



4 WEEK REAL ESTATE MARKET REPORT

Tuesday, February 7, 2023

As of: Wednesday, February 8, 2023

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



4 WEEK REAL ESTATE MARKET REPORT

REPORT BREAKDOWN

Tuesday, February 7, 2023

as of: 2/8/2023

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

Day 28: Wednesday, January 11, 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

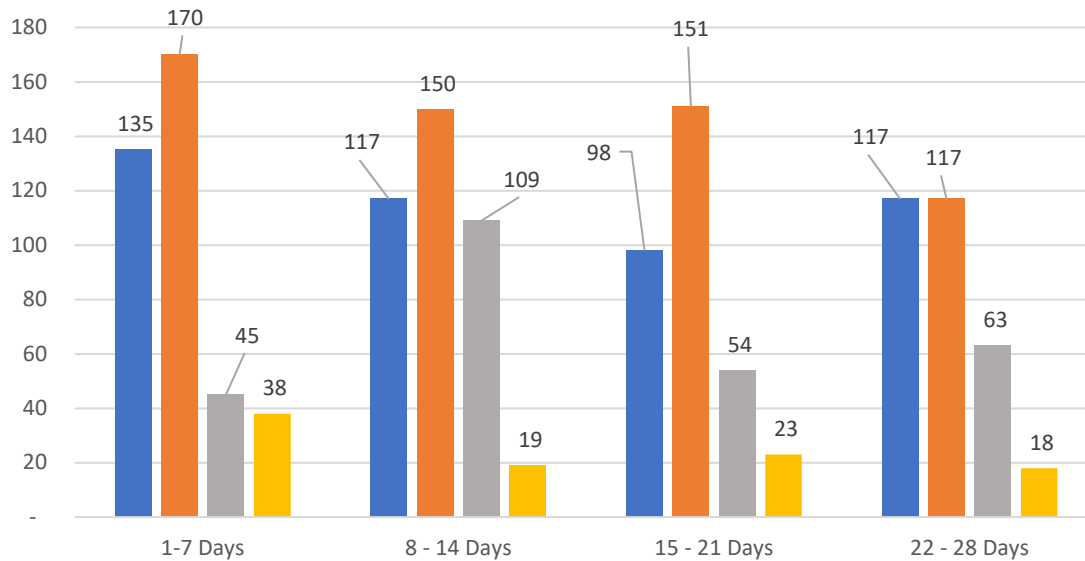


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOMES

Tuesday, February 7, 2023

as of: 2/8/2023



	TOTALS	
	4 Weeks	NOV 22
Active	467	12,287
Pending	588	7,816
Sold*	271	3,431
Canceled	98	
Temp Off Market	1,424	

Market Changes	2/7/2023	% 4 Weeks Active
New Listings	145	31%
Price Increase	24	4%
Prices Decrease	446	165%
Back on Market*	70	71%

*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, February 7, 2023	28,699,714	49
Monday, February 6, 2023	48,454,919	96
Sunday, February 5, 2023	-	-
Saturday, February 4, 2023	278,000	1
Friday, February 3, 2023	79,735,517	168
Thursday, February 2, 2023	45,186,109	86
Wednesday, February 1, 2023	56,511,682	100
TOTAL	258,865,941	500

Closed Prior Year	\$	#
Monday, February 7, 2022	101,250,391	176
Sunday, February 6, 2022	1,889,200	4
Saturday, February 5, 2022	3,351,200	8
Friday, February 4, 2022	116,409,078	250
Thursday, February 3, 2022	54,461,173	115
Wednesday, February 2, 2022	43,843,895	101
Tuesday, February 1, 2022	111,738,961	164
TOTAL	432,943,898	818

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-40%	-39%
8 - 14 Days	-53%	-53%



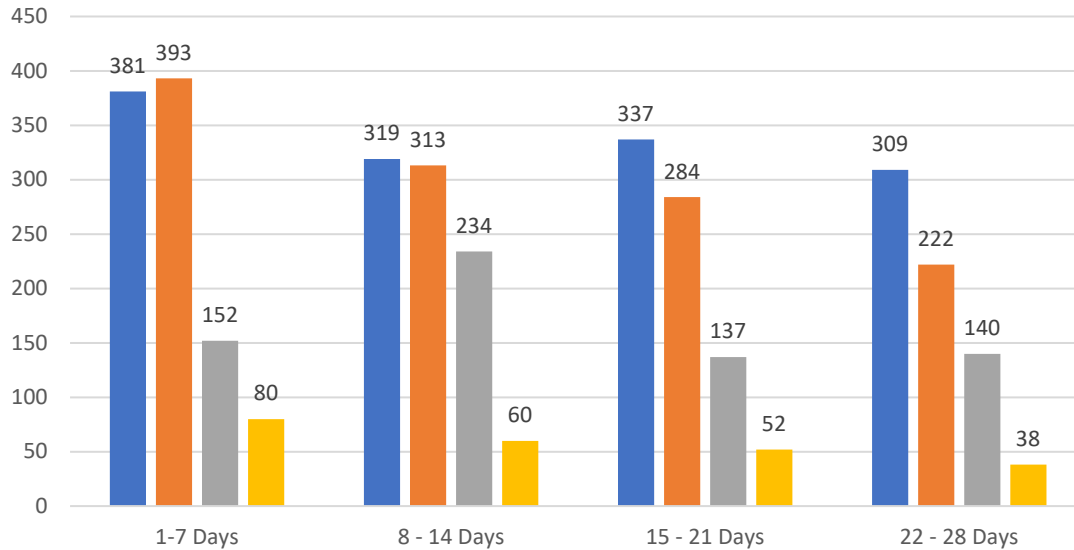


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDOMINIUM

Tuesday, February 7, 2023

as of: 2/8/2023



		TOTALS	
		4 Weeks	NOV 22
Active		1,346	2,907
Pending		1,212	2,086
Sold*		663	1,291
Canceled		230	
Temp Off Market		3,451	

Market Changes	2/7/2023	% 4 Weeks Active
New Listings	42	3%
Price Increase	3	0%
Prices Decrease	62	9%
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, February 7, 2023	10,443,900	20
Monday, February 6, 2023	11,498,460	23
Sunday, February 5, 2023	2,550,000	1
Saturday, February 4, 2023	-	-
Friday, February 3, 2023	25,240,899	46
Thursday, February 2, 2023	11,511,600	26
Wednesday, February 1, 2023	14,500,570	36
TOTAL	75,745,429	152

Closed Prior Year	\$	#
Monday, February 7, 2022	17,482,000	51
Sunday, February 6, 2022	225,000	1
Saturday, February 5, 2022	740,000	1
Friday, February 4, 2022	25,977,219	74
Thursday, February 3, 2022	11,564,100	33
Wednesday, February 2, 2022	14,572,783	44
Tuesday, February 1, 2022	15,755,350	47
TOTAL	86,316,452	251

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-12%	-39%
8 - 14 Days	-86%	-49%



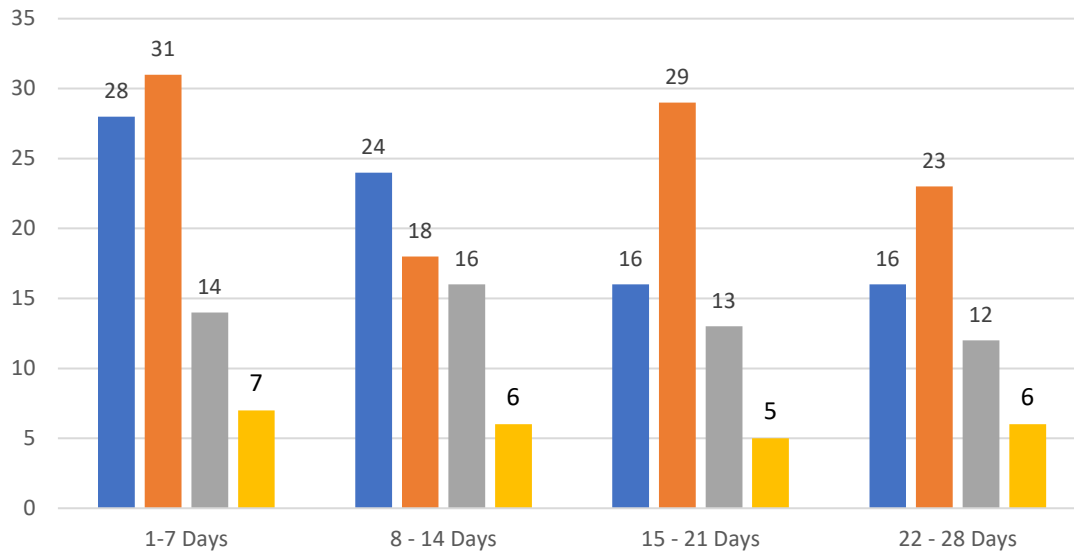


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOMES

Tuesday, February 7, 2023

as of: 2/8/2023



TOTALS		
	4 Weeks	NOV 22
Active	84	2,127
Pending	101	1,371
Sold*	55	0,797
Canceled	24	
Temp Off Market	264	

Market Changes	2/7/2023	% 4 Weeks Active
New Listings	30	36%
Price Increase	1	1%
Prices Decrease	36	65%
Back on Market*	9	38%

*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, February 7, 2023	8,644,800	12
Monday, February 6, 2023	11,439,290	26
Sunday, February 5, 2023	-	-
Saturday, February 4, 2023	278,000	1
Friday, February 3, 2023	21,779,490	38
Thursday, February 2, 2023	15,699,690	23
Wednesday, February 1, 2023	10,052,715	19
TOTAL	67,893,985	119

Closed Prior Year	\$	#
Monday, February 7, 2022	24,047,911	43
Sunday, February 6, 2022	-	0
Saturday, February 5, 2022	977,500	3
Friday, February 4, 2022	29,646,800	62
Thursday, February 3, 2022	9,215,300	24
Wednesday, February 2, 2022	11,680,699	27
Tuesday, February 1, 2022	21,038,600	40
TOTAL	96,606,810	199

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-30%	-40%
8 - 14 Days	-88%	-30%



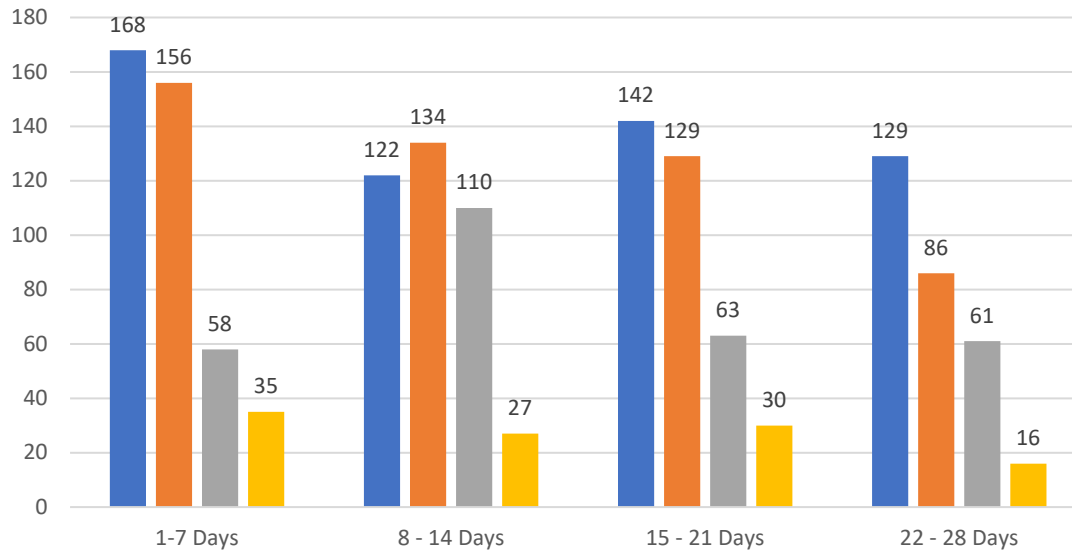


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDOMINIUM

Tuesday, February 7, 2023

as of: 2/8/2023



		TOTALS	
		4 Weeks	NOV 22
Active		561	0,360
Pending		505	0,264
Sold*		292	152
Canceled		108	
Temp Off Market		1,466	

Market Changes	2/7/2023	% 4 Weeks Active
New Listings	24	4%
Price Increase	1	0%
Prices Decrease	27	9%
Back on Market*	7	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, February 7, 2023	2,792,000	7
Monday, February 6, 2023	1,053,500	5
Sunday, February 5, 2023	-	-
Saturday, February 4, 2023	-	-
Friday, February 3, 2023	9,545,899	18
Thursday, February 2, 2023	5,044,700	14
Wednesday, February 1, 2023	3,546,900	14
Total	21,982,999	58

Closed Prior Year	\$	#
Monday, February 7, 2022	8,577,500	25
Sunday, February 6, 2022	-	0
Saturday, February 5, 2022	740,000	1
Friday, February 4, 2022	12,678,700	36
Thursday, February 3, 2022	5,992,600	15
Wednesday, February 2, 2022	10,017,300	26
Tuesday, February 1, 2022	6,043,800	25
Total	44,049,900	128

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-50%	-55%
8 - 14 Days	-96%	-47%



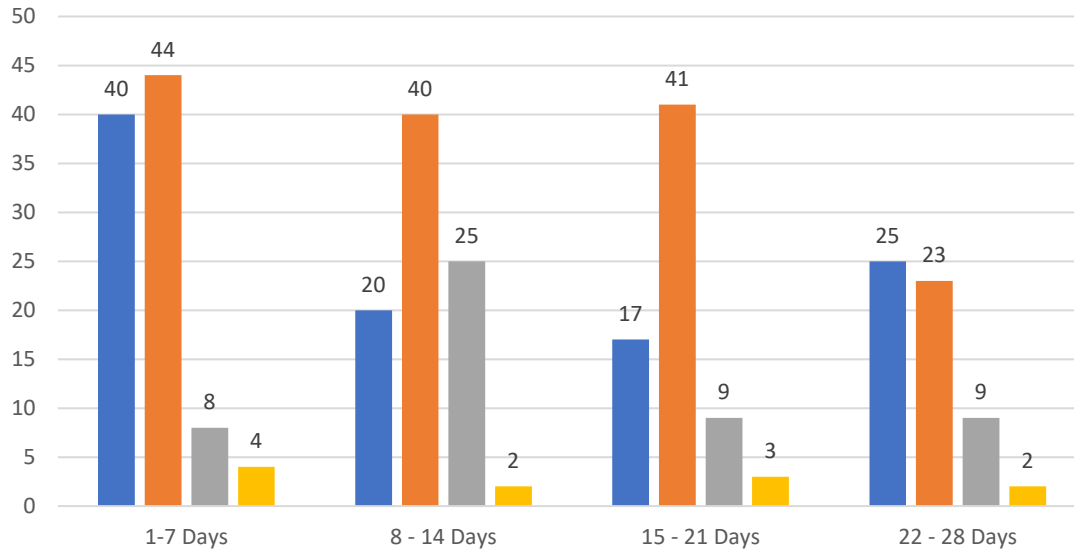


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOMES

Tuesday, February 7, 2023

as of: 2/8/2023



	TOTALS	
	4 Weeks	NOV 22
Active	102	1,646
Pending	148	0,966
Sold*	51	0,458
Canceled	11	
Temp Off Market	312	

Market Changes	2/7/2023	% 4 Weeks Active
New Listings	24	24%
Price Increase	7	5%
Prices Decrease	64	125%
Back on Market*	8	73%

*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, February 7, 2023	2,557,263	8
Monday, February 6, 2023	8,090,890	19
Sunday, February 5, 2023	-	-
Saturday, February 4, 2023	-	-
Friday, February 3, 2023	11,044,875	32
Thursday, February 2, 2023	5,158,971	15
Wednesday, February 1, 2023	7,307,400	15
Total	34,159,399	89

Closed Prior Year	\$	#
Monday, February 7, 2022	15,834,866	33
Sunday, February 6, 2022	-	0
Saturday, February 5, 2022	520,000	1
Friday, February 4, 2022	13,744,552	39
Thursday, February 3, 2022	8,890,912	21
Wednesday, February 2, 2022	6,369,390	18
Tuesday, February 1, 2022	12,108,400	26
Total	57,468,120	138

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-41%	-36%
8 - 14 Days	-94%	-64%



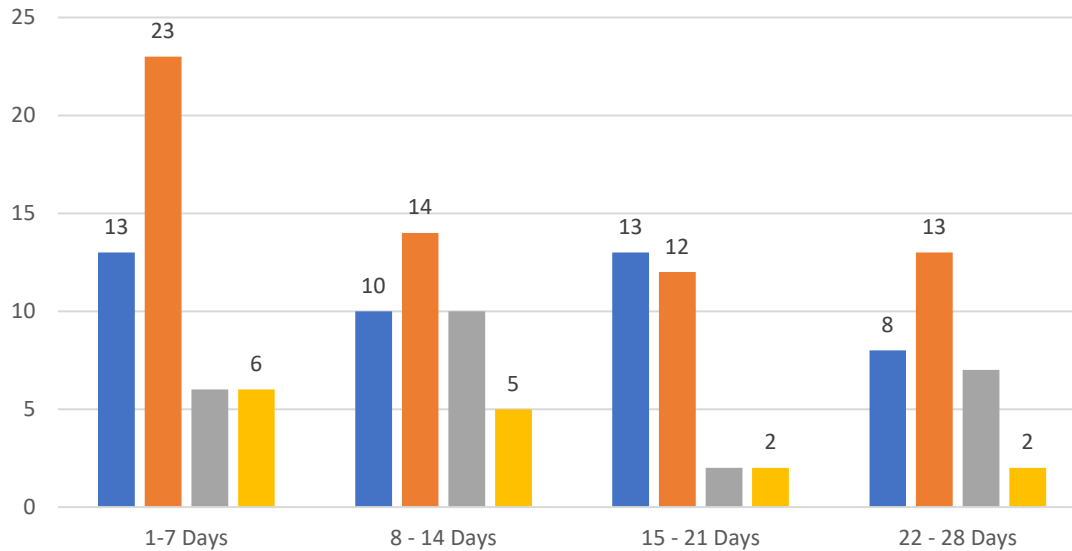


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDOMINIUM

Tuesday, February 7, 2023

as of: 2/8/2023



	TOTALS	
	4 Weeks	NOV 22
Active	44	513
Pending	62	471
Sold*	25	179
Canceled	15	
Temp Off Market	146	

Market Changes	2/7/2023	% 4 Weeks Active
New Listings	0	0%
Price Increase	0	0%
Prices Decrease	3	12%
Back on Market*	1	7%

*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, February 7, 2023	-	-
Monday, February 6, 2023	125,500	1
Sunday, February 5, 2023	-	-
Saturday, February 4, 2023	-	-
Friday, February 3, 2023	531,500	3
Thursday, February 2, 2023	-	-
Wednesday, February 1, 2023	297,500	2
Total	954,500	6

Closed Prior Year	\$	#
Monday, February 7, 2022	1,211,000	10
Sunday, February 6, 2022	-	0
Saturday, February 5, 2022	-	0
Friday, February 4, 2022	435,000	3
Thursday, February 3, 2022	170,000	1
Wednesday, February 2, 2022	352,000	2
Tuesday, February 1, 2022	-	0
Total	2,168,000	16

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-56%	-63%
8 - 14 Days	-100%	-40%



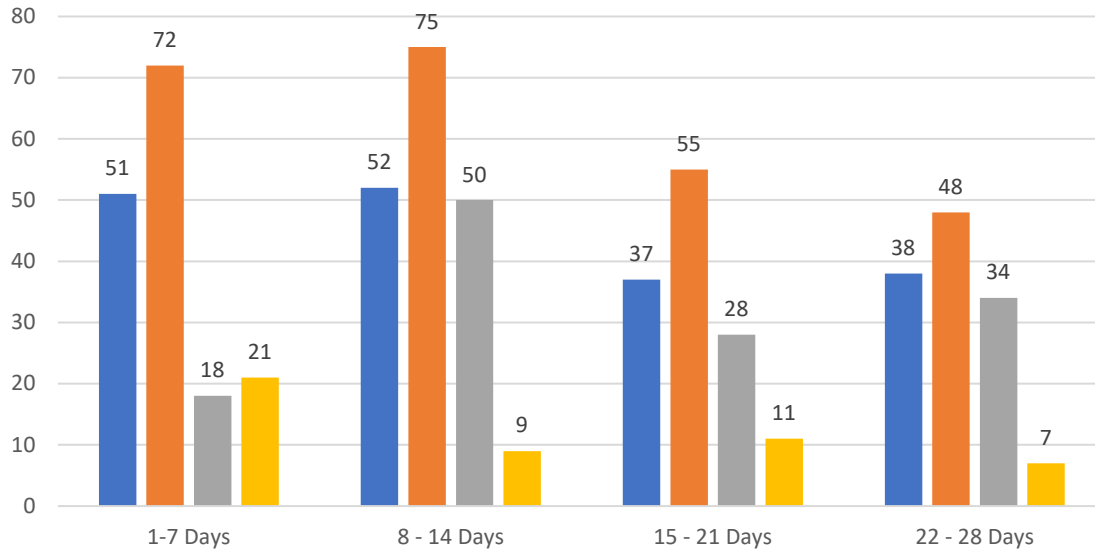


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOMES

Tuesday, February 7, 2023

as of: 2/8/2023



	TOTALS	
	4 Weeks	NOV 22
Active	178	3,245
Pending	250	2,467
Sold*	130	1,584
Canceled	48	
Temp Off Market	606	

Market Changes	2/7/2023	% 4 Weeks Active
New Listings	49	28%
Price Increase	20	8%
Prices Decrease	84	65%
Back on Market*	14	29%

*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, February 7, 2023	8,242,749	15
Monday, February 6, 2023	21,793,239	40
Sunday, February 5, 2023	-	-
Saturday, February 4, 2023	-	-
Friday, February 3, 2023	19,758,289	47
Thursday, February 2, 2023	11,377,390	28
Wednesday, February 1, 2023	15,257,272	30
TOTAL	76,428,939	160

Closed Prior Year	\$	#
Monday, February 7, 2022	27,086,108	60
Sunday, February 6, 2022	403,000	1
Saturday, February 5, 2022	919,800	2
Friday, February 4, 2022	35,803,793	92
Thursday, February 3, 2022	20,440,461	40
Wednesday, February 2, 2022	13,813,206	34
Tuesday, February 1, 2022	24,046,595	51
TOTAL	122,512,963	280

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-38%	-43%
8 - 14 Days	-86%	-58%



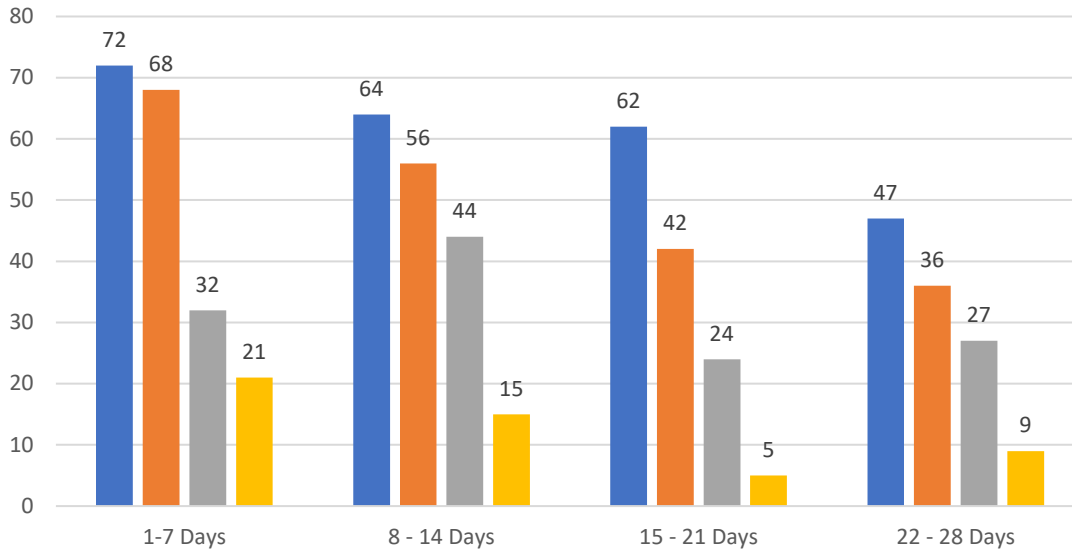


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDOMINIUM

Tuesday, February 7, 2023

as of: 2/8/2023



		TOTALS	
		4 Weeks	NOV 22
Active		245	725
Pending		202	611
Sold*		127	423
Canceled		50	
Temp Off Market		624	

Market Changes	2/7/2023	% 4 Weeks Active
New Listings	10	4%
Price Increase	0	0%
Prices Decrease	13	10%
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, February 7, 2023	1,339,900	5
Monday, February 6, 2023	1,943,400	7
Sunday, February 5, 2023	-	-
Saturday, February 4, 2023	-	-
Friday, February 3, 2023	1,885,000	9
Thursday, February 2, 2023	1,196,900	5
Wednesday, February 1, 2023	3,982,870	6
TOTAL	10,348,070	32

Closed Prior Year	\$	#
Monday, February 7, 2022	1,736,500	8
Sunday, February 6, 2022	225,000	1
Saturday, February 5, 2022	-	0
Friday, February 4, 2022	3,607,369	12
Thursday, February 3, 2022	1,950,000	8
Wednesday, February 2, 2022	2,236,000	9
Tuesday, February 1, 2022	2,378,550	12
TOTAL	12,133,419	50

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-15%	-36%
8 - 14 Days	-98%	-71%



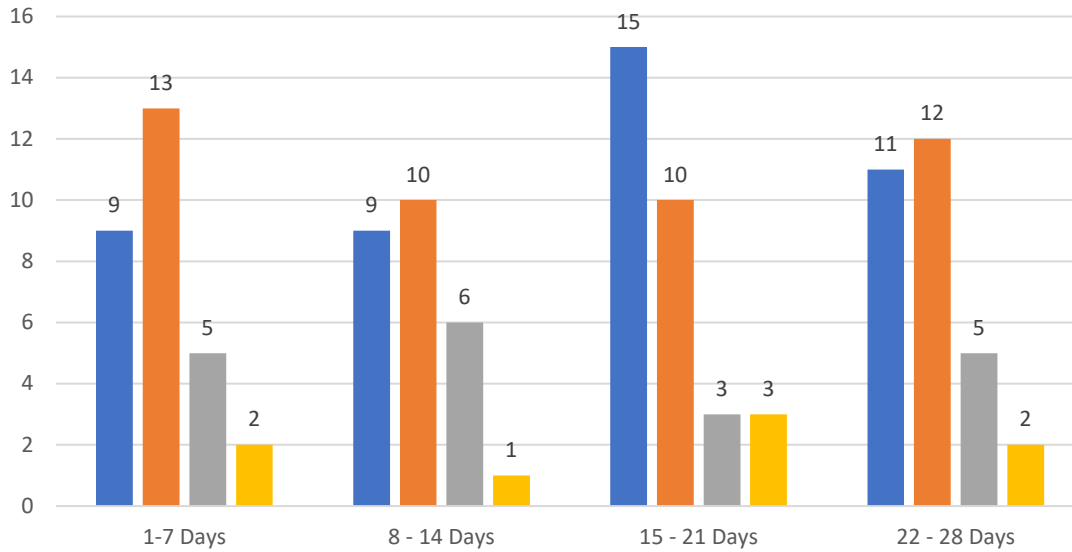


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOMES

Tuesday, February 7, 2023

as of: 2/8/2023



	TOTALS	
	4 Weeks	NOV 22
Active	44	1,768
Pending	45	0,961
Sold*	19	125
Canceled	8	
Temp Off Market	116	

Market Changes	2/7/2023	% 4 Weeks Active
New Listings	23	52%
Price Increase	4	9%
Prices Decrease	46	242%
Back on Market*	13	163%

*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, February 7, 2023	5,815,400	8
Monday, February 6, 2023	3,557,500	6
Sunday, February 5, 2023	-	-
Saturday, February 4, 2023	-	-
Friday, February 3, 2023	15,432,213	27
Thursday, February 2, 2023	9,006,978	11
Wednesday, February 1, 2023	14,738,161	19
TOTAL	48,550,252	71

Closed Prior Year	\$	#
Monday, February 7, 2022	12,332,206	20
Sunday, February 6, 2022	1,001,300	2
Saturday, February 5, 2022	384,000	1
Friday, February 4, 2022	24,500,130	33
Thursday, February 3, 2022	7,006,900	14
Wednesday, February 2, 2022	8,726,900	16
Tuesday, February 1, 2022	23,693,920	30
TOTAL	77,645,356	116

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-37%	-39%
8 - 14 Days	-91%	-44%



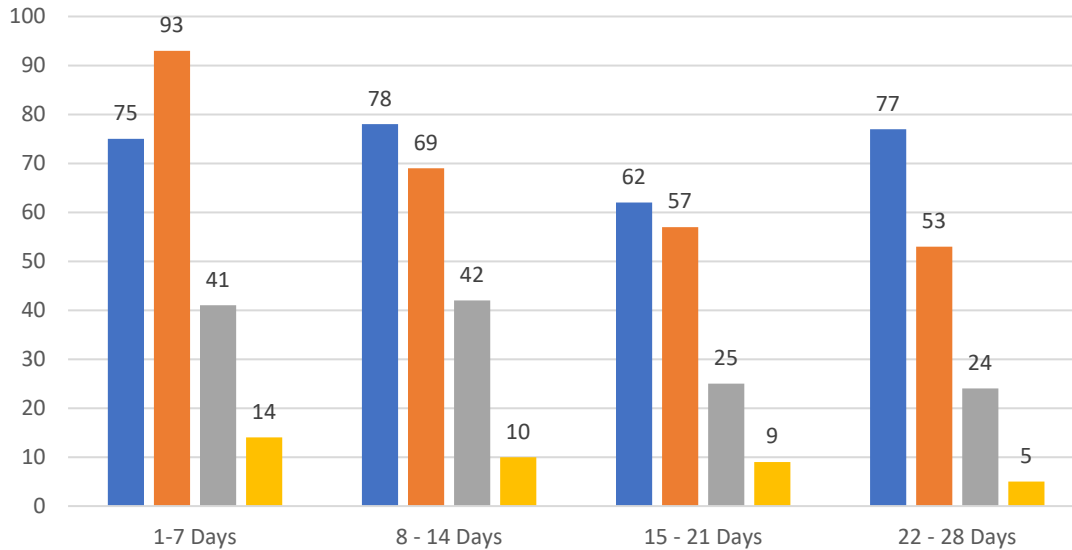


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDOMINIUM

Tuesday, February 7, 2023

as of: 2/8/2023



	TOTALS	
	4 Weeks	NOV 22
Active	292	0,478
Pending	272	262
Sold*	132	179
Canceled	38	
Temp Off Market	734	

Market Changes	2/7/2023	% 4 Weeks Active
New Listings	14	5%
Price Increase	0	0%
Prices Decrease	9	7%
Back on Market*	1	3%

*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, February 7, 2023	5,932,000	7
Monday, February 6, 2023	8,161,060	9
Sunday, February 5, 2023	2,550,000	1
Saturday, February 4, 2023	-	-
Friday, February 3, 2023	9,828,500	10
Thursday, February 2, 2023	5,270,000	7
Wednesday, February 1, 2023	3,596,300	7
TOTAL	35,337,860	41

Closed Prior Year	\$	#
Monday, February 7, 2022	4,827,000	5
Sunday, February 6, 2022	-	0
Saturday, February 5, 2022	-	0
Friday, February 4, 2022	6,309,900	12
Thursday, February 3, 2022	3,451,500	9
Wednesday, February 2, 2022	1,130,483	4
Tuesday, February 1, 2022	6,268,000	6
TOTAL	21,986,883	36

7 Day Sold Analysis

% Changed	\$	#
Prior Year	61%	14%
8 - 14 Days	-94%	-2%



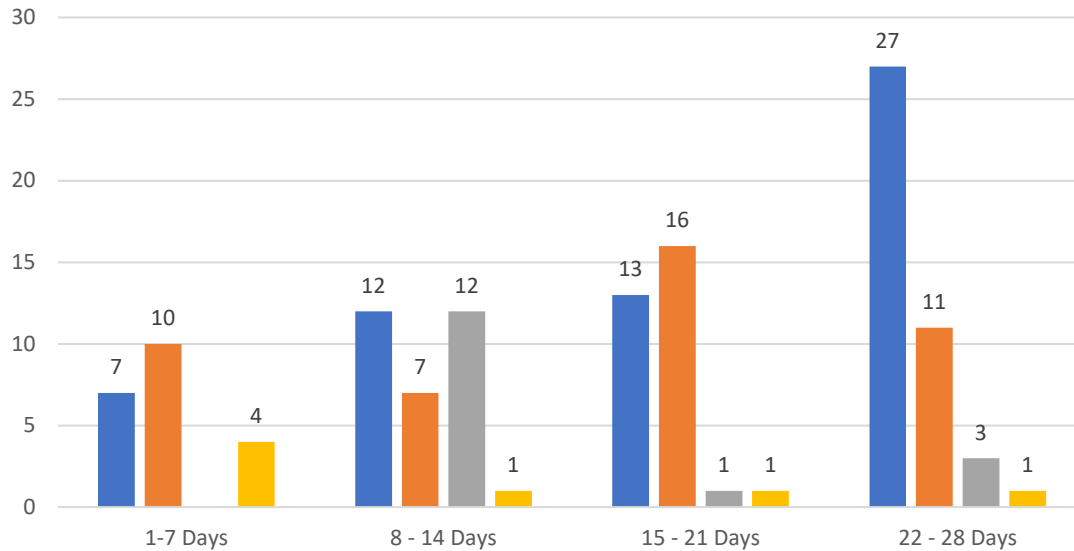


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOMES

Tuesday, February 7, 2023

as of: 2/8/2023



	TOTALS	
	4 Weeks	NOV 22
Active	59	3,501
Pending	44	2,051
Sold*	16	0,467
Canceled	7	
Temp Off Market	126	

Market Changes	2/7/2023	% 4 Weeks Active
New Listings	27	46%
Price Increase	17	39%
Prices Decrease	33	206%
Back on Market*	3	43%

*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, February 7, 2023	3,439,502	6
Monday, February 6, 2023	3,574,000	5
Sunday, February 5, 2023	-	-
Saturday, February 4, 2023	-	-
Friday, February 3, 2023	11,720,650	24
Thursday, February 2, 2023	3,943,080	9
Wednesday, February 1, 2023	9,156,134	17
TOTAL	31,833,366	61

Closed Prior Year	\$	#
Monday, February 7, 2022	21,949,300	20
Sunday, February 6, 2022	484,900	1
Saturday, February 5, 2022	549,900	1
Friday, February 4, 2022	12,713,803	24
Thursday, February 3, 2022	8,907,600	16
Wednesday, February 2, 2022	3,253,700	6
Tuesday, February 1, 2022	30,851,446	17
TOTAL	78,710,649	85

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-60%	-28%
8 - 14 Days	-94%	-56%



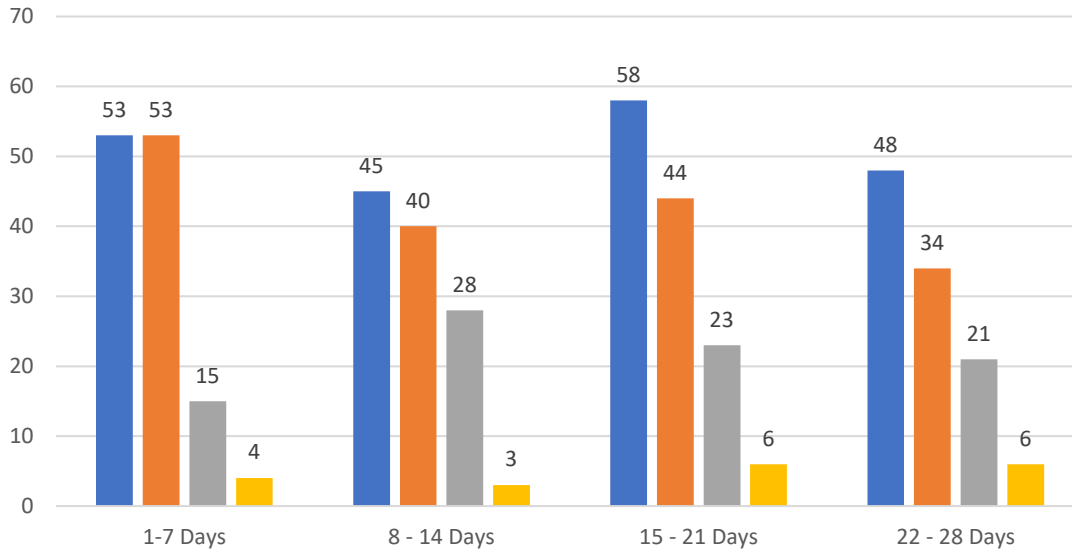


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDOMINIUM

Tuesday, February 7, 2023

as of: 2/8/2023



	TOTALS	
	4 Weeks	NOV 22
Active	204	831
Pending	171	478
Sold*	87	358
Canceled	19	
Temp Off Market	481	

Market Changes	2/7/2023	% 4 Weeks Active
New Listings	10	5%
Price Increase	0	0%
Prices Decrease	7	8%
Back on Market*	2	11%

*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, February 7, 2023	380,000	1
Monday, February 6, 2023	215,000	1
Sunday, February 5, 2023	-	-
Saturday, February 4, 2023	-	-
Friday, February 3, 2023	3,450,000	6
Thursday, February 2, 2023	-	-
Wednesday, February 1, 2023	3,077,000	7
Total	7,122,000	15

Closed Prior Year	\$	#
Monday, February 7, 2022	1,130,000	3
Sunday, February 6, 2022	-	0
Saturday, February 5, 2022	-	0
Friday, February 4, 2022	2,946,250	11
Thursday, February 3, 2022	-	0
Wednesday, February 2, 2022	837,000	3
Tuesday, February 1, 2022	1,065,000	4
Total	5,978,250	21

7 Day Sold Analysis

% Changed	\$	#
Prior Year	19%	-29%
8 - 14 Days	-99%	-46%

