



4 WEEK REAL ESTATE MARKET REPORT

Thursday, January 2, 2025

As of: Friday, January 3, 2025

- 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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- 12 Manatee County - Single Family Home
- 13 Manatee County - Condominium

4 WEEK REAL ESTATE MARKET REPORT

REPORT BREAKDOWN

Thursday, January 2, 2025

as of: 1/3/2025



Day 1	Thursday, January 2, 2025
Day 2	Wednesday, January 1, 2025
Day 3	Tuesday, December 31, 2024
Day 4	Monday, December 30, 2024
1/2/2025	Sunday, December 29, 2024
Day 6	Saturday, December 28, 2024
Day 7	Friday, December 27, 2024
Day 8	Thursday, December 26, 2024
Day 9	Wednesday, December 25, 2024
Day 10	Tuesday, December 24, 2024
Day 11	Monday, December 23, 2024
Day 12	Sunday, December 22, 2024
Day 13	Saturday, December 21, 2024
Day 14	Friday, December 20, 2024
Day 15	Thursday, December 19, 2024
Day 16	Wednesday, December 18, 2024
Day 17	Tuesday, December 17, 2024
Day 18	Monday, December 16, 2024
Day 19	Sunday, December 15, 2024
Day 20	Saturday, December 14, 2024
Day 21	Friday, December 13, 2024
Day 22	Thursday, December 12, 2024
Day 23	Wednesday, December 11, 2024
Day 24	Tuesday, December 10, 2024
Day 25	Monday, December 9, 2024
Day 26	Sunday, December 8, 2024
Day 27	Saturday, December 7, 2024
Day 28	Friday, December 6, 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, January 2, 2025
 Day 28: Friday, December 6, 2024

TOTALS:

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

Market Changes

Day 1's New Listings, Price Increase, Price Decreases and Back on Market
 Manatee County - Single Family Home

7 Day Sold Comparison

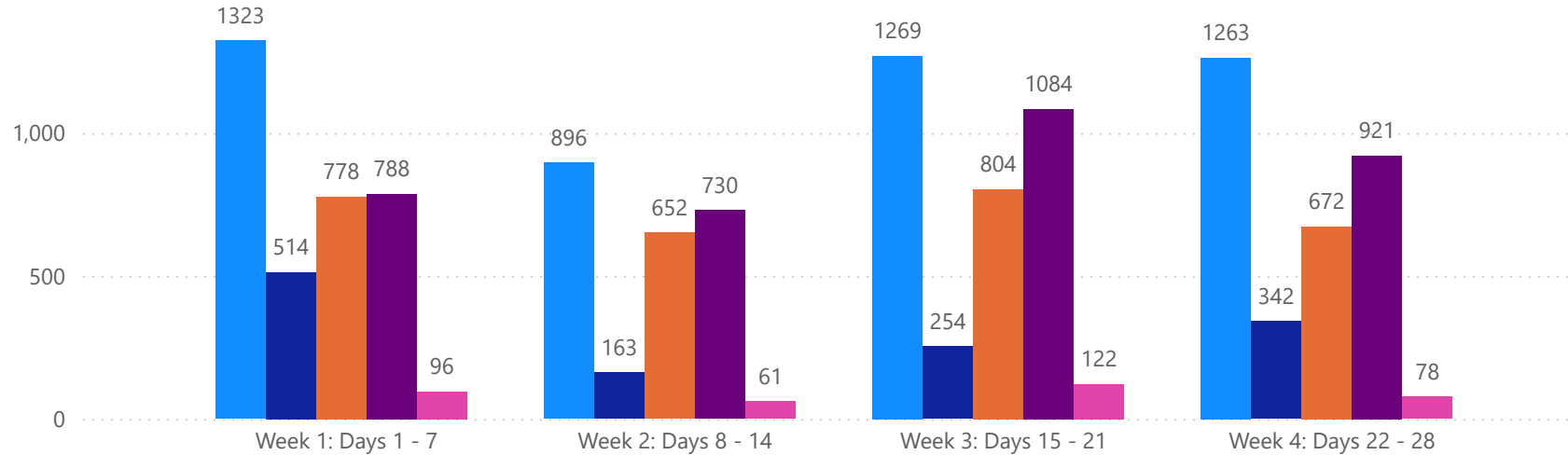
Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOME

1/2/2025

MLS Status ● Active ● Canceled ● Pending ● Sold ● Temporarily Off-Market



TOTALS

MLS Status	4 Week Total
Active	4751
Canceled	1273
Pending	2906
Sold	3523
Temporarily Off-Market	357

DAILY MARKET CHANGE

Category	Sum of Total	
Back on the Market	122	*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)
New Listings	267	
Price Decrease	398	
Price Increase	50	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Thursday, January 02, 2025	\$24,429,657	42	Tuesday, January 02, 2024	\$46,723,277	77
Wednesday, January 01, 2025	\$453,900	2	Monday, January 01, 2024	\$4,946,580	7
Tuesday, December 31, 2024	\$78,893,826	153	Sunday, December 31, 2023	\$9,452,181	15
Monday, December 30, 2024	\$195,500,257	340	Saturday, December 30, 2023	\$18,895,040	34
Sunday, December 29, 2024	\$5,918,260	15	Friday, December 29, 2023	\$210,490,911	355
Saturday, December 28, 2024	\$3,556,922	5	Thursday, December 28, 2023	\$151,590,142	244
Friday, December 27, 2024	\$122,626,907	231	Wednesday, December 27, 2023	\$79,996,259	142
Total	\$431,379,729	788	Total	\$522,094,390	874

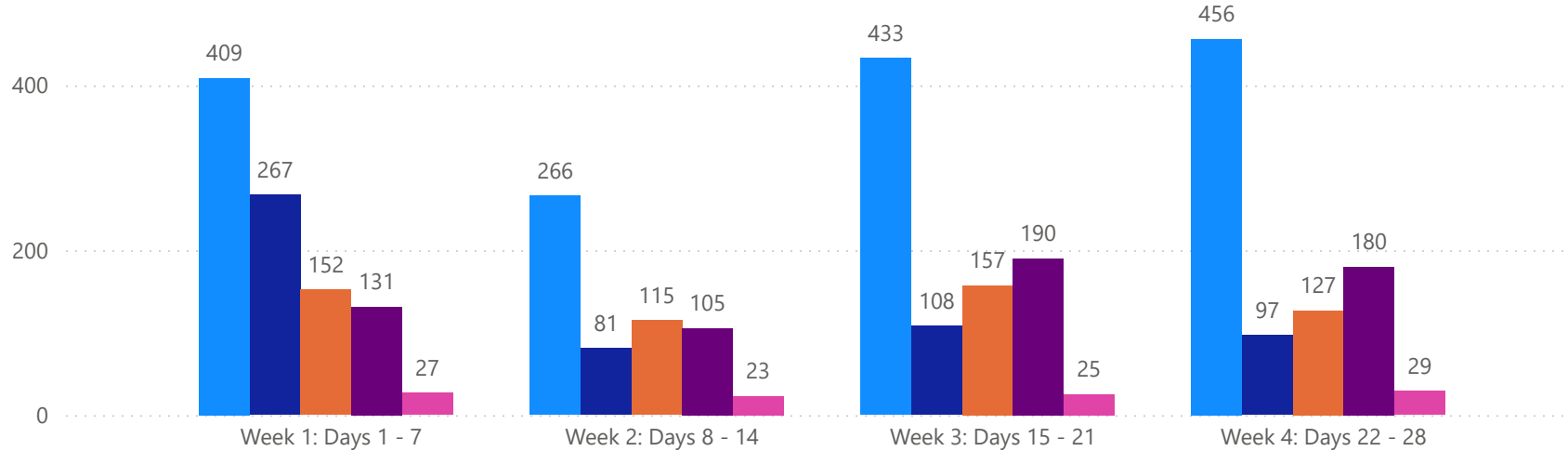


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDO

1/2/2025

MLSStatus ● Active ● Canceled ● Pending ● Sold ● Temporarily Off-Market



TOTALS

MLS Status	4 Week Total
Active	1564
Canceled	553
Pending	551
Sold	606
Temporarily Off-Market	104

DAILY MARKET CHANGE

Category	Sum of Total	
Back on the Market	30	*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)
New Listings	88	
Price Decrease	100	
Price Increase	3	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Thursday, January 02, 2025	\$2,011,500	11	Tuesday, January 02, 2024	\$11,193,500	25
Tuesday, December 31, 2024	\$11,619,752	33	Monday, January 01, 2024	\$280,000	1
Monday, December 30, 2024	\$18,424,400	41	Sunday, December 31, 2023	\$6,042,450	4
Friday, December 27, 2024	\$48,652,837	46	Saturday, December 30, 2023	\$4,236,080	6
Total	\$80,708,489	131	Friday, December 29, 2023	\$31,683,670	79
			Thursday, December 28, 2023	\$13,496,900	32
			Wednesday, December 27, 2023	\$21,382,100	28
			Total	\$88,314,700	175

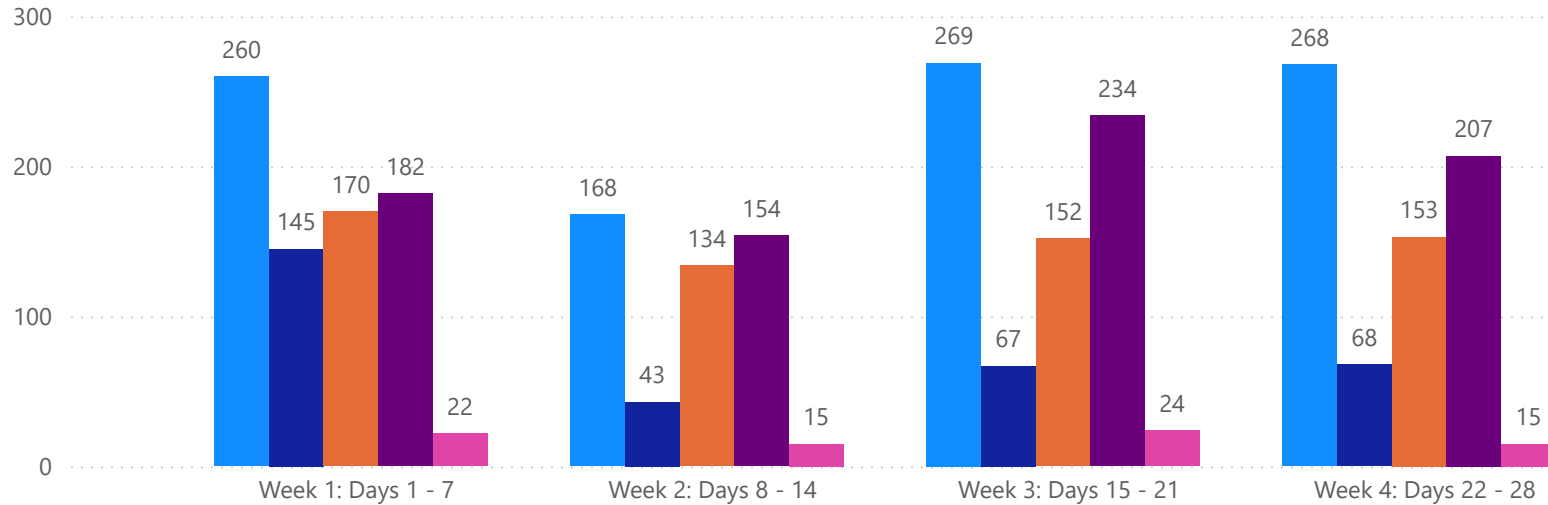


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOME

1/2/2025

MLSStatus ● Active ● Canceled ● Pending ● Sold ● Temporarily Off-Market



TOTALS

MLS Status	4 Week Total
Active	965
Canceled	323
Pending	609
Sold	777
Temporarily Off-Market	76

DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	22
New Listings	50
Price Decrease	83
Price Increase	4

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

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count
Thursday, January 02, 2025	\$7,891,100	15
Tuesday, December 31, 2024	\$24,835,000	40
Monday, December 30, 2024	\$41,223,474	73
Sunday, December 29, 2024	\$284,000	1
Saturday, December 28, 2024	\$3,218,500	3
Friday, December 27, 2024	\$30,386,716	50
Total	\$107,838,790	182

Closed Prior Year	Volume	Count
Tuesday, January 02, 2024	\$13,287,797	20
Monday, January 01, 2024	\$1,380,000	3
Sunday, December 31, 2023	\$717,999	2
Saturday, December 30, 2023	\$4,754,500	6
Friday, December 29, 2023	\$45,321,151	73
Thursday, December 28, 2023	\$28,971,642	45
Wednesday, December 27, 2023	\$15,499,290	25
Total	\$109,932,379	174

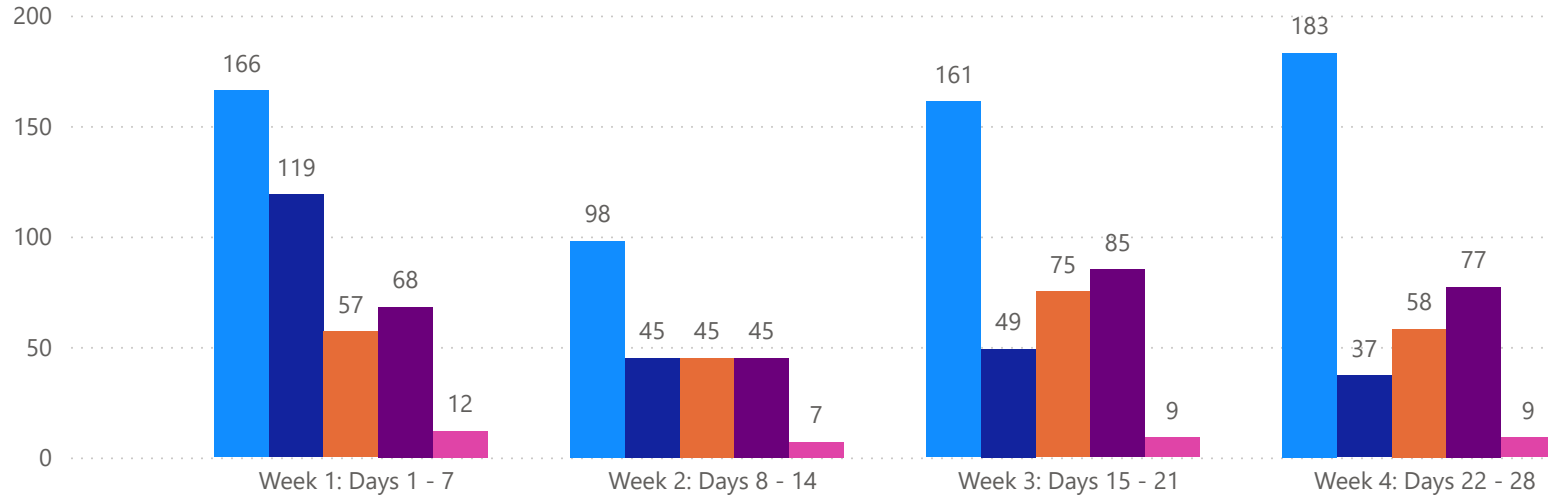


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDO

1/2/2025

MLSStatus ● Active ● Canceled ● Pending ● Sold ● Temporarily Off-Market



TOTALS

MLS Status	4 Week Total
Active	608
Canceled	250
Pending	235
Sold	275
Temporarily Off-Market	37

DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	15
New Listings	33
Price Decrease	51
Price Increase	2

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

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count
Thursday, January 02, 2025	\$1,416,500	9
Tuesday, December 31, 2024	\$6,164,300	18
Monday, December 30, 2024	\$11,154,500	21
Friday, December 27, 2024	\$13,195,700	20
Total	\$31,931,000	68

Closed Prior Year	Volume	Count
Tuesday, January 02, 2024	\$5,675,000	11
Sunday, December 31, 2023	\$1,731,000	2
Saturday, December 30, 2023	\$535,000	3
Friday, December 29, 2023	\$8,427,200	32
Thursday, December 28, 2023	\$6,846,400	16
Wednesday, December 27, 2023	\$9,938,900	12
Total	\$33,153,500	76

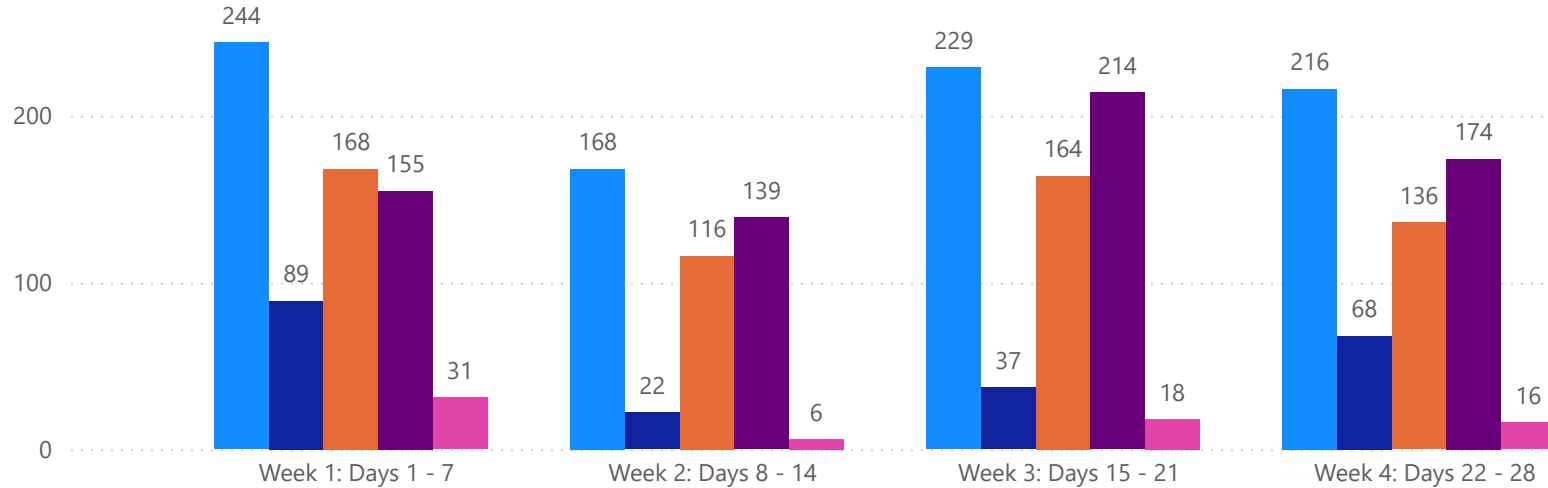


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOME

1/2/2025

MLSStatus ● Active ● Canceled ● Pending ● Sold ● Temporarily Off-Market



TOTALS

MLS Status	4 Week Total
Active	857
Canceled	216
Pending	584
Sold	682
Temporarily Off-Market	71

DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	19
New Listings	36
Price Decrease	71
Price Increase	3

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

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Thursday, January 02, 2025	\$1,686,881	4	Tuesday, January 02, 2024	\$5,422,384	13
Tuesday, December 31, 2024	\$7,497,240	21	Monday, January 01, 2024	\$419,590	1
Monday, December 30, 2024	\$28,321,025	66	Sunday, December 31, 2023	\$850,699	3
Sunday, December 29, 2024	\$2,865,450	7	Saturday, December 30, 2023	\$3,623,060	7
Friday, December 27, 2024	\$24,628,726	57	Friday, December 29, 2023	\$31,922,584	77
Total	\$64,999,322	155	Thursday, December 28, 2023	\$23,683,609	53
			Wednesday, December 27, 2023	\$22,341,087	43
			Total	\$88,263,013	197

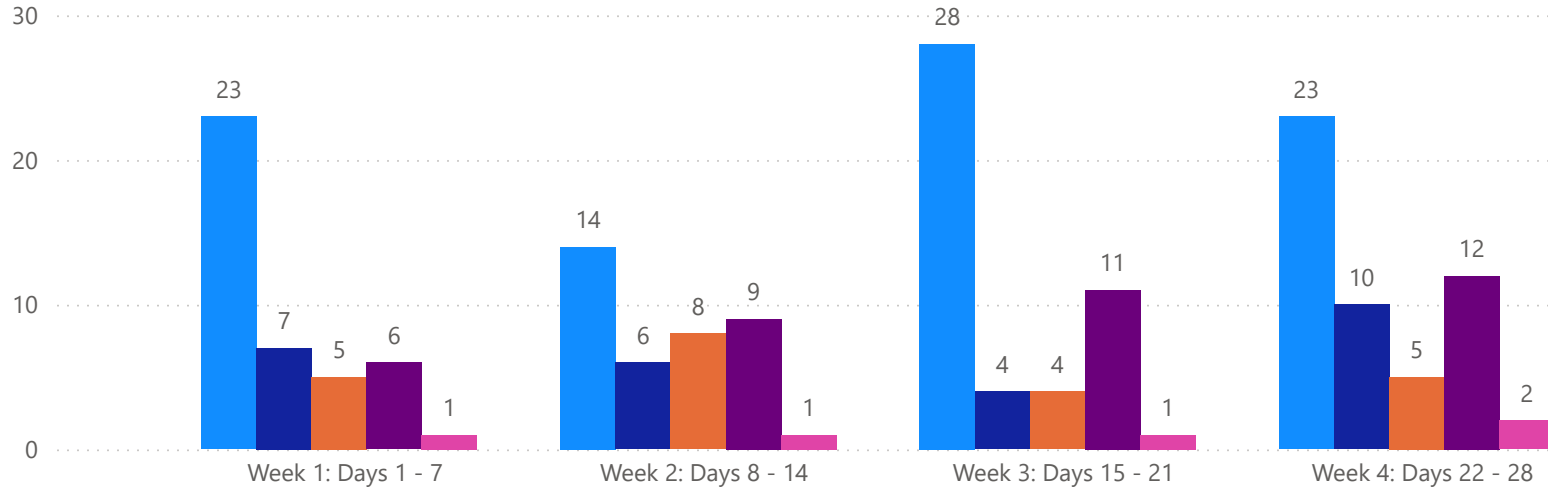


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDO

1/2/2025

MLSStatus ● Active ● Canceled ● Pending ● Sold ● Temporarily Off-Market



TOTALS

MLS Status	4 Week Total
Active	88
Canceled	27
Pending	22
Sold	38
Temporarily Off-Market	5

DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	1
New Listings	1
Price Decrease	5
Price Increase	0

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

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count
Tuesday, December 31, 2024	\$225,000	2
Monday, December 30, 2024	\$326,000	2
Friday, December 27, 2024	\$155,000	2
Total	\$706,000	6

Closed Prior Year	Volume	Count
Tuesday, January 02, 2024	\$200,000	1
Friday, December 29, 2023	\$263,000	2
Thursday, December 28, 2023	\$365,000	2
Wednesday, December 27, 2023	\$289,000	1
Total	\$1,117,000	6

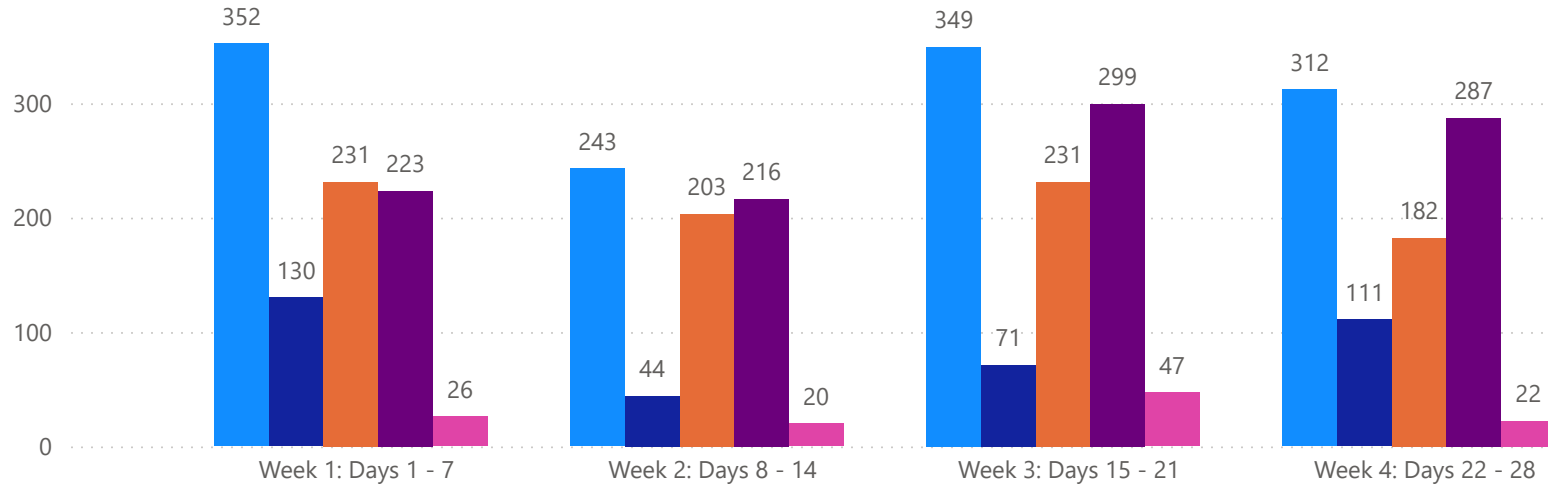


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOME

1/2/2025

MLS Status ● Active ● Canceled ● Pending ● Sold ● Temporarily Off-Market



TOTALS

MLS Status	4 Week Total
Active	1256
Canceled	356
Pending	847
Sold	1025
Temporarily Off-Market	115

DAILY MARKET CHANGE

Category	Sum of Hillsborough	*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)
Back on the Market	39	
New Listings	63	
Price Decrease	105	
Price Increase	17	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Thursday, January 02, 2025	\$5,270,250	11	Tuesday, January 02, 2024	\$8,090,480	21
Wednesday, January 01, 2025	\$214,000	1	Monday, January 01, 2024	\$560,000	1
Tuesday, December 31, 2024	\$20,078,156	43	Sunday, December 31, 2023	\$1,207,235	2
Monday, December 30, 2024	\$53,554,841	97	Saturday, December 30, 2023	\$5,945,000	12
Sunday, December 29, 2024	\$1,948,390	5	Friday, December 29, 2023	\$57,742,650	103
Saturday, December 28, 2024	\$285,000	1	Thursday, December 28, 2023	\$40,748,304	69
Friday, December 27, 2024	\$32,588,368	65	Wednesday, December 27, 2023	\$25,471,330	43
Total	\$113,939,005	223	Total	\$139,764,999	251

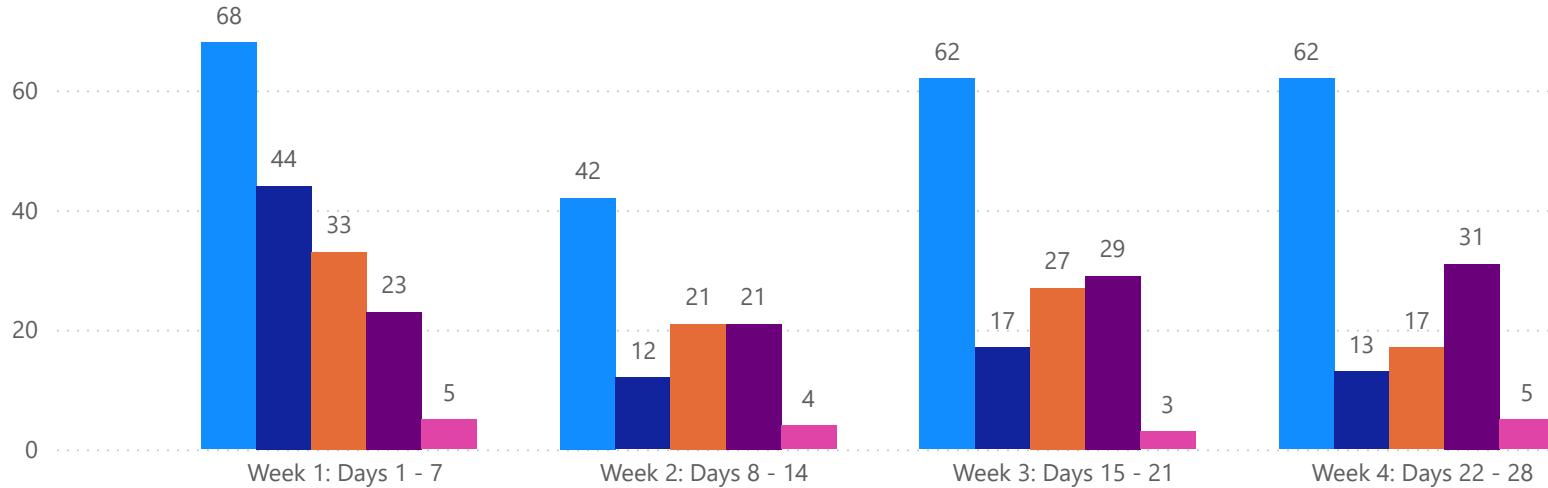


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDO

1/2/2025

MLS Status ● Active ● Canceled ● Pending ● Sold ● Temporarily Off-Market



TOTALS

MLS Status	4 Week Total
Active	234
Canceled	86
Pending	98
Sold	104
Temporarily Off-Market	17

DAILY MARKET CHANGE

Category	Sum of Hillsborough	*Back on Market can be from these sources - Pending, Temp Off Market, Canceled and Expired Listing)
Back on the Market	7	
New Listings	8	
Price Decrease	14	
Price Increase	1	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Tuesday, December 31, 2024	\$1,330,900	5	Tuesday, January 02, 2024	\$967,500	4
Monday, December 30, 2024	\$3,411,400	12	Saturday, December 30, 2023	\$279,900	1
Friday, December 27, 2024	\$3,320,000	6	Friday, December 29, 2023	\$6,828,250	17
Total	\$8,062,300	23	Thursday, December 28, 2023	\$1,994,500	6
			Wednesday, December 27, 2023	\$1,234,000	4
			Total	\$11,304,150	32

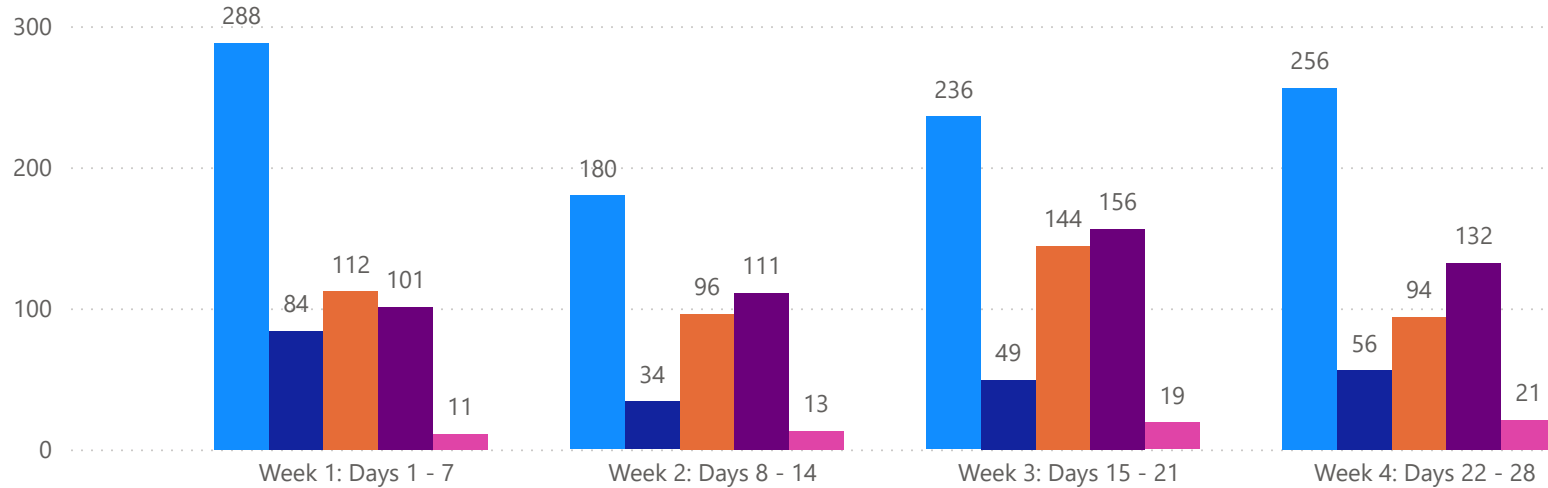


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOME

1/2/2025

MLSStatus ● Active ● Canceled ● Pending ● Sold ● Temporarily Off-Market



TOTALS

MLS Status	4 Week Total
Active	960
Canceled	223
Pending	446
Sold	500
Temporarily Off-Market	64

DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	22
New Listings	70
Price Decrease	86
Price Increase	10

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

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Thursday, January 02, 2025	\$5,801,000	7	Tuesday, January 02, 2024	\$14,928,502	17
Wednesday, January 01, 2025	\$239,900	1	Monday, January 01, 2024	\$2,200,000	1
Tuesday, December 31, 2024	\$11,917,710	19	Sunday, December 31, 2023	\$3,314,340	6
Monday, December 30, 2024	\$43,458,207	48	Saturday, December 30, 2023	\$2,617,480	5
Sunday, December 29, 2024	\$400,000	1	Friday, December 29, 2023	\$31,838,240	41
Friday, December 27, 2024	\$15,601,790	25	Thursday, December 28, 2023	\$29,390,238	36
Total	\$77,418,607	101	Wednesday, December 27, 2023	\$8,434,400	16
			Total	\$92,723,200	122

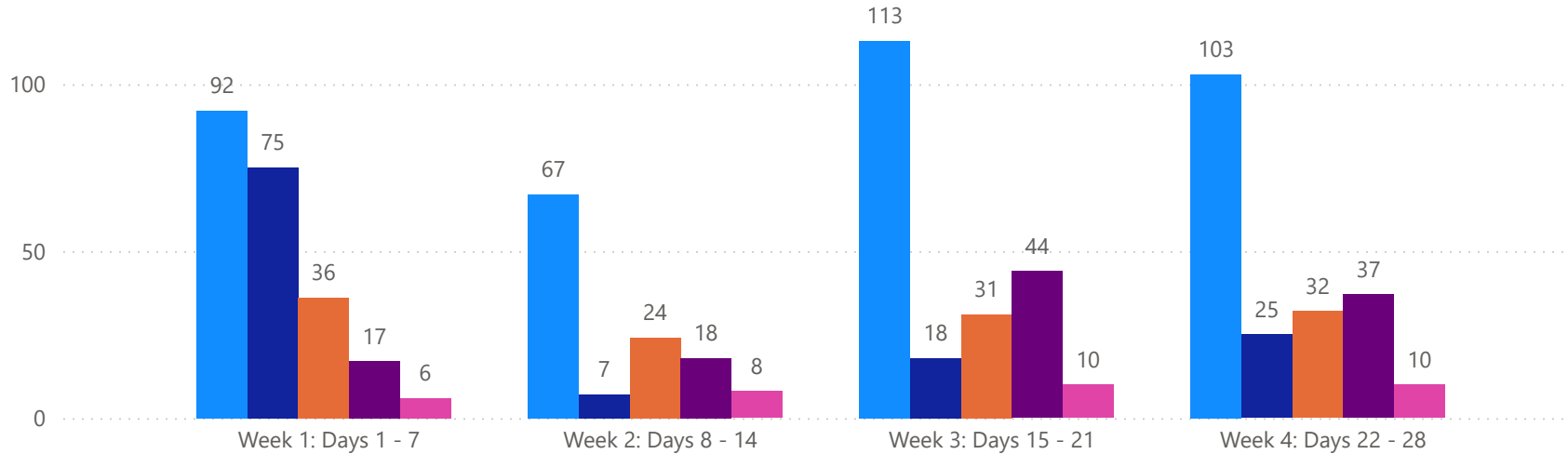


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDO

1/2/2025

MLS Status ● Active ● Canceled ● Pending ● Sold ● Temporarily Off-Market



TOTALS

MLS Status	4 Week Total
Active	375
Canceled	125
Pending	123
Sold	116
Temporarily Off-Market	34

DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	5
New Listings	31
Price Decrease	16
Price Increase	0

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

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count
Thursday, January 02, 2025	\$595,000	2
Tuesday, December 31, 2024	\$625,000	2
Monday, December 30, 2024	\$1,999,000	2
Friday, December 27, 2024	\$29,833,637	11
Total	\$33,052,637	17

Closed Prior Year	Volume	Count
Tuesday, January 02, 2024	\$2,549,000	3
Sunday, December 31, 2023	\$4,311,450	2
Saturday, December 30, 2023	\$3,421,180	2
Friday, December 29, 2023	\$13,000,470	14
Thursday, December 28, 2023	\$3,779,000	6
Wednesday, December 27, 2023	\$9,078,300	9
Total	\$36,139,400	36

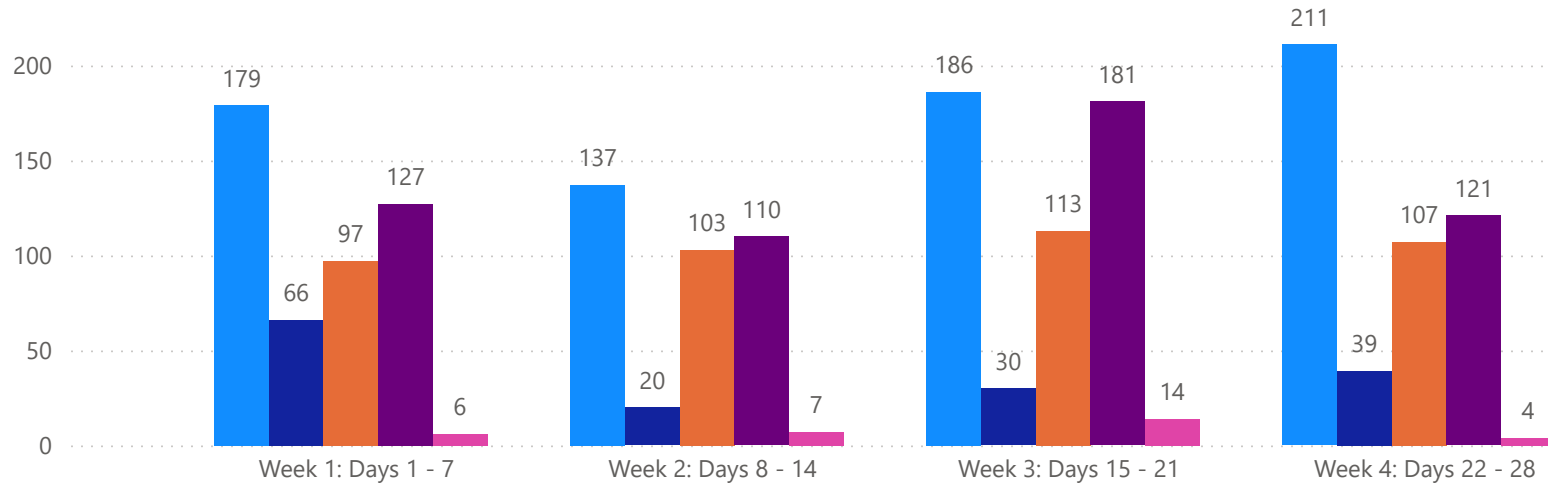


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOME

1/2/2025

MLS Status ● Active ● Canceled ● Pending ● Sold ● Temporarily Off-Market



TOTALS

MLS Status	4 Week Total
Active	713
Canceled	155
Pending	420
Sold	539
Temporarily Off-Market	31

DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	20
New Listings	48
Price Decrease	53
Price Increase	16

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

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Thursday, January 02, 2025	\$3,780,426	5	Tuesday, January 02, 2024	\$4,994,114	6
Tuesday, December 31, 2024	\$14,565,720	30	Monday, January 01, 2024	\$386,990	1
Monday, December 30, 2024	\$28,942,710	56	Sunday, December 31, 2023	\$3,361,908	2
Sunday, December 29, 2024	\$420,420	1	Saturday, December 30, 2023	\$1,955,000	4
Saturday, December 28, 2024	\$53,422	1	Friday, December 29, 2023	\$43,666,286	61
Friday, December 27, 2024	\$19,421,307	34	Thursday, December 28, 2023	\$28,796,349	41
Total	\$67,184,005	127	Wednesday, December 27, 2023	\$8,250,152	15
			Total	\$91,410,799	130

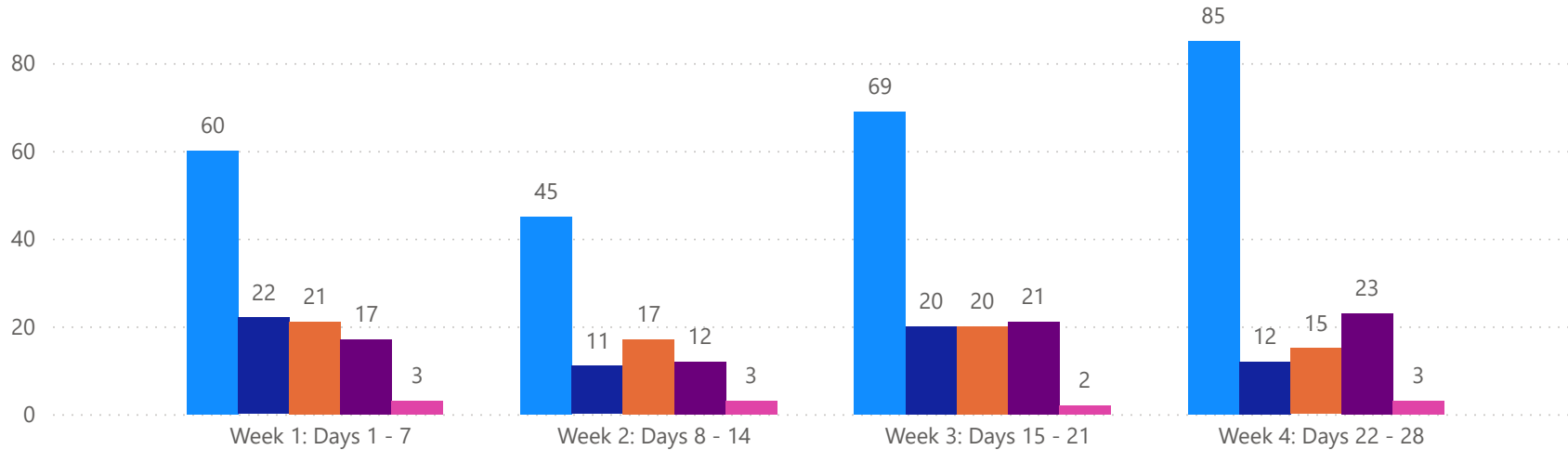


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDO

1/2/2025

MLSStatus ● Active ● Canceled ● Pending ● Sold ● Temporarily Off-Market



TOTALS

MLS Status	4 Week Total
Active	259
Canceled	65
Pending	73
Sold	73
Temporarily Off-Market	11

DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	2
New Listings	15
Price Decrease	14
Price Increase	0

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

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Tuesday, December 31, 2024	\$3,274,552	6	Tuesday, January 02, 2024	\$1,802,000	6
Monday, December 30, 2024	\$1,533,500	4	Monday, January 01, 2024	\$280,000	1
Friday, December 27, 2024	\$2,148,500	7	Friday, December 29, 2023	\$3,164,750	14
Total	\$6,956,552	17	Thursday, December 28, 2023	\$512,000	2
			Wednesday, December 27, 2023	\$841,900	2
			Total	\$6,600,650	25

