



4 WEEK REAL ESTATE MARKET REPORT

Thursday, February 22, 2024

As of: Friday, February 23, 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
- 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 Thursday, February 22, 2024

as of: 2/23/2024

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

Day 28: Friday, January 26, 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

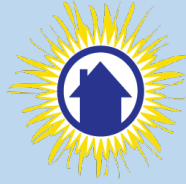
Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

7 Day Sold Analysis

% Changed: The variance in amount and volume between day 1 - day 7 and;

Prior Year

Day 8 - Day 14

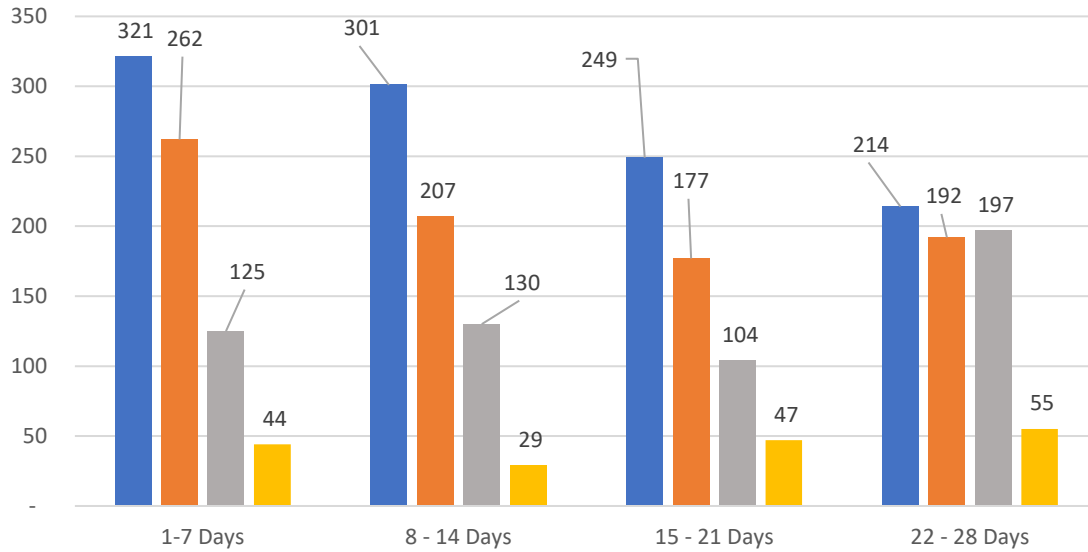


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOMES

Thursday, February 22, 2024

as of: 2/23/2024



	TOTALS	
	4 Weeks	NOV 23
Active	1,085	12,984
Pending	838	5,417
Sold*	556	3,466
Canceled	175	
Temp Off Market	2,654	

Market Changes	2/22/2024	% 4 Weeks Active
New Listings	292	27%
Price Increase	97	12%
Prices Decrease	326	59%
Back on Market*	70	40%

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

7 Day Sold Comparison

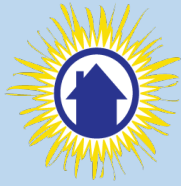
Closed in last 7 days	\$	#
Thursday, February 22, 2024	51,283,488	79
Wednesday, February 21, 2024	87,636,348	145
Tuesday, February 20, 2024	128,474,504	245
Monday, February 19, 2024	31,559,436	50
Sunday, February 18, 2024	3,402,909	9
Saturday, February 17, 2024	6,180,697	14
Friday, February 16, 2024	210,848,826	371
Total	519,386,208	913

Closed Prior Year	\$	#
Wednesday, February 22, 2023	158,983,400	268
Tuesday, February 21, 2023	161,263,198	317
Monday, February 20, 2023	14,590,070	35
Sunday, February 19, 2023	2,589,188	6
Saturday, February 18, 2023	3,505,300	8
Friday, February 17, 2023	247,566,737	447
Thursday, February 16, 2023	104,879,872	205
Total	693,377,765	1286

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-25%	-29%
8 - 14 Days	-18%	-20%



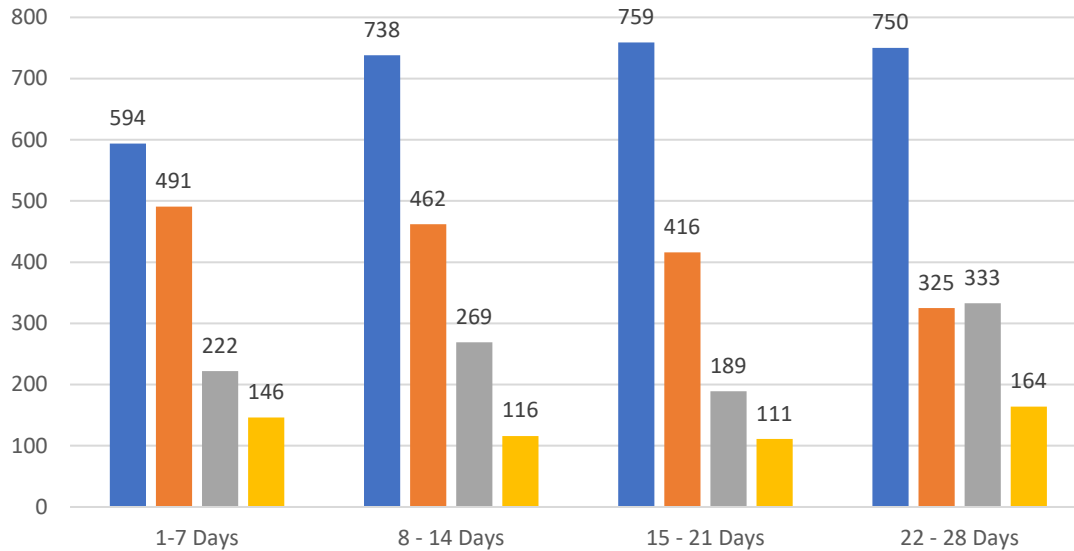


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDOMINIUM

Thursday, February 22, 2024

as of: 2/23/2024



	TOTALS	
	4 Weeks	NOV 23
Active	2,841	6,149
Pending	1,694	2,249
Sold*	1,013	1,249
Canceled	537	
Temp Off Market	6,085	

Market Changes	2/22/2024	% 4 Weeks Active
New Listings	88	3%
Price Increase	4	0%
Prices Decrease	153	15%
Back on Market*	15	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	\$	#
Thursday, February 22, 2024	10,804,050	29
Wednesday, February 21, 2024	9,826,831	31
Tuesday, February 20, 2024	26,523,400	59
Monday, February 19, 2024	1,934,000	7
Sunday, February 18, 2024	-	-
Saturday, February 17, 2024	800,000	4
Friday, February 16, 2024	46,644,250	92
Total	96,532,531	222

Closed Prior Year	\$	#
Wednesday, February 22, 2023	33,941,900	62
Tuesday, February 21, 2023	53,608,274	102
Monday, February 20, 2023	8,546,061	18
Sunday, February 19, 2023	-	0
Saturday, February 18, 2023	22,800	1
Friday, February 17, 2023	52,205,200	100
Thursday, February 16, 2023	14,991,000	44
Total	163,315,235	327

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-41%	-32%
8 - 14 Days	-85%	-37%



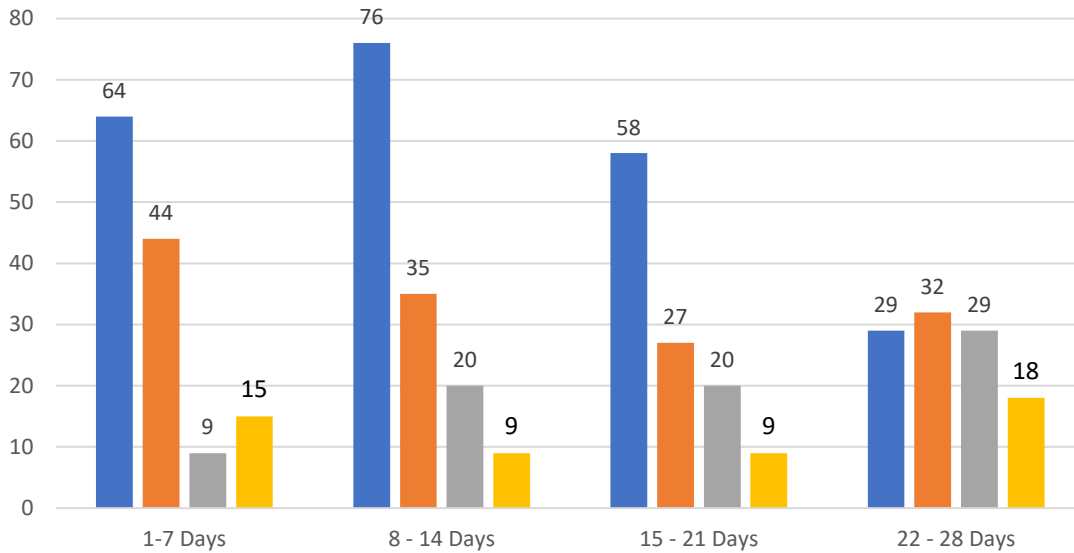


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOMES

Thursday, February 22, 2024

as of: 2/23/2024



	TOTALS	
	4 Weeks	NOV 23
Active	227	2,356
Pending	138	0,845
Sold*	78	0,711
Canceled	51	
Temp Off Market	494	

Market Changes	2/22/2024	% 4 Weeks Active
New Listings	63	28%
Price Increase	5	4%
Prices Decrease	69	88%
Back on Market*	14	27%

*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, February 22, 2024	8,306,225	15
Wednesday, February 21, 2024	7,982,000	16
Tuesday, February 20, 2024	25,364,800	45
Monday, February 19, 2024	2,694,045	5
Sunday, February 18, 2024	-	-
Saturday, February 17, 2024	726,000	2
Friday, February 16, 2024	54,168,650	88
Total	99,241,720	171

Closed Prior Year	\$	#
Wednesday, February 22, 2023	35,659,800	58
Tuesday, February 21, 2023	36,823,720	63
Monday, February 20, 2023	3,599,000	9
Sunday, February 19, 2023	750,000	2
Saturday, February 18, 2023	1,231,000	2
Friday, February 17, 2023	49,592,970	95
Thursday, February 16, 2023	15,423,380	27
Total	143,079,870	256

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-31%	-33%
8 - 14 Days	-84%	-30%



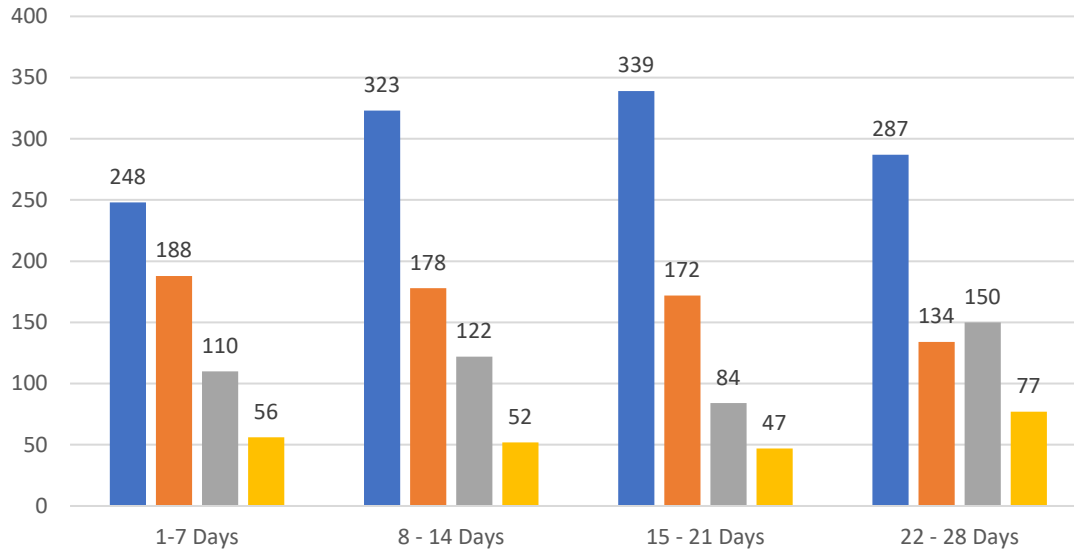


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDOMINIUM

Thursday, February 22, 2024

as of: 2/23/2024



	TOTALS	
	4 Weeks	NOV 23
Active	1,197	2,469
Pending	672	0,664
Sold*	466	428
Canceled	232	
Temp Off Market	2,567	

Market Changes	2/22/2024	% 4 Weeks Active
New Listings	51	4%
Price Increase	2	0%
Prices Decrease	65	14%
Back on Market*	6	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	\$	#
Thursday, February 22, 2024	3,144,900	11
Wednesday, February 21, 2024	4,528,331	14
Tuesday, February 20, 2024	15,701,400	31
Monday, February 19, 2024	1,275,000	4
Sunday, February 18, 2024	-	-
Saturday, February 17, 2024	-	-
Friday, February 16, 2024	20,890,250	50
Total	45,539,881	110

Closed Prior Year	\$	#
Wednesday, February 22, 2023	15,928,900	31
Tuesday, February 21, 2023	18,209,976	44
Monday, February 20, 2023	4,193,500	9
Sunday, February 19, 2023	-	0
Saturday, February 18, 2023	22,800	1
Friday, February 17, 2023	16,808,300	44
Thursday, February 16, 2023	6,979,000	21
Total	62,142,476	150

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-27%	-27%
8 - 14 Days	-93%	-10%



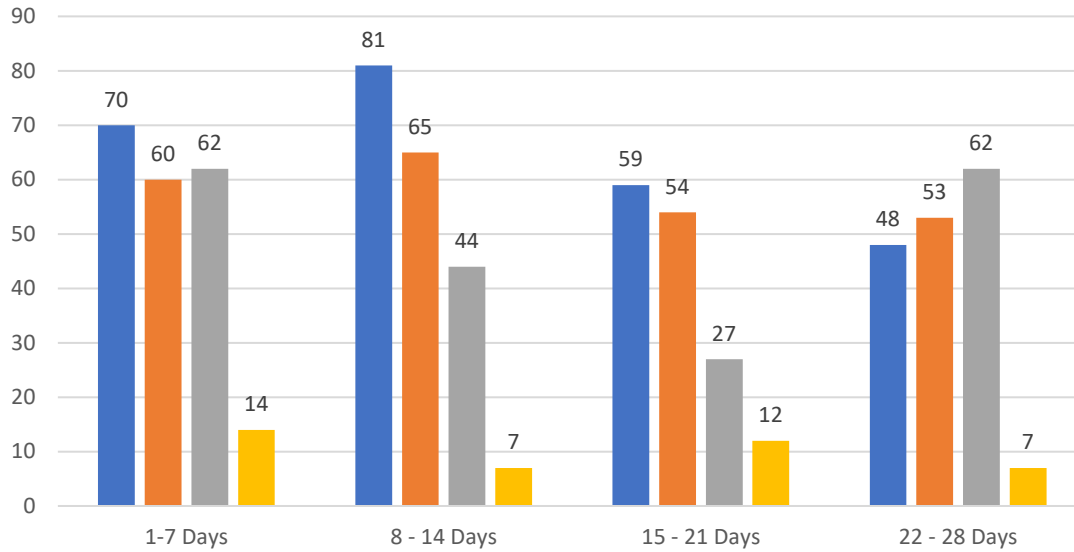


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOMES

Thursday, February 22, 2024

as of: 2/23/2024



		TOTALS	
		4 Weeks	NOV 23
Active		258	2,187
Pending		232	1,239
Sold*		195	0,834
Canceled		40	
Temp Off Market		725	

Market Changes	2/22/2024	% 4 Weeks Active
New Listings	55	21%
Price Increase	2	1%
Prices Decrease	44	23%
Back on Market*	15	38%

*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, February 22, 2024	6,060,071	16
Wednesday, February 21, 2024	19,604,501	43
Tuesday, February 20, 2024	20,471,928	51
Monday, February 19, 2024	6,750,820	16
Sunday, February 18, 2024	145,000	1
Saturday, February 17, 2024	2,102,697	6
Friday, February 16, 2024	38,703,135	88
Total	93,838,152	221

Closed Prior Year	\$	#
Wednesday, February 22, 2023	20,653,220	53
Tuesday, February 21, 2023	32,014,648	79
Monday, February 20, 2023	3,515,880	10
Sunday, February 19, 2023	779,188	2
Saturday, February 18, 2023	-	0
Friday, February 17, 2023	42,893,551	94
Thursday, February 16, 2023	17,870,752	41
Total	117,727,239	279

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-20%	-21%
8 - 14 Days	-85%	-12%



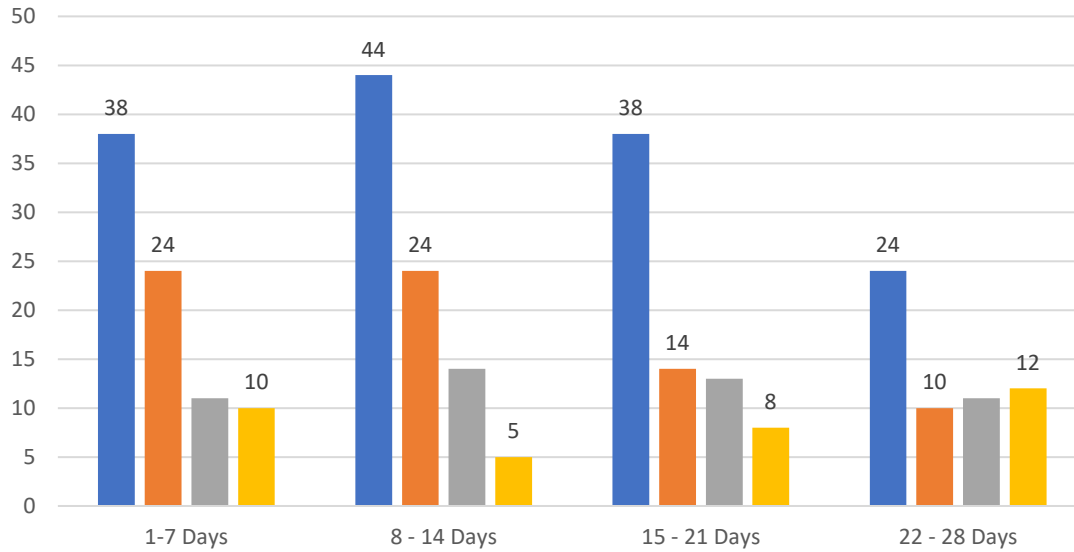


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDOMINIUM

Thursday, February 22, 2024

as of: 2/23/2024



		TOTALS	
		4 Weeks	NOV 23
Active		144	538
Pending		72	441
Sold*		49	191
Canceled		35	
Temp Off Market		300	

Market Changes	2/22/2024	% 4 Weeks Active
New Listings	6	4%
Price Increase	1	1%
Prices Decrease	8	16%
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, February 22, 2024	143,900	1
Wednesday, February 21, 2024	901,000	4
Tuesday, February 20, 2024	389,000	2
Monday, February 19, 2024	-	-
Sunday, February 18, 2024	-	-
Saturday, February 17, 2024	-	-
Friday, February 16, 2024	806,000	4
TOTAL	2,239,900	11

Closed Prior Year	\$	#
Wednesday, February 22, 2023	910,000	7
Tuesday, February 21, 2023	690,000	2
Monday, February 20, 2023	-	0
Sunday, February 19, 2023	-	0
Saturday, February 18, 2023	-	0
Friday, February 17, 2023	330,000	2
Thursday, February 16, 2023	783,000	5
TOTAL	2,713,000	16

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-17%	-31%
8 - 14 Days	-100%	-21%



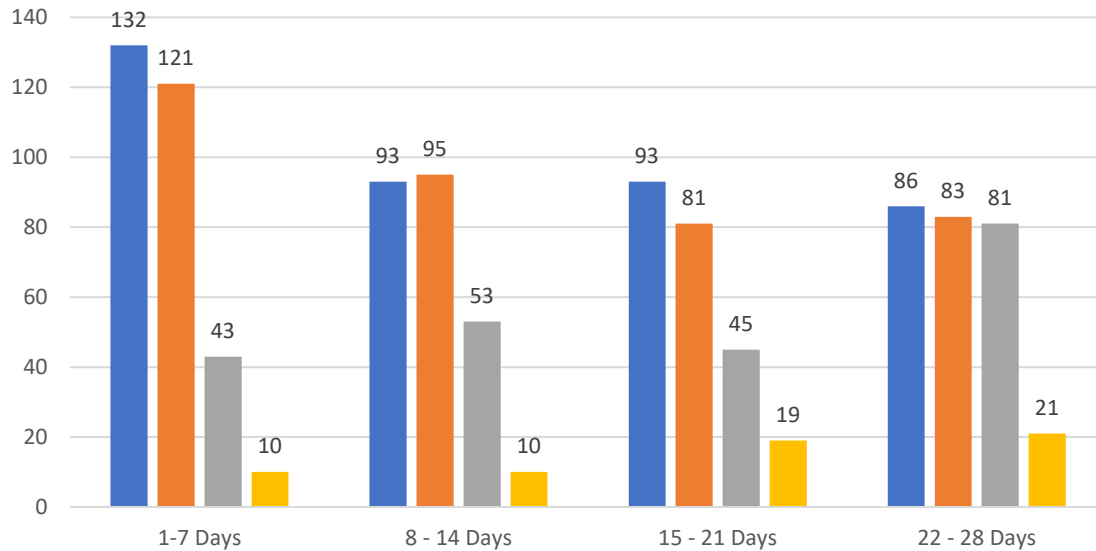


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOMES

Thursday, February 22, 2024

as of: 2/23/2024



	TOTALS	
	4 Weeks	NOV 23
Active	404	3,282
Pending	380	1,646
Sold*	222	1,090
Canceled	60	
Temp Off Market	1,066	

Market Changes	2/22/2024	% 4 Weeks Active
New Listings	76	19%
Price Increase	5	1%
Prices Decrease	94	42%
Back on Market*	21	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, February 22, 2024	11,069,595	22
Wednesday, February 21, 2024	29,257,880	46
Tuesday, February 20, 2024	31,643,700	63
Monday, February 19, 2024	5,631,430	12
Sunday, February 18, 2024	1,928,000	6
Saturday, February 17, 2024	1,683,000	3
Friday, February 16, 2024	41,054,160	79
TOTAL	122,267,765	231

Closed Prior Year	\$	#
Wednesday, February 22, 2023	36,639,633	79
Tuesday, February 21, 2023	48,565,606	101
Monday, February 20, 2023	4,407,990	9
Sunday, February 19, 2023	-	0
Saturday, February 18, 2023	1,905,800	5
Friday, February 17, 2023	66,490,758	138
Thursday, February 16, 2023	30,992,211	70
TOTAL	189,001,998	402

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-35%	-43%
8 - 14 Days	-81%	-37%



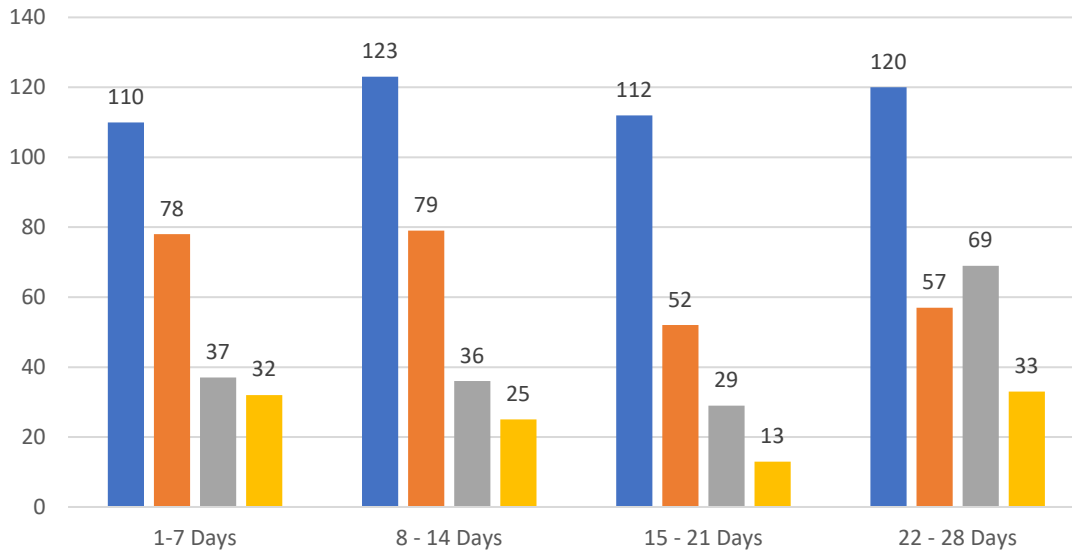


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDOMINIUM

Thursday, February 22, 2024

as of: 2/23/2024



	TOTALS	
	4 Weeks	NOV 23
Active	465	1111
Pending	266	458
Sold*	171	282
Canceled	103	
Temp Off Market	1,005	

Market Changes	2/22/2024	% 4 Weeks Active
New Listings	12	3%
Price Increase	1	0%
Prices Decrease	13	8%
Back on Market*	4	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, February 22, 2024	2,026,250	6
Wednesday, February 21, 2024	239,000	1
Tuesday, February 20, 2024	5,721,000	11
Monday, February 19, 2024	195,000	1
Sunday, February 18, 2024	-	-
Saturday, February 17, 2024	800,000	4
Friday, February 16, 2024	4,208,000	14
Total	13,189,250	37

Closed Prior Year	\$	#
Wednesday, February 22, 2023	5,161,000	10
Tuesday, February 21, 2023	11,611,798	10
Monday, February 20, 2023	2,757,761	6
Sunday, February 19, 2023	-	0
Saturday, February 18, 2023	-	0
Friday, February 17, 2023	8,450,600	20
Thursday, February 16, 2023	1,449,000	6
Total	29,430,159	52

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-55%	-29%
8 - 14 Days	-98%	-70%



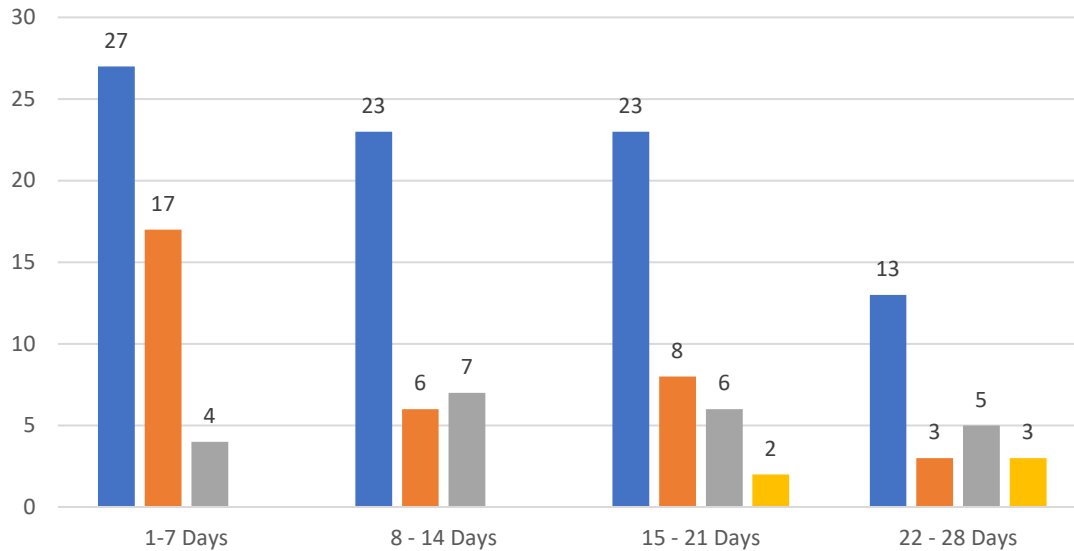


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOMES

Thursday, February 22, 2024

as of: 2/23/2024



	TOTALS	
	4 Weeks	NOV 23
Active	86	2,938
Pending	34	0,849
Sold*	22	239
Canceled	5	
Temp Off Market	147	

Market Changes	2/22/2024	% 4 Weeks Active
New Listings	41	48%
Price Increase	2	6%
Prices Decrease	65	295%
Back on Market*	13	260%

*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, February 22, 2024	14,868,800	14
Wednesday, February 21, 2024	16,459,167	21
Tuesday, February 20, 2024	27,528,087	52
Monday, February 19, 2024	11,317,700	7
Sunday, February 18, 2024	1,329,909	2
Saturday, February 17, 2024	-	-
Friday, February 16, 2024	42,760,854	63
TOTAL	114,264,517	159

Closed Prior Year	\$	#
Wednesday, February 22, 2023	33,113,206	37
Tuesday, February 21, 2023	25,008,500	38
Monday, February 20, 2023	1,749,900	5
Sunday, February 19, 2023	-	0
Saturday, February 18, 2023	-	0
Friday, February 17, 2023	56,219,382	62
Thursday, February 16, 2023	20,593,763	36
TOTAL	136,684,751	178

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-16%	-11%
8 - 14 Days	-82%	2%



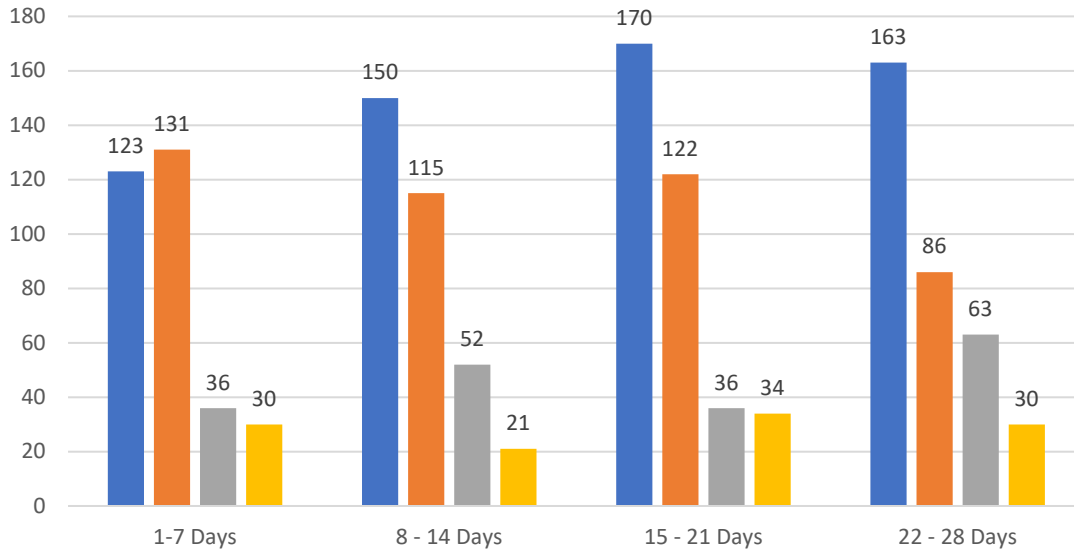


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDOMINIUM

Thursday, February 22, 2024

as of: 2/23/2024



		TOTALS	
		4 Weeks	NOV 23
Active		606	1,209
Pending		454	479
Sold*		187	191
Canceled		115	
Temp Off Market		1,362	

Market Changes	2/22/2024	% 4 Weeks Active
New Listings	9	1%
Price Increase	0	0%
Prices Decrease	37	20%
Back on Market*	3	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	\$	#
Thursday, February 22, 2024	3,798,000	6
Wednesday, February 21, 2024	2,816,000	8
Tuesday, February 20, 2024	1,854,000	6
Monday, February 19, 2024	299,000	1
Sunday, February 18, 2024	-	-
Saturday, February 17, 2024	-	-
Friday, February 16, 2024	15,889,000	15
TOTAL	24,656,000	36

Closed Prior Year	\$	#
Wednesday, February 22, 2023	9,515,000	5
Tuesday, February 21, 2023	16,508,000	31
Monday, February 20, 2023	1,594,800	3
Sunday, February 19, 2023	-	0
Saturday, February 18, 2023	-	0
Friday, February 17, 2023	15,633,300	16
Thursday, February 16, 2023	3,447,000	9
TOTAL	46,698,100	64

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-47%	-44%
8 - 14 Days	-96%	-31%



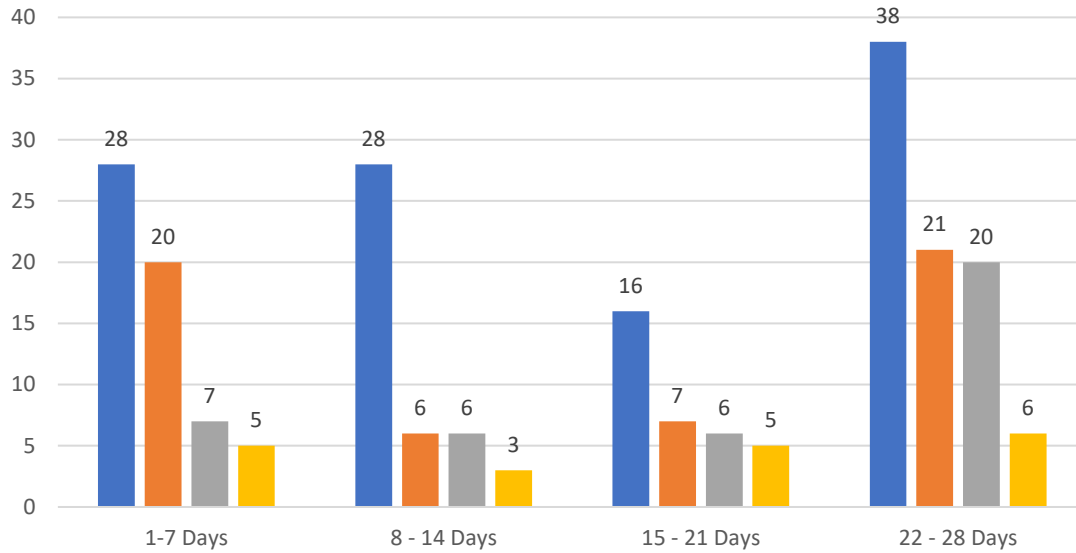


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOMES

Thursday, February 22, 2024

as of: 2/23/2024



TOTALS		
	4 Weeks	NOV 23
Active	110	2,221
Pending	54	0,838
Sold*	39	0,592
Canceled	19	
Temp Off Market	222	

Market Changes	2/22/2024	% 4 Weeks Active
New Listings	57	52%
Price Increase	83	154%
Prices Decrease	54	138%
Back on Market*	7	37%

*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, February 22, 2024	10,978,797	12
Wednesday, February 21, 2024	14,332,800	19
Tuesday, February 20, 2024	23,465,989	34
Monday, February 19, 2024	5,165,441	10
Sunday, February 18, 2024	-	-
Saturday, February 17, 2024	1,669,000	3
Friday, February 16, 2024	34,162,027	53
Total	89,774,054	131

Closed Prior Year	\$	#
Wednesday, February 22, 2023	32,917,541	41
Tuesday, February 21, 2023	18,850,724	36
Monday, February 20, 2023	1,317,300	2
Sunday, February 19, 2023	1,060,000	2
Saturday, February 18, 2023	368,500	1
Friday, February 17, 2023	32,370,076	58
Thursday, February 16, 2023	19,999,766	31
Total	106,883,907	171

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-16%	-23%
8 - 14 Days	-86%	6%



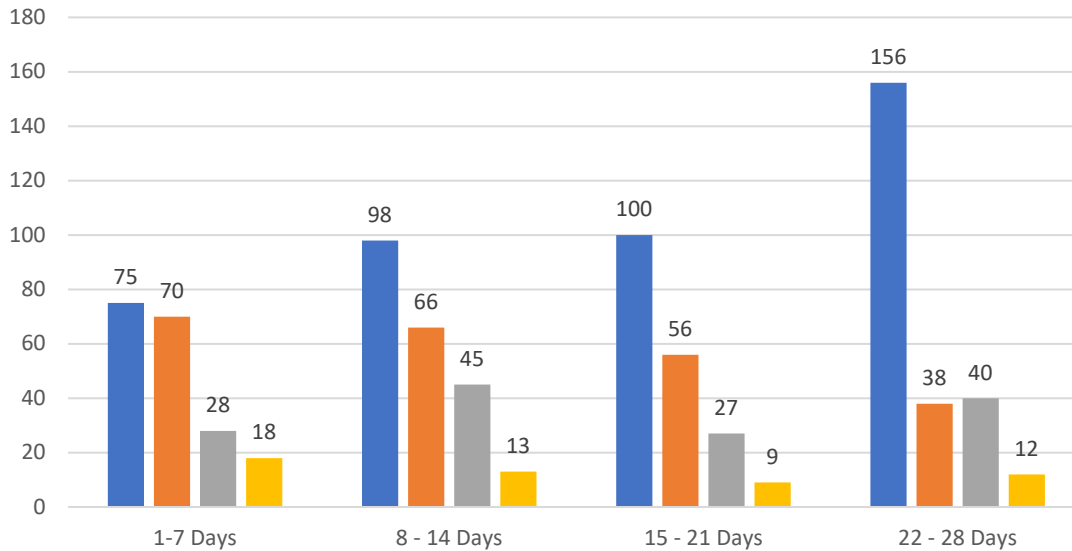


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDOMINIUM

Thursday, February 22, 2024

as of: 2/23/2024



	TOTALS	
	4 Weeks	NOV 23
Active	429	822
Pending	230	207
Sold*	140	157
Canceled	52	
Temp Off Market	851	

Market Changes	2/22/2024	% 4 Weeks Active
New Listings	10	2%
Price Increase	0	0%
Prices Decrease	30	21%
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, February 22, 2024	1,691,000	5
Wednesday, February 21, 2024	1,342,500	4
Tuesday, February 20, 2024	2,858,000	9
Monday, February 19, 2024	165,000	1
Sunday, February 18, 2024	-	-
Saturday, February 17, 2024	-	-
Friday, February 16, 2024	4,851,000	9
TOTAL	10,907,500	28

Closed Prior Year	\$	#
Wednesday, February 22, 2023	2,427,000	9
Tuesday, February 21, 2023	6,588,500	15
Monday, February 20, 2023	-	0
Sunday, February 19, 2023	-	0
Saturday, February 18, 2023	-	0
Friday, February 17, 2023	10,983,000	18
Thursday, February 16, 2023	2,333,000	3
TOTAL	22,331,500	45

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-51%	-38%
8 - 14 Days	-98%	-38%

