



4 WEEK REAL ESTATE MARKET REPORT

Thursday, January 4, 2024

As of: Friday, January 5, 2024

- 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
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- 9 Hillsborough County - Condominium
- 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

Thursday, January 4, 2024

as of: 1/5/2024

Day 1	Thursday, January 4, 2024
Day 2	Wednesday, January 3, 2024
Day 3	Tuesday, January 2, 2024
Day 4	Monday, January 1, 2024
Day 5	Sunday, December 31, 2023
Day 6	Saturday, December 30, 2023
Day 7	Friday, December 29, 2023
Day 8	Thursday, December 28, 2023
Day 9	Wednesday, December 27, 2023
Day 10	Tuesday, December 26, 2023
Day 11	Monday, December 25, 2023
Day 12	Sunday, December 24, 2023
Day 13	Saturday, December 23, 2023
Day 14	Friday, December 22, 2023
Day 15	Thursday, December 21, 2023
Day 16	Wednesday, December 20, 2023
Day 17	Tuesday, December 19, 2023
Day 18	Monday, December 18, 2023
Day 19	Sunday, December 17, 2023
Day 20	Saturday, December 16, 2023
Day 21	Friday, December 15, 2023
Day 22	Thursday, December 14, 2023
Day 23	Wednesday, December 13, 2023
Day 24	Tuesday, December 12, 2023
Day 25	Monday, December 11, 2023
Day 26	Sunday, December 10, 2023
Day 27	Saturday, December 9, 2023
Day 28	Friday, December 8, 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, January 4, 2024

Day 28: Friday, December 8, 2023

TOTALS:

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

JUL 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

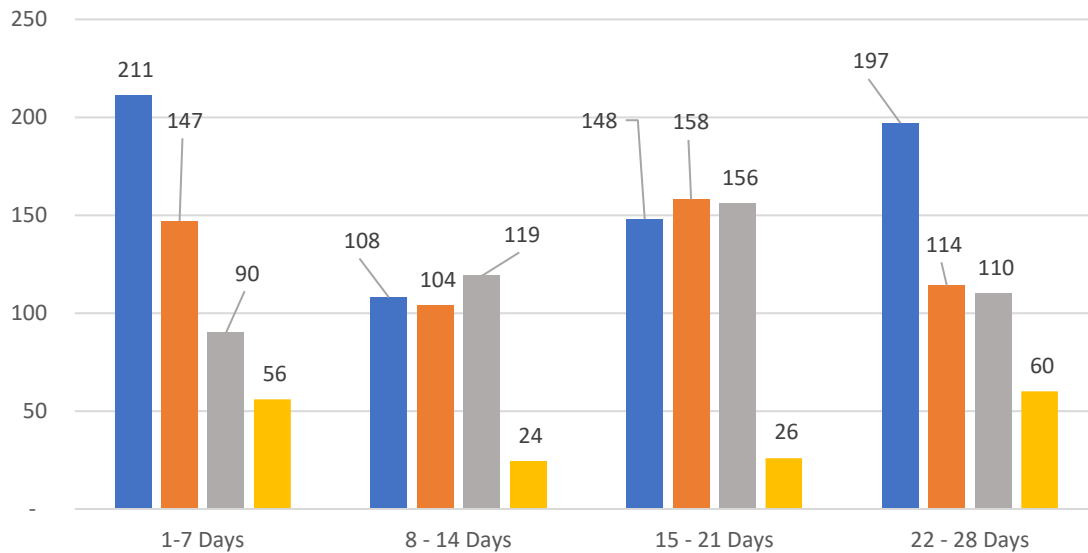


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOMES

Thursday, January 4, 2024

as of: 1/5/2024



	TOTALS	
	4 Weeks	JUL 23
Active	664	9,448
Pending	523	6,827
Sold*	475	4,220
Canceled	166	
Temp Off Market	1,828	

Market Changes	1/4/2024	% 4 Weeks Active
New Listings	311	47%
Price Increase	32	6%
Prices Decrease	264	56%
Back on Market*	72	43%

*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, January 4, 2024	40,621,835	56
Wednesday, January 3, 2024	53,265,657	101
Tuesday, January 2, 2024	53,939,482	95
Monday, January 1, 2024	4,700,000	6
Sunday, December 31, 2023	8,303,171	15
Saturday, December 30, 2023	27,162,010	47
Friday, December 29, 2023	281,118,632	475
TOTAL	469,110,787	795

Closed Prior Year	\$	#
Wednesday, January 4, 2023	65,281,740	117
Tuesday, January 3, 2023	65,397,946	107
Monday, January 2, 2023	30,337,722	32
Sunday, January 1, 2023	2,796,577	8
Saturday, December 31, 2022	22,069,480	38
Friday, December 30, 2022	288,215,534	571
Thursday, December 29, 2022	171,844,506	335
TOTAL	645,943,505	1208

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-27%	-34%
8 - 14 Days	-21%	-21%



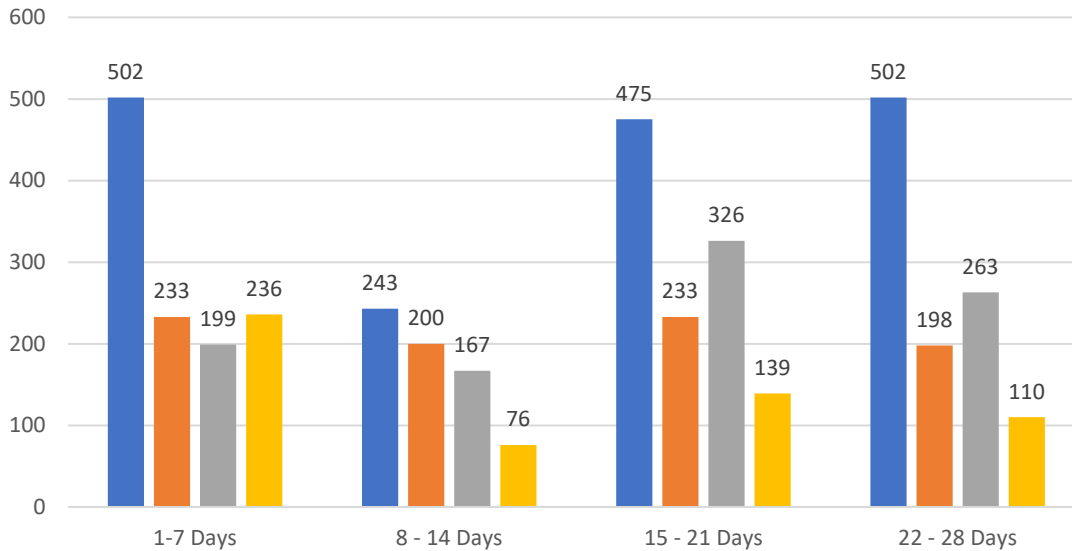


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDOMINIUM

Thursday, January 4, 2024

as of: 1/5/2024



	TOTALS	
	4 Weeks	JUL 23
Active	1,722	4,267
Pending	864	2,646
Sold*	955	1,593
Canceled	561	
Temp Off Market	4,102	

Market Changes	1/4/2024	% 4 Weeks Active
New Listings	97	6%
Price Increase	5	1%
Prices Decrease	107	11%
Back on Market*	14	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, January 4, 2024	8,816,120	12
Wednesday, January 3, 2024	10,397,050	20
Tuesday, January 2, 2024	16,434,800	35
Monday, January 1, 2024	-	-
Sunday, December 31, 2023	7,410,900	5
Saturday, December 30, 2023	11,742,160	9
Friday, December 29, 2023	46,270,670	118
TOTAL	101,071,700	199

Closed Prior Year	\$	#
Wednesday, January 4, 2023	10,061,400	27
Tuesday, January 3, 2023	39,573,300	61
Monday, January 2, 2023	3,010,200	5
Sunday, January 1, 2023	1,172,000	4
Saturday, December 31, 2022	2,794,900	7
Friday, December 30, 2022	42,936,278	101
Thursday, December 29, 2022	25,898,454	74
TOTAL	125,446,532	279

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-19%	-29%
8 - 14 Days	-83%	-6%



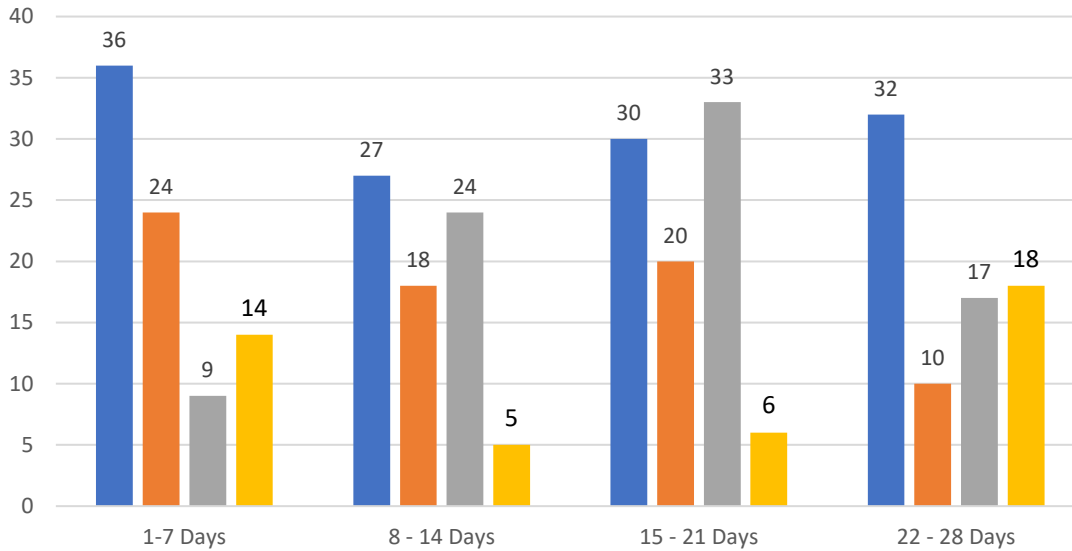


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOMES

Thursday, January 4, 2024

as of: 1/5/2024



TOTALS		
	4 Weeks	JUL 23
Active	125	1,491
Pending	72	1,109
Sold*	83	0,907
Canceled	43	
Temp Off Market	323	

Market Changes	1/4/2024	% 4 Weeks Active
New Listings	61	49%
Price Increase	3	4%
Prices Decrease	70	84%
Back on Market*	21	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	\$	#
Thursday, January 4, 2024	7,176,900	10
Wednesday, January 3, 2024	6,642,000	17
Tuesday, January 2, 2024	13,432,897	21
Monday, January 1, 2024	1,940,000	4
Sunday, December 31, 2023	717,999	2
Saturday, December 30, 2023	7,129,500	9
Friday, December 29, 2023	57,139,002	95
TOTAL	94,178,298	158

Closed Prior Year	\$	#
Wednesday, January 4, 2023	18,740,200	26
Tuesday, January 3, 2023	7,622,700	14
Monday, January 2, 2023	3,372,000	8
Sunday, January 1, 2023	-	0
Saturday, December 31, 2022	2,651,000	5
Friday, December 30, 2022	51,709,861	96
Thursday, December 29, 2022	36,937,164	59
TOTAL	121,032,925	208

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-22%	-24%
8 - 14 Days	-84%	-15%



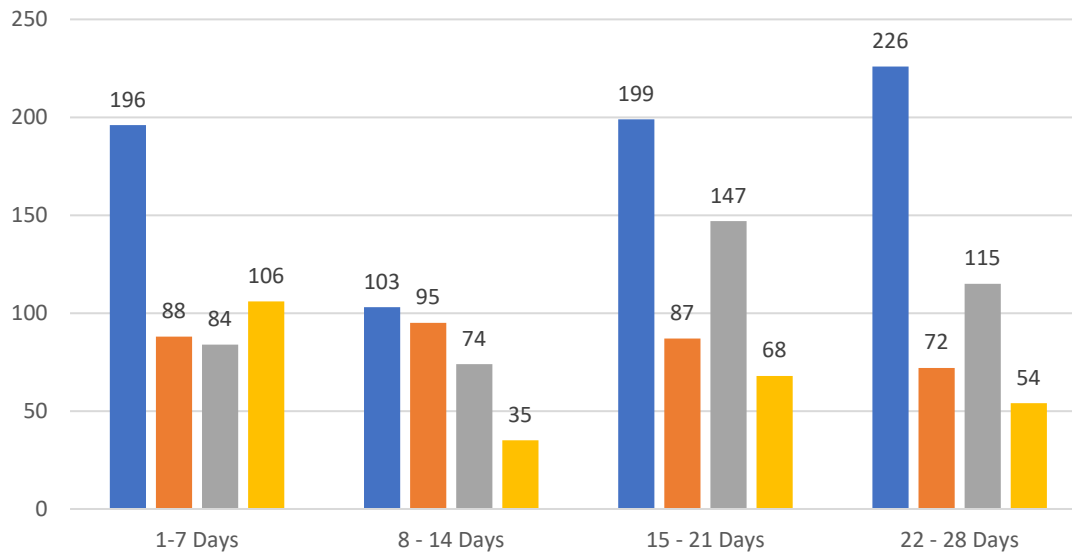


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDOMINIUM

Thursday, January 4, 2024

as of: 1/5/2024



	TOTALS	
	4 Weeks	JUL 23
Active	724	1,725
Pending	342	0,807
Sold*	420	602
Canceled	263	
Temp Off Market	1,749	

Market Changes	1/4/2024	% 4 Weeks Active
New Listings	38	5%
Price Increase	3	1%
Prices Decrease	61	15%
Back on Market*	6	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, January 4, 2024	2,877,900	6
Wednesday, January 3, 2024	5,176,250	10
Tuesday, January 2, 2024	9,845,000	17
Monday, January 1, 2024	-	-
Sunday, December 31, 2023	1,986,000	3
Saturday, December 30, 2023	390,000	2
Friday, December 29, 2023	11,511,500	46
Total	31,786,650	84

Closed Prior Year	\$	#
Wednesday, January 4, 2023	5,061,500	15
Tuesday, January 3, 2023	11,909,400	34
Monday, January 2, 2023	340,200	2
Sunday, January 1, 2023	532,000	2
Saturday, December 31, 2022	959,900	4
Friday, December 30, 2022	16,033,900	48
Thursday, December 29, 2022	9,218,900	31
Total	44,055,800	136

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-28%	-38%
8 - 14 Days	-95%	14%



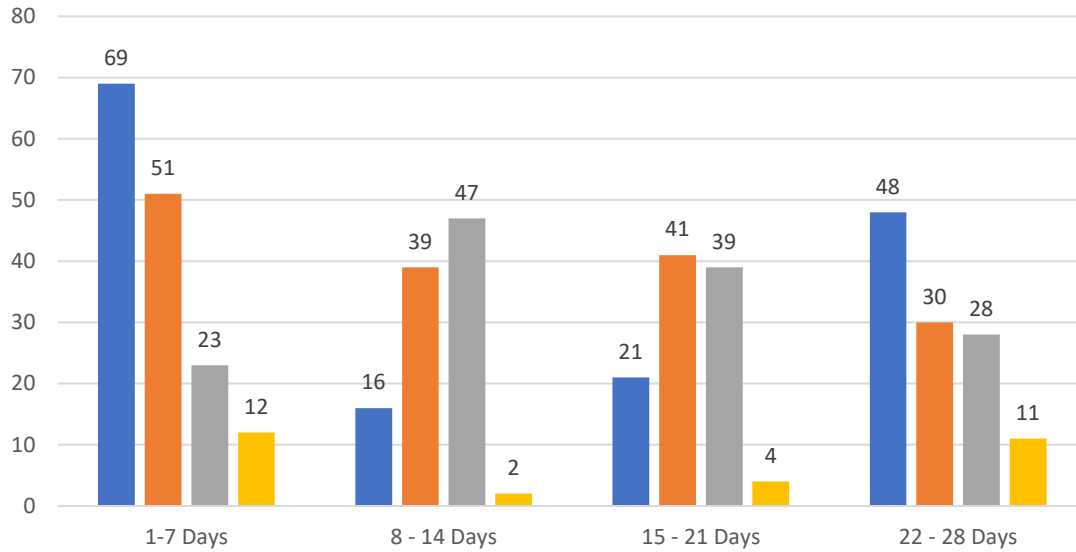


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOMES

Thursday, January 4, 2024

as of: 1/5/2024



		TOTALS	
		4 Weeks	JUL 23
Active		154	1,544
Pending		161	1,505
Sold*		137	0,962
Canceled		29	
Temp Off Market		481	

Market Changes	1/4/2024	% 4 Weeks Active
New Listings	40	26%
Price Increase	5	3%
Prices Decrease	42	31%
Back on Market*	7	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, January 4, 2024	7,748,638	11
Wednesday, January 3, 2024	5,130,870	18
Tuesday, January 2, 2024	6,278,210	18
Monday, January 1, 2024	-	-
Sunday, December 31, 2023	850,699	3
Saturday, December 30, 2023	3,566,050	7
Friday, December 29, 2023	43,585,813	102
Total	67,160,280	159

Closed Prior Year	\$	#
Wednesday, January 4, 2023	6,271,610	18
Tuesday, January 3, 2023	6,567,990	17
Monday, January 2, 2023	3,916,622	6
Sunday, January 1, 2023	844,000	3
Saturday, December 31, 2022	1,624,000	3
Friday, December 30, 2022	60,743,271	148
Thursday, December 29, 2022	35,242,449	84
Total	115,209,942	279

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-42%	-43%
8 - 14 Days	-89%	-39%



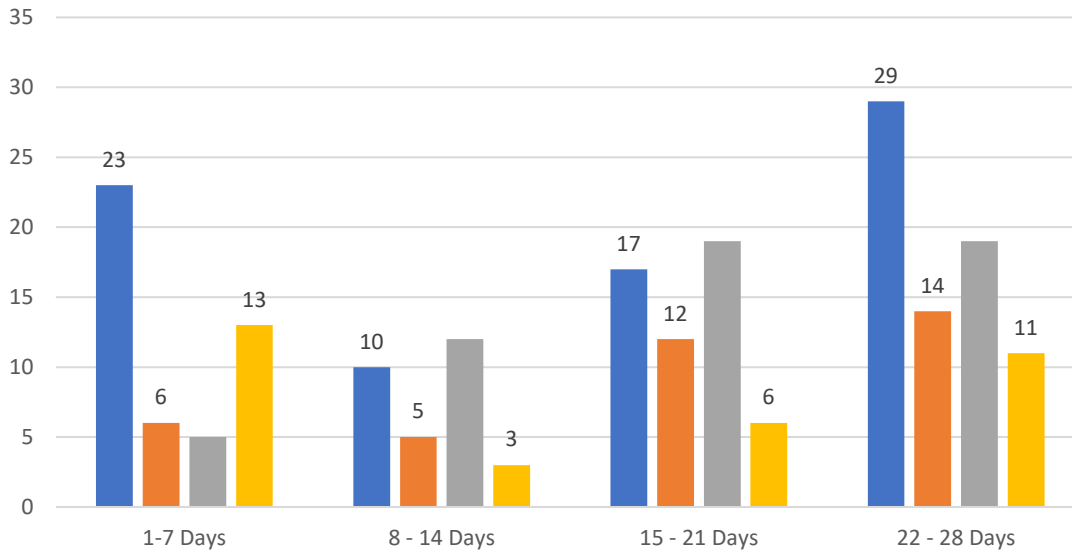


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDOMINIUM

Thursday, January 4, 2024

as of: 1/5/2024



	TOTALS	
	4 Weeks	JUL 23
Active	79	339
Pending	37	437
Sold*	55	201
Canceled	33	
Temp Off Market	204	

Market Changes	1/4/2024	% 4 Weeks Active
New Listings	5	6%
Price Increase	1	3%
Prices Decrease	1	2%
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, January 4, 2024	-	-
Wednesday, January 3, 2024	-	-
Tuesday, January 2, 2024	400,000	2
Monday, January 1, 2024	-	-
Sunday, December 31, 2023	-	-
Saturday, December 30, 2023	-	-
Friday, December 29, 2023	423,000	3
	823,000	5

Closed Prior Year	\$	#
Wednesday, January 4, 2023	370,000	1
Tuesday, January 3, 2023	-	0
Monday, January 2, 2023	-	0
Sunday, January 1, 2023	-	0
Saturday, December 31, 2022	-	0
Friday, December 30, 2022	1,296,000	5
Thursday, December 29, 2022	1,131,000	7
	2,797,000	13

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-71%	-62%
8 - 14 Days	-100%	-58%



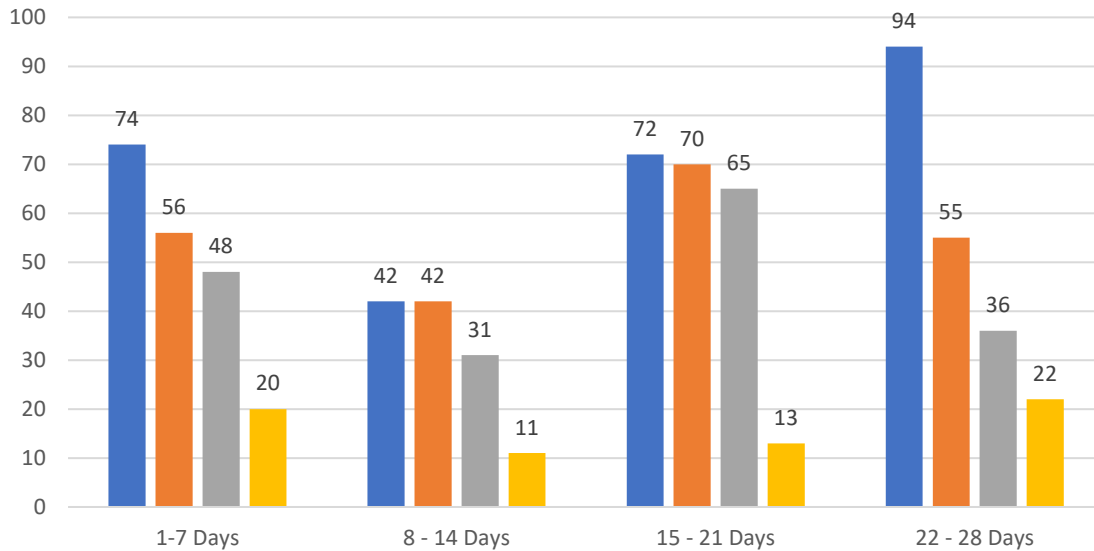


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOMES

Thursday, January 4, 2024

as of: 1/5/2024



	TOTALS	
	4 Weeks	JUL 23
Active	282	2,625
Pending	223	2,021
Sold*	180	1,436
Canceled	66	
Temp Off Market	751	

Market Changes	1/4/2024	% 4 Weeks Active
New Listings	100	35%
Price Increase	8	4%
Prices Decrease	53	29%
Back on Market*	23	35%

*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, January 4, 2024	11,396,659	18
Wednesday, January 3, 2024	16,676,385	40
Tuesday, January 2, 2024	9,676,380	26
Monday, January 1, 2024	560,000	1
Sunday, December 31, 2023	569,500	1
Saturday, December 30, 2023	9,129,000	17
Friday, December 29, 2023	80,113,210	142
TOTAL	128,121,134	245

Closed Prior Year	\$	#
Wednesday, January 4, 2023	19,225,458	38
Tuesday, January 3, 2023	22,766,256	41
Monday, January 2, 2023	4,855,100	13
Sunday, January 1, 2023	1,952,577	5
Saturday, December 31, 2022	5,546,430	12
Friday, December 30, 2022	74,900,110	170
Thursday, December 29, 2022	37,759,642	92
TOTAL	167,005,573	371

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-23%	-34%
8 - 14 Days	-78%	-22%



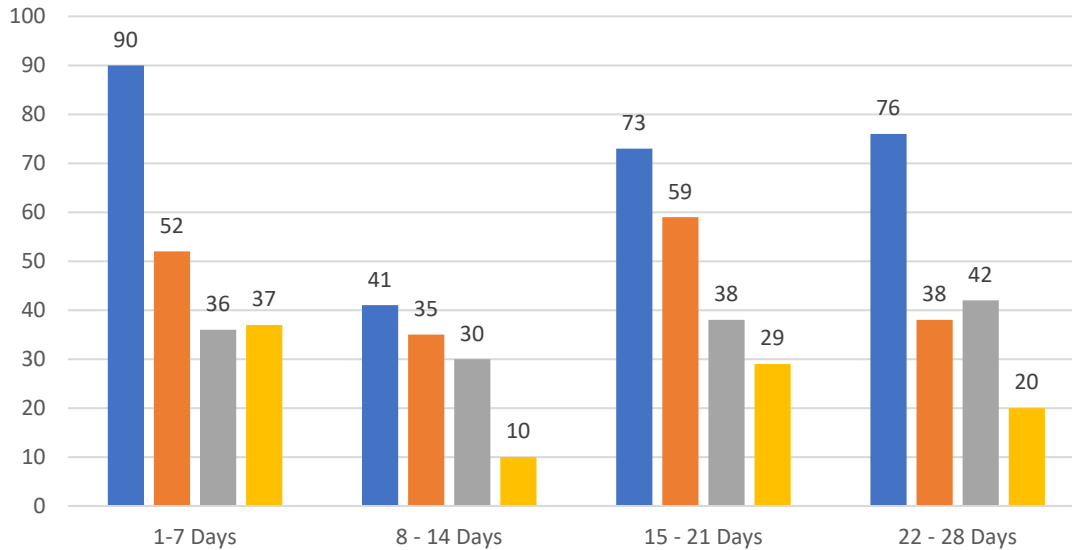


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDOMINIUM

Thursday, January 4, 2024

as of: 1/5/2024



		TOTALS	
		4 Weeks	JUL 23
Active		280	811
Pending		184	597
Sold*		146	394
Canceled		96	
Temp Off Market		706	

Market Changes	1/4/2024	% 4 Weeks Active
New Listings	18	6%
Price Increase	0	0%
Prices Decrease	12	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, January 4, 2024	418,000	1
Wednesday, January 3, 2024	844,800	3
Tuesday, January 2, 2024	766,000	4
Monday, January 1, 2024	-	-
Sunday, December 31, 2023	-	-
Saturday, December 30, 2023	559,800	2
Friday, December 29, 2023	10,213,600	26
Total	12,802,200	36

Closed Prior Year	\$	#
Wednesday, January 4, 2023	1,629,900	6
Tuesday, January 3, 2023	641,000	3
Monday, January 2, 2023	2,670,000	3
Sunday, January 1, 2023	640,000	2
Saturday, December 31, 2022	-	0
Friday, December 30, 2022	5,727,600	22
Thursday, December 29, 2022	1,746,000	8
Total	13,054,500	44

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-2%	-18%
8 - 14 Days	-98%	-51%



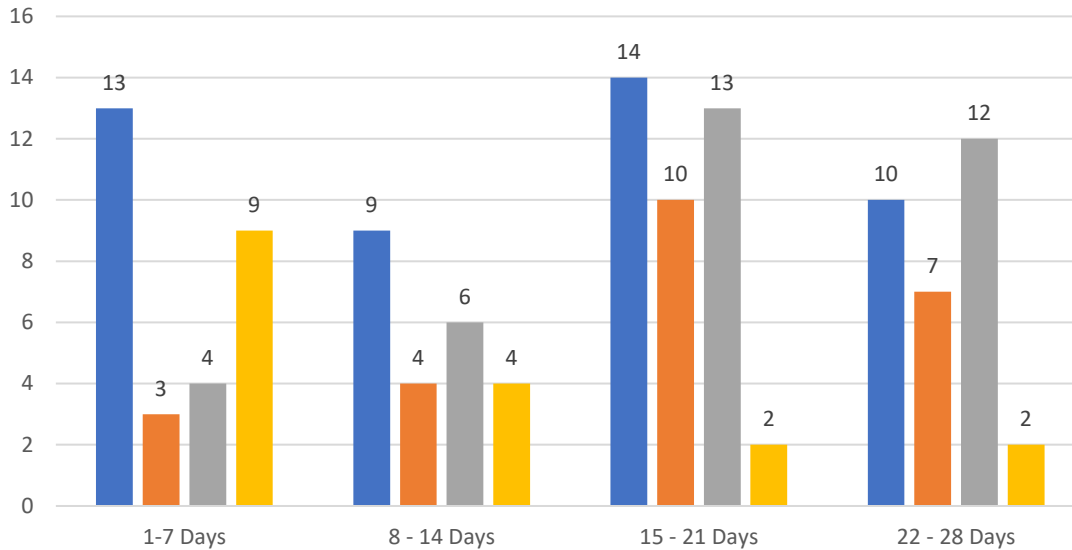


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOMES

Thursday, January 4, 2024

as of: 1/5/2024



		TOTALS	
		4 Weeks	JUL 23
Active		46	2,070
Pending		24	1,076
Sold*		35	198
Canceled		17	
Temp Off Market		122	

Market Changes	1/4/2024	% 4 Weeks Active
New Listings	66	143%
Price Increase	8	33%
Prices Decrease	56	160%
Back on Market*	11	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, January 4, 2024	11,685,638	12
Wednesday, January 3, 2024	16,906,602	19
Tuesday, January 2, 2024	18,589,495	21
Monday, January 1, 2024	2,200,000	1
Sunday, December 31, 2023	4,189,340	8
Saturday, December 30, 2023	4,197,460	8
Friday, December 29, 2023	46,090,630	58
TOTAL	103,859,165	127

Closed Prior Year	\$	#
Wednesday, January 4, 2023	11,473,800	20
Tuesday, January 3, 2023	16,278,700	20
Monday, January 2, 2023	14,050,000	3
Sunday, January 1, 2023	-	0
Saturday, December 31, 2022	4,957,470	10
Friday, December 30, 2022	40,640,151	62
Thursday, December 29, 2022	24,105,851	38
TOTAL	111,505,972	153

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-7%	-17%
8 - 14 Days	-83%	14%



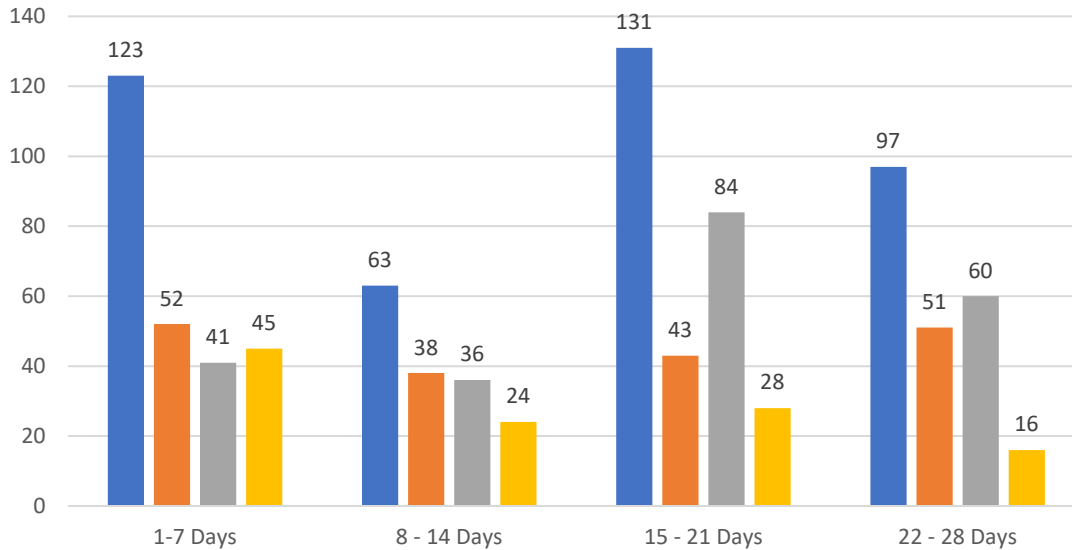


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDOMINIUM

Thursday, January 4, 2024

as of: 1/5/2024



		TOTALS	
		4 Weeks	JUL 23
Active		414	0,825
Pending		184	494
Sold*		221	201
Canceled		113	
Temp Off Market		932	

Market Changes	1/4/2024	% 4 Weeks Active
New Listings	22	5%
Price Increase	1	1%
Prices Decrease	18	8%
Back on Market*	6	5%

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

7 Day Sold Comparison

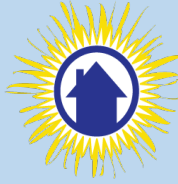
Closed in last 7 days	\$	#
Thursday, January 4, 2024	5,520,220	5
Wednesday, January 3, 2024	2,978,000	5
Tuesday, January 2, 2024	2,549,000	3
Monday, January 1, 2024	-	-
Sunday, December 31, 2023	5,424,900	2
Saturday, December 30, 2023	10,792,360	5
Friday, December 29, 2023	19,052,970	21
TOTAL	46,317,450	41

Closed Prior Year	\$	#
Wednesday, January 4, 2023	2,716,000	4
Tuesday, January 3, 2023	25,529,900	19
Monday, January 2, 2023	-	0
Sunday, January 1, 2023	-	0
Saturday, December 31, 2022	1,220,000	2
Friday, December 30, 2022	15,373,778	10
Thursday, December 29, 2022	8,348,000	15
TOTAL	53,187,678	50

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-13%	-18%
8 - 14 Days	-92%	14%



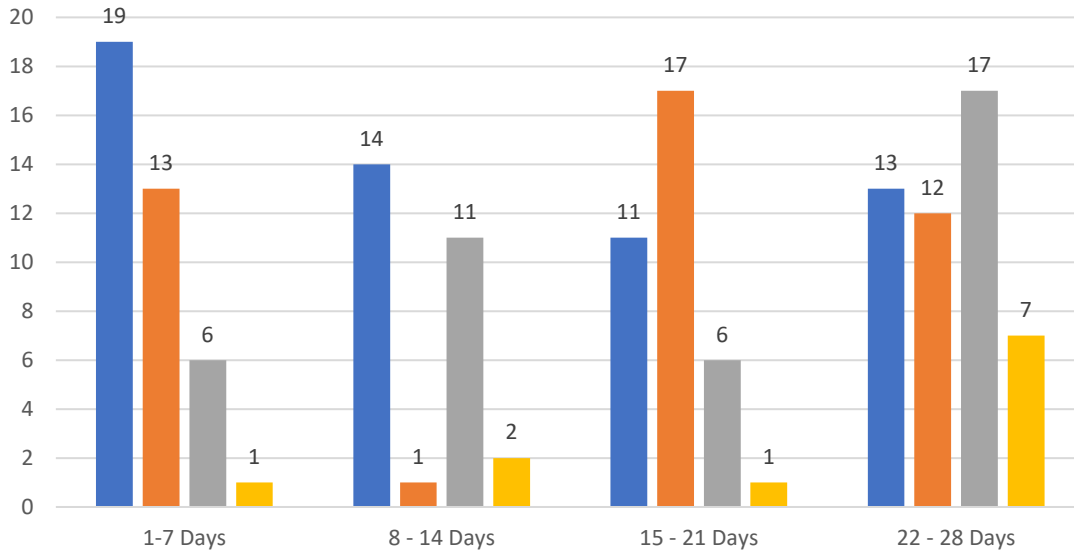


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOMES

Thursday, January 4, 2024

as of: 1/5/2024



		TOTALS	
		4 Weeks	JUL 23
Active		57	1,718
Pending		43	1,116
Sold*		40	0,717
Canceled		11	
Temp Off Market		151	

Market Changes	1/4/2024	% 4 Weeks Active
New Listings	44	77%
Price Increase	8	19%
Prices Decrease	43	108%
Back on Market*	10	91%

*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, January 4, 2024	2,614,000	5
Wednesday, January 3, 2024	7,909,800	7
Tuesday, January 2, 2024	5,962,500	9
Monday, January 1, 2024	-	-
Sunday, December 31, 2023	1,975,633	1
Saturday, December 30, 2023	3,140,000	6
Friday, December 29, 2023	54,189,977	78
TOTAL	75,791,910	106

Closed Prior Year	\$	#
Wednesday, January 4, 2023	9,570,672	15
Tuesday, January 3, 2023	12,162,300	15
Monday, January 2, 2023	4,144,000	2
Sunday, January 1, 2023	-	0
Saturday, December 31, 2022	7,290,580	8
Friday, December 30, 2022	60,222,141	95
Thursday, December 29, 2022	37,799,400	62
TOTAL	131,189,093	197

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-42%	-46%
8 - 14 Days	-87%	-22%



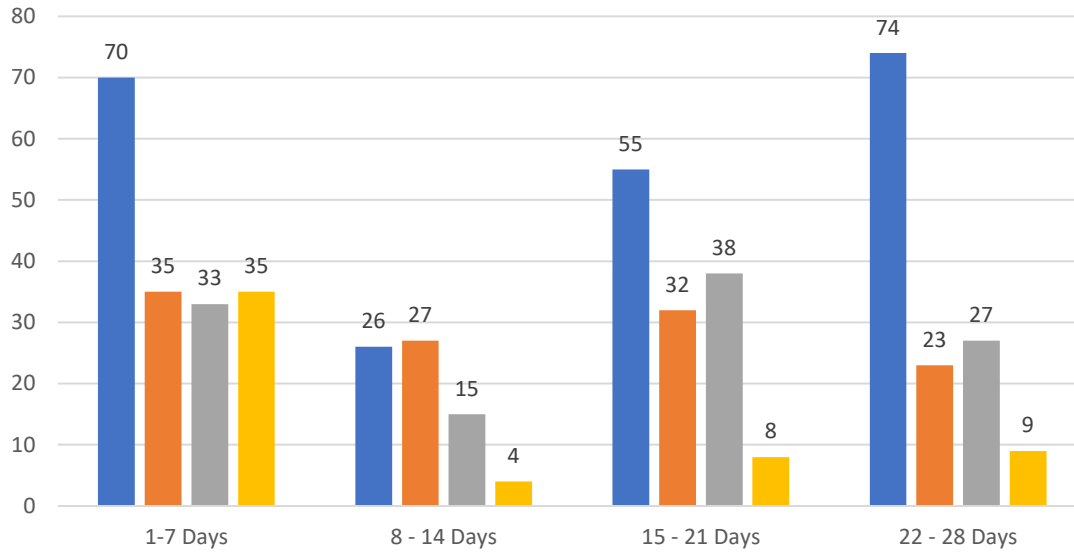


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDOMINIUM

Thursday, January 4, 2024

as of: 1/5/2024



		TOTALS	
		4 Weeks	JUL 23
Active		225	567
Pending		117	311
Sold*		113	195
Canceled		56	
Temp Off Market		511	

Market Changes	1/4/2024	% 4 Weeks Active
New Listings	14	6%
Price Increase	0	0%
Prices Decrease	15	13%
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, January 4, 2024	-	-
Wednesday, January 3, 2024	1,398,000	2
Tuesday, January 2, 2024	2,874,800	9
Monday, January 1, 2024	-	-
Sunday, December 31, 2023	-	-
Saturday, December 30, 2023	-	-
Friday, December 29, 2023	5,069,600	22
Total	9,342,400	33

Closed Prior Year	\$	#
Wednesday, January 4, 2023	284,000	1
Tuesday, January 3, 2023	1,493,000	5
Monday, January 2, 2023	-	0
Sunday, January 1, 2023	-	0
Saturday, December 31, 2022	615,000	1
Friday, December 30, 2022	4,505,000	16
Thursday, December 29, 2022	5,454,554	13
Total	12,351,554	36

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-24%	-8%
8 - 14 Days	-98%	120%

