



4 WEEK REAL ESTATE MARKET REPORT

Thursday, August 10, 2023

As of: Friday, August 11, 2023

- 1 Report Breakdown
- 2 Cumulative Tampa Bay Report - Single Family Home
- 3 Cumulative Tampa Bay Report - Condominium
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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, August 10, 2023

as of: 8/11/2023

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

Day 28: Friday, July 14, 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

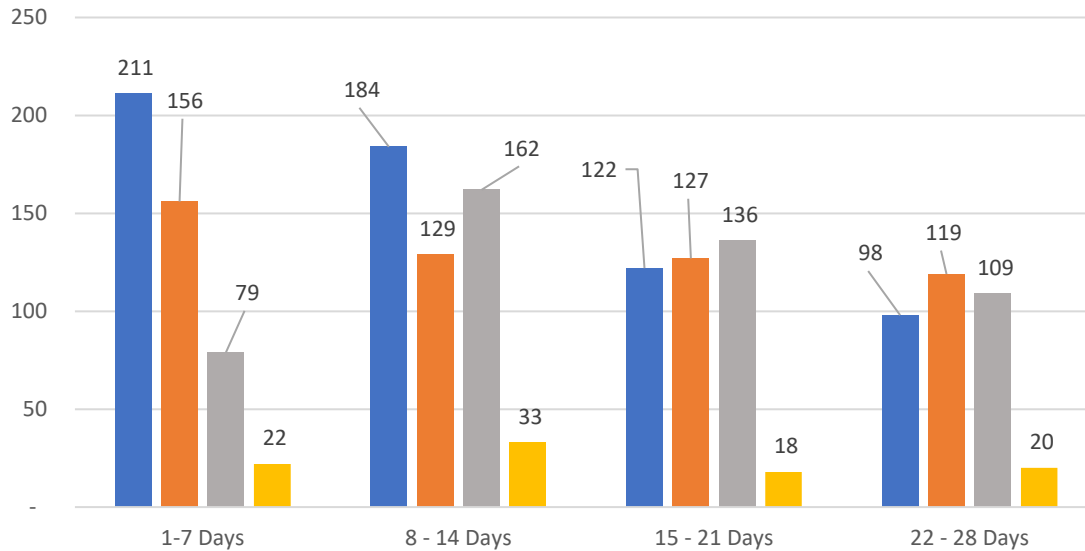


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOMES

Thursday, August 10, 2023

as of: 8/11/2023



	TOTALS	
	4 Weeks	MAY 23
Active	615	8,356
Pending	531	8,366
Sold*	486	5,074
Canceled	93	
Temp Off Market	1,725	

Market Changes	8/10/2023	% 4 Weeks Active
New Listings	345	56%
Price Increase	20	4%
Prices Decrease	213	44%
Back on Market*	48	52%

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

7 Day Sold Comparison

Closed in last 7 days	\$	#
Thursday, August 10, 2023	50,967,482	81
Wednesday, August 9, 2023	54,023,156	101
Tuesday, August 8, 2023	61,078,717	107
Monday, August 7, 2023	110,467,132	185
Sunday, August 6, 2023	599,820	1
Saturday, August 5, 2023	1,036,280	2
Friday, August 4, 2023	183,496,375	305
TOTAL	461,668,962	782

Closed Prior Year	\$	#
Wednesday, August 10, 2022	81,758,692	152
Tuesday, August 9, 2022	69,786,607	119
Monday, August 8, 2022	91,024,923	170
Sunday, August 7, 2022	-	0
Saturday, August 6, 2022	1,506,295	4
Friday, August 5, 2022	147,610,845	269
Thursday, August 4, 2022	56,699,137	111
TOTAL	448,386,499	825

7 Day Sold Analysis

% Changed	\$	#
Prior Year	3%	-5%
8 - 14 Days	-34%	-37%



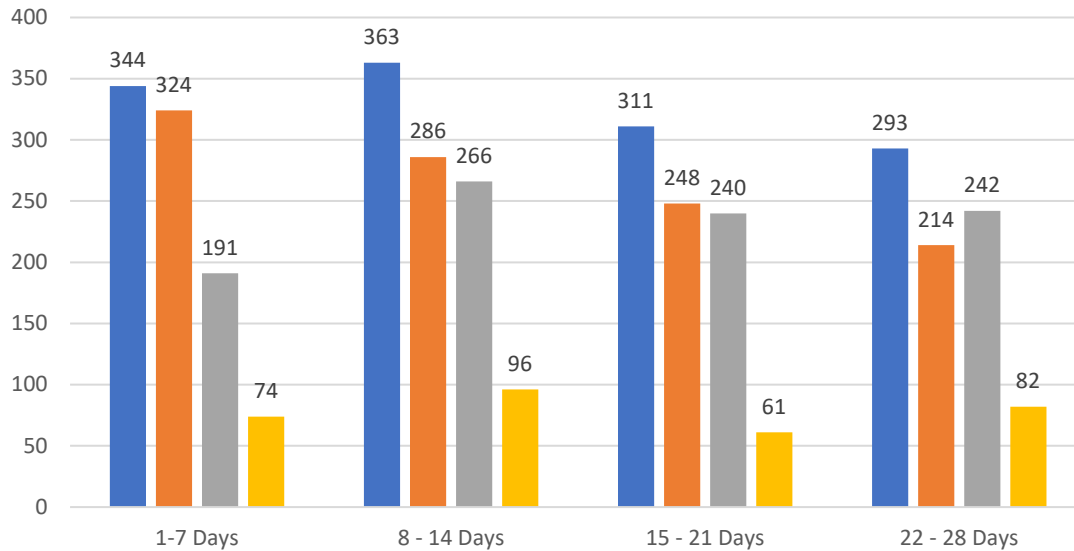


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDOMINIUM

Thursday, August 10, 2023

as of: 8/11/2023



	TOTALS	
	4 Weeks	MAY 23
Active	1,311	4,066
Pending	1,072	2,981
Sold*	939	1,996
Canceled	313	
Temp Off Market	3,635	

Market Changes	8/10/2023	% 4 Weeks Active
New Listings	69	5%
Price Increase	2	0%
Prices Decrease	59	6%
Back on Market*	17	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, August 10, 2023	12,682,900	26
Wednesday, August 9, 2023	9,123,050	26
Tuesday, August 8, 2023	15,792,200	44
Monday, August 7, 2023	14,061,400	36
Sunday, August 6, 2023	-	-
Saturday, August 5, 2023	-	-
Friday, August 4, 2023	23,706,300	59
Total	75,365,850	191

Closed Prior Year	\$	#
Wednesday, August 10, 2022	10,779,018	31
Tuesday, August 9, 2022	12,586,800	29
Monday, August 8, 2022	12,227,400	36
Sunday, August 7, 2022	-	0
Saturday, August 6, 2022	300,000	1
Friday, August 5, 2022	22,077,300	61
Thursday, August 4, 2022	13,199,989	31
Total	71,170,507	189

7 Day Sold Analysis

% Changed	\$	#
Prior Year	6%	1%
8 - 14 Days	-89%	-44%



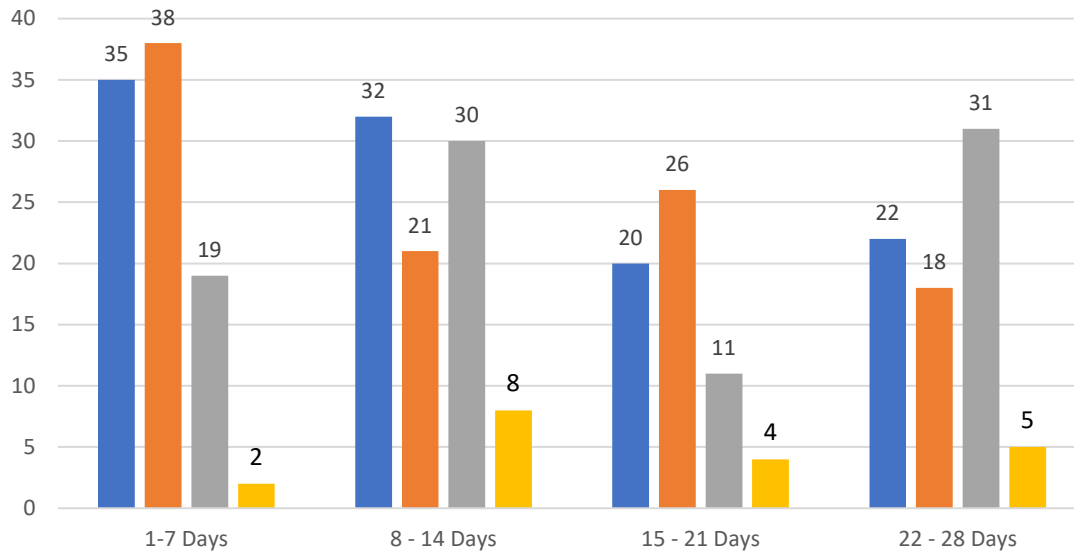


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOMES

Thursday, August 10, 2023

as of: 8/11/2023



	TOTALS	
	4 Weeks	MAY 23
Active	109	1,316
Pending	103	1,296
Sold*	91	1,091
Canceled	19	
Temp Off Market	322	

Market Changes	8/10/2023	% 4 Weeks Active
New Listings	64	59%
Price Increase	1	1%
Prices Decrease	48	53%
Back on Market*	9	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	\$	#
Thursday, August 10, 2023	10,863,499	17
Wednesday, August 9, 2023	12,493,900	23
Tuesday, August 8, 2023	16,568,600	28
Monday, August 7, 2023	28,160,824	37
Sunday, August 6, 2023	-	-
Saturday, August 5, 2023	-	-
Friday, August 4, 2023	47,353,925	64
TOTAL	115,440,748	169

Closed Prior Year	\$	#
Wednesday, August 10, 2022	16,076,615	36
Tuesday, August 9, 2022	13,382,300	23
Monday, August 8, 2022	19,144,388	36
Sunday, August 7, 2022	-	0
Saturday, August 6, 2022	-	0
Friday, August 5, 2022	35,116,483	55
Thursday, August 4, 2022	8,787,800	17
TOTAL	92,507,586	167

7 Day Sold Analysis

% Changed	\$	#
Prior Year	25%	1%
8 - 14 Days	-84%	-28%



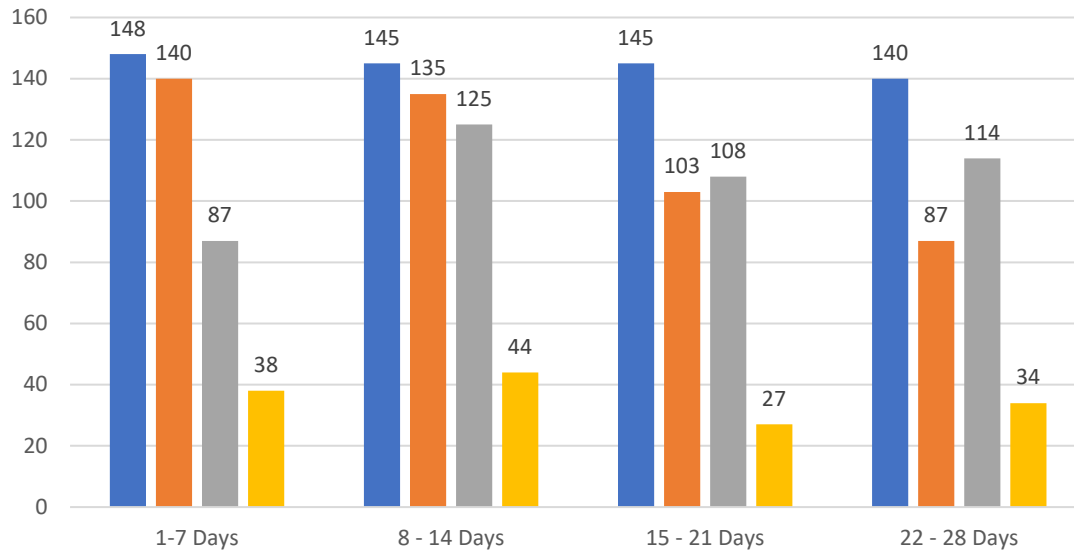


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDOMINIUM

Thursday, August 10, 2023

as of: 8/11/2023



	TOTALS	
	4 Weeks	MAY 23
Active	578	1,722
Pending	465	0,945
Sold*	434	706
Canceled	143	
Temp Off Market	1,620	

Market Changes	8/10/2023	% 4 Weeks Active
New Listings	37	6%
Price Increase	1	0%
Prices Decrease	32	7%
Back on Market*	7	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, August 10, 2023	6,941,000	16
Wednesday, August 9, 2023	5,211,000	14
Tuesday, August 8, 2023	5,456,200	18
Monday, August 7, 2023	6,039,400	16
Sunday, August 6, 2023	-	-
Saturday, August 5, 2023	-	-
Friday, August 4, 2023	6,420,400	23
Total	30,068,000	87

Closed Prior Year	\$	#
Wednesday, August 10, 2022	4,056,400	12
Tuesday, August 9, 2022	8,780,900	15
Monday, August 8, 2022	5,556,900	20
Sunday, August 7, 2022	-	0
Saturday, August 6, 2022	-	0
Friday, August 5, 2022	12,714,000	32
Thursday, August 4, 2022	4,643,490	15
Total	35,751,690	94

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-16%	-7%
8 - 14 Days	-96%	-30%



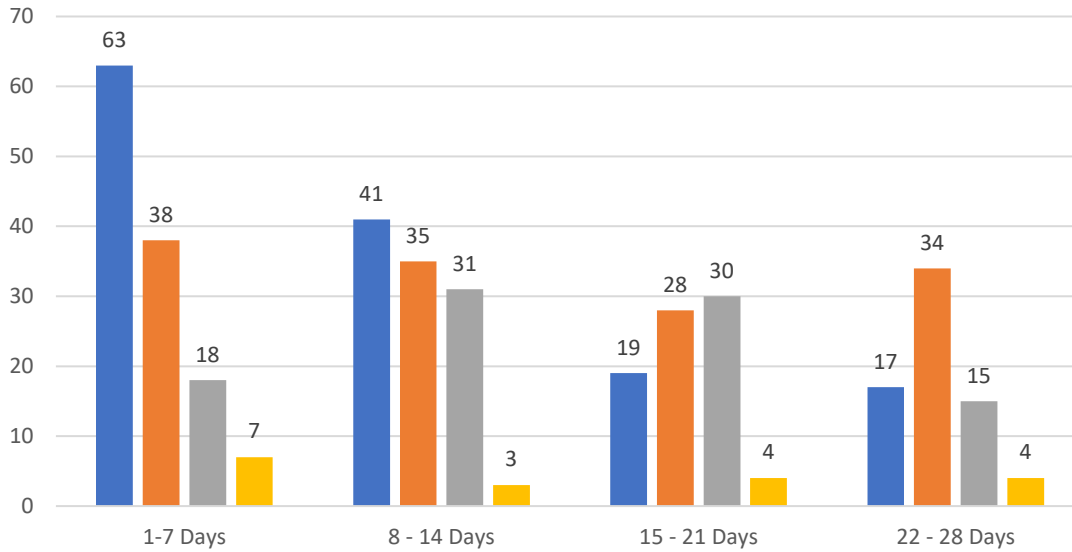


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOMES

Thursday, August 10, 2023

as of: 8/11/2023



		TOTALS	
		4 Weeks	MAY 23
Active		140	1,299
Pending		135	1,745
Sold*		94	1,096
Canceled		18	
Temp Off Market		387	

Market Changes	8/10/2023	% 4 Weeks Active
New Listings	66	47%
Price Increase	2	1%
Prices Decrease	42	45%
Back on Market*	5	28%

*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, August 10, 2023	6,718,790	14
Wednesday, August 9, 2023	10,750,374	27
Tuesday, August 8, 2023	8,128,090	19
Monday, August 7, 2023	15,751,998	39
Sunday, August 6, 2023	-	-
Saturday, August 5, 2023	-	-
Friday, August 4, 2023	24,675,837	53
TOTAL	66,025,089	152

Closed Prior Year	\$	#
Wednesday, August 10, 2022	9,144,045	23
Tuesday, August 9, 2022	10,225,771	23
Monday, August 8, 2022	13,214,765	31
Sunday, August 7, 2022	-	0
Saturday, August 6, 2022	522,900	2
Friday, August 5, 2022	23,597,315	59
Thursday, August 4, 2022	13,566,421	31
TOTAL	70,271,217	169

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-6%	-10%
8 - 14 Days	-91%	-42%



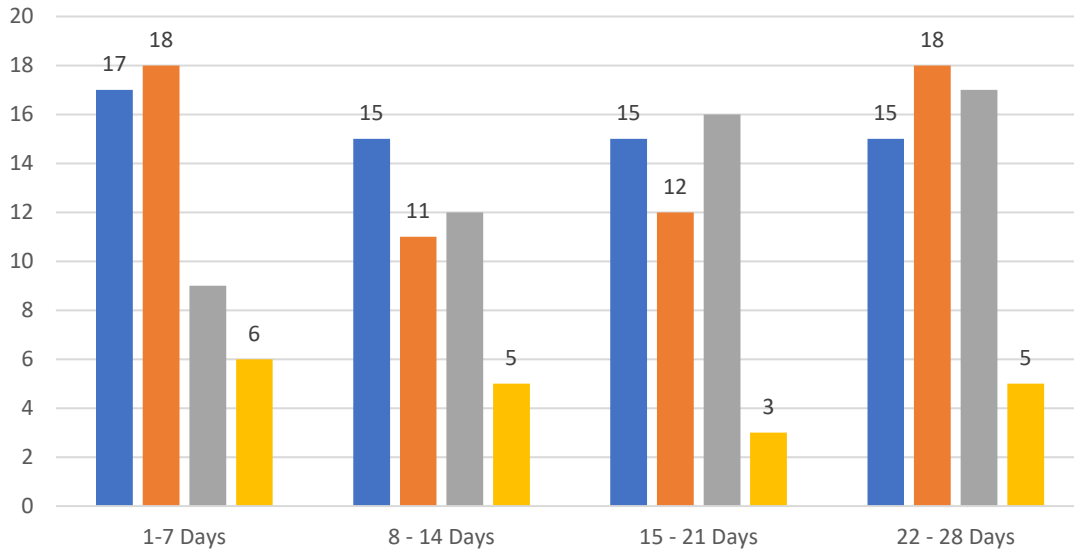


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDOMINIUM

Thursday, August 10, 2023

as of: 8/11/2023



		TOTALS	
		4 Weeks	MAY 23
Active		62	311
Pending		59	424
Sold*		54	248
Canceled		19	
Temp Off Market		194	

Market Changes	8/10/2023	% 4 Weeks Active
New Listings	4	6%
Price Increase	0	0%
Prices Decrease	3	6%
Back on Market*	1	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, August 10, 2023	-	-
Wednesday, August 9, 2023	305,000	1
Tuesday, August 8, 2023	162,500	1
Monday, August 7, 2023	-	-
Sunday, August 6, 2023	-	-
Saturday, August 5, 2023	-	-
Friday, August 4, 2023	1,395,000	7
Total	1,862,500	9

Closed Prior Year	\$	#
Wednesday, August 10, 2022	763,500	4
Tuesday, August 9, 2022	140,000	1
Monday, August 8, 2022	308,000	2
Sunday, August 7, 2022	-	0
Saturday, August 6, 2022	-	0
Friday, August 5, 2022	894,900	4
Thursday, August 4, 2022	100,000	1
Total	2,206,400	12

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-16%	-25%
8 - 14 Days	-100%	-25%



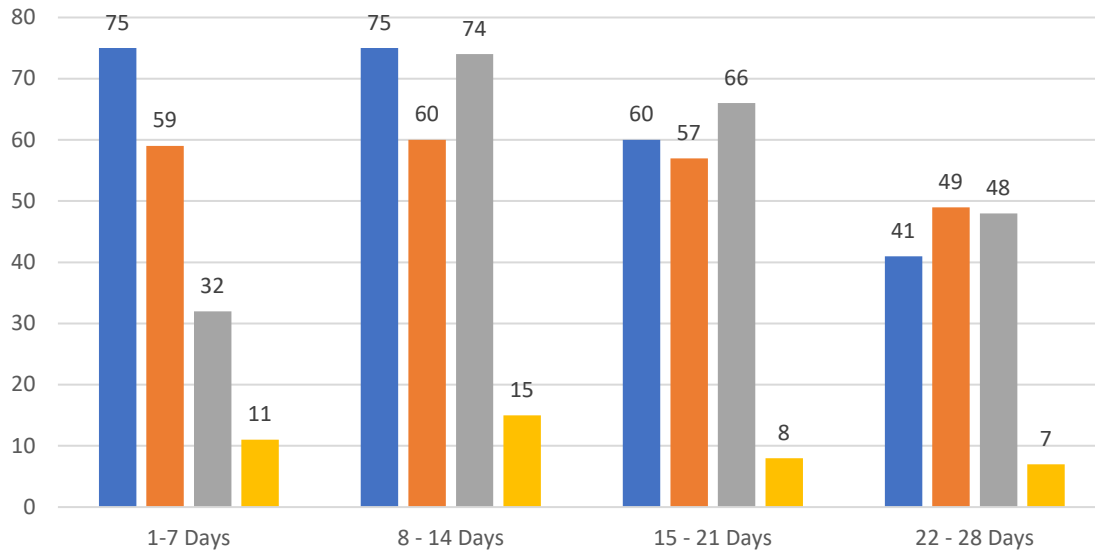


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOMES

Thursday, August 10, 2023

as of: 8/11/2023



	TOTALS	
	4 Weeks	MAY 23
Active	251	2,232
Pending	225	2,535
Sold*	220	1,640
Canceled	41	
Temp Off Market	737	

Market Changes	8/10/2023	% 4 Weeks Active
New Listings	126	50%
Price Increase	6	3%
Prices Decrease	64	29%
Back on Market*	18	44%

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

7 Day Sold Comparison

Closed in last 7 days	\$	#
Thursday, August 10, 2023	13,107,390	22
Wednesday, August 9, 2023	15,653,992	33
Tuesday, August 8, 2023	12,570,300	26
Monday, August 7, 2023	32,156,317	57
Sunday, August 6, 2023	-	-
Saturday, August 5, 2023	613,000	1
Friday, August 4, 2023	63,700,471	110
Total	137,801,470	249

Closed Prior Year	\$	#
Wednesday, August 10, 2022	22,179,906	48
Tuesday, August 9, 2022	33,268,566	49
Monday, August 8, 2022	22,375,550	49
Sunday, August 7, 2022	-	0
Saturday, August 6, 2022	588,395	1
Friday, August 5, 2022	41,772,412	84
Thursday, August 4, 2022	19,643,266	39
Total	139,828,095	270

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-1%	-8%
8 - 14 Days	-80%	-37%



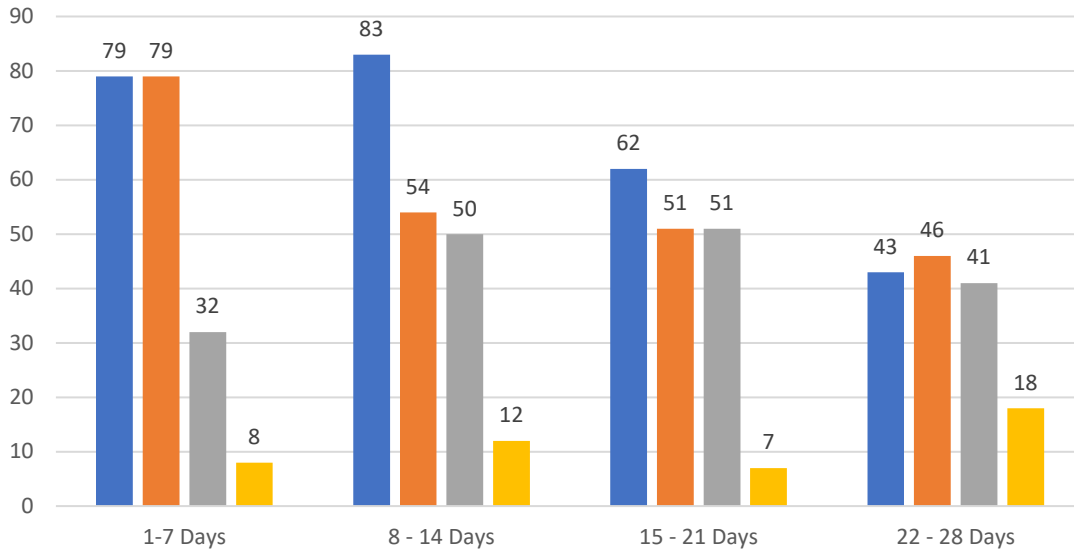


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDOMINIUM

Thursday, August 10, 2023

as of: 8/11/2023



		TOTALS	
		4 Weeks	MAY 23
Active		267	613
Pending		230	663
Sold*		174	538
Canceled		45	
Temp Off Market		716	

Market Changes	8/10/2023	% 4 Weeks Active
New Listings	13	5%
Price Increase	1	0%
Prices Decrease	11	6%
Back on Market*	5	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	\$	#
Thursday, August 10, 2023	394,000	2
Wednesday, August 9, 2023	441,750	3
Tuesday, August 8, 2023	2,498,500	9
Monday, August 7, 2023	1,746,000	9
Sunday, August 6, 2023	-	-
Saturday, August 5, 2023	-	-
Friday, August 4, 2023	3,424,000	9
Total	8,504,250	32

Closed Prior Year	\$	#
Wednesday, August 10, 2022	550,000	3
Tuesday, August 9, 2022	1,116,900	4
Monday, August 8, 2022	4,297,500	8
Sunday, August 7, 2022	-	0
Saturday, August 6, 2022	300,000	1
Friday, August 5, 2022	2,172,900	10
Thursday, August 4, 2022	1,231,999	4
Total	9,669,299	30

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-12%	7%
8 - 14 Days	-99%	-74%



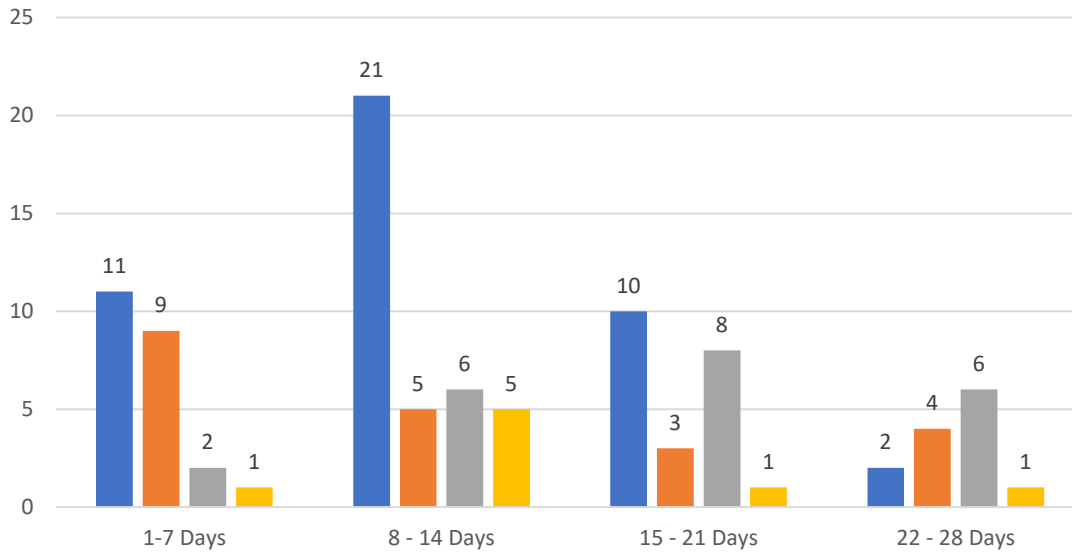


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOMES

Thursday, August 10, 2023

as of: 8/11/2023



	TOTALS	
	4 Weeks	MAY 23
Active	44	1,950
Pending	21	1,375
Sold*	22	331
Canceled	8	
Temp Off Market	95	

Market Changes	8/10/2023	% 4 Weeks Active
New Listings	43	98%
Price Increase	5	24%
Prices Decrease	27	123%
Back on Market*	8	100%

*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, August 10, 2023	14,121,900	19
Wednesday, August 9, 2023	13,153,890	15
Tuesday, August 8, 2023	13,862,500	18
Monday, August 7, 2023	15,140,738	26
Sunday, August 6, 2023	-	-
Saturday, August 5, 2023	-	-
Friday, August 4, 2023	27,631,815	38
Total	83,910,843	116

Closed Prior Year	\$	#
Wednesday, August 10, 2022	21,009,468	25
Tuesday, August 9, 2022	8,414,970	15
Monday, August 8, 2022	20,455,500	30
Sunday, August 7, 2022	-	0
Saturday, August 6, 2022	395,000	1
Friday, August 5, 2022	27,305,872	42
Thursday, August 4, 2022	10,572,600	16
Total	88,153,410	129

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-5%	-10%
8 - 14 Days	-88%	-43%



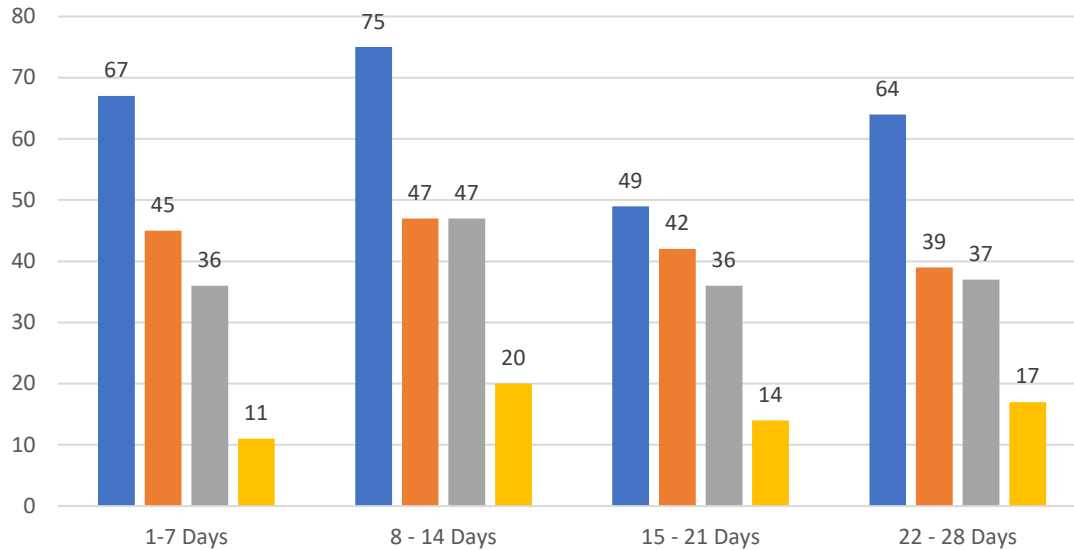


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDOMINIUM

Thursday, August 10, 2023

as of: 8/11/2023



		TOTALS	
		4 Weeks	MAY 23
Active		255	0,823
Pending		173	592
Sold*		156	248
Canceled		62	
Temp Off Market		646	

Market Changes	8/10/2023	% 4 Weeks Active
New Listings	9	4%
Price Increase	0	0%
Prices Decrease	9	6%
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	\$	#
Thursday, August 10, 2023	3,125,000	4
Wednesday, August 9, 2023	1,712,900	4
Tuesday, August 8, 2023	4,100,000	8
Monday, August 7, 2023	4,624,000	6
Sunday, August 6, 2023	-	-
Saturday, August 5, 2023	-	-
Friday, August 4, 2023	9,877,000	14
TOTAL	23,438,900	36

Closed Prior Year	\$	#
Wednesday, August 10, 2022	1,959,118	5
Tuesday, August 9, 2022	1,809,500	6
Monday, August 8, 2022	-	0
Sunday, August 7, 2022	-	0
Saturday, August 6, 2022	-	0
Friday, August 5, 2022	2,881,000	7
Thursday, August 4, 2022	6,798,500	9
TOTAL	13,448,118	27

7 Day Sold Analysis

% Changed	\$	#
Prior Year	74%	33%
8 - 14 Days	-97%	-23%



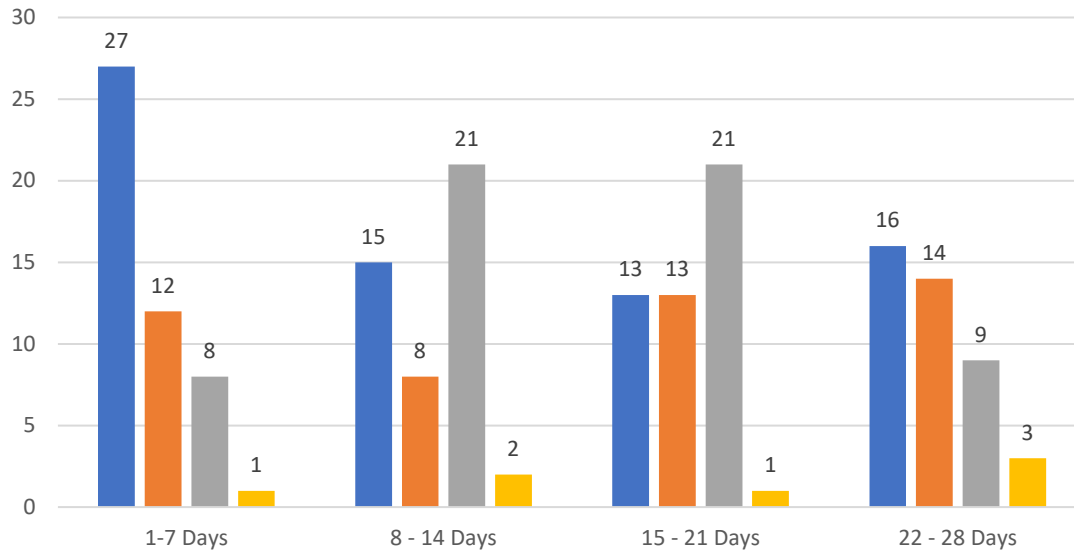


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOMES

Thursday, August 10, 2023

as of: 8/11/2023



	TOTALS	
	4 Weeks	MAY 23
Active	71	1,559
Pending	47	1,415
Sold*	59	0,916
Canceled	7	
Temp Off Market	184	

Market Changes	8/10/2023	% 4 Weeks Active
New Listings	46	65%
Price Increase	6	13%
Prices Decrease	32	54%
Back on Market*	8	114%

*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, August 10, 2023	6,155,903	9
Wednesday, August 9, 2023	1,971,000	3
Tuesday, August 8, 2023	9,949,227	16
Monday, August 7, 2023	19,257,255	26
Sunday, August 6, 2023	599,820	1
Saturday, August 5, 2023	423,280	1
Friday, August 4, 2023	20,134,327	40
Total	58,490,812	96

Closed Prior Year	\$	#
Wednesday, August 10, 2022	13,348,658	20
Tuesday, August 9, 2022	4,495,000	9
Monday, August 8, 2022	15,834,720	24
Sunday, August 7, 2022	-	0
Saturday, August 6, 2022	-	0
Friday, August 5, 2022	19,818,763	29
Thursday, August 4, 2022	4,129,050	8
Total	57,626,191	90

7 Day Sold Analysis

% Changed	\$	#
Prior Year	2%	7%
8 - 14 Days	-92%	-33%



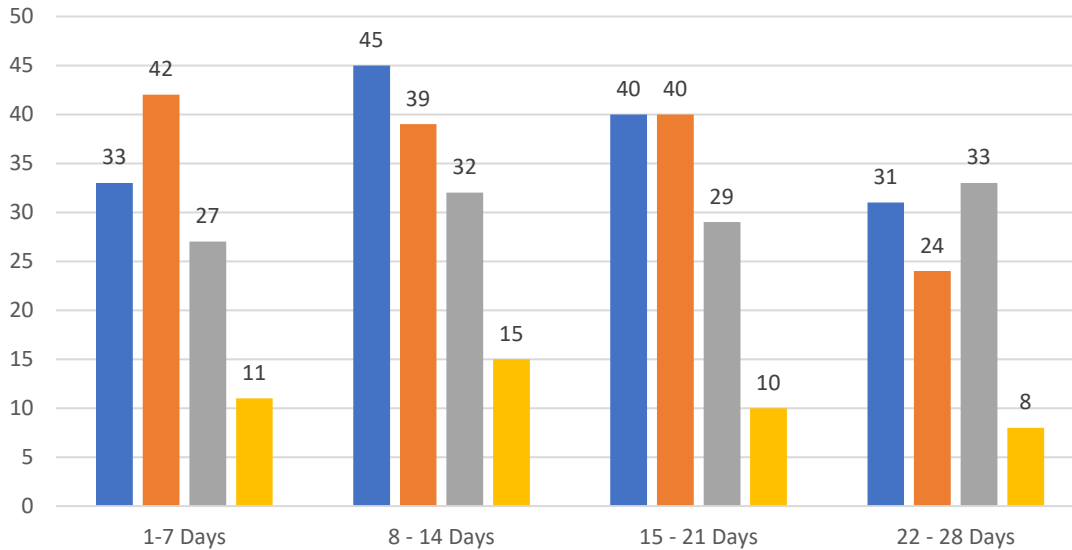


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDOMINIUM

Thursday, August 10, 2023

as of: 8/11/2023



	TOTALS	
	4 Weeks	MAY 23
Active	149	597
Pending	145	357
Sold*	121	256
Canceled	44	
Temp Off Market	459	

Market Changes	8/10/2023	% 4 Weeks Active
New Listings	6	4%
Price Increase	0	0%
Prices Decrease	4	3%
Back on Market*	3	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	\$	#
Thursday, August 10, 2023	2,222,900	4
Wednesday, August 9, 2023	1,452,400	4
Tuesday, August 8, 2023	3,575,000	8
Monday, August 7, 2023	1,652,000	5
Sunday, August 6, 2023	-	-
Saturday, August 5, 2023	-	-
Friday, August 4, 2023	2,589,900	6
TOTAL	11,492,200	27

Closed Prior Year	\$	#
Wednesday, August 10, 2022	3,450,000	7
Tuesday, August 9, 2022	739,500	3
Monday, August 8, 2022	2,065,000	6
Sunday, August 7, 2022	-	0
Saturday, August 6, 2022	-	0
Friday, August 5, 2022	3,414,500	8
Thursday, August 4, 2022	426,000	2
TOTAL	10,095,000	26

7 Day Sold Analysis

% Changed	\$	#
Prior Year	14%	4%
8 - 14 Days	-98%	-16%

