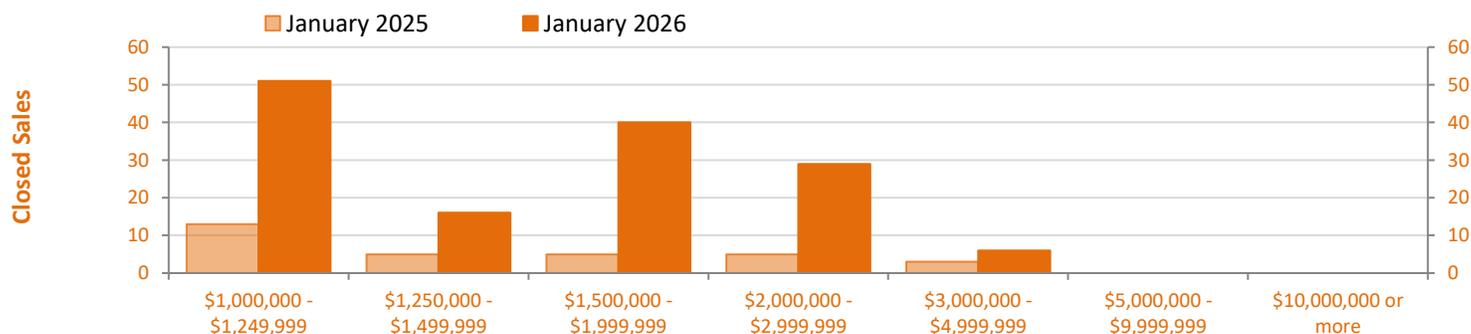
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	228	20.0%
\$200,000 - \$299,999	186	-36.3%
\$300,000 - \$399,999	100	-43.8%
\$400,000 - \$499,999	50	6.4%
\$500,000 - \$599,999	21	10.5%
\$600,000 - \$699,999	21	-16.0%
\$700,000 - \$799,999	17	-22.7%
\$800,000 - \$899,999	15	-11.8%
\$900,000 - \$999,999	12	9.1%
\$1,000,000 or more	142	358.1%



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	51	292.3%
\$1,250,000 - \$1,499,999	16	220.0%
\$1,500,000 - \$1,999,999	40	700.0%
\$2,000,000 - \$2,999,999	29	480.0%
\$3,000,000 - \$4,999,999	6	100.0%
\$5,000,000 - \$9,999,999	0	N/A
\$10,000,000 or more	0	N/A

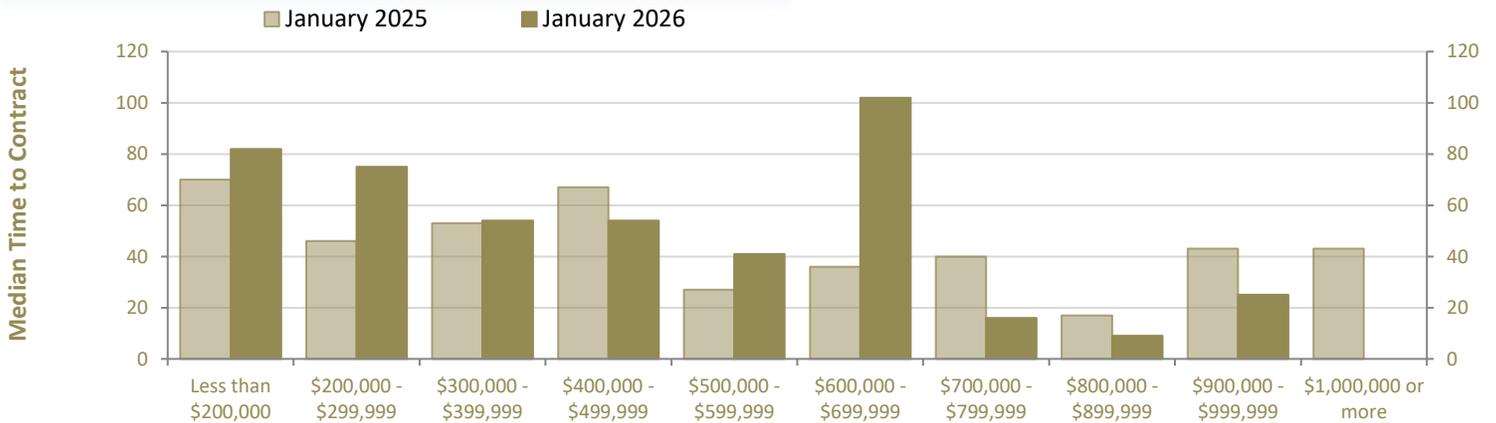


Median Time to Contract by Sale Price

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.

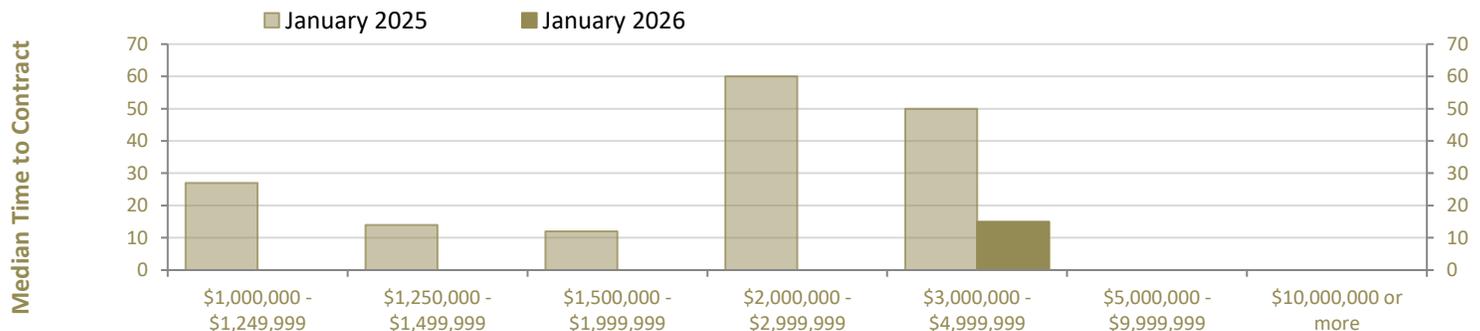
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	82 Days	17.1%
\$200,000 - \$299,999	75 Days	63.0%
\$300,000 - \$399,999	54 Days	1.9%
\$400,000 - \$499,999	54 Days	-19.4%
\$500,000 - \$599,999	41 Days	51.9%
\$600,000 - \$699,999	102 Days	183.3%
\$700,000 - \$799,999	16 Days	-60.0%
\$800,000 - \$899,999	9 Days	-47.1%
\$900,000 - \$999,999	25 Days	-41.9%
\$1,000,000 or more	0 Days	-100.0%



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	0 Days	-100.0%
\$1,250,000 - \$1,499,999	0 Days	-100.0%
\$1,500,000 - \$1,999,999	0 Days	-100.0%
\$2,000,000 - \$2,999,999	0 Days	-100.0%
\$3,000,000 - \$4,999,999	15 Days	-70.0%
\$5,000,000 - \$9,999,999	(No Sales)	N/A
\$10,000,000 or more	(No Sales)	N/A

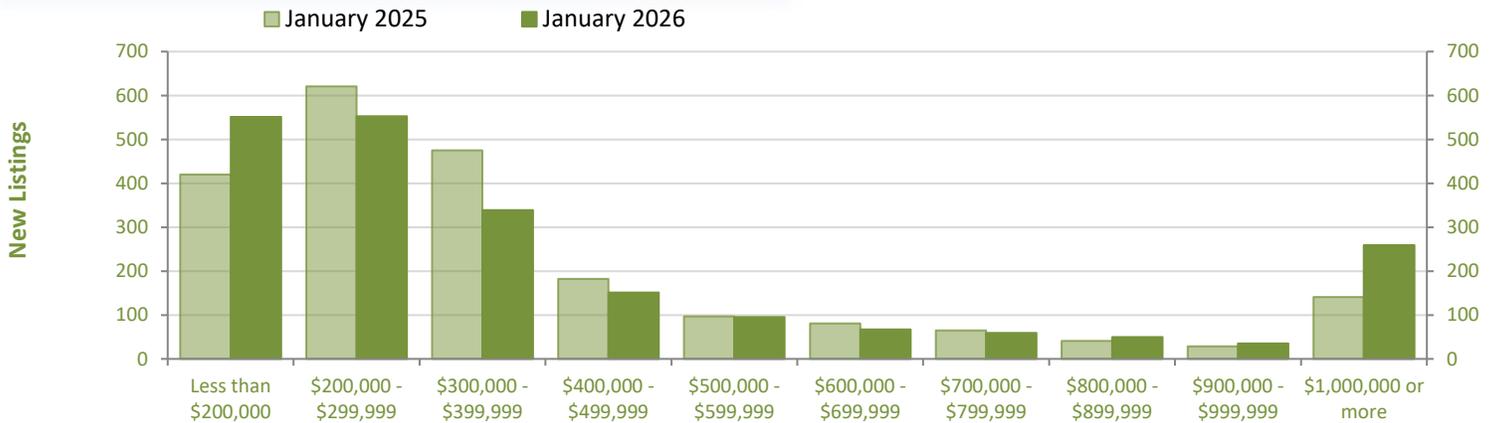


New Listings by Initial Listing Price

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.

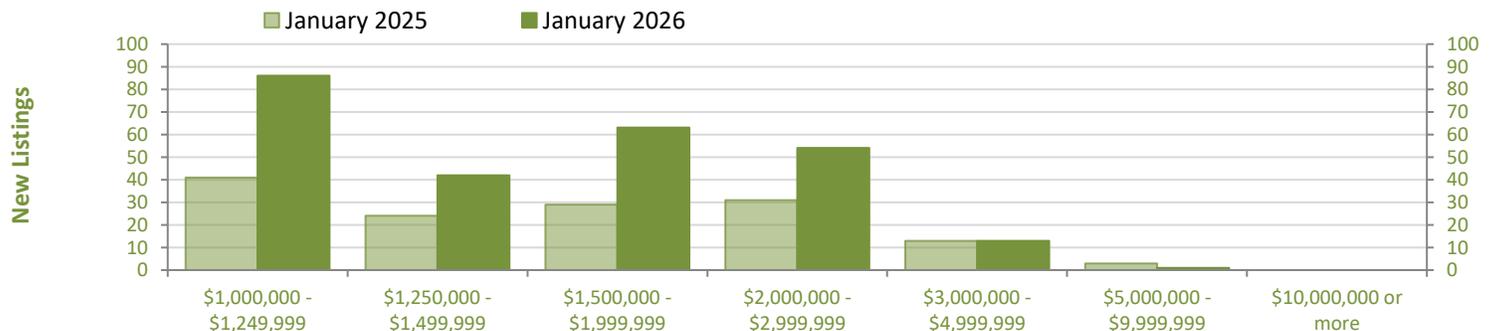
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	551	31.2%
\$200,000 - \$299,999	553	-11.0%
\$300,000 - \$399,999	339	-28.6%
\$400,000 - \$499,999	151	-17.0%
\$500,000 - \$599,999	95	-2.1%
\$600,000 - \$699,999	67	-17.3%
\$700,000 - \$799,999	59	-9.2%
\$800,000 - \$899,999	50	22.0%
\$900,000 - \$999,999	35	20.7%
\$1,000,000 or more	259	83.7%



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	86	109.8%
\$1,250,000 - \$1,499,999	42	75.0%
\$1,500,000 - \$1,999,999	63	117.2%
\$2,000,000 - \$2,999,999	54	74.2%
\$3,000,000 - \$4,999,999	13	0.0%
\$5,000,000 - \$9,999,999	1	-66.7%
\$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.

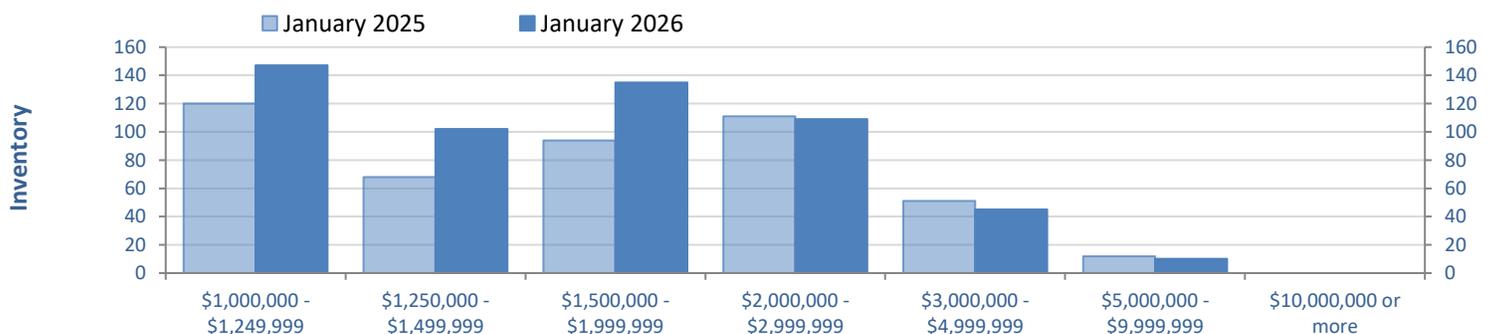
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	1,949	27.3%
\$200,000 - \$299,999	1,769	-3.9%
\$300,000 - \$399,999	1,042	-14.8%
\$400,000 - \$499,999	479	-8.6%
\$500,000 - \$599,999	356	21.9%
\$600,000 - \$699,999	258	9.3%
\$700,000 - \$799,999	194	9.6%
\$800,000 - \$899,999	147	48.5%
\$900,000 - \$999,999	110	35.8%
\$1,000,000 or more	548	20.2%



Million Dollar Spotlight

Inventory by Current Listing Price for properties listed for \$1,000,000 or more

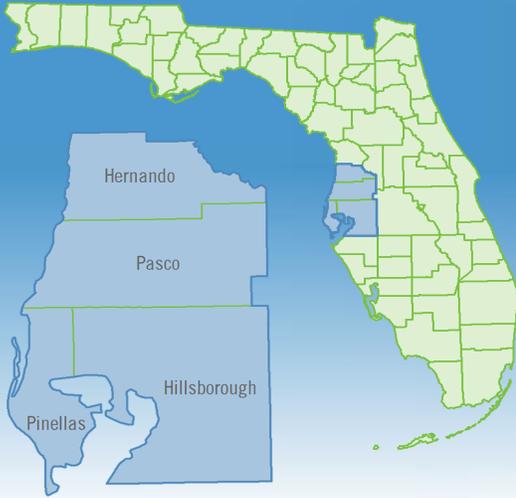
Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	147	22.5%
\$1,250,000 - \$1,499,999	102	50.0%
\$1,500,000 - \$1,999,999	135	43.6%
\$2,000,000 - \$2,999,999	109	-1.8%
\$3,000,000 - \$4,999,999	45	-11.8%
\$5,000,000 - \$9,999,999	10	-16.7%
\$10,000,000 or more	0	N/A



Monthly Distressed Market - January 2026

Townhouses and Condos

Tampa-St. Petersburg-Clearwater MSA



		January 2026	January 2025	Percent Change Year-over-Year
Traditional	Closed Sales	791	828	-4.5%
	Median Sale Price	\$286,759	\$280,645	2.2%
Foreclosure/REO	Closed Sales	0	4	-100.0%
	Median Sale Price	(No Sales)	\$110,500	N/A
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$282,500	(No Sales)	N/A

