



FOR RELEASE ON
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Hernando County Market Shows Resilience and Shifting Trends

The median sales price of existing single-family homes in Hernando County decreased to \$315,000 in March 2026 from \$334,990 in March 2025, according to statistics released today by the Hernando County Association of REALTORS®. The number of closed sales of existing single-family homes decreased 2.4 percent to 400 in March 2026 from 410 a year ago.

The median sales price of existing townhouses-condos increased year-over-year by 11.4 percent to \$259,000 in March 2026, an increase from \$232,500 in March 2025.

The inventory (active listings) of existing single-family homes for sale in Hernando County increased 2.8 percent to 1,460 compared to 1,420 in March 2025. The inventory of existing townhouses and condominiums for sale in Hernando County decreased 6.4 percent to 44 listings from 47 listings in March 2025.

New single-family home listings decreased 13.4 percent to 466 single-family homes compared to 538 listings in March 2025. New townhouse-condo listings increased 66.7 percent to 15 compared to 9 listings in March 2025.

The number of months' supply of existing single-family home inventory for sale—an indication of the absorption rate based on home sale volume—was 4.2 months in March 2026, a decrease of 2.3 percent when compared to 4.3 in March 2025. Townhouse-condo months' supply of inventory for March 2026 increased by 7.9 percent to 4.1 months supply of inventory compared to 3.8 in March 2025.

The median percent of original list price decreased 1.9 percent year-over-year with sellers receiving 95.3 percent of their asking price for existing single-family homes in March 2026 compared to 97.1 percent in March 2025. The townhouse-condo median percent of original list price increased 3.6 percent to 97.9 percent in March 2026 compared to 94.5 percent in March 2025.

New pending sales (under contract but have not closed yet) for single-family homes decreased 14.7 percent to 424 in March 2026, compared to 497 in March 2025. Townhouses and condominium new pending sales increased by 15.4 percent to 15 in March 2026, compared to 13 in March 2025.

Median time to sale on single-family homes increased by 3.9 percent in March 2026 to 107 days compared to 103 days in March 2025. The townhouses-condos median time to sale decreased by 63.8 percent in March 2026 to 46 days from 127 days in March 2025.

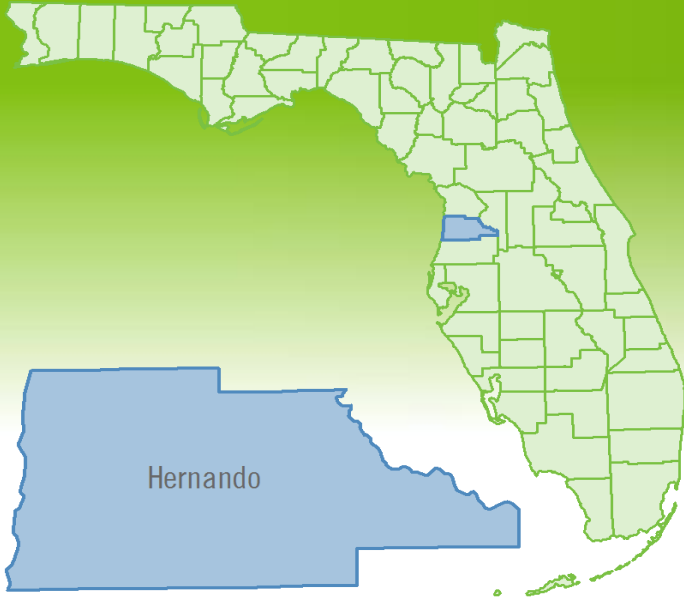
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Hernando County Association of REALTORS® and the West Pasco Board of REALTORS® recently merged and provide programs, services, ongoing education, and legislation representation to its approximately 1,900 REALTORS® members.

Monthly Market Detail - March 2026

Single-Family Homes

Hernando County



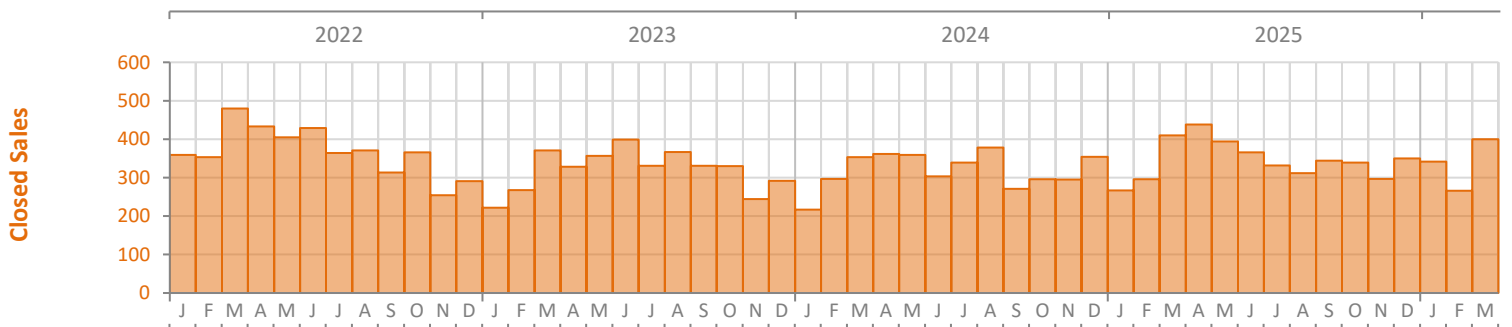
Summary Statistics	March 2026	March 2025	Percent Change Year-over-Year
Closed Sales	400	410	-2.4%
Paid in Cash	90	86	4.7%
Median Sale Price	\$315,000	\$334,990	-6.0%
Average Sale Price	\$350,749	\$356,292	-1.6%
Dollar Volume	\$140.3 Million	\$146.1 Million	-4.0%
Median Percent of Original List Price Received	95.3%	97.1%	-1.9%
Median Time to Contract	75 Days	57 Days	31.6%
Median Time to Sale	107 Days	103 Days	3.9%
New Pending Sales	424	497	-14.7%
New Listings	466	538	-13.4%
Pending Inventory	506	609	-16.9%
Inventory (Active Listings)	1,460	1,420	2.8%
Months Supply of Inventory	4.2	4.3	-2.3%

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	1,008	3.6%
March 2026	400	-2.4%
February 2026	266	-10.1%
January 2026	342	28.1%
December 2025	350	-1.1%
November 2025	297	0.7%
October 2025	339	14.5%
September 2025	344	26.9%
August 2025	312	-17.5%
July 2025	332	-2.1%
June 2025	366	20.8%
May 2025	394	9.7%
April 2025	438	21.0%
March 2025	410	16.1%



Monthly Market Detail - March 2026

Single-Family Homes

Hernando County

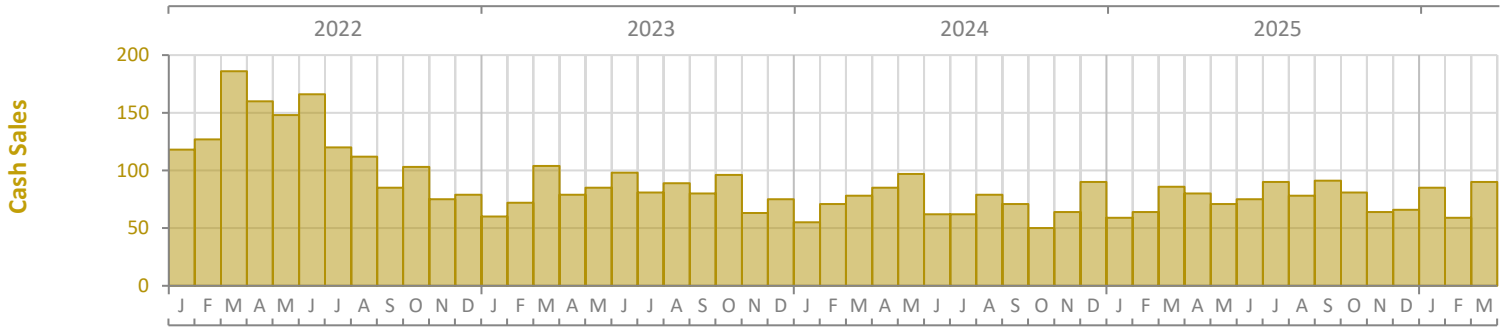


Cash Sales

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	234	12.0%
March 2026	90	4.7%
February 2026	59	-7.8%
January 2026	85	44.1%
December 2025	66	-26.7%
November 2025	64	0.0%
October 2025	81	62.0%
September 2025	91	28.2%
August 2025	78	-1.3%
July 2025	90	45.2%
June 2025	75	21.0%
May 2025	71	-26.8%
April 2025	80	-5.9%
March 2025	86	10.3%

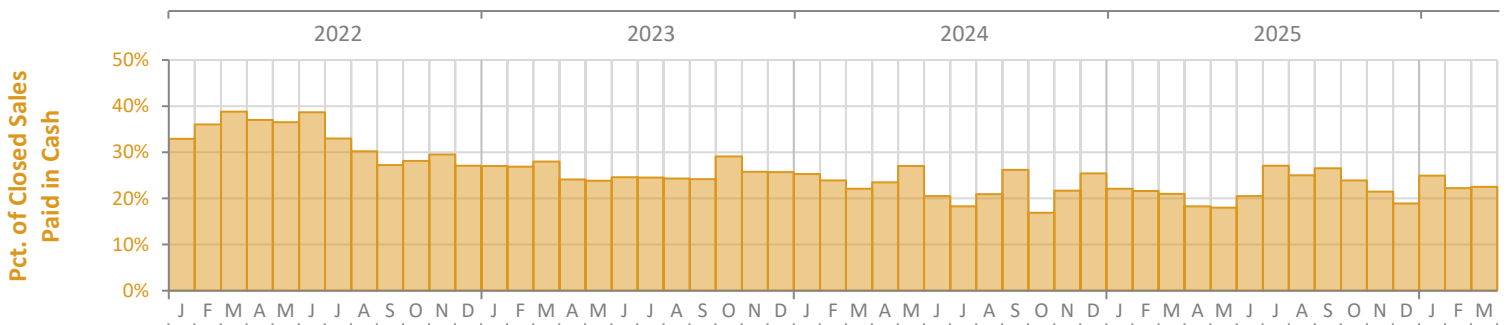


Cash Sales as a Percentage of Closed Sales

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	23.2%	7.9%
March 2026	22.5%	7.1%
February 2026	22.2%	2.8%
January 2026	24.9%	12.7%
December 2025	18.9%	-25.6%
November 2025	21.5%	-0.9%
October 2025	23.9%	41.4%
September 2025	26.5%	1.1%
August 2025	25.0%	19.6%
July 2025	27.1%	48.1%
June 2025	20.5%	0.0%
May 2025	18.0%	-33.3%
April 2025	18.3%	-22.1%
March 2025	21.0%	-5.0%



Monthly Market Detail - March 2026

Single-Family Homes

Hernando County

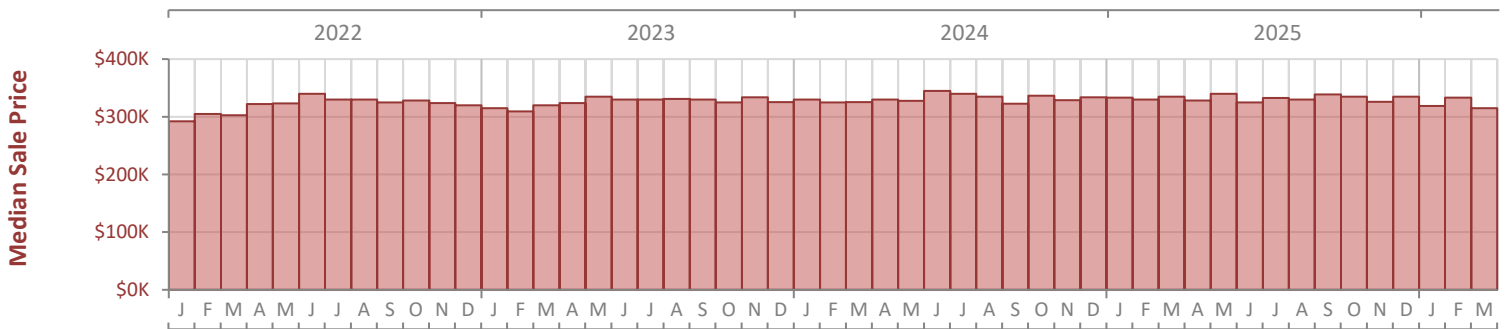


Median Sale Price

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	\$320,000	-3.7%
March 2026	\$315,000	-6.0%
February 2026	\$332,990	0.9%
January 2026	\$318,850	-4.2%
December 2025	\$335,000	0.4%
November 2025	\$325,820	-1.0%
October 2025	\$334,945	-0.5%
September 2025	\$339,000	5.1%
August 2025	\$330,000	-1.5%
July 2025	\$332,500	-2.2%
June 2025	\$325,000	-5.8%
May 2025	\$339,900	3.8%
April 2025	\$328,445	-0.5%
March 2025	\$334,990	2.9%

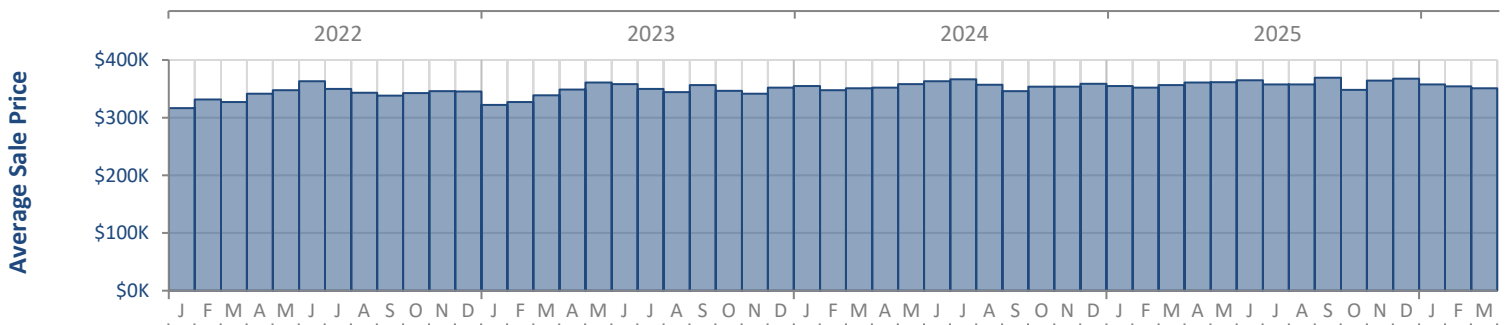


Average Sale Price

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	\$354,135	-0.2%
March 2026	\$350,749	-1.6%
February 2026	\$354,507	0.6%
January 2026	\$357,806	0.8%
December 2025	\$367,806	2.6%
November 2025	\$364,407	3.1%
October 2025	\$348,085	-1.7%
September 2025	\$369,030	6.7%
August 2025	\$357,590	0.1%
July 2025	\$357,777	-2.4%
June 2025	\$364,847	0.4%
May 2025	\$361,270	0.9%
April 2025	\$360,993	2.5%
March 2025	\$356,292	1.6%



Monthly Market Detail - March 2026

Single-Family Homes

Hernando County

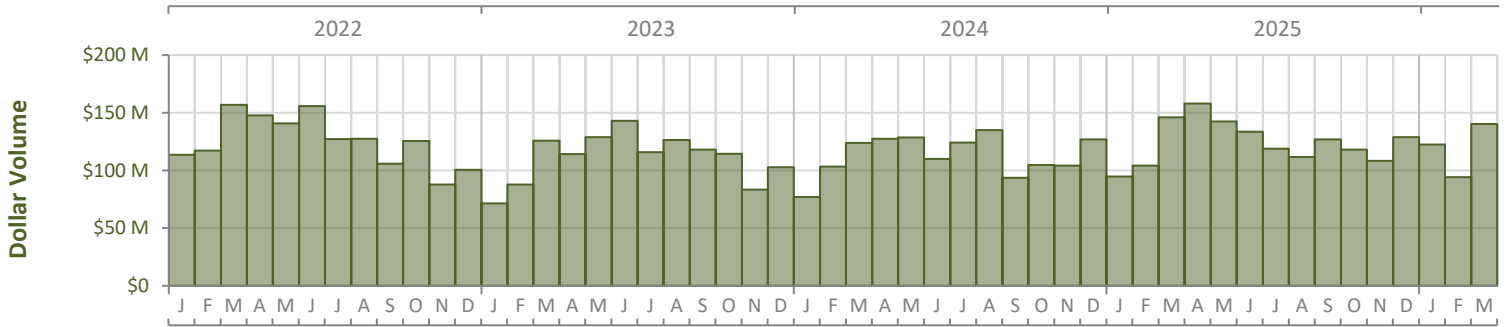


Dollar Volume

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	\$357.0 Million	3.4%
March 2026	\$140.3 Million	-4.0%
February 2026	\$94.3 Million	-9.6%
January 2026	\$122.4 Million	29.1%
December 2025	\$128.7 Million	1.4%
November 2025	\$108.2 Million	3.8%
October 2025	\$118.0 Million	12.6%
September 2025	\$126.9 Million	35.5%
August 2025	\$111.6 Million	-17.4%
July 2025	\$118.8 Million	-4.4%
June 2025	\$133.5 Million	21.3%
May 2025	\$142.3 Million	10.7%
April 2025	\$158.1 Million	24.0%
March 2025	\$146.1 Million	18.0%

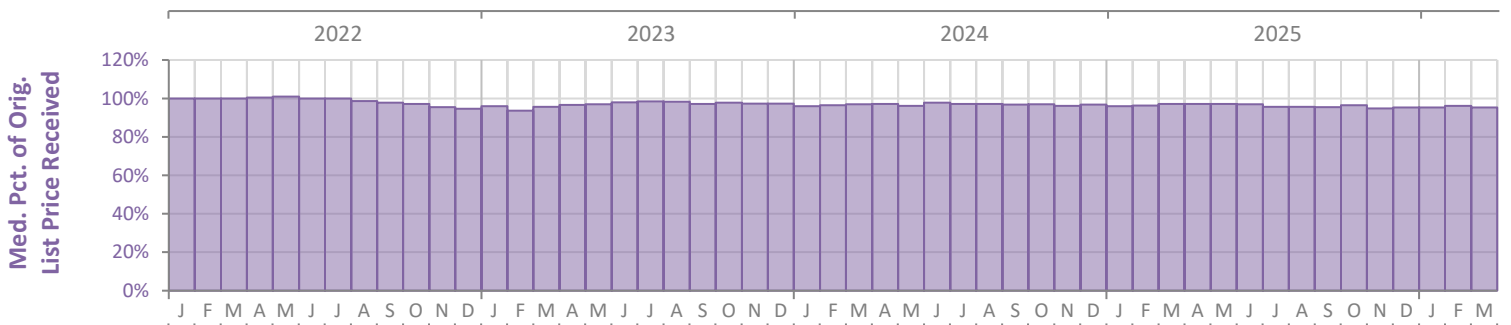


Median Percent of Original List Price Received

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	95.4%	-1.2%
March 2026	95.3%	-1.9%
February 2026	96.1%	-0.2%
January 2026	95.3%	-0.7%
December 2025	95.3%	-1.5%
November 2025	94.8%	-1.5%
October 2025	96.5%	-0.4%
September 2025	95.5%	-1.3%
August 2025	95.7%	-1.4%
July 2025	95.7%	-1.5%
June 2025	96.9%	-0.9%
May 2025	97.2%	1.1%
April 2025	97.2%	0.1%
March 2025	97.1%	0.2%

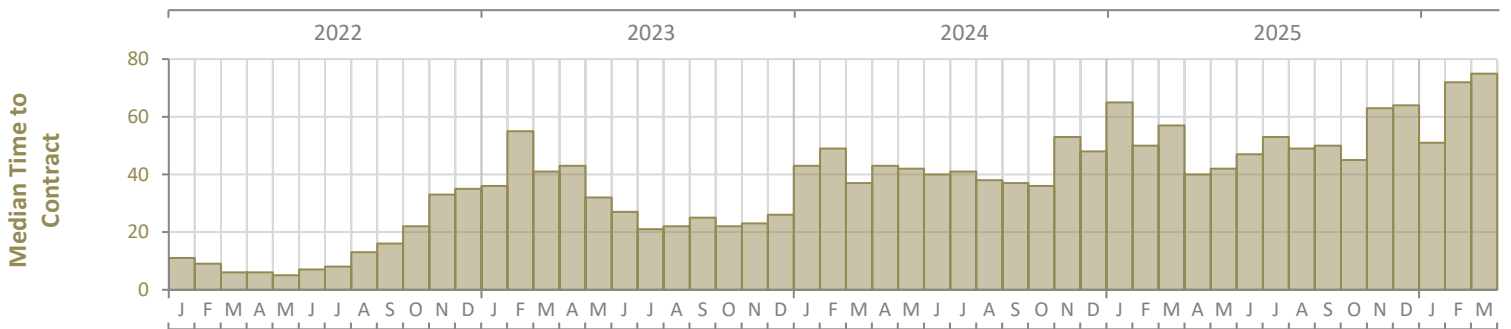


Median Time to Contract

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	71 Days	24.6%
March 2026	75 Days	31.6%
February 2026	72 Days	44.0%
January 2026	51 Days	-21.5%
December 2025	64 Days	33.3%
November 2025	63 Days	18.9%
October 2025	45 Days	25.0%
September 2025	50 Days	35.1%
August 2025	49 Days	28.9%
July 2025	53 Days	29.3%
June 2025	47 Days	17.5%
May 2025	42 Days	0.0%
April 2025	40 Days	-7.0%
March 2025	57 Days	54.1%

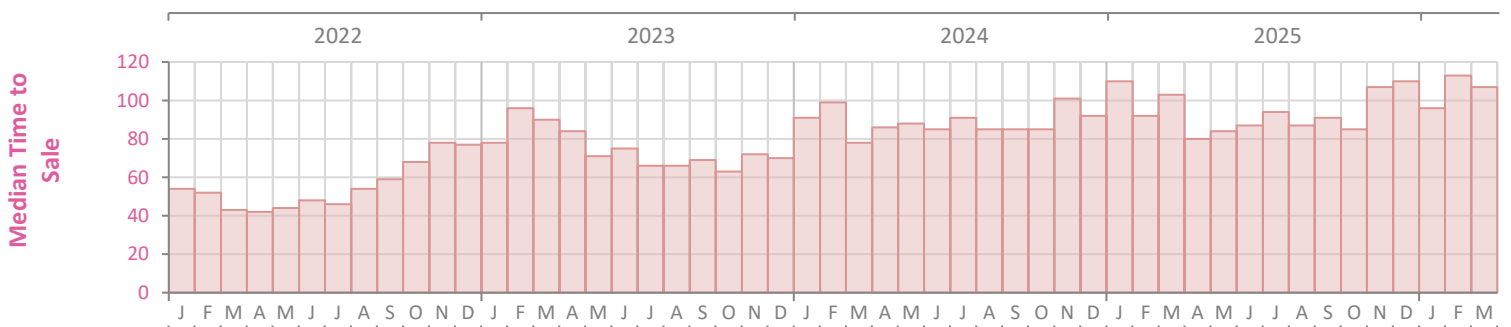


Median Time to Sale

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	109 Days	9.0%
March 2026	107 Days	3.9%
February 2026	113 Days	22.8%
January 2026	96 Days	-12.7%
December 2025	110 Days	19.6%
November 2025	107 Days	5.9%
October 2025	85 Days	0.0%
September 2025	91 Days	7.1%
August 2025	87 Days	2.4%
July 2025	94 Days	3.3%
June 2025	87 Days	2.4%
May 2025	84 Days	-4.5%
April 2025	80 Days	-7.0%
March 2025	103 Days	32.1%

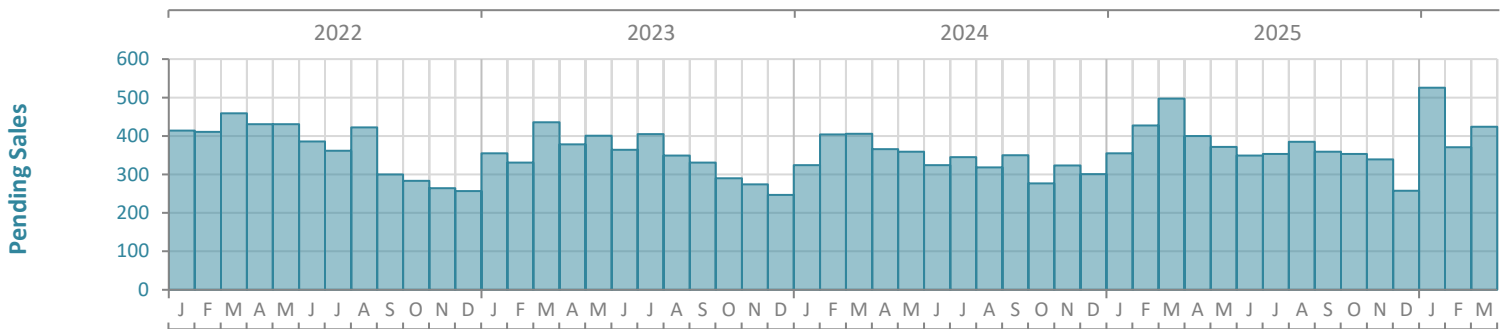


New Pending Sales

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	1,321	3.3%
March 2026	424	-14.7%
February 2026	371	-13.1%
January 2026	526	48.2%
December 2025	258	-14.3%
November 2025	339	5.0%
October 2025	353	27.4%
September 2025	359	2.6%
August 2025	385	21.1%
July 2025	353	2.3%
June 2025	349	7.7%
May 2025	372	3.6%
April 2025	400	9.3%
March 2025	497	22.4%

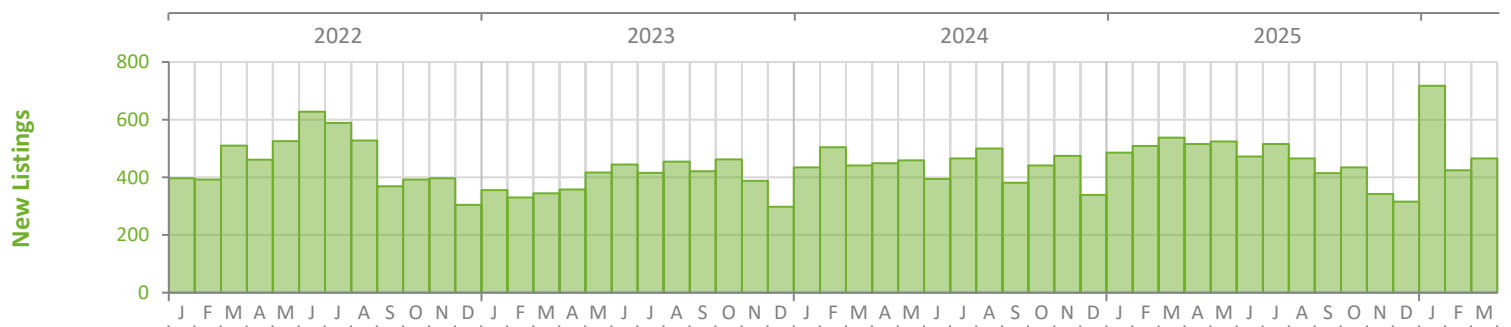


New Listings

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	1,608	5.0%
March 2026	466	-13.4%
February 2026	425	-16.5%
January 2026	717	47.8%
December 2025	316	-6.8%
November 2025	342	-27.8%
October 2025	435	-1.4%
September 2025	414	8.7%
August 2025	466	-6.8%
July 2025	516	10.7%
June 2025	472	19.5%
May 2025	524	14.2%
April 2025	516	14.9%
March 2025	538	22.0%



Monthly Market Detail - March 2026

Single-Family Homes

Hernando County

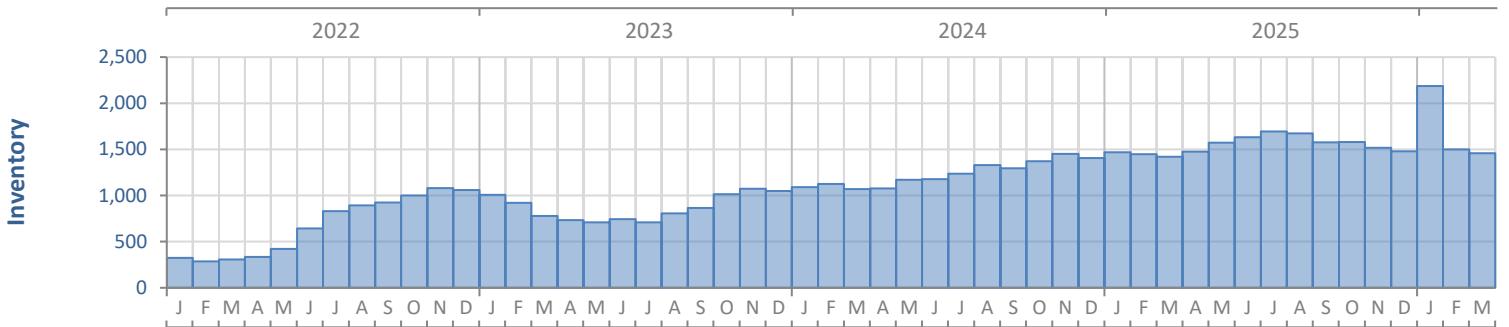


Inventory (Active Listings)

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)	1,716	18.8%
March 2026	1,460	2.8%
February 2026	1,501	3.7%
January 2026	2,187	49.0%
December 2025	1,479	5.2%
November 2025	1,516	4.6%
October 2025	1,579	15.0%
September 2025	1,576	21.6%
August 2025	1,674	26.0%
July 2025	1,694	36.8%
June 2025	1,632	38.4%
May 2025	1,571	34.3%
April 2025	1,477	37.3%
March 2025	1,420	32.8%

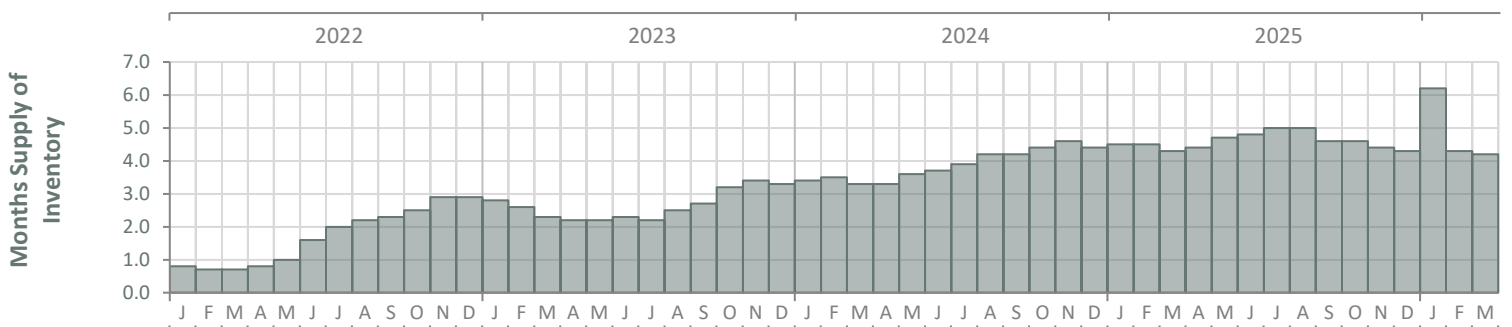


Months Supply of Inventory

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)	4.9	11.4%
March 2026	4.2	-2.3%
February 2026	4.3	-4.4%
January 2026	6.2	37.8%
December 2025	4.3	-2.3%
November 2025	4.4	-4.3%
October 2025	4.6	4.5%
September 2025	4.6	9.5%
August 2025	5.0	19.0%
July 2025	5.0	28.2%
June 2025	4.8	29.7%
May 2025	4.7	30.6%
April 2025	4.4	33.3%
March 2025	4.3	30.3%



Monthly Market Detail - March 2026

Single-Family Homes

Hernando County

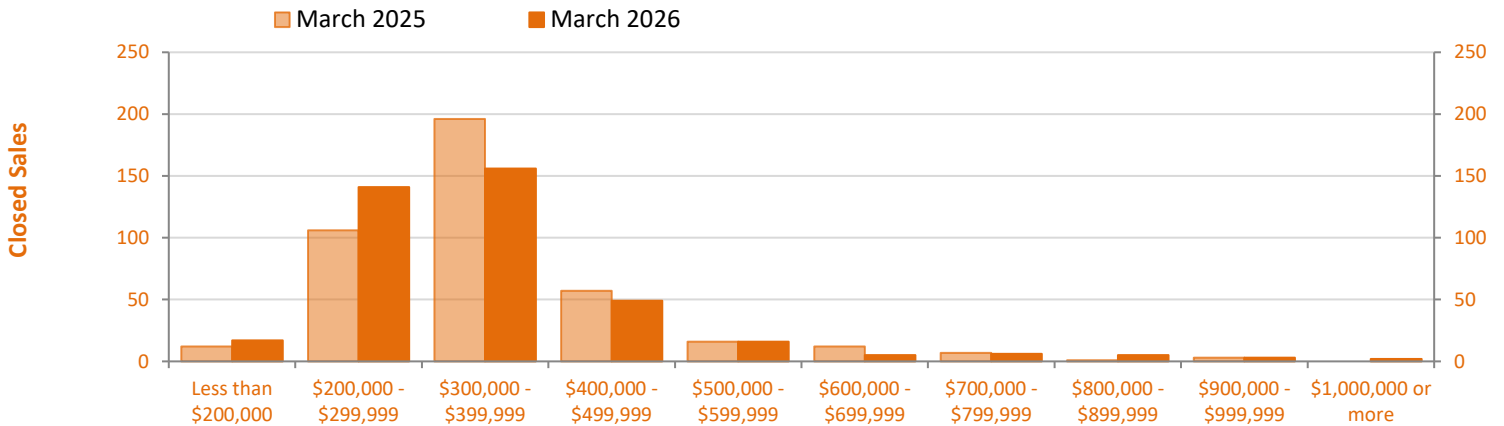


Closed Sales by Sale Price

The number of sales transactions which closed during the month

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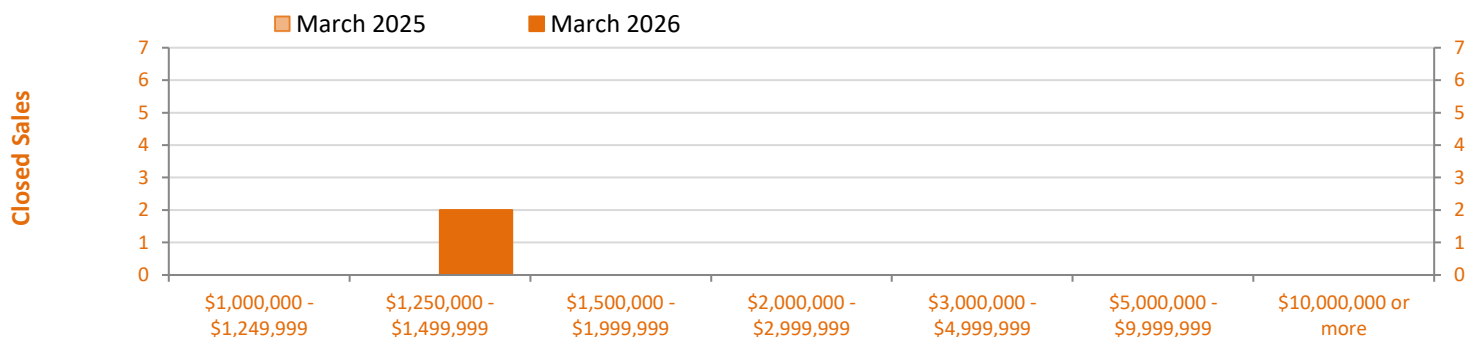
Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$200,000	17	41.7%
\$200,000 - \$299,999	141	33.0%
\$300,000 - \$399,999	156	-20.4%
\$400,000 - \$499,999	49	-14.0%
\$500,000 - \$599,999	16	0.0%
\$600,000 - \$699,999	5	-58.3%
\$700,000 - \$799,999	6	-14.3%
\$800,000 - \$899,999	5	400.0%
\$900,000 - \$999,999	3	0.0%
\$1,000,000 or more	2	N/A



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	0	N/A
\$1,250,000 - \$1,499,999	2	N/A
\$1,500,000 - \$1,999,999	0	N/A
\$2,000,000 - \$2,999,999	0	N/A
\$3,000,000 - \$4,999,999	0	N/A
\$5,000,000 - \$9,999,999	0	N/A
\$10,000,000 or more	0	N/A

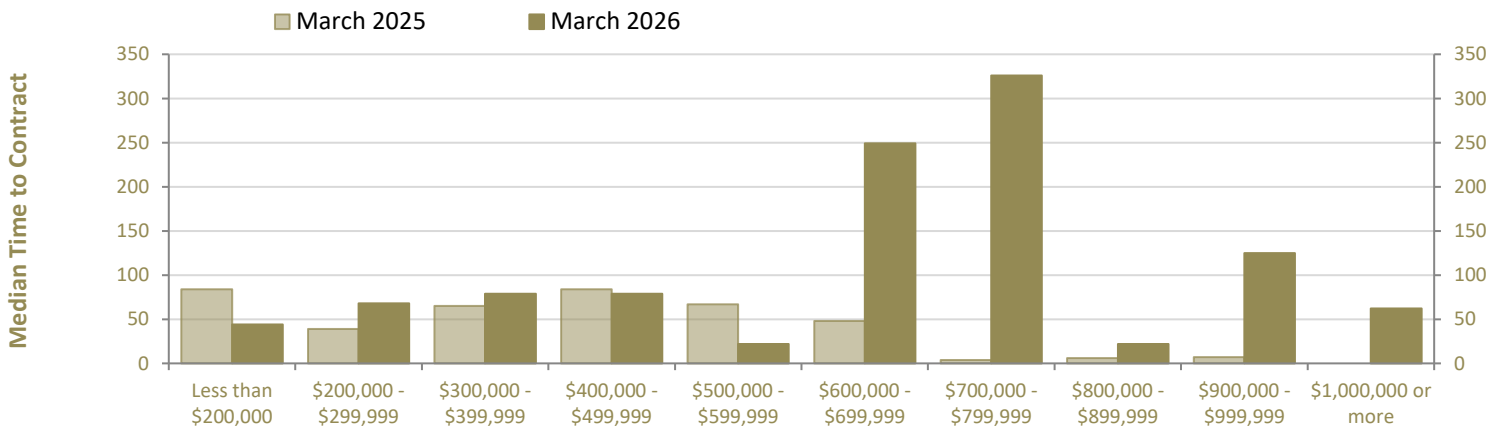


Median Time to Contract by Sale Price

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.

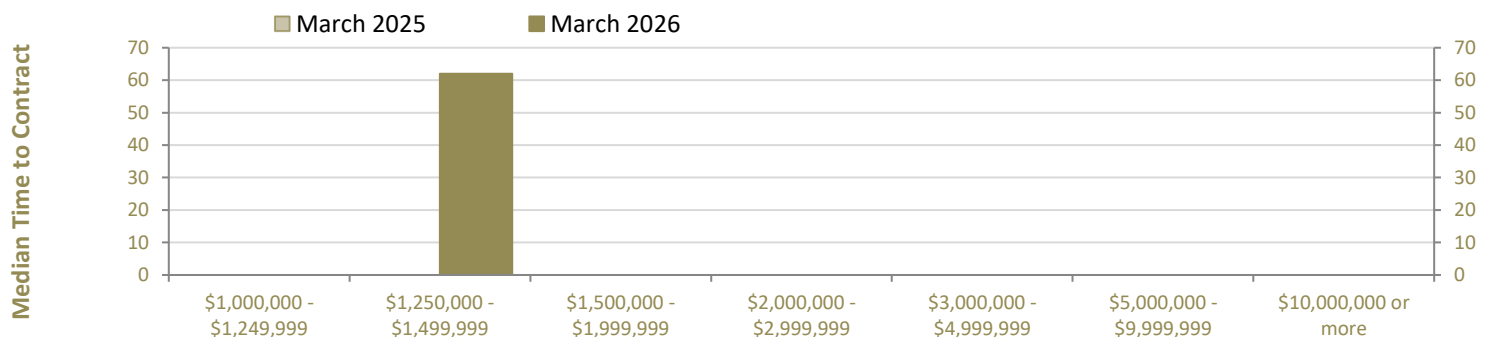
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	44 Days	-47.6%
\$200,000 - \$299,999	68 Days	74.4%
\$300,000 - \$399,999	79 Days	21.5%
\$400,000 - \$499,999	79 Days	-6.0%
\$500,000 - \$599,999	22 Days	-67.2%
\$600,000 - \$699,999	249 Days	418.8%
\$700,000 - \$799,999	326 Days	8050.0%
\$800,000 - \$899,999	22 Days	266.7%
\$900,000 - \$999,999	125 Days	1685.7%
\$1,000,000 or more	62 Days	N/A



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	(No Sales)	N/A
\$1,250,000 - \$1,499,999	62 Days	N/A
\$1,500,000 - \$1,999,999	(No Sales)	N/A
\$2,000,000 - \$2,999,999	(No Sales)	N/A
\$3,000,000 - \$4,999,999	(No Sales)	N/A
\$5,000,000 - \$9,999,999	(No Sales)	N/A
\$10,000,000 or more	(No Sales)	N/A

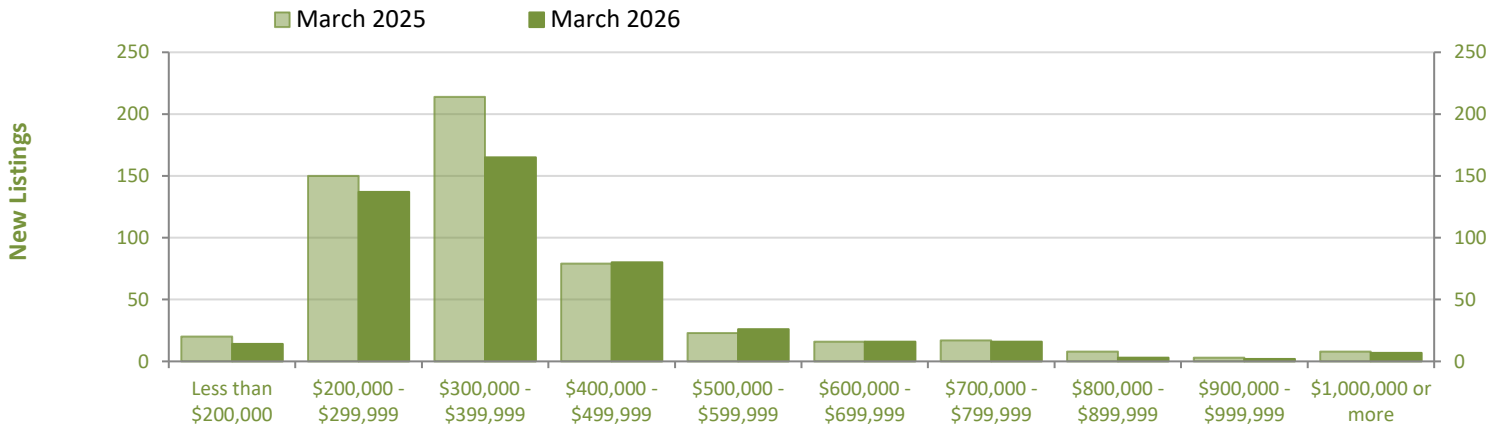


New Listings by Initial Listing Price

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.

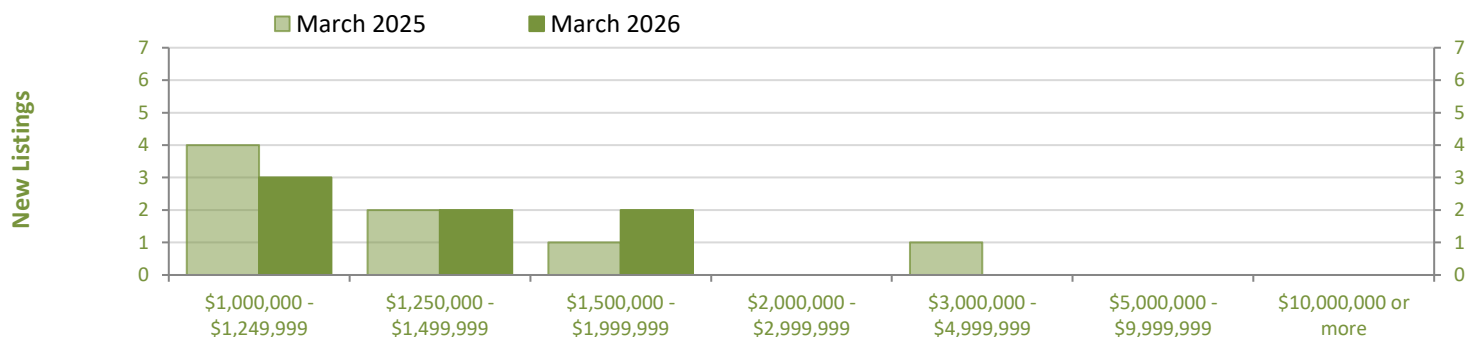
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	14	-30.0%
\$200,000 - \$299,999	137	-8.7%
\$300,000 - \$399,999	165	-22.9%
\$400,000 - \$499,999	80	1.3%
\$500,000 - \$599,999	26	13.0%
\$600,000 - \$699,999	16	0.0%
\$700,000 - \$799,999	16	-5.9%
\$800,000 - \$899,999	3	-62.5%
\$900,000 - \$999,999	2	-33.3%
\$1,000,000 or more	7	-12.5%



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	3	-25.0%
\$1,250,000 - \$1,499,999	2	0.0%
\$1,500,000 - \$1,999,999	2	100.0%
\$2,000,000 - \$2,999,999	0	N/A
\$3,000,000 - \$4,999,999	0	-100.0%
\$5,000,000 - \$9,999,999	0	N/A
\$10,000,000 or more	0	N/A



Monthly Market Detail - March 2026

Single-Family Homes

Hernando County

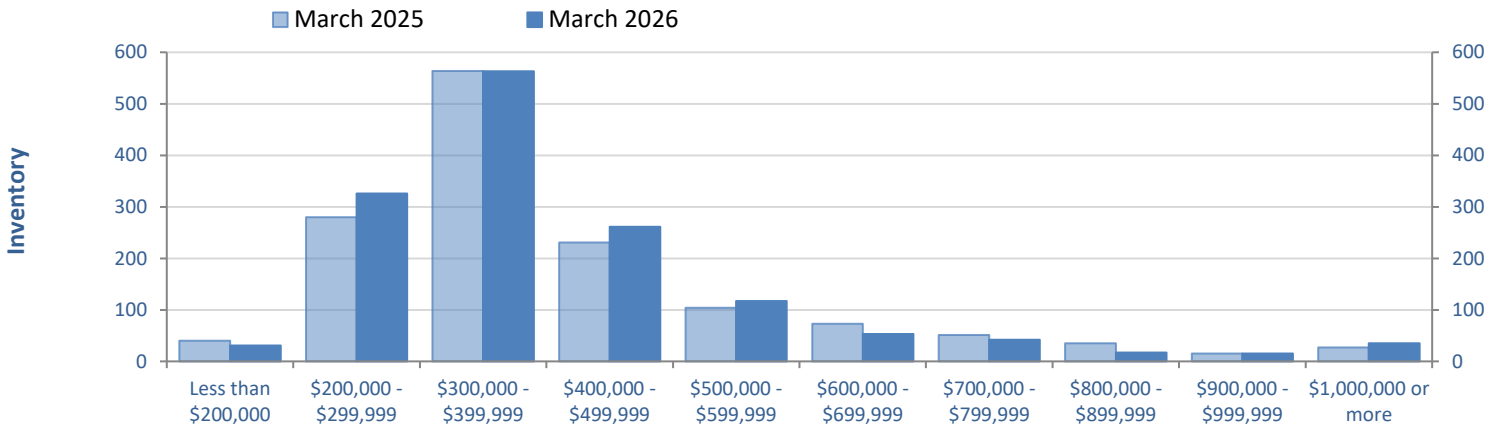


Inventory by Current Listing Price

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.

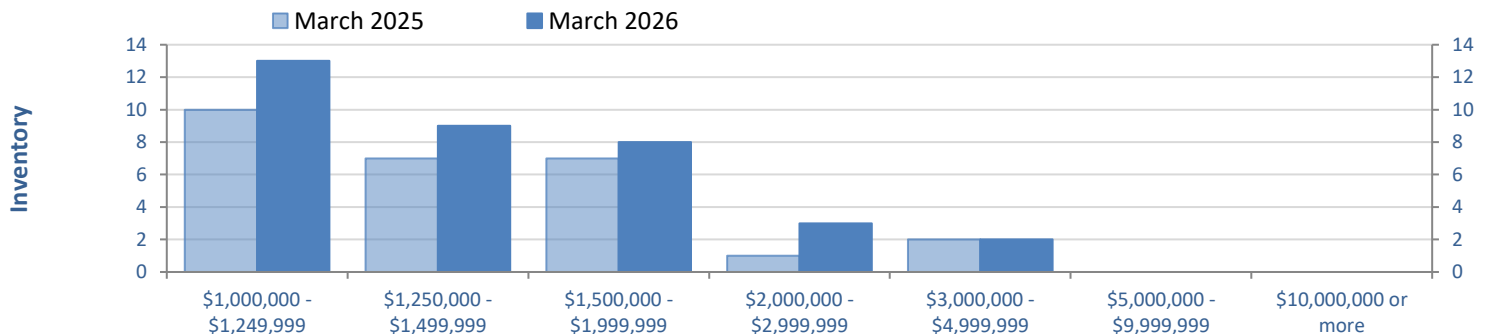
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	31	-22.5%
\$200,000 - \$299,999	326	16.4%
\$300,000 - \$399,999	563	-0.2%
\$400,000 - \$499,999	261	13.0%
\$500,000 - \$599,999	117	12.5%
\$600,000 - \$699,999	53	-27.4%
\$700,000 - \$799,999	42	-17.6%
\$800,000 - \$899,999	17	-51.4%
\$900,000 - \$999,999	15	0.0%
\$1,000,000 or more	35	29.6%



Million Dollar Spotlight

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

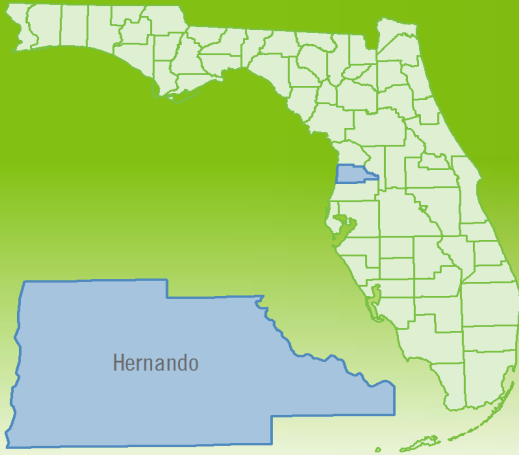
Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	13	30.0%
\$1,250,000 - \$1,499,999	9	28.6%
\$1,500,000 - \$1,999,999	8	14.3%
\$2,000,000 - \$2,999,999	3	200.0%
\$3,000,000 - \$4,999,999	2	0.0%
\$5,000,000 - \$9,999,999	0	N/A
\$10,000,000 or more	0	N/A



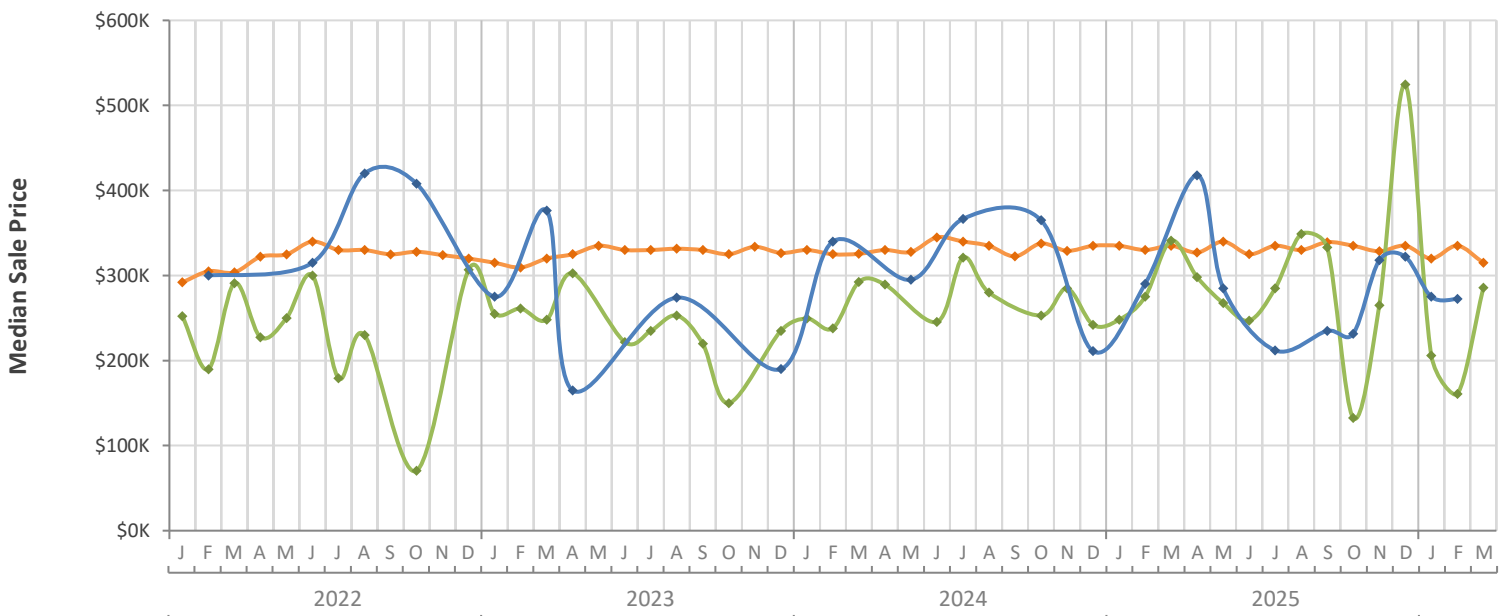
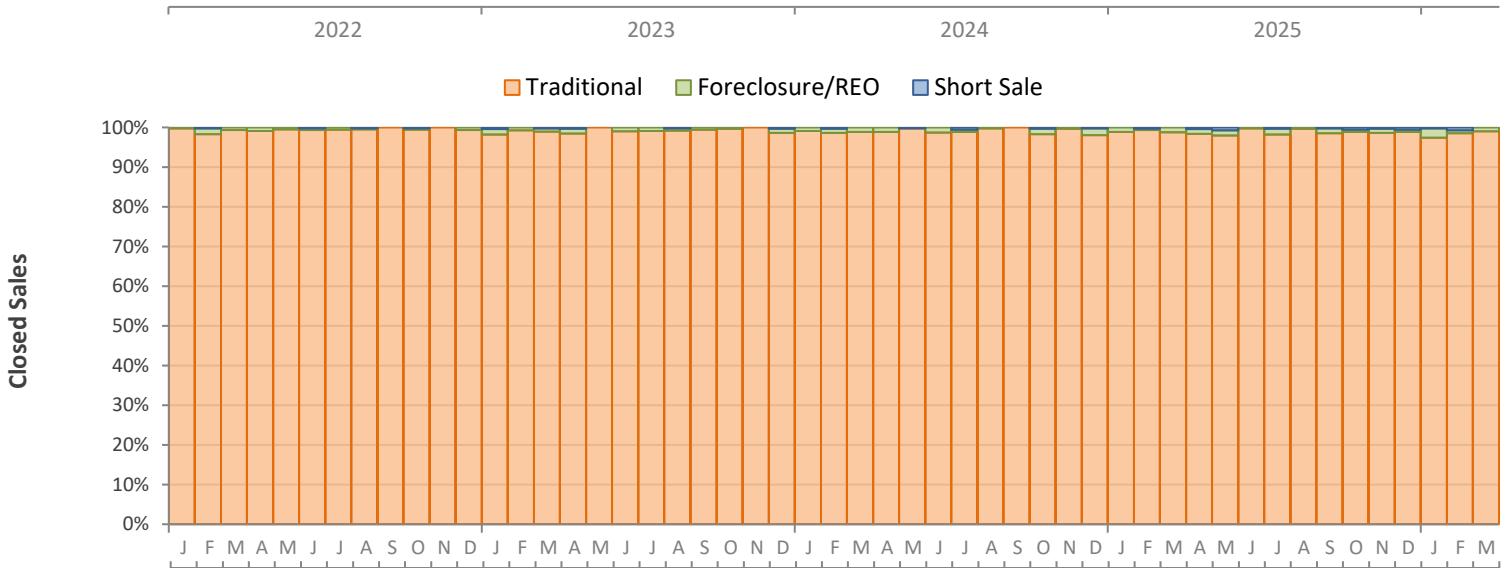
Monthly Distressed Market - March 2026

Single-Family Homes

Hernando County



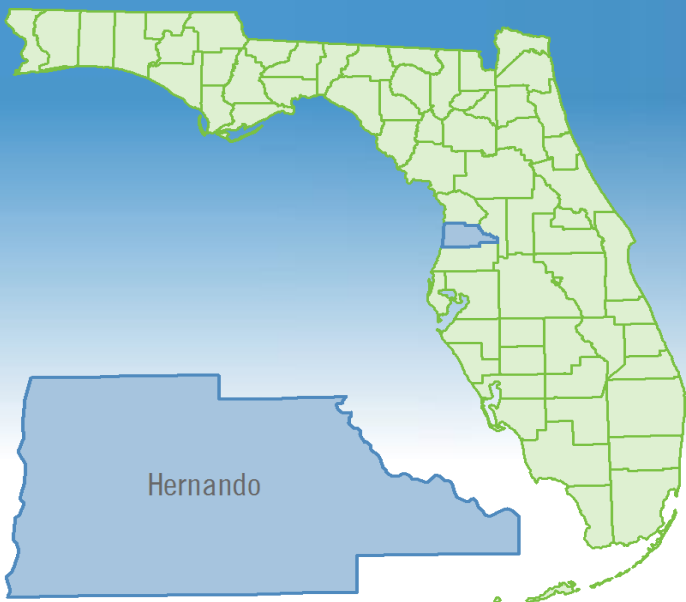
		March 2026	March 2025	Percent Change Year-over-Year
Traditional	Closed Sales	396	405	-2.2%
	Median Sale Price	\$315,000	\$334,990	-6.0%
Foreclosure/REO	Closed Sales	4	5	-20.0%
	Median Sale Price	\$285,500	\$341,000	-16.3%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A



Monthly Market Detail - March 2026

Townhouses and Condos

Hernando County



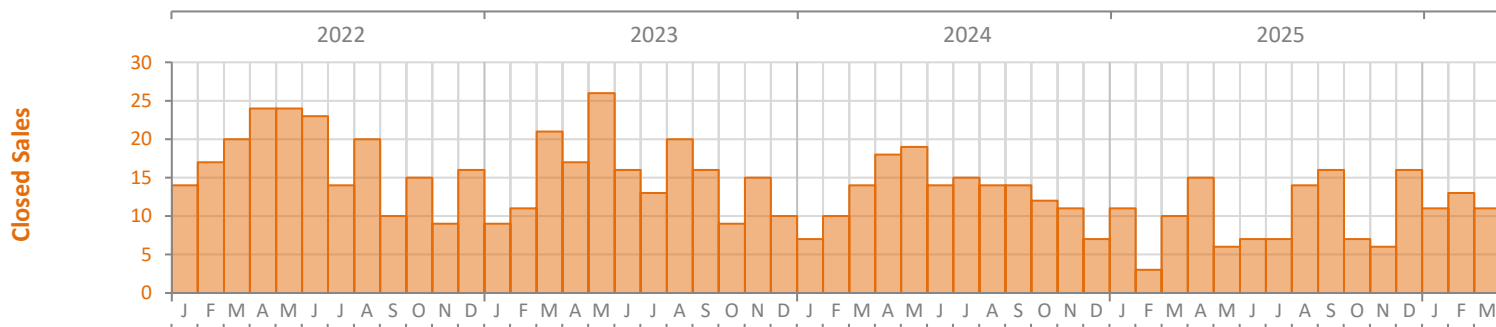
Summary Statistics	March 2026	March 2025	Percent Change Year-over-Year
Closed Sales	11	10	10.0%
Paid in Cash	9	6	50.0%
Median Sale Price	\$259,000	\$232,500	11.4%
Average Sale Price	\$256,409	\$213,550	20.1%
Dollar Volume	\$2.8 Million	\$2.1 Million	32.1%
Median Percent of Original List Price Received	97.9%	94.5%	3.6%
Median Time to Contract	13 Days	81 Days	-84.0%
Median Time to Sale	46 Days	127 Days	-63.8%
New Pending Sales	15	13	15.4%
New Listings	15	9	66.7%
Pending Inventory	21	13	61.5%
Inventory (Active Listings)	44	47	-6.4%
Months Supply of Inventory	4.1	3.8	7.9%

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	35	45.8%
March 2026	11	10.0%
February 2026	13	333.3%
January 2026	11	0.0%
December 2025	16	128.6%
November 2025	6	-45.5%
October 2025	7	-41.7%
September 2025	16	14.3%
August 2025	14	0.0%
July 2025	7	-53.3%
June 2025	7	-50.0%
May 2025	6	-68.4%
April 2025	15	-16.7%
March 2025	10	-28.6%



Monthly Market Detail - March 2026

Townhouses and Condos

Hernando County

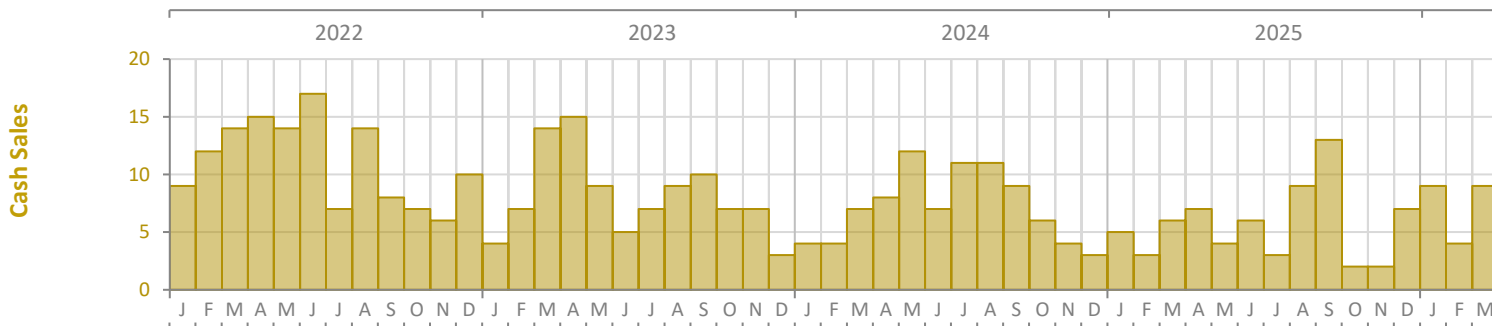


Cash Sales

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	22	57.1%
March 2026	9	50.0%
February 2026	4	33.3%
January 2026	9	80.0%
December 2025	7	133.3%
November 2025	2	-50.0%
October 2025	2	-66.7%
September 2025	13	44.4%
August 2025	9	-18.2%
July 2025	3	-72.7%
June 2025	6	-14.3%
May 2025	4	-66.7%
April 2025	7	-12.5%
March 2025	6	-14.3%

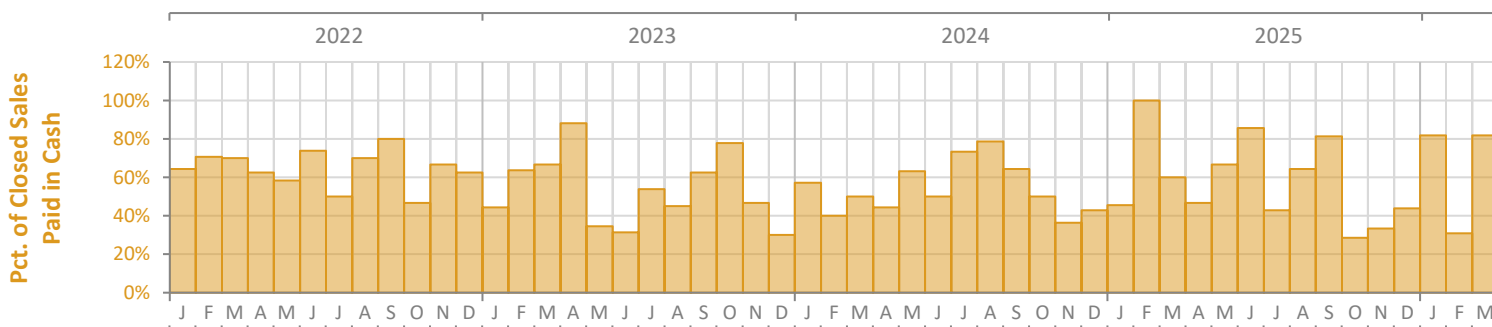


Cash Sales as a Percentage of Closed Sales

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	62.9%	7.9%
March 2026	81.8%	36.3%
February 2026	30.8%	-69.2%
January 2026	81.8%	79.8%
December 2025	43.8%	2.1%
November 2025	33.3%	-8.5%
October 2025	28.6%	-42.8%
September 2025	81.3%	26.4%
August 2025	64.3%	-18.2%
July 2025	42.9%	-41.5%
June 2025	85.7%	71.4%
May 2025	66.7%	5.5%
April 2025	46.7%	5.2%
March 2025	60.0%	20.0%



Monthly Market Detail - March 2026

Townhouses and Condos

Hernando County

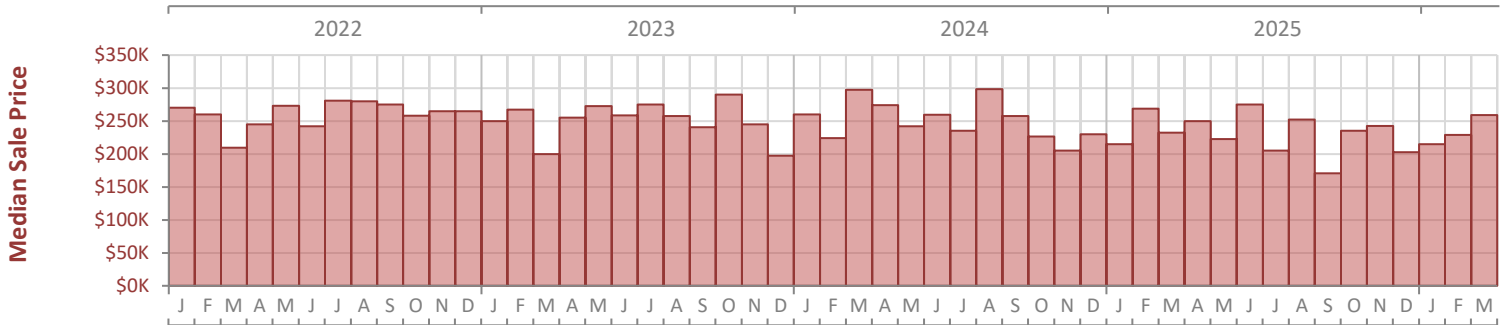


Median Sale Price

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	\$249,500	7.3%
March 2026	\$259,000	11.4%
February 2026	\$229,000	-14.8%
January 2026	\$215,000	0.0%
December 2025	\$202,500	-12.0%
November 2025	\$242,500	18.1%
October 2025	\$235,000	3.8%
September 2025	\$170,800	-33.7%
August 2025	\$252,000	-15.5%
July 2025	\$205,000	-12.8%
June 2025	\$275,000	6.0%
May 2025	\$222,500	-8.1%
April 2025	\$250,000	-8.8%
March 2025	\$232,500	-21.8%

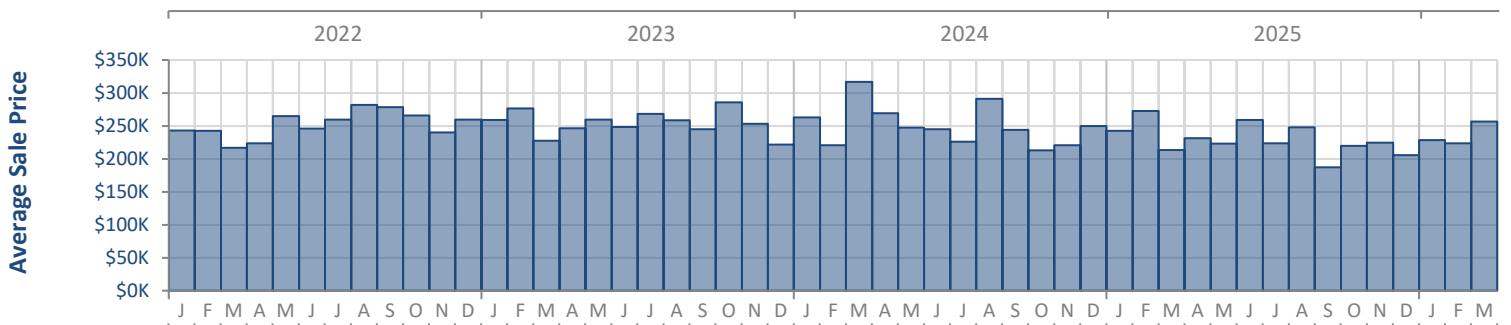


Average Sale Price

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	\$235,383	0.5%
March 2026	\$256,409	20.1%
February 2026	\$223,385	-18.1%
January 2026	\$228,536	-5.7%
December 2025	\$205,666	-17.6%
November 2025	\$224,778	1.8%
October 2025	\$219,534	3.2%
September 2025	\$187,038	-23.3%
August 2025	\$247,689	-14.9%
July 2025	\$223,357	-1.1%
June 2025	\$258,857	5.8%
May 2025	\$223,167	-9.7%
April 2025	\$231,320	-14.1%
March 2025	\$213,550	-32.6%



Monthly Market Detail - March 2026

Townhouses and Condos

Hernando County

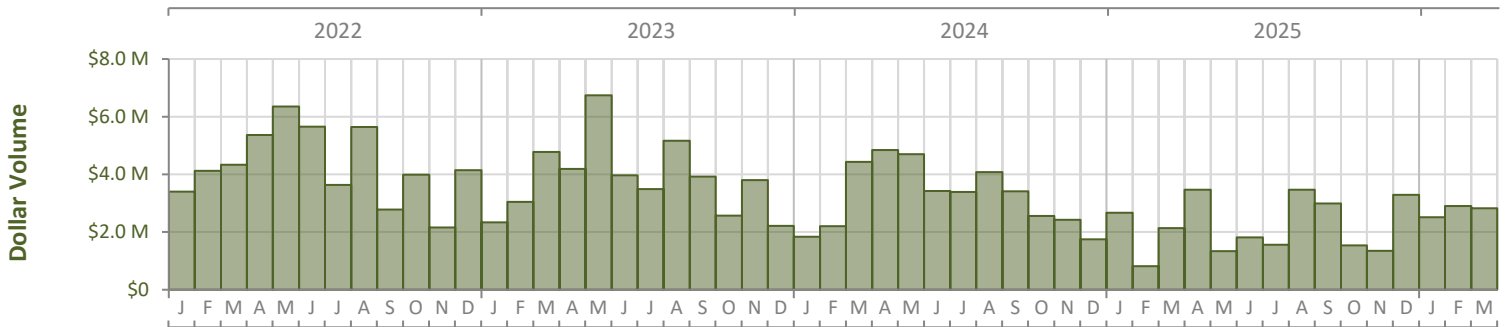


Dollar Volume

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	\$8.2 Million	46.6%
March 2026	\$2.8 Million	32.1%
February 2026	\$2.9 Million	254.8%
January 2026	\$2.5 Million	-5.7%
December 2025	\$3.3 Million	88.4%
November 2025	\$1.3 Million	-44.5%
October 2025	\$1.5 Million	-39.8%
September 2025	\$3.0 Million	-12.3%
August 2025	\$3.5 Million	-14.9%
July 2025	\$1.6 Million	-53.9%
June 2025	\$1.8 Million	-47.1%
May 2025	\$1.3 Million	-71.5%
April 2025	\$3.5 Million	-28.4%
March 2025	\$2.1 Million	-51.9%

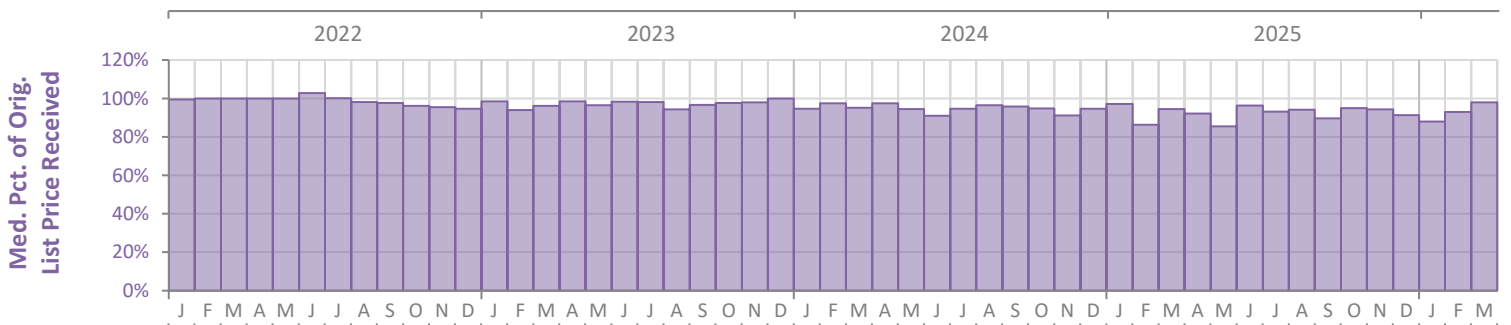


Median Percent of Original List Price Received

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	92.9%	-2.4%
March 2026	97.9%	3.6%
February 2026	92.9%	7.6%
January 2026	87.9%	-9.6%
December 2025	91.3%	-3.6%
November 2025	94.3%	3.4%
October 2025	95.0%	0.2%
September 2025	89.7%	-6.4%
August 2025	94.1%	-2.5%
July 2025	93.2%	-1.5%
June 2025	96.3%	5.8%
May 2025	85.5%	-9.4%
April 2025	92.1%	-5.5%
March 2025	94.5%	-0.7%

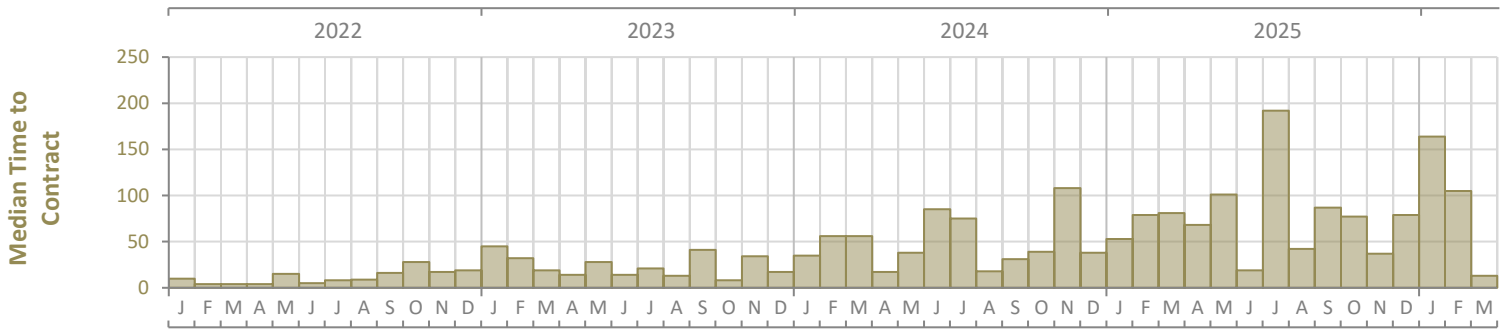


Median Time to Contract

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	-15.6%
March 2026	13 Days	-84.0%
February 2026	105 Days	32.9%
January 2026	164 Days	209.4%
December 2025	79 Days	107.9%
November 2025	37 Days	-65.7%
October 2025	77 Days	97.4%
September 2025	87 Days	180.6%
August 2025	42 Days	133.3%
July 2025	192 Days	156.0%
June 2025	19 Days	-77.6%
May 2025	101 Days	165.8%
April 2025	68 Days	300.0%
March 2025	81 Days	44.6%

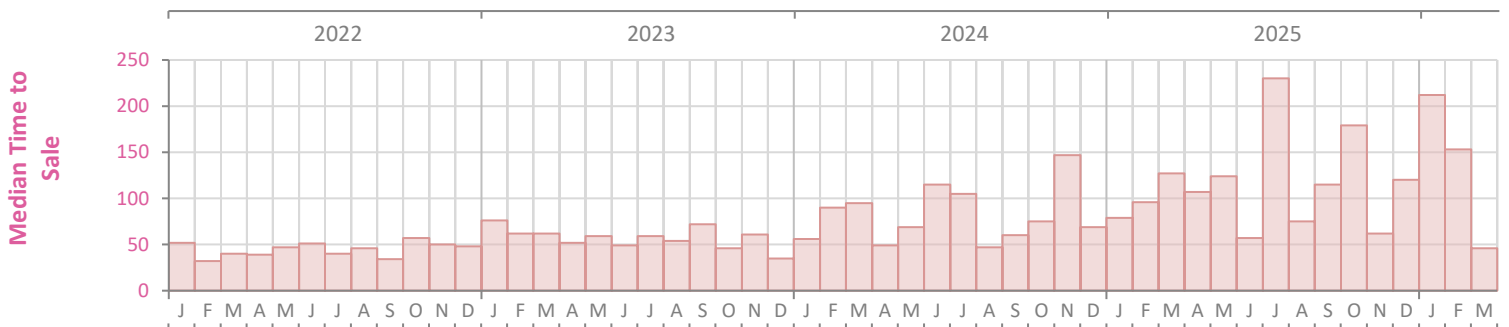


Median Time to Sale

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	136 Days	46.2%
March 2026	46 Days	-63.8%
February 2026	153 Days	59.4%
January 2026	212 Days	168.4%
December 2025	120 Days	73.9%
November 2025	62 Days	-57.8%
October 2025	179 Days	138.7%
September 2025	115 Days	91.7%
August 2025	75 Days	59.6%
July 2025	230 Days	119.0%
June 2025	57 Days	-50.4%
May 2025	124 Days	79.7%
April 2025	107 Days	118.4%
March 2025	127 Days	33.7%

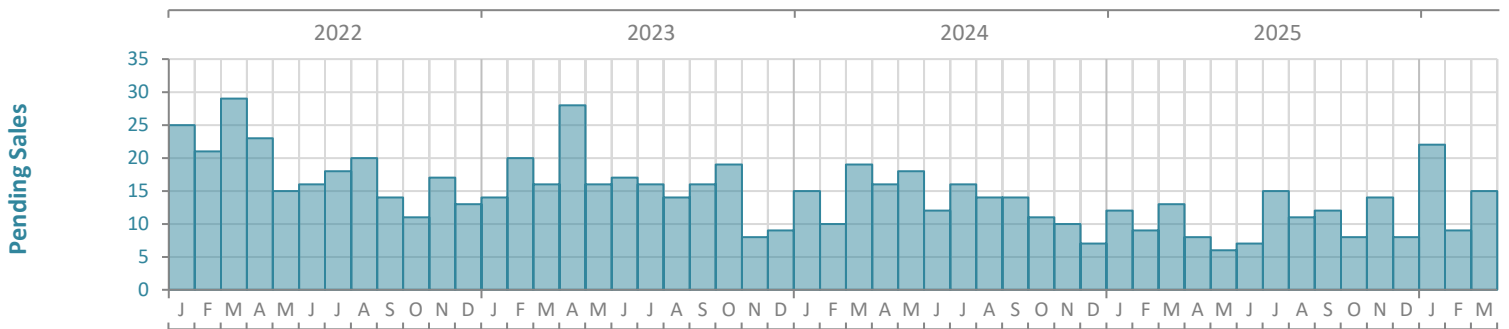


New Pending Sales

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	46	35.3%
March 2026	15	15.4%
February 2026	9	0.0%
January 2026	22	83.3%
December 2025	8	14.3%
November 2025	14	40.0%
October 2025	8	-27.3%
September 2025	12	-14.3%
August 2025	11	-21.4%
July 2025	15	-6.3%
June 2025	7	-41.7%
May 2025	6	-66.7%
April 2025	8	-50.0%
March 2025	13	-31.6%

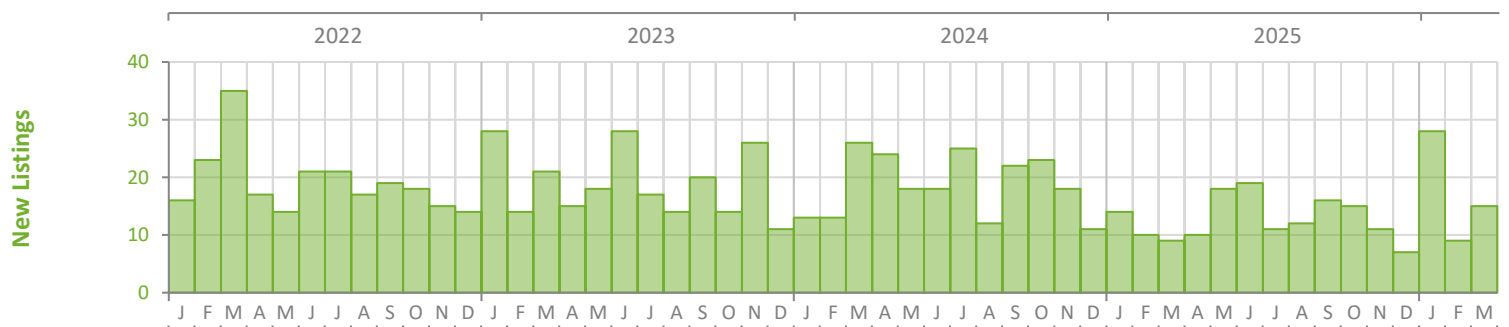


New Listings

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	52	57.6%
March 2026	15	66.7%
February 2026	9	-10.0%
January 2026	28	100.0%
December 2025	7	-36.4%
November 2025	11	-38.9%
October 2025	15	-34.8%
September 2025	16	-27.3%
August 2025	12	0.0%
July 2025	11	-56.0%
June 2025	19	5.6%
May 2025	18	0.0%
April 2025	10	-58.3%
March 2025	9	-65.4%



Monthly Market Detail - March 2026

Townhouses and Condos

Hernando County

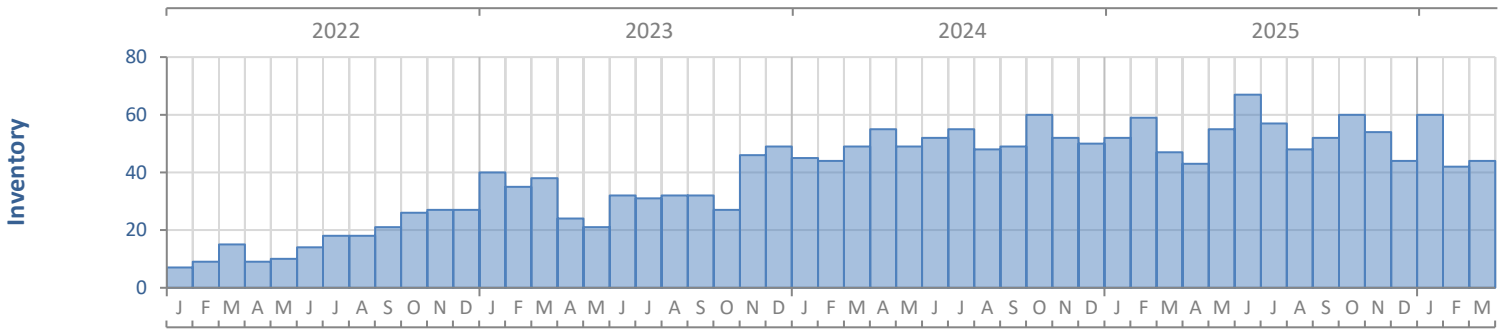


Inventory (Active Listings)

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)	49	-7.6%
March 2026	44	-6.4%
February 2026	42	-28.8%
January 2026	60	15.4%
December 2025	44	-12.0%
November 2025	54	3.8%
October 2025	60	0.0%
September 2025	52	6.1%
August 2025	48	0.0%
July 2025	57	3.6%
June 2025	67	28.8%
May 2025	55	12.2%
April 2025	43	-21.8%
March 2025	47	-4.1%

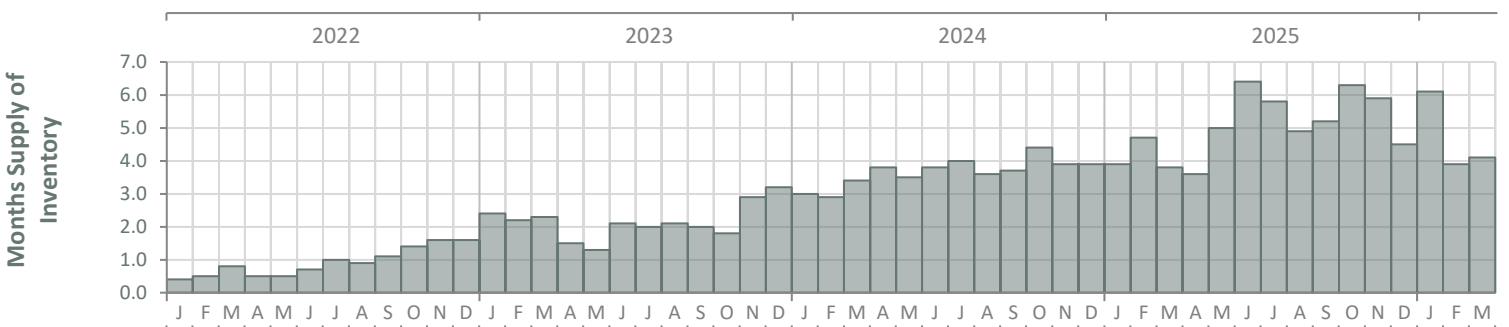


Months Supply of Inventory

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)	4.7	14.6%
March 2026	4.1	7.9%
February 2026	3.9	-17.0%
January 2026	6.1	56.4%
December 2025	4.5	15.4%
November 2025	5.9	51.3%
October 2025	6.3	43.2%
September 2025	5.2	40.5%
August 2025	4.9	36.1%
July 2025	5.8	45.0%
June 2025	6.4	68.4%
May 2025	5.0	42.9%
April 2025	3.6	-5.3%
March 2025	3.8	11.8%

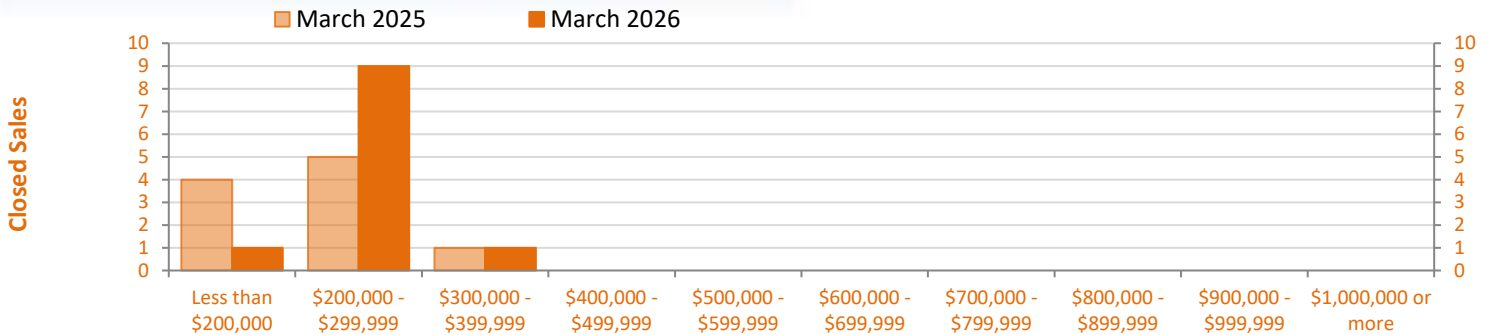


Closed Sales by Sale Price

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	1	-75.0%
\$200,000 - \$299,999	9	80.0%
\$300,000 - \$399,999	1	0.0%
\$400,000 - \$499,999	0	N/A
\$500,000 - \$599,999	0	N/A
\$600,000 - \$699,999	0	N/A
\$700,000 - \$799,999	0	N/A
\$800,000 - \$899,999	0	N/A
\$900,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

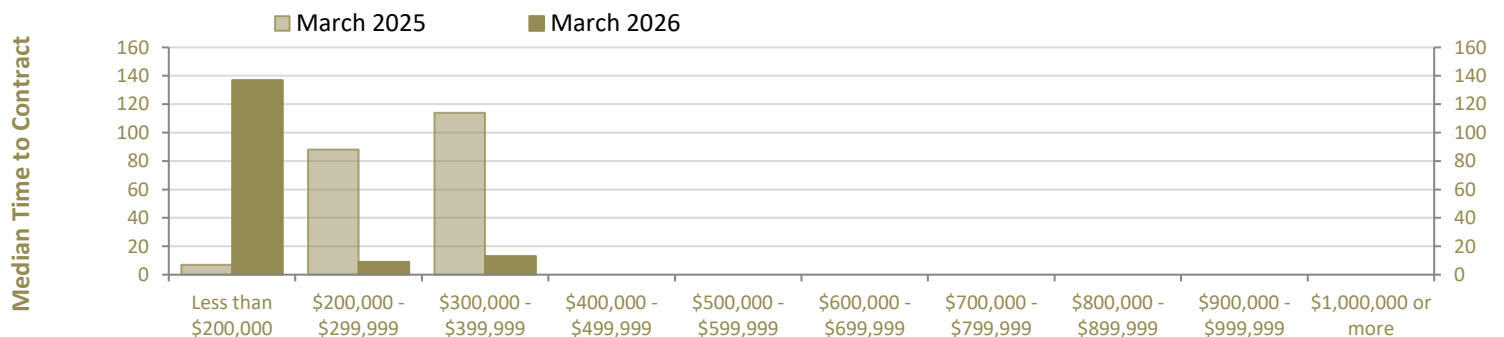


Median Time to Contract by Sale Price

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	137 Days	1857.1%
\$200,000 - \$299,999	9 Days	-89.8%
\$300,000 - \$399,999	13 Days	-88.6%
\$400,000 - \$499,999	(No Sales)	N/A
\$500,000 - \$599,999	(No Sales)	N/A
\$600,000 - \$699,999	(No Sales)	N/A
\$700,000 - \$799,999	(No Sales)	N/A
\$800,000 - \$899,999	(No Sales)	N/A
\$900,000 - \$999,999	(No Sales)	N/A
\$1,000,000 or more	(No Sales)	N/A

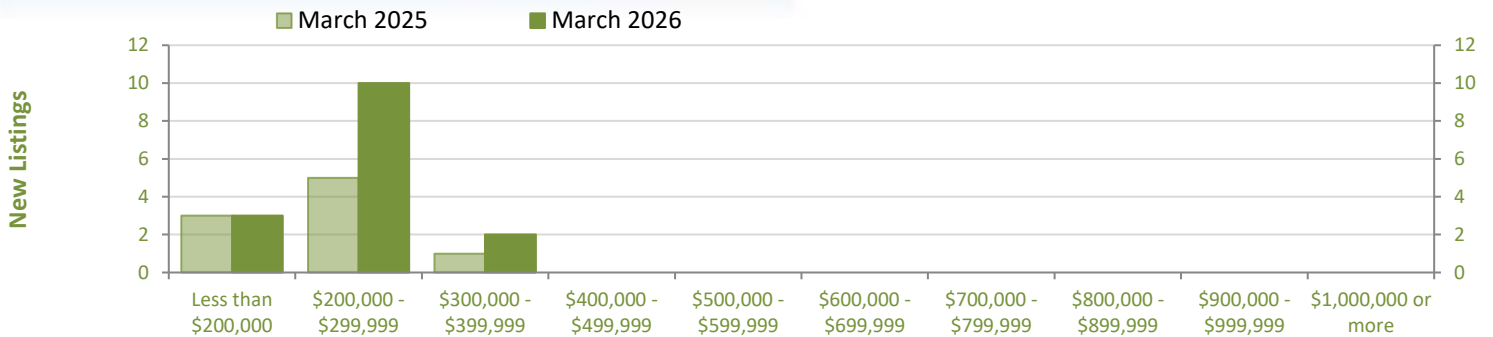


New Listings by Initial Listing Price

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	3	0.0%
\$200,000 - \$299,999	10	100.0%
\$300,000 - \$399,999	2	100.0%
\$400,000 - \$499,999	0	N/A
\$500,000 - \$599,999	0	N/A
\$600,000 - \$699,999	0	N/A
\$700,000 - \$799,999	0	N/A
\$800,000 - \$899,999	0	N/A
\$900,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

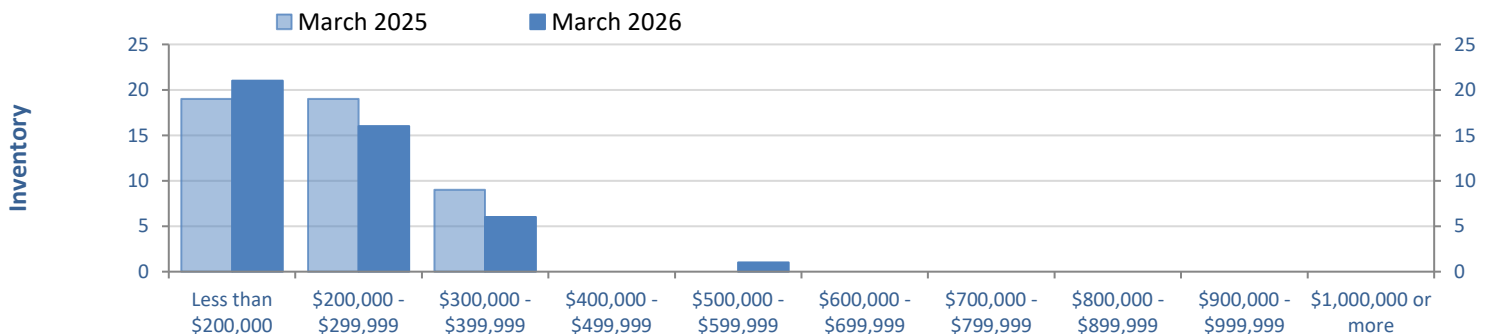


Inventory by Current Listing Price

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.

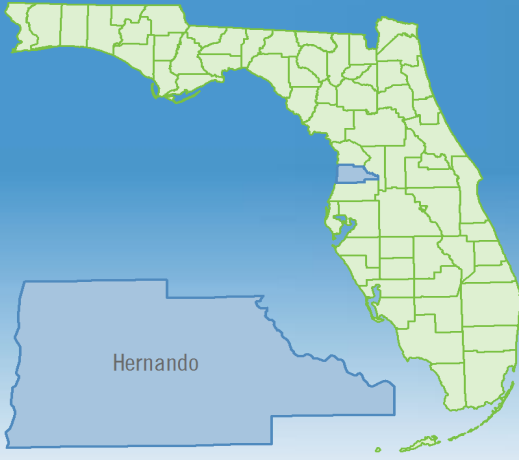
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	21	10.5%
\$200,000 - \$299,999	16	-15.8%
\$300,000 - \$399,999	6	-33.3%
\$400,000 - \$499,999	0	N/A
\$500,000 - \$599,999	1	N/A
\$600,000 - \$699,999	0	N/A
\$700,000 - \$799,999	0	N/A
\$800,000 - \$899,999	0	N/A
\$900,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A



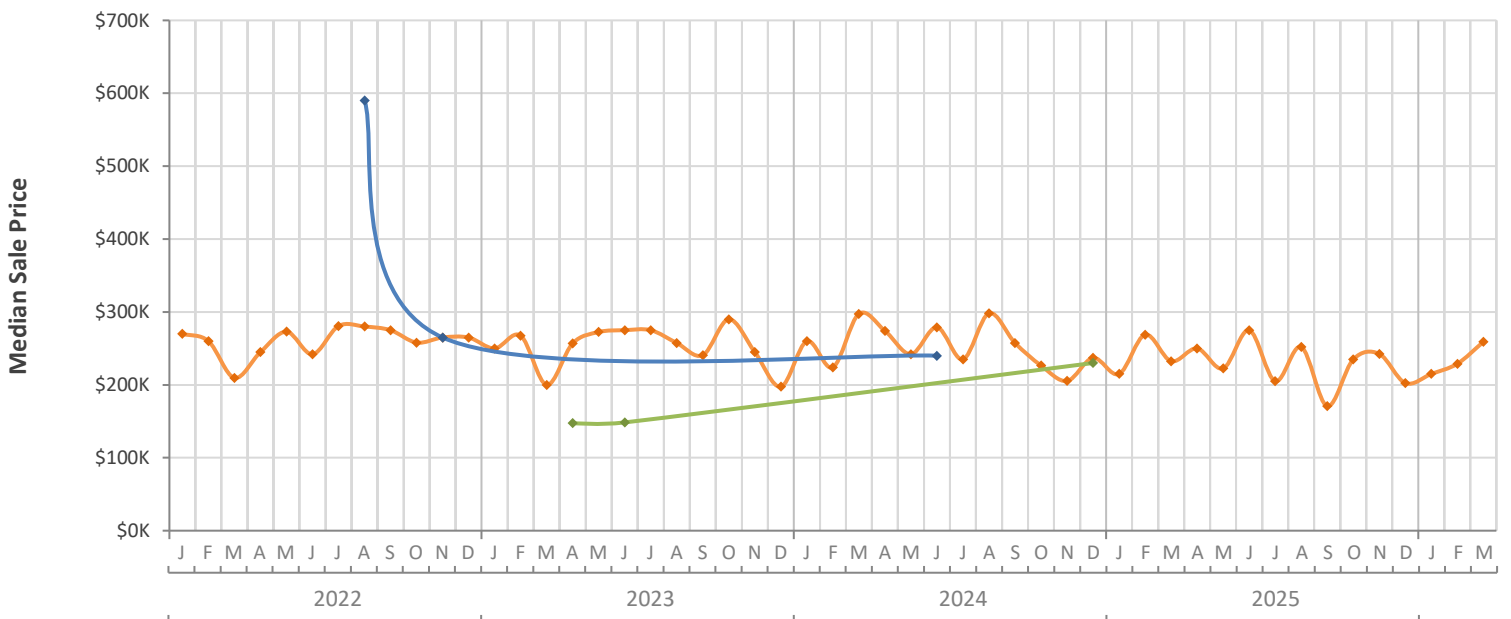
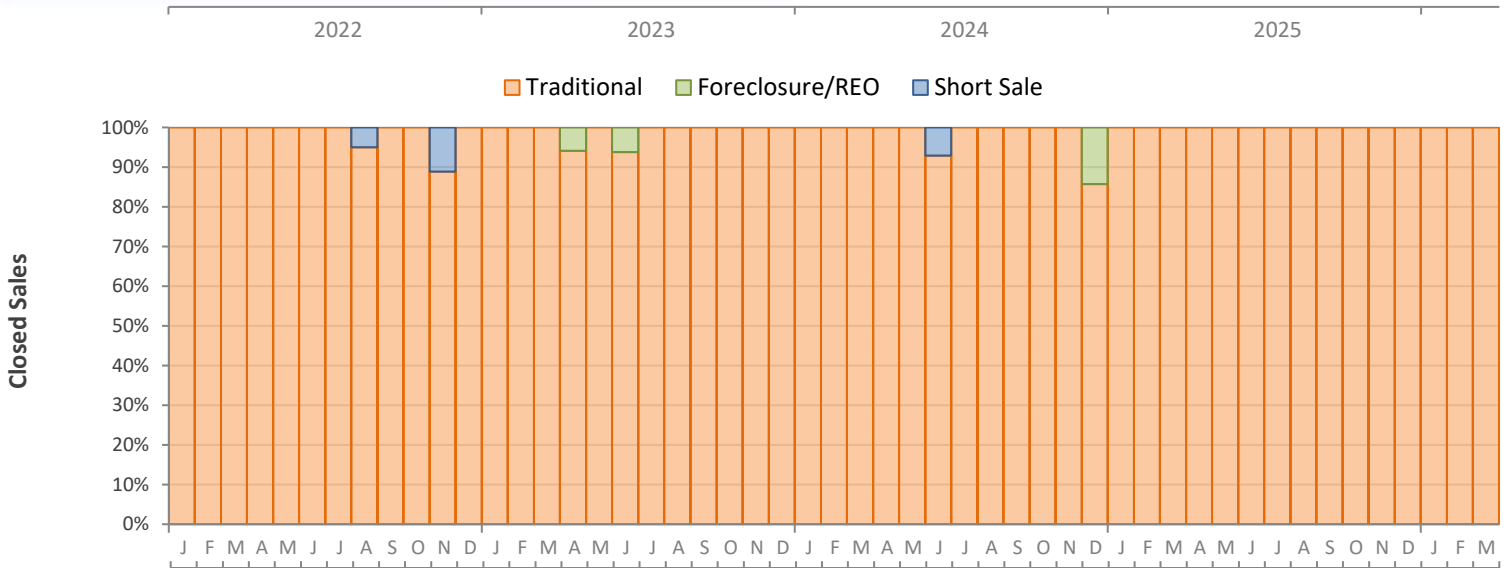
Monthly Distressed Market - March 2026

Townhouses and Condos

Hernando County



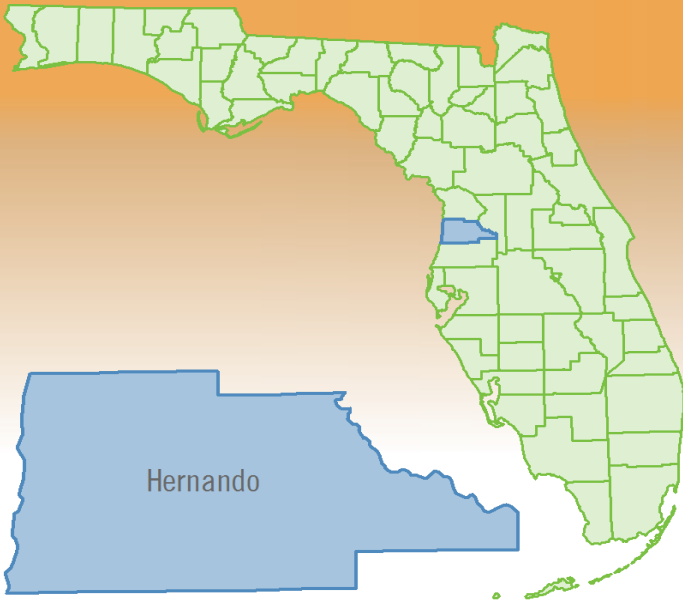
		March 2026	March 2025	Percent Change Year-over-Year
Traditional	Closed Sales	11	10	10.0%
	Median Sale Price	\$259,000	\$232,500	11.4%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A



Monthly Market Detail - March 2026

Manufactured Homes

Hernando County



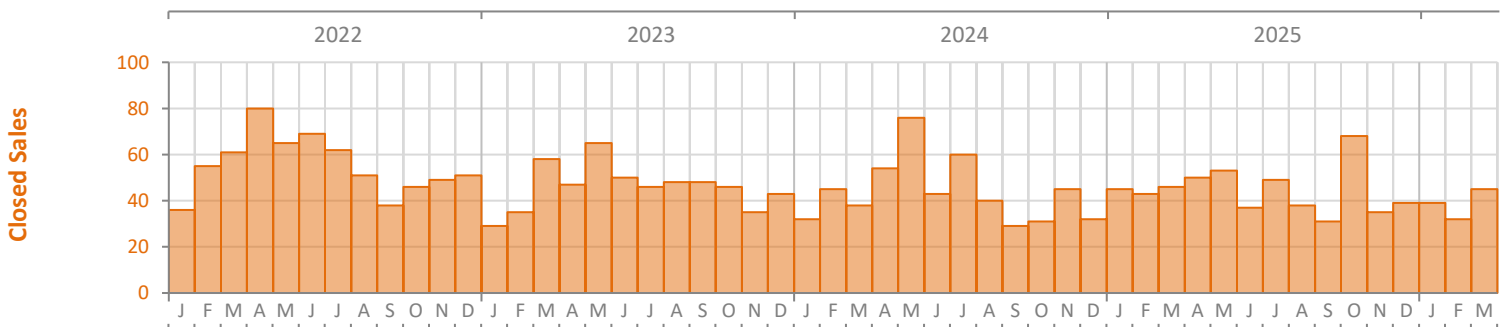
Summary Statistics	March 2026	March 2025	Percent Change Year-over-Year
Closed Sales	45	46	-2.2%
Paid in Cash	23	30	-23.3%
Median Sale Price	\$163,000	\$166,000	-1.8%
Average Sale Price	\$180,180	\$168,234	7.1%
Dollar Volume	\$8.1 Million	\$7.7 Million	4.8%
Median Percent of Original List Price Received	92.3%	93.1%	-0.9%
Median Time to Contract	49 Days	52 Days	-5.8%
Median Time to Sale	79 Days	77 Days	2.6%
New Pending Sales	66	60	10.0%
New Listings	49	89	-44.9%
Pending Inventory	70	61	14.8%
Inventory (Active Listings)	226	257	-12.1%
Months Supply of Inventory	5.3	5.7	-7.0%

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	116	-13.4%
March 2026	45	-2.2%
February 2026	32	-25.6%
January 2026	39	-13.3%
December 2025	39	21.9%
November 2025	35	-22.2%
October 2025	68	119.4%
September 2025	31	6.9%
August 2025	38	-5.0%
July 2025	49	-18.3%
June 2025	37	-14.0%
May 2025	53	-30.3%
April 2025	50	-7.4%
March 2025	46	21.1%

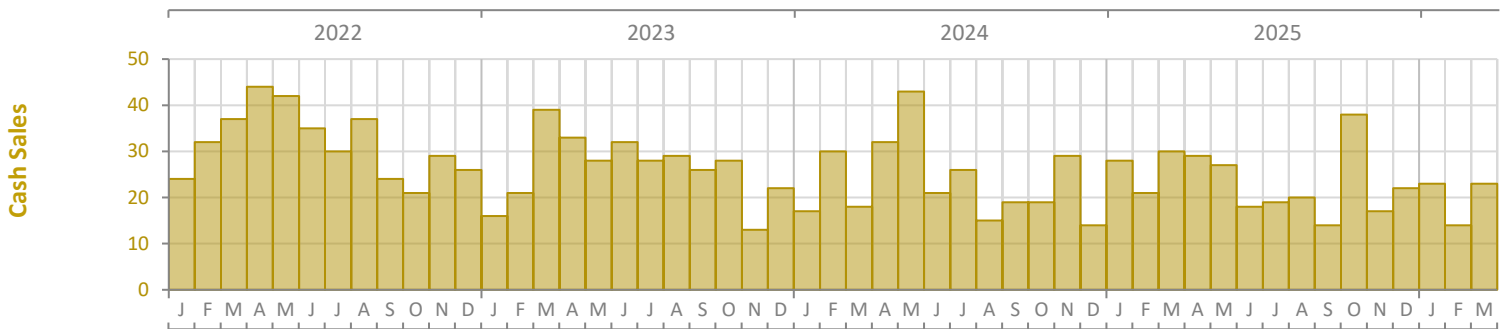


Cash Sales

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	60	-24.1%
March 2026	23	-23.3%
February 2026	14	-33.3%
January 2026	23	-17.9%
December 2025	22	57.1%
November 2025	17	-41.4%
October 2025	38	100.0%
September 2025	14	-26.3%
August 2025	20	33.3%
July 2025	19	-26.9%
June 2025	18	-14.3%
May 2025	27	-37.2%
April 2025	29	-9.4%
March 2025	30	66.7%

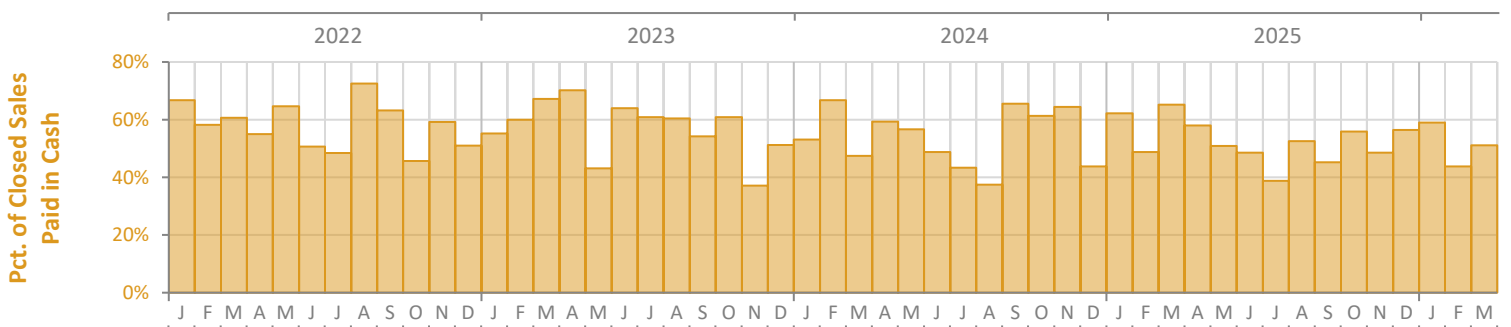


Cash Sales as a Percentage of Closed Sales

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	51.7%	-12.4%
March 2026	51.1%	-21.6%
February 2026	43.8%	-10.2%
January 2026	59.0%	-5.1%
December 2025	56.4%	28.8%
November 2025	48.6%	-24.5%
October 2025	55.9%	-8.8%
September 2025	45.2%	-31.0%
August 2025	52.6%	40.3%
July 2025	38.8%	-10.4%
June 2025	48.6%	-0.4%
May 2025	50.9%	-10.1%
April 2025	58.0%	-2.2%
March 2025	65.2%	37.6%

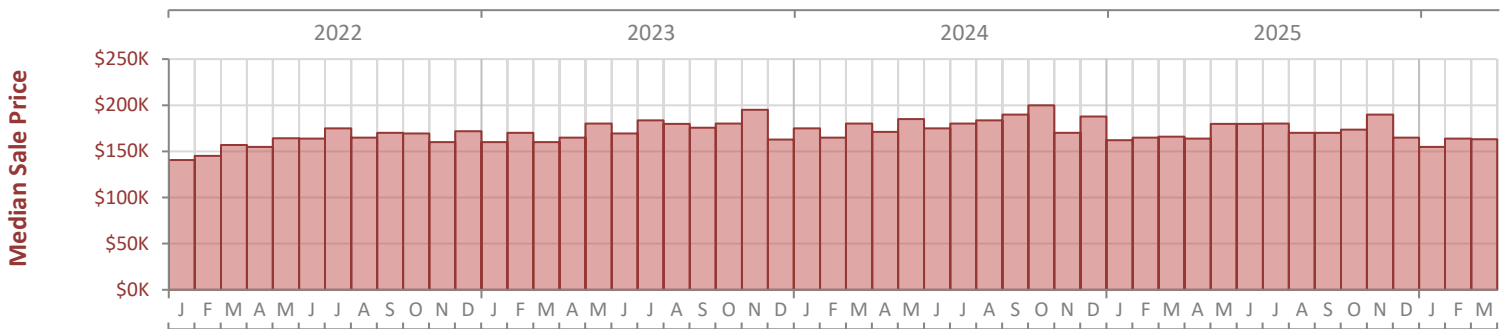


Median Sale Price

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	\$163,000	-1.2%
March 2026	\$163,000	-1.8%
February 2026	\$164,000	-0.6%
January 2026	\$154,900	-4.4%
December 2025	\$165,000	-12.1%
November 2025	\$189,900	11.7%
October 2025	\$173,500	-13.3%
September 2025	\$170,000	-10.5%
August 2025	\$169,950	-7.4%
July 2025	\$180,000	0.0%
June 2025	\$179,900	2.8%
May 2025	\$179,900	-2.8%
April 2025	\$163,950	-4.1%
March 2025	\$166,000	-7.8%

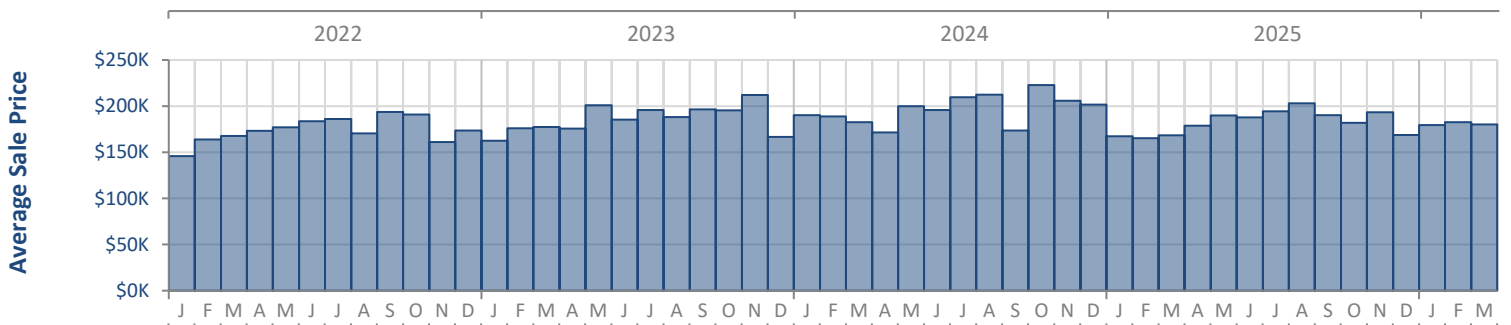


Average Sale Price

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	\$180,585	8.2%
March 2026	\$180,180	7.1%
February 2026	\$182,716	10.6%
January 2026	\$179,305	7.2%
December 2025	\$168,613	-16.3%
November 2025	\$193,414	-6.0%
October 2025	\$181,760	-18.5%
September 2025	\$190,077	9.6%
August 2025	\$202,995	-4.5%
July 2025	\$194,293	-7.4%
June 2025	\$187,631	-4.2%
May 2025	\$189,731	-5.0%
April 2025	\$178,708	4.2%
March 2025	\$168,234	-7.8%

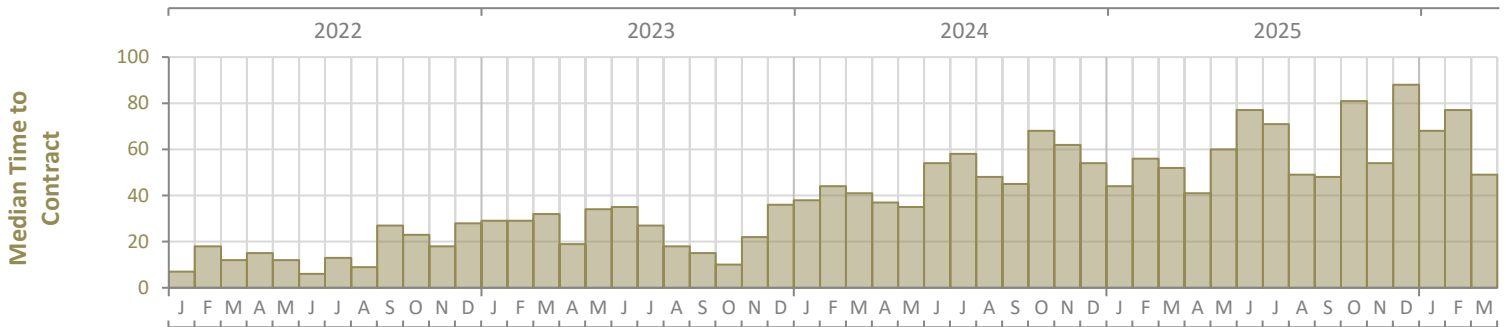


Median Time to Contract

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	72 Days	38.5%
March 2026	49 Days	-5.8%
February 2026	77 Days	37.5%
January 2026	68 Days	54.5%
December 2025	88 Days	63.0%
November 2025	54 Days	-12.9%
October 2025	81 Days	19.1%
September 2025	48 Days	6.7%
August 2025	49 Days	2.1%
July 2025	71 Days	22.4%
June 2025	77 Days	42.6%
May 2025	60 Days	71.4%
April 2025	41 Days	10.8%
March 2025	52 Days	26.8%

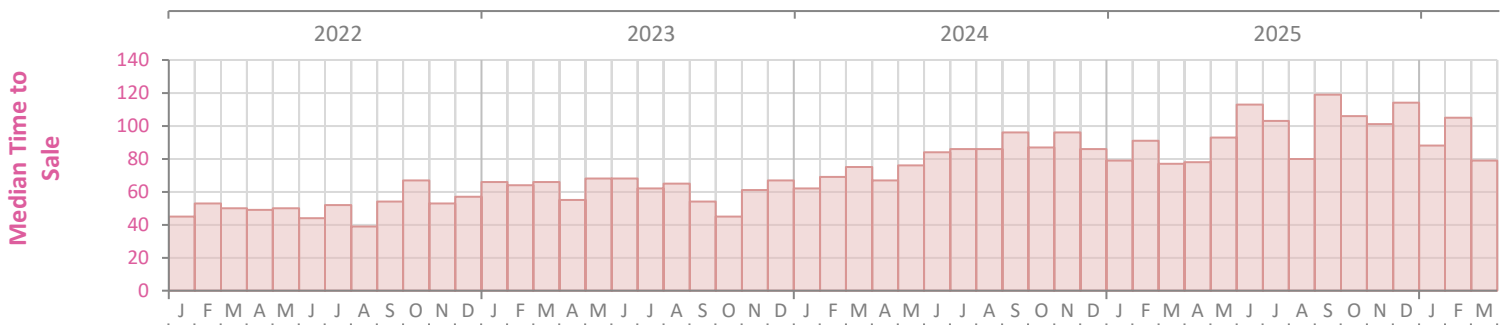


Median Time to Sale

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	96 Days	20.0%
March 2026	79 Days	2.6%
February 2026	105 Days	15.4%
January 2026	88 Days	11.4%
December 2025	114 Days	32.6%
November 2025	101 Days	5.2%
October 2025	106 Days	21.8%
September 2025	119 Days	24.0%
August 2025	80 Days	-7.0%
July 2025	103 Days	19.8%
June 2025	113 Days	34.5%
May 2025	93 Days	22.4%
April 2025	78 Days	16.4%
March 2025	77 Days	2.7%

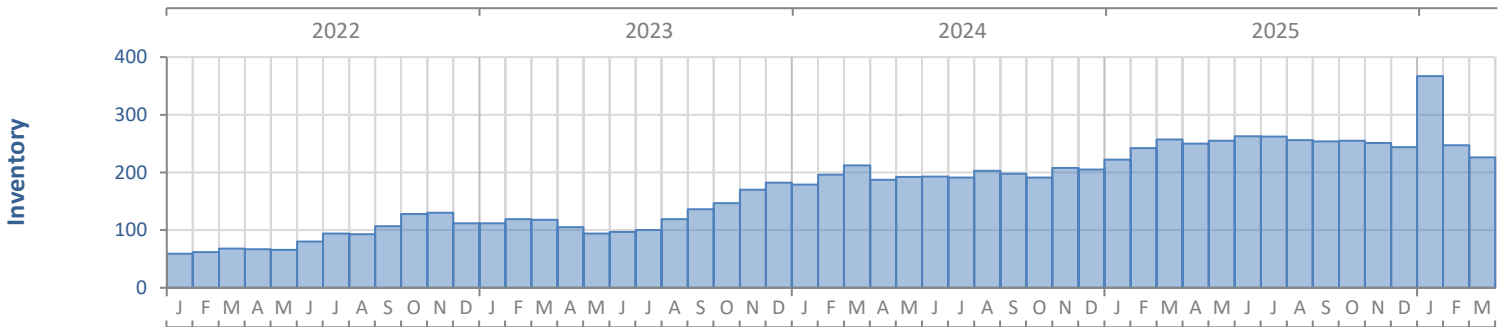


Inventory (Active Listings)

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)	280	16.5%
March 2026	226	-12.1%
February 2026	247	2.1%
January 2026	367	65.3%
December 2025	244	19.0%
November 2025	251	20.7%
October 2025	255	33.5%
September 2025	254	28.3%
August 2025	256	26.1%
July 2025	262	37.2%
June 2025	263	36.3%
May 2025	255	32.8%
April 2025	250	33.7%
March 2025	257	21.2%

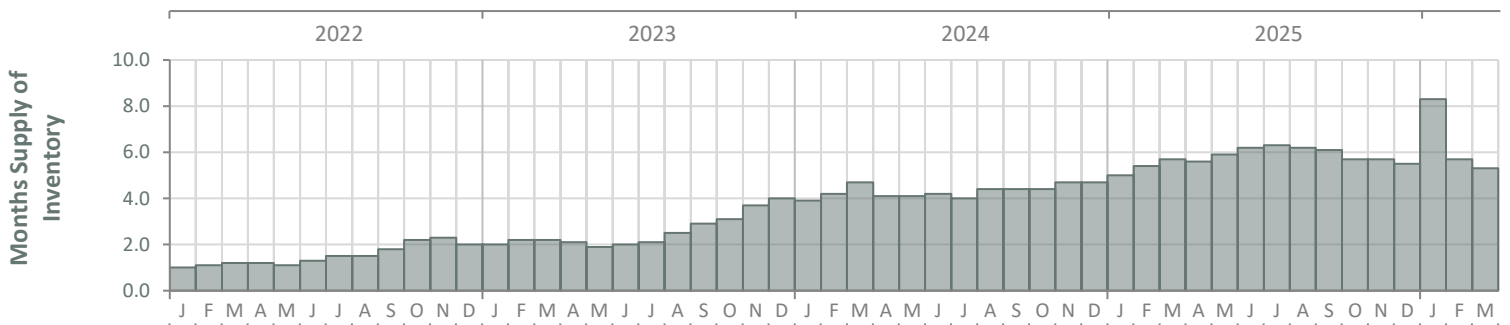


Months Supply of Inventory

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)	6.4	18.5%
March 2026	5.3	-7.0%
February 2026	5.7	5.6%
January 2026	8.3	66.0%
December 2025	5.5	17.0%
November 2025	5.7	21.3%
October 2025	5.7	29.5%
September 2025	6.1	38.6%
August 2025	6.2	40.9%
July 2025	6.3	57.5%
June 2025	6.2	47.6%
May 2025	5.9	43.9%
April 2025	5.6	36.6%
March 2025	5.7	21.3%

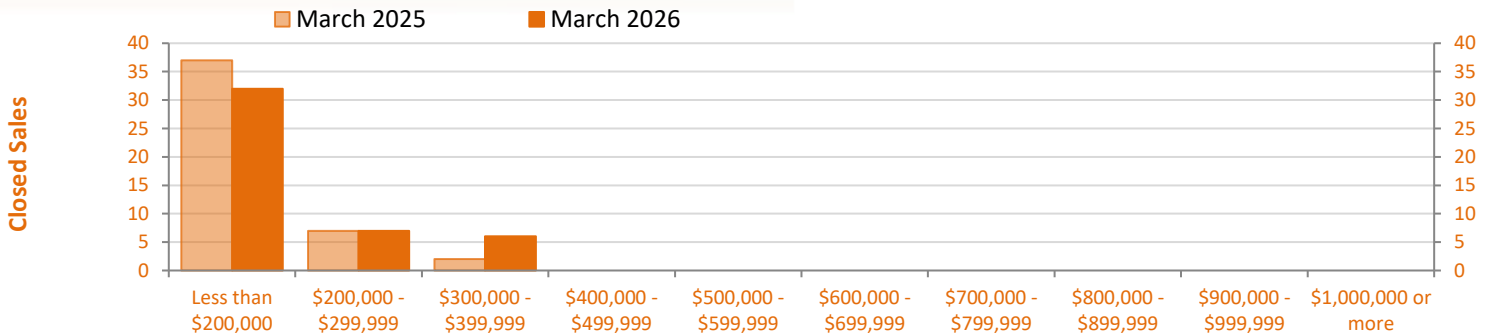


Closed Sales by Sale Price

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	32	-13.5%
\$200,000 - \$299,999	7	0.0%
\$300,000 - \$399,999	6	200.0%
\$400,000 - \$499,999	0	N/A
\$500,000 - \$599,999	0	N/A
\$600,000 - \$699,999	0	N/A
\$700,000 - \$799,999	0	N/A
\$800,000 - \$899,999	0	N/A
\$900,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

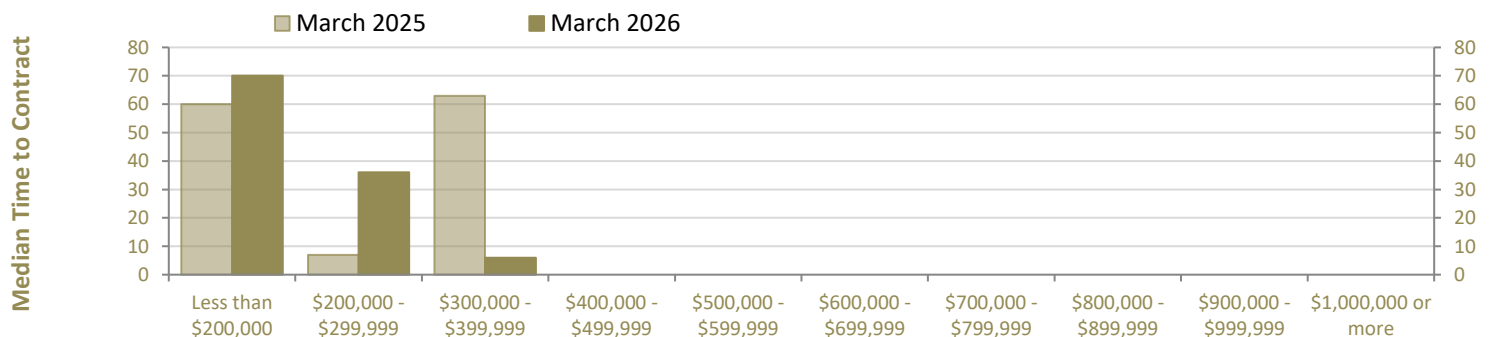


Median Time to Contract by Sale Price

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	70 Days	16.7%
\$200,000 - \$299,999	36 Days	414.3%
\$300,000 - \$399,999	6 Days	-90.5%
\$400,000 - \$499,999	(No Sales)	N/A
\$500,000 - \$599,999	(No Sales)	N/A
\$600,000 - \$699,999	(No Sales)	N/A
\$700,000 - \$799,999	(No Sales)	N/A
\$800,000 - \$899,999	(No Sales)	N/A
\$900,000 - \$999,999	(No Sales)	N/A
\$1,000,000 or more	(No Sales)	N/A

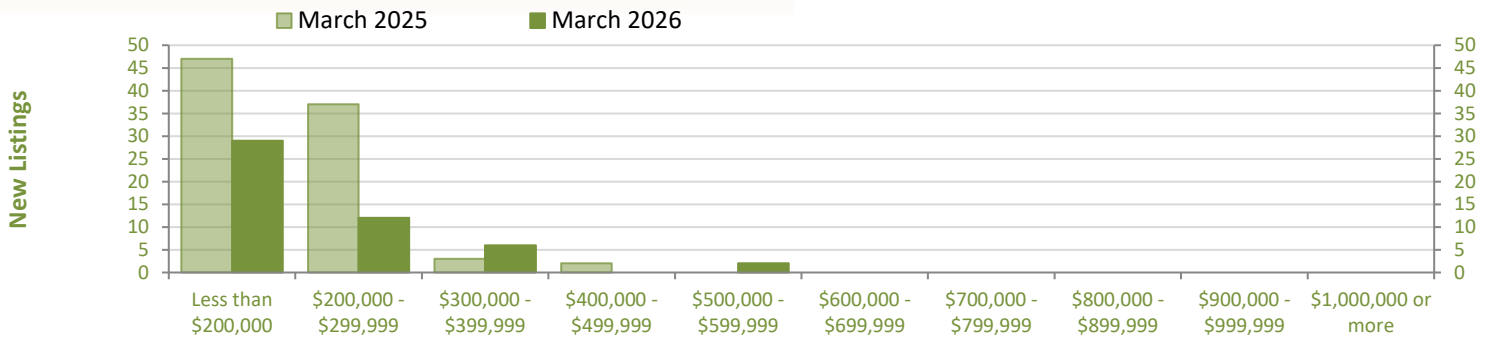


New Listings by Initial Listing Price

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	29	-38.3%
\$200,000 - \$299,999	12	-67.6%
\$300,000 - \$399,999	6	100.0%
\$400,000 - \$499,999	0	-100.0%
\$500,000 - \$599,999	2	N/A
\$600,000 - \$699,999	0	N/A
\$700,000 - \$799,999	0	N/A
\$800,000 - \$899,999	0	N/A
\$900,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

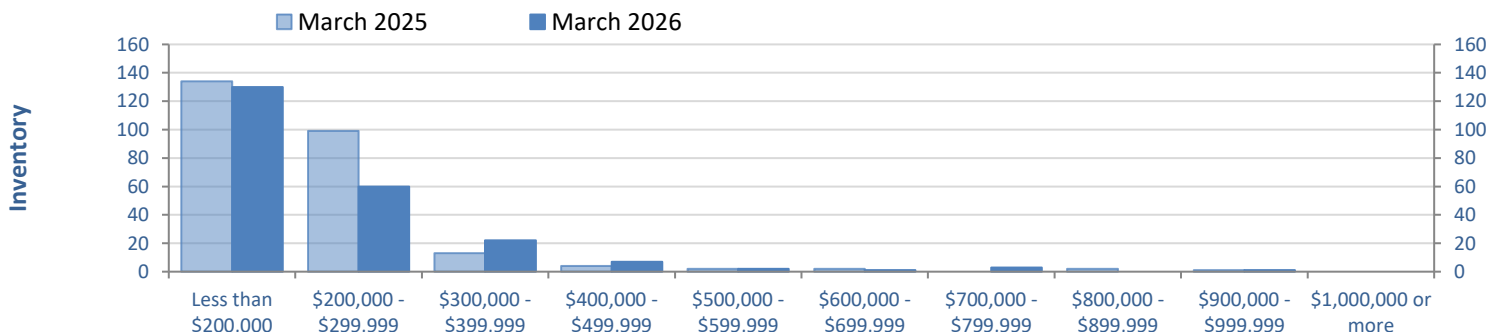


Inventory by Current Listing Price

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.

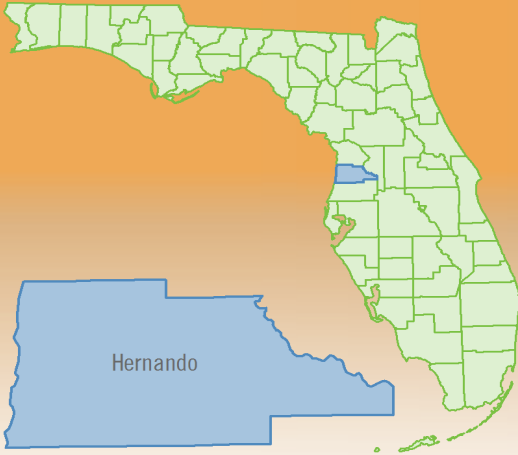
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	130	-3.0%
\$200,000 - \$299,999	60	-39.4%
\$300,000 - \$399,999	22	69.2%
\$400,000 - \$499,999	7	75.0%
\$500,000 - \$599,999	2	0.0%
\$600,000 - \$699,999	1	-50.0%
\$700,000 - \$799,999	3	N/A
\$800,000 - \$899,999	0	-100.0%
\$900,000 - \$999,999	1	0.0%
\$1,000,000 or more	0	N/A



Monthly Distressed Market - March 2026

Manufactured Homes

Hernando County



		March 2026	March 2025	Percent Change Year-over-Year
Traditional	Closed Sales	45	46	-2.2%
	Median Sale Price	\$163,000	\$166,000	-1.8%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

