HILLSBOROUGH COUNTY

Q2 2026 Housing Market

SINGLE FAMILY HOMES			
	Q2 2025	Q2 2026	% Chg
Average Home Prices	$554,900	$583,000	5.1%
Total Home Sales	4,236	4,198	-0.9%
Pending Home Sales	4,311	4,345	0.8%

Source: GTAR

APARTMENT RENTAL RATES			
	Q2 2025	Q2 2026	% Chg
April	$1,562	$1,494	-4.4%
May	$1,564	$1,503	-3.9%
June	$1,564	$1,506	-3.7%

Source: Apartment List based on overall rental rates

Compared to the previous year:

- Average single-family home prices were up 5.1% from Q2 2025 as the number of total home sales declined -0.9% yet showing a slight increase in new pending home sales from 4,311 in Q2 2025 to 4,345 this quarter.
- On the positive side, rental rates are seeing declines each month during the second quarter averaging $1,500 per month compared to $1,560 in Q2 2025.

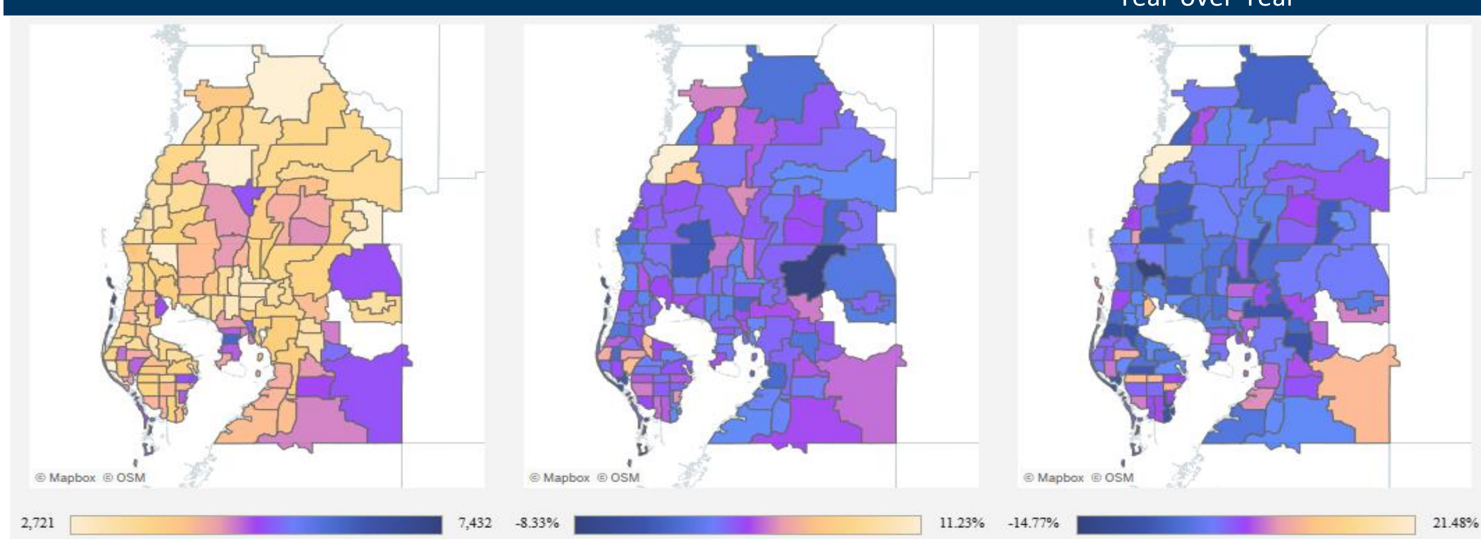
Zillow Q2 2026 Housing Market Snapshot

Zillow Home values

- Median listing home prices in Tampa for May was $369,000, up 2.5% from last year.
- An estimated 15.2% of homes were sold above listing price in the Tampa metro in May, down -0.2% from a year ago.
- June saw over 5,100 home sales in the Tampa metro area.
- In June Tampa had 5,163 new listings compared to competitive markets Orlando, FL (3,723), Charlotte, NC (3,718), Austin, TX (3,377), Nashville, TX (3,132) and Jacksonville, FL (2,584).
- Tampa's typical home value index in June was $360,000, down -2.0% from last year.

Source: Zillow 2026

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

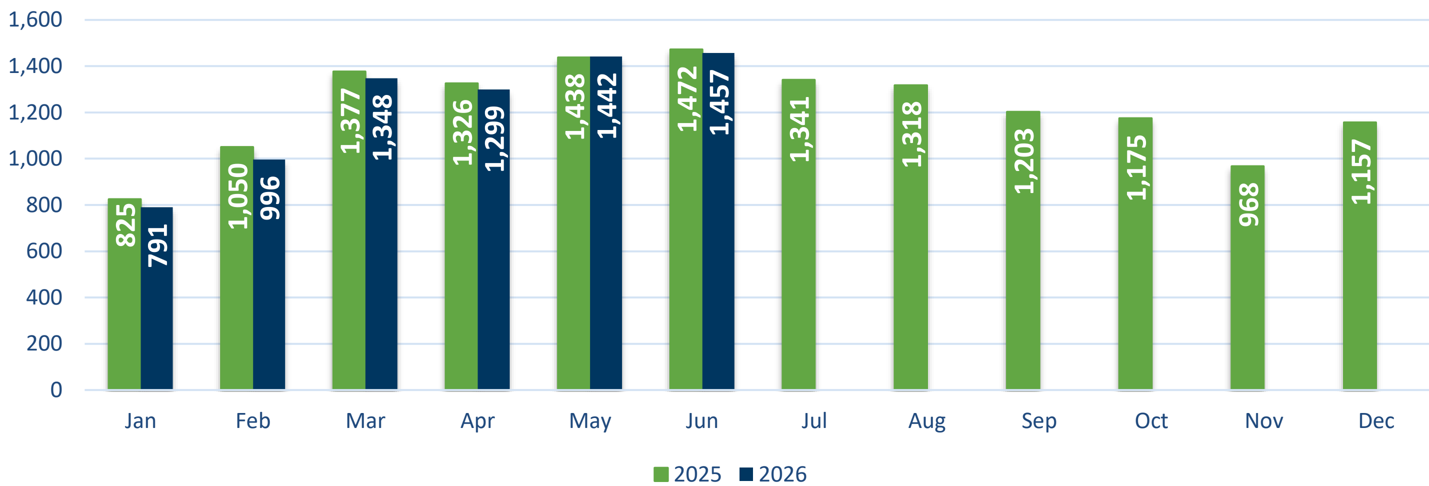


Source: Zillow - Tampa Home Value Index by Zip Code

TAMPA BAY ECONOMIC DEVELOPMENT COUNCIL

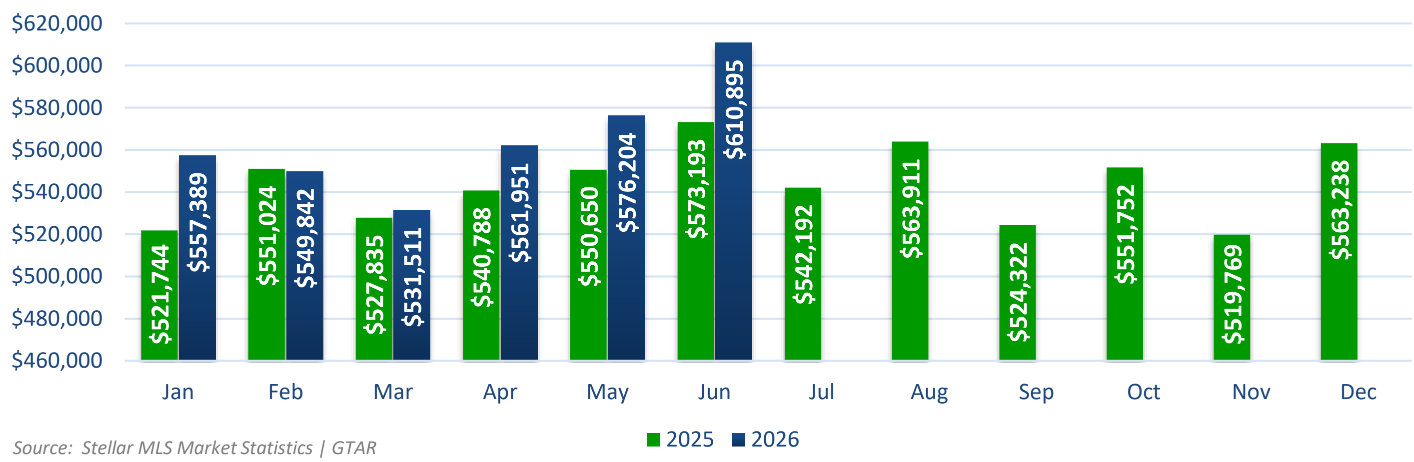
HILLSBOROUGH COUNTY
Q2 2026 Housing Market

Hillsborough County Single Family Home Sales 2025 to 2026



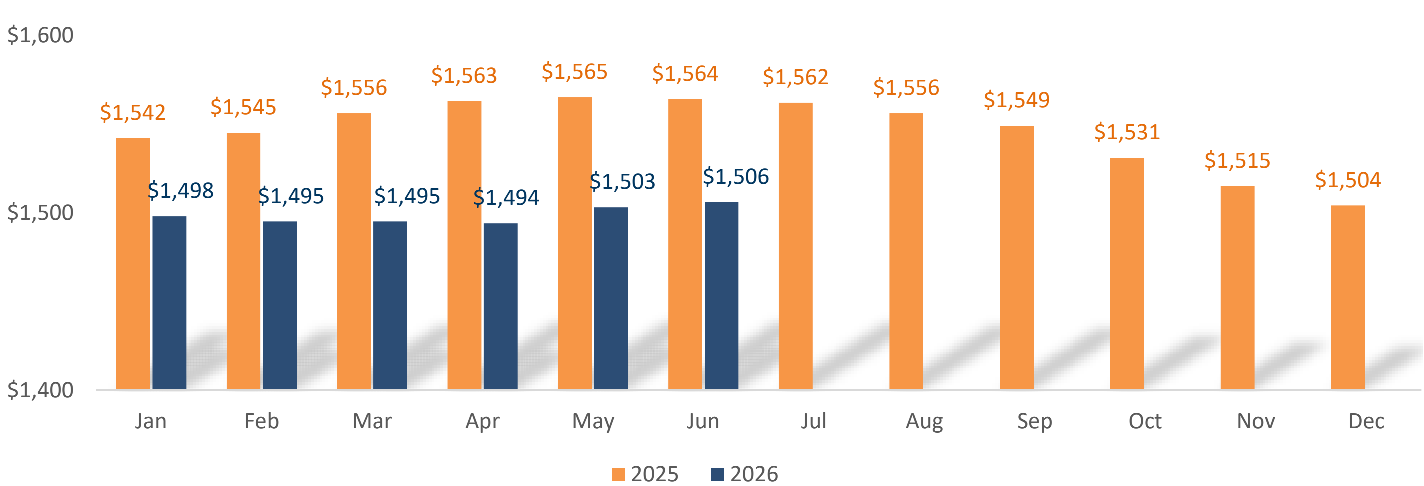
Source: Stellar MLS Market Statistics | GTAR

Hillsborough County Average Home Prices 2025 to 2026



Source: Stellar MLS Market Statistics | GTAR

Hillsborough County Apartment Rental Rates 2025 to 2026



Source: Apartment List based on overall rental rates