

Tampa Bay Office & Medical Office Sales Report

Hillsborough, Pinellas & Pasco Counties

ROLLING 90 DAYS | MAY 3 - JULY 31, 2026

98

Qualified sales

\$183.3M

Total sales volume

\$825K

Median sale price

\$237

Median price / SF

What Owners Should Know

01 Activity improved from the prior 90 days

Versus the prior 90 days, sales rose 15.3% and volume rose 5.8%. Year-over-year, sales fell 17.6% and volume fell 15.2%.

02 Building size materially affected price / SF

The median ranged from \$276/SF below 5,000 SF to \$80/SF at 50,000+ SF, making size-adjusted comparisons more useful.

03 A realistic sale timeline remains important

Median days on market was 169 days among 53 reported transactions, supporting adequate marketing and due-diligence time.

How the Latest 90 Days Compare

Metric	Latest 90	Prior 90	Change	Year-ago 90	Change
Qualified sales	98	85	Up 15.3%	119	Down 17.6%
Sales volume	\$183.3M	\$173.2M	Up 5.8%	\$216.0M	Down 15.2%
Median sale price	\$825K	\$775K	Up 6.5%	\$850K	Down 2.9%
Median price / SF	\$237	\$240	Down 1.2%	\$237	Up 0.2%

County Comparison

Hillsborough

48 sales

\$103.6M

Median \$280/SF

Pinellas

34 sales

\$68.3M

Median \$191/SF

Pasco

16 sales

\$11.4M

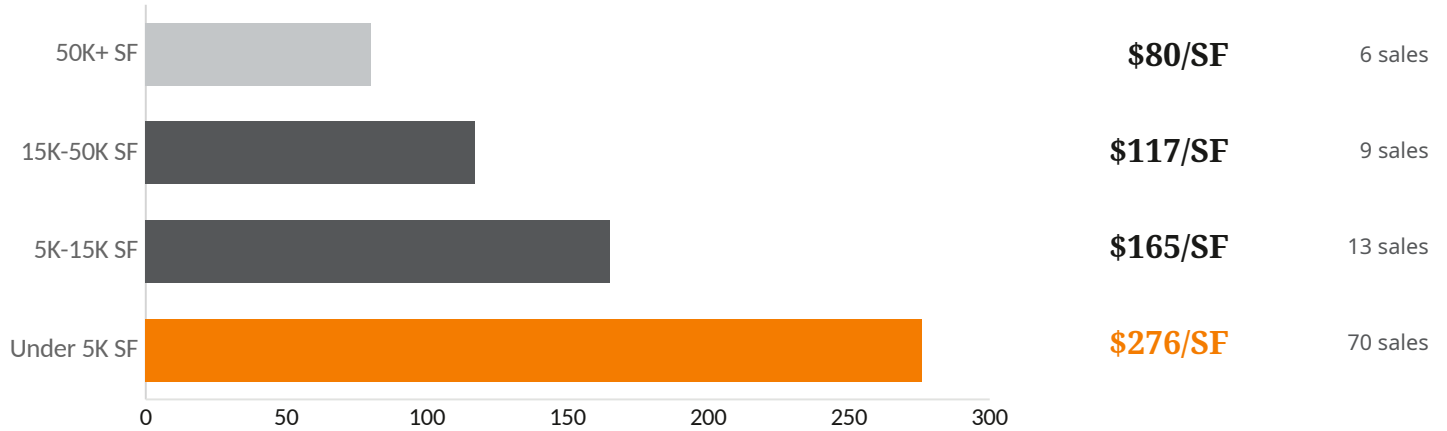
Median \$200/SF

Methodology

Qualified trend sales exclude detected portfolio or multi-property allocations, unclassified property types, and reported sale prices below \$100,000. Companion CoStar rows are consolidated before analysis.

Size-adjusted benchmarks are more useful than a regional median

Median price per square foot by building size | Latest 90 days



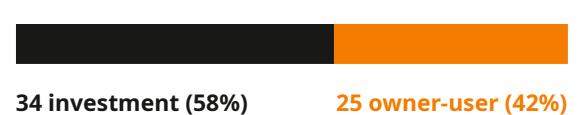
How to Apply These Benchmarks

Market medians provide context, not a property-specific valuation. Building size, submarket, condition, occupancy, parking, income profile, and transaction structure can materially affect pricing. The most relevant comparison is the sale that most closely resembles the property—not necessarily the countywide median.

Asset-Type Comparison

Property type	Sales	Median price	Median \$/SF
Office	81	\$890K	\$242
Medical Office	12	\$498K	\$222
Commercial Condo	5	\$380K	\$238

Buyer Mix Among Classified Sales



59 classified sales; 39 unclassified sales.

169

Median days on market

Based on 53 of 98 qualified sales

Sale-to-ask and cap rate are insufficient for broad market benchmarking.

Largest Qualified Sales

Property	County	Bldg. SF	Sale price	\$/SF
6606 Simmons Loop	Hillsborough	42,000	\$28.5M	\$679
490 1st Ave S	Pinellas	239,585	\$18.0M	\$75
2002 N Lois Ave	Hillsborough	130,487	\$13.3M	\$102
13101 Telecom Dr	Hillsborough	80,963	\$11.8M	\$145
311 Park Place Blvd	Pinellas	119,015	\$10.0M	\$84

HILLSBOROUGH COUNTY | PRIMARY MARKET FOCUS

July Sales Reported Through July 31, 2026

Preliminary reporting through the stated cutoff date; transactions sorted by sale price.

17 Reported rows	14 Qualified trend sales	\$29.9M Qualified volume	\$320 Qualified median \$/SF
----------------------------	------------------------------------	------------------------------------	--

Type	Property	City	Bldg. SF	Sale price	\$/SF	Sale date	Status
Office	2002 N Lois Ave	Tampa	130,487	\$13,300,000	\$102	Jul 1	Qualified
Office	6637 Gunn Hwy	Tampa	7,480	\$3,600,000	\$481	Jul 3	Qualified
Office	326 S Hyde Park Ave	Tampa	4,146	\$2,315,000	\$558	Jul 10	Qualified
Office	100 N Westshore Blvd	Tampa	25,229	\$1,596,350	\$63	Jul 15	Portfolio / alloc.
Condo	5021 W Laurel St	Tampa	4,804	\$1,490,000	\$310	Jul 1	Qualified
Office	1103 W Swann Ave	Tampa	2,332	\$1,350,000	\$579	Jul 15	Qualified
Office	3715 W Horatio St	Tampa	4,360	\$1,250,000	\$287	Jul 10	Qualified
Medical	427-437 Apollo Beach Blvd	Apollo Beach	1,890	\$1,208,606	\$639	Jul 16	Qualified
Office	5334 Primrose Lake Cir	Tampa	3,476	\$1,070,000	\$308	Jul 2	Qualified
Office	2901 Busch Lake Blvd	Tampa	2,996	\$1,000,000	\$334	Jul 15	Qualified
Office	5111 Ehrlich Rd	Tampa	3,036	\$1,000,000	\$329	Jul 15	Qualified
Office	3403 W Waters Ave (Part of a 2-Property Sale)	Tampa	4,480	\$900,000	\$201	Jul 17	Portfolio / alloc.
Office	10941-10943 Countryway Blvd	Tampa	3,000	\$830,000	\$277	Jul 31	Qualified
Office	17535-17537 Darby Ln	Lutz	2,500	\$687,500	\$275	Jul 16	Qualified
Office	301 E Robertson St	Brandon	1,450	\$575,000	\$397	Jul 15	Qualified
Office	1209 E Dr Martin Luther King Jr Blvd	Tampa	1,024	\$175,000	\$171	Jul 13	Qualified
Office	100 NW Shore Blvd	Tampa	1,707	\$122,292	\$72	Jul 15	Portfolio / alloc.

Portfolio and allocation flags Rows marked "Portfolio / alloc." are shown for transparency but excluded from rolling and year-to-date trend metrics because the price may reflect a multi-property transaction or allocation.

Appendix methodology Reported rows include all July records in the source file through 31. Qualified trend sales exclude flagged portfolio or allocated transactions, unclassified property types, and reported prices below \$100,000. Building area and price / SF are CoStar-reported when available; otherwise price / SF is calculated from reported sale price and building area.

PINELLAS & PASCO COUNTIES

July Sales Reported Through July 31, 2026

Preliminary reporting through the stated cutoff date; transactions sorted by sale price.

Pinellas County

9 reported rows | 7 qualified trend sales | \$15.4M qualified volume | \$130/SF median

Type	Property	City	Bldg. SF	Sale price	\$/SF	Sale date	Status
Office	2735 Whitney Rd	Clearwater	32,500	\$3,800,000	\$117	Jul 9	Qualified
Office	2700 E Bay Dr	Largo	19,811	\$3,450,000	\$174	Jul 28	Qualified
Office	41747 US Highway 19 N	Tarpon Springs	35,446	\$3,175,000	\$90	Jul 6	Qualified
Office	10 Pasadena Ave N	Saint Petersburg	5,032	\$2,400,000	\$477	Jul 31	Qualified
Office	1290 S Missouri Ave	Clearwater	9,684	\$1,100,000	\$114	Jul 24	Qualified
Office	2736 Daniel St (Part of a 3-Property Sale)	Clearwater	1,796	\$815,000	\$454	Jul 17	Portfolio / alloc.
Office	2737 State Road 580 (Part of a 3-Property Sale)	Clearwater	2,008	\$815,000	\$406	Jul 17	Portfolio / alloc.
Office	5621 Central Ave	Saint Petersburg	2,804	\$737,500	\$263	Jul 17	Qualified
Office	2139 NE Coachman Rd	Clearwater	5,352	\$694,400	\$130	Jul 16	Qualified

Pasco County

7 reported rows | 7 qualified trend sales | \$4.8M qualified volume | \$205/SF median

Type	Property	City	Bldg. SF	Sale price	\$/SF	Sale date	Status
Office	5305 Grand Blvd	New Port Richey	4,324	\$1,450,000	\$335	Jul 2	Qualified
Office	1041 US Highway 19	Holiday	5,920	\$1,150,000	\$194	Jul 2	Qualified
Medical	14100 Fivay Rd	Hudson	4,001	\$820,000	\$205	Jul 15	Qualified
Office	11748 La Madera Blvd	Port Richey	1,620	\$650,000	\$401	Jul 24	Qualified
Office	11910 Little Rd	New Port Richey	1,984	\$425,000	\$214	Jul 22	Qualified
Medical	7412-7426 Community Ct	Hudson	1,564	\$165,000	\$105	Jul 15	Qualified
Office	5204 8th St	Zephyrhills	775	\$124,900	\$161	Jul 9	Qualified

Methodology and exclusions

Companion records are consolidated before analysis. Trend metrics exclude detected portfolio or multi-property allocations, unclassified property types, and reported sale prices below \$100,000. CoStar information is believed reliable but unverified; not an appraisal.



Have a question about how these benchmarks apply to your property?

Contact John Milsaps for a confidential, property-specific market review.

John Milsaps | Senior Advisor | SVN Commercial Advisory Group

[\(813\) 279-1366](tel:8132791366)

john.milsaps@svn.com

TampaCRE.com

401 E. Jackson Street
Suite 3300
Tampa, Florida 33602