



4 WEEK REAL ESTATE MARKET REPORT

Wednesday, January 31, 2024

As of: Thursday, February 1, 2024

- 1 Report Breakdown
- 2 Cumulative Tampa Bay Report - Single Family Home
- 3 Cumulative Tampa Bay Report - Condominium
- 4 Pinellas County - 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

Wednesday, January 31, 2024

as of: 2/1/2024

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

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, January 31, 2024

Day 28: Thursday, January 4, 2024

TOTALS:

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

NOV 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

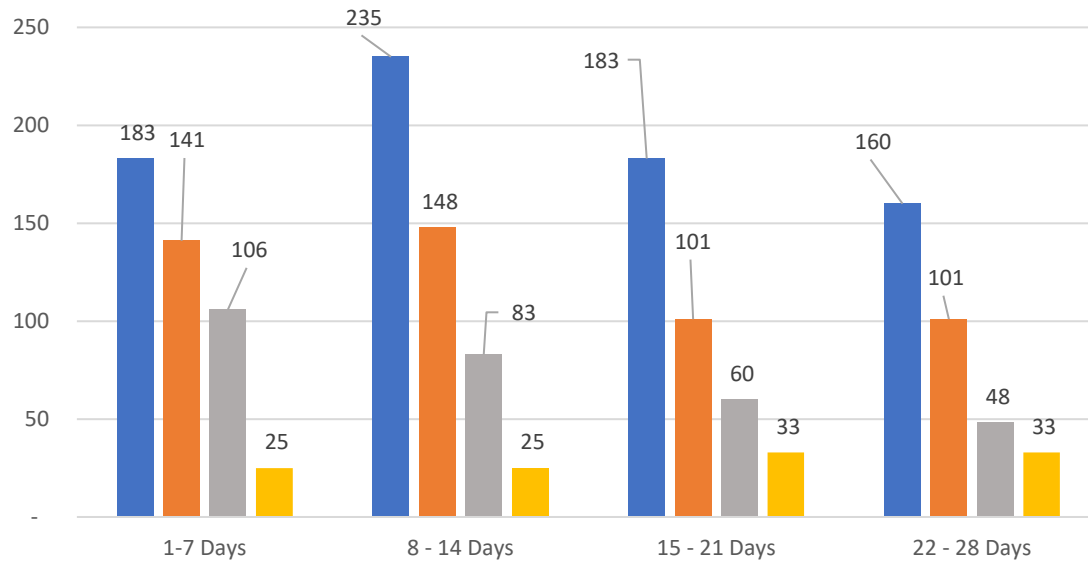


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOMES

Wednesday, January 31, 2024

as of: 2/1/2024



	TOTALS	
	4 Weeks	NOV 23
Active	761	12,984
Pending	491	5,417
Sold*	297	3,466
Canceled	116	
Temp Off Market	1,665	

Market Changes	1/31/2024	% 4 Weeks Active
New Listings	303	40%
Price Increase	21	4%
Prices Decrease	282	95%
Back on Market*	66	57%

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

7 Day Sold Comparison

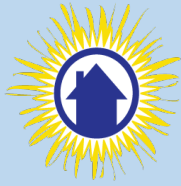
Closed in last 7 days	\$	#
Wednesday, January 31, 2024	79,695,578	138
Tuesday, January 30, 2024	84,385,609	134
Monday, January 29, 2024	76,446,206	145
Sunday, January 28, 2024	-	-
Saturday, January 27, 2024	2,320,400	7
Friday, January 26, 2024	199,657,896	298
Thursday, January 25, 2024	102,560,488	176
Total	545,066,177	898

Closed Prior Year	\$	#
Tuesday, January 31, 2023	246,237,661	482
Monday, January 30, 2023	169,743,280	326
Sunday, January 29, 2023	1,840,930	3
Saturday, January 28, 2023	2,032,780	5
Friday, January 27, 2023	206,496,037	399
Thursday, January 26, 2023	87,525,893	160
Wednesday, January 25, 2023	92,710,783	187
Total	806,587,364	1562

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-32%	-43%
8 - 14 Days	7%	0%



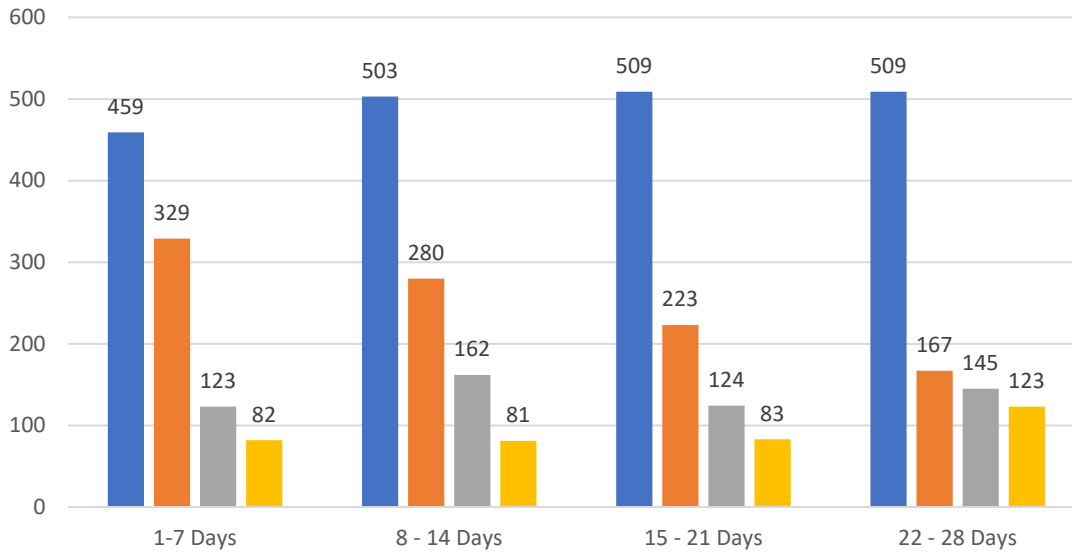


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDOMINIUM

Wednesday, January 31, 2024

as of: 2/1/2024



	TOTALS	
	4 Weeks	NOV 23
Active	1,980	6,149
Pending	999	2,249
Sold*	554	1,249
Canceled	369	
Temp Off Market	3,902	

Market Changes	1/31/2024	% 4 Weeks Active
New Listings	107	5%
Price Increase	3	0%
Prices Decrease	118	21%
Back on Market*	24	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	\$	#
Wednesday, January 31, 2024	37,921,750	55
Tuesday, January 30, 2024	11,993,900	23
Monday, January 29, 2024	17,299,500	33
Sunday, January 28, 2024	-	-
Saturday, January 27, 2024	-	-
Friday, January 26, 2024	40,196,050	82
Thursday, January 25, 2024	8,348,435	25
Total	115,759,635	218

Closed Prior Year	\$	#
Tuesday, January 31, 2023	57,652,764	120
Monday, January 30, 2023	23,115,254	64
Sunday, January 29, 2023	-	0
Saturday, January 28, 2023	1,430,000	4
Friday, January 27, 2023	41,752,944	82
Thursday, January 26, 2023	9,118,100	34
Wednesday, January 25, 2023	31,024,500	44
Total	164,093,562	348

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-29%	-37%
8 - 14 Days	-77%	-10%



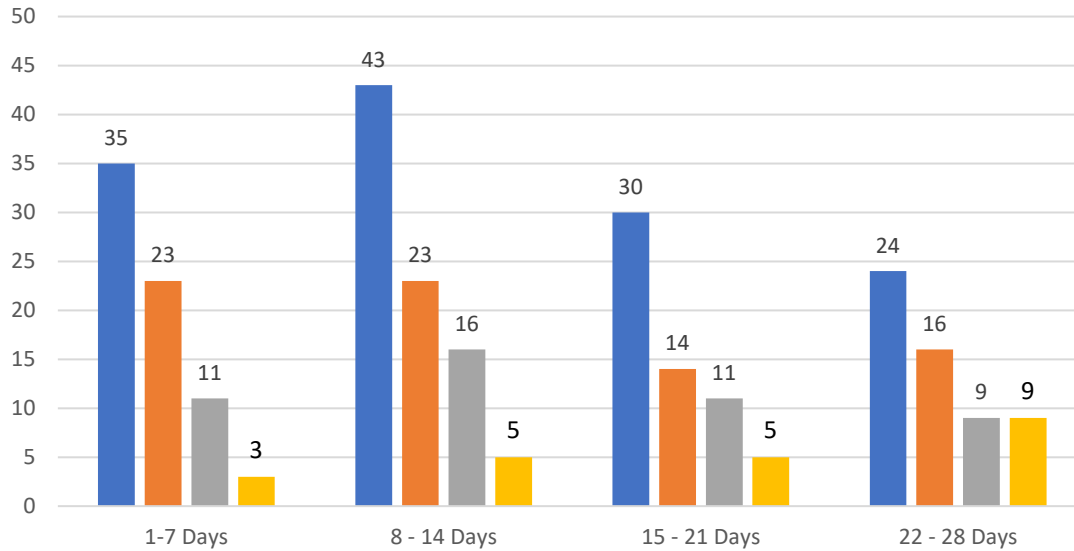


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOMES

Wednesday, January 31, 2024

as of: 2/1/2024



	TOTALS	
	4 Weeks	NOV 23
Active	132	2,356
Pending	76	0,845
Sold*	47	0,711
Canceled	22	
Temp Off Market	277	

Market Changes	1/31/2024	% 4 Weeks Active
New Listings	64	48%
Price Increase	3	4%
Prices Decrease	53	113%
Back on Market*	10	45%

*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, January 31, 2024	18,870,799	33
Tuesday, January 30, 2024	14,394,445	21
Monday, January 29, 2024	10,695,660	24
Sunday, January 28, 2024	-	-
Saturday, January 27, 2024	1,192,900	3
Friday, January 26, 2024	50,073,095	61
Thursday, January 25, 2024	20,586,500	31
TOTAL	115,813,399	173

Closed Prior Year	\$	#
Tuesday, January 31, 2023	32,299,288	65
Monday, January 30, 2023	23,972,576	45
Sunday, January 29, 2023	1,227,430	2
Saturday, January 28, 2023	-	0
Friday, January 27, 2023	38,361,660	75
Thursday, January 26, 2023	20,706,270	32
Wednesday, January 25, 2023	22,754,000	31
TOTAL	139,321,224	250

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-17%	-31%
8 - 14 Days	-77%	-4%



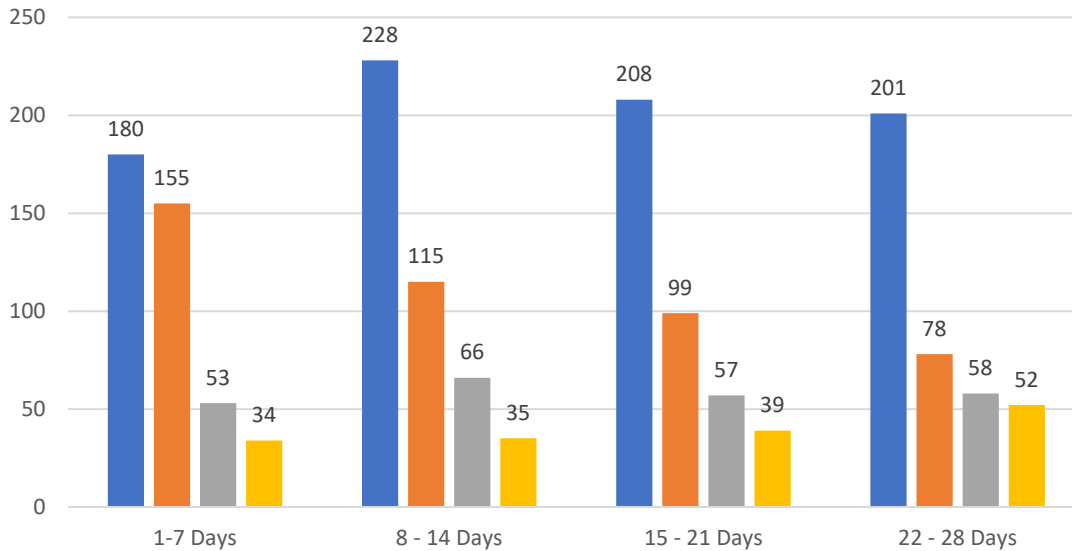


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDOMINIUM

Wednesday, January 31, 2024

as of: 2/1/2024



7 Day Sold Comparison

Closed in last 7 days	\$	#
Wednesday, January 31, 2024	8,983,700	24
Tuesday, January 30, 2024	3,380,000	8
Monday, January 29, 2024	3,793,500	15
Sunday, January 28, 2024	-	-
Saturday, January 27, 2024	-	-
Friday, January 26, 2024	18,530,400	37
Thursday, January 25, 2024	4,981,500	13
TOTAL	39,669,100	97

Closed Prior Year	\$	#
Tuesday, January 31, 2023	25,187,200	50
Monday, January 30, 2023	8,416,300	25
Sunday, January 29, 2023	-	0
Saturday, January 28, 2023	610,000	1
Friday, January 27, 2023	14,495,030	42
Thursday, January 26, 2023	4,670,800	17
Wednesday, January 25, 2023	16,464,000	23
TOTAL	69,843,330	158

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-43%	-39%
8 - 14 Days	-92%	26%

	TOTALS	
	4 Weeks	NOV 23
Active	817	2,469
Pending	447	0,664
Sold*	234	428
Canceled	160	
Temp Off Market	1,658	

Market Changes	1/31/2024	% 4 Weeks Active
New Listings	52	6%
Price Increase	3	1%
Prices Decrease	48	21%
Back on Market*	10	6%

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



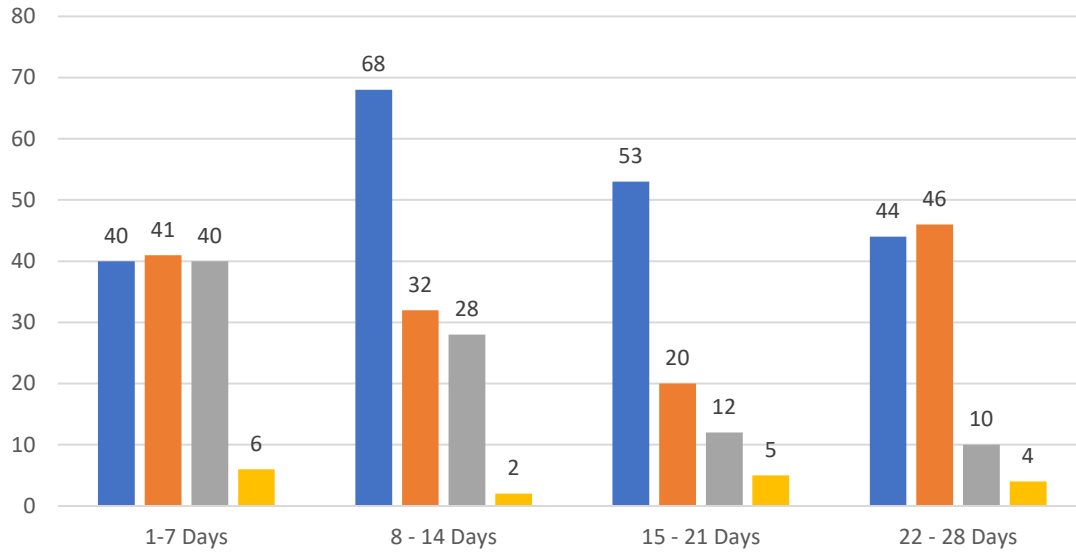


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOMES

Wednesday, January 31, 2024

as of: 2/1/2024



TOTALS		
	4 Weeks	NOV 23
Active	205	2,187
Pending	139	1,239
Sold*	90	0,834
Canceled	17	
Temp Off Market	451	

Market Changes	1/31/2024	% 4 Weeks Active
New Listings	53	26%
Price Increase	2	1%
Prices Decrease	49	54%
Back on Market*	13	76%

*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, January 31, 2024	8,657,793	22
Tuesday, January 30, 2024	12,318,120	29
Monday, January 29, 2024	9,421,720	26
Sunday, January 28, 2024	-	-
Saturday, January 27, 2024	-	-
Friday, January 26, 2024	26,853,850	62
Thursday, January 25, 2024	20,204,134	49
Total	77,455,617	188

Closed Prior Year	\$	#
Tuesday, January 31, 2023	50,620,432	126
Monday, January 30, 2023	27,708,563	60
Sunday, January 29, 2023	-	0
Saturday, January 28, 2023	1,035,280	3
Friday, January 27, 2023	40,853,455	100
Thursday, January 26, 2023	13,458,121	37
Wednesday, January 25, 2023	13,646,828	38
Total	147,322,679	364

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-47%	-48%
8 - 14 Days	-85%	7%



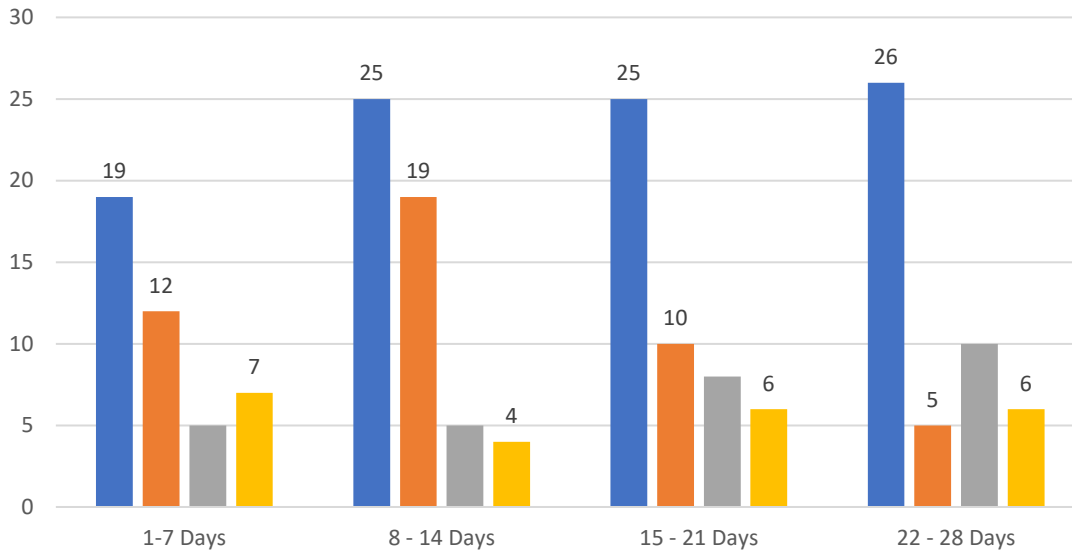


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDOMINIUM

Wednesday, January 31, 2024

as of: 2/1/2024



7 Day Sold Comparison

Closed in last 7 days	\$	#
Wednesday, January 31, 2024	92,250	1
Tuesday, January 30, 2024	-	-
Monday, January 29, 2024	-	-
Sunday, January 28, 2024	-	-
Saturday, January 27, 2024	-	-
Friday, January 26, 2024	981,000	6
Thursday, January 25, 2024	175,000	1
TOTAL	1,248,250	8

Closed Prior Year	\$	#
Tuesday, January 31, 2023	2,049,000	11
Monday, January 30, 2023	680,000	2
Sunday, January 29, 2023	-	0
Saturday, January 28, 2023	-	0
Friday, January 27, 2023	714,000	5
Thursday, January 26, 2023	-	0
Wednesday, January 25, 2023	-	0
TOTAL	3,443,000	18

	TOTALS	
	4 Weeks	NOV 23
Active	95	538
Pending	46	441
Sold*	28	191
Canceled	23	
Temp Off Market	192	

Market Changes	1/31/2024	% 4 Weeks Active
New Listings	3	3%
Price Increase	0	0%
Prices Decrease	7	25%
Back on Market*	1	4%

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

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-64%	-56%
8 - 14 Days	-100%	33%



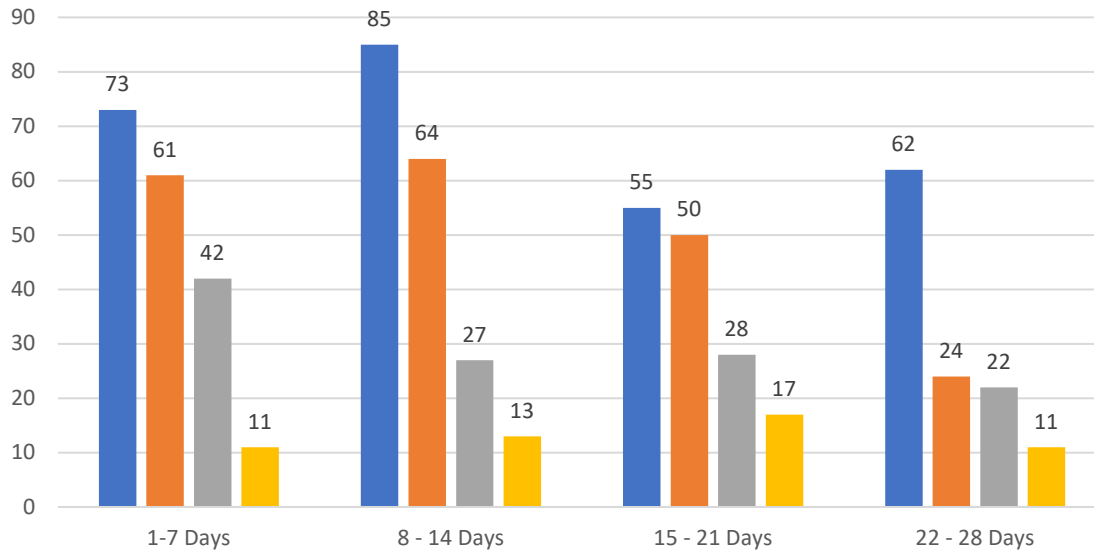


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOMES

Wednesday, January 31, 2024

as of: 2/1/2024



	TOTALS	
	4 Weeks	NOV 23
Active	275	3,282
Pending	199	1,646
Sold*	119	1,090
Canceled	52	
Temp Off Market	645	

Market Changes	1/31/2024	% 4 Weeks Active
New Listings	77	28%
Price Increase	7	4%
Prices Decrease	65	55%
Back on Market*	29	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	\$	#
Wednesday, January 31, 2024	18,679,877	32
Tuesday, January 30, 2024	21,889,485	37
Monday, January 29, 2024	22,552,382	42
Sunday, January 28, 2024	-	-
Saturday, January 27, 2024	700,000	2
Friday, January 26, 2024	60,168,317	102
Thursday, January 25, 2024	25,569,050	47
TOTAL	149,559,111	262

Closed Prior Year	\$	#
Tuesday, January 31, 2023	81,525,244	164
Monday, January 30, 2023	57,294,692	121
Sunday, January 29, 2023	-	0
Saturday, January 28, 2023	405,000	1
Friday, January 27, 2023	66,668,291	129
Thursday, January 26, 2023	35,540,221	60
Wednesday, January 25, 2023	29,930,050	70
TOTAL	271,363,498	545

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-45%	-52%
8 - 14 Days	-71%	4%



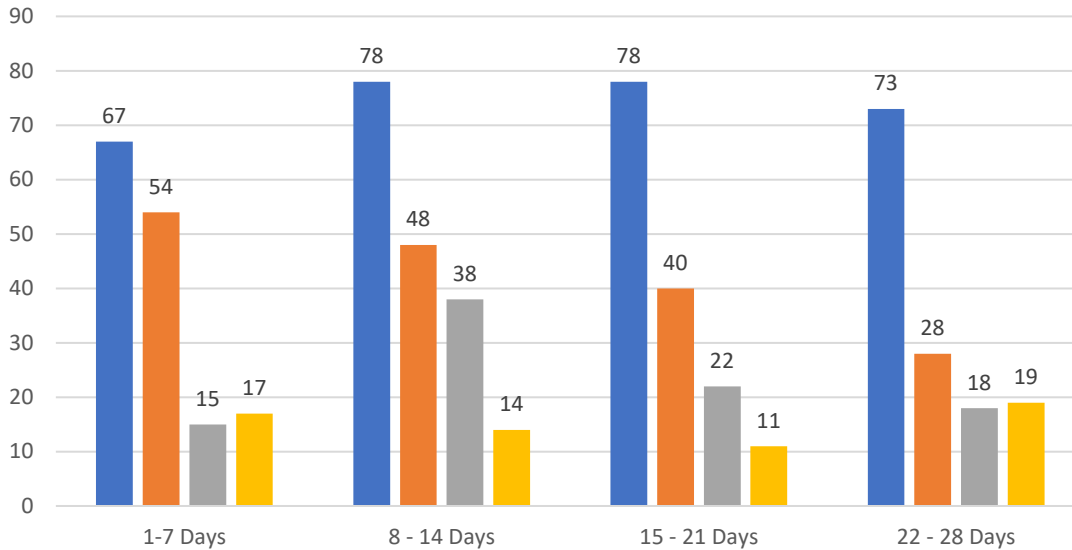


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDOMINIUM

Wednesday, January 31, 2024

as of: 2/1/2024



	TOTALS	
	4 Weeks	NOV 23
Active	296	1111
Pending	170	458
Sold*	93	282
Canceled	61	
Temp Off Market	620	

Market Changes	1/31/2024	% 4 Weeks Active
New Listings	14	5%
Price Increase	0	0%
Prices Decrease	18	19%
Back on Market*	5	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	\$	#
Wednesday, January 31, 2024	10,310,000	17
Tuesday, January 30, 2024	1,131,000	4
Monday, January 29, 2024	1,987,000	6
Sunday, January 28, 2024	-	-
Saturday, January 27, 2024	-	-
Friday, January 26, 2024	3,605,750	11
Thursday, January 25, 2024	1,098,000	5
Total	18,131,750	43

Closed Prior Year	\$	#
Tuesday, January 31, 2023	8,584,500	26
Monday, January 30, 2023	3,809,954	9
Sunday, January 29, 2023	-	0
Saturday, January 28, 2023	280,000	2
Friday, January 27, 2023	12,993,100	14
Thursday, January 26, 2023	1,797,000	8
Wednesday, January 25, 2023	2,127,500	7
Total	29,592,054	66

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-39%	-35%
8 - 14 Days	-96%	-44%



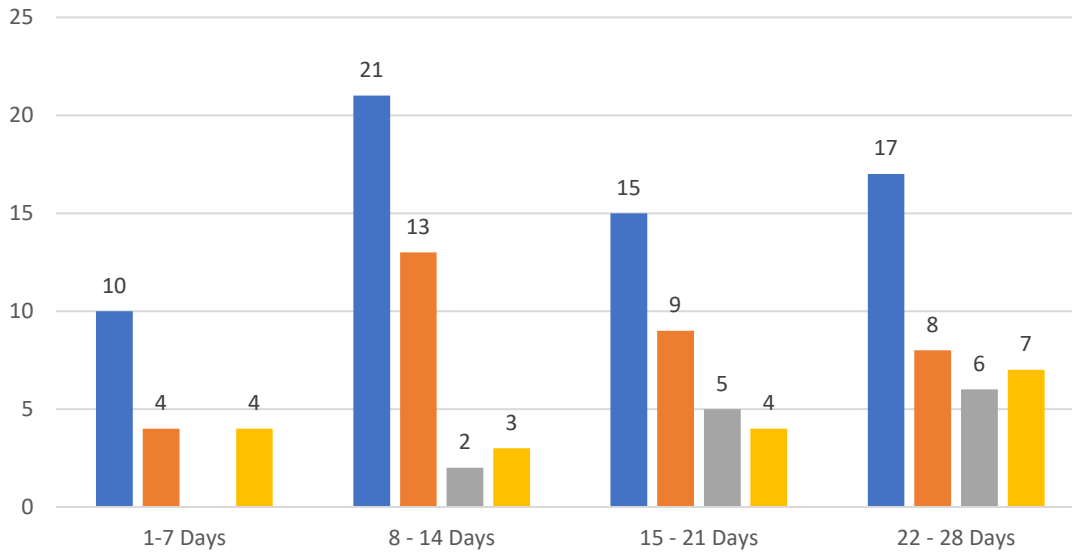


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOMES

Wednesday, January 31, 2024

as of: 2/1/2024



7 Day Sold Comparison

Closed in last 7 days	\$	#
Wednesday, January 31, 2024	22,772,900	34
Tuesday, January 30, 2024	26,186,234	30
Monday, January 29, 2024	15,365,780	21
Sunday, January 28, 2024	-	-
Saturday, January 27, 2024	427,500	2
Friday, January 26, 2024	33,400,848	34
Thursday, January 25, 2024	21,296,278	27
TOTAL	119,449,540	148

Closed Prior Year	\$	#
Tuesday, January 31, 2023	41,140,515	69
Monday, January 30, 2023	21,272,591	40
Sunday, January 29, 2023	-	0
Saturday, January 28, 2023	-	0
Friday, January 27, 2023	25,362,154	37
Thursday, January 26, 2023	10,453,025	17
Wednesday, January 25, 2023	17,657,222	30
TOTAL	115,885,507	193



	TOTALS	
	4 Weeks	NOV 23
Active	63	2,938
Pending	34	0,849
Sold*	13	239
Canceled	18	
Temp Off Market	128	

Market Changes	1/31/2024	% 4 Weeks Active
New Listings	53	84%
Price Increase	2	6%
Prices Decrease	60	462%
Back on Market*	6	33%

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

7 Day Sold Analysis

% Changed	\$	#
Prior Year	3%	-23%
8 - 14 Days	-76%	20%

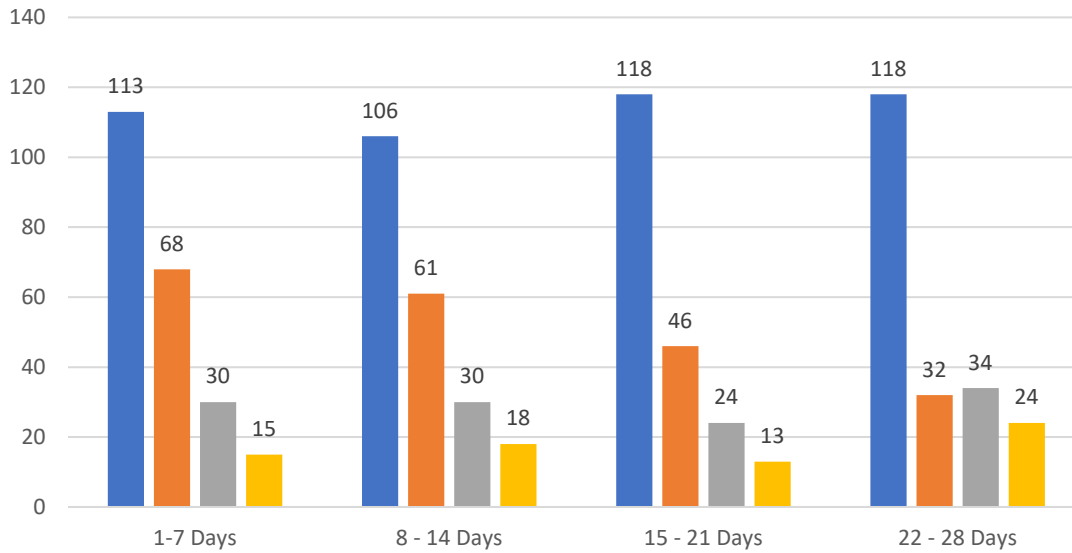


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDOMINIUM

Wednesday, January 31, 2024

as of: 2/1/2024



	TOTALS	
	4 Weeks	NOV 23
Active	455	1,209
Pending	207	479
Sold*	118	191
Canceled	70	
Temp Off Market	850	

Market Changes	1/31/2024	% 4 Weeks Active
New Listings	24	5%
Price Increase	0	0%
Prices Decrease	24	20%
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, January 31, 2024	15,358,900	6
Tuesday, January 30, 2024	6,553,000	8
Monday, January 29, 2024	10,219,000	10
Sunday, January 28, 2024	-	-
Saturday, January 27, 2024	-	-
Friday, January 26, 2024	12,599,000	14
Thursday, January 25, 2024	1,015,000	4
TOTAL	45,744,900	42

Closed Prior Year	\$	#
Tuesday, January 31, 2023	13,785,364	18
Monday, January 30, 2023	5,154,000	11
Sunday, January 29, 2023	-	0
Saturday, January 28, 2023	540,000	1
Friday, January 27, 2023	11,772,014	13
Thursday, January 26, 2023	2,049,800	6
Wednesday, January 25, 2023	11,873,000	13
TOTAL	45,174,178	62

7 Day Sold Analysis

% Changed	\$	#
Prior Year	1%	-32%
8 - 14 Days	-91%	-9%



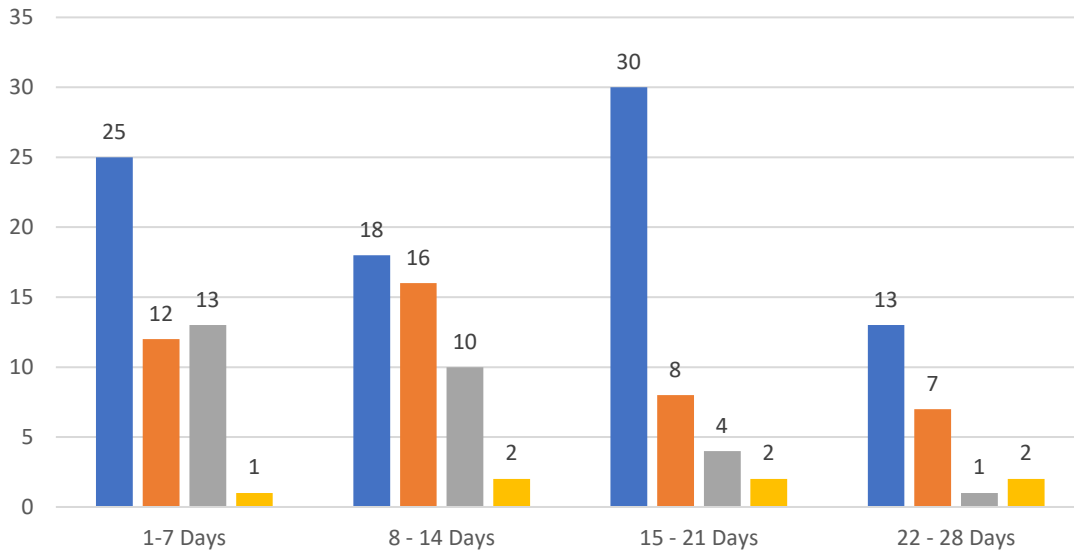


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOMES

Wednesday, January 31, 2024

as of: 2/1/2024



	TOTALS	
	4 Weeks	NOV 23
Active	86	2,221
Pending	43	0,838
Sold*	28	0,592
Canceled	7	
Temp Off Market	164	

Market Changes	1/31/2024	% 4 Weeks Active
New Listings	56	65%
Price Increase	7	16%
Prices Decrease	55	196%
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	\$	#
Wednesday, January 31, 2024	10,714,209	17
Tuesday, January 30, 2024	9,597,325	17
Monday, January 29, 2024	18,410,664	32
Sunday, January 28, 2024	-	-
Saturday, January 27, 2024	-	-
Friday, January 26, 2024	29,161,786	39
Thursday, January 25, 2024	14,904,526	22
TOTAL	82,788,510	127

Closed Prior Year	\$	#
Tuesday, January 31, 2023	40,652,182	58
Monday, January 30, 2023	39,494,858	60
Sunday, January 29, 2023	613,500	1
Saturday, January 28, 2023	592,500	1
Friday, January 27, 2023	35,250,477	58
Thursday, January 26, 2023	7,368,256	14
Wednesday, January 25, 2023	8,722,683	18
TOTAL	132,694,456	210

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-38%	-40%
8 - 14 Days	-84%	-24%



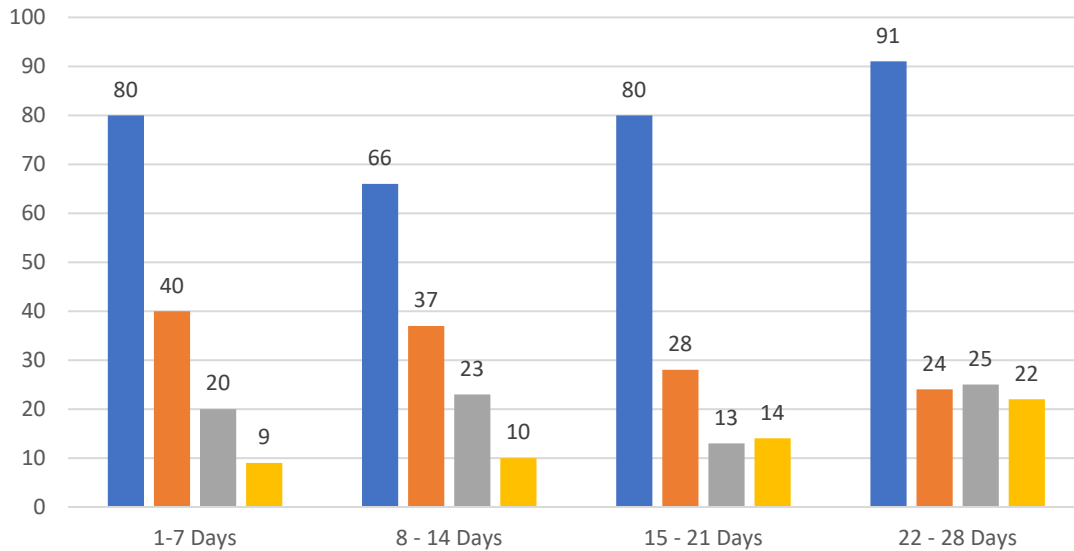


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDOMINIUM

Wednesday, January 31, 2024

as of: 2/1/2024



	TOTALS	
	4 Weeks	NOV 23
Active	317	822
Pending	129	207
Sold*	81	157
Canceled	55	
Temp Off Market	582	

Market Changes	1/31/2024	% 4 Weeks Active
New Listings	14	4%
Price Increase	0	0%
Prices Decrease	21	26%
Back on Market*	6	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	\$	#
Wednesday, January 31, 2024	3,176,900	7
Tuesday, January 30, 2024	929,900	3
Monday, January 29, 2024	1,300,000	2
Sunday, January 28, 2024	-	-
Saturday, January 27, 2024	-	-
Friday, January 26, 2024	4,479,900	14
Thursday, January 25, 2024	1,078,935	2
TOTAL	10,965,635	28

Closed Prior Year	\$	#
Tuesday, January 31, 2023	8,046,700	15
Monday, January 30, 2023	5,055,000	17
Sunday, January 29, 2023	-	0
Saturday, January 28, 2023	-	0
Friday, January 27, 2023	1,778,800	8
Thursday, January 26, 2023	600,500	3
Wednesday, January 25, 2023	560,000	1
TOTAL	16,041,000	44

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-32%	-36%
8 - 14 Days	-98%	-20%

