Monthly Market Detail - March 2026
Single-Family Homes
Tampa-St. Petersburg-Clearwater MSA

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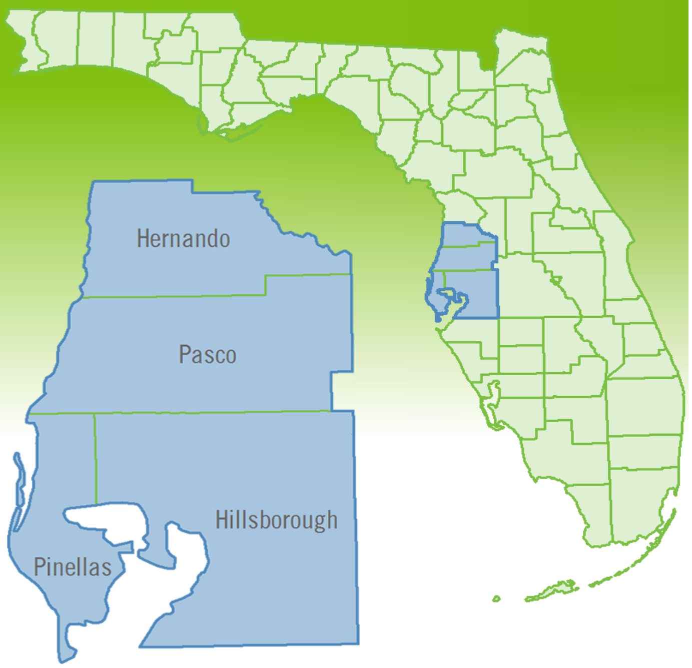


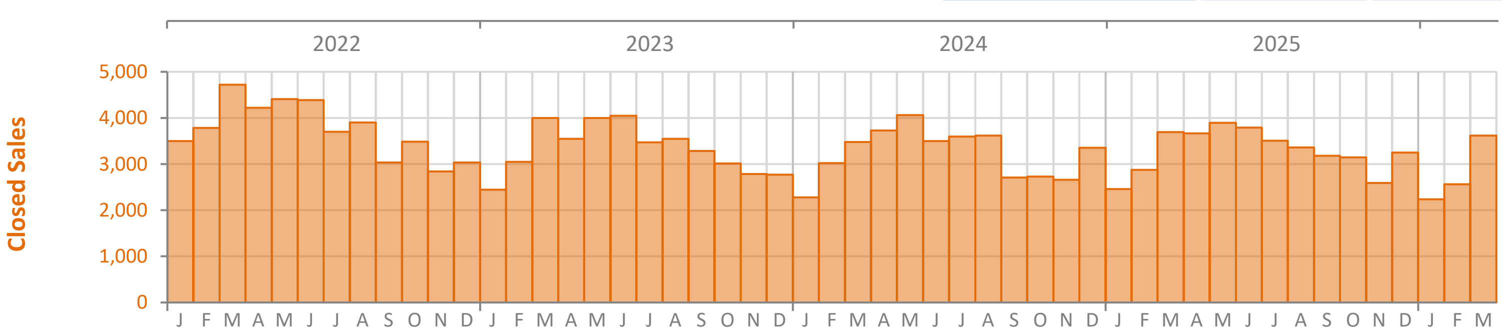
Summary Statistics	March 2026	March 2025	Percent Change Year-over-Year
Closed Sales	3,618	3,691	-2.0%
Paid in Cash	799	993	-19.5%
Median Sale Price	$400,000	$400,000	0.0%
Average Sale Price	$502,379	$497,464	1.0%
Dollar Volume	$1.8 Billion	$1.8 Billion	-1.0%
Median Percent of Original List Price Received	96.0%	96.3%	-0.3%
Median Time to Contract	43 Days	37 Days	16.2%
Median Time to Sale	82 Days	76 Days	7.9%
New Pending Sales	3,958	4,161	-4.9%
New Listings	4,528	5,446	-16.9%
Pending Inventory	4,625	4,929	-6.2%
Inventory (Active Listings)	12,098	12,849	-5.8%
Months Supply of Inventory	3.7	4.0	-7.5%

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	8,422	-6.7%
March 2026	**3,618**	**-2.0%**
February 2026	2,564	-10.9%
January 2026	2,240	-8.9%
December 2025	3,249	-3.1%
November 2025	2,591	-2.6%
October 2025	3,147	15.3%
September 2025	3,182	17.5%
August 2025	3,358	-7.1%
July 2025	3,508	-2.4%
June 2025	3,788	8.3%
May 2025	3,892	-4.1%
April 2025	3,669	-1.6%
March 2025	3,691	6.1%



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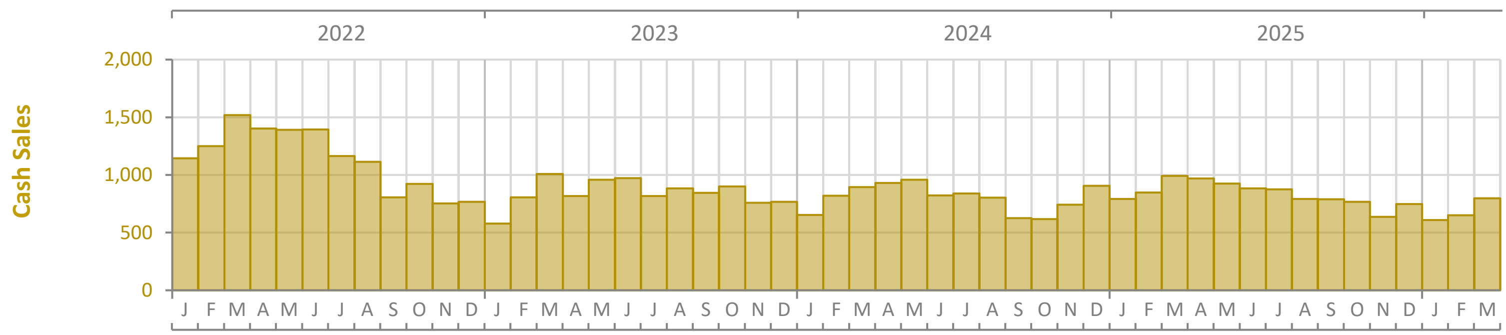
Cash Sales

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	2,057	-21.8%
March 2026	**799**	**-19.5%**
February 2026	650	-23.3%
January 2026	608	-23.1%
December 2025	748	-17.3%
November 2025	638	-13.9%
October 2025	768	24.7%
September 2025	790	26.2%
August 2025	793	-1.4%
July 2025	874	4.0%
June 2025	884	7.4%
May 2025	926	-3.4%
April 2025	969	4.2%
March 2025	993	10.8%

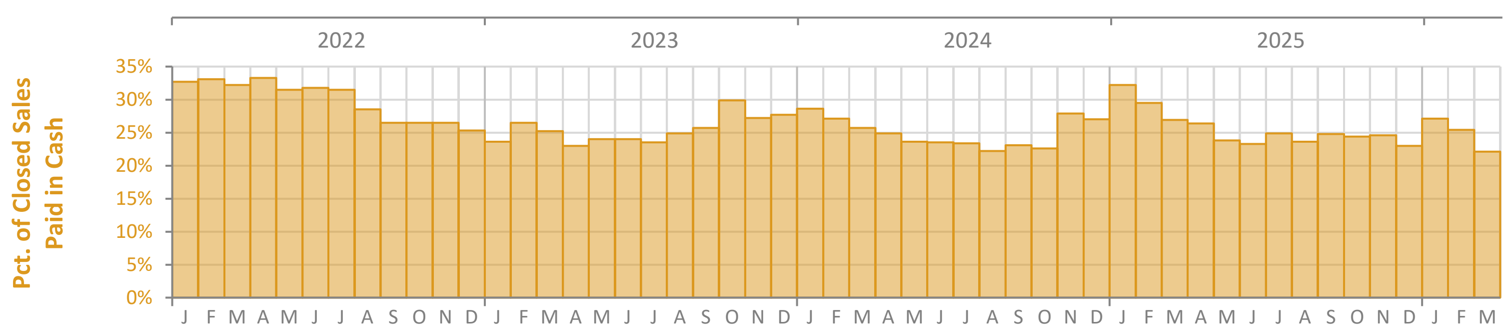


Cash Sales as a Percentage of Closed Sales

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	24.4%	-16.4%
March 2026	**22.1%**	**-17.8%**
February 2026	25.4%	-13.9%
January 2026	27.1%	-15.8%
December 2025	23.0%	-14.8%
November 2025	24.6%	-11.8%
October 2025	24.4%	8.0%
September 2025	24.8%	7.4%
August 2025	23.6%	6.3%
July 2025	24.9%	6.4%
June 2025	23.3%	-0.9%
May 2025	23.8%	0.8%
April 2025	26.4%	6.0%
March 2025	26.9%	4.7%



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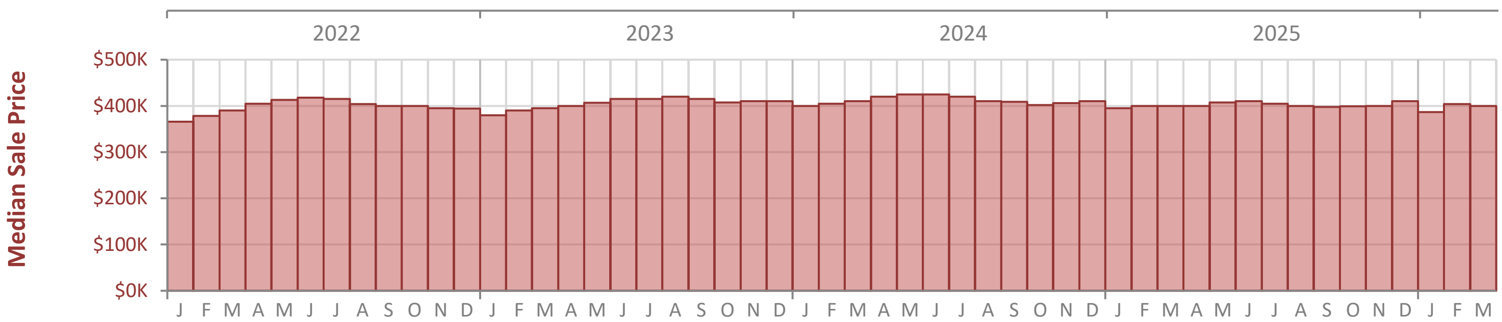
Median Sale Price

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	$399,999	0.0%
March 2026	**$400,000**	**0.0%**
February 2026	$404,000	1.0%
January 2026	$386,500	-2.1%
December 2025	$410,000	0.0%
November 2025	$399,900	-1.5%
October 2025	$399,000	-0.7%
September 2025	$398,000	-2.7%
August 2025	$400,000	-2.4%
July 2025	$405,000	-3.5%
June 2025	$410,000	-3.5%
May 2025	$407,400	-4.1%
April 2025	$400,000	-4.7%
March 2025	$400,000	-2.4%

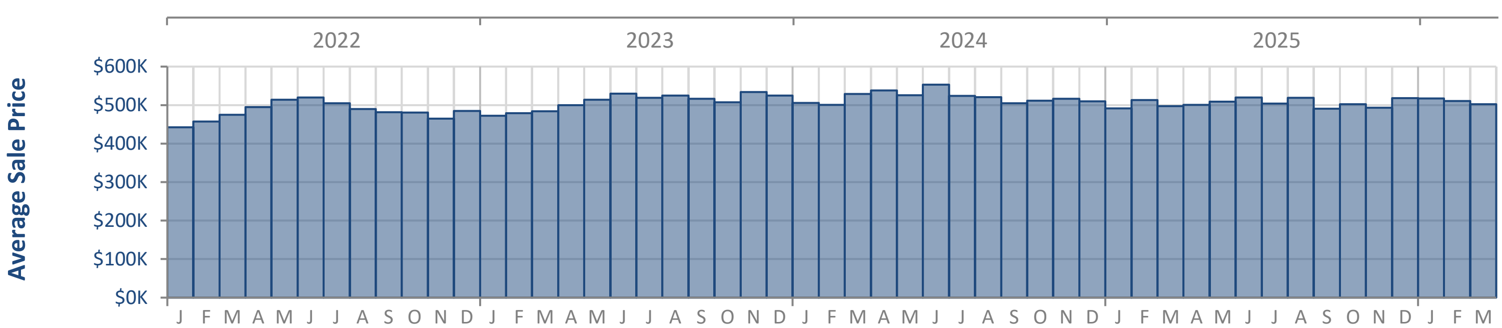


Average Sale Price

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	$508,953	1.6%
March 2026	**$502,379**	**1.0%**
February 2026	$510,685	-0.4%
January 2026	$517,590	5.3%
December 2025	$518,416	1.6%
November 2025	$493,232	-4.5%
October 2025	$502,541	-1.8%
September 2025	$490,620	-2.8%
August 2025	$518,801	-0.3%
July 2025	$504,161	-3.8%
June 2025	$519,812	-6.1%
May 2025	$508,834	-3.3%
April 2025	$500,406	-7.0%
March 2025	$497,464	-5.9%



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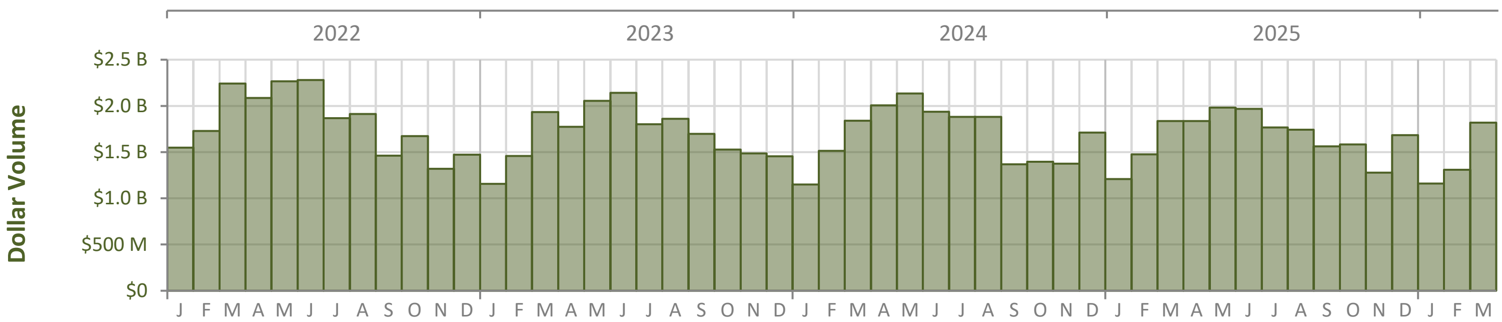
Dollar Volume

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	$4.3 Billion	-5.2%
March 2026	**$1.8 Billion**	**-1.0%**
February 2026	$1.3 Billion	-11.2%
January 2026	$1.2 Billion	-4.0%
December 2025	$1.7 Billion	-1.6%
November 2025	$1.3 Billion	-7.0%
October 2025	$1.6 Billion	13.3%
September 2025	$1.6 Billion	14.1%
August 2025	$1.7 Billion	-7.4%
July 2025	$1.8 Billion	-6.1%
June 2025	$2.0 Billion	1.7%
May 2025	$2.0 Billion	-7.2%
April 2025	$1.8 Billion	-8.5%
March 2025	$1.8 Billion	-0.2%

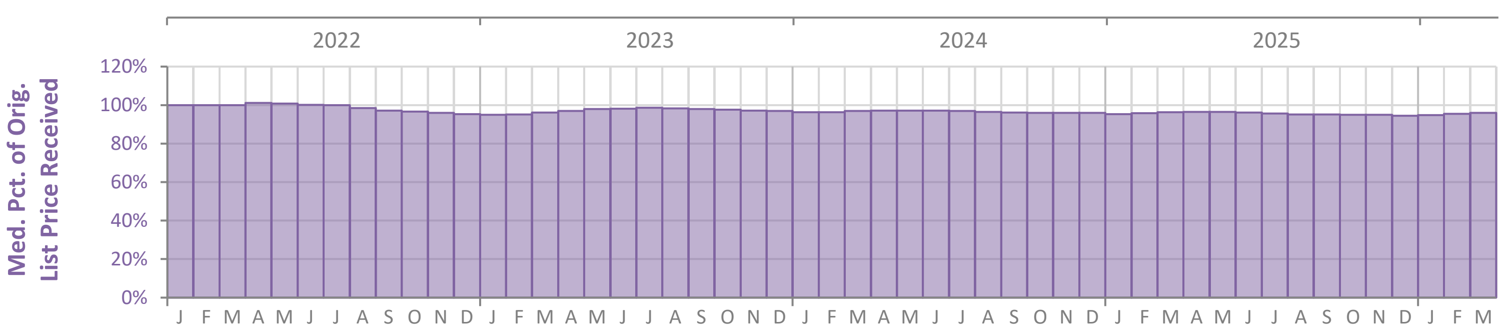


Median Percent of Original List Price Received

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	95.6%	-0.3%
March 2026	**96.0%**	**-0.3%**
February 2026	95.4%	-0.4%
January 2026	94.8%	-0.5%
December 2025	94.5%	-1.6%
November 2025	95.0%	-1.0%
October 2025	95.0%	-0.9%
September 2025	95.1%	-1.1%
August 2025	95.2%	-1.2%
July 2025	95.7%	-1.2%
June 2025	96.2%	-1.0%
May 2025	96.4%	-0.7%
April 2025	96.5%	-0.6%
March 2025	96.3%	-0.6%



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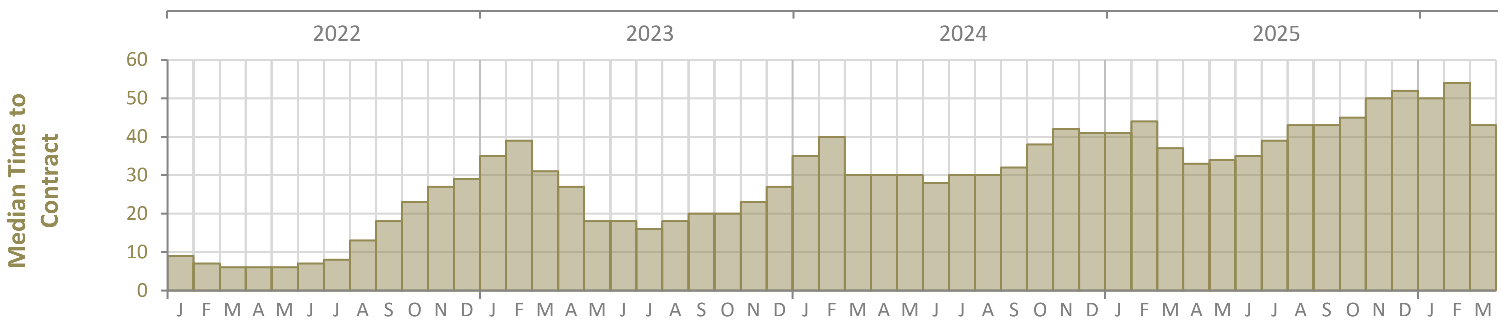
Median Time to Contract

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	51 Days	21.4%
March 2026	**43 Days**	**16.2%**
February 2026	54 Days	22.7%
January 2026	50 Days	22.0%
December 2025	52 Days	26.8%
November 2025	50 Days	19.0%
October 2025	45 Days	18.4%
September 2025	43 Days	34.4%
August 2025	43 Days	43.3%
July 2025	39 Days	30.0%
June 2025	35 Days	25.0%
May 2025	34 Days	13.3%
April 2025	33 Days	10.0%
March 2025	37 Days	23.3%

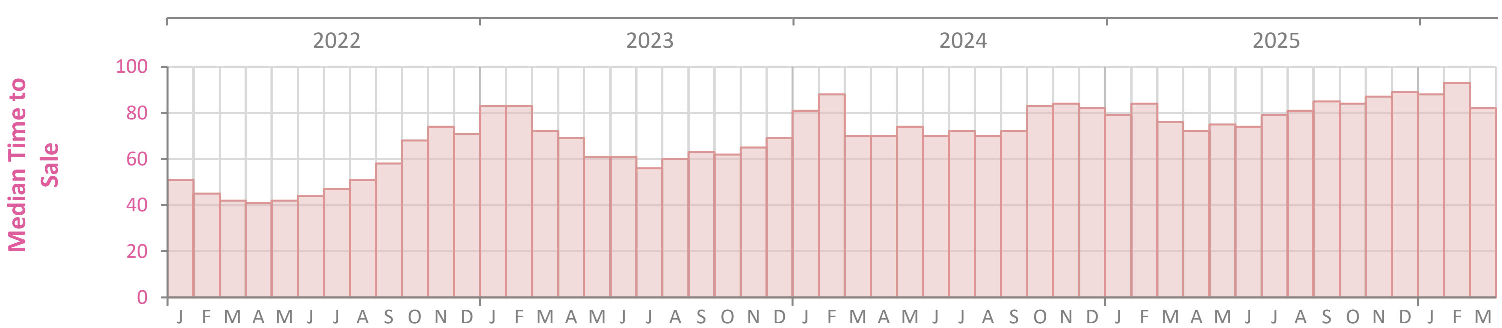


Median Time to Sale

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	90 Days	11.1%
March 2026	**82 Days**	**7.9%**
February 2026	93 Days	10.7%
January 2026	88 Days	11.4%
December 2025	89 Days	8.5%
November 2025	87 Days	3.6%
October 2025	84 Days	1.2%
September 2025	85 Days	18.1%
August 2025	81 Days	15.7%
July 2025	79 Days	9.7%
June 2025	74 Days	5.7%
May 2025	75 Days	1.4%
April 2025	72 Days	2.9%
March 2025	76 Days	8.6%



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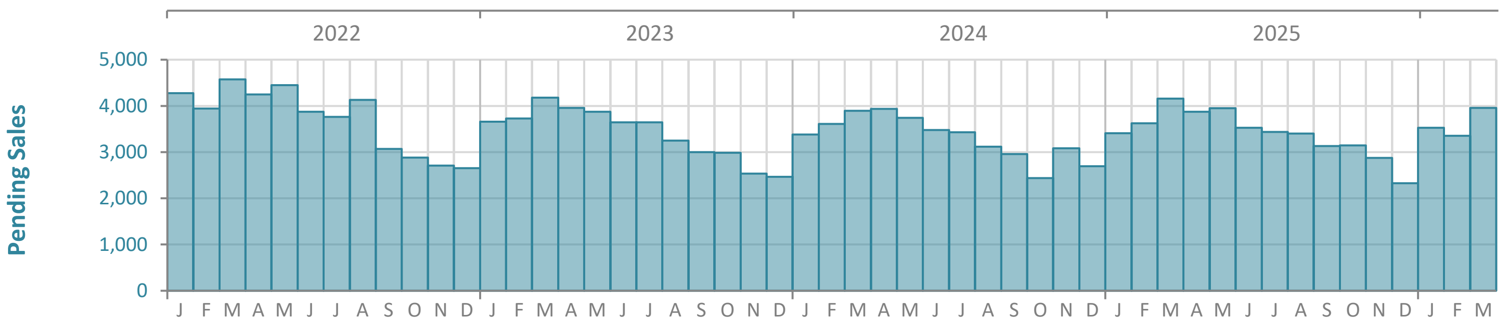
New Pending Sales

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	10,837	-3.2%
March 2026	**3,958**	**-4.9%**
February 2026	3,355	-7.5%
January 2026	3,524	3.3%
December 2025	2,325	-13.8%
November 2025	2,878	-6.7%
October 2025	3,142	28.9%
September 2025	3,131	5.7%
August 2025	3,399	8.9%
July 2025	3,439	0.2%
June 2025	3,528	1.5%
May 2025	3,953	5.6%
April 2025	3,877	-1.5%
March 2025	4,161	6.9%

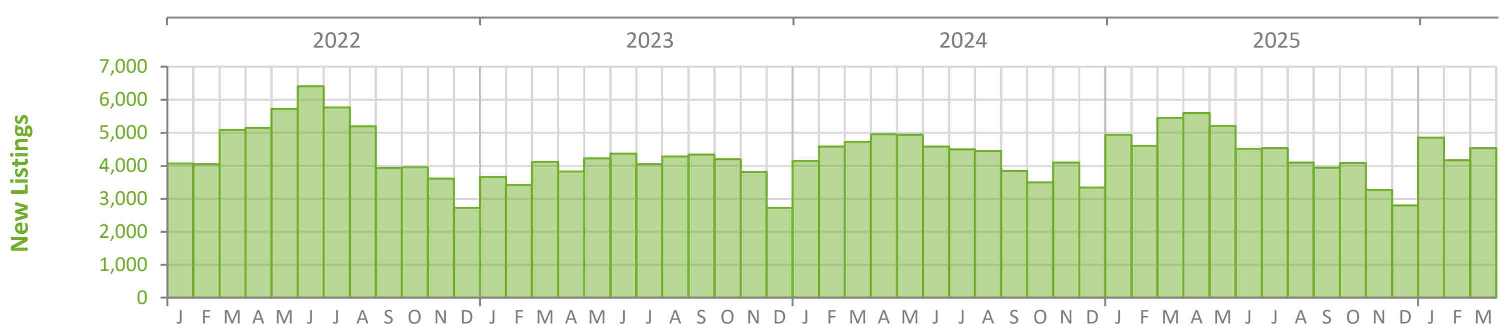


New Listings

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	13,547	-9.5%
March 2026	**4,528**	**-16.9%**
February 2026	4,164	-9.4%
January 2026	4,855	-1.5%
December 2025	2,790	-16.3%
November 2025	3,268	-20.1%
October 2025	4,074	16.6%
September 2025	3,934	2.6%
August 2025	4,090	-8.0%
July 2025	4,531	0.8%
June 2025	4,513	-1.5%
May 2025	5,198	5.3%
April 2025	5,587	13.0%
March 2025	5,446	15.2%



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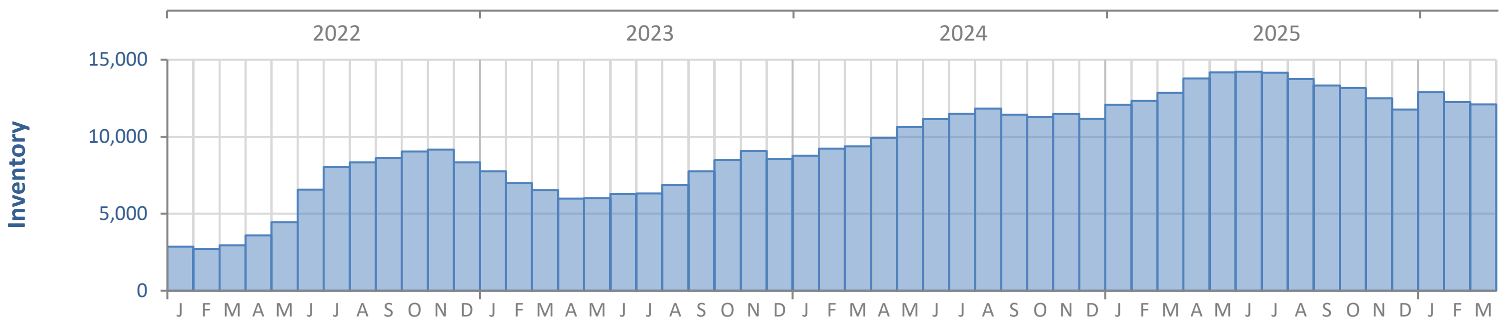
Inventory (Active Listings)

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)	12,411	-0.1%
March 2026	**12,098**	**-5.8%**
February 2026	12,243	-0.7%
January 2026	12,893	6.7%
December 2025	11,765	5.4%
November 2025	12,505	8.9%
October 2025	13,167	16.8%
September 2025	13,333	16.6%
August 2025	13,740	16.1%
July 2025	14,168	23.3%
June 2025	14,216	27.5%
May 2025	14,184	33.7%
April 2025	13,786	38.6%
March 2025	12,849	37.2%

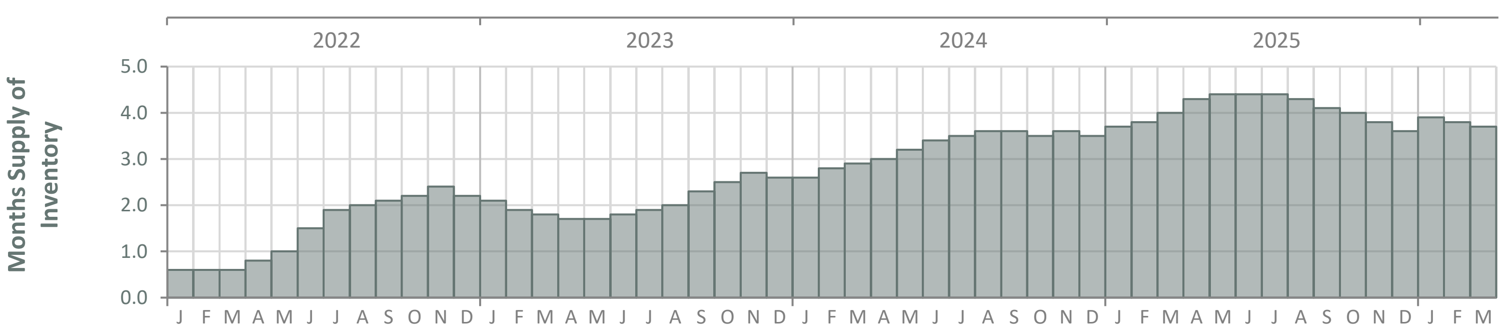


Months Supply of Inventory

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)	3.8	0.0%
March 2026	**3.7**	**-7.5%**
February 2026	3.8	0.0%
January 2026	3.9	5.4%
December 2025	3.6	2.9%
November 2025	3.8	5.6%
October 2025	4.0	14.3%
September 2025	4.1	13.9%
August 2025	4.3	19.4%
July 2025	4.4	25.7%
June 2025	4.4	29.4%
May 2025	4.4	37.5%
April 2025	4.3	43.3%
March 2025	4.0	37.9%



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Closed Sales by Sale Price

The number of sales transactions which closed during the month

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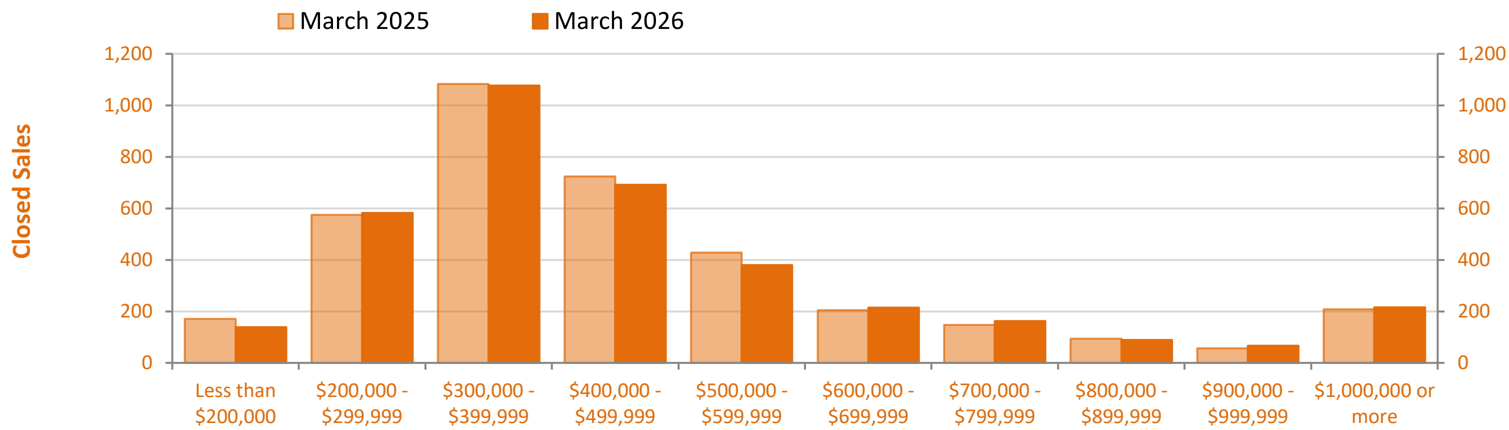
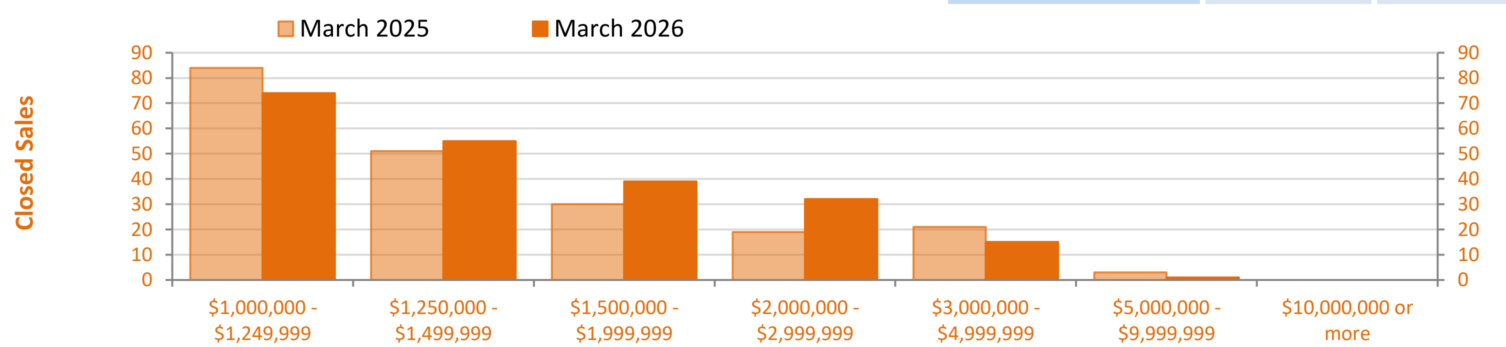
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $200,000	139	-18.7%
$200,000 - $299,999	582	1.2%
$300,000 - $399,999	1,077	-0.6%
$400,000 - $499,999	692	-4.4%
$500,000 - $599,999	380	-11.2%
$600,000 - $699,999	215	5.4%
$700,000 - $799,999	162	10.2%
$800,000 - $899,999	89	-5.3%
$900,000 - $999,999	66	15.8%
$1,000,000 or more	216	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	74	-11.9%
$1,250,000 - $1,499,999	55	7.8%
$1,500,000 - $1,999,999	39	30.0%
$2,000,000 - $2,999,999	32	68.4%
$3,000,000 - $4,999,999	15	-28.6%
$5,000,000 - $9,999,999	1	-66.7%
$10,000,000 or more	0	N/A



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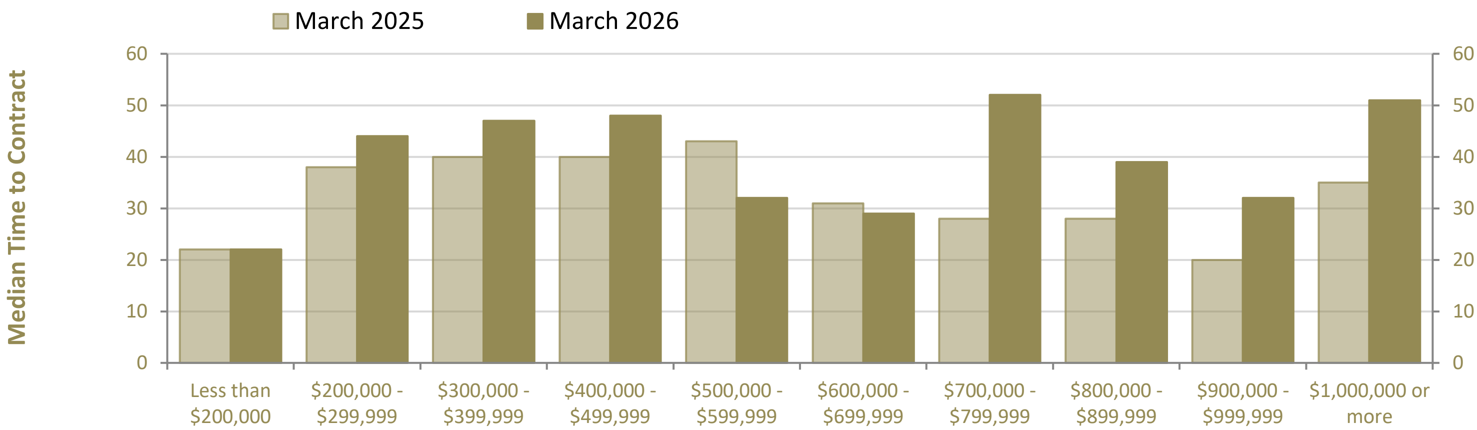
Median Time to Contract by Sale Price

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.

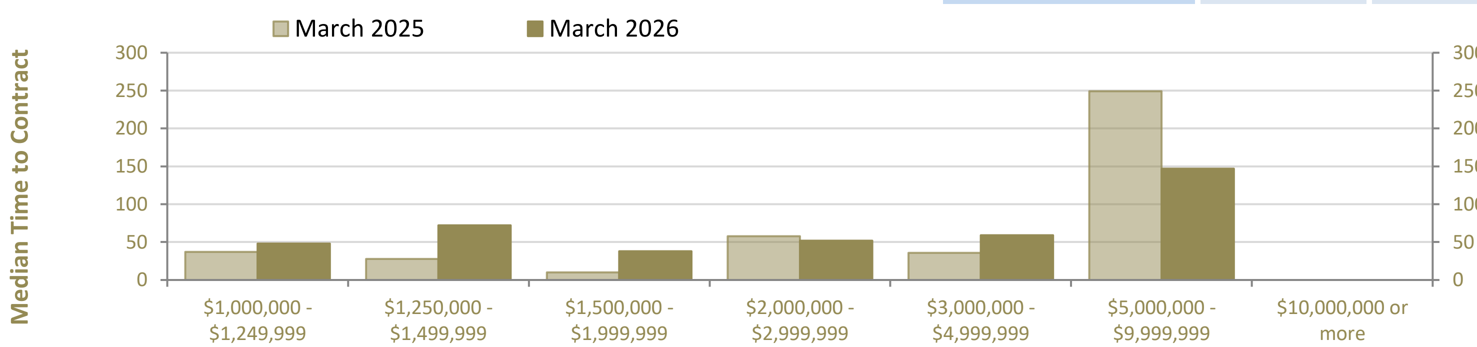
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $200,000	22 Days	0.0%
$200,000 - $299,999	44 Days	15.8%
$300,000 - $399,999	47 Days	17.5%
$400,000 - $499,999	48 Days	20.0%
$500,000 - $599,999	32 Days	-25.6%
$600,000 - $699,999	29 Days	-6.5%
$700,000 - $799,999	52 Days	85.7%
$800,000 - $899,999	39 Days	39.3%
$900,000 - $999,999	32 Days	60.0%
$1,000,000 or more	51 Days	45.7%



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	48 Days	29.7%
$1,250,000 - $1,499,999	72 Days	157.1%
$1,500,000 - $1,999,999	38 Days	280.0%
$2,000,000 - $2,999,999	52 Days	-10.3%
$3,000,000 - $4,999,999	59 Days	63.9%
$5,000,000 - $9,999,999	147 Days	-41.0%
$10,000,000 or more	(No Sales)	N/A



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Monthly Market Detail - March 2026
Single-Family Homes
Tampa-St. Petersburg-Clearwater MSA

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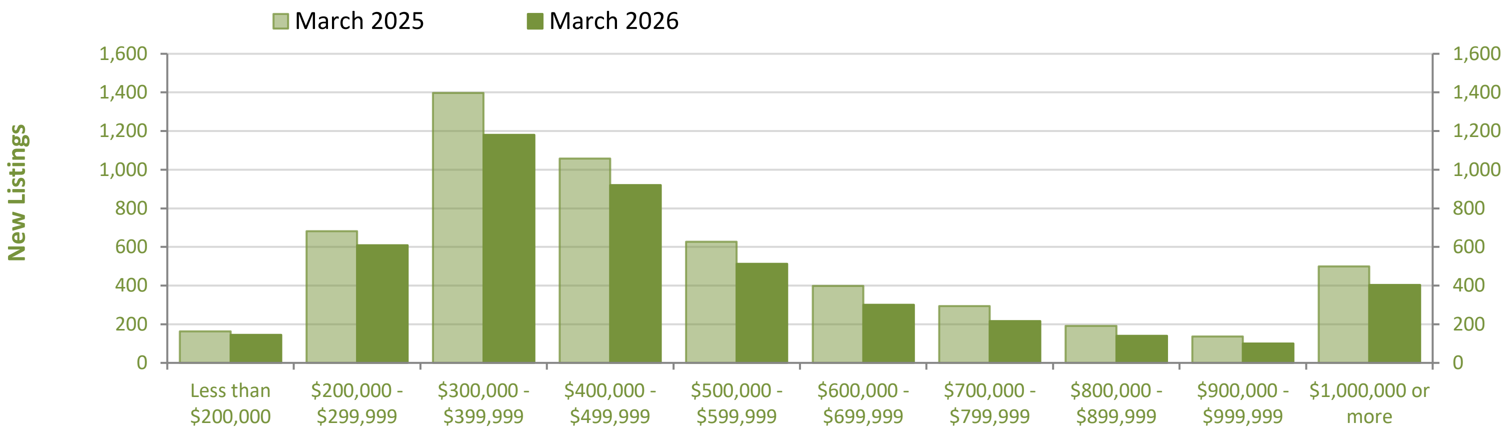
New Listings by Initial Listing Price

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.

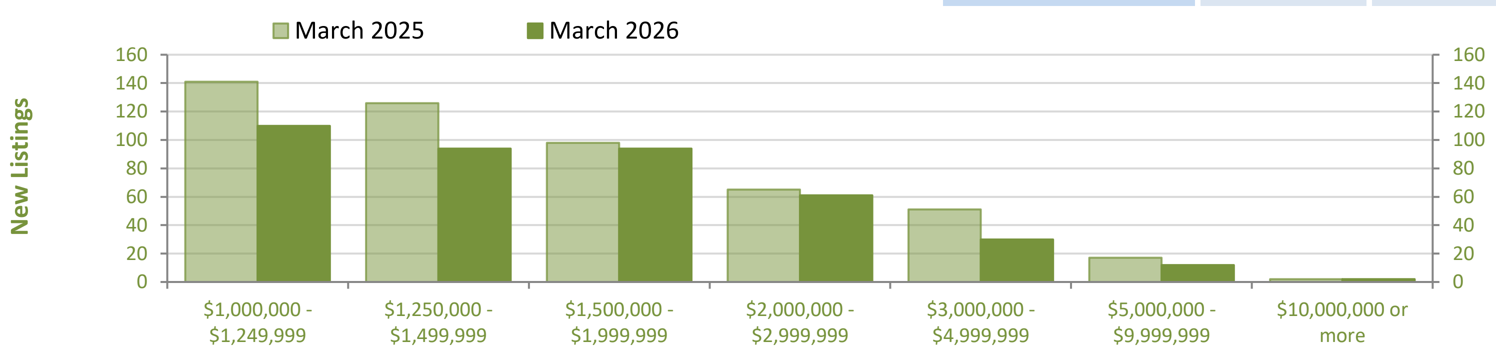
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $200,000	145	-11.0%
$200,000 - $299,999	609	-10.6%
$300,000 - $399,999	1,180	-15.6%
$400,000 - $499,999	921	-12.9%
$500,000 - $599,999	512	-18.3%
$600,000 - $699,999	300	-24.8%
$700,000 - $799,999	217	-26.2%
$800,000 - $899,999	140	-26.7%
$900,000 - $999,999	101	-25.7%
$1,000,000 or more	403	-19.4%



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	110	-22.0%
$1,250,000 - $1,499,999	94	-25.4%
$1,500,000 - $1,999,999	94	-4.1%
$2,000,000 - $2,999,999	61	-6.2%
$3,000,000 - $4,999,999	30	-41.2%
$5,000,000 - $9,999,999	12	-29.4%
$10,000,000 or more	2	0.0%



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Monthly Market Detail - March 2026
Single-Family Homes
Tampa-St. Petersburg-Clearwater MSA

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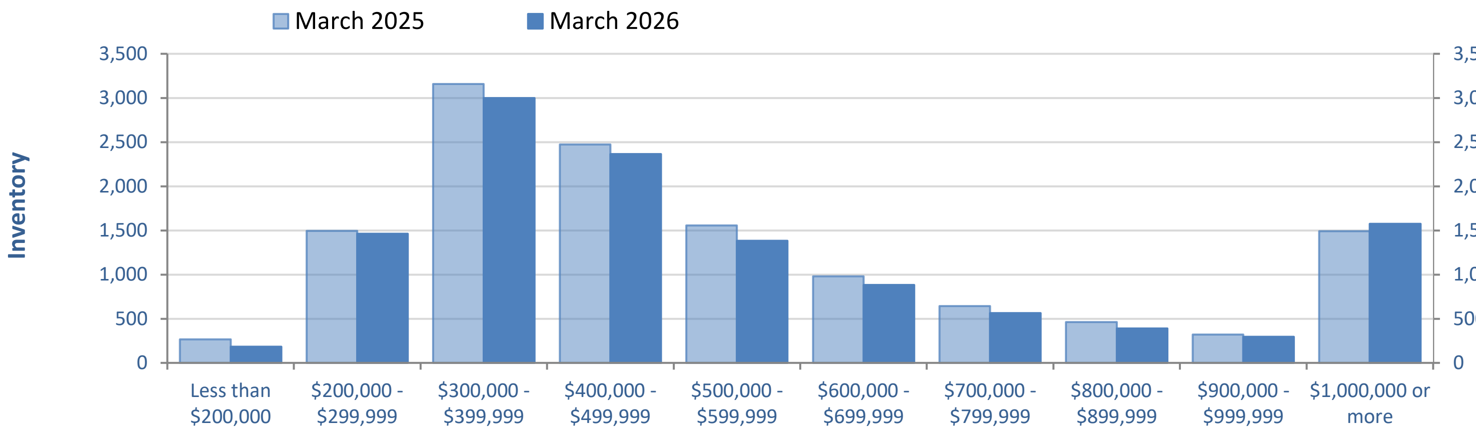
Inventory by Current Listing Price

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.

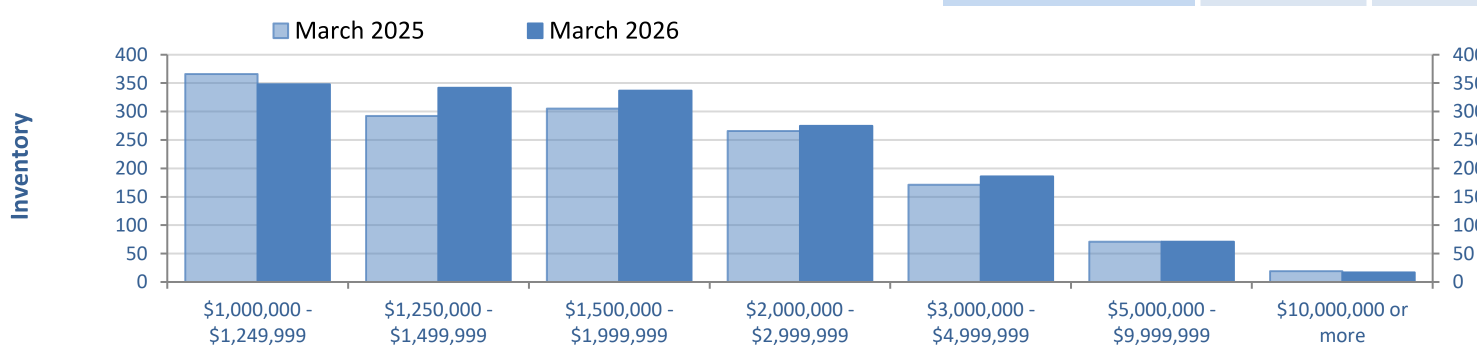
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $200,000	185	-31.0%
$200,000 - $299,999	1,461	-2.3%
$300,000 - $399,999	3,000	-5.0%
$400,000 - $499,999	2,366	-4.3%
$500,000 - $599,999	1,381	-11.4%
$600,000 - $699,999	881	-10.3%
$700,000 - $799,999	563	-12.6%
$800,000 - $899,999	391	-15.2%
$900,000 - $999,999	294	-8.7%
$1,000,000 or more	1,576	5.8%



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	348	-4.9%
$1,250,000 - $1,499,999	342	17.1%
$1,500,000 - $1,999,999	337	10.5%
$2,000,000 - $2,999,999	275	3.4%
$3,000,000 - $4,999,999	186	8.8%
$5,000,000 - $9,999,999	71	0.0%
$10,000,000 or more	17	-10.5%



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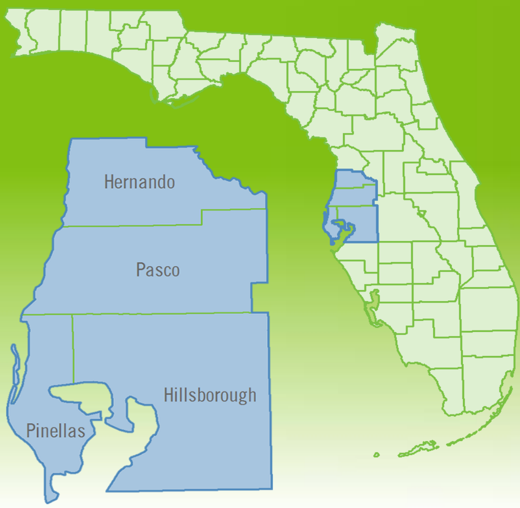
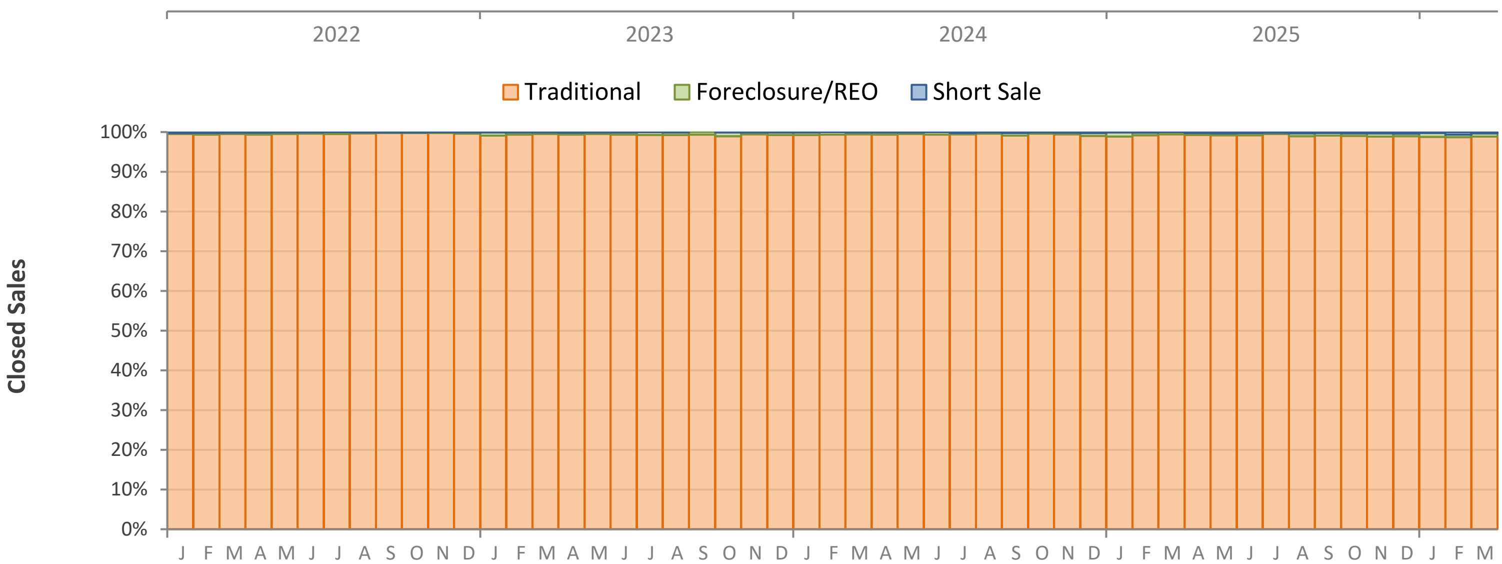
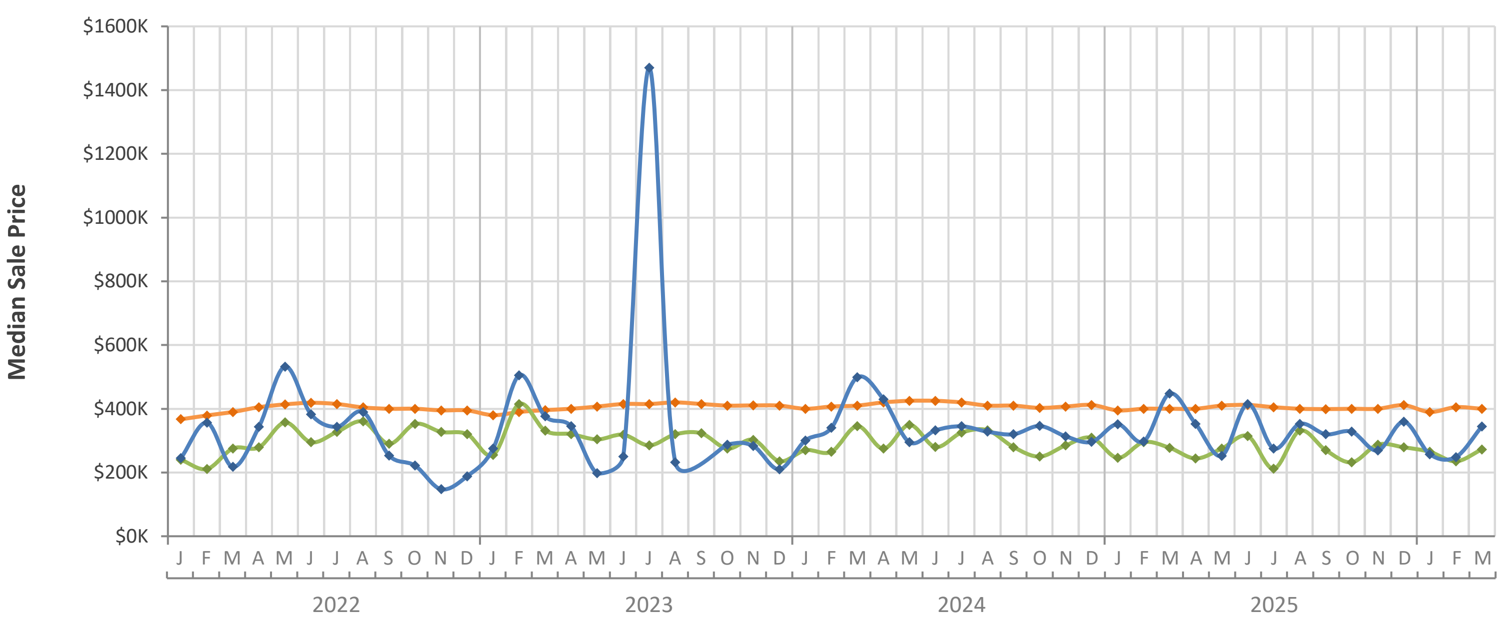
Monthly Distressed Market - March 2026
Single-Family Homes
Tampa-St. Petersburg-Clearwater MSA



		March 2026	March 2025	Percent Change Year-over-Year
Traditional	Closed Sales	3,578	3,669	-2.5%
	Median Sale Price	$400,000	$400,000	0.0%
Foreclosure/REO	Closed Sales	28	20	40.0%
	Median Sale Price	$272,500	$277,500	-1.8%
Short Sale	Closed Sales	12	2	500.0%
	Median Sale Price	$344,500	$447,500	-23.0%





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