



4 WEEK REAL ESTATE MARKET REPORT

Monday, July 31, 2023

As of: Tuesday, August 1, 2023

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- 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

Monday, July 31, 2023

as of: 8/1/2023

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

Day 28: Tuesday, July 4, 2023

TOTALS:

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

MAY 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

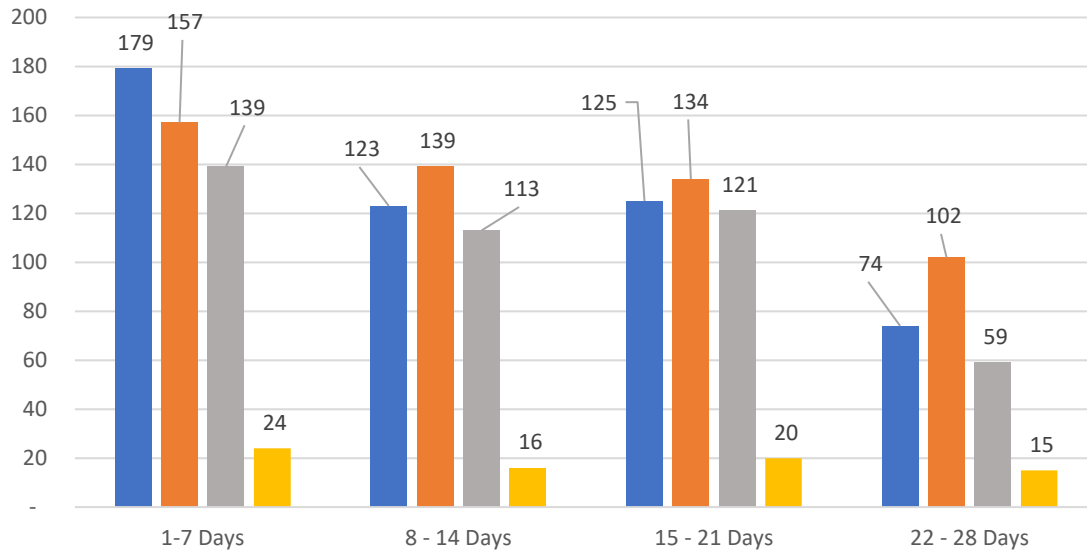


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOMES

Monday, July 31, 2023

as of: 8/1/2023



	TOTALS	
	4 Weeks	MAY 23
Active	501	8,356
Pending	532	8,366
Sold*	432	5,074
Canceled	75	
Temp Off Market	1,540	

Market Changes	7/31/2023	% 4 Weeks Active
New Listings	131	26%
Price Increase	35	7%
Prices Decrease	183	42%
Back on Market*	62	83%

*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	\$	#
Monday, July 31, 2023	106,745,283	186
Sunday, July 30, 2023	756,000	1
Saturday, July 29, 2023	2,216,000	4
Friday, July 28, 2023	180,125,946	323
Thursday, July 27, 2023	103,551,866	191
Wednesday, July 26, 2023	82,089,620	162
Tuesday, July 25, 2023	105,705,306	178
Total	581,190,021	1,045

Closed Prior Year	\$	#
Sunday, July 31, 2022	5,117,443	10
Saturday, July 30, 2022	4,440,400	8
Friday, July 29, 2022	282,607,639	486
Thursday, July 28, 2022	128,190,591	232
Wednesday, July 27, 2022	87,964,005	168
Tuesday, July 26, 2022	88,013,821	169
Monday, July 25, 2022	140,066,023	217
Total	736,399,922	1290

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-21%	-19%
8 - 14 Days	3%	7%



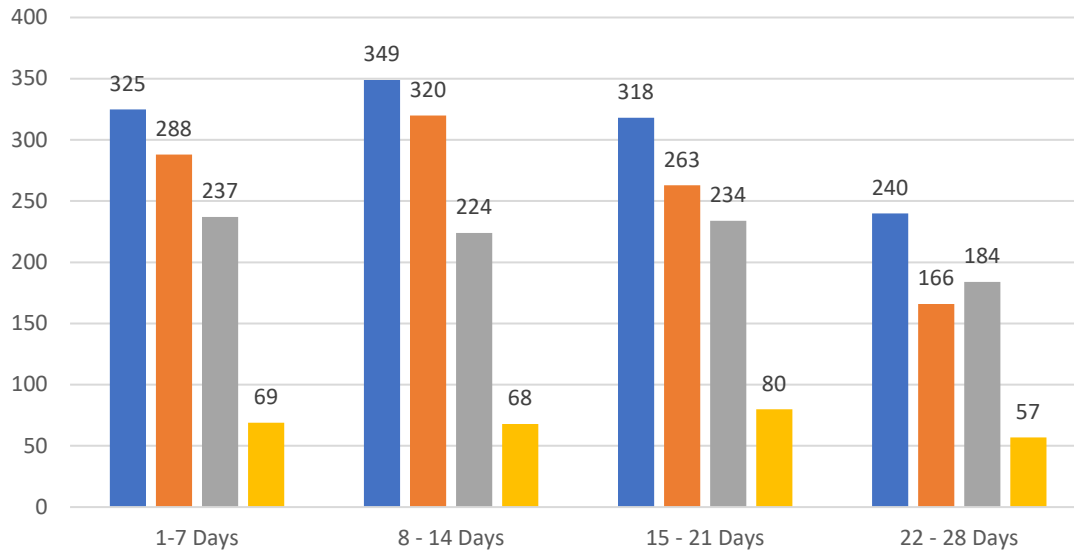


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDOMINIUM

Monday, July 31, 2023

as of: 8/1/2023



		TOTALS	
		4 Weeks	MAY 23
Active		1,232	4,066
Pending		1,037	2,981
Sold*		879	1,996
Canceled		274	
Temp Off Market		3,422	

Market Changes	7/31/2023	% 4 Weeks Active
New Listings	51	4%
Price Increase	4	0%
Prices Decrease	63	7%
Back on Market*	8	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	\$	#
Monday, July 31, 2023	19,805,399	46
Sunday, July 30, 2023	-	-
Saturday, July 29, 2023	340,000	1
Friday, July 28, 2023	36,158,400	69
Thursday, July 27, 2023	16,981,088	49
Wednesday, July 26, 2023	14,071,000	43
Tuesday, July 25, 2023	8,331,999	29
Total	95,687,886	237

Closed Prior Year	\$	#
Sunday, July 31, 2022	620,000	2
Saturday, July 30, 2022	655,000	2
Friday, July 29, 2022	63,240,144	131
Thursday, July 28, 2022	30,947,600	48
Wednesday, July 27, 2022	12,316,000	35
Tuesday, July 26, 2022	14,219,000	37
Monday, July 25, 2022	17,311,490	38
Total	139,309,234	293

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-31%	-19%
8 - 14 Days	-83%	-13%



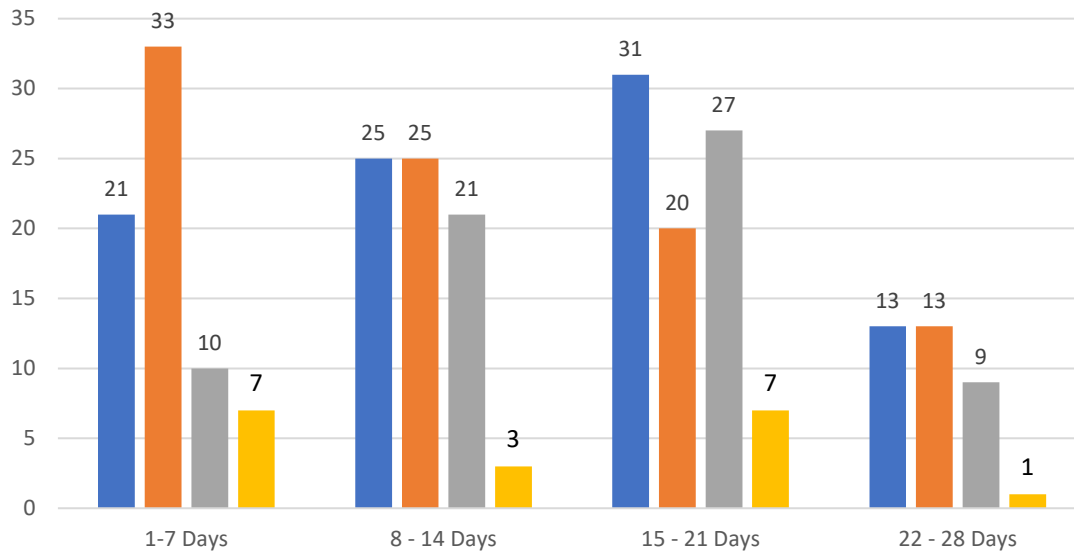


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOMES

Monday, July 31, 2023

as of: 8/1/2023



	TOTALS	
	4 Weeks	MAY 23
Active	90	1,316
Pending	91	1,296
Sold*	67	1,091
Canceled	18	
Temp Off Market	266	

Market Changes	7/31/2023	% 4 Weeks Active
New Listings	23	26%
Price Increase	2	2%
Prices Decrease	31	46%
Back on Market*	13	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	\$	#
Monday, July 31, 2023	18,263,854	38
Sunday, July 30, 2023	-	-
Saturday, July 29, 2023	-	-
Friday, July 28, 2023	37,554,493	61
Thursday, July 27, 2023	19,618,998	36
Wednesday, July 26, 2023	13,770,280	27
Tuesday, July 25, 2023	23,099,366	34
TOTAL	112,306,991	196

Closed Prior Year	\$	#
Sunday, July 31, 2022	1,073,000	3
Saturday, July 30, 2022	-	0
Friday, July 29, 2022	59,329,533	92
Thursday, July 28, 2022	21,979,111	40
Wednesday, July 27, 2022	12,831,425	23
Tuesday, July 26, 2022	20,867,600	37
Monday, July 25, 2022	24,046,230	44
TOTAL	140,126,899	239

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-20%	-18%
8 - 14 Days	-80%	-1%



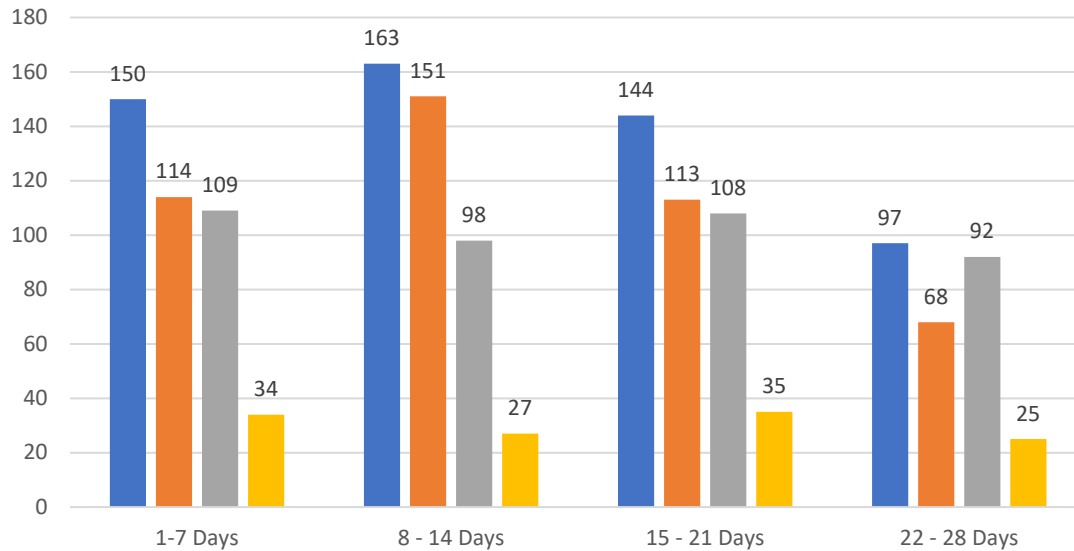


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDOMINIUM

Monday, July 31, 2023

as of: 8/1/2023



TOTALS		
	4 Weeks	MAY 23
Active	554	1,722
Pending	446	0,945
Sold*	407	706
Canceled	121	
Temp Off Market	1,528	

Market Changes	7/31/2023	% 4 Weeks Active
New Listings	18	3%
Price Increase	2	0%
Prices Decrease	33	8%
Back on Market*	4	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	\$	#
Monday, July 31, 2023	8,110,500	22
Sunday, July 30, 2023	-	-
Saturday, July 29, 2023	-	-
Friday, July 28, 2023	17,676,200	31
Thursday, July 27, 2023	4,787,400	18
Wednesday, July 26, 2023	8,308,500	25
Tuesday, July 25, 2023	3,077,099	13
TOTAL	41,959,699	109

Closed Prior Year	\$	#
Sunday, July 31, 2022	-	0
Saturday, July 30, 2022	425,000	1
Friday, July 29, 2022	27,842,300	55
Thursday, July 28, 2022	11,476,200	23
Wednesday, July 27, 2022	5,697,500	16
Tuesday, July 26, 2022	5,234,000	13
Monday, July 25, 2022	3,703,000	13
TOTAL	54,378,000	121

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-23%	-10%
8 - 14 Days	-93%	11%



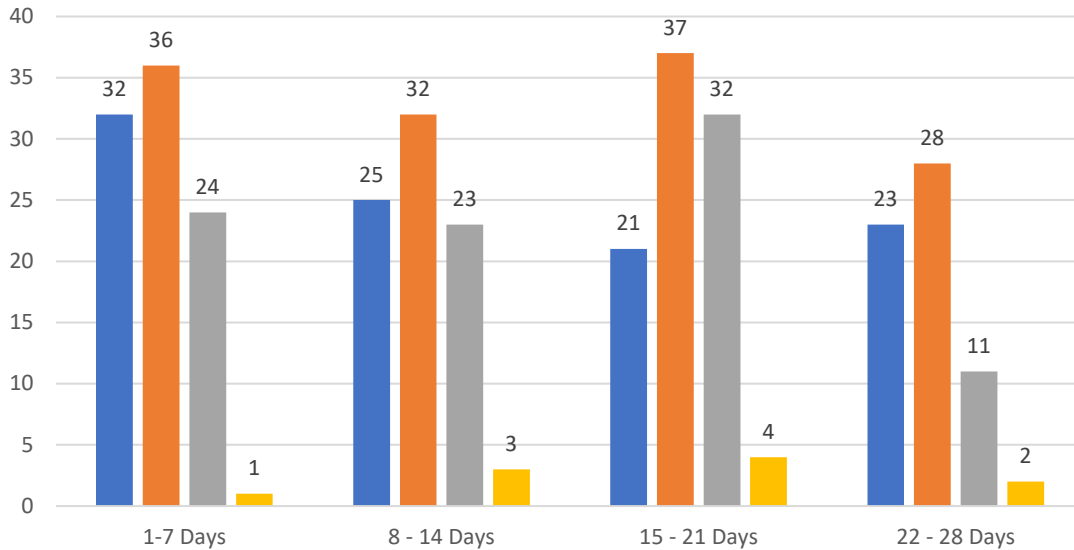


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOMES

Monday, July 31, 2023

as of: 8/1/2023



	TOTALS	
	4 Weeks	MAY 23
Active	101	1,299
Pending	133	1,745
Sold*	90	1,096
Canceled	10	
Temp Off Market	334	

Market Changes	7/31/2023	% 4 Weeks Active
New Listings	21	21%
Price Increase	20	15%
Prices Decrease	28	31%
Back on Market*	8	80%

*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	\$	#
Monday, July 31, 2023	14,648,409	34
Sunday, July 30, 2023	-	-
Saturday, July 29, 2023	1,471,000	2
Friday, July 28, 2023	26,322,751	64
Thursday, July 27, 2023	11,973,129	28
Wednesday, July 26, 2023	17,300,897	42
Tuesday, July 25, 2023	12,436,257	30
TOTAL	84,152,443	200

Closed Prior Year	\$	#
Sunday, July 31, 2022	1,319,085	3
Saturday, July 30, 2022	728,190	2
Friday, July 29, 2022	52,556,020	118
Thursday, July 28, 2022	23,603,063	53
Wednesday, July 27, 2022	17,145,207	42
Tuesday, July 26, 2022	15,024,625	33
Monday, July 25, 2022	19,995,550	42
TOTAL	130,371,740	293

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-35%	-32%
8 - 14 Days	-85%	-4%



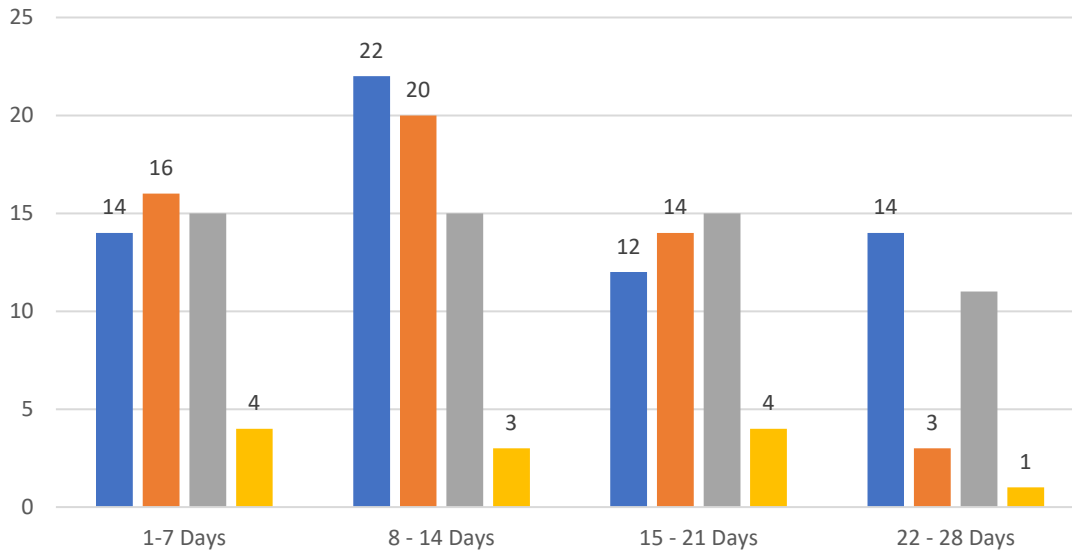


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDOMINIUM

Monday, July 31, 2023

as of: 8/1/2023



	TOTALS	
	4 Weeks	MAY 23
Active	62	311
Pending	53	424
Sold*	56	248
Canceled	12	
Temp Off Market	183	

Market Changes	7/31/2023	% 4 Weeks Active
New Listings	2	3%
Price Increase	0	0%
Prices Decrease	1	2%
Back on Market*	1	8%

*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	\$	#
Monday, July 31, 2023	365,000	1
Sunday, July 30, 2023	-	-
Saturday, July 29, 2023	340,000	1
Friday, July 28, 2023	855,000	3
Thursday, July 27, 2023	874,900	5
Wednesday, July 26, 2023	735,500	4
Tuesday, July 25, 2023	190,000	1
Total	3,360,400	15

Closed Prior Year	\$	#
Sunday, July 31, 2022	295,000	1
Saturday, July 30, 2022	-	0
Friday, July 29, 2022	1,384,400	9
Thursday, July 28, 2022	175,000	1
Wednesday, July 27, 2022	577,000	3
Tuesday, July 26, 2022	605,000	3
Monday, July 25, 2022	733,000	4
Total	3,769,400	21

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-11%	-29%
8 - 14 Days	-99%	0%



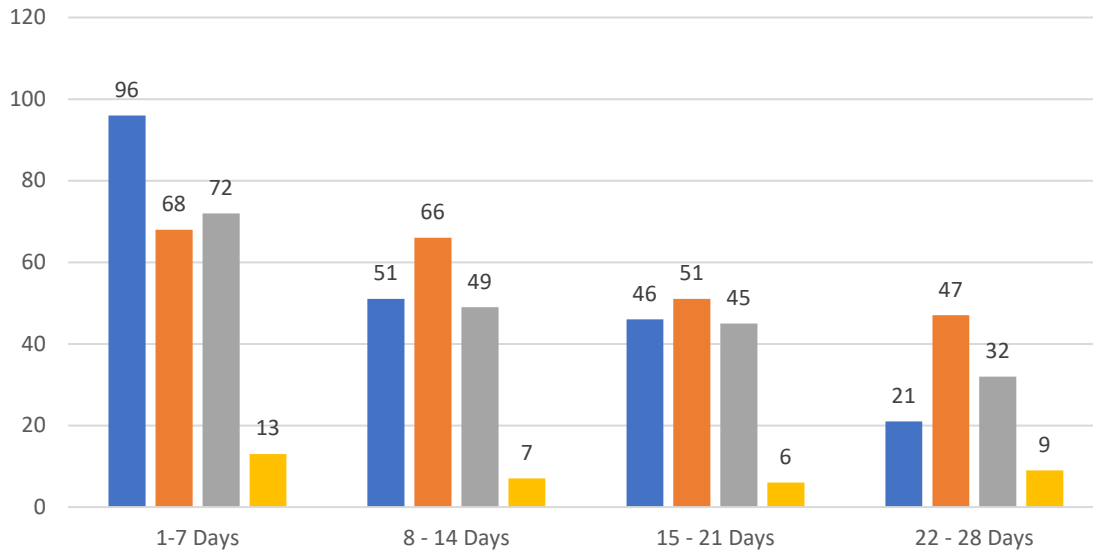


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOMES

Monday, July 31, 2023

as of: 8/1/2023



	TOTALS	
	4 Weeks	MAY 23
Active	214	2,232
Pending	232	2,535
Sold*	198	1,640
Canceled	35	
Temp Off Market	679	

Market Changes	7/31/2023	% 4 Weeks Active
New Listings	43	20%
Price Increase	10	4%
Prices Decrease	59	30%
Back on Market*	17	49%

*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	\$	#
Monday, July 31, 2023	32,810,542	56
Sunday, July 30, 2023	-	-
Saturday, July 29, 2023	-	-
Friday, July 28, 2023	56,285,075	105
Thursday, July 27, 2023	30,111,128	59
Wednesday, July 26, 2023	26,603,739	46
Tuesday, July 25, 2023	34,400,080	63
TOTAL	180,210,564	329

Closed Prior Year	\$	#
Sunday, July 31, 2022	320,000	1
Saturday, July 30, 2022	2,036,220	4
Friday, July 29, 2022	79,732,666	142
Thursday, July 28, 2022	33,720,050	69
Wednesday, July 27, 2022	27,711,483	54
Tuesday, July 26, 2022	25,617,003	50
Monday, July 25, 2022	42,672,044	73
TOTAL	211,809,466	393

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-15%	-16%
8 - 14 Days	-68%	12%



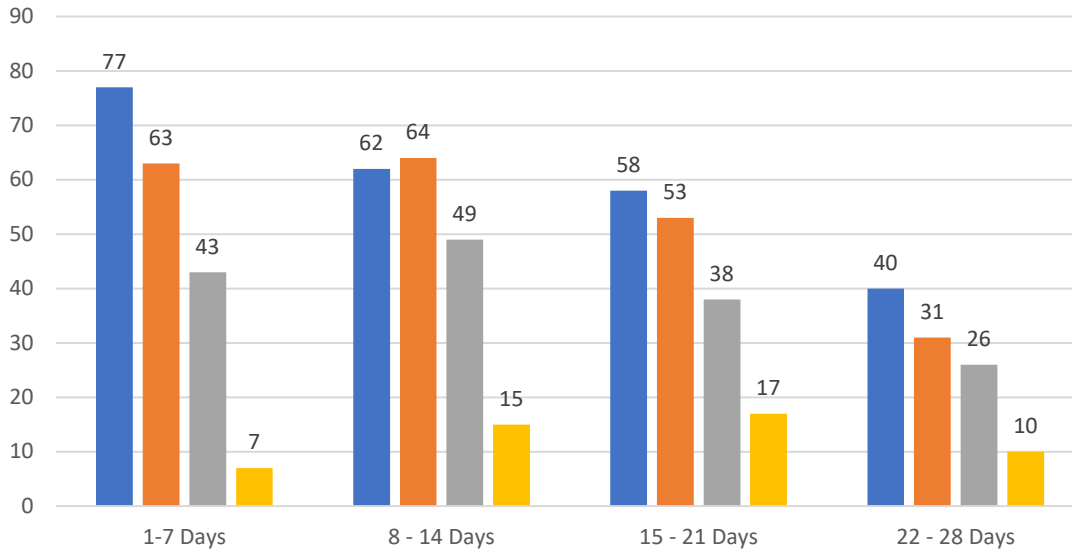


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDOMINIUM

Monday, July 31, 2023

as of: 8/1/2023



7 Day Sold Comparison

Closed in last 7 days	\$	#
Monday, July 31, 2023	2,060,000	7
Sunday, July 30, 2023	-	-
Saturday, July 29, 2023	-	-
Friday, July 28, 2023	5,527,200	13
Thursday, July 27, 2023	1,881,400	9
Wednesday, July 26, 2023	1,431,000	6
Tuesday, July 25, 2023	1,940,000	8
TOTAL	12,839,600	43

Closed Prior Year	\$	#
Sunday, July 31, 2022	325,000	1
Saturday, July 30, 2022	230,000	1
Friday, July 29, 2022	10,895,304	25
Thursday, July 28, 2022	7,482,000	10
Wednesday, July 27, 2022	1,686,000	7
Tuesday, July 26, 2022	1,749,000	8
Monday, July 25, 2022	1,903,000	7
TOTAL	24,270,304	59

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-47%	-27%
8 - 14 Days	-98%	-56%

	TOTALS	
	4 Weeks	MAY 23
Active	237	613
Pending	211	663
Sold*	156	538
Canceled	49	
Temp Off Market	653	

Market Changes	7/31/2023	% 4 Weeks Active
New Listings	12	5%
Price Increase	1	0%
Prices Decrease	11	7%
Back on Market*	0	0%

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



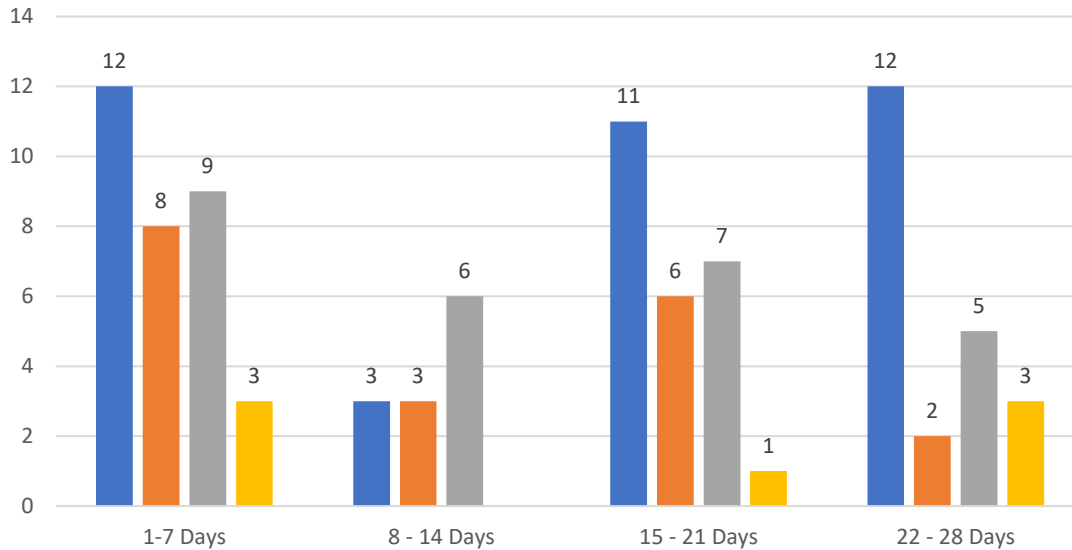


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOMES

Monday, July 31, 2023

as of: 8/1/2023



	TOTALS	
	4 Weeks	MAY 23
Active	38	1,950
Pending	19	1,375
Sold*	27	331
Canceled	7	
Temp Off Market	91	

Market Changes	7/31/2023	% 4 Weeks Active
New Listings	29	76%
Price Increase	2	11%
Prices Decrease	33	122%
Back on Market*	16	229%

*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	\$	#
Monday, July 31, 2023	26,221,800	39
Sunday, July 30, 2023	756,000	1
Saturday, July 29, 2023	745,000	2
Friday, July 28, 2023	35,873,727	54
Thursday, July 27, 2023	11,496,987	19
Wednesday, July 26, 2023	9,047,508	20
Tuesday, July 25, 2023	20,509,562	25
TOTAL	104,650,584	160

Closed Prior Year	\$	#
Sunday, July 31, 2022	2,080,358	2
Saturday, July 30, 2022	1,150,000	1
Friday, July 29, 2022	43,101,750	67
Thursday, July 28, 2022	29,863,091	34
Wednesday, July 27, 2022	17,530,045	31
Tuesday, July 26, 2022	11,571,080	23
Monday, July 25, 2022	37,359,129	32
TOTAL	142,655,453	190

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-27%	-16%
8 - 14 Days	-81%	50%



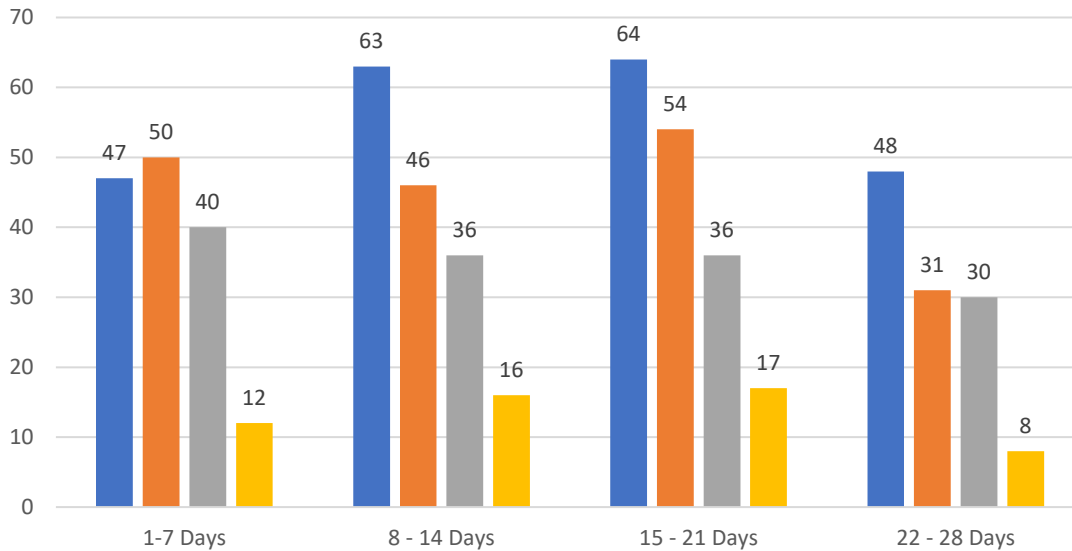


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDOMINIUM

Monday, July 31, 2023

as of: 8/1/2023



		TOTALS	
		4 Weeks	MAY 23
Active		222	0,823
Pending		181	592
Sold*		142	248
Canceled		53	
Temp Off Market		598	

Market Changes	7/31/2023	% 4 Weeks Active
New Listings	13	6%
Price Increase	1	1%
Prices Decrease	10	7%
Back on Market*	3	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	\$	#
Monday, July 31, 2023	6,777,399	8
Sunday, July 30, 2023	-	-
Saturday, July 29, 2023	-	-
Friday, July 28, 2023	8,351,000	13
Thursday, July 27, 2023	7,878,888	11
Wednesday, July 26, 2023	1,776,000	5
Tuesday, July 25, 2023	1,722,000	3
Total	26,505,287	40

Closed Prior Year	\$	#
Sunday, July 31, 2022	-	0
Saturday, July 30, 2022	-	0
Friday, July 29, 2022	17,395,140	29
Thursday, July 28, 2022	8,201,000	5
Wednesday, July 27, 2022	3,401,500	6
Tuesday, July 26, 2022	4,917,000	9
Monday, July 25, 2022	9,904,490	10
Total	43,819,130	59

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-40%	-32%
8 - 14 Days	-95%	11%



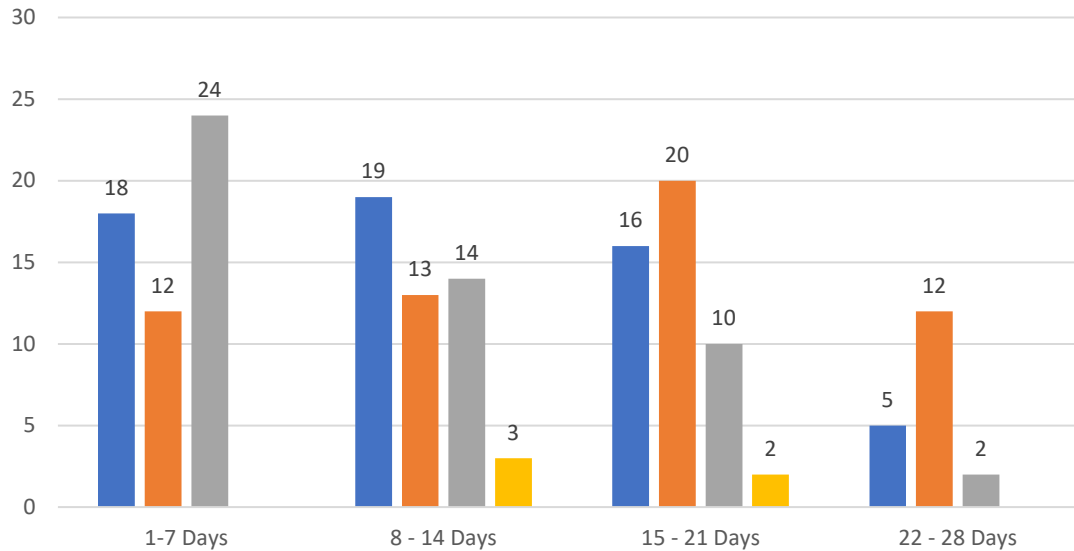


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOMES

Monday, July 31, 2023

as of: 8/1/2023



TOTALS		
	4 Weeks	MAY 23
Active	58	1,559
Pending	57	1,415
Sold*	50	0,916
Canceled	5	
Temp Off Market	170	

Market Changes	7/31/2023	% 4 Weeks Active
New Listings	15	26%
Price Increase	1	2%
Prices Decrease	32	64%
Back on Market*	8	160%

*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	\$	#
Monday, July 31, 2023	14,800,678	19
Sunday, July 30, 2023	-	-
Saturday, July 29, 2023	-	-
Friday, July 28, 2023	24,089,900	39
Thursday, July 27, 2023	30,351,624	49
Wednesday, July 26, 2023	15,367,196	27
Tuesday, July 25, 2023	15,260,041	26
Total	99,869,439	160

Closed Prior Year	\$	#
Sunday, July 31, 2022	325,000	1
Saturday, July 30, 2022	525,990	1
Friday, July 29, 2022	47,887,670	67
Thursday, July 28, 2022	19,025,276	36
Wednesday, July 27, 2022	12,745,845	18
Tuesday, July 26, 2022	14,933,513	26
Monday, July 25, 2022	15,993,070	26
Total	111,436,364	175

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-10%	-9%
8 - 14 Days	-82%	-3%



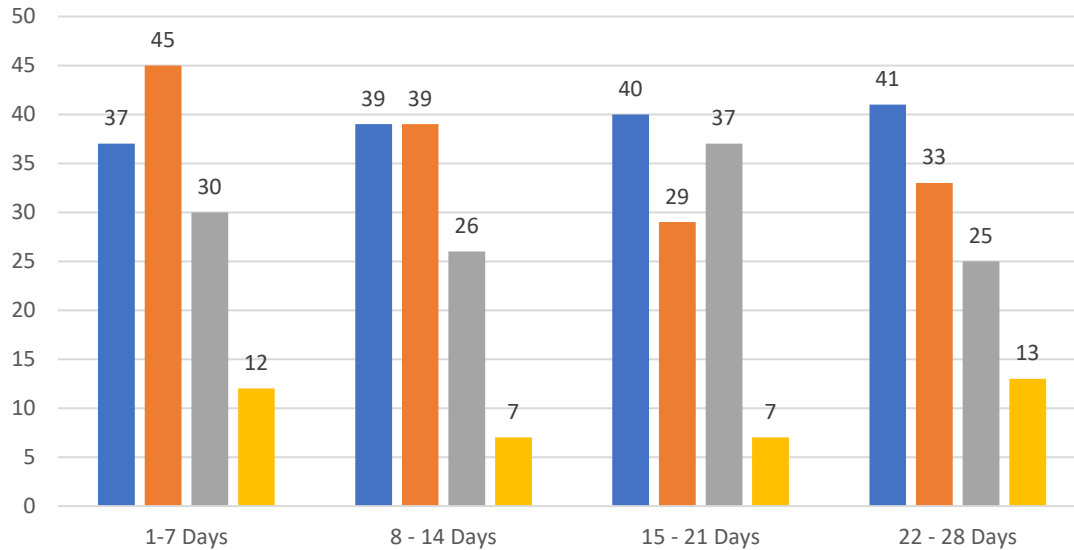


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDOMINIUM

Monday, July 31, 2023

as of: 8/1/2023



	TOTALS	
	4 Weeks	MAY 23
Active	157	597
Pending	146	357
Sold*	118	256
Canceled	39	
Temp Off Market	460	

Market Changes	7/31/2023	% 4 Weeks Active
New Listings	6	4%
Price Increase	0	0%
Prices Decrease	8	7%
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	\$	#
Monday, July 31, 2023	2,492,500	8
Sunday, July 30, 2023	-	-
Saturday, July 29, 2023	-	-
Friday, July 28, 2023	3,749,000	9
Thursday, July 27, 2023	1,558,500	6
Wednesday, July 26, 2023	1,820,000	3
Tuesday, July 25, 2023	1,402,900	4
Total	11,022,900	30

Closed Prior Year	\$	#
Sunday, July 31, 2022	-	0
Saturday, July 30, 2022	-	0
Friday, July 29, 2022	5,723,000	13
Thursday, July 28, 2022	3,613,400	9
Wednesday, July 27, 2022	954,000	3
Tuesday, July 26, 2022	1,714,000	4
Monday, July 25, 2022	1,068,000	4
Total	13,072,400	33

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-16%	-9%
8 - 14 Days	-98%	15%

