



## **4 WEEK REAL ESTATE MARKET REPORT**

**Thursday, March 16, 2023**

*As of: Friday, March 17, 2023*

- 1 Report Breakdown**
- 2 Cumulative Tampa Bay Report - 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, March 16, 2023

as of: 3/17/2023

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

Day 28: Friday, February 17, 2023

#### TOTALS:

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

JAN 23: 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

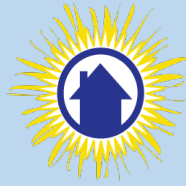
Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

#### 7 Day Sold Analysis

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

Prior Year

Day 8 - Day 14

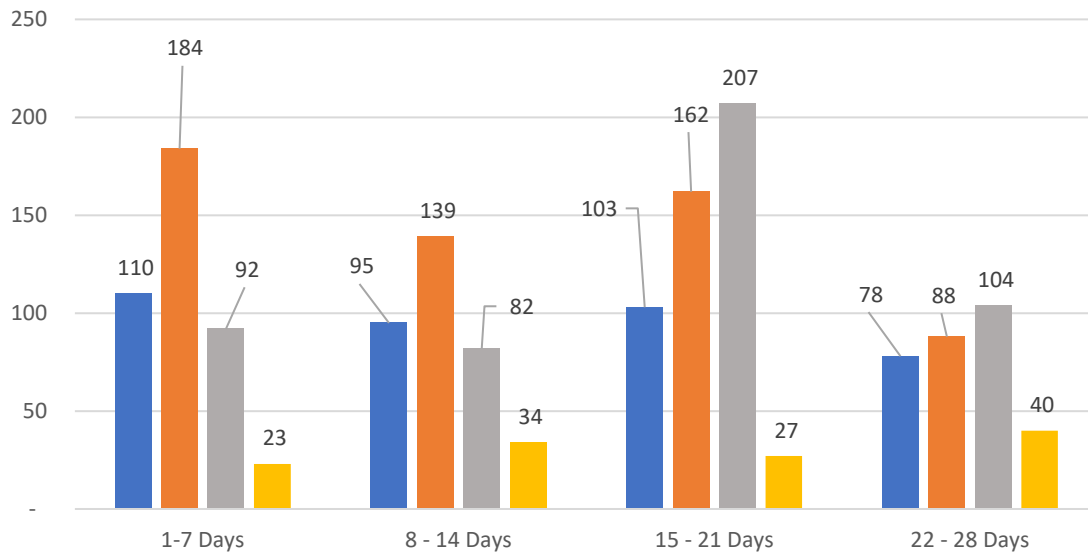


# 4 WEEK REAL ESTATE MARKET REPORT

## TAMPA BAY - SINGLE FAMILY HOMES

Thursday, March 16, 2023

as of: 3/17/2023



	TOTALS	
	4 Weeks	JAN 23
Active	386	9,697
Pending	573	7,330
Sold*	485	2,942
Canceled	124	
Temp Off Market	1,568	

Market Changes	3/16/2023	% 4 Weeks Active
New Listings	145	38%
Price Increase	24	4%
Prices Decrease	446	92%
Back on Market*	70	56%

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

### 7 Day Sold Comparison

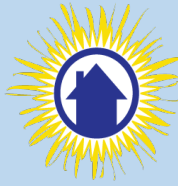
Closed in last 7 days	\$	#
Thursday, March 16, 2023	90,525,665	143
Wednesday, March 15, 2023	146,998,566	243
Tuesday, March 14, 2023	91,948,313	141
Monday, March 13, 2023	90,438,586	154
Sunday, March 12, 2023	1,215,000	1
Saturday, March 11, 2023	2,241,595	4
Friday, March 10, 2023	185,881,894	328
<b>TOTAL</b>	<b>609,249,619</b>	<b>1,014</b>

Closed Prior Year	\$	#
Wednesday, March 16, 2022	94,627,994	183
Tuesday, March 15, 2022	143,271,595	246
Monday, March 14, 2022	119,138,105	221
Sunday, March 13, 2022	2,437,100	4
Saturday, March 12, 2022	7,680,500	9
Friday, March 11, 2022	167,840,679	318
Thursday, March 10, 2022	96,447,865	190
<b>TOTAL</b>	<b>631,443,838</b>	<b>1171</b>

### 7 Day Sold Analysis

% Changed	\$	#
Prior Year	-4%	-13%
8 - 14 Days	26%	13%



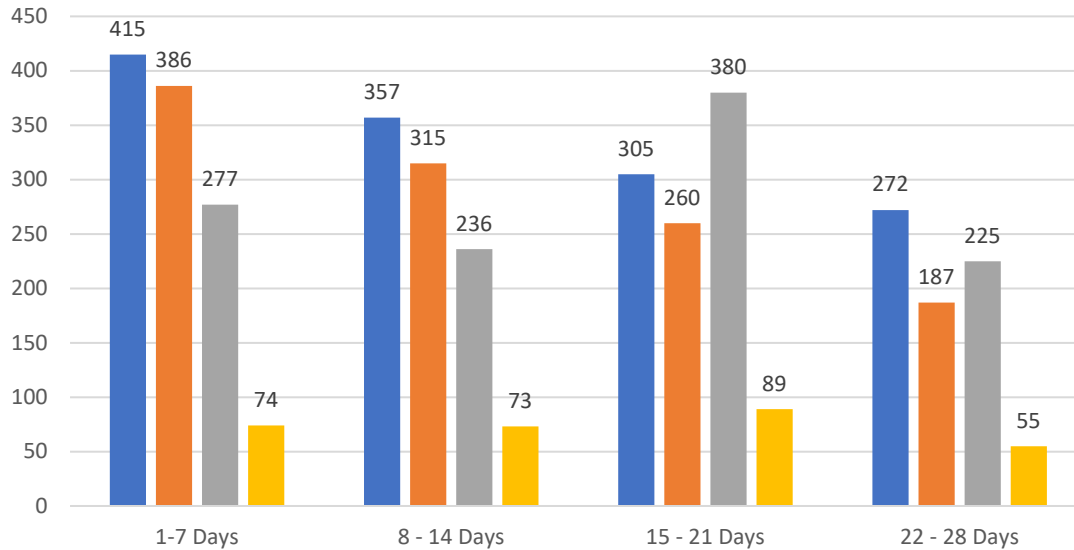


# 4 WEEK REAL ESTATE MARKET REPORT

## TAMPA BAY - CONDOMINIUM

Thursday, March 16, 2023

as of: 3/17/2023



TOTALS		
	4 Weeks	JAN 23
Active	1,349	3,716
Pending	1,148	2,637
Sold*	1,118	0,948
Canceled	291	
Temp Off Market	3,906	

Market Changes	3/16/2023	% 4 Weeks Active
New Listings	42	3%
Price Increase	3	0%
Prices Decrease	62	6%
Back on Market*	13	4%

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

### 7 Day Sold Comparison

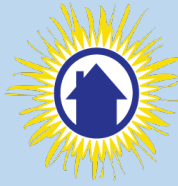
Closed in last 7 days	\$	#
Thursday, March 16, 2023	11,424,400	34
Wednesday, March 15, 2023	35,056,790	75
Tuesday, March 14, 2023	19,729,300	45
Monday, March 13, 2023	15,609,100	40
Sunday, March 12, 2023	-	-
Saturday, March 11, 2023	349,900	1
Friday, March 10, 2023	31,261,343	83
<b>TOTAL</b>	<b>113,430,833</b>	<b>278</b>

Closed Prior Year	\$	#
Wednesday, March 16, 2022	12,749,800	32
Tuesday, March 15, 2022	41,237,776	94
Monday, March 14, 2022	20,391,653	58
Sunday, March 13, 2022	-	0
Saturday, March 12, 2022	533,000	3
Friday, March 11, 2022	42,169,599	98
Thursday, March 10, 2022	24,600,084	57
<b>TOTAL</b>	<b>141,681,912</b>	<b>342</b>

### 7 Day Sold Analysis

% Changed	\$	#
Prior Year	-20%	-19%
8 - 14 Days	-77%	-7%



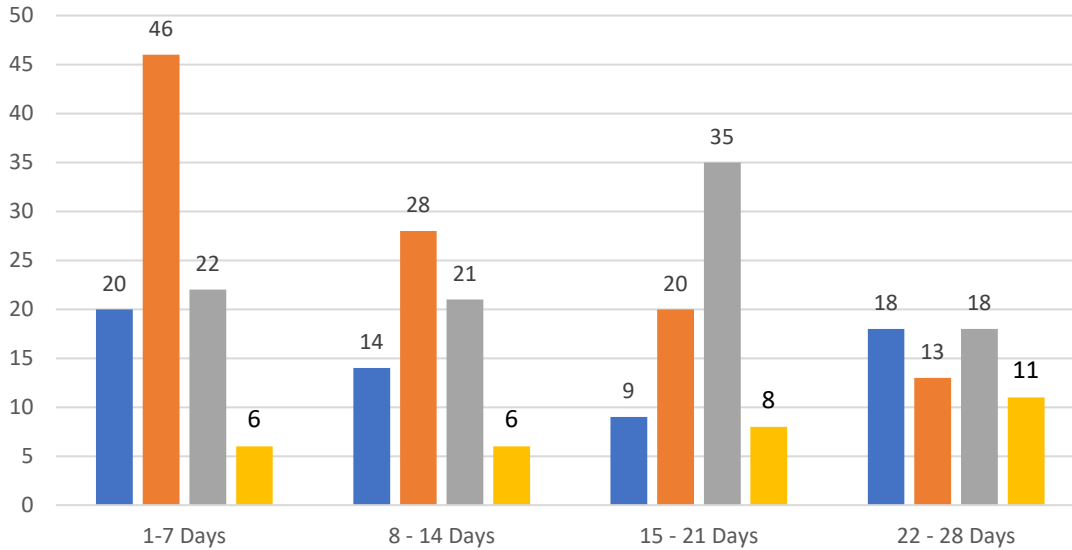


# 4 WEEK REAL ESTATE MARKET REPORT

## PINELLAS COUNTY - SINGLE FAMILY HOMES

Thursday, March 16, 2023

as of: 3/17/2023



	TOTALS	
	4 Weeks	JAN 23
Active	61	1,633
Pending	107	1,159
Sold*	96	0,589
Canceled	31	
Temp Off Market	295	

Market Changes	3/16/2023	% 4 Weeks Active
New Listings	37	61%
Price Increase	2	2%
Prices Decrease	27	28%
Back on Market*	12	39%

\*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, March 16, 2023	15,724,653	31
Wednesday, March 15, 2023	29,405,465	53
Tuesday, March 14, 2023	23,800,300	35
Monday, March 13, 2023	22,289,000	34
Sunday, March 12, 2023	-	-
Saturday, March 11, 2023	905,000	2
Friday, March 10, 2023	41,264,908	70
<b>TOTAL</b>	<b>133,389,326</b>	<b>225</b>

Closed Prior Year	\$	#
Wednesday, March 16, 2022	25,219,649	47
Tuesday, March 15, 2022	29,697,117	57
Monday, March 14, 2022	21,088,000	32
Sunday, March 13, 2022	1,557,000	2
Saturday, March 12, 2022	2,866,000	5
Friday, March 11, 2022	31,182,148	61
Thursday, March 10, 2022	16,867,500	33
<b>TOTAL</b>	<b>128,477,414</b>	<b>237</b>

### 7 Day Sold Analysis

% Changed	\$	#
Prior Year	4%	-5%
8 - 14 Days	-72%	7%



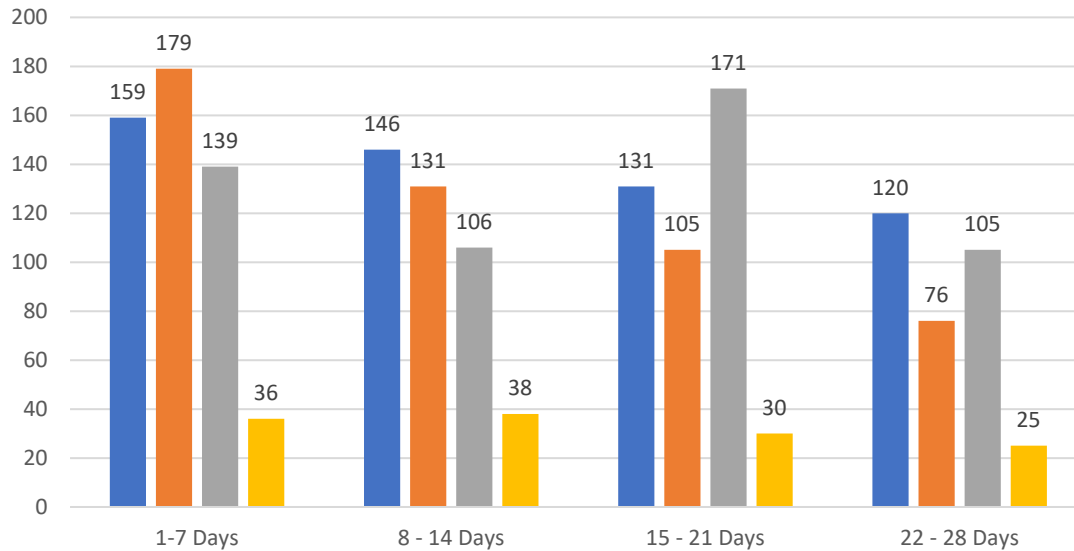


# 4 WEEK REAL ESTATE MARKET REPORT

## PINELLAS COUNTY - CONDOMINIUM

Thursday, March 16, 2023

as of: 3/17/2023



TOTALS		
	4 Weeks	JAN 23
Active	556	1,468
Pending	491	0,855
Sold*	521	384
Canceled	129	
Temp Off Market	1,697	

Market Changes	3/16/2023	% 4 Weeks Active
New Listings	19	3%
Price Increase	6	1%
Prices Decrease	41	8%
Back on Market*	8	6%

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

### 7 Day Sold Comparison

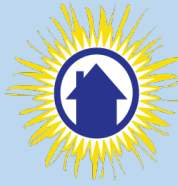
Closed in last 7 days	\$	#
Thursday, March 16, 2023	4,713,400	18
Wednesday, March 15, 2023	9,905,200	31
Tuesday, March 14, 2023	7,624,100	26
Monday, March 13, 2023	8,700,600	22
Sunday, March 12, 2023	-	-
Saturday, March 11, 2023	349,900	1
Friday, March 10, 2023	14,166,528	42
<b>TOTAL</b>	<b>45,459,728</b>	<b>140</b>

Closed Prior Year	\$	#
Wednesday, March 16, 2022	2,975,800	11
Tuesday, March 15, 2022	13,553,007	37
Monday, March 14, 2022	12,531,400	34
Sunday, March 13, 2022	-	0
Saturday, March 12, 2022	215,000	1
Friday, March 11, 2022	17,209,500	37
Thursday, March 10, 2022	7,009,901	21
<b>TOTAL</b>	<b>53,494,608</b>	<b>141</b>

### 7 Day Sold Analysis

% Changed	\$	#
Prior Year	-15%	-1%
8 - 14 Days	-91%	32%



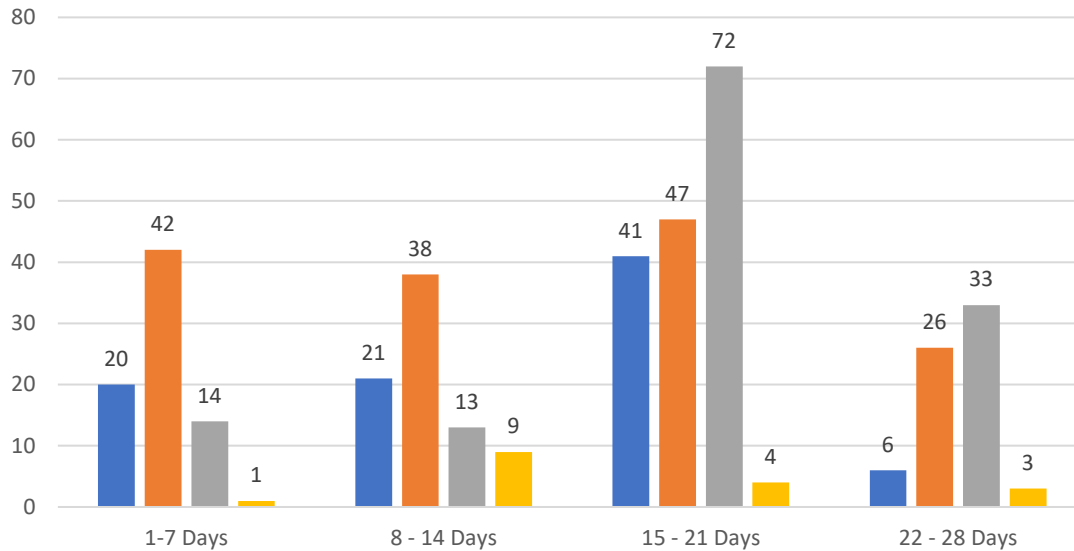


# 4 WEEK REAL ESTATE MARKET REPORT

## PASCO COUNTY - SINGLE FAMILY HOMES

Thursday, March 16, 2023

as of: 3/17/2023



	TOTALS	
	4 Weeks	JAN 23
Active	88	1,723
Pending	153	1,639
Sold*	132	0,658
Canceled	17	
Temp Off Market	390	

Market Changes	3/16/2023	% 4 Weeks Active
New Listings	29	33%
Price Increase	7	5%
Prices Decrease	40	30%
Back on Market*	16	94%

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

### 7 Day Sold Comparison

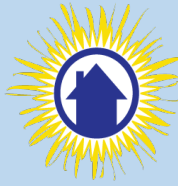
Closed in last 7 days	\$	#
Thursday, March 16, 2023	11,384,435	31
Wednesday, March 15, 2023	14,565,830	40
Tuesday, March 14, 2023	8,683,849	23
Monday, March 13, 2023	12,192,675	31
Sunday, March 12, 2023	-	-
Saturday, March 11, 2023	934,990	1
Friday, March 10, 2023	26,322,057	63
<b>TOTAL</b>	<b>74,083,836</b>	<b>189</b>

Closed Prior Year	\$	#
Wednesday, March 16, 2022	15,443,935	37
Tuesday, March 15, 2022	14,727,455	35
Monday, March 14, 2022	15,398,391	43
Sunday, March 13, 2022	370,000	1
Saturday, March 12, 2022	-	0
Friday, March 11, 2022	26,394,821	65
Thursday, March 10, 2022	11,703,175	30
<b>TOTAL</b>	<b>84,037,777</b>	<b>211</b>

### 7 Day Sold Analysis

% Changed	\$	#
Prior Year	-12%	-10%
8 - 14 Days	-85%	11%



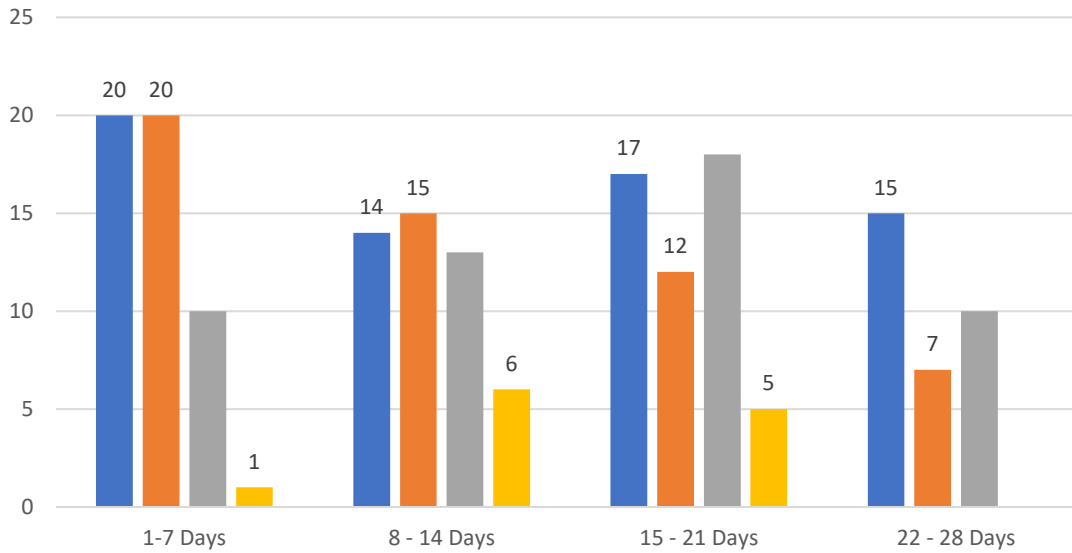


# 4 WEEK REAL ESTATE MARKET REPORT

## PASCO COUNTY - CONDOMINIUM

Thursday, March 16, 2023

as of: 3/17/2023



	TOTALS	
	4 Weeks	JAN 23
Active	66	318
Pending	54	353
Sold*	51	082
Canceled	12	
Temp Off Market	183	

Market Changes	3/16/2023	% 4 Weeks Active
New Listings	2	3%
Price Increase	0	0%
Prices Decrease	4	8%
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	\$	#
Thursday, March 16, 2023	-	-
Wednesday, March 15, 2023	422,000	3
Tuesday, March 14, 2023	145,000	1
Monday, March 13, 2023	176,000	1
Sunday, March 12, 2023	-	-
Saturday, March 11, 2023	-	-
Friday, March 10, 2023	757,000	5
<b>Total</b>	<b>1,500,000</b>	<b>10</b>

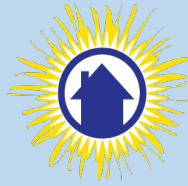
Closed Prior Year	\$	#
Wednesday, March 16, 2022	662,000	5
Tuesday, March 15, 2022	789,400	7
Monday, March 14, 2022	337,000	2
Sunday, March 13, 2022	-	0
Saturday, March 12, 2022	238,000	1
Friday, March 11, 2022	1,369,000	7
Thursday, March 10, 2022	250,000	2
<b>Total</b>	<b>3,645,400</b>	<b>24</b>

### 7 Day Sold Analysis

% Changed	\$	#
Prior Year	-59%	-58%
8 - 14 Days	-100%	-23%





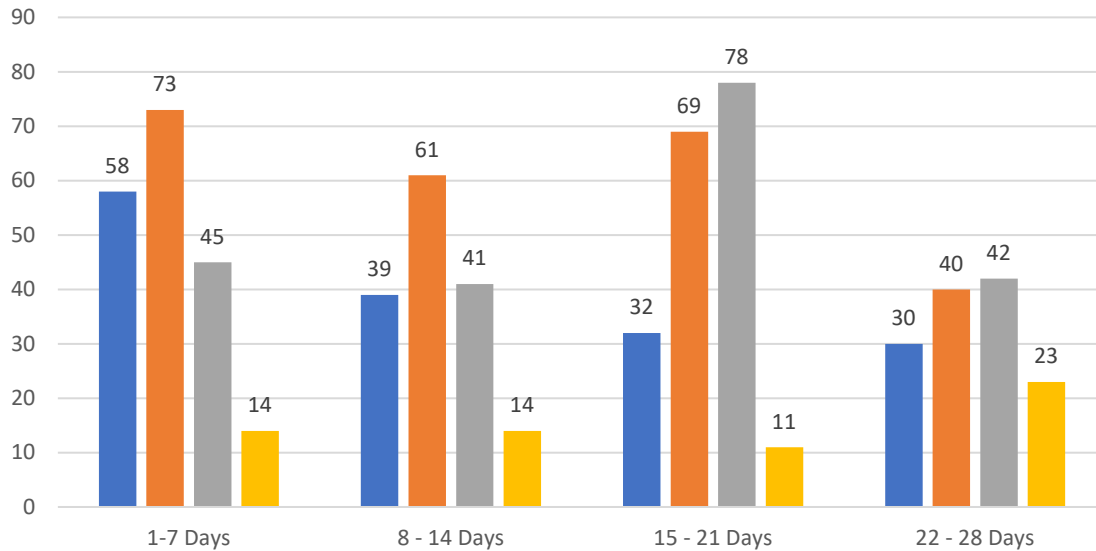


# 4 WEEK REAL ESTATE MARKET REPORT

## HILLSBOROUGH COUNTY - SINGLE FAMILY HOMES

Thursday, March 16, 2023

as of: 3/17/2023



	TOTALS	
	4 Weeks	JAN 23
Active	159	2,835
Pending	243	2,170
Sold*	206	1,048
Canceled	62	
Temp Off Market	670	

Market Changes	3/16/2023	% 4 Weeks Active
New Listings	50	31%
Price Increase	6	2%
Prices Decrease	56	27%
Back on Market*	15	24%

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

### 7 Day Sold Comparison

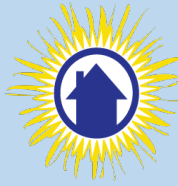
Closed in last 7 days	\$	#
Thursday, March 16, 2023	25,755,599	36
Wednesday, March 15, 2023	49,222,873	82
Tuesday, March 14, 2023	20,697,452	42
Monday, March 13, 2023	25,368,397	45
Sunday, March 12, 2023	-	-
Saturday, March 11, 2023	-	-
Friday, March 10, 2023	65,236,074	114
<b>Total</b>	<b>186,280,395</b>	<b>319</b>

Closed Prior Year	\$	#
Wednesday, March 16, 2022	24,192,115	57
Tuesday, March 15, 2022	37,714,180	72
Monday, March 14, 2022	35,125,844	69
Sunday, March 13, 2022	-	0
Saturday, March 12, 2022	1,150,000	1
Friday, March 11, 2022	40,975,951	92
Thursday, March 10, 2022	25,076,540	56
<b>Total</b>	<b>164,234,630</b>	<b>347</b>

### 7 Day Sold Analysis

% Changed	\$	#
Prior Year	13%	-8%
8 - 14 Days	-61%	22%



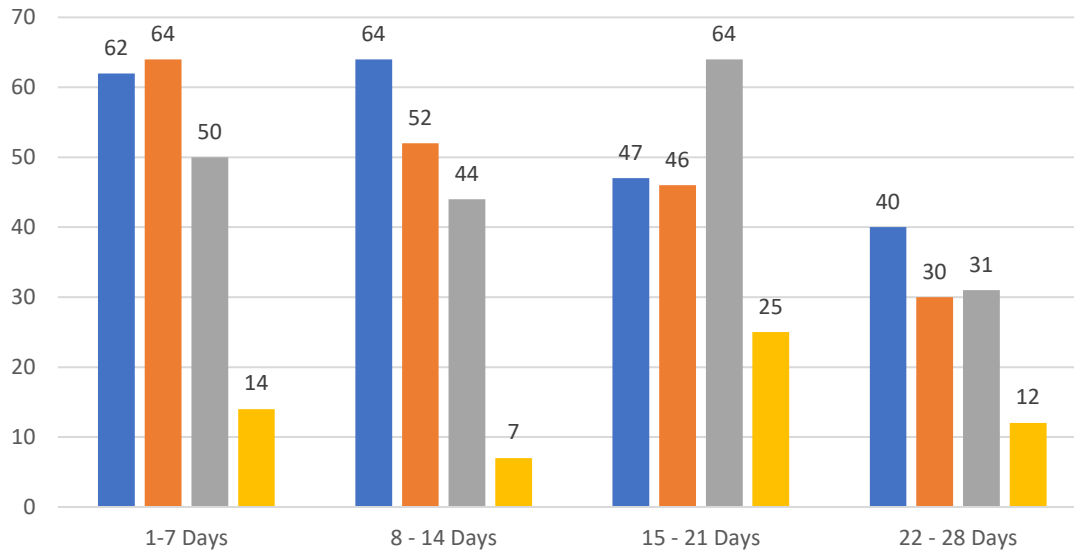


# 4 WEEK REAL ESTATE MARKET REPORT

## HILLSBOROUGH COUNTY - CONDOMINIUM

Thursday, March 16, 2023

as of: 3/17/2023



		TOTALS	
		4 Weeks	JAN 23
Active		213	780
Pending		192	571
Sold*		189	276
Canceled		58	
Temp Off Market		652	

Market Changes	3/16/2023	% 4 Weeks Active
New Listings	4	2%
Price Increase	0	0%
Prices Decrease	12	6%
Back on Market*	2	3%

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

### 7 Day Sold Comparison

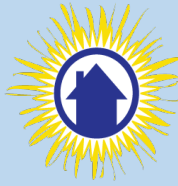
Closed in last 7 days	\$	#
Thursday, March 16, 2023	1,639,000	6
Wednesday, March 15, 2023	6,420,190	14
Tuesday, March 14, 2023	1,768,500	8
Monday, March 13, 2023	981,000	5
Sunday, March 12, 2023	-	-
Saturday, March 11, 2023	-	-
Friday, March 10, 2023	7,114,815	17
<b>TOTAL</b>	<b>17,923,505</b>	<b>50</b>

Closed Prior Year	\$	#
Wednesday, March 16, 2022	1,275,000	4
Tuesday, March 15, 2022	3,903,000	9
Monday, March 14, 2022	789,263	4
Sunday, March 13, 2022	-	0
Saturday, March 12, 2022	80,000	1
Friday, March 11, 2022	6,096,000	25
Thursday, March 10, 2022	3,366,000	13
<b>TOTAL</b>	<b>15,509,263</b>	<b>56</b>

### 7 Day Sold Analysis

% Changed	\$	#
Prior Year	16%	-11%
8 - 14 Days	-96%	-53%



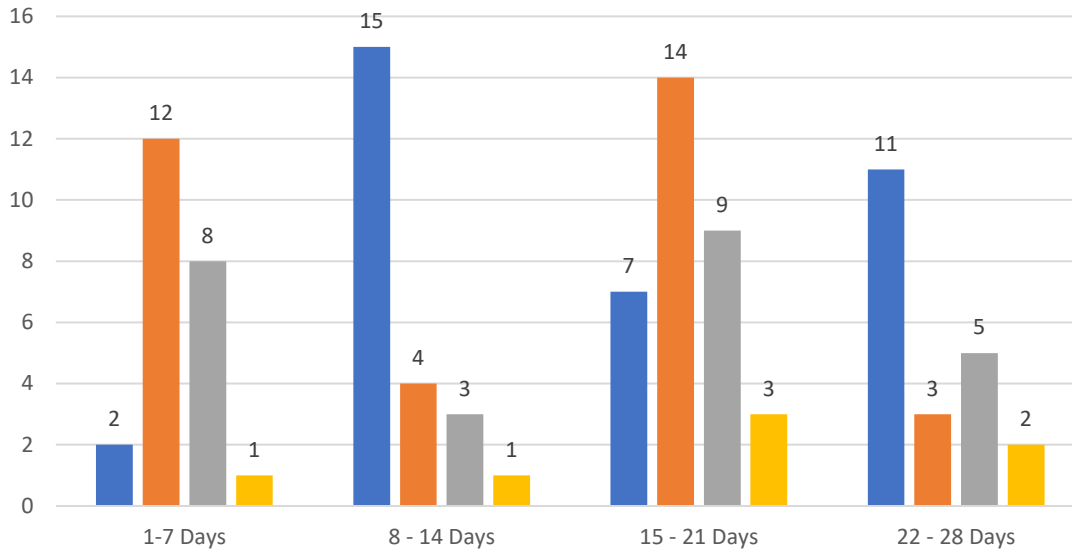


# 4 WEEK REAL ESTATE MARKET REPORT

## SARASOTA COUNTY - SINGLE FAMILY HOMES

Thursday, March 16, 2023

as of: 3/17/2023



	TOTALS	
	4 Weeks	JAN 23
Active	35	1,729
Pending	33	1,221
Sold*	25	154
Canceled	7	
Temp Off Market	100	

Market Changes	3/16/2023	% 4 Weeks Active
New Listings	23	66%
Price Increase	1	3%
Prices Decrease	53	212%
Back on Market*	10	143%

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

### 7 Day Sold Comparison

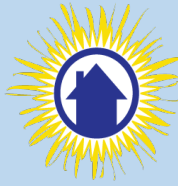
Closed in last 7 days	\$	#
Thursday, March 16, 2023	27,539,393	26
Wednesday, March 15, 2023	38,225,008	38
Tuesday, March 14, 2023	13,402,497	18
Monday, March 13, 2023	18,933,514	28
Sunday, March 12, 2023	1,215,000	1
Saturday, March 11, 2023	-	-
Friday, March 10, 2023	27,456,293	46
<b>TOTAL</b>	<b>126,771,705</b>	<b>157</b>

Closed Prior Year	\$	#
Wednesday, March 16, 2022	15,366,940	23
Tuesday, March 15, 2022	36,242,759	49
Monday, March 14, 2022	29,124,170	44
Sunday, March 13, 2022	510,100	1
Saturday, March 12, 2022	1,769,500	2
Friday, March 11, 2022	30,903,906	53
Thursday, March 10, 2022	24,356,500	43
<b>TOTAL</b>	<b>138,273,875</b>	<b>215</b>

### 7 Day Sold Analysis

% Changed	\$	#
Prior Year	-8%	-27%
8 - 14 Days	-74%	15%



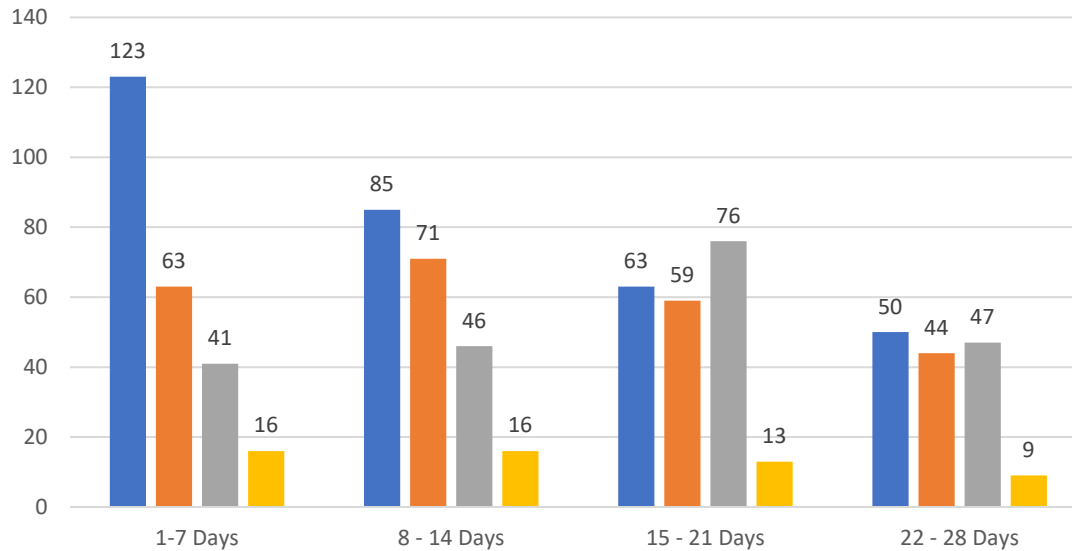


# 4 WEEK REAL ESTATE MARKET REPORT

## SARASOTA COUNTY - CONDOMINIUM

Thursday, March 16, 2023

as of: 3/17/2023



	TOTALS	
	4 Weeks	JAN 23
Active	321	0,612
Pending	237	556
Sold*	210	082
Canceled	54	
Temp Off Market	822	

Market Changes	3/16/2023	% 4 Weeks Active
New Listings	8	2%
Price Increase	0	0%
Prices Decrease	6	3%
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

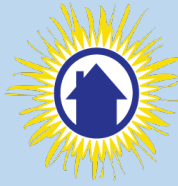
Closed in last 7 days	\$	#
Thursday, March 16, 2023	3,505,000	5
Wednesday, March 15, 2023	11,419,900	14
Tuesday, March 14, 2023	8,764,100	7
Monday, March 13, 2023	2,714,000	6
Sunday, March 12, 2023	-	-
Saturday, March 11, 2023	-	-
Friday, March 10, 2023	4,350,500	9
<b>Total</b>	<b>30,753,500</b>	<b>41</b>

Closed Prior Year	\$	#
Wednesday, March 16, 2022	2,966,000	6
Tuesday, March 15, 2022	18,057,071	25
Monday, March 14, 2022	3,653,090	11
Sunday, March 13, 2022	-	0
Saturday, March 12, 2022	-	0
Friday, March 11, 2022	8,823,000	12
Thursday, March 10, 2022	11,283,606	14
<b>Total</b>	<b>44,782,767</b>	<b>68</b>

### 7 Day Sold Analysis

% Changed	\$	#
Prior Year	-31%	-40%
8 - 14 Days	-94%	-11%



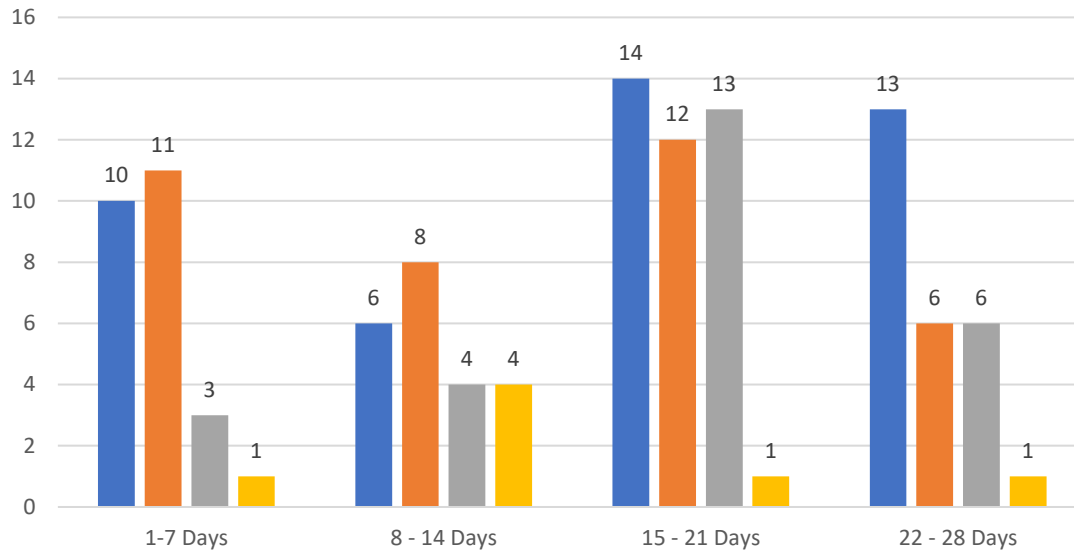


# 4 WEEK REAL ESTATE MARKET REPORT

## MANATEE COUNTY - SINGLE FAMILY HOMES

Thursday, March 16, 2023

as of: 3/17/2023



7 Day Sold Comparison

Closed in last 7 days	\$	#
Thursday, March 16, 2023	10,121,585	19
Wednesday, March 15, 2023	15,579,390	30
Tuesday, March 14, 2023	25,364,215	23
Monday, March 13, 2023	11,655,000	16
Sunday, March 12, 2023	-	-
Saturday, March 11, 2023	401,605	1
Friday, March 10, 2023	25,602,562	35
<b>TOTAL</b>	<b>88,724,357</b>	<b>124</b>

Closed Prior Year	\$	#
Wednesday, March 16, 2022	14,405,355	19
Tuesday, March 15, 2022	24,890,084	33
Monday, March 14, 2022	18,401,700	33
Sunday, March 13, 2022	-	0
Saturday, March 12, 2022	1,895,000	1
Friday, March 11, 2022	38,383,853	47
Thursday, March 10, 2022	18,444,150	28
<b>TOTAL</b>	<b>116,420,142</b>	<b>161</b>

	TOTALS	
	4 Weeks	JAN 23
Active	43	1,777
Pending	37	1,141
Sold*	26	0,493
Canceled	7	
Temp Off Market	113	

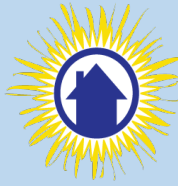
Market Changes	3/16/2023	% 4 Weeks Active
New Listings	20	47%
Price Increase	1	3%
Prices Decrease	26	100%
Back on Market*	6	86%

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

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-24%	-23%
8 - 14 Days	-82%	6%



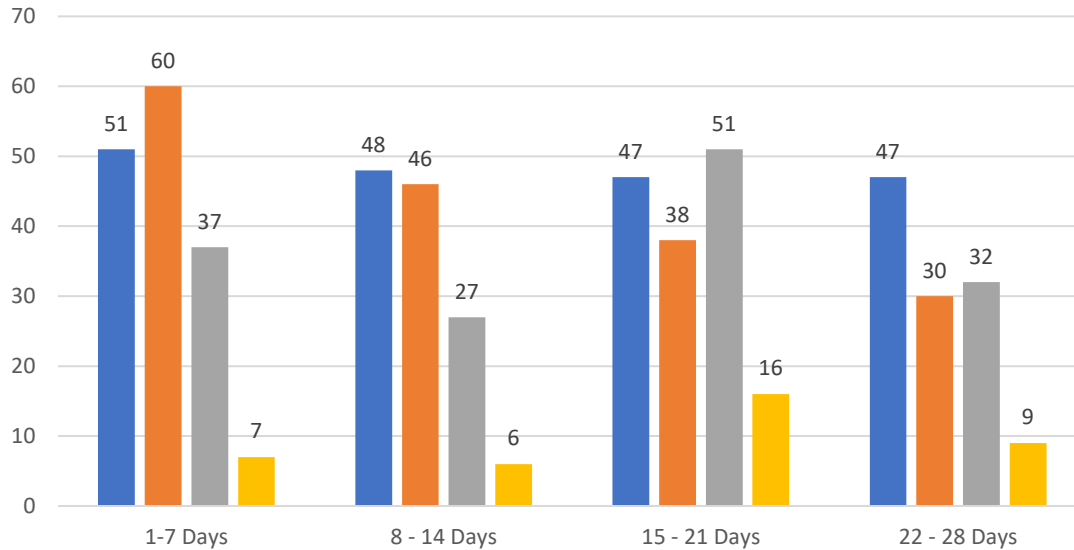


# 4 WEEK REAL ESTATE MARKET REPORT

## MANATEE COUNTY - CONDOMINIUM

Thursday, March 16, 2023

as of: 3/17/2023



	TOTALS	
	4 Weeks	JAN 23
Active	193	538
Pending	174	302
Sold*	147	124
Canceled	38	
Temp Off Market	552	

Market Changes	3/16/2023	% 4 Weeks Active
New Listings	4	2%
Price Increase	0	0%
Prices Decrease	10	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	\$	#
Thursday, March 16, 2023	1,567,000	5
Wednesday, March 15, 2023	6,889,500	13
Tuesday, March 14, 2023	1,427,600	3
Monday, March 13, 2023	3,037,500	6
Sunday, March 12, 2023	-	-
Saturday, March 11, 2023	-	-
Friday, March 10, 2023	4,872,500	10
<b>Total</b>	<b>17,794,100</b>	<b>37</b>

Closed Prior Year	\$	#
Wednesday, March 16, 2022	4,871,000	6
Tuesday, March 15, 2022	4,935,298	16
Monday, March 14, 2022	3,080,900	7
Sunday, March 13, 2022	-	0
Saturday, March 12, 2022	-	0
Friday, March 11, 2022	8,672,099	17
Thursday, March 10, 2022	2,690,577	7
<b>Total</b>	<b>24,249,874</b>	<b>53</b>

### 7 Day Sold Analysis

% Changed	\$	#
Prior Year	-27%	-30%
8 - 14 Days	-96%	37%

