HILLSBOROUGH COUNTY
Q1 2026 Housing Market

SINGLE FAMILY HOMES	Q1 2025	Q1 2026	% Chg
Average Home Prices	$533,500	$546,200	2.4%
Total Home Sales	3,252	3,135	-3.6%
Pending Home Sales	4,127	4,061	-1.6%

Source: GTAR

APARTMENT RENTAL RATES	Q1 2025	Q1 2026	% Chg
January	$1,542	$1,498	-2.9%
February	$1,545	$1,495	-3.2%
March	$1,556	$1,495	-3.9%

Source: Apartment List based on overall rental rates

Compared to the previous year:

- Average single-family home prices were up 2.4% from Q1 2025 as the number of total home sales declined -3.6% showing a ripple affect on new pending home sales. As prices rise, potential sellers are raising their value.
- On the positive side, rental rates are seeing declines each month during the first quarter averaging under $1,500 compared to $1,550 in Q1 2025.

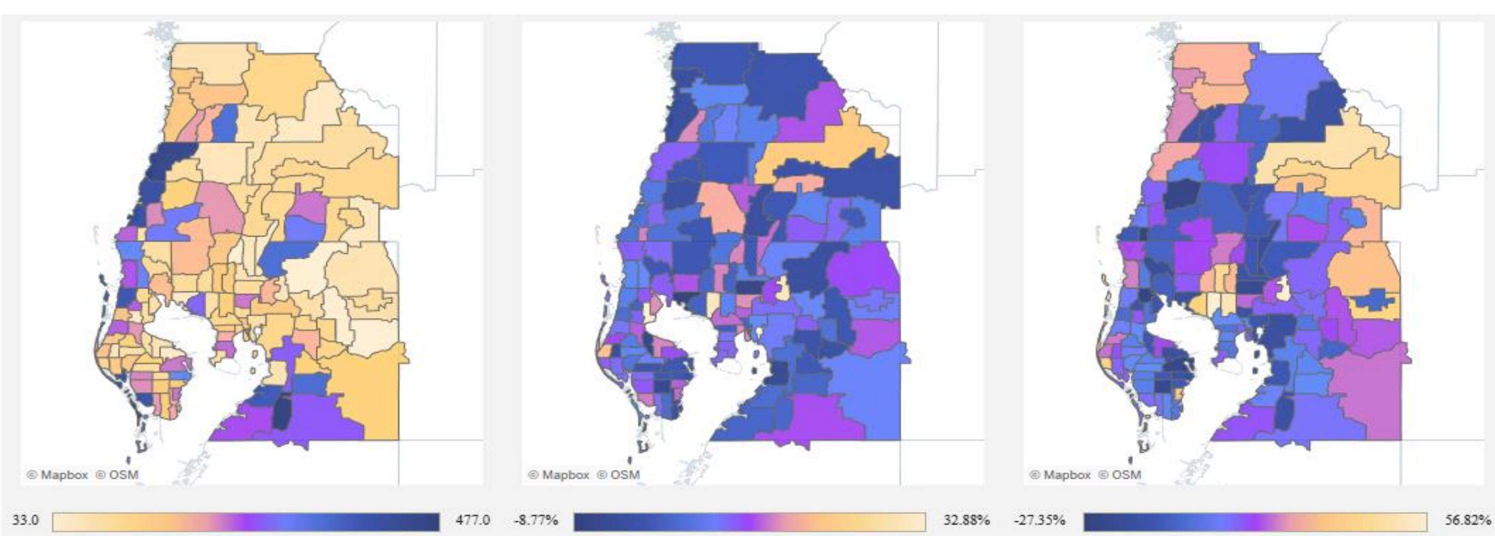
Zillow Q1 2026 Housing Market Snapshot

Zillow Home values

- Median listing home prices in Tampa for February was $355,000, up 1.4% from last year.
- An estimated 12.8% of homes were sold above listing price in the Tampa metro in February - down -0.5% from a year ago.
- March saw over 5,343 home sales in the Tampa metro area.
- In December, Tampa had over 4,461 new listings compared to competitive markets Orlando, FL (2,852), Charlotte, NC (1,114), Jacksonville, FL (1,286), Nashville, TN (2,240) and Austin, TX (1,137).
- Tampa's typical home value index in March is $357,000, down -3.4% from last year.
- Tampa had 4,433 new pending listings in March, down -0.6% year-over-year.

Source: Zillow 2026

Zillow Home Value Index | **Month-over-Month** | **Year-over-Year**



Source: Zillow - Tampa Home Value Index by Zip Code

HILLSBOROUGH COUNTY

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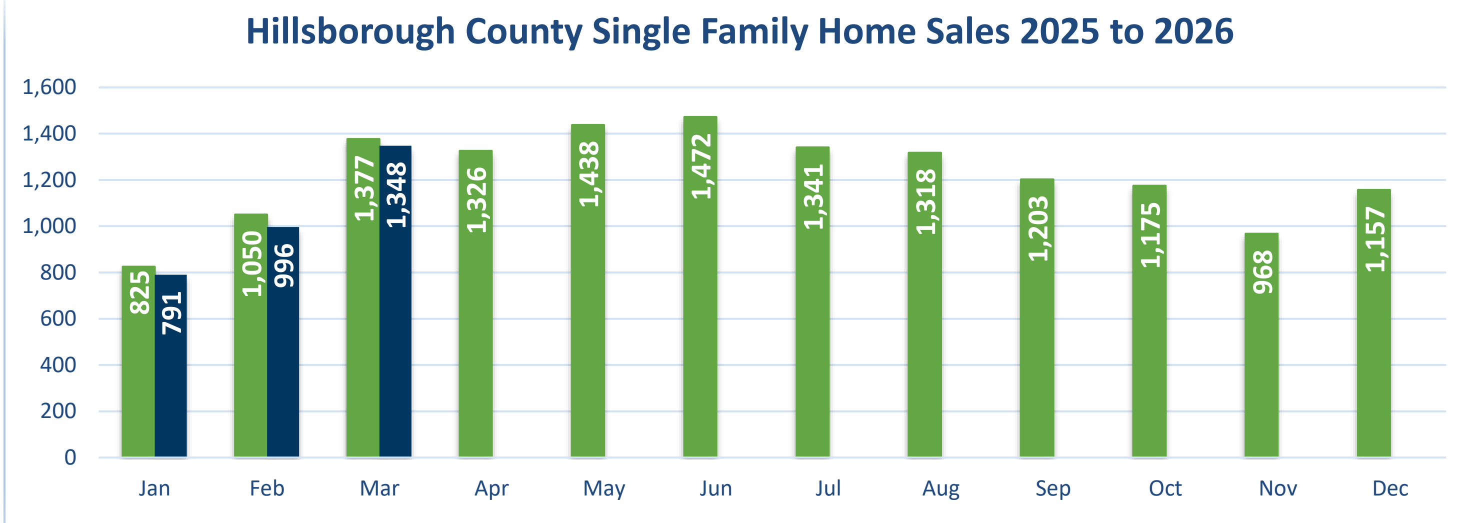
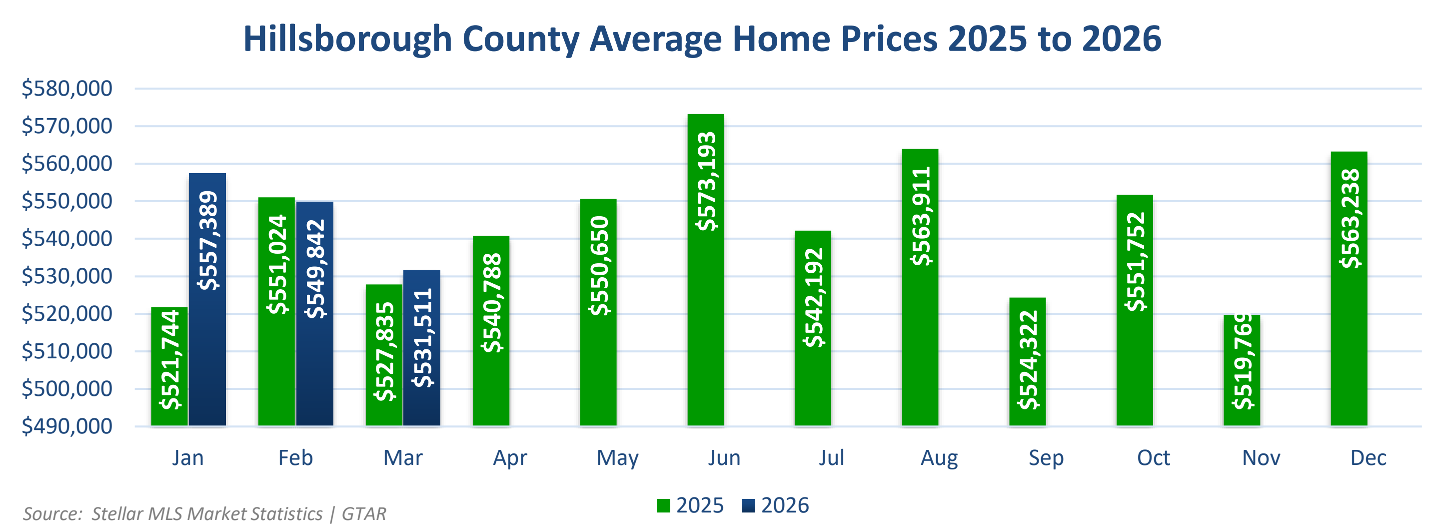


Source: *Stellar MLS Market Statistics | GTAR*



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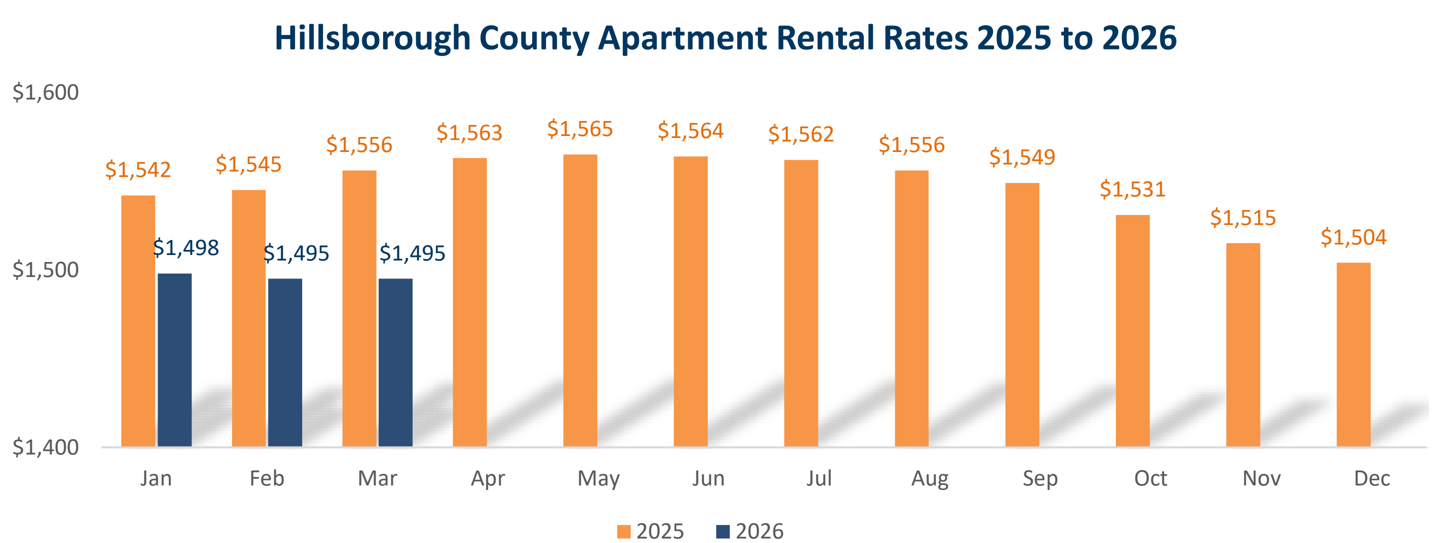

Source: *Apartment List based on overall rental rates*