



4 WEEK REAL ESTATE MARKET REPORT

Thursday, February 16, 2023

As of: Friday, February 17, 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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- 11 Sarasota County - Condominium
- 12 Manatee County - Single Family Home
- 13 Manatee County - Condominium



4 WEEK REAL ESTATE MARKET REPORT

REPORT BREAKDOWN

Thursday, February 16, 2023

as of: 2/17/2023

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

TOTALS:

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

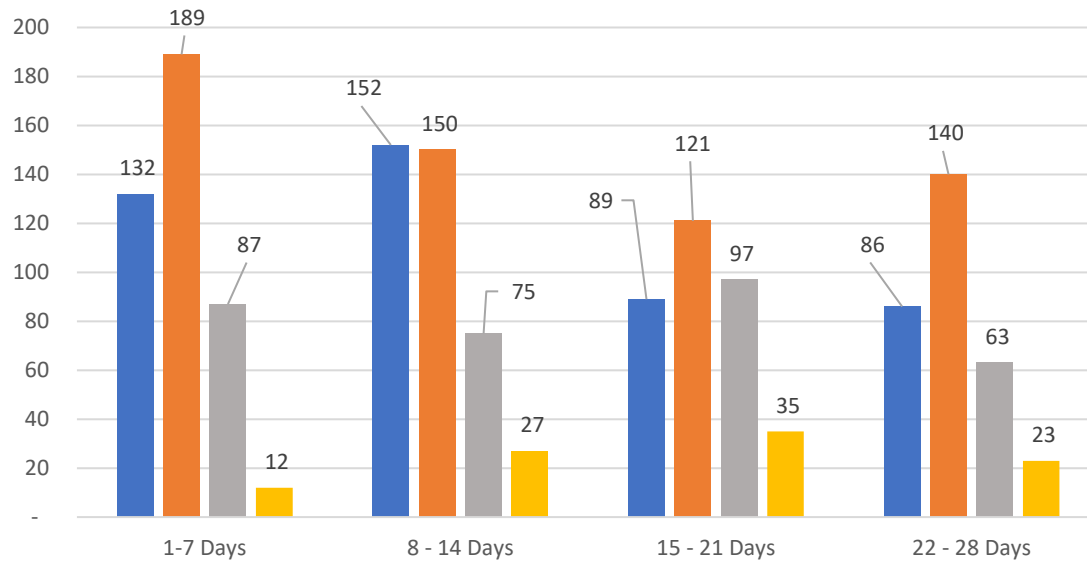


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOMES

Thursday, February 16, 2023

as of: 2/17/2023



	TOTALS	
	4 Weeks	DEC 22
Active	459	10,275
Pending	600	5,713
Sold*	322	3,615
Canceled	97	
Temp Off Market	1,478	

Market Changes	2/16/2023	% 4 Weeks Active
New Listings	145	32%
Price Increase	24	4%
Prices Decrease	446	139%
Back on Market*	70	72%

*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	\$	#
Thursday, February 16, 2023	36,678,032	67
Wednesday, February 15, 2023	86,890,775	161
Tuesday, February 14, 2023	54,586,322	103
Monday, February 13, 2023	71,641,335	134
Sunday, February 12, 2023	-	-
Saturday, February 11, 2023	2,751,315	7
Friday, February 10, 2023	135,189,275	256
TOTAL	387,737,054	728

Closed Prior Year	\$	#
Wednesday, February 16, 2022	69,973,147	129
Tuesday, February 15, 2022	124,680,101	213
Monday, February 14, 2022	104,264,305	210
Sunday, February 13, 2022	817,897	2
Saturday, February 12, 2022	5,108,995	10
Friday, February 11, 2022	149,159,478	304
Thursday, February 10, 2022	81,220,226	164
TOTAL	535,224,149	1032

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-28%	-29%
8 - 14 Days	27%	20%



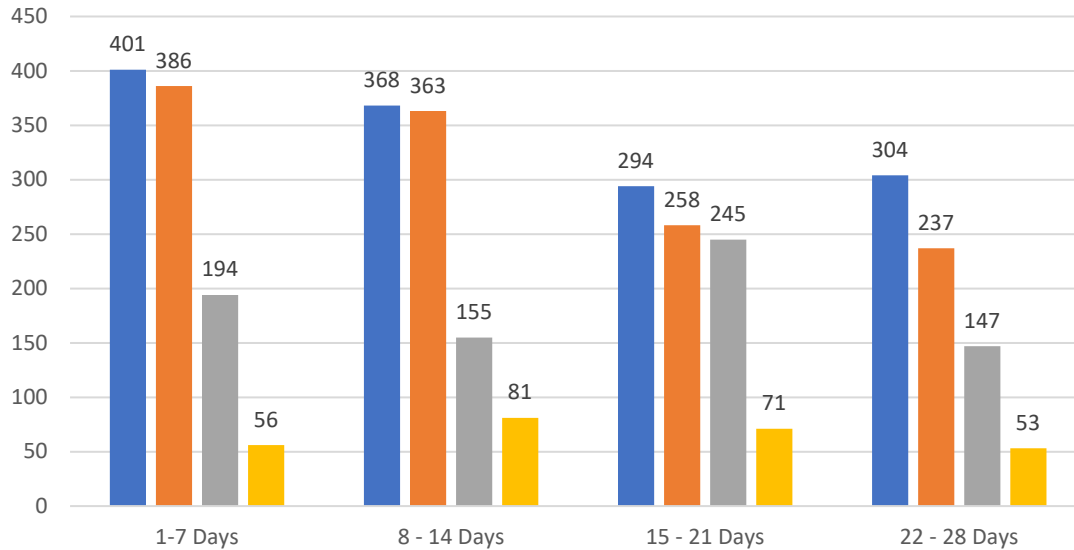


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDOMINIUM

Thursday, February 16, 2023

as of: 2/17/2023



		TOTALS	
		4 Weeks	DEC 22
Active		1,367	3,613
Pending		1,244	1,950
Sold*		741	1,274
Canceled		261	
Temp Off Market		3,613	

Market Changes	2/16/2023	% 4 Weeks Active
New Listings	42	3%
Price Increase	3	0%
Prices Decrease	62	8%
Back on Market*	13	5%

*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	\$	#
Thursday, February 16, 2023	5,303,500	15
Wednesday, February 15, 2023	18,927,000	39
Tuesday, February 14, 2023	16,590,440	33
Monday, February 13, 2023	23,721,500	40
Sunday, February 12, 2023	-	-
Saturday, February 11, 2023	1,060,000	2
Friday, February 10, 2023	21,173,300	65
Total	86,775,740	194

Closed Prior Year	\$	#
Wednesday, February 16, 2022	16,635,875	48
Tuesday, February 15, 2022	29,408,223	70
Monday, February 14, 2022	29,462,513	75
Sunday, February 13, 2022	-	0
Saturday, February 12, 2022	1,297,500	3
Friday, February 11, 2022	40,762,999	88
Thursday, February 10, 2022	20,019,615	47
Total	137,586,725	331

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-37%	-41%
8 - 14 Days	-72%	4%



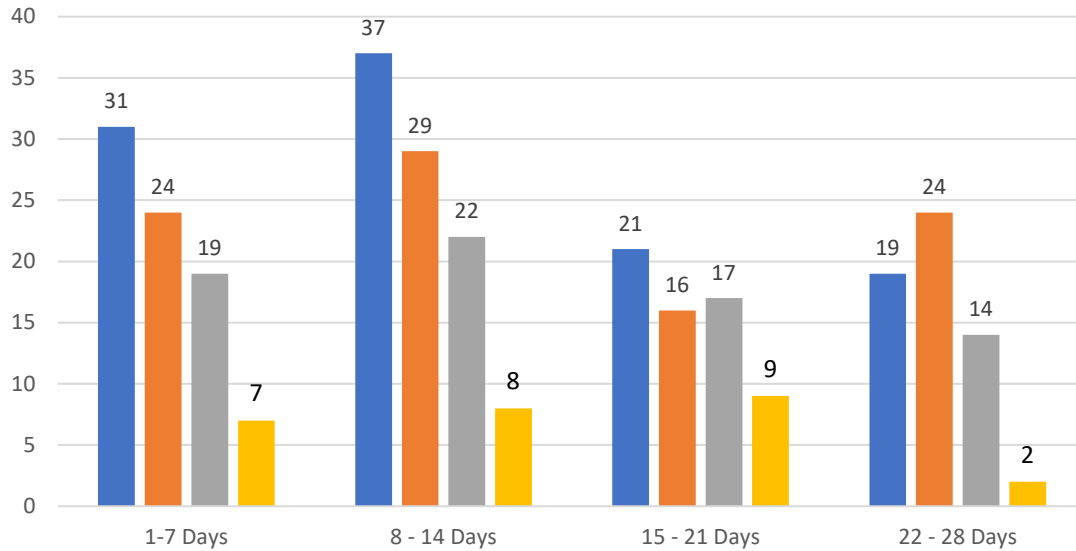


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOMES

Thursday, February 16, 2023

as of: 2/17/2023



TOTALS		
	4 Weeks	DEC 22
Active	108	1,801
Pending	93	0,786
Sold*	72	0,796
Canceled	26	
Temp Off Market	299	

Market Changes	2/16/2023	% 4 Weeks Active
New Listings	59	55%
Price Increase	3	3%
Prices Decrease	38	53%
Back on Market*	17	65%

*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	\$	#
Thursday, February 16, 2023	6,033,400	11
Wednesday, February 15, 2023	17,241,100	28
Tuesday, February 14, 2023	11,853,624	18
Monday, February 13, 2023	21,779,520	33
Sunday, February 12, 2023	-	-
Saturday, February 11, 2023	1,160,000	2
Friday, February 10, 2023	32,679,680	56
TOTAL	90,747,324	148

Closed Prior Year	\$	#
Wednesday, February 16, 2022	9,702,900	19
Tuesday, February 15, 2022	31,589,181	48
Monday, February 14, 2022	25,167,300	46
Sunday, February 13, 2022	-	0
Saturday, February 12, 2022	670,000	2
Friday, February 11, 2022	38,303,650	84
Thursday, February 10, 2022	18,863,942	32
TOTAL	124,296,973	231

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-27%	-36%
8 - 14 Days	-70%	-3%



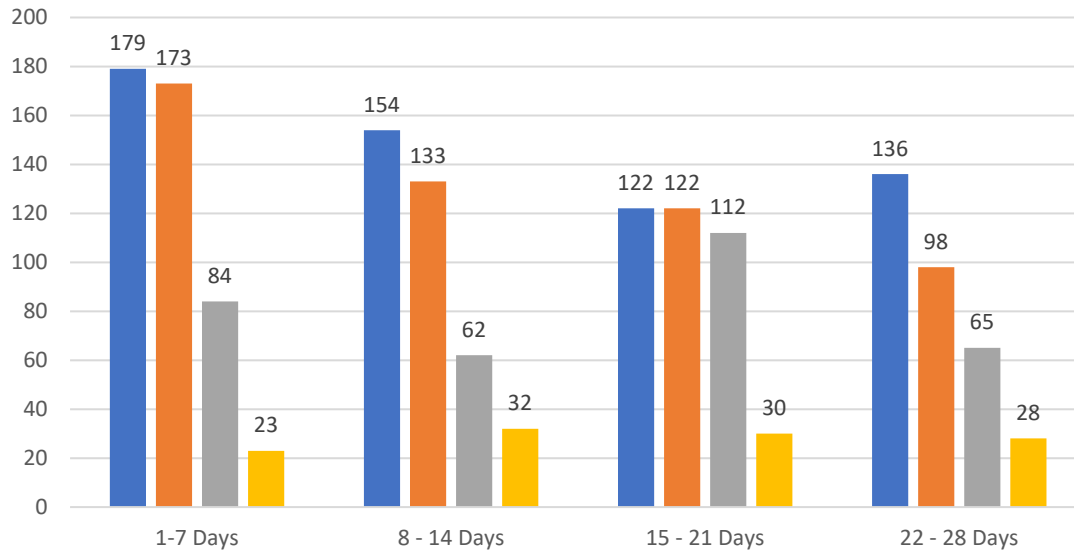


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDOMINIUM

Thursday, February 16, 2023

as of: 2/17/2023



	TOTALS	
	4 Weeks	DEC 22
Active	591	1,460
Pending	526	0,610
Sold*	323	515
Canceled	113	
Temp Off Market	1,553	

Market Changes	2/16/2023	% 4 Weeks Active
New Listings	40	7%
Price Increase	0	0%
Prices Decrease	36	11%
Back on Market*	5	4%

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

7 Day Sold Comparison

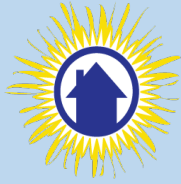
Closed in last 7 days	\$	#
Thursday, February 16, 2023	2,381,000	5
Wednesday, February 15, 2023	4,475,000	17
Tuesday, February 14, 2023	11,093,250	18
Monday, February 13, 2023	4,108,500	13
Sunday, February 12, 2023	-	-
Saturday, February 11, 2023	725,000	1
Friday, February 10, 2023	9,735,500	30
TOTAL	32,518,250	84

Closed Prior Year	\$	#
Wednesday, February 16, 2022	7,557,400	22
Tuesday, February 15, 2022	13,574,623	37
Monday, February 14, 2022	11,055,233	30
Sunday, February 13, 2022	-	0
Saturday, February 12, 2022	-	0
Friday, February 11, 2022	15,584,500	42
Thursday, February 10, 2022	6,574,900	19
TOTAL	54,346,656	150

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-40%	-44%
8 - 14 Days	-89%	35%



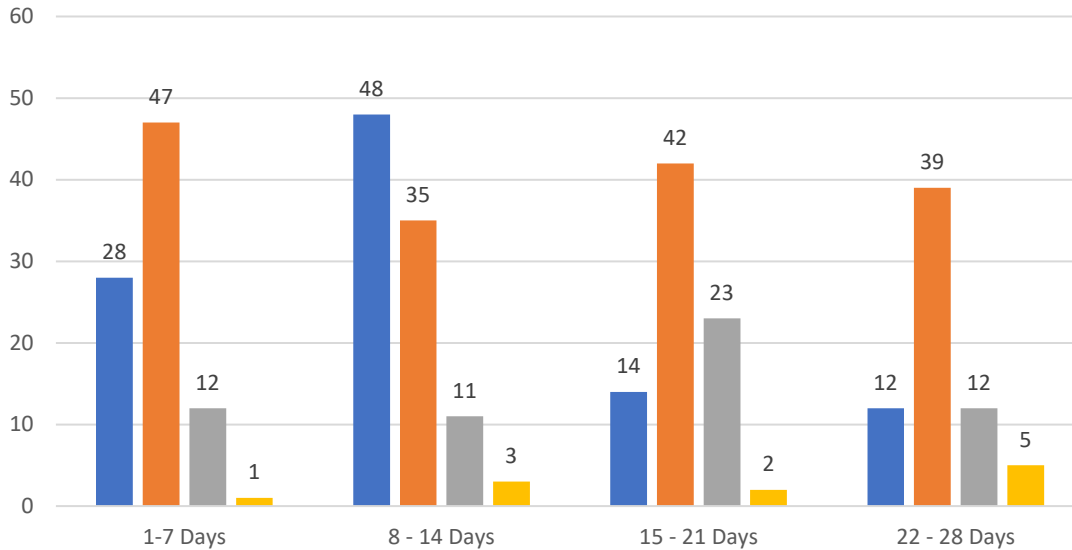


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOMES

Thursday, February 16, 2023

as of: 2/17/2023



	TOTALS	
	4 Weeks	DEC 22
Active	102	1,906
Pending	163	1,347
Sold*	58	0,813
Canceled	11	
Temp Off Market	334	

Market Changes	2/16/2023	% 4 Weeks Active
New Listings	42	41%
Price Increase	9	6%
Prices Decrease	36	62%
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	\$	#
Thursday, February 16, 2023	6,347,142	12
Wednesday, February 15, 2023	12,963,780	33
Tuesday, February 14, 2023	8,288,974	21
Monday, February 13, 2023	9,127,075	26
Sunday, February 12, 2023	-	-
Saturday, February 11, 2023	659,315	2
Friday, February 10, 2023	22,537,281	52
Total	59,923,567	146

Closed Prior Year	\$	#
Wednesday, February 16, 2022	8,474,890	27
Tuesday, February 15, 2022	17,622,585	46
Monday, February 14, 2022	10,060,609	29
Sunday, February 13, 2022	-	0
Saturday, February 12, 2022	1,015,005	3
Friday, February 11, 2022	15,626,230	47
Thursday, February 10, 2022	10,989,100	30
Total	63,788,419	182

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-6%	-20%
8 - 14 Days	-80%	32%



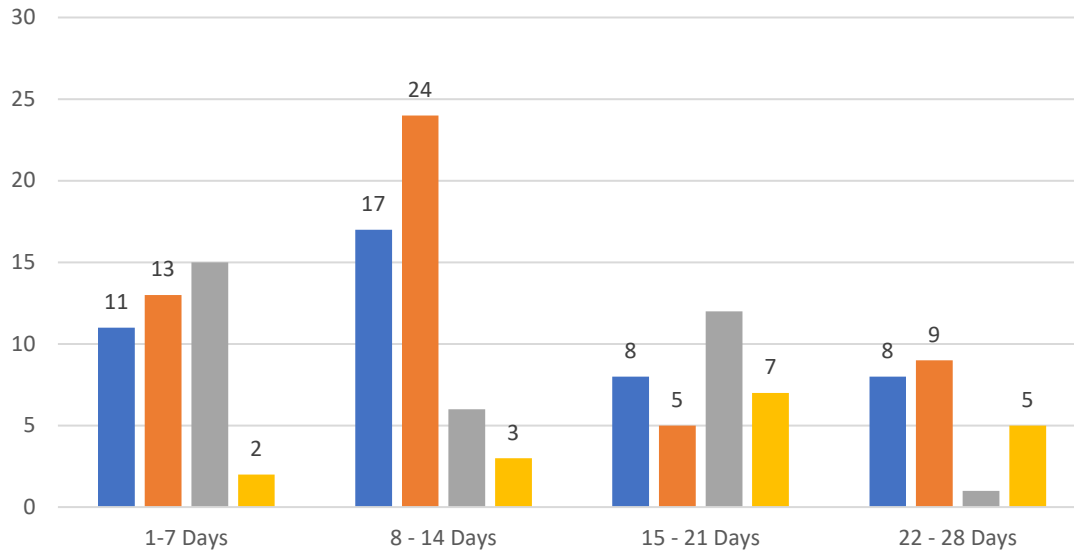


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDOMINIUM

Thursday, February 16, 2023

as of: 2/17/2023



	TOTALS	
	4 Weeks	DEC 22
Active	44	341
Pending	51	249
Sold*	34	127
Canceled	17	
Temp Off Market	146	

Market Changes	2/16/2023	% 4 Weeks Active
New Listings	1	2%
Price Increase	0	0%
Prices Decrease	4	12%
Back on Market*	1	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	\$	#
Thursday, February 16, 2023	479,000	3
Wednesday, February 15, 2023	437,500	2
Tuesday, February 14, 2023	367,000	2
Monday, February 13, 2023	610,000	3
Sunday, February 12, 2023	-	-
Saturday, February 11, 2023	-	-
Friday, February 10, 2023	861,000	5
Total	2,754,500	15

Closed Prior Year	\$	#
Wednesday, February 16, 2022	454,800	4
Tuesday, February 15, 2022	622,000	3
Monday, February 14, 2022	525,000	4
Sunday, February 13, 2022	-	0
Saturday, February 12, 2022	-	0
Friday, February 11, 2022	1,169,000	7
Thursday, February 10, 2022	524,000	3
Total	3,294,800	21

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-16%	-29%
8 - 14 Days	-99%	150%



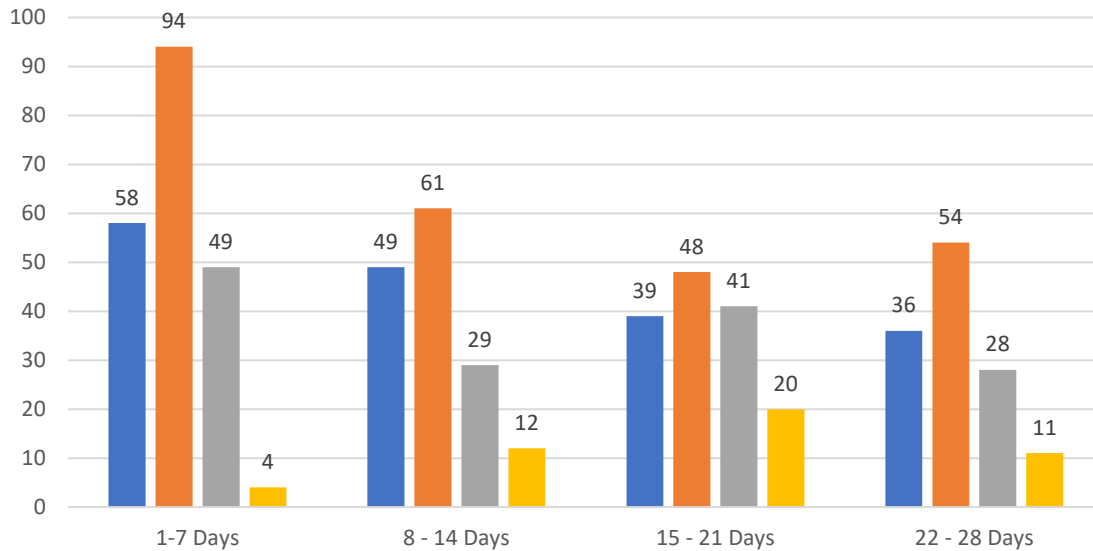


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOMES

Thursday, February 16, 2023

as of: 2/17/2023



	TOTALS	
	4 Weeks	DEC 22
Active	182	3,156
Pending	257	1,793
Sold*	147	1,244
Canceled	47	
Temp Off Market	633	

Market Changes	2/16/2023	% 4 Weeks Active
New Listings	59	32%
Price Increase	6	2%
Prices Decrease	60	41%
Back on Market*	27	57%

*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	\$	#
Thursday, February 16, 2023	11,019,500	25
Wednesday, February 15, 2023	25,740,012	52
Tuesday, February 14, 2023	15,249,439	37
Monday, February 13, 2023	22,526,519	47
Sunday, February 12, 2023	-	-
Saturday, February 11, 2023	470,000	2
Friday, February 10, 2023	46,422,738	88
TOTAL	121,428,208	251

Closed Prior Year	\$	#
Wednesday, February 16, 2022	17,505,070	39
Tuesday, February 15, 2022	37,713,805	57
Monday, February 14, 2022	35,465,530	76
Sunday, February 13, 2022	479,897	1
Saturday, February 12, 2022	818,990	2
Friday, February 11, 2022	51,230,141	106
Thursday, February 10, 2022	25,250,682	54
TOTAL	168,464,115	335

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-28%	-25%
8 - 14 Days	-60%	27%



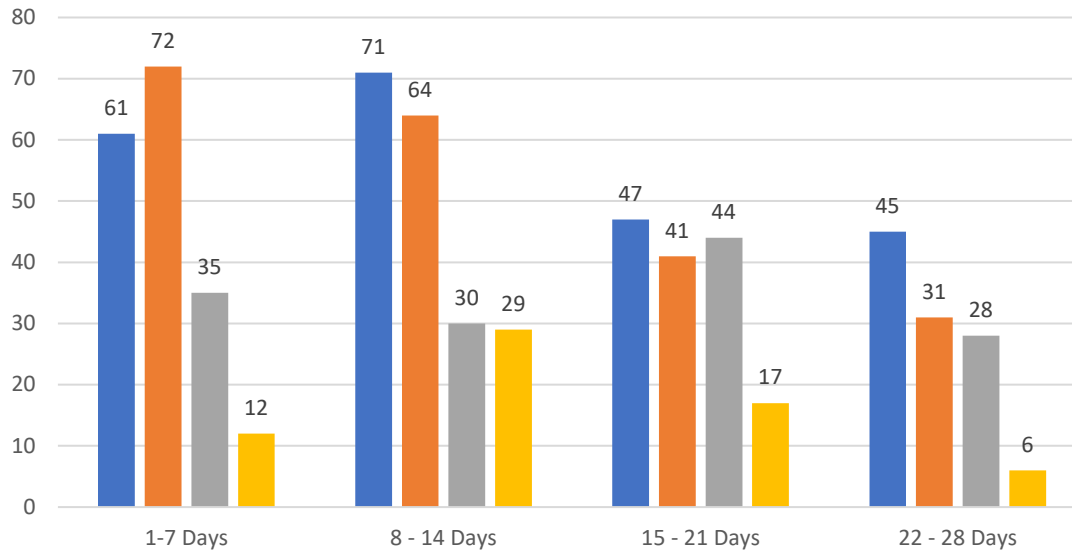


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDOMINIUM

Thursday, February 16, 2023

as of: 2/17/2023



7 Day Sold Comparison

Closed in last 7 days	\$	#
Thursday, February 16, 2023	422,000	2
Wednesday, February 15, 2023	1,949,000	6
Tuesday, February 14, 2023	921,900	5
Monday, February 13, 2023	3,035,000	8
Sunday, February 12, 2023	-	-
Saturday, February 11, 2023	-	-
Friday, February 10, 2023	3,843,900	14
TOTAL	10,171,800	35

Closed Prior Year	\$	#
Wednesday, February 16, 2022	1,714,900	7
Tuesday, February 15, 2022	2,537,000	14
Monday, February 14, 2022	4,199,900	13
Sunday, February 13, 2022	-	0
Saturday, February 12, 2022	175,000	1
Friday, February 11, 2022	4,954,499	17
Thursday, February 10, 2022	2,752,000	6
TOTAL	16,333,299	58



	TOTALS	
	4 Weeks	DEC 22
Active	224	795
Pending	208	429
Sold*	137	333
Canceled	64	
Temp Off Market	633	

Market Changes	2/16/2023	% 4 Weeks Active
New Listings	7	3%
Price Increase	0	0%
Prices Decrease	2	1%
Back on Market*	3	5%

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

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-38%	-40%
8 - 14 Days	-97%	-44%

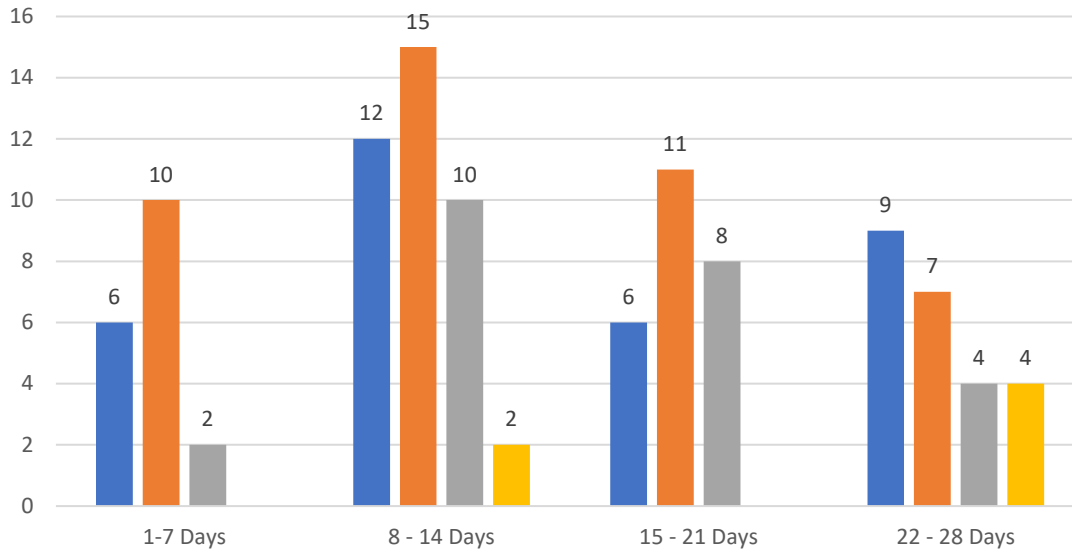


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOMES

Thursday, February 16, 2023

as of: 2/17/2023



	TOTALS	
	4 Weeks	DEC 22
Active	33	1,677
Pending	43	0,925
Sold*	24	211
Canceled	6	
Temp Off Market	106	

Market Changes	2/16/2023	% 4 Weeks Active
New Listings	31	94%
Price Increase	2	5%
Prices Decrease	44	183%
Back on Market*	15	250%

*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	\$	#
Thursday, February 16, 2023	5,935,990	11
Wednesday, February 15, 2023	15,903,650	23
Tuesday, February 14, 2023	9,022,260	13
Monday, February 13, 2023	7,714,587	11
Sunday, February 12, 2023	-	-
Saturday, February 11, 2023	462,000	1
Friday, February 10, 2023	18,081,097	36
Total	57,119,584	95

Closed Prior Year	\$	#
Wednesday, February 16, 2022	19,777,397	25
Tuesday, February 15, 2022	21,884,625	38
Monday, February 14, 2022	18,903,648	35
Sunday, February 13, 2022	-	0
Saturday, February 12, 2022	870,000	1
Friday, February 11, 2022	24,146,937	39
Thursday, February 10, 2022	13,599,650	24
Total	99,182,257	162

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-42%	-41%
8 - 14 Days	-81%	20%



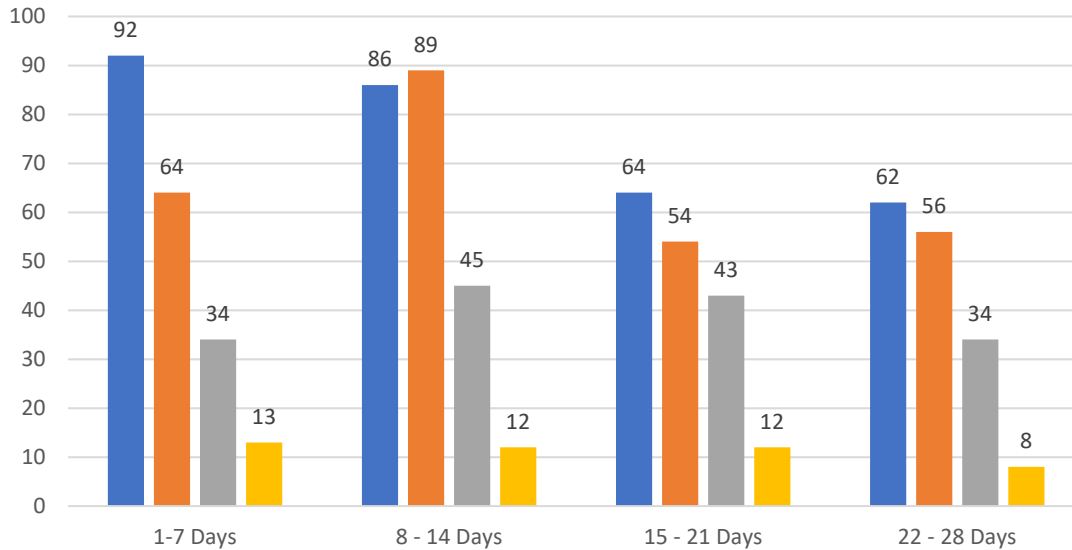


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDOMINIUM

Thursday, February 16, 2023

as of: 2/17/2023



TOTALS		
	4 Weeks	DEC 22
Active	304	0,545
Pending	263	428
Sold*	156	127
Canceled	45	
Temp Off Market	768	

Market Changes	2/16/2023	% 4 Weeks Active
New Listings	13	4%
Price Increase	0	0%
Prices Decrease	10	6%
Back on Market*	2	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	\$	#
Thursday, February 16, 2023	2,021,500	5
Wednesday, February 15, 2023	7,452,000	5
Tuesday, February 14, 2023	3,517,990	6
Monday, February 13, 2023	14,823,000	11
Sunday, February 12, 2023	-	-
Saturday, February 11, 2023	-	-
Friday, February 10, 2023	2,854,000	7
Total	30,668,490	34

Closed Prior Year	\$	#
Wednesday, February 16, 2022	4,309,000	6
Tuesday, February 15, 2022	9,329,000	7
Monday, February 14, 2022	6,233,580	9
Sunday, February 13, 2022	-	0
Saturday, February 12, 2022	167,500	1
Friday, February 11, 2022	16,804,000	14
Thursday, February 10, 2022	6,610,000	8
Total	43,453,080	45

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-29%	-24%
8 - 14 Days	-90%	-24%



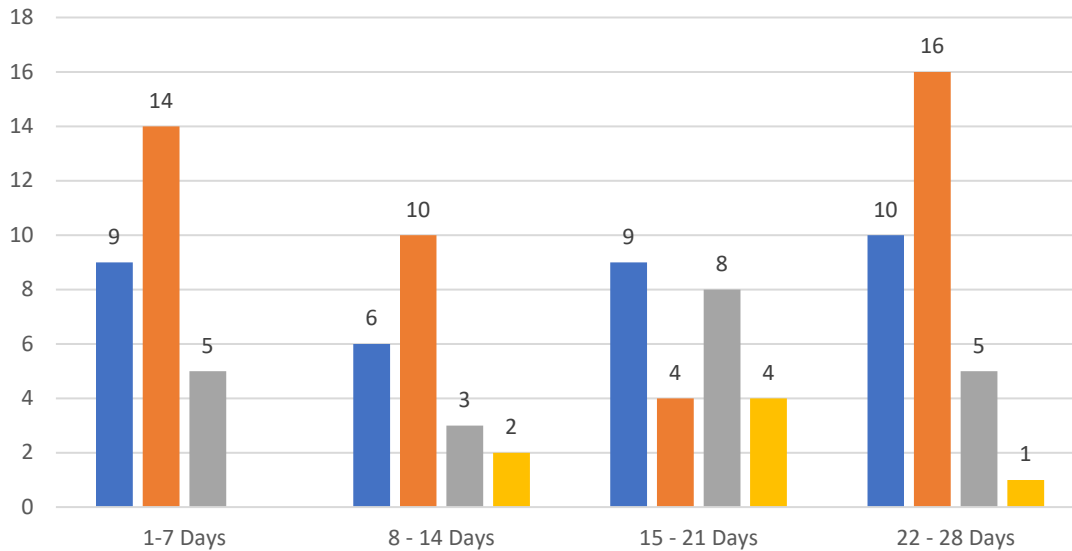


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOMES

Thursday, February 16, 2023

as of: 2/17/2023



		TOTALS	
		4 Weeks	DEC 22
Active		34	1,735
Pending		44	0,862
Sold*		21	0,551
Canceled		7	
Temp Off Market		106	

Market Changes	2/16/2023	% 4 Weeks Active
New Listings	31	91%
Price Increase	10	23%
Prices Decrease	33	157%
Back on Market*	6	86%

*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	\$	#
Thursday, February 16, 2023	7,342,000	8
Wednesday, February 15, 2023	15,042,233	25
Tuesday, February 14, 2023	10,172,025	14
Monday, February 13, 2023	10,493,634	17
Sunday, February 12, 2023	-	-
Saturday, February 11, 2023	-	-
Friday, February 10, 2023	15,468,479	24
Total	58,518,371	88

Closed Prior Year	\$	#
Wednesday, February 16, 2022	14,512,890	19
Tuesday, February 15, 2022	15,869,905	24
Monday, February 14, 2022	14,667,218	24
Sunday, February 13, 2022	338,000	1
Saturday, February 12, 2022	1,735,000	2
Friday, February 11, 2022	19,852,520	28
Thursday, February 10, 2022	12,516,852	24
Total	79,492,385	122

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-26%	-28%
8 - 14 Days	-81%	31%



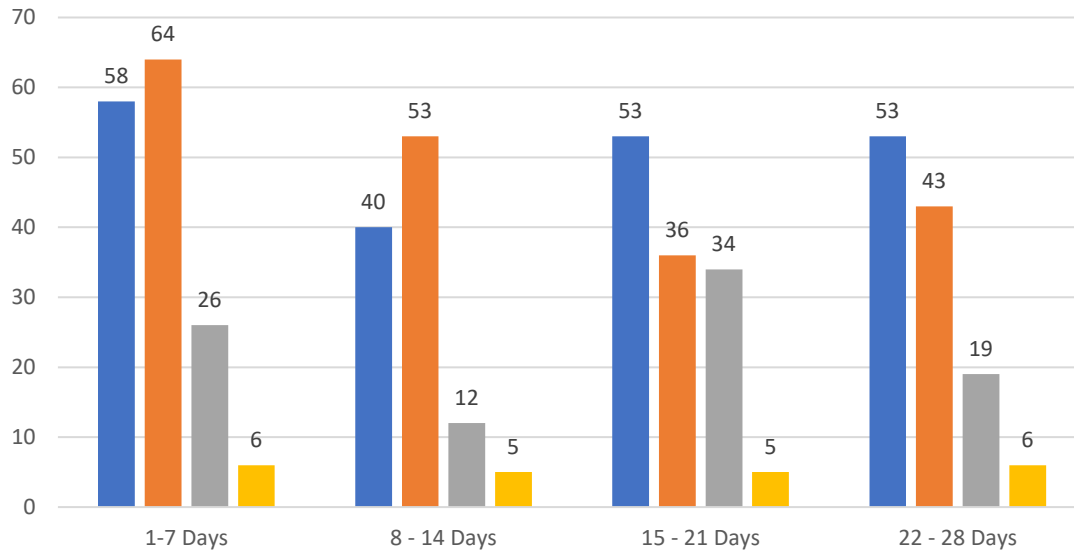


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDOMINIUM

Thursday, February 16, 2023

as of: 2/17/2023



7 Day Sold Comparison

Closed in last 7 days	\$	#
Thursday, February 16, 2023	-	-
Wednesday, February 15, 2023	4,613,500	9
Tuesday, February 14, 2023	690,300	2
Monday, February 13, 2023	1,145,000	5
Sunday, February 12, 2023	-	-
Saturday, February 11, 2023	335,000	1
Friday, February 10, 2023	3,878,900	9
TOTAL	10,662,700	26

Closed Prior Year	\$	#
Wednesday, February 16, 2022	2,599,775	9
Tuesday, February 15, 2022	3,345,600	9
Monday, February 14, 2022	7,448,800	19
Sunday, February 13, 2022	-	0
Saturday, February 12, 2022	955,000	1
Friday, February 11, 2022	2,251,000	8
Thursday, February 10, 2022	3,558,715	11
TOTAL	20,158,890	57

	TOTALS	
	4 Weeks	DEC 22
Active	204	472
Pending	196	234
Sold*	91	172
Canceled	22	
Temp Off Market	513	

Market Changes	2/16/2023	% 4 Weeks Active
New Listings	7	3%
Price Increase	2	1%
Prices Decrease	13	14%
Back on Market*	1	5%

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

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-47%	-54%
8 - 14 Days	-97%	117%

