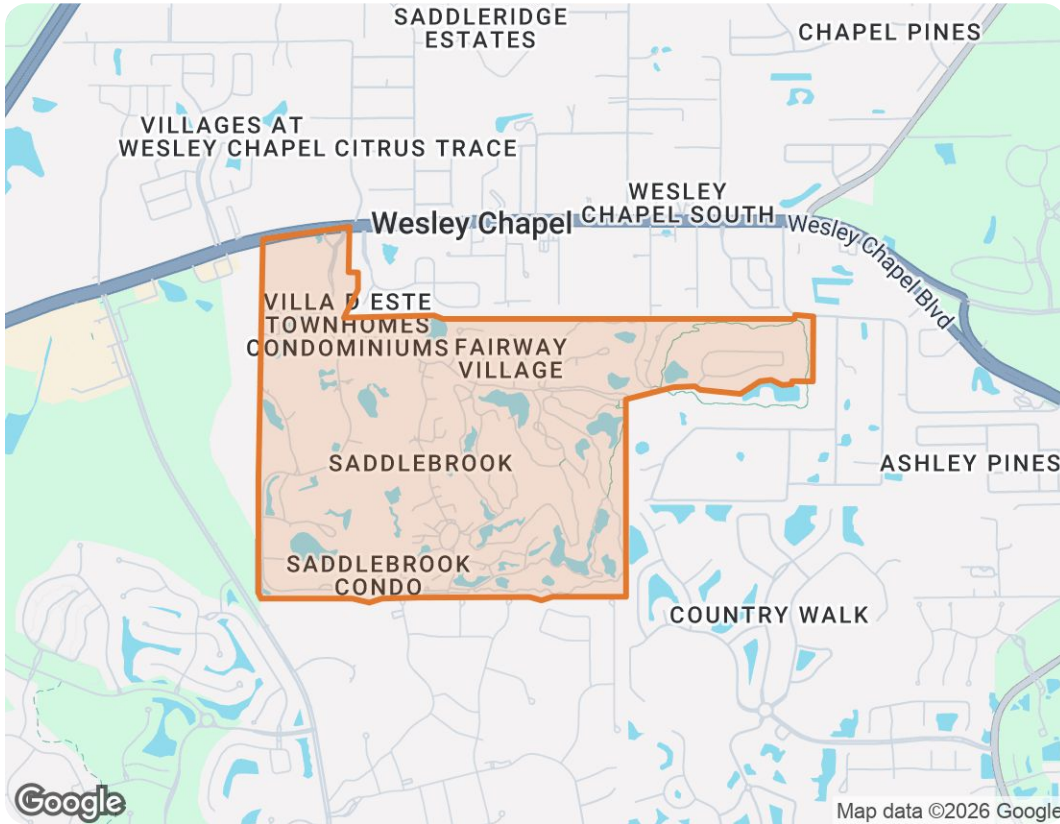


Saddlebrook Resort in Wesley Chapel, FL



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Saddlebrook Resort in Wesley Chapel, FL

Market Trends

Market Trends for Saddlebrook Resort in Wesley Chapel, FL

Single Family + Condo/Townhouse/Apt.

February 2026

Market Type

Seller's
Market

Balanced
Market

Buyer's
Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
14	—	—	—
↑ 3.7% MoM			

February 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value

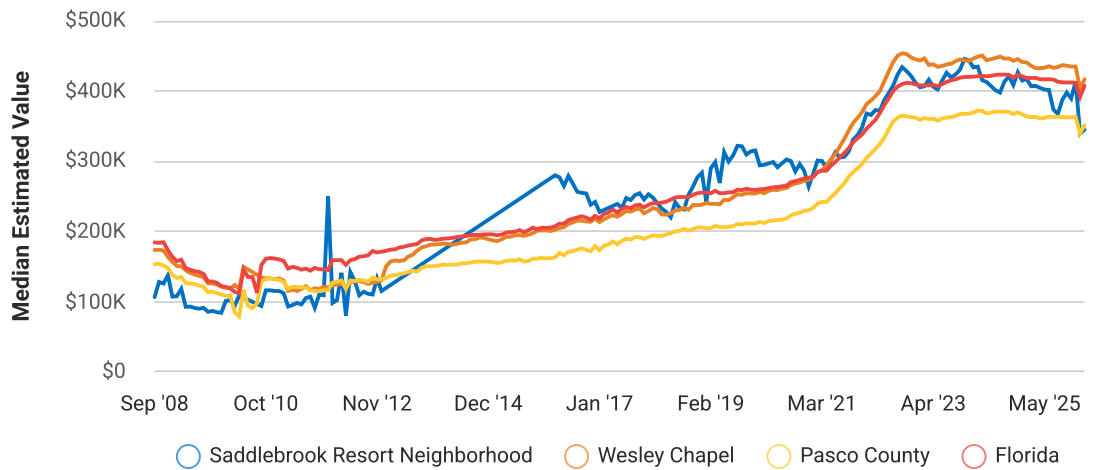
\$344,890

Last Month Change

+1.6%

12 Month Change

-15.2%



Saddlebrook Resort in Wesley Chapel, FL

February 2026 Active Listings

Saddlebrook Resort in Wesley Chapel, FL

Single Family + Condo/Townhouse/Apt.

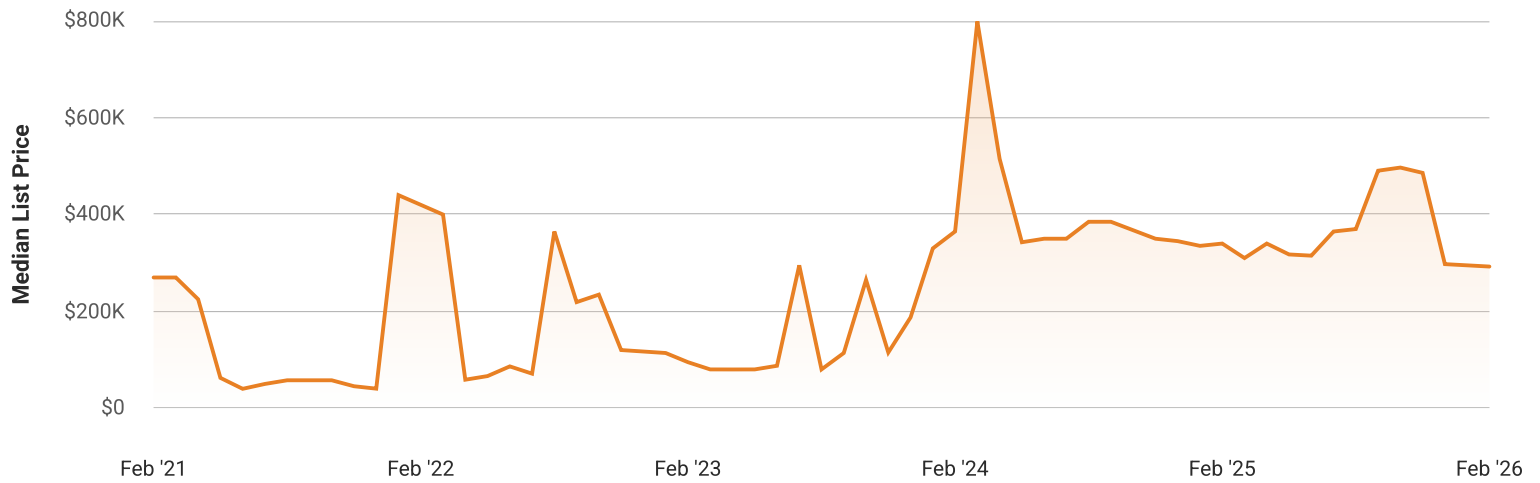
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$292,500

↓ 0.8% Month over Month



Saddlebrook Resort in Wesley Chapel, FL

February 2026 Pending Listings

Saddlebrook Resort in Wesley Chapel, FL

Single Family + Condo/Townhouse/Apt.

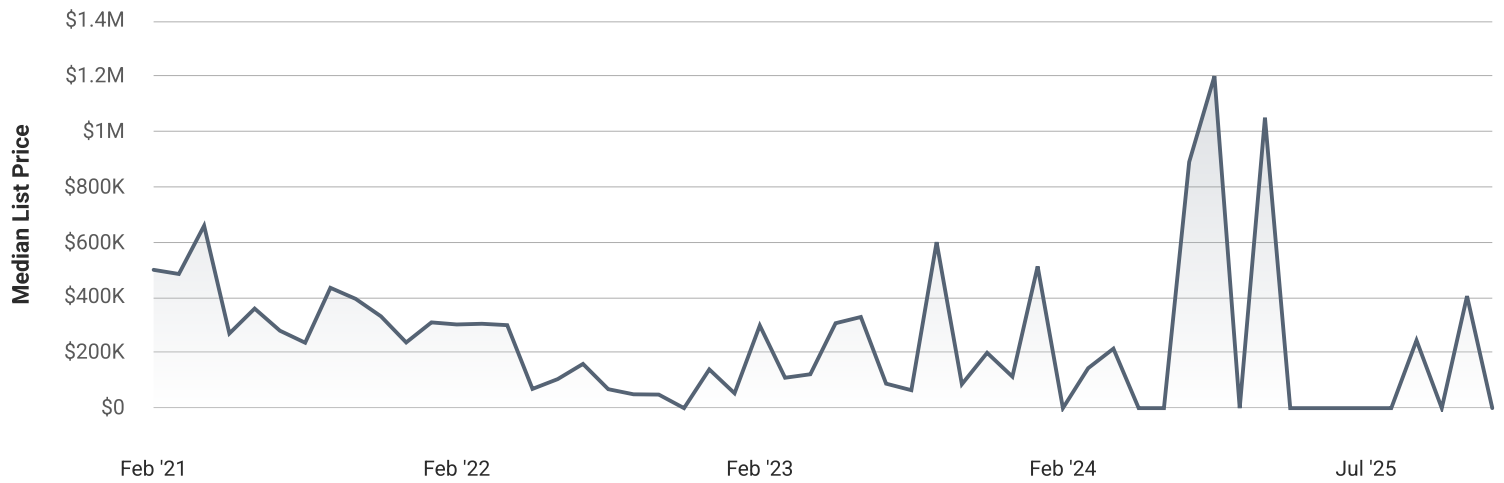
This graphic summarizes key statistics for properties that were in a pending status on the last day of the month. RPR uses the list date, a derived pending date and a derived off-market status date to determine if the listing was in a pending status on the last day of the month. An end-of-month snapshot of pending listings helps to understand inventory that is waiting to close, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - -

● Month over Month



Saddlebrook Resort in Wesley Chapel, FL

Sold Listings

Saddlebrook Resort in Wesley Chapel, FL

Single Family + Condo/Townhouse/Apt.

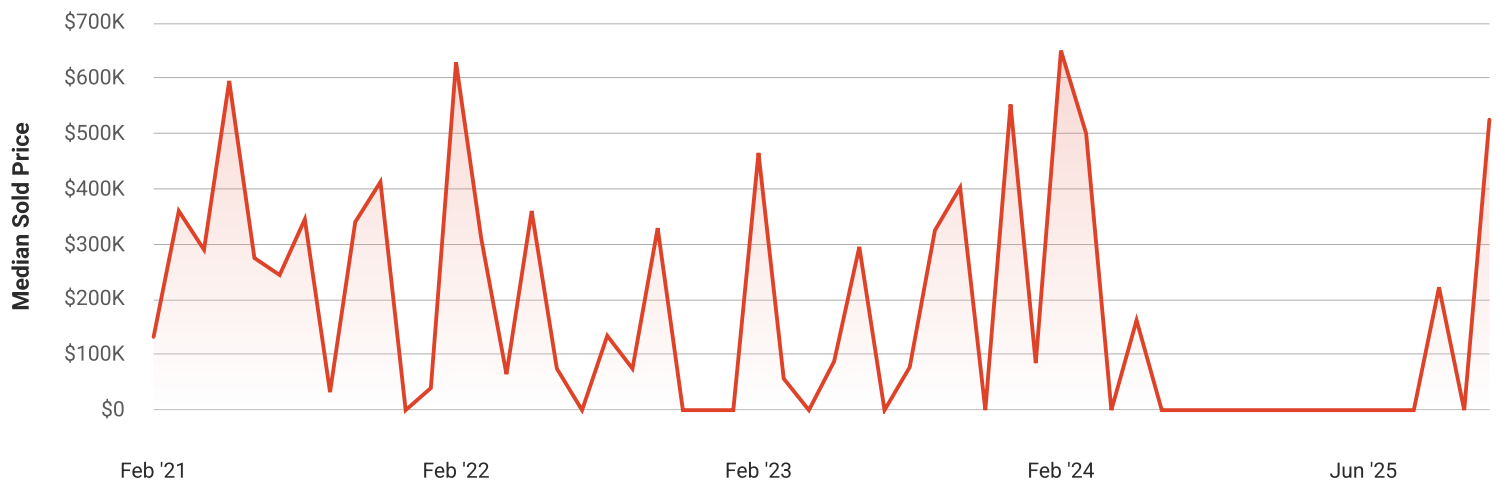
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - -

● Month over Month



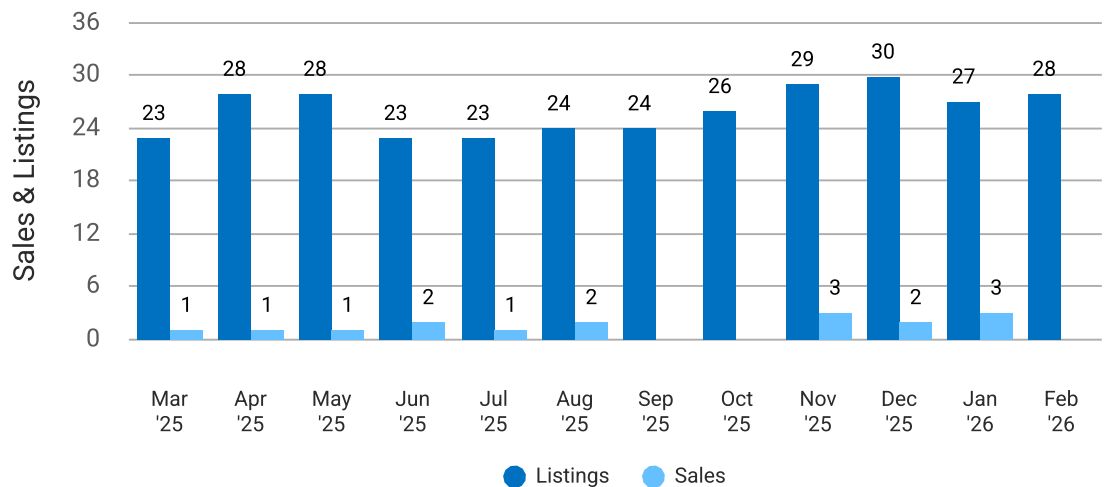
Total Sales and Active Listings in Saddlebrook Resort in Wesley Chapel, FL

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



Saddlebrook Resort in Wesley Chapel, FL

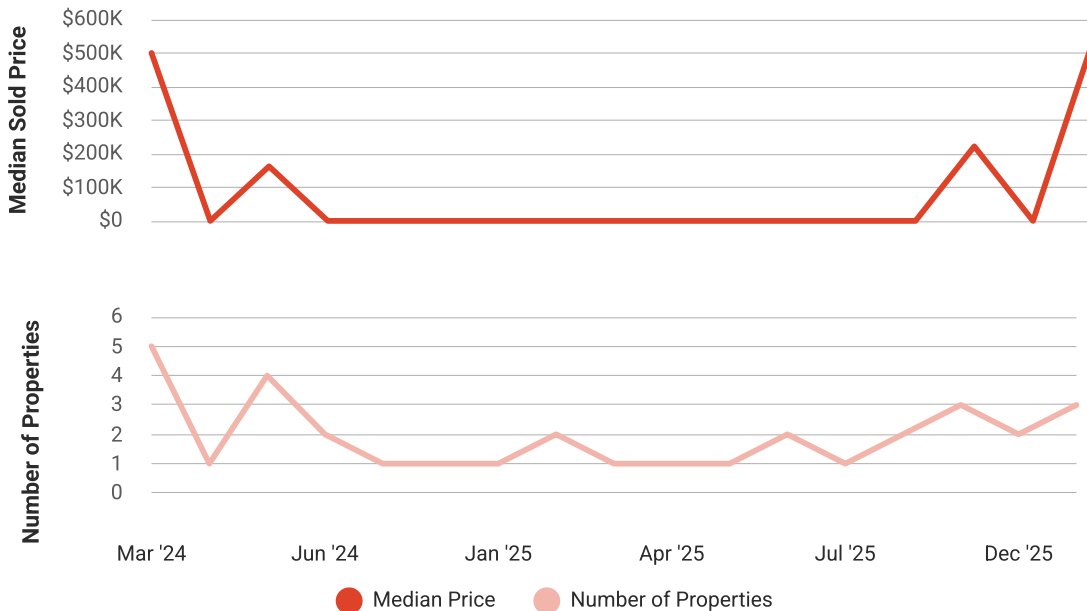
Median Sold Price vs Sold Listings in Saddlebrook Resort in Wesley Chapel, FL

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



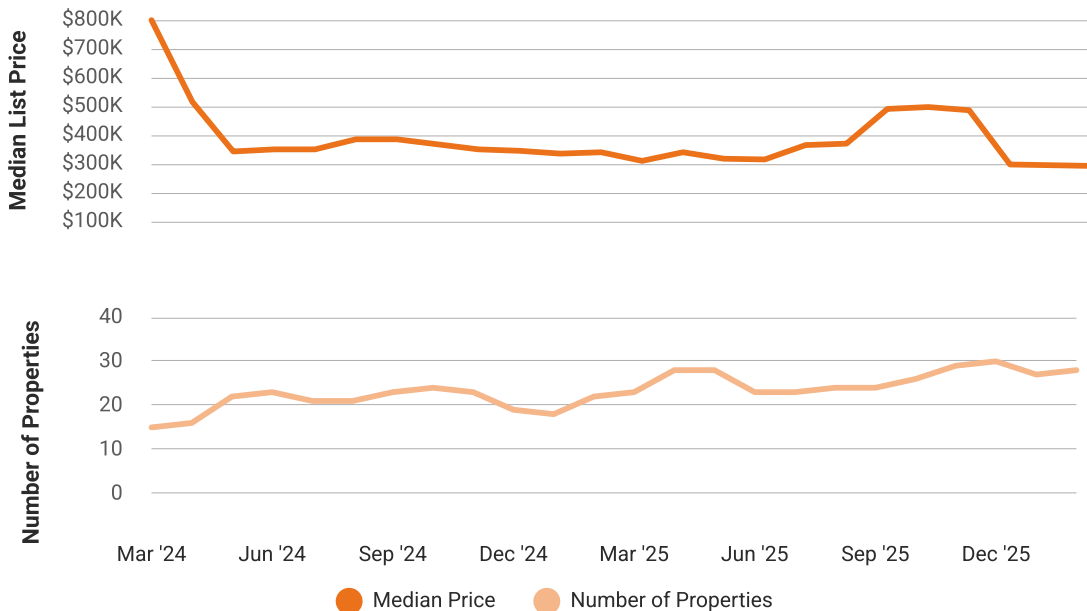
Median List Price vs Active Listings in Saddlebrook Resort in Wesley Chapel, FL

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Saddlebrook Resort in Wesley Chapel, FL

Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 2/28/2026	\$344,890	\$339,380 +1.62%	\$389,400 -11.43%	\$406,850 -15.23%	\$434,800 -20.68%	\$406,870 -15.23%
Median Sold Price Last Updated: 2/28/2026	–	\$525,000	\$222,000	–	\$650,000	\$465,000
Median List Price Last Updated: 2/28/2026	\$292,500	\$295,000 -0.85%	\$486,000 -39.81%	\$340,000 -13.97%	\$365,000 -19.86%	\$94,950 +208.06%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Price

Maximum Properties Per Change Type: 10

Change Types: New Listings, Pending, Closed, Distressed

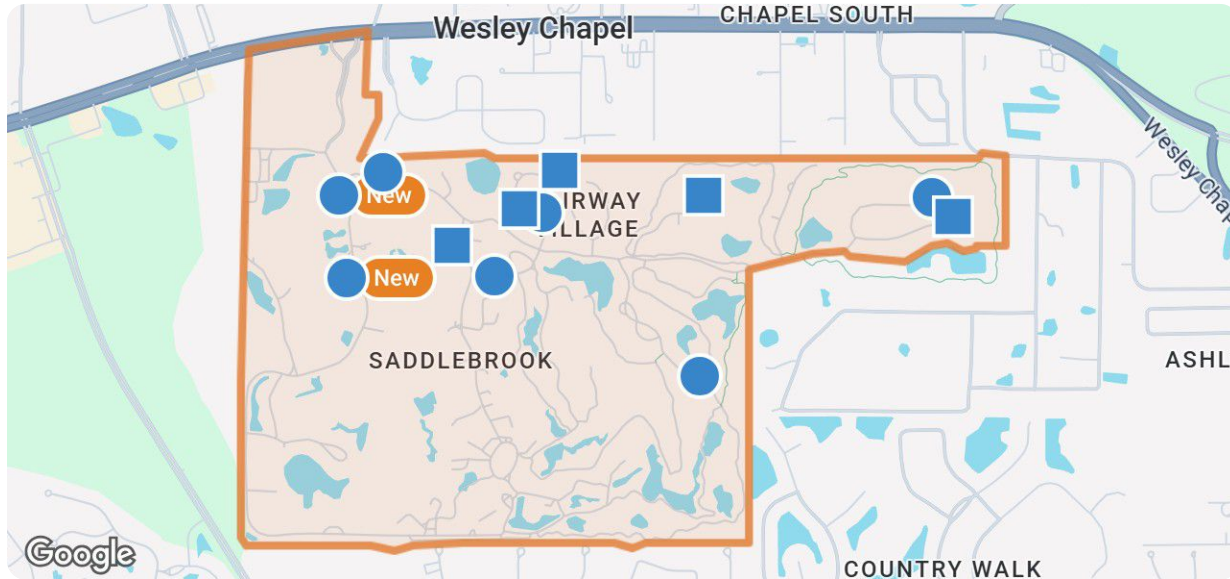
Property Types: Single Family

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size: Any, Year Built: Any

Saddlebrook Resort in Wesley Chapel, FL

Summary

For Sale Activity in the Last 6 Months



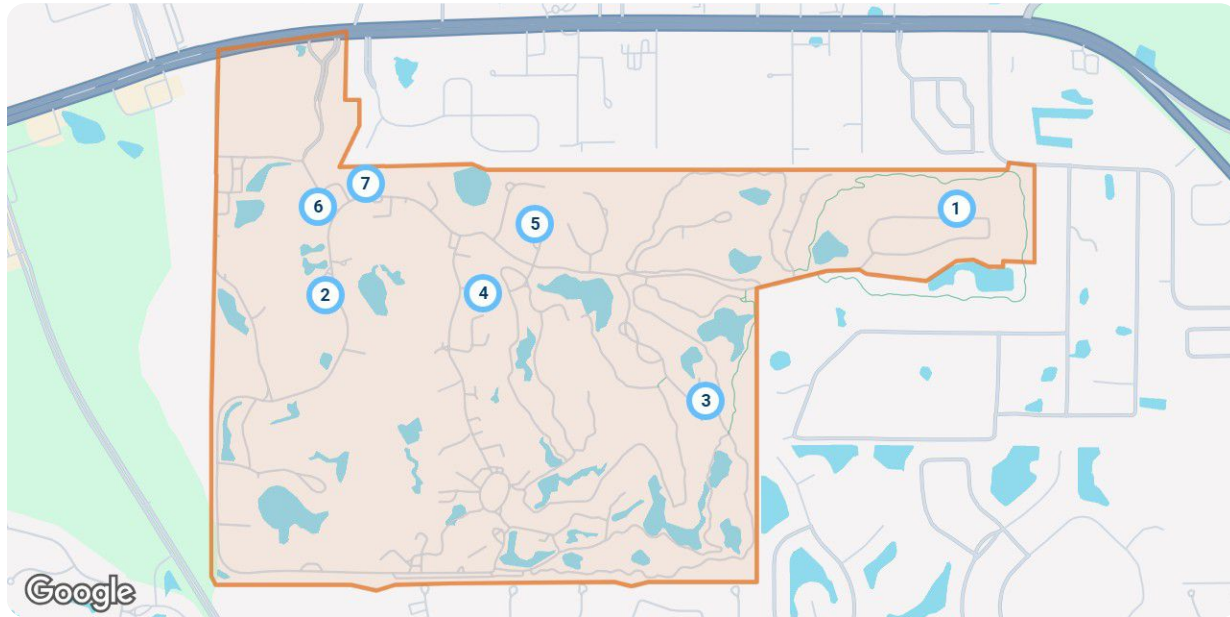
	New	Pending	Closed	Distressed
Number of Properties	5	2	5	1
Lowest Listing Price / Est.Value	\$189,700	\$599,900	\$310,000	\$307,940
Median Listing Price / Est.Value	\$929,000	\$894,950	\$660,000	\$307,940
Highest Listing Price / Est.Value	\$1,999,900	\$1,190,000	\$1,175,000	\$307,940
Average Price / sqft	\$276	\$312	\$269	\$160
Median Price / sqft	\$272	\$312	\$273	\$160
Average Days in RPR	61	180	-	-
Median Days in RPR	59	180	-	-
Total Volume	\$4,768,600	\$1,789,900	\$3,470,000	\$307,940
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

Saddlebrook Resort in Wesley Chapel, FL

Market Activity Breakdown

New

Source: Listings



Legend

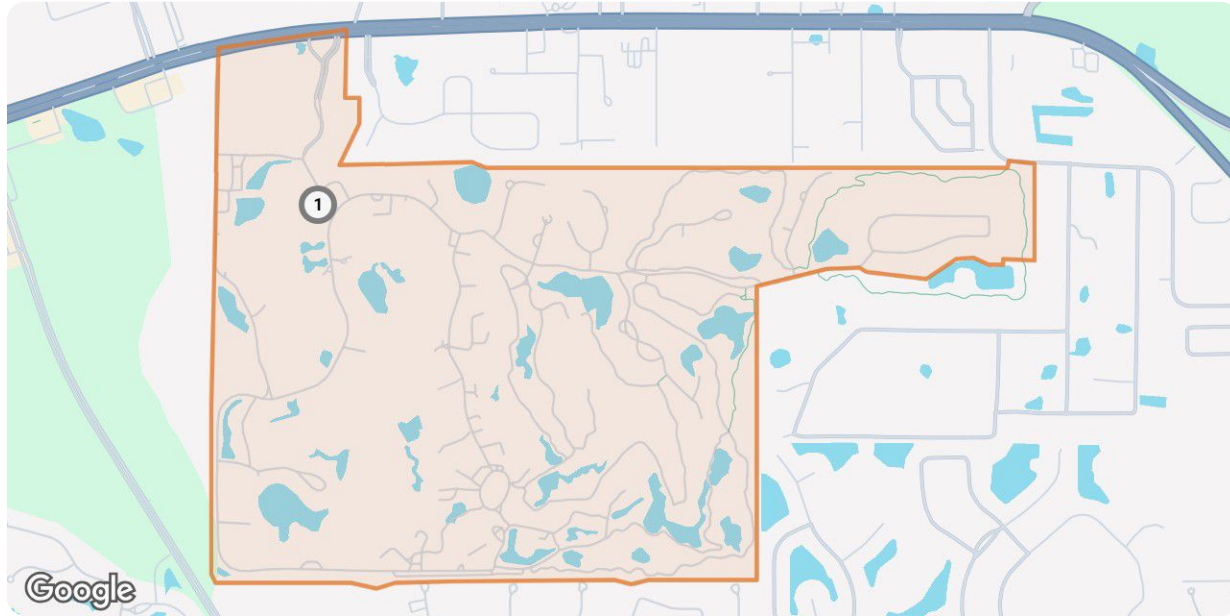
● Active For Sale

New: 5 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>5022 Pinelake Rd Wesley Chapel, FL 33543 MLS ID: TB8474415 ● Active / For Sale</p> <p><i>Listing Courtesy of BHHS FLORIDA PROPERTIES GROUP</i></p>	Single Family	4/4	5,084	0.44 acres	1990	2/10/2026 26 days	\$1,999,900 \$393/sq ft
2	 <p>29244 Whipporwill Ln Wesley Chapel, FL 33543 MLS ID: TB8473295 ● Active / For Sale</p> <p><i>Listing Courtesy of TOMLIN, ST CYR & ASSOCIATES LLC</i></p>	Single Family	4/4	5,264	1 acre	1974	2/16/2026 20 days	\$1,000,000 \$190/sq ft
3	 <p>5243 Foxhunt Dr Wesley Chapel, FL 33543 MLS ID: TB8462307 ● Active / For Sale</p> <p><i>Listing Courtesy of COLDWELL BANKER REALTY</i></p>	Single Family	4/3	3,418	1.19 acres	2000	1/8/2026 59 days	\$929,000 \$272/sq ft
4	 <p>5351 Sand Crane Ct Wesley Chapel, FL 33543 MLS ID: TB8447590 ● Active / For Sale</p> <p><i>Listing Courtesy of FLAT FEE MLS REALTY</i></p>	Single Family	3/3	2,000	9,583 sqft	1994	11/17/2025 111 days	\$650,000 \$325/sq ft
5	 <p>5454 Saddlebrook Way, Apt 1 Wesley Chapel, FL 33543 MLS ID: TB8454913 ● Active / For Sale</p> <p><i>Listing Courtesy of CHARLES RUTENBERG REALTY INC</i></p>	Single Family	1/2	953	1,500 sqft	1975	12/9/2025 89 days	\$189,700 \$199/sq ft

Saddlebrook Resort in Wesley Chapel, FL

Pending

Source: Listings



Legend

● Pending

Pending: 2 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 <p>30247 Fairway Dr Wesley Chapel, FL 33543 MLS ID: TB8374592 ● Pending / For Sale</p> <p><i>Listing Courtesy of LPT REALTY, LLC</i></p>	Single Family	5/5	3,514	0.34 acres 2000	4/15/2025	\$1,190,000 \$339/sq ft	3/1/2026 320 days
2	 <p>5475 Saddlebrook Way Wesley Chapel, FL 33543 MLS ID: TB8462240 ● Pending / For Sale</p> <p><i>Listing Courtesy of CENTURY 21 BILL NYE REALTY</i></p>	Single Family	3/2	2,100	0.57 acres 1990	1/9/2026	\$599,900 \$286/sq ft	2/17/2026 39 days



Saddlebrook Resort in Wesley Chapel, FL

Closed

Source: Public Records and Listings



Legend

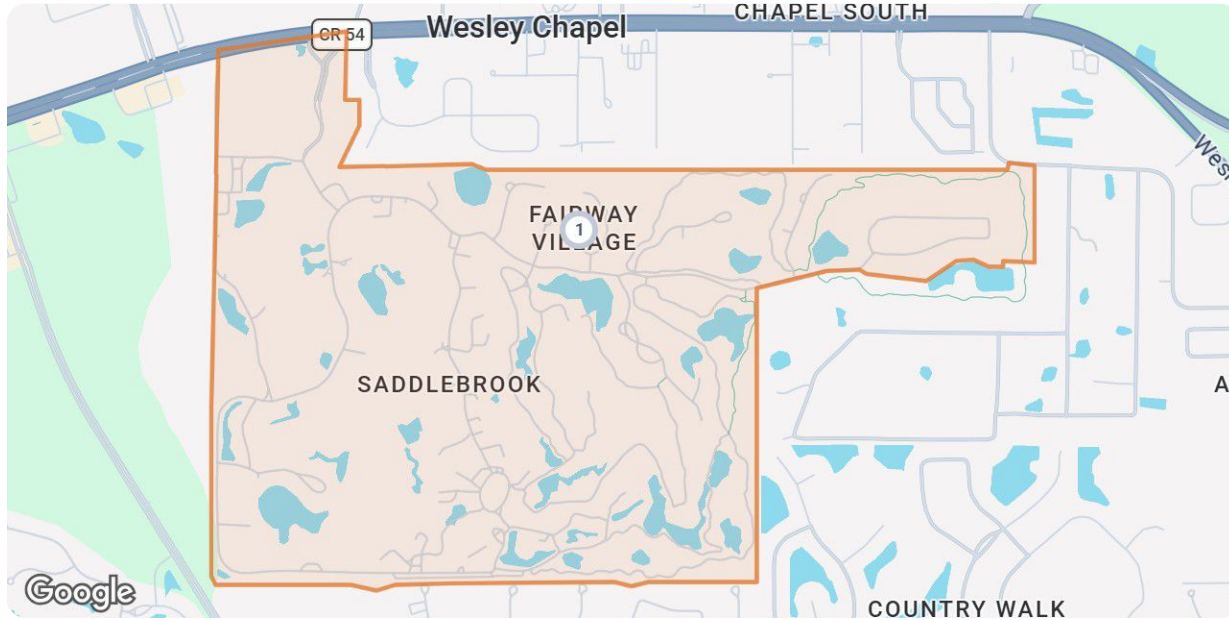
● Closed

Closed: 5 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <p>30400 Fairway Dr Wesley Chapel, FL 33543 Closed / Public Record</p>	Single Family	-/3	3,498	0.55 acres 1992	12/29/2025 - days	\$1,175,000 \$330/sq ft	-
2	 <p>5406 Blue Heron Ln Wesley Chapel, FL 33543 Closed / Public Record</p>	Single Family	-/3	2,720	0.45 acres 1992	1/9/2026 - days	\$800,000 \$291/sq ft	-
3	 <p>5479 Blue Heron Ln Wesley Chapel, FL 33543 Closed / Public Record</p>	Single Family	-/2	2,414	0.46 acres 1990	1/7/2026 - days	\$660,000 \$273/sq ft	-
4	 <p>5319 Saddlebrook Way Wesley Chapel, FL 33543 Closed / Public Record</p>	Single Family	-/2	1,958	0.5 acres 1978	1/7/2026 - days	\$525,000 \$266/sq ft	-
5	 <p>29909 Baywood Ln Wesley Chapel, FL 33543 Closed / Public Record</p>	Single Family	-/3	1,796	5,986 sqft 1988	12/23/2025 - days	\$310,000 \$199/sq ft	-

Saddlebrook Resort in Wesley Chapel, FL

Distressed

Source: Public Records and Listings



Legend

- Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	<p>5340 Cobblestone Ct Wesley Chapel, FL 33543 ■ Off Market / Public Record</p>	Single Family	-/3	1,930	4,421 sqft 1991	- - days	- \$160/sq ft	2/27/2026 Notice of Foreclosure Sale

About RPR

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- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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