



4 WEEK REAL ESTATE MARKET REPORT

Tuesday, January 7, 2025

As of: Wednesday, January 8, 2025

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- 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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- 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

Tuesday, January 7, 2025

as of: 1/8/2025



Day 1	Tuesday, January 7, 2025
Day 2	Monday, January 6, 2025
Day 3	Sunday, January 5, 2025
Day 4	Saturday, January 4, 2025
Day 5	Friday, January 3, 2025
Day 6	Wednesday, January 8, 2025
Day 7	Tuesday, January 7, 2025
Day 8	Monday, January 6, 2025
Day 9	Sunday, January 5, 2025
Day 10	Saturday, January 4, 2025
Day 11	Friday, January 3, 2025
Day 12	Thursday, January 2, 2025
Day 13	Wednesday, January 1, 2025
Day 14	Tuesday, December 31, 2024
Day 15	Monday, December 30, 2024
Day 16	Sunday, December 29, 2024
Day 17	Saturday, December 28, 2024
Day 18	Friday, December 27, 2024
Day 19	Thursday, December 26, 2024
Day 20	Wednesday, December 25, 2024
Day 21	Tuesday, December 24, 2024
Day 22	Monday, December 23, 2024
Day 23	Sunday, December 22, 2024
Day 24	Saturday, December 21, 2024
Day 25	Friday, December 20, 2024
Day 26	Thursday, December 19, 2024
Day 27	Wednesday, December 18, 2024
Day 28	Tuesday, December 17, 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: Tuesday, January 7, 2025

Day 28: Tuesday, December 17, 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

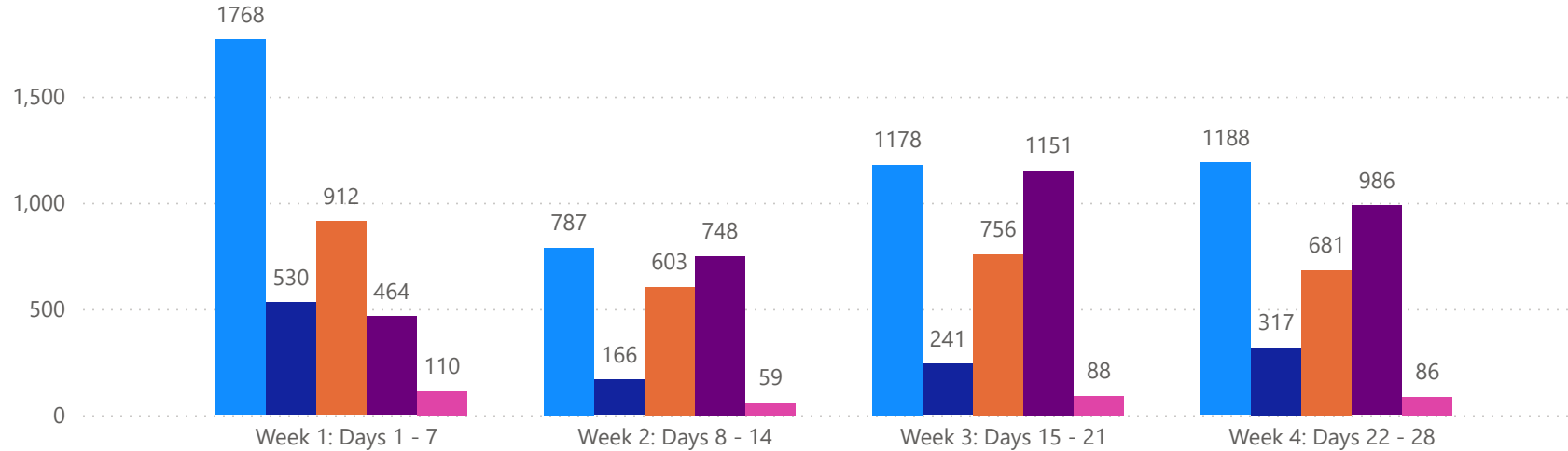
Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOME

1/6/2025

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



TOTALS

MLS Status	4 Week Total
Active	4921
Canceled	1254
Pending	2952
Sold	3349
Temporarily Off-Market	343

DAILY MARKET CHANGE

Category	Sum of Total	
Back on the Market	94	*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)
New Listings	213	
Price Decrease	350	
Price Increase	195	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count
Monday, January 06, 2025	\$48,091,702	64
Saturday, January 04, 2025	\$2,100,000	1
Friday, January 03, 2025	\$64,704,210	128
Thursday, January 02, 2025	\$46,547,956	83
Wednesday, January 01, 2025	\$453,900	2
Tuesday, December 31, 2024	\$101,002,523	186
Total	\$262,900,291	464

Closed Prior Year	Volume	Count
Saturday, January 06, 2024	\$5,133,979	7
Friday, January 05, 2024	\$120,389,162	189
Thursday, January 04, 2024	\$73,747,180	100
Wednesday, January 03, 2024	\$50,394,242	90
Tuesday, January 02, 2024	\$46,723,277	77
Monday, January 01, 2024	\$4,946,580	7
Sunday, December 31, 2023	\$9,452,181	15
Total	\$310,786,601	485

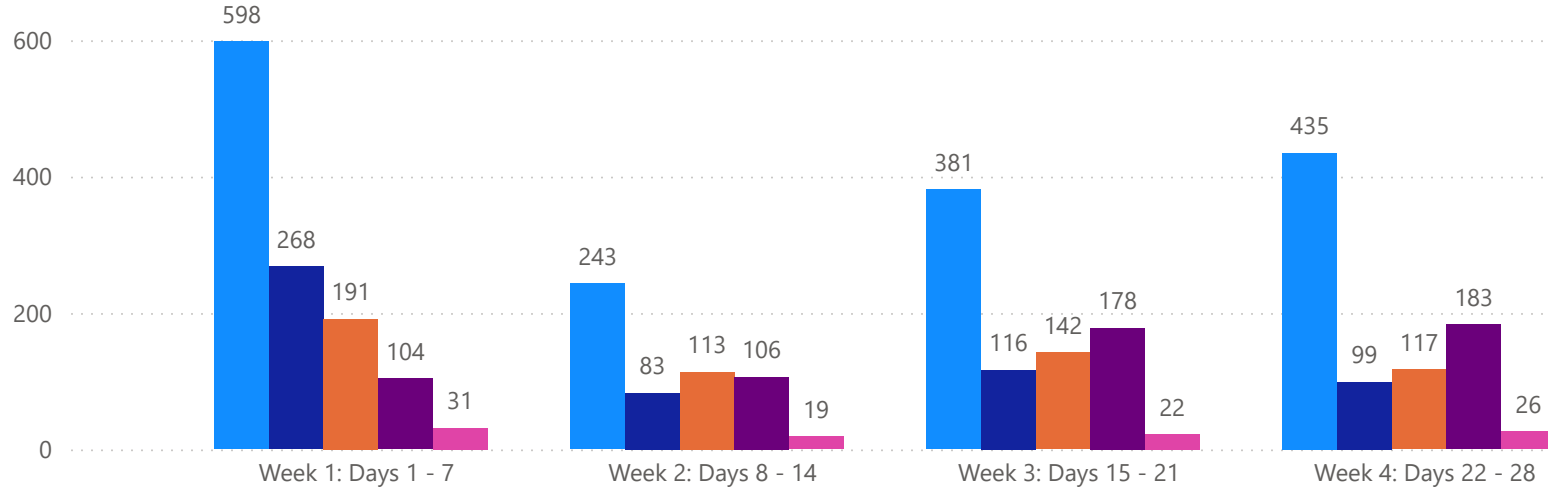


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDO

1/6/2025

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



TOTALS

MLS Status	4 Week Total
Active	1657
Canceled	566
Pending	563
Sold	571
Temporarily Off-Market	98

DAILY MARKET CHANGE

Category	Sum of Total	
Back on the Market	18	*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)
New Listings	86	
Price Decrease	129	
Price Increase	1	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Monday, January 06, 2025	\$7,103,900	15	Saturday, January 06, 2024	\$230,500	1
Friday, January 03, 2025	\$54,658,175	33	Friday, January 05, 2024	\$22,103,400	45
Thursday, January 02, 2025	\$3,180,500	17	Thursday, January 04, 2024	\$12,774,317	28
Tuesday, December 31, 2024	\$13,006,752	39	Wednesday, January 03, 2024	\$11,952,650	23
Total	\$77,949,327	104	Tuesday, January 02, 2024	\$11,193,500	25
			Monday, January 01, 2024	\$280,000	1
			Sunday, December 31, 2023	\$6,042,450	4
			Total	\$64,576,817	127

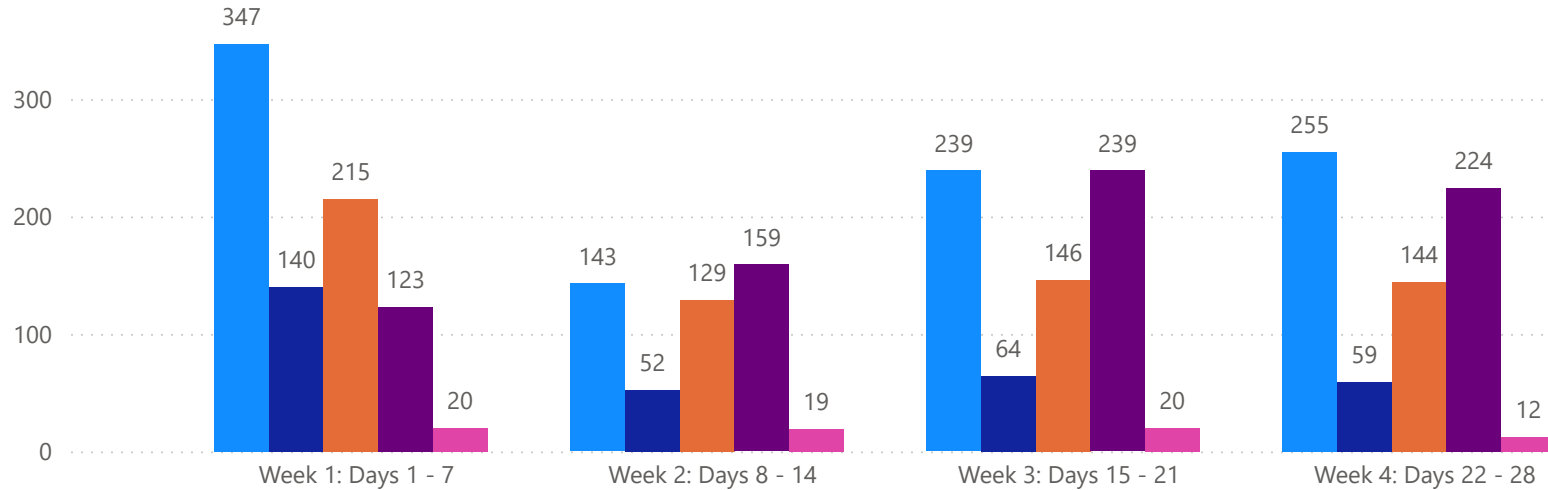


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOME

1/6/2025

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



TOTALS

MLS Status	4 Week Total
Active	984
Canceled	315
Pending	634
Sold	745
Temporarily Off-Market	71

DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	13
New Listings	47
Price Decrease	78
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
Monday, January 06, 2025	\$16,074,000	14	Friday, January 05, 2024	\$31,087,200	50
Friday, January 03, 2025	\$19,348,000	34	Thursday, January 04, 2024	\$13,010,133	19
Thursday, January 02, 2025	\$12,194,500	24	Wednesday, January 03, 2024	\$8,549,000	17
Tuesday, December 31, 2024	\$29,916,500	51	Tuesday, January 02, 2024	\$13,287,797	20
Total	\$77,533,000	123	Monday, January 01, 2024	\$1,380,000	3
			Sunday, December 31, 2023	\$717,999	2
			Total	\$68,032,129	111

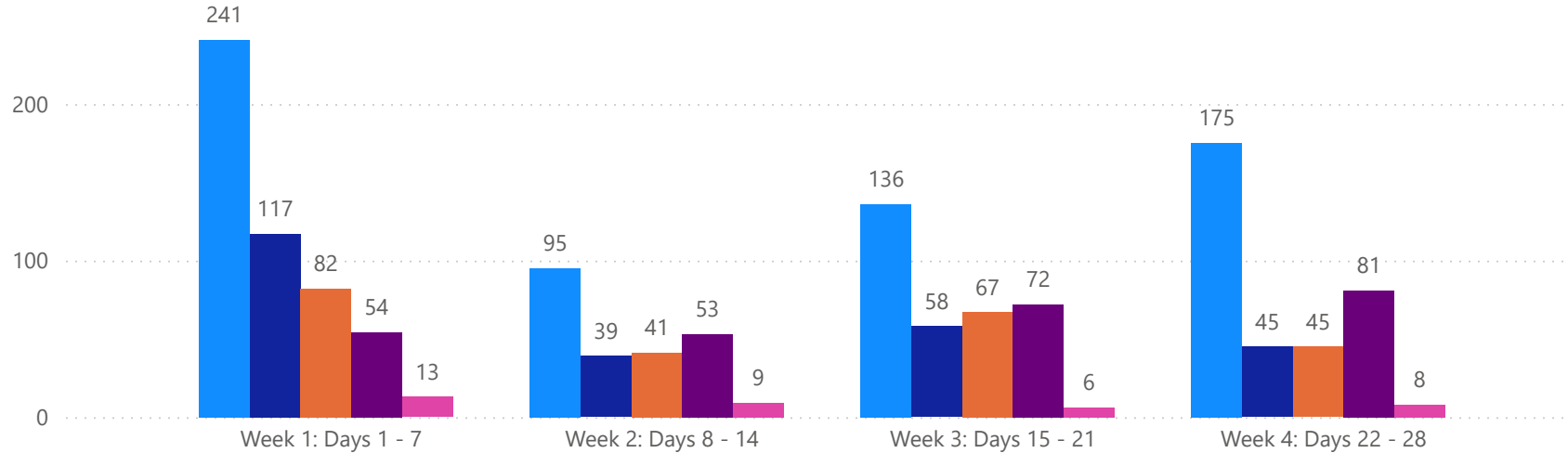


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDO

1/6/2025

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



TOTALS

MLS Status	4 Week Total
Active	647
Canceled	259
Pending	235
Sold	260
Temporarily Off-Market	36

DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	7
New Listings	33
Price Decrease	59
Price Increase	1

*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
Monday, January 06, 2025	\$3,949,900	9	Saturday, January 06, 2024	\$230,500	1
Friday, January 03, 2025	\$7,329,000	12	Friday, January 05, 2024	\$6,398,200	18
Thursday, January 02, 2025	\$2,103,500	13	Thursday, January 04, 2024	\$4,347,097	12
Tuesday, December 31, 2024	\$6,774,300	20	Wednesday, January 03, 2024	\$5,041,250	9
Total	\$20,156,700	54	Tuesday, January 02, 2024	\$5,675,000	11
			Sunday, December 31, 2023	\$1,731,000	2
			Total	\$23,423,047	53

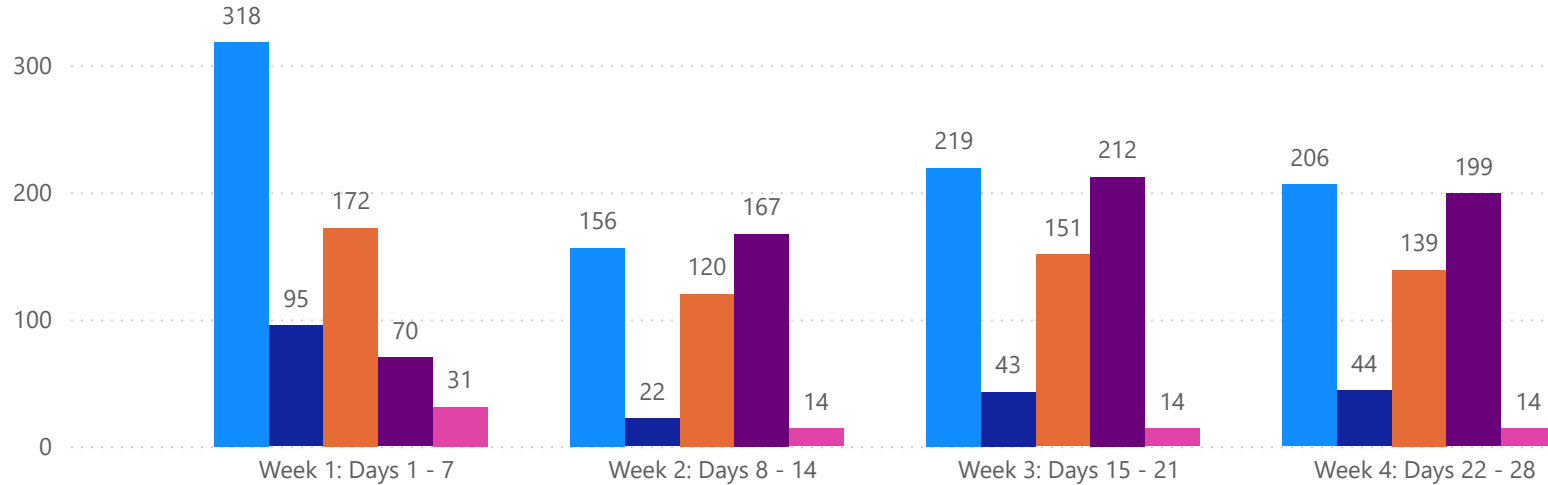


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOME

1/6/2025

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



TOTALS

MLS Status	4 Week Total
Active	899
Canceled	204
Pending	582
Sold	648
Temporarily Off-Market	73

DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	12
New Listings	30
Price Decrease	57
Price Increase	63

*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
Monday, January 06, 2025	\$3,677,102	8
Friday, January 03, 2025	\$7,761,780	20
Thursday, January 02, 2025	\$4,989,681	15
Tuesday, December 31, 2024	\$10,810,299	27
Total	\$27,238,862	70

Closed Prior Year	Volume	Count
Saturday, January 06, 2024	\$762,990	2
Friday, January 05, 2024	\$18,544,041	42
Thursday, January 04, 2024	\$11,345,503	18
Wednesday, January 03, 2024	\$4,287,970	15
Tuesday, January 02, 2024	\$5,422,384	13
Monday, January 01, 2024	\$419,590	1
Sunday, December 31, 2023	\$850,699	3
Total	\$41,633,177	94

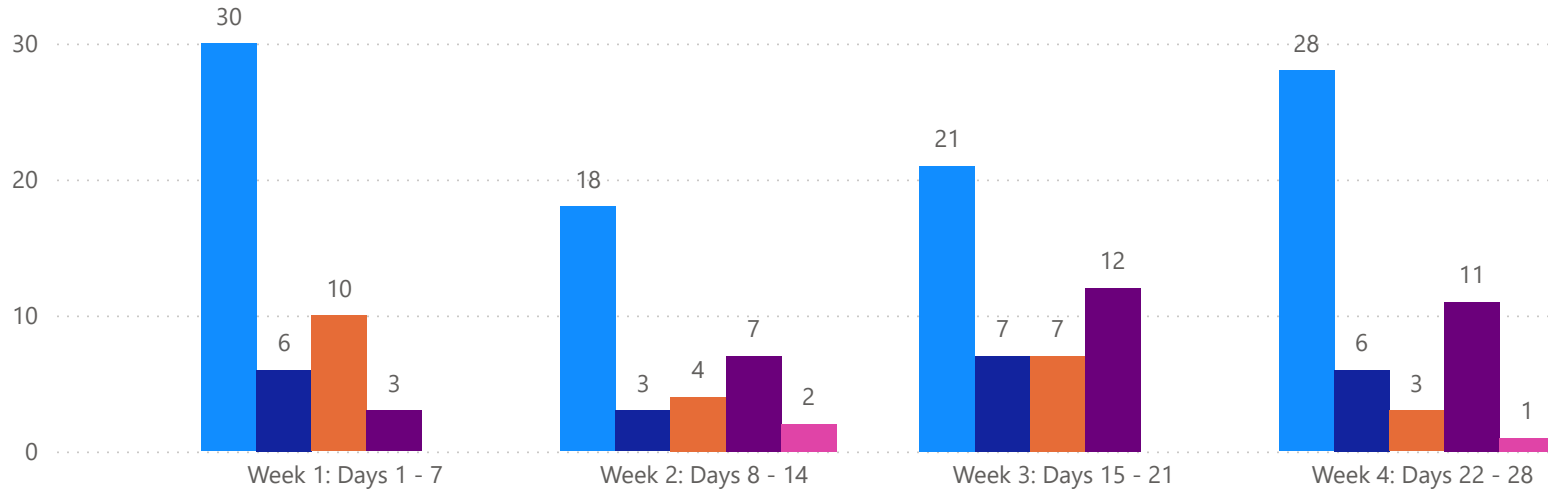


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDO

1/6/2025

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



TOTALS

MLS Status	4 Week Total
Active	97
Canceled	22
Pending	24
Sold	33
Temporarily Off-Market	3

DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	1
New Listings	7
Price Decrease	3
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
Friday, January 03, 2025	\$262,000	1
Tuesday, December 31, 2024	\$225,000	2
Total	\$487,000	3

Closed Prior Year	Volume	Count
Friday, January 05, 2024	\$627,000	4
Thursday, January 04, 2024	\$327,000	2
Tuesday, January 02, 2024	\$200,000	1
Total	\$1,154,000	7

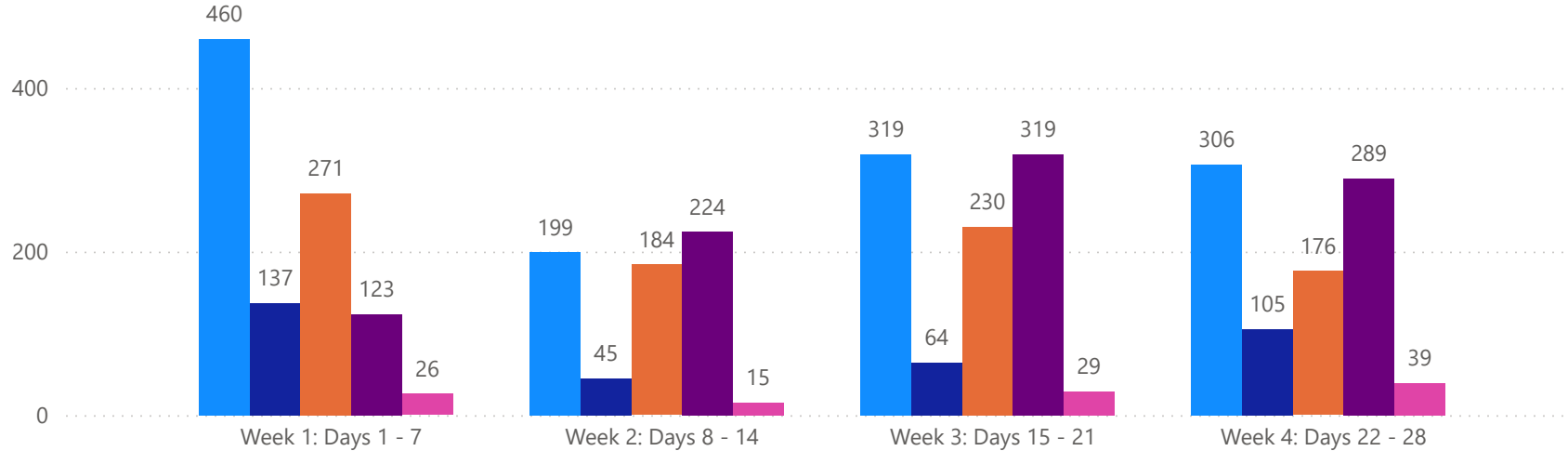


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOME

1/6/2025

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



TOTALS

MLS Status	4 Week Total
Active	1284
Canceled	351
Pending	861
Sold	955
Temporarily Off-Market	109

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	28	
New Listings	54	
Price Decrease	91	
Price Increase	16	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Monday, January 06, 2025	\$7,032,900	13	Saturday, January 06, 2024	\$1,326,689	2
Saturday, January 04, 2025	\$2,100,000	1	Friday, January 05, 2024	\$26,584,139	50
Friday, January 03, 2025	\$13,758,381	34	Thursday, January 04, 2024	\$26,105,149	30
Thursday, January 02, 2025	\$10,313,750	21	Wednesday, January 03, 2024	\$15,738,985	33
Wednesday, January 01, 2025	\$214,000	1	Tuesday, January 02, 2024	\$8,090,480	21
Tuesday, December 31, 2024	\$24,630,406	53	Monday, January 01, 2024	\$560,000	1
Total	\$58,049,437	123	Sunday, December 31, 2023	\$1,207,235	2
			Total	\$79,612,677	139

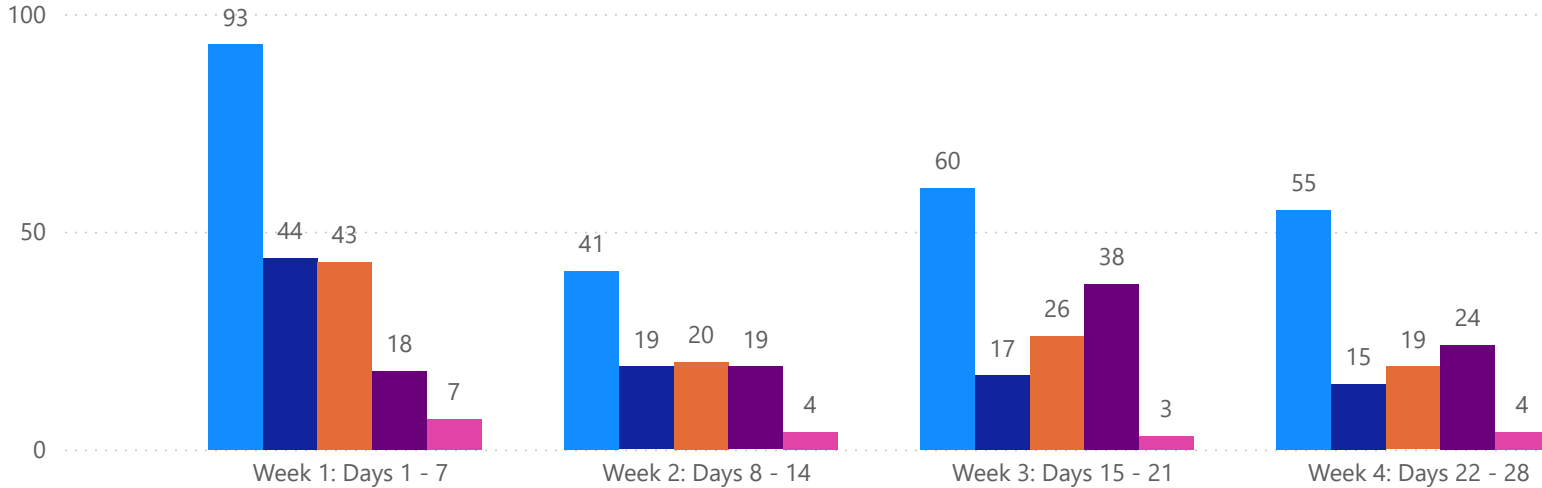


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDO

1/6/2025

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



TOTALS

MLS Status	4 Week Total
Active	249
Canceled	95
Pending	108
Sold	99
Temporarily Off-Market	18

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	8	
New Listings	11	
Price Decrease	19	
Price Increase	0	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Monday, January 06, 2025	\$855,000	2	Friday, January 05, 2024	\$2,357,700	6
Friday, January 03, 2025	\$1,386,075	7	Thursday, January 04, 2024	\$588,000	2
Thursday, January 02, 2025	\$482,000	2	Wednesday, January 03, 2024	\$772,400	3
Tuesday, December 31, 2024	\$1,712,900	7	Tuesday, January 02, 2024	\$967,500	4
Total	\$4,435,975	18	Total	\$4,685,600	15

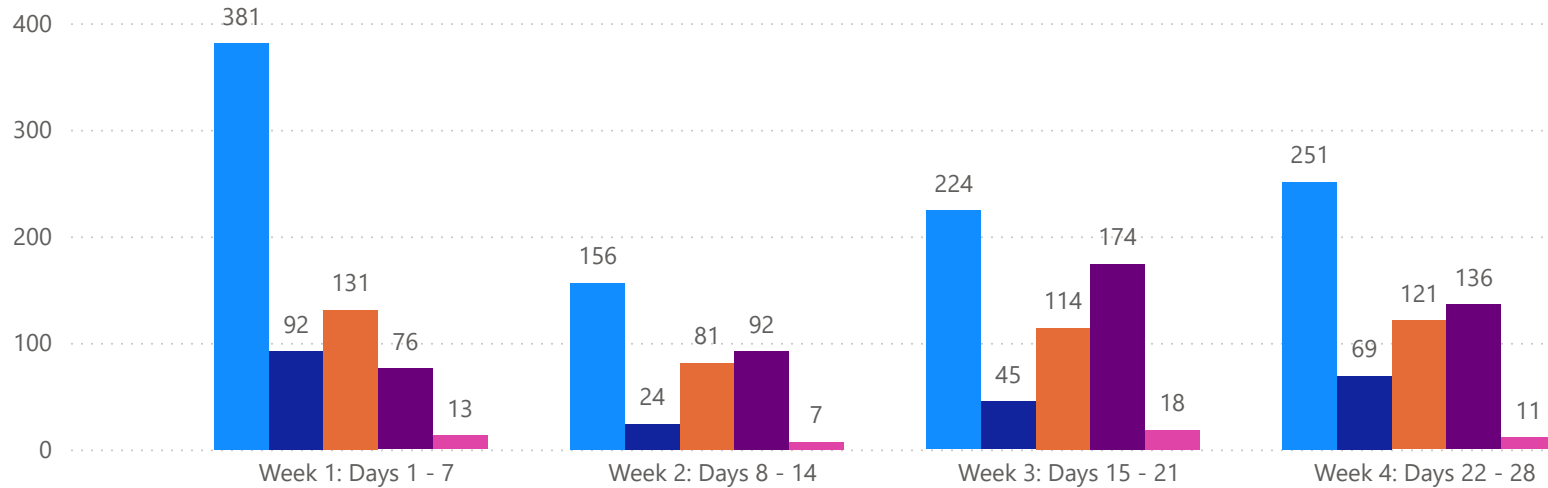


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOME

1/6/2025

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



TOTALS

MLS Status	4 Week Total
Active	1012
Canceled	230
Pending	447
Sold	478
Temporarily Off-Market	49

DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	22
New Listings	42
Price Decrease	68
Price Increase	80

*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
Monday, January 06, 2025	\$9,691,900	14	Saturday, January 06, 2024	\$3,044,300	3
Friday, January 03, 2025	\$15,059,769	25	Friday, January 05, 2024	\$33,020,162	29
Thursday, January 02, 2025	\$13,172,400	13	Thursday, January 04, 2024	\$13,010,205	16
Wednesday, January 01, 2025	\$239,900	1	Wednesday, January 03, 2024	\$15,266,602	19
Tuesday, December 31, 2024	\$13,279,598	23	Tuesday, January 02, 2024	\$14,928,502	17
Total	\$51,443,567	76	Monday, January 01, 2024	\$2,200,000	1
			Sunday, December 31, 2023	\$3,314,340	6
			Total	\$84,784,111	91

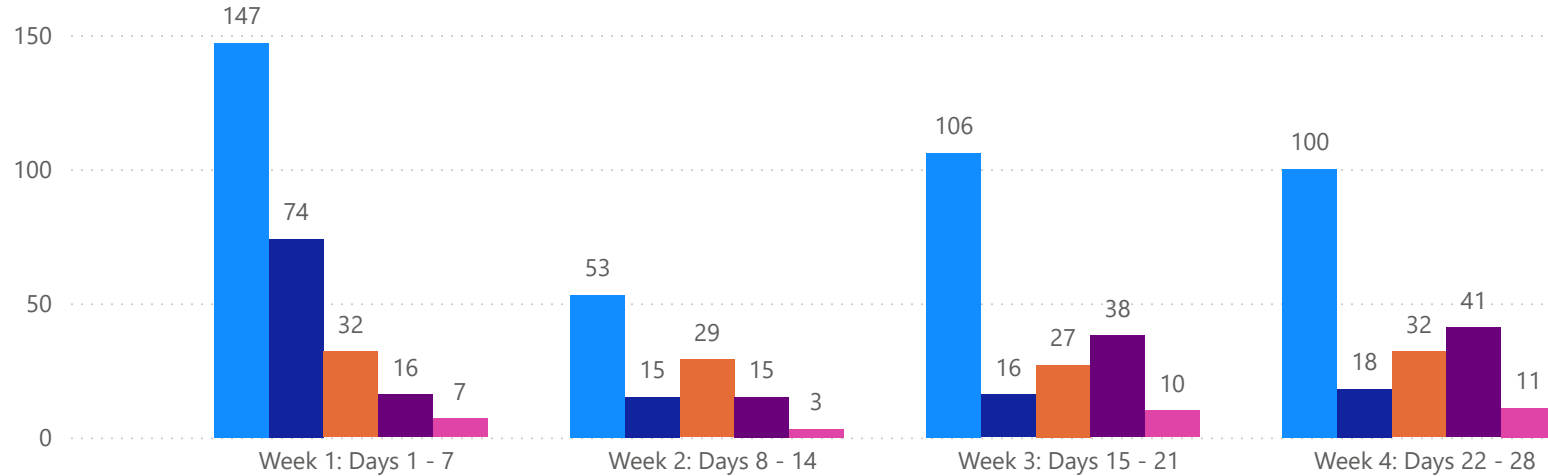


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDO

1/6/2025

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



TOTALS

MLS Status	4 Week Total
Active	406
Canceled	123
Pending	120
Sold	110
Temporarily Off-Market	31

DAILY MARKET CHANGE

Category	Sum of Sarasota	
Back on the Market	0	*Back on Market can be from these sources -
New Listings	22	Pending, Temp Off Market, Canceled and Expired Listing)
Price Decrease	23	
Price Increase	0	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Monday, January 06, 2025	\$1,792,000	2	Friday, January 05, 2024	\$9,123,500	11
Friday, January 03, 2025	\$44,959,900	9	Thursday, January 04, 2024	\$6,267,220	7
Thursday, January 02, 2025	\$595,000	2	Wednesday, January 03, 2024	\$5,193,000	9
Tuesday, December 31, 2024	\$795,000	3	Tuesday, January 02, 2024	\$2,549,000	3
Total	\$48,141,900	16	Sunday, December 31, 2023	\$4,311,450	2
			Total	\$27,444,170	32

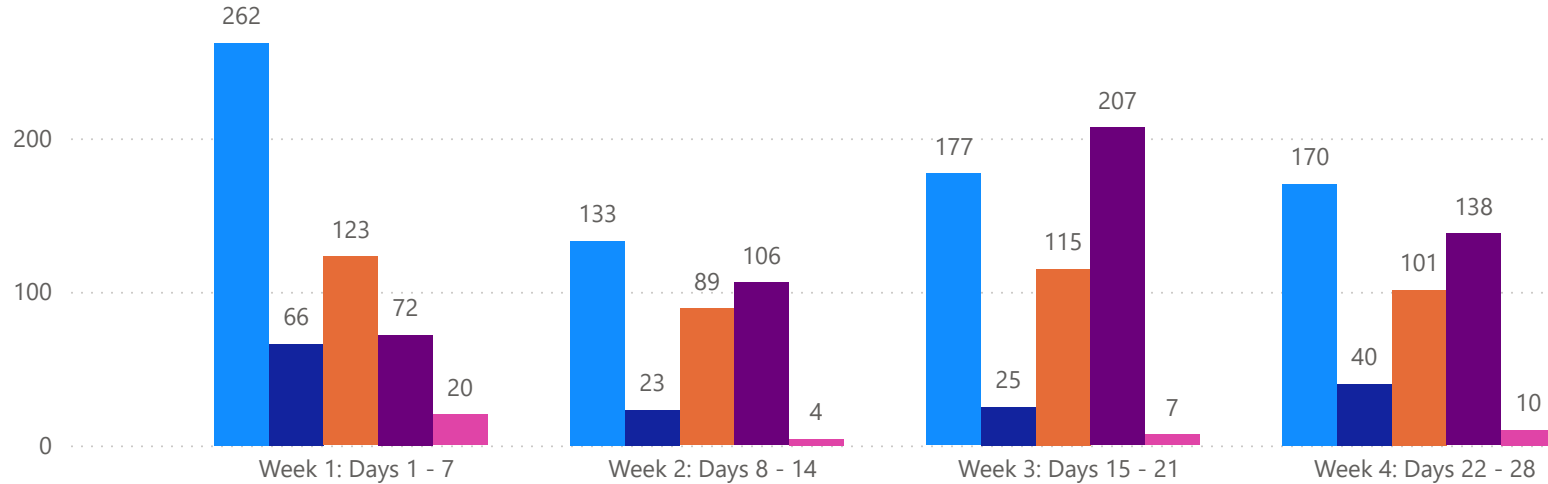


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOME

1/6/2025

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



TOTALS

MLS Status	4 Week Total
Active	742
Canceled	154
Pending	428
Sold	523
Temporarily Off-Market	41

DAILY MARKET CHANGE

Category	Sum of Manatee	
Back on the Market	19	*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)
New Listings	40	
Price Decrease	56	
Price Increase	33	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Monday, January 06, 2025	\$11,615,800	15	Friday, January 05, 2024	\$11,153,620	18
Friday, January 03, 2025	\$8,776,280	15	Thursday, January 04, 2024	\$10,276,190	17
Thursday, January 02, 2025	\$5,877,625	10	Wednesday, January 03, 2024	\$6,551,685	6
Tuesday, December 31, 2024	\$22,365,720	32	Tuesday, January 02, 2024	\$4,994,114	6
Total	\$48,635,425	72	Monday, January 01, 2024	\$386,990	1
			Sunday, December 31, 2023	\$3,361,908	2
			Total	\$36,724,507	50

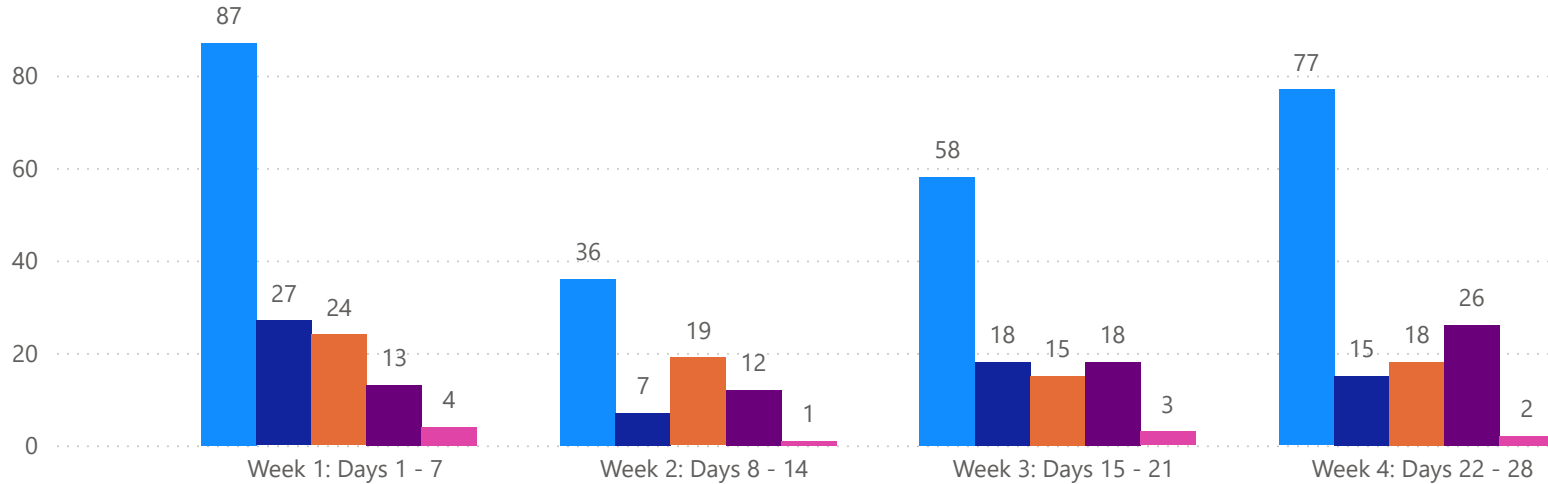


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDO

1/6/2025

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



TOTALS

MLS Status	4 Week Total
Active	258
Canceled	67
Pending	76
Sold	69
Temporarily Off-Market	10

DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	2
New Listings	13
Price Decrease	25
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	Closed Prior Year	Volume	Count
Monday, January 06, 2025	\$507,000	2	Friday, January 05, 2024	\$3,597,000	6
Friday, January 03, 2025	\$721,200	4	Thursday, January 04, 2024	\$1,245,000	5
Tuesday, December 31, 2024	\$3,499,552	7	Wednesday, January 03, 2024	\$946,000	2
Total	\$4,727,752	13	Tuesday, January 02, 2024	\$1,802,000	6
			Monday, January 01, 2024	\$280,000	1
			Total	\$7,870,000	20

