



4 WEEK REAL ESTATE MARKET REPORT

Tuesday, January 31, 2023

As of: Wednesday, February 1, 2023

- 1 Report Breakdown
- 2 Cumulative Tampa Bay Report - Single Family Home
- 3 Cumulative Tampa Bay Report - Condominium
- 4 Pinellas County - Single Family Home
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- 12 Manatee County - Single Family Home
- 13 Manatee County - Condominium



4 WEEK REAL ESTATE MARKET REPORT

REPORT BREAKDOWN

Tuesday, January 31, 2023

as of: 2/1/2023

Day 1	Tuesday, January 31, 2023
Day 2	Monday, January 30, 2023
Day 3	Sunday, January 29, 2023
Day 4	Saturday, January 28, 2023
Day 5	Friday, January 27, 2023
Day 6	Thursday, January 26, 2023
Day 7	Wednesday, January 25, 2023
Day 8	Tuesday, January 24, 2023
Day 9	Monday, January 23, 2023
Day 10	Sunday, January 22, 2023
Day 11	Saturday, January 21, 2023
Day 12	Friday, January 20, 2023
Day 13	Thursday, January 19, 2023
Day 14	Wednesday, January 18, 2023
Day 15	Tuesday, January 17, 2023
Day 16	Monday, January 16, 2023
Day 17	Sunday, January 15, 2023
Day 18	Saturday, January 14, 2023
Day 19	Friday, January 13, 2023
Day 20	Thursday, January 12, 2023
Day 21	Wednesday, January 11, 2023
Day 22	Tuesday, January 10, 2023
Day 23	Monday, January 9, 2023
Day 24	Sunday, January 8, 2023
Day 25	Saturday, January 7, 2023
Day 26	Friday, January 6, 2023
Day 27	Thursday, January 5, 2023
Day 28	Wednesday, January 4, 2023

REPORT BREAKDOWN

GRAPH:

Active - Newly listed during the date range

Pending - Status changed to 'pending' during the date range

Sold - Closed during the date range

Canceled - Canceled during the date range

Temp off Market - Status changed to 'temp' off market' during the date range

The date ranges are not cumulative.

Day 1: Tuesday, January 31, 2023

Day 28: Wednesday, January 4, 2023

TOTALS:

4 Weeks: The summation of each date range (Day 1 - Day 28)

NOV 22: The total at month end

NOTE: Sold = Total sold in the month

Market Changes

Day 1's New Listings, Price Increase, Price Decreases and Back on Market

Manatee County - Single Family Home

7 Day Sold Comparison

Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

7 Day Sold Analysis

% Changed: The variance in amount and volume between day 1 - day 7 and;

Prior Year

Day 8 - Day 14

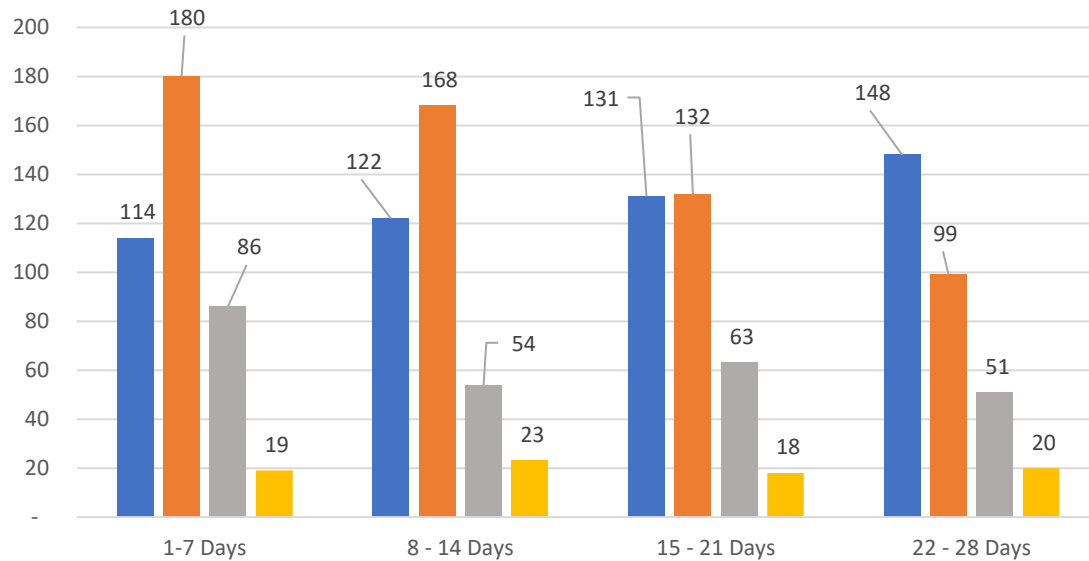


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOMES

Tuesday, January 31, 2023

as of: 2/1/2023



	TOTALS	
	4 Weeks	NOV 22
Active	515	12,287
Pending	579	7,816
Sold*	254	3,431
Canceled	80	
Temp Off Market	1,428	

Market Changes	1/31/2023	% 4 Weeks Active
New Listings	145	28%
Price Increase	24	4%
Prices Decrease	446	176%
Back on Market*	70	88%

*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 Day Sold Comparison

Closed in last 7 days	\$	#
Tuesday, January 31, 2023	74,985,606	134
Monday, January 30, 2023	92,669,227	175
Sunday, January 29, 2023	613,500	1
Saturday, January 28, 2023	405,000	1
Friday, January 27, 2023	134,840,896	262
Thursday, January 26, 2023	57,051,019	106
Wednesday, January 25, 2023	58,579,607	118
Total	419,144,855	797

Closed Prior Year	\$	#
Monday, January 31, 2022	245,747,644	438
Sunday, January 30, 2022	4,097,950	10
Saturday, January 29, 2022	6,455,185	16
Friday, January 28, 2022	186,843,306	357
Thursday, January 27, 2022	83,412,798	176
Wednesday, January 26, 2022	56,052,747	134
Tuesday, January 25, 2022	60,145,610	131
Total	642,755,240	1262

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-35%	-37%
8 - 14 Days	18%	14%



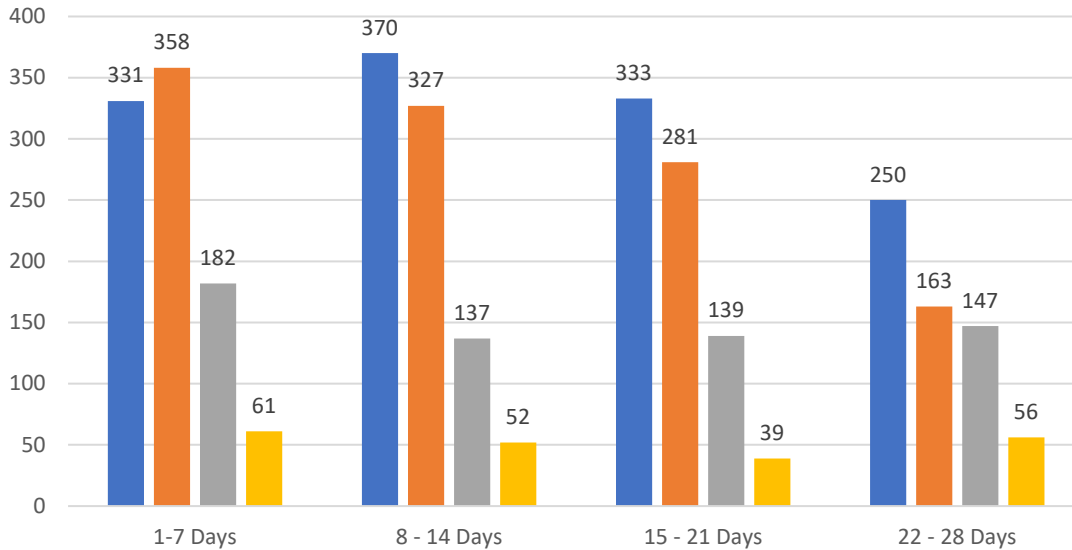


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDOMINIUM

Tuesday, January 31, 2023

as of: 2/1/2023



	TOTALS	
	4 Weeks	NOV 22
Active	1,284	2,907
Pending	1,129	2,086
Sold*	605	1,291
Canceled	208	
Temp Off Market	3,226	

Market Changes	1/31/2023	% 4 Weeks Active
New Listings	42	3%
Price Increase	3	0%
Prices Decrease	62	10%
Back on Market*	13	6%

*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 Day Sold Comparison

Closed in last 7 days	\$	#
Tuesday, January 31, 2023	24,593,482	45
Monday, January 30, 2023	11,779,827	27
Sunday, January 29, 2023	-	-
Saturday, January 28, 2023	540,000	1
Friday, January 27, 2023	32,741,429	57
Thursday, January 26, 2023	5,970,250	23
Wednesday, January 25, 2023	20,529,000	29
Total	96,153,988	182

Closed Prior Year	\$	#
Monday, January 31, 2022	53,638,049	124
Sunday, January 30, 2022	257,000	1
Saturday, January 29, 2022	464,500	3
Friday, January 28, 2022	39,850,520	99
Thursday, January 27, 2022	28,118,850	55
Wednesday, January 26, 2022	12,214,200	37
Tuesday, January 25, 2022	13,713,800	32
Total	148,256,919	351

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-35%	-48%
8 - 14 Days	-73%	3%



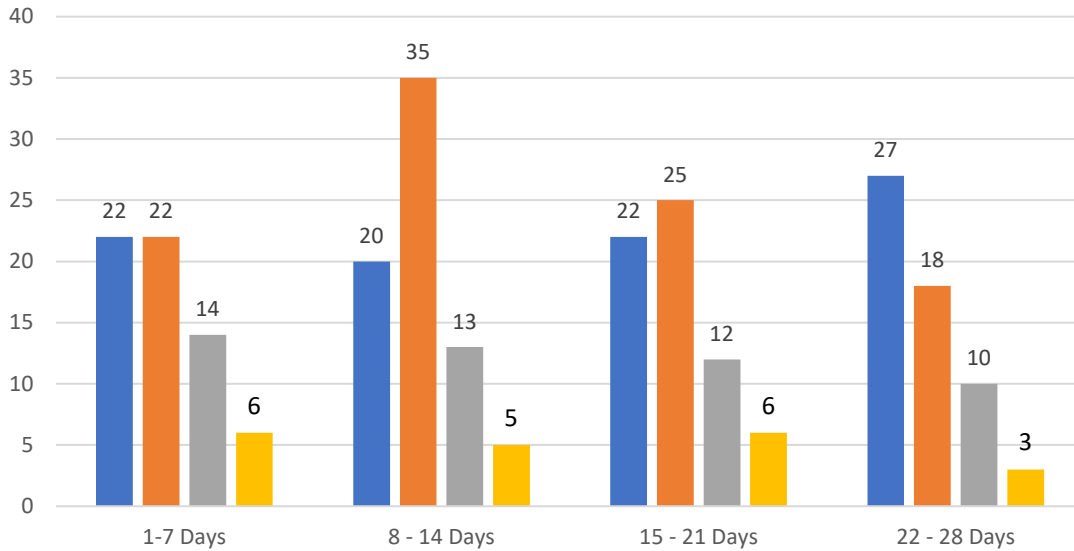


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOMES

Tuesday, January 31, 2023

as of: 2/1/2023



	TOTALS	
	4 Weeks	NOV 22
Active	91	2,127
Pending	100	1,371
Sold*	49	0,797
Canceled	20	
Temp Off Market	260	

Market Changes	1/31/2023	% 4 Weeks Active
New Listings	32	35%
Price Increase	3	3%
Prices Decrease	37	76%
Back on Market*	11	55%

*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 Day Sold Comparison

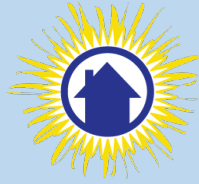
Closed in last 7 days	\$	#
Tuesday, January 31, 2023	11,255,850	27
Monday, January 30, 2023	12,358,576	24
Sunday, January 29, 2023	-	-
Saturday, January 28, 2023	-	-
Friday, January 27, 2023	27,840,080	51
Thursday, January 26, 2023	12,289,020	20
Wednesday, January 25, 2023	13,863,000	20
Total	77,606,526	142

Closed Prior Year	\$	#
Monday, January 31, 2022	49,062,920	84
Sunday, January 30, 2022	1,902,500	4
Saturday, January 29, 2022	1,277,215	3
Friday, January 28, 2022	44,701,466	83
Thursday, January 27, 2022	17,103,400	36
Wednesday, January 26, 2022	14,749,376	34
Tuesday, January 25, 2022	11,136,000	26
Total	139,932,877	270

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-45%	-47%
8 - 14 Days	-78%	12%



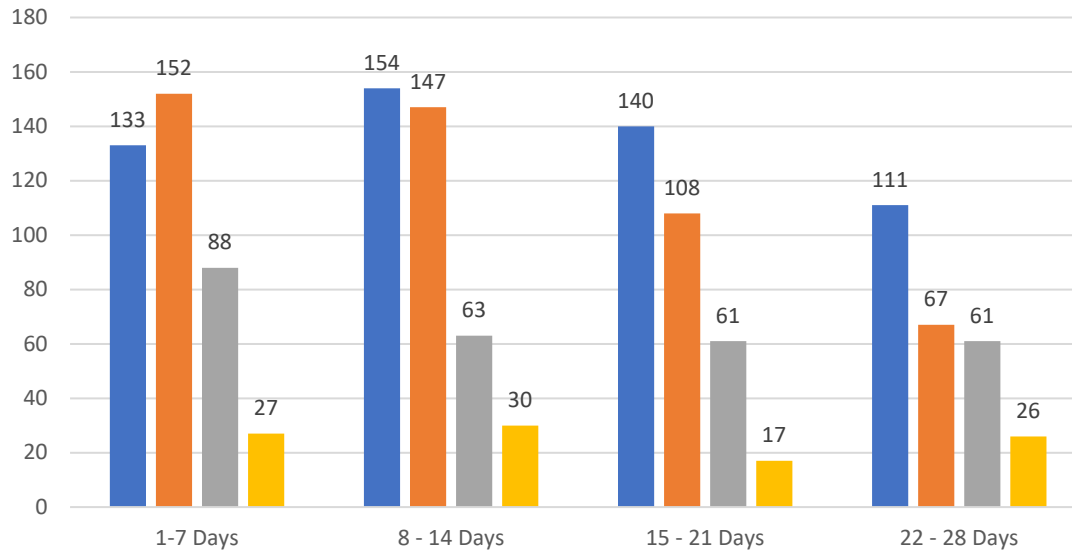


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDOMINIUM

Tuesday, January 31, 2023

as of: 2/1/2023



	TOTALS	
	4 Weeks	NOV 22
Active	538	0,360
Pending	474	0,264
Sold*	273	152
Canceled	100	
Temp Off Market	1,385	

Market Changes	1/31/2023	% 4 Weeks Active
New Listings	28	5%
Price Increase	0	0%
Prices Decrease	25	9%
Back on Market*	9	9%

*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 Day Sold Comparison

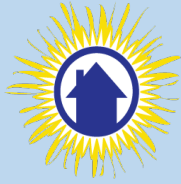
Closed in last 7 days	\$	#
Tuesday, January 31, 2023	8,009,000	19
Monday, January 30, 2023	4,964,300	13
Sunday, January 29, 2023	-	-
Saturday, January 28, 2023	-	-
Friday, January 27, 2023	11,775,315	30
Thursday, January 26, 2023	3,265,350	12
Wednesday, January 25, 2023	9,607,000	14
Total	37,620,965	88

Closed Prior Year	\$	#
Monday, January 31, 2022	18,869,750	56
Sunday, January 30, 2022	257,000	1
Saturday, January 29, 2022	314,500	2
Friday, January 28, 2022	21,249,370	51
Thursday, January 27, 2022	7,949,100	24
Wednesday, January 26, 2022	4,810,300	18
Tuesday, January 25, 2022	5,269,000	15
Total	58,719,020	167

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-36%	-47%
8 - 14 Days	-89%	40%



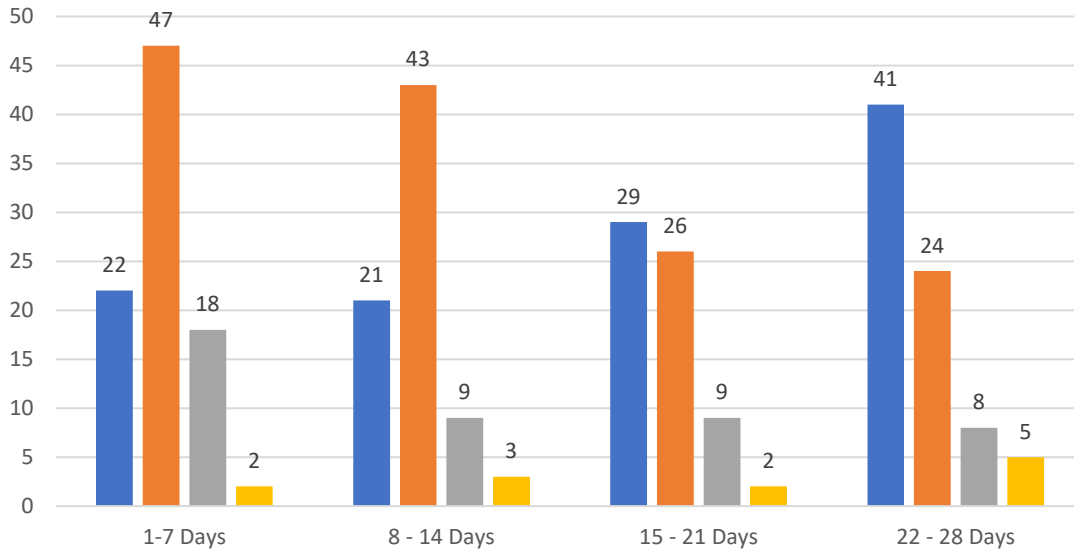


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOMES

Tuesday, January 31, 2023

as of: 2/1/2023



	TOTALS	
	4 Weeks	NOV 22
Active	113	1,646
Pending	140	0,966
Sold*	44	0,458
Canceled	12	
Temp Off Market	309	

Market Changes	1/31/2023	% 4 Weeks Active
New Listings	30	27%
Price Increase	15	11%
Prices Decrease	36	82%
Back on Market*	12	100%

*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 Day Sold Comparison

Closed in last 7 days	\$	#
Tuesday, January 31, 2023	9,527,036	22
Monday, January 30, 2023	16,207,416	33
Sunday, January 29, 2023	-	-
Saturday, January 28, 2023	-	-
Friday, January 27, 2023	26,329,452	64
Thursday, January 26, 2023	9,617,756	25
Wednesday, January 25, 2023	7,902,299	22
TOTAL	69,583,959	166

Closed Prior Year	\$	#
Monday, January 31, 2022	28,758,929	74
Sunday, January 30, 2022	471,100	2
Saturday, January 29, 2022	-	0
Friday, January 28, 2022	26,513,336	75
Thursday, January 27, 2022	12,722,062	36
Wednesday, January 26, 2022	9,882,071	31
Tuesday, January 25, 2022	10,635,930	25
TOTAL	88,983,428	243

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-22%	-32%
8 - 14 Days	-80%	10%



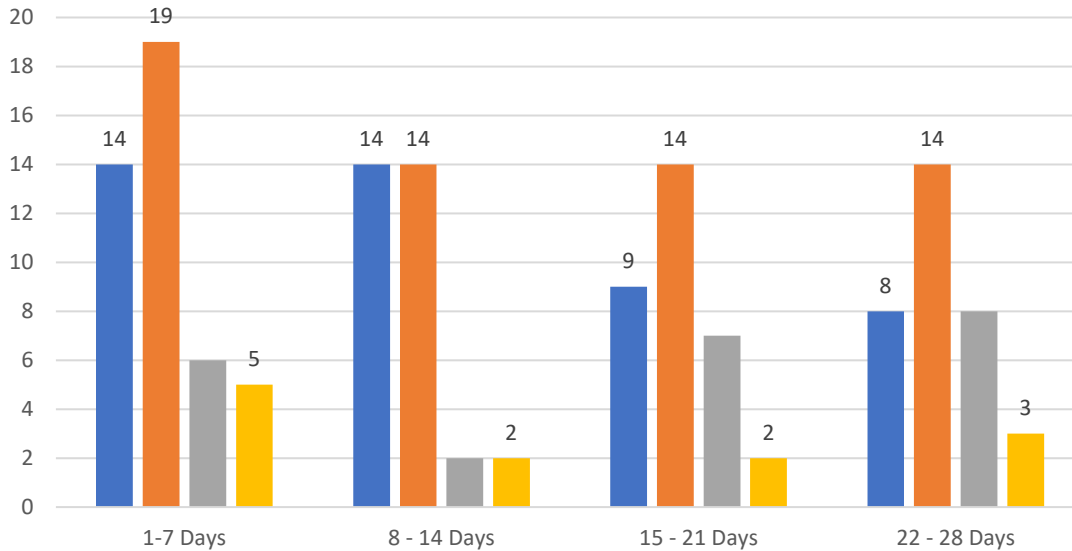


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDOMINIUM

Tuesday, January 31, 2023

as of: 2/1/2023



	TOTALS	
	4 Weeks	NOV 22
Active	45	513
Pending	61	471
Sold*	23	179
Canceled	12	
Temp Off Market	141	

Market Changes	1/31/2023	% 4 Weeks Active
New Listings	1	2%
Price Increase	0	0%
Prices Decrease	1	4%
Back on Market*	0	0%

*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 Day Sold Comparison

Closed in last 7 days	\$	#
Tuesday, January 31, 2023	452,000	2
Monday, January 30, 2023	340,000	1
Sunday, January 29, 2023	-	-
Saturday, January 28, 2023	-	-
Friday, January 27, 2023	437,000	3
Thursday, January 26, 2023	-	-
Wednesday, January 25, 2023	-	-
Total	1,229,000	6

Closed Prior Year	\$	#
Monday, January 31, 2022	1,830,400	12
Sunday, January 30, 2022	-	0
Saturday, January 29, 2022	-	0
Friday, January 28, 2022	791,400	5
Thursday, January 27, 2022	430,000	2
Wednesday, January 26, 2022	823,500	5
Tuesday, January 25, 2022	84,000	1
Total	3,959,300	25

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-69%	-76%
8 - 14 Days	-100%	200%



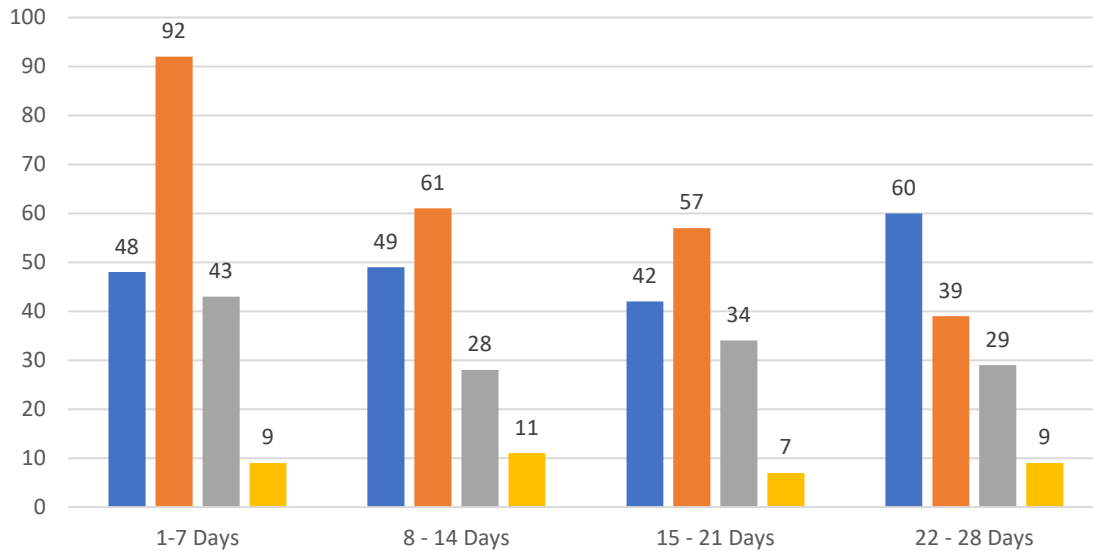


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOMES

Tuesday, January 31, 2023

as of: 2/1/2023



	TOTALS	
	4 Weeks	NOV 22
Active	199	3,245
Pending	249	2,467
Sold*	134	1,584
Canceled	36	
Temp Off Market	618	

Market Changes	1/31/2023	% 4 Weeks Active
New Listings	35	18%
Price Increase	12	5%
Prices Decrease	72	54%
Back on Market*	15	42%

*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 Day Sold Comparison

Closed in last 7 days	\$	#
Tuesday, January 31, 2023	26,285,831	49
Monday, January 30, 2023	34,969,088	71
Sunday, January 29, 2023	-	-
Saturday, January 28, 2023	405,000	1
Friday, January 27, 2023	45,295,362	88
Thursday, January 26, 2023	22,333,965	39
Wednesday, January 25, 2023	19,599,715	47
TOTAL	148,888,961	295

Closed Prior Year	\$	#
Monday, January 31, 2022	70,525,187	142
Sunday, January 30, 2022	1,724,350	4
Saturday, January 29, 2022	2,717,970	8
Friday, January 28, 2022	50,074,753	109
Thursday, January 27, 2022	25,485,290	64
Wednesday, January 26, 2022	15,579,210	37
Tuesday, January 25, 2022	16,510,265	34
TOTAL	182,617,025	398

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-18%	-26%
8 - 14 Days	-58%	19%



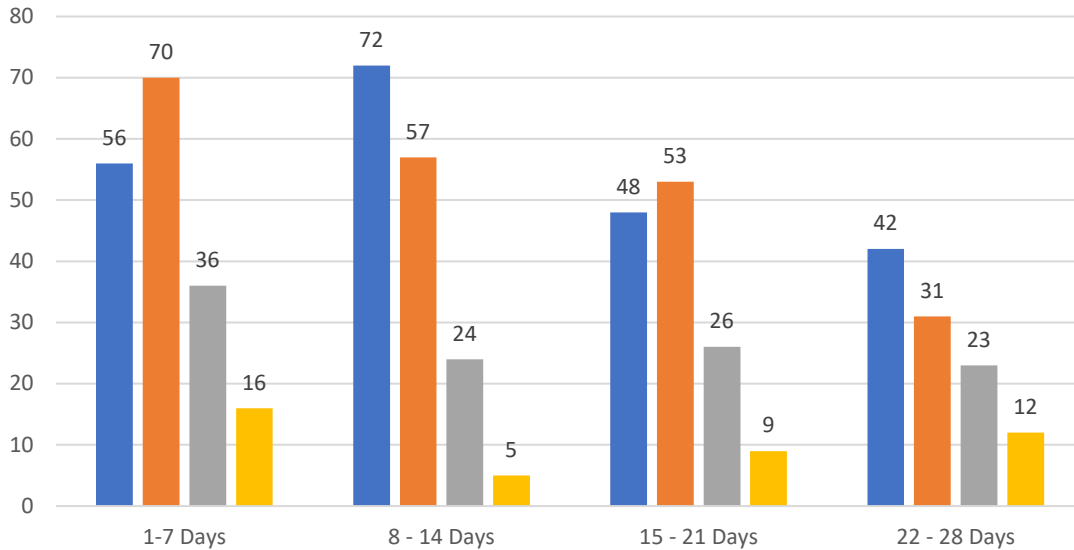


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDOMINIUM

Tuesday, January 31, 2023

as of: 2/1/2023



	TOTALS	
	4 Weeks	NOV 22
Active	218	725
Pending	211	611
Sold*	109	423
Canceled	42	
Temp Off Market	580	

Market Changes	1/31/2023	% 4 Weeks Active
New Listings	15	7%
Price Increase	0	0%
Prices Decrease	10	9%
Back on Market*	1	2%

*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 Day Sold Comparison

Closed in last 7 days	\$	#
Tuesday, January 31, 2023	4,365,000	11
Monday, January 30, 2023	1,817,527	4
Sunday, January 29, 2023	-	-
Saturday, January 28, 2023	-	-
Friday, January 27, 2023	9,768,200	10
Thursday, January 26, 2023	1,468,000	7
Wednesday, January 25, 2023	1,187,500	4
Total	18,606,227	36

Closed Prior Year	\$	#
Monday, January 31, 2022	3,702,000	18
Sunday, January 30, 2022	-	0
Saturday, January 29, 2022	150,000	1
Friday, January 28, 2022	4,193,450	15
Thursday, January 27, 2022	5,577,350	9
Wednesday, January 26, 2022	1,266,900	5
Tuesday, January 25, 2022	1,583,900	7
Total	16,473,600	55

7 Day Sold Analysis

% Changed	\$	#
Prior Year	13%	-35%
8 - 14 Days	-95%	-43%



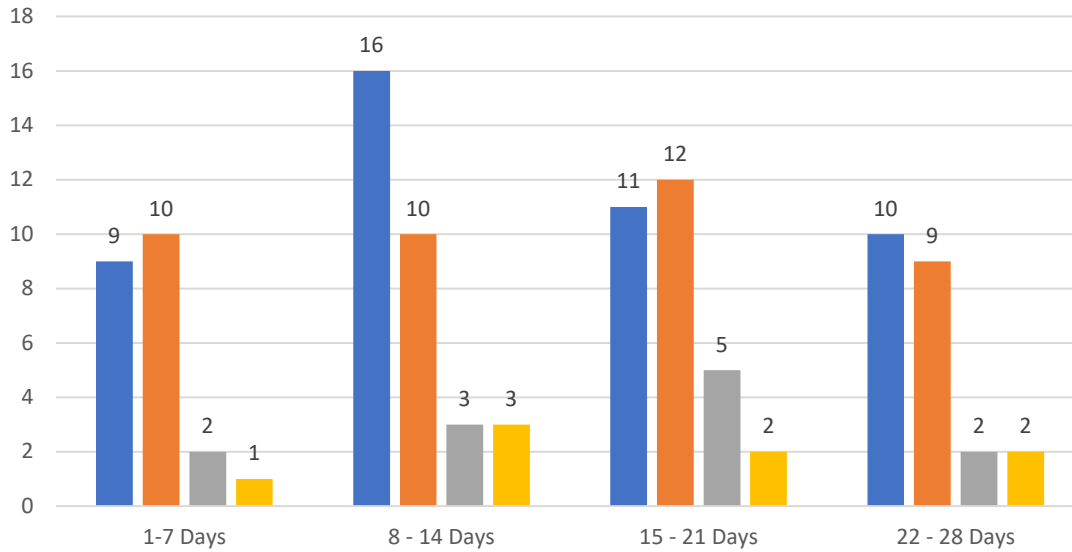


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOMES

Tuesday, January 31, 2023

as of: 2/1/2023



	TOTALS	
	4 Weeks	NOV 22
Active	46	1,768
Pending	41	0,961
Sold*	12	125
Canceled	8	
Temp Off Market	107	

Market Changes	1/31/2023	% 4 Weeks Active
New Listings	36	78%
Price Increase	2	5%
Prices Decrease	25	208%
Back on Market*	10	125%

*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 Day Sold Comparison

Closed in last 7 days	\$	#
Tuesday, January 31, 2023	14,996,800	21
Monday, January 30, 2023	14,038,013	24
Sunday, January 29, 2023	-	-
Saturday, January 28, 2023	-	-
Friday, January 27, 2023	14,212,839	22
Thursday, January 26, 2023	7,259,500	12
Wednesday, January 25, 2023	12,376,061	19
TOTAL	62,883,213	98

Closed Prior Year	\$	#
Monday, January 31, 2022	57,299,657	79
Sunday, January 30, 2022	-	0
Saturday, January 29, 2022	-	0
Friday, January 28, 2022	43,440,187	50
Thursday, January 27, 2022	18,152,224	30
Wednesday, January 26, 2022	6,866,900	15
Tuesday, January 25, 2022	11,710,700	24
TOTAL	137,469,668	198

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-54%	-51%
8 - 14 Days	-82%	-2%



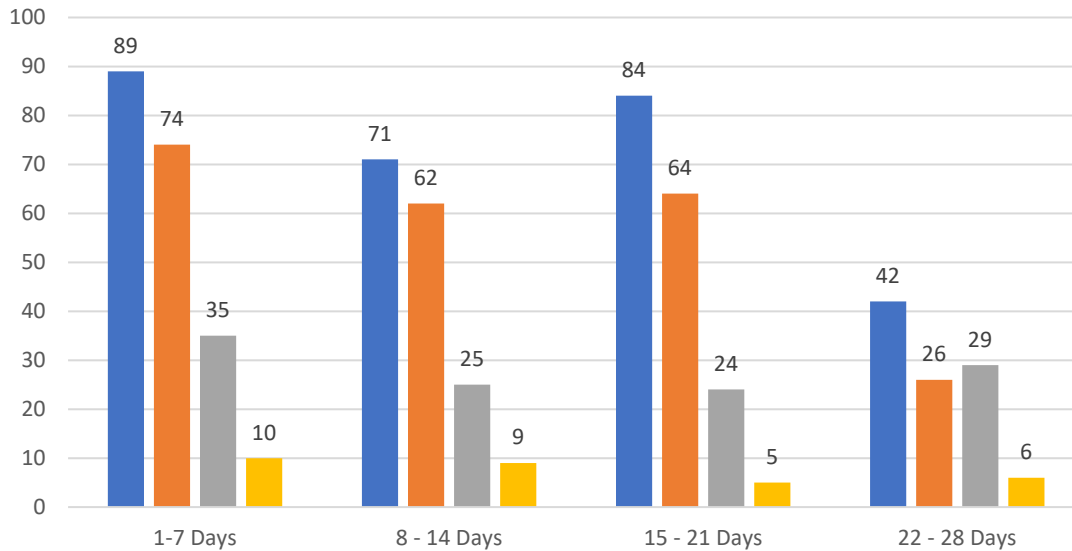


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDOMINIUM

Tuesday, January 31, 2023

as of: 2/1/2023



	TOTALS	
	4 Weeks	NOV 22
Active	286	0,478
Pending	226	262
Sold*	113	179
Canceled	30	
Temp Off Market	655	

Market Changes	1/31/2023	% 4 Weeks Active
New Listings	13	5%
Price Increase	0	0%
Prices Decrease	8	7%
Back on Market*	4	13%

*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 Day Sold Comparison

Closed in last 7 days	\$	#
Tuesday, January 31, 2023	7,468,682	7
Monday, January 30, 2023	3,270,000	5
Sunday, January 29, 2023	-	-
Saturday, January 28, 2023	540,000	1
Friday, January 27, 2023	9,525,014	9
Thursday, January 26, 2023	1,024,900	3
Wednesday, January 25, 2023	9,174,500	10
Total	31,003,096	35

Closed Prior Year	\$	#
Monday, January 31, 2022	22,494,500	23
Sunday, January 30, 2022	-	0
Saturday, January 29, 2022	-	0
Friday, January 28, 2022	10,136,900	16
Thursday, January 27, 2022	7,798,400	13
Wednesday, January 26, 2022	2,836,500	5
Tuesday, January 25, 2022	4,952,000	4
Total	48,218,300	61

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-36%	-43%
8 - 14 Days	-91%	40%



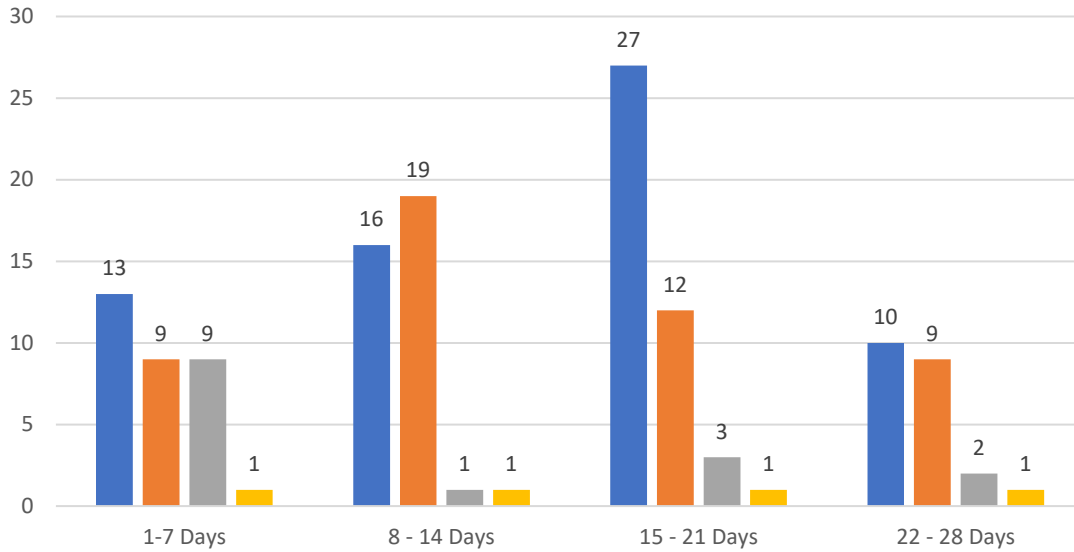


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOMES

Tuesday, January 31, 2023

as of: 2/1/2023



	TOTALS	
	4 Weeks	NOV 22
Active	66	3,501
Pending	49	2,051
Sold*	15	0,467
Canceled	4	
Temp Off Market	134	

Market Changes	1/31/2023	% 4 Weeks Active
New Listings	27	41%
Price Increase	18	37%
Prices Decrease	26	173%
Back on Market*	6	150%

*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 Day Sold Comparison

Closed in last 7 days	\$	#
Tuesday, January 31, 2023	12,920,089	15
Monday, January 30, 2023	15,096,134	23
Sunday, January 29, 2023	613,500	1
Saturday, January 28, 2023	-	-
Friday, January 27, 2023	21,163,163	37
Thursday, January 26, 2023	5,550,778	10
Wednesday, January 25, 2023	4,838,532	10
TOTAL	60,182,196	96

Closed Prior Year	\$	#
Monday, January 31, 2022	40,100,951	59
Sunday, January 30, 2022	-	0
Saturday, January 29, 2022	2,460,000	5
Friday, January 28, 2022	22,113,564	40
Thursday, January 27, 2022	9,949,822	10
Wednesday, January 26, 2022	8,975,190	17
Tuesday, January 25, 2022	10,152,715	22
TOTAL	93,752,242	153

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-36%	-37%
8 - 14 Days	-83%	26%



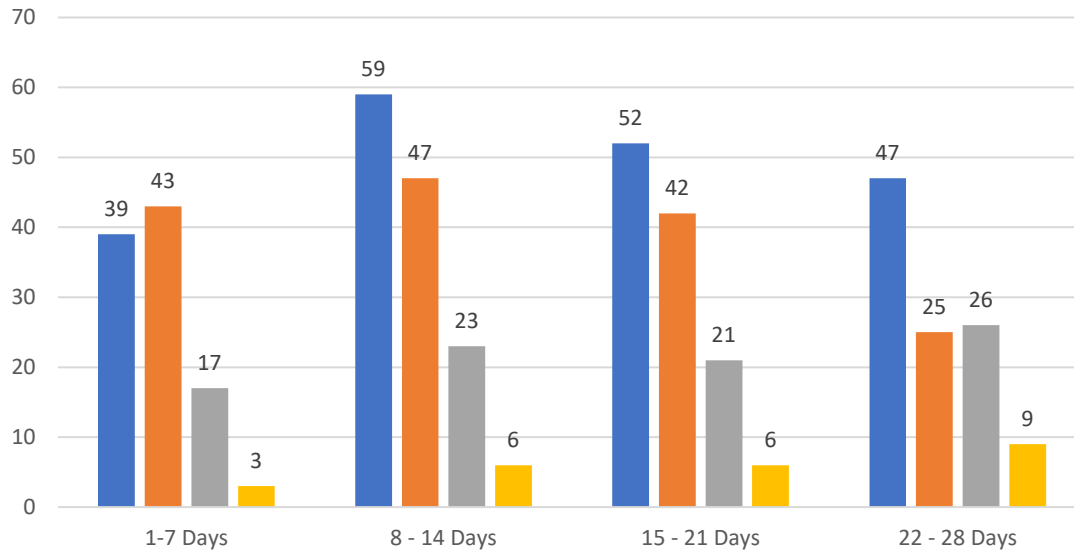


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDOMINIUM

Tuesday, January 31, 2023

as of: 2/1/2023



	TOTALS	
	4 Weeks	NOV 22
Active	197	831
Pending	157	478
Sold*	87	358
Canceled	24	
Temp Off Market	465	

Market Changes	1/31/2023	% 4 Weeks Active
New Listings	10	5%
Price Increase	0	0%
Prices Decrease	10	11%
Back on Market*	1	4%

*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 Day Sold Comparison

Closed in last 7 days	\$	#
Tuesday, January 31, 2023	4,298,800	6
Monday, January 30, 2023	1,388,000	4
Sunday, January 29, 2023	-	-
Saturday, January 28, 2023	-	-
Friday, January 27, 2023	1,235,900	5
Thursday, January 26, 2023	212,000	1
Wednesday, January 25, 2023	560,000	1
Total	7,694,700	17

Closed Prior Year	\$	#
Monday, January 31, 2022	6,741,399	15
Sunday, January 30, 2022	-	0
Saturday, January 29, 2022	-	0
Friday, January 28, 2022	3,479,400	12
Thursday, January 27, 2022	6,364,000	7
Wednesday, January 26, 2022	2,477,000	4
Tuesday, January 25, 2022	1,824,900	5
Total	20,886,699	43

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-63%	-60%
8 - 14 Days	-98%	-26%

