



# 4 WEEK REAL ESTATE MARKET REPORT

Wednesday, August 2, 2023

*As of: Thursday, August 3, 2023*

- 1 Report Breakdown
- 2 Cumulative Tampa Bay Report - Single Family Home
- 3 Cumulative Tampa Bay Report - Condominium
- 4 Pinellas County - Single Family Home
- 5 Pinellas County - Condominium
- 6 Pasco County - Single Family Home
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- 10 Sarasota County - Single Family Home
- 11 Sarasota County - Condominium
- 12 Manatee County - Single Family Home
- 13 Manatee County - Condominium



# 4 WEEK REAL ESTATE MARKET REPORT

## REPORT BREAKDOWN Wednesday, August 2, 2023

as of: 8/3/2023

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

Day 28: Thursday, July 6, 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

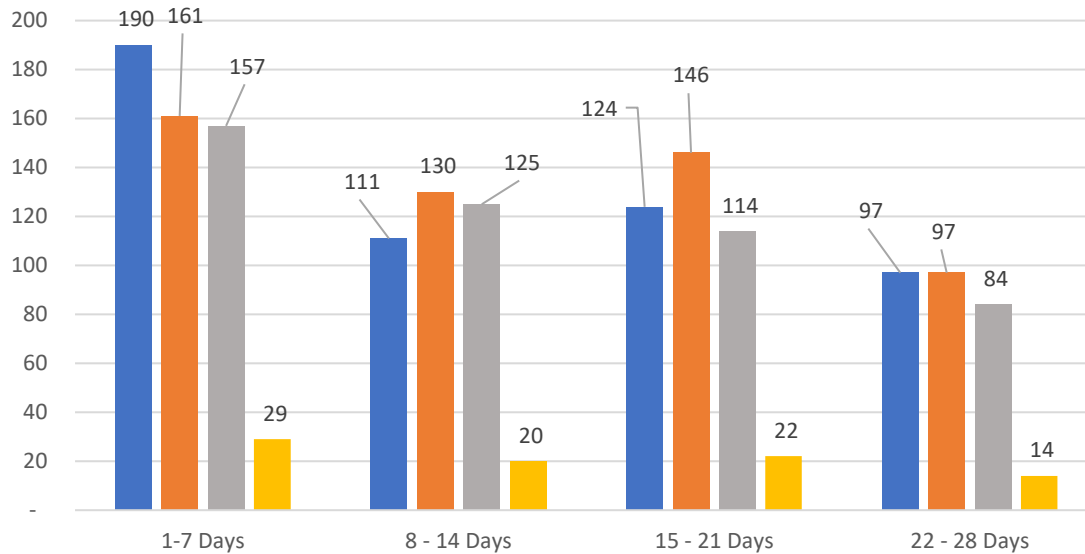


# 4 WEEK REAL ESTATE MARKET REPORT

## TAMPA BAY - SINGLE FAMILY HOMES

Wednesday, August 2, 2023

as of: 8/3/2023



	TOTALS	
	4 Weeks	MAY 23
Active	522	8,356
Pending	534	8,366
Sold*	480	5,074
Canceled	85	
Temp Off Market	1,621	

Market Changes	8/2/2023	% 4 Weeks Active
New Listings	202	39%
Price Increase	49	9%
Prices Decrease	192	40%
Back on Market*	66	78%

\*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	\$	#
Wednesday, August 2, 2023	26,384,582	47
Tuesday, August 1, 2023	108,380,998	160
Monday, July 31, 2023	213,684,062	392
Sunday, July 30, 2023	2,076,507	4
Saturday, July 29, 2023	6,008,900	12
Friday, July 28, 2023	210,665,260	387
Thursday, July 27, 2023	104,291,866	192
<b>TOTAL</b>	<b>671,492,175</b>	<b>1,194</b>

Closed Prior Year	\$	#
Tuesday, August 2, 2022	88,970,039	138
Monday, August 1, 2022	161,660,928	272
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
<b>TOTAL</b>	<b>758,951,045</b>	<b>1314</b>

### 7 Day Sold Analysis

% Changed	\$	#
Prior Year	-12%	-9%
8 - 14 Days	13%	15%



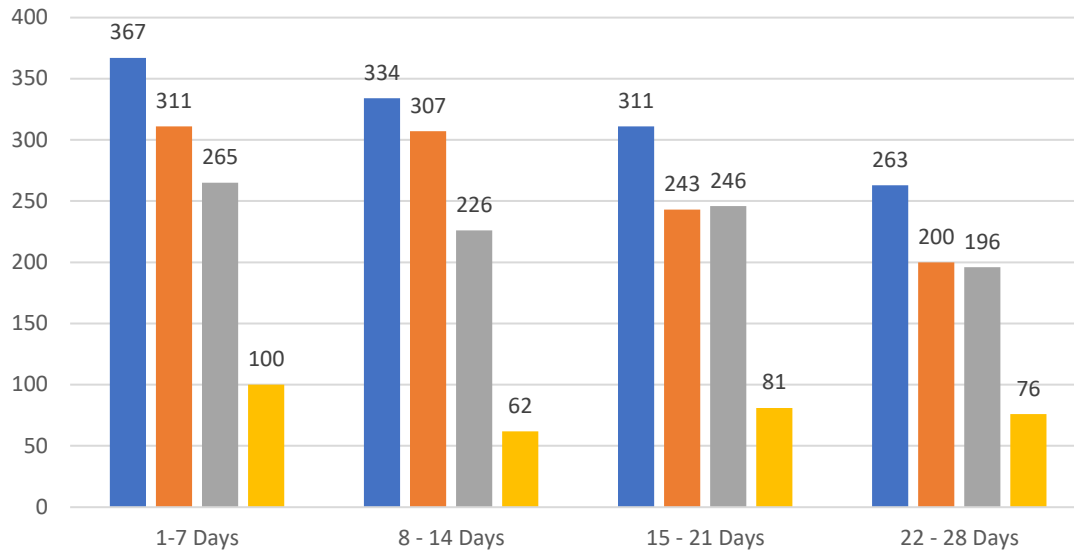


# 4 WEEK REAL ESTATE MARKET REPORT

## TAMPA BAY - CONDOMINIUM

Wednesday, August 2, 2023

as of: 8/3/2023



	TOTALS	
	4 Weeks	MAY 23
Active	1,275	4,066
Pending	1,061	2,981
Sold*	933	1,996
Canceled	319	
Temp Off Market	3,588	

Market Changes	8/2/2023	% 4 Weeks Active
New Listings	71	6%
Price Increase	3	0%
Prices Decrease	55	6%
Back on Market*	11	3%

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

### 7 Day Sold Comparison

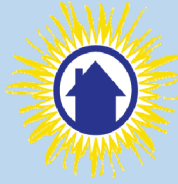
Closed in last 7 days	\$	#
Wednesday, August 2, 2023	4,678,000	12
Tuesday, August 1, 2023	24,979,569	42
Monday, July 31, 2023	32,752,899	81
Sunday, July 30, 2023	296,000	1
Saturday, July 29, 2023	340,000	1
Friday, July 28, 2023	40,380,300	79
Thursday, July 27, 2023	16,981,088	49
<b>Total</b>	<b>120,407,856</b>	<b>265</b>

Closed Prior Year	\$	#
Tuesday, August 2, 2022	14,609,500	35
Monday, August 1, 2022	24,526,800	52
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
<b>Total</b>	<b>146,915,044</b>	<b>305</b>

### 7 Day Sold Analysis

% Changed	\$	#
Prior Year	-18%	-13%
8 - 14 Days	-80%	-6%



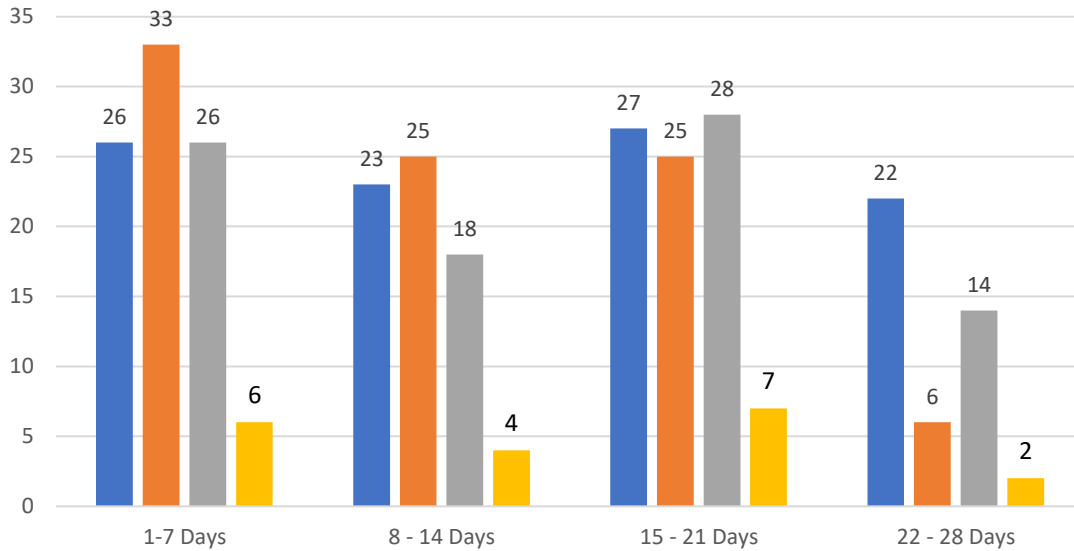


# 4 WEEK REAL ESTATE MARKET REPORT

## PINELLAS COUNTY - SINGLE FAMILY HOMES

Wednesday, August 2, 2023

as of: 8/3/2023



		TOTALS	
		4 Weeks	MAY 23
Active		98	1,316
Pending		89	1,296
Sold*		86	1,091
Canceled		19	
Temp Off Market		292	

Market Changes	8/2/2023	% 4 Weeks Active
New Listings	37	38%
Price Increase	2	2%
Prices Decrease	50	58%
Back on Market*	27	142%

\*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	\$	#
Wednesday, August 2, 2023	11,651,900	17
Tuesday, August 1, 2023	22,150,258	34
Monday, July 31, 2023	37,701,554	77
Sunday, July 30, 2023	-	-
Saturday, July 29, 2023	540,000	1
Friday, July 28, 2023	42,774,937	67
Thursday, July 27, 2023	19,618,998	36
<b>TOTAL</b>	<b>134,437,647</b>	<b>232</b>

Closed Prior Year	\$	#
Tuesday, August 2, 2022	18,771,900	23
Monday, August 1, 2022	31,986,349	56
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
<b>TOTAL</b>	<b>145,971,318</b>	<b>237</b>

### 7 Day Sold Analysis

% Changed	\$	#
Prior Year	-8%	-2%
8 - 14 Days	-77%	14%



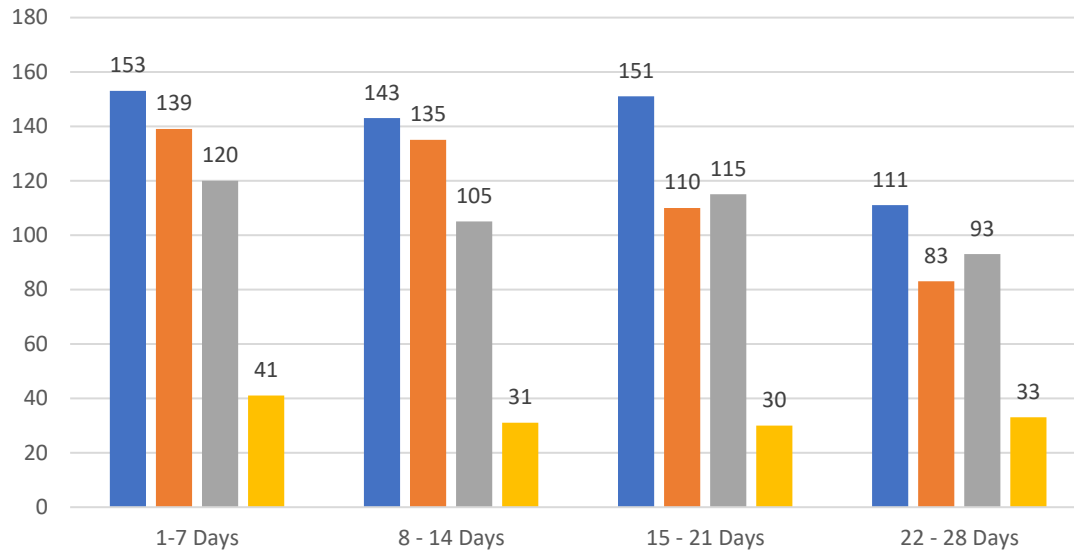


# 4 WEEK REAL ESTATE MARKET REPORT

## PINELLAS COUNTY - CONDOMINIUM

Wednesday, August 2, 2023

as of: 8/3/2023



	TOTALS	
	4 Weeks	MAY 23
Active	558	1,722
Pending	467	0,945
Sold*	433	706
Canceled	135	
Temp Off Market	1,593	

Market Changes	8/2/2023	% 4 Weeks Active
New Listings	31	6%
Price Increase	0	0%
Prices Decrease	27	6%
Back on Market*	6	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	\$	#
Wednesday, August 2, 2023	2,798,000	9
Tuesday, August 1, 2023	4,878,900	15
Monday, July 31, 2023	13,931,900	40
Sunday, July 30, 2023	-	-
Saturday, July 29, 2023	-	-
Friday, July 28, 2023	20,750,200	38
Thursday, July 27, 2023	4,787,400	18
<b>Total</b>	<b>47,146,400</b>	<b>120</b>

Closed Prior Year	\$	#
Tuesday, August 2, 2022	5,774,700	16
Monday, August 1, 2022	7,319,400	23
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
<b>Total</b>	<b>58,535,100</b>	<b>134</b>

### 7 Day Sold Analysis

% Changed	\$	#
Prior Year	-19%	-10%
8 - 14 Days	-92%	14%



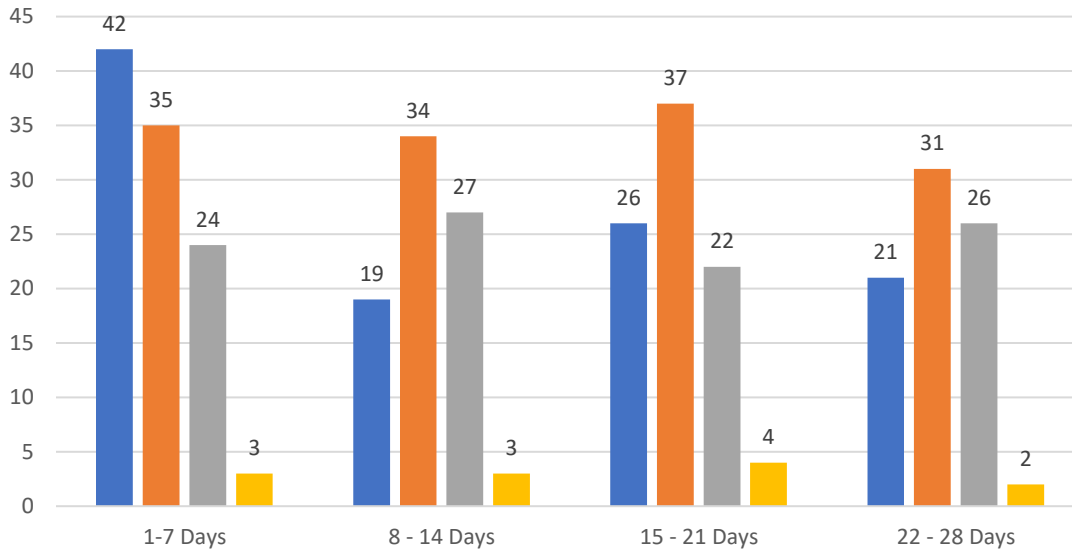


# 4 WEEK REAL ESTATE MARKET REPORT

## PASCO COUNTY - SINGLE FAMILY HOMES

Wednesday, August 2, 2023

as of: 8/3/2023



		TOTALS	
		4 Weeks	MAY 23
Active		108	1,299
Pending		137	1,745
Sold*		99	1,096
Canceled		12	
Temp Off Market		356	

Market Changes	8/2/2023	% 4 Weeks Active
New Listings	44	41%
Price Increase	12	9%
Prices Decrease	32	32%
Back on Market*	5	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	\$	#
Wednesday, August 2, 2023	4,555,390	9
Tuesday, August 1, 2023	13,104,891	30
Monday, July 31, 2023	33,752,999	81
Sunday, July 30, 2023	-	-
Saturday, July 29, 2023	2,060,900	4
Friday, July 28, 2023	38,733,244	94
Thursday, July 27, 2023	11,973,129	28
<b>TOTAL</b>	<b>104,180,553</b>	<b>246</b>

Closed Prior Year	\$	#
Tuesday, August 2, 2022	8,768,275	22
Monday, August 1, 2022	21,115,903	48
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
<b>TOTAL</b>	<b>125,235,743</b>	<b>288</b>

### 7 Day Sold Analysis

% Changed	\$	#
Prior Year	-17%	-15%
8 - 14 Days	-83%	6%



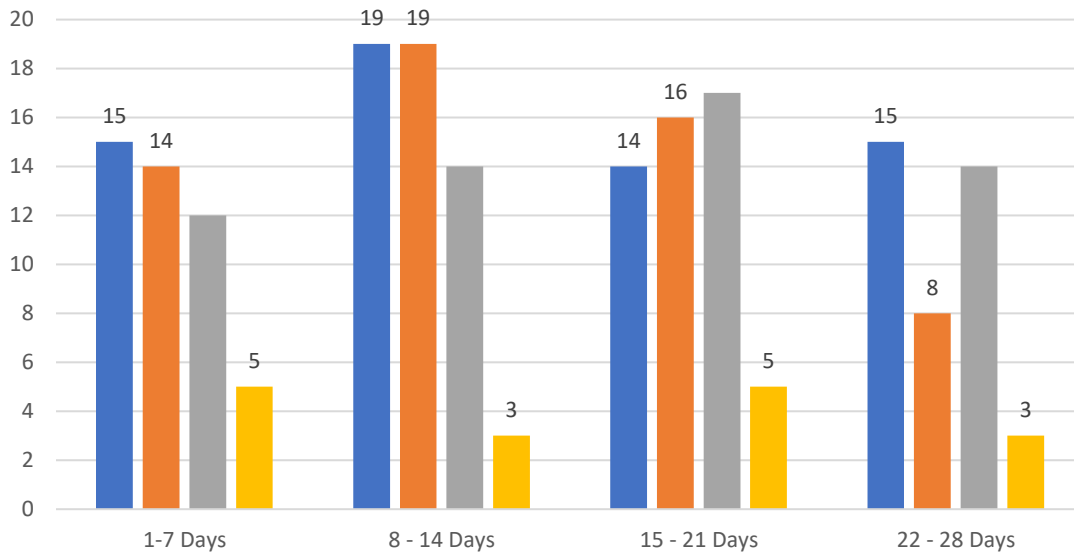


# 4 WEEK REAL ESTATE MARKET REPORT

## PASCO COUNTY - CONDOMINIUM

Wednesday, August 2, 2023

as of: 8/3/2023



	TOTALS	
	4 Weeks	MAY 23
Active	63	311
Pending	57	424
Sold*	57	248
Canceled	16	
Temp Off Market	193	

Market Changes	8/2/2023	% 4 Weeks Active
New Listings	3	5%
Price Increase	1	2%
Prices Decrease	8	14%
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	\$	#
Wednesday, August 2, 2023	-	-
Tuesday, August 1, 2023	172,000	1
Monday, July 31, 2023	517,000	2
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
<b>Total</b>	<b>2,758,900</b>	<b>12</b>

Closed Prior Year	\$	#
Tuesday, August 2, 2022	556,800	2
Monday, August 1, 2022	568,400	3
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
<b>Total</b>	<b>3,556,600</b>	<b>19</b>

### 7 Day Sold Analysis

% Changed	\$	#
Prior Year	-22%	-37%
8 - 14 Days	-100%	-14%





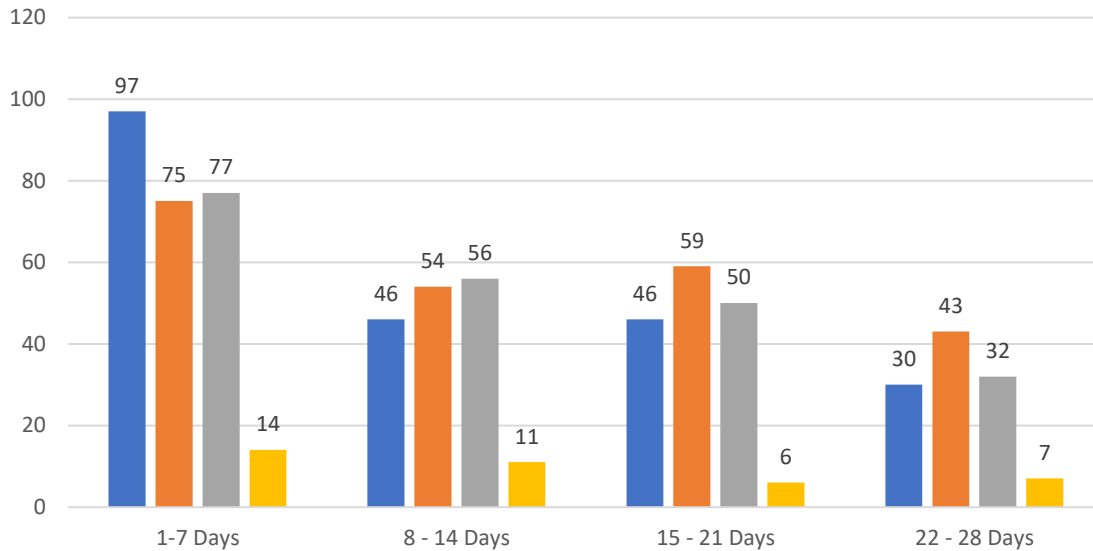


# 4 WEEK REAL ESTATE MARKET REPORT

## HILLSBOROUGH COUNTY - SINGLE FAMILY HOMES

Wednesday, August 2, 2023

as of: 8/3/2023



	TOTALS	
	4 Weeks	MAY 23
Active	219	2,232
Pending	231	2,535
Sold*	215	1,640
Canceled	38	
Temp Off Market	703	

Market Changes	8/2/2023	% 4 Weeks Active
New Listings	54	25%
Price Increase	22	10%
Prices Decrease	58	27%
Back on Market*	18	47%

\*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	\$	#
Wednesday, August 2, 2023	5,397,500	11
Tuesday, August 1, 2023	30,653,395	55
Monday, July 31, 2023	64,922,393	112
Sunday, July 30, 2023	-	-
Saturday, July 29, 2023	843,000	3
Friday, July 28, 2023	65,363,645	126
Thursday, July 27, 2023	30,851,128	60
<b>TOTAL</b>	<b>198,031,061</b>	<b>367</b>

Closed Prior Year	\$	#
Tuesday, August 2, 2022	30,385,224	52
Monday, August 1, 2022	52,895,961	84
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
<b>TOTAL</b>	<b>226,801,604</b>	<b>406</b>

### 7 Day Sold Analysis

% Changed	\$	#
Prior Year	-13%	-10%
8 - 14 Days	-67%	17%



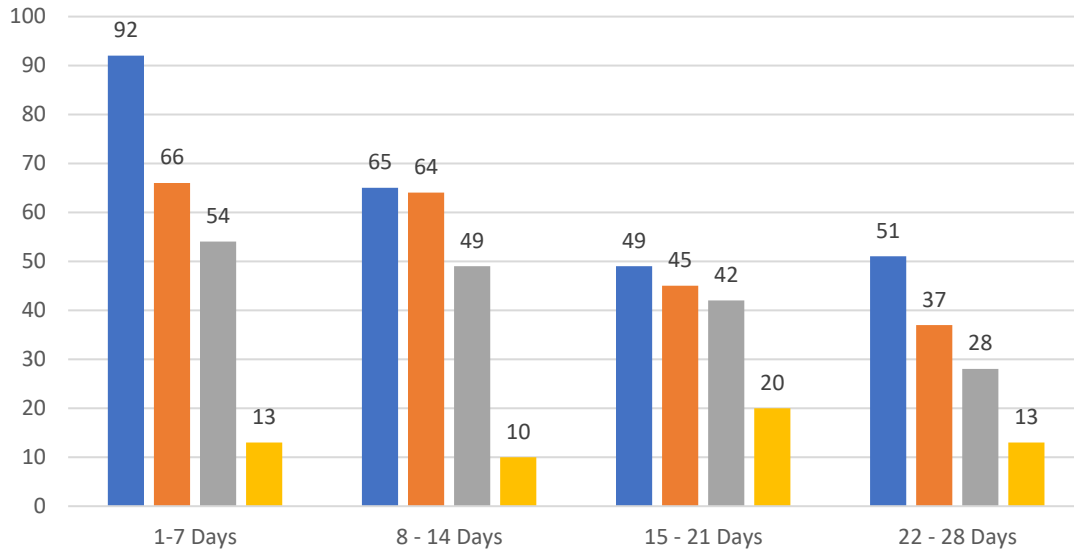


# 4 WEEK REAL ESTATE MARKET REPORT

## HILLSBOROUGH COUNTY - CONDOMINIUM

Wednesday, August 2, 2023

as of: 8/3/2023



	TOTALS	
	4 Weeks	MAY 23
Active	257	613
Pending	212	663
Sold*	173	538
Canceled	56	
Temp Off Market	698	

Market Changes	8/2/2023	% 4 Weeks Active
New Listings	19	7%
Price Increase	1	0%
Prices Decrease	5	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	\$	#
Wednesday, August 2, 2023	1,880,000	3
Tuesday, August 1, 2023	10,747,169	15
Monday, July 31, 2023	2,898,500	12
Sunday, July 30, 2023	-	-
Saturday, July 29, 2023	-	-
Friday, July 28, 2023	6,100,100	15
Thursday, July 27, 2023	1,881,400	9
<b>Total</b>	<b>23,507,169</b>	<b>54</b>

Closed Prior Year	\$	#
Tuesday, August 2, 2022	1,469,500	5
Monday, August 1, 2022	2,615,000	9
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
<b>Total</b>	<b>24,702,804</b>	<b>58</b>

### 7 Day Sold Analysis

% Changed	\$	#
Prior Year	-5%	-7%
8 - 14 Days	-96%	-49%



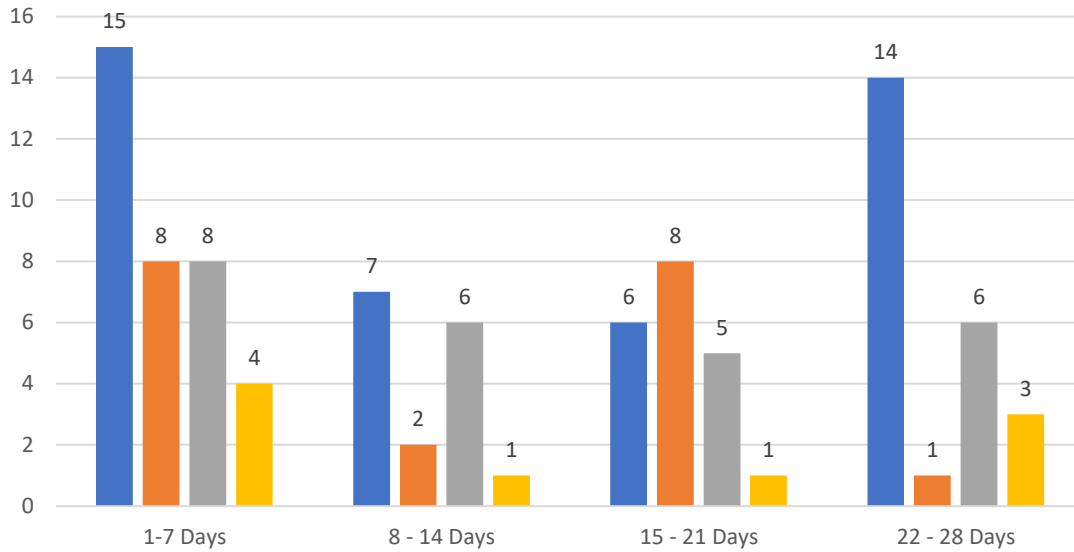


# 4 WEEK REAL ESTATE MARKET REPORT

## SARASOTA COUNTY - SINGLE FAMILY HOMES

Wednesday, August 2, 2023

as of: 8/3/2023



### 7 Day Sold Comparison

Closed in last 7 days	\$	#
Wednesday, August 2, 2023	2,467,900	5
Tuesday, August 1, 2023	23,965,454	19
Monday, July 31, 2023	47,500,580	78
Sunday, July 30, 2023	1,703,000	3
Saturday, July 29, 2023	2,110,000	3
Friday, July 28, 2023	38,996,534	60
Thursday, July 27, 2023	11,496,987	19
<b>TOTAL</b>	<b>128,240,455</b>	<b>187</b>

Closed Prior Year	\$	#
Tuesday, August 2, 2022	23,508,150	30
Monday, August 1, 2022	24,078,489	40
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
<b>TOTAL</b>	<b>141,311,883</b>	<b>205</b>

### 7 Day Sold Analysis

% Changed	\$	#
Prior Year	-9%	-9%
8 - 14 Days	-78%	52%

	TOTALS	
	4 Weeks	MAY 23
Active	42	1,950
Pending	19	1,375
Sold*	25	331
Canceled	9	
Temp Off Market	95	

Market Changes	8/2/2023	% 4 Weeks Active
New Listings	34	81%
Price Increase	6	32%
Prices Decrease	29	116%
Back on Market*	6	67%

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



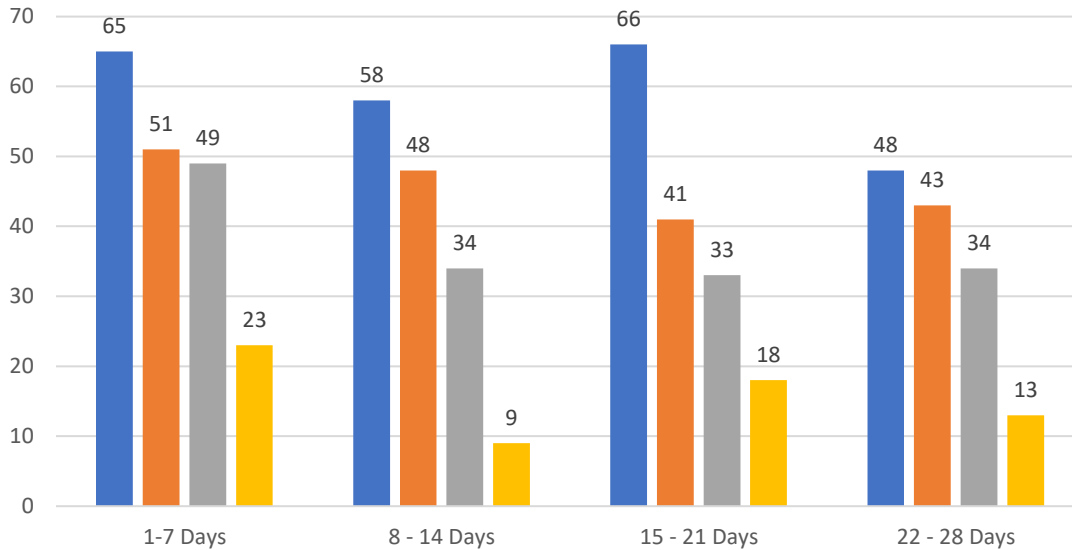


# 4 WEEK REAL ESTATE MARKET REPORT

## SARASOTA COUNTY - CONDOMINIUM

Wednesday, August 2, 2023

as of: 8/3/2023



		TOTALS	
		4 Weeks	MAY 23
Active		237	0,823
Pending		183	592
Sold*		150	248
Canceled		63	
Temp Off Market		633	

Market Changes	8/2/2023	% 4 Weeks Active
New Listings	10	4%
Price Increase	1	1%
Prices Decrease	4	3%
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	\$	#
Wednesday, August 2, 2023	-	-
Tuesday, August 1, 2023	6,550,000	6
Monday, July 31, 2023	12,536,799	18
Sunday, July 30, 2023	-	-
Saturday, July 29, 2023	-	-
Friday, July 28, 2023	8,926,000	14
Thursday, July 27, 2023	7,878,888	11
<b>Total</b>	<b>35,891,687</b>	<b>49</b>

Closed Prior Year	\$	#
Tuesday, August 2, 2022	4,133,500	6
Monday, August 1, 2022	9,509,000	10
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
<b>Total</b>	<b>42,640,140</b>	<b>56</b>

### 7 Day Sold Analysis

% Changed	\$	#
Prior Year	-16%	-13%
8 - 14 Days	-94%	44%



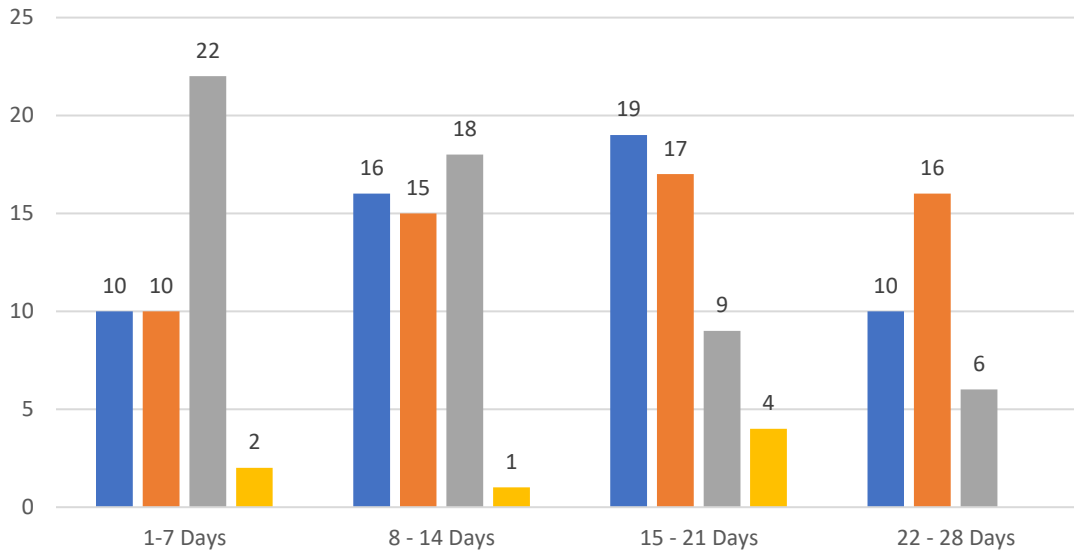


# 4 WEEK REAL ESTATE MARKET REPORT

## MANATEE COUNTY - SINGLE FAMILY HOMES

Wednesday, August 2, 2023

as of: 8/3/2023



	TOTALS	
	4 Weeks	MAY 23
Active	55	1,559
Pending	58	1,415
Sold*	55	0,916
Canceled	7	
Temp Off Market	175	

Market Changes	8/2/2023	% 4 Weeks Active
New Listings	33	60%
Price Increase	7	12%
Prices Decrease	23	42%
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	\$	#
Wednesday, August 2, 2023	2,311,892	5
Tuesday, August 1, 2023	18,507,000	22
Monday, July 31, 2023	29,806,536	44
Sunday, July 30, 2023	373,507	1
Saturday, July 29, 2023	455,000	1
Friday, July 28, 2023	24,796,900	40
Thursday, July 27, 2023	30,351,624	49
<b>TOTAL</b>	<b>106,602,459</b>	<b>162</b>

Closed Prior Year	\$	#
Tuesday, August 2, 2022	7,536,490	11
Monday, August 1, 2022	31,584,226	44
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
<b>TOTAL</b>	<b>119,630,497</b>	<b>178</b>

### 7 Day Sold Analysis

% Changed	\$	#
Prior Year	-11%	-9%
8 - 14 Days	-82%	-3%



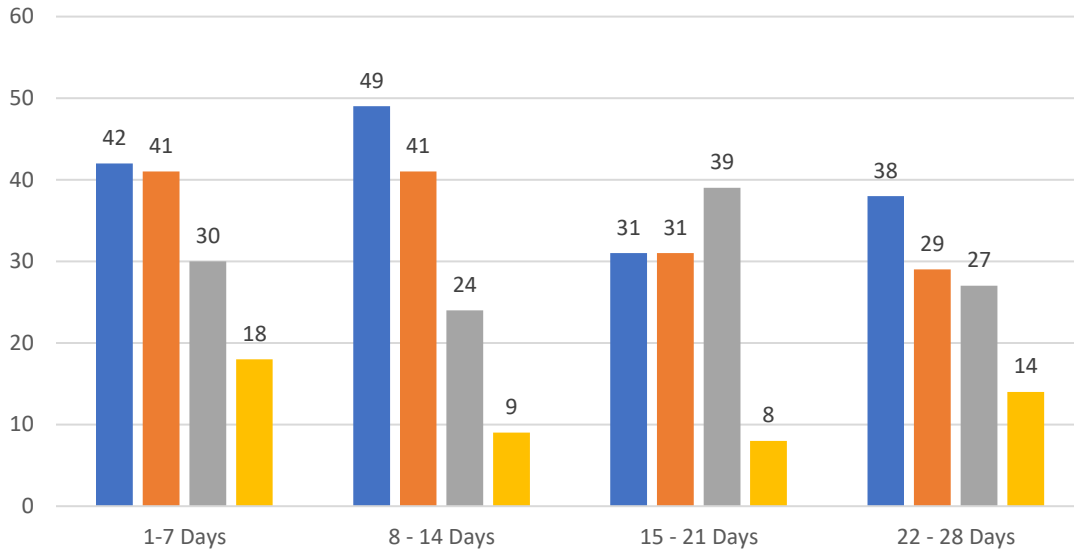


# 4 WEEK REAL ESTATE MARKET REPORT

## MANATEE COUNTY - CONDOMINIUM

Wednesday, August 2, 2023

as of: 8/3/2023



	TOTALS	
	4 Weeks	MAY 23
Active	160	597
Pending	142	357
Sold*	120	256
Canceled	49	
Temp Off Market	471	

Market Changes	8/2/2023	% 4 Weeks Active
New Listings	8	5%
Price Increase	0	0%
Prices Decrease	11	9%
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	\$	#
Wednesday, August 2, 2023	-	-
Tuesday, August 1, 2023	2,631,500	5
Monday, July 31, 2023	2,868,700	9
Sunday, July 30, 2023	296,000	1
Saturday, July 29, 2023	-	-
Friday, July 28, 2023	3,749,000	9
Thursday, July 27, 2023	1,558,500	6
<b>TOTAL</b>	<b>11,103,700</b>	<b>30</b>

Closed Prior Year	\$	#
Tuesday, August 2, 2022	2,675,000	6
Monday, August 1, 2022	4,515,000	7
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
<b>TOTAL</b>	<b>17,480,400</b>	<b>38</b>

### 7 Day Sold Analysis

% Changed	\$	#
Prior Year	-36%	-21%
8 - 14 Days	-98%	25%

