



4 WEEK REAL ESTATE MARKET REPORT

Wednesday, January 8, 2025

As of: Thursday, January 9, 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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- 12 Manatee County - Single Family Home
- 13 Manatee County - Condominium

4 WEEK REAL ESTATE MARKET REPORT

REPORT BREAKDOWN

Wednesday, January 8, 2025

as of: 1/9/2025



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

Day 28: Wednesday, December 18, 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

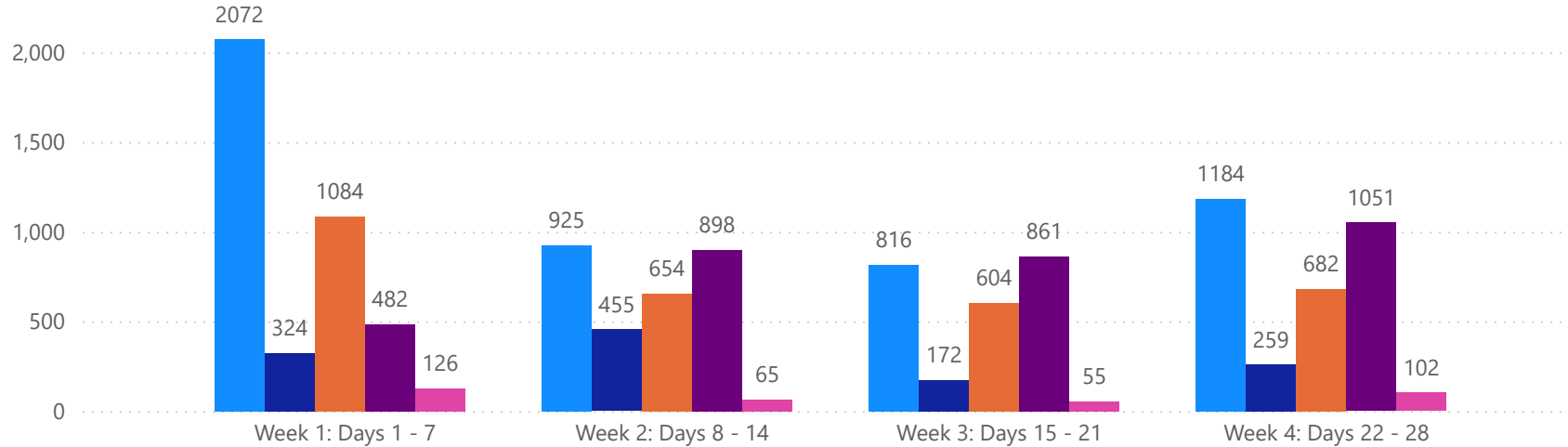
Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOME

1/8/2025

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



TOTALS

MLS Status	4 Week Total
Active	4997
Canceled	1210
Pending	3024
Sold	3292
Temporarily Off-Market	348

DAILY MARKET CHANGE

Category	Sum of Total	
Back on the Market	63	*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)
New Listings	234	
Price Decrease	389	
Price Increase	29	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count
Wednesday, January 08, 2025	\$24,150,596	44
Tuesday, January 07, 2025	\$51,697,709	96
Monday, January 06, 2025	\$69,358,578	113
Saturday, January 04, 2025	\$5,137,800	7
Friday, January 03, 2025	\$68,985,610	140
Thursday, January 02, 2025	\$46,178,056	82
Total	\$265,508,349	482

Closed Prior Year	Volume	Count
Monday, January 08, 2024	\$64,304,000	114
Sunday, January 07, 2024	\$772,500	2
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
Total	\$361,464,340	579

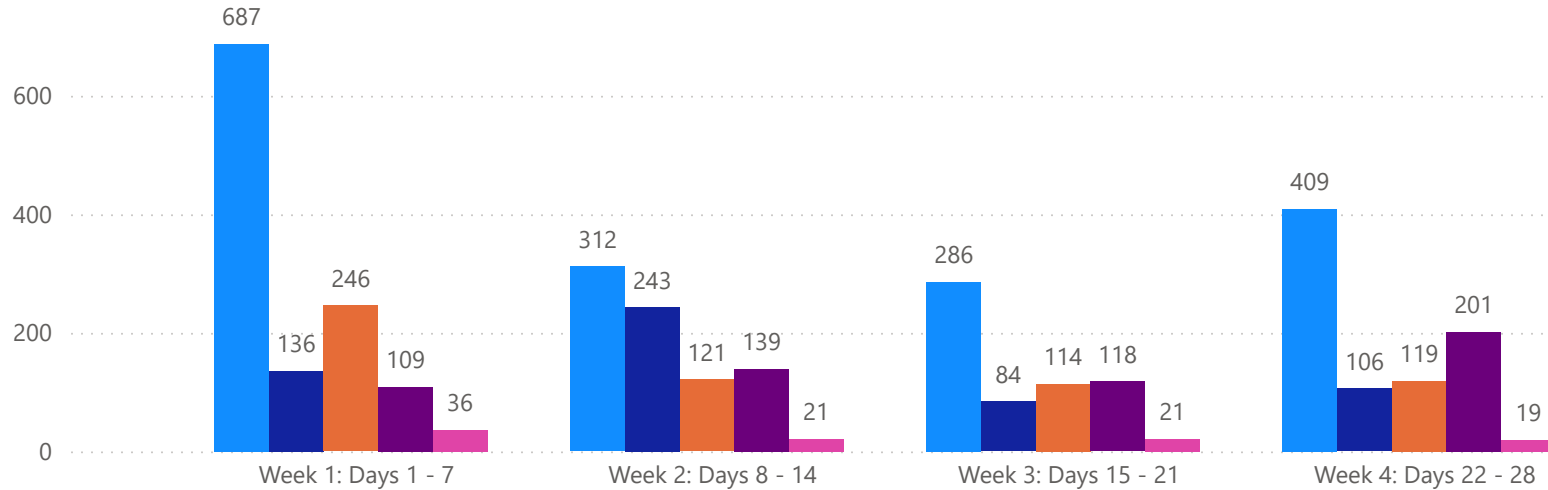


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDO

1/8/2025

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



TOTALS

MLS Status	4 Week Total
Active	1694
Canceled	569
Pending	600
Sold	567
Temporarily Off-Market	97

DAILY MARKET CHANGE

Category	Sum of Total	
Back on the Market	14	*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)
New Listings	62	
Price Decrease	101	
Price Increase	3	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Wednesday, January 08, 2025	\$14,091,000	14	Monday, January 08, 2024	\$8,785,400	23
Tuesday, January 07, 2025	\$6,501,400	18	Sunday, January 07, 2024	\$125,000	1
Monday, January 06, 2025	\$10,249,400	24	Saturday, January 06, 2024	\$230,500	1
Friday, January 03, 2025	\$55,488,075	36	Friday, January 05, 2024	\$22,103,400	45
Thursday, January 02, 2025	\$3,180,500	17	Thursday, January 04, 2024	\$12,774,317	28
Total	\$89,510,375	109	Wednesday, January 03, 2024	\$11,952,650	23
			Tuesday, January 02, 2024	\$11,193,500	25
			Total	\$67,164,767	146

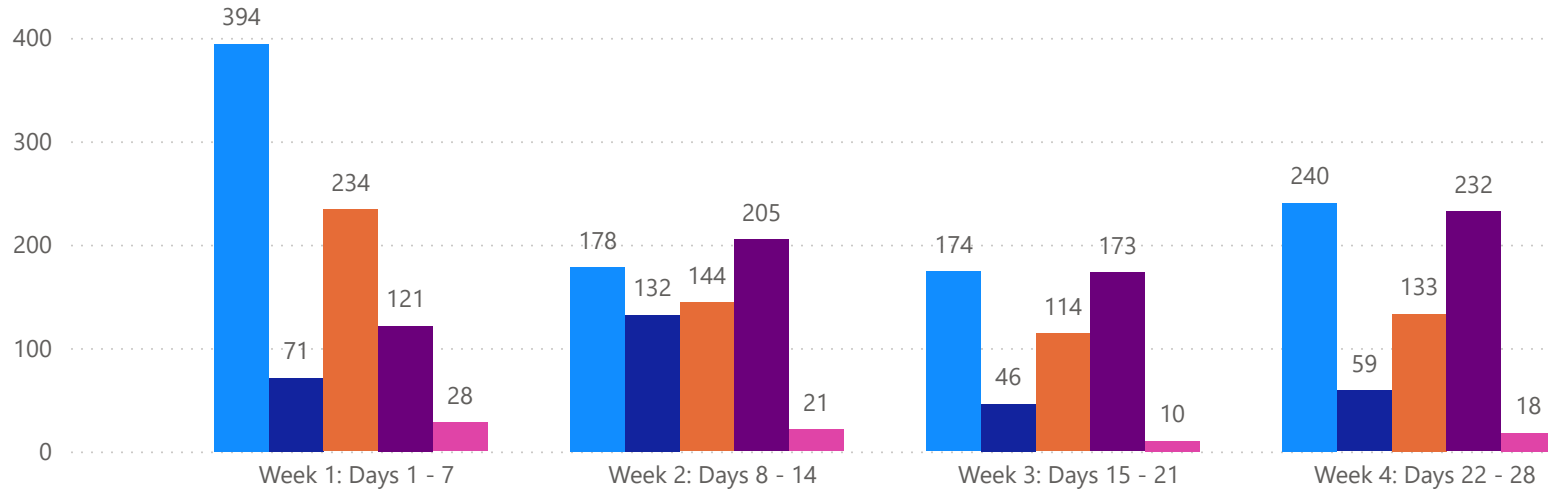


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOME

1/8/2025

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



TOTALS

MLS Status	4 Week Total
Active	986
Canceled	308
Pending	625
Sold	731
Temporarily Off-Market	77

DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	21
New Listings	43
Price Decrease	84
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
Wednesday, January 08, 2025	\$2,523,950	5	Monday, January 08, 2024	\$10,635,600	20
Tuesday, January 07, 2025	\$14,129,000	27	Friday, January 05, 2024	\$31,087,200	50
Monday, January 06, 2025	\$20,421,000	26	Thursday, January 04, 2024	\$13,010,133	19
Saturday, January 04, 2025	\$1,400,000	2	Wednesday, January 03, 2024	\$8,549,000	17
Friday, January 03, 2025	\$20,837,900	38	Tuesday, January 02, 2024	\$13,287,797	20
Thursday, January 02, 2025	\$11,824,600	23	Total	\$76,569,730	126
Total	\$71,136,450	121			

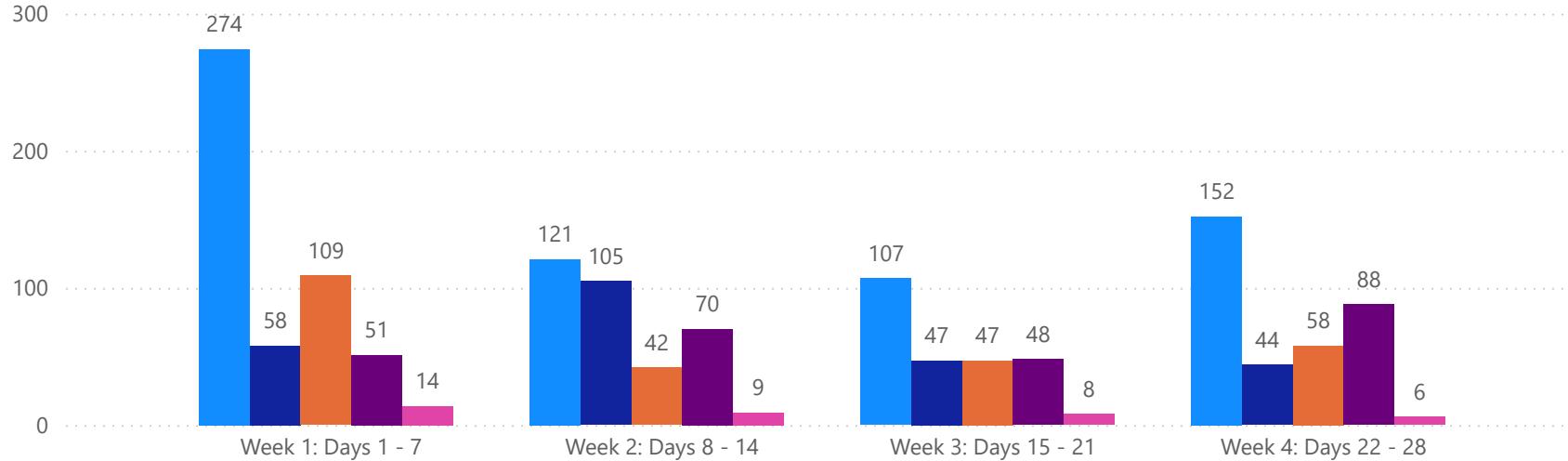


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDO

1/8/2025

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



TOTALS

MLS Status	4 Week Total
Active	654
Canceled	254
Pending	256
Sold	257
Temporarily Off-Market	37

DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	5
New Listings	28
Price Decrease	42
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	Closed Prior Year	Volume	Count
Wednesday, January 08, 2025	\$235,000	2	Monday, January 08, 2024	\$3,125,000	7
Tuesday, January 07, 2025	\$2,968,900	12	Sunday, January 07, 2024	\$125,000	1
Monday, January 06, 2025	\$5,008,900	11	Saturday, January 06, 2024	\$230,500	1
Friday, January 03, 2025	\$7,399,000	13	Friday, January 05, 2024	\$6,398,200	18
Thursday, January 02, 2025	\$2,103,500	13	Thursday, January 04, 2024	\$4,347,097	12
Total	\$17,715,300	51	Wednesday, January 03, 2024	\$5,041,250	9
			Tuesday, January 02, 2024	\$5,675,000	11
			Total	\$24,942,047	59

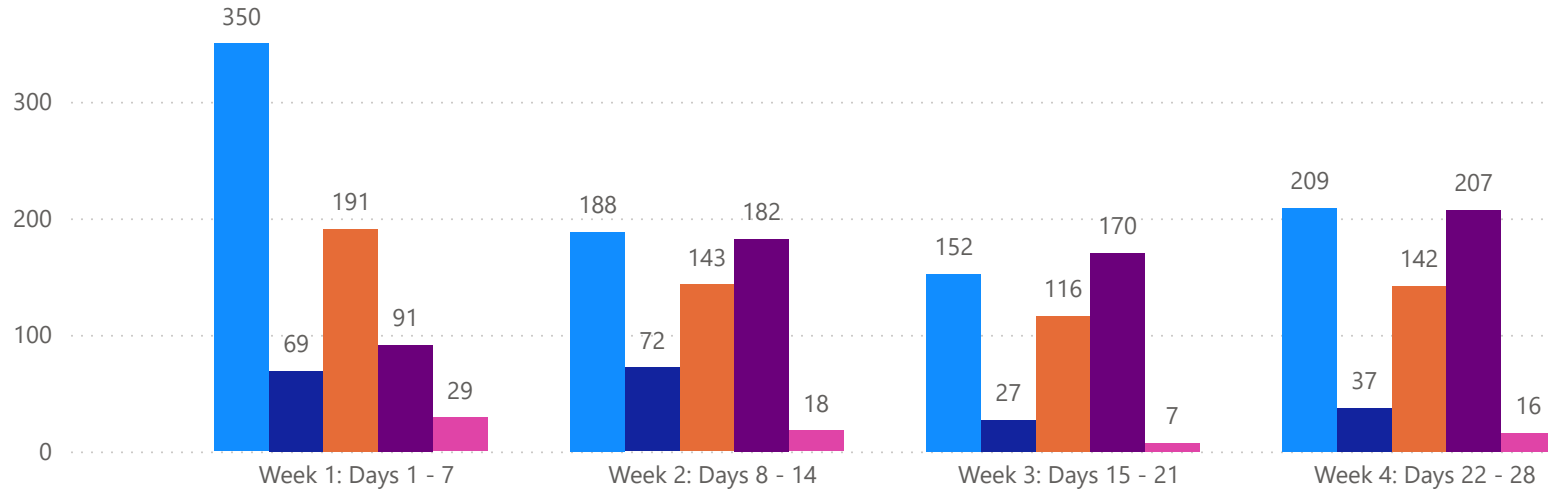


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOME

1/8/2025

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



TOTALS

MLS Status	4 Week Total
Active	899
Canceled	205
Pending	592
Sold	650
Temporarily Off-Market	70

DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	6
New Listings	29
Price Decrease	98
Price Increase	8

*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
Wednesday, January 08, 2025	\$4,281,845	11	Monday, January 08, 2024	\$8,506,790	19
Tuesday, January 07, 2025	\$8,555,369	22	Sunday, January 07, 2024	\$377,500	1
Monday, January 06, 2025	\$7,881,062	18	Saturday, January 06, 2024	\$762,990	2
Saturday, January 04, 2025	\$728,800	2	Friday, January 05, 2024	\$18,544,041	42
Friday, January 03, 2025	\$8,613,280	23	Thursday, January 04, 2024	\$11,345,503	18
Thursday, January 02, 2025	\$4,989,681	15	Wednesday, January 03, 2024	\$4,287,970	15
Total	\$35,050,037	91	Tuesday, January 02, 2024	\$5,422,384	13
			Total	\$49,247,178	110

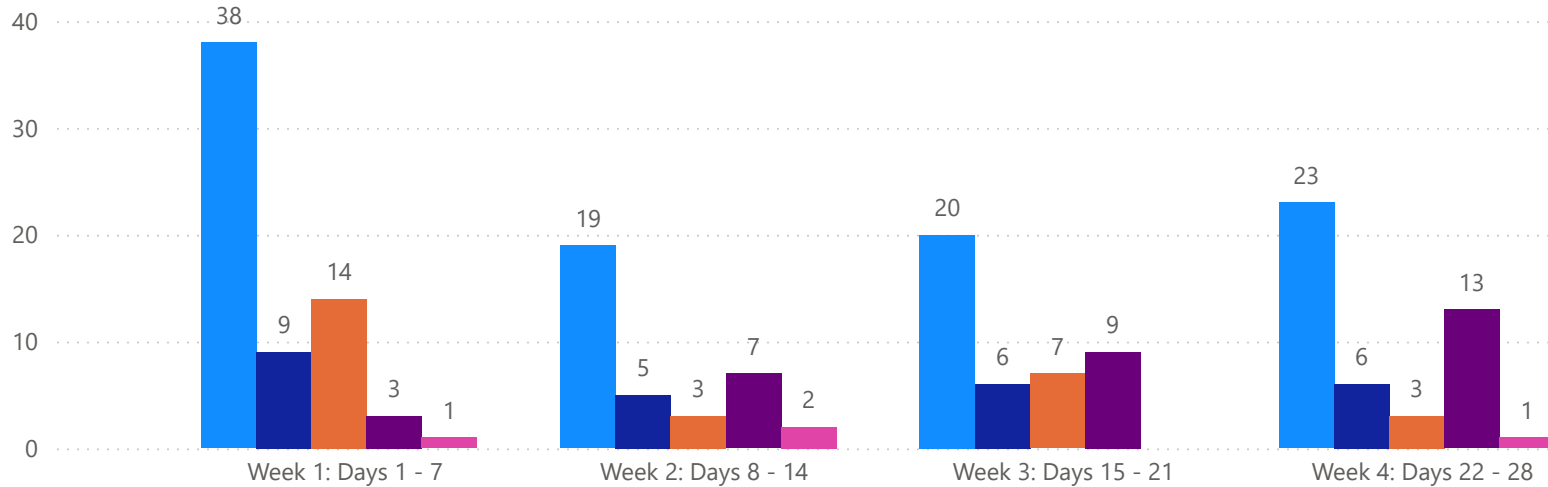


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDO

1/8/2025

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



TOTALS

MLS Status	4 Week Total
Active	100
Canceled	26
Pending	27
Sold	32
Temporarily Off-Market	4

DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	0
New Listings	4
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
Wednesday, January 08, 2025	\$367,000	2
Friday, January 03, 2025	\$262,000	1
Total	\$629,000	3

Closed Prior Year	Volume	Count
Monday, January 08, 2024	\$490,000	3
Friday, January 05, 2024	\$627,000	4
Thursday, January 04, 2024	\$327,000	2
Tuesday, January 02, 2024	\$200,000	1
Total	\$1,644,000	10

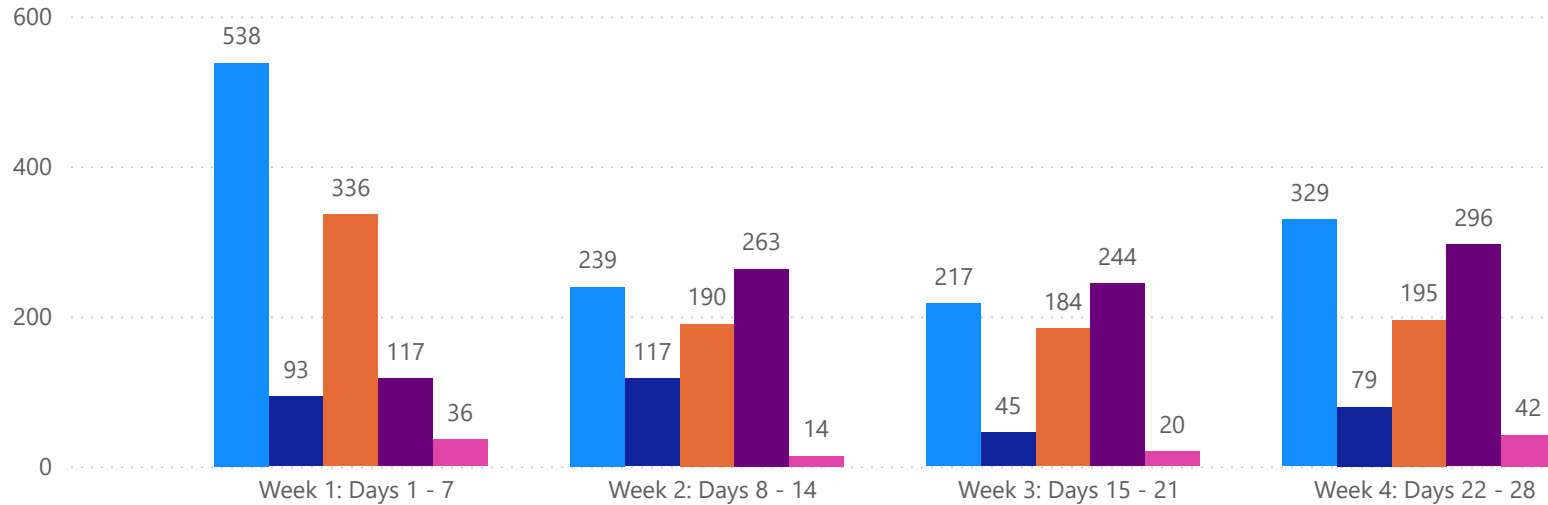


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOME

1/8/2025

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



TOTALS

MLS Status	4 Week Total
Active	1323
Canceled	334
Pending	905
Sold	920
Temporarily Off-Market	112

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	18	
New Listings	57	
Price Decrease	92	
Price Increase	10	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Wednesday, January 08, 2025	\$8,671,901	13	Monday, January 08, 2024	\$23,167,300	43
Tuesday, January 07, 2025	\$10,432,180	21	Sunday, January 07, 2024	\$395,000	1
Monday, January 06, 2025	\$10,593,395	24	Saturday, January 06, 2024	\$1,326,689	2
Saturday, January 04, 2025	\$2,409,000	2	Friday, January 05, 2024	\$26,584,139	50
Friday, January 03, 2025	\$14,908,381	36	Thursday, January 04, 2024	\$26,105,149	30
Thursday, January 02, 2025	\$10,313,750	21	Wednesday, January 03, 2024	\$15,738,985	33
Total	\$57,328,607	117	Tuesday, January 02, 2024	\$8,090,480	21
			Total	\$101,407,742	180

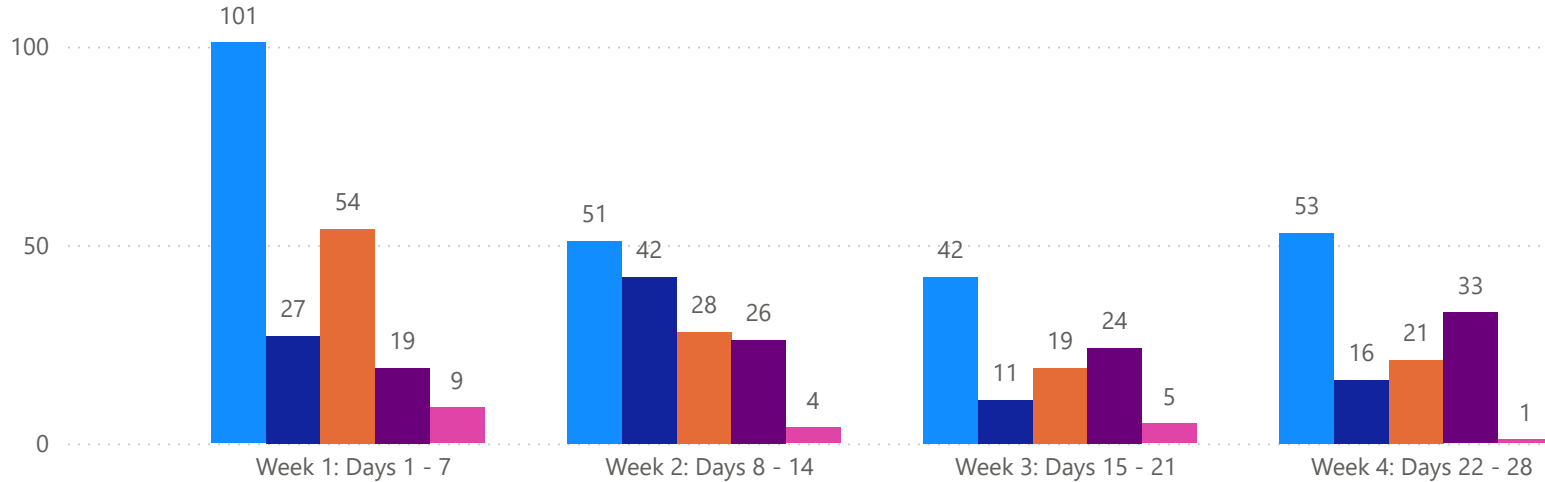


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDO

1/8/2025

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



TOTALS

MLS Status	4 Week Total
Active	247
Canceled	96
Pending	122
Sold	102
Temporarily Off-Market	19

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	1	
New Listings	6	
Price Decrease	14	
Price Increase	0	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Wednesday, January 08, 2025	\$291,000	2	Monday, January 08, 2024	\$748,500	3
Tuesday, January 07, 2025	\$2,650,000	2	Friday, January 05, 2024	\$2,357,700	6
Monday, January 06, 2025	\$1,657,500	5	Thursday, January 04, 2024	\$588,000	2
Friday, January 03, 2025	\$1,835,975	8	Wednesday, January 03, 2024	\$772,400	3
Thursday, January 02, 2025	\$482,000	2	Tuesday, January 02, 2024	\$967,500	4
Total	\$6,916,475	19	Total	\$5,434,100	18

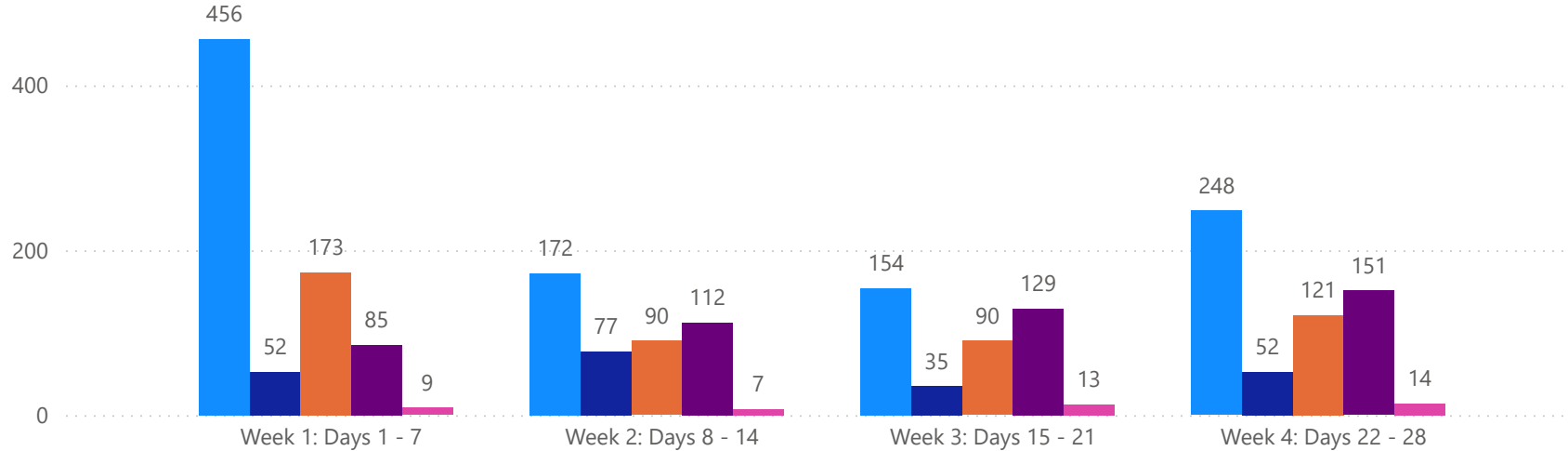


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOME

1/8/2025

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



TOTALS

MLS Status	4 Week Total
Active	1030
Canceled	216
Pending	474
Sold	477
Temporarily Off-Market	43

DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	7
New Listings	64
Price Decrease	63
Price Increase	2

*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
Wednesday, January 08, 2025	\$4,259,000	8	Monday, January 08, 2024	\$14,010,000	20
Tuesday, January 07, 2025	\$10,070,000	16	Saturday, January 06, 2024	\$3,044,300	3
Monday, January 06, 2025	\$13,824,600	21	Friday, January 05, 2024	\$33,020,162	29
Friday, January 03, 2025	\$15,565,769	27	Thursday, January 04, 2024	\$13,010,205	16
Thursday, January 02, 2025	\$13,172,400	13	Wednesday, January 03, 2024	\$15,266,602	19
Total	\$56,891,769	85	Tuesday, January 02, 2024	\$14,928,502	17
			Total	\$93,279,771	104

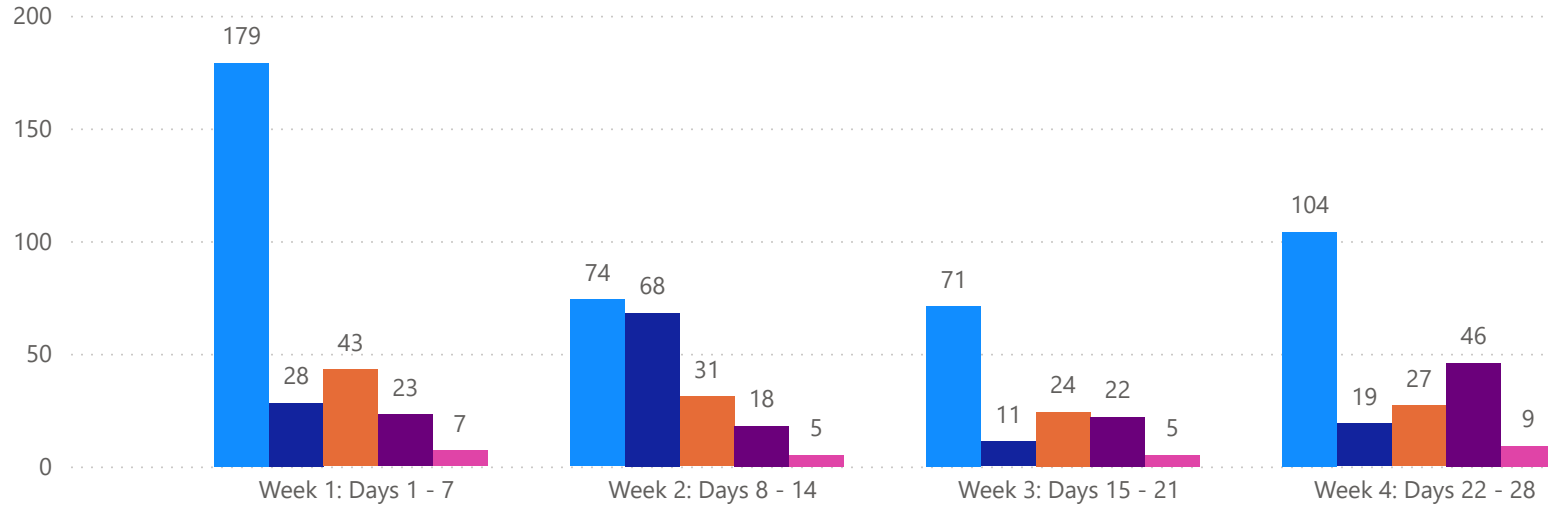


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDO

1/8/2025

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



TOTALS

MLS Status	4 Week Total
Active	428
Canceled	126
Pending	125
Sold	109
Temporarily Off-Market	26

DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	3
New Listings	14
Price Decrease	25
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
Wednesday, January 08, 2025	\$12,753,000	6	Monday, January 08, 2024	\$2,124,900	4
Tuesday, January 07, 2025	\$457,500	2	Friday, January 05, 2024	\$9,123,500	11
Monday, January 06, 2025	\$2,387,000	4	Thursday, January 04, 2024	\$6,267,220	7
Friday, January 03, 2025	\$44,959,900	9	Wednesday, January 03, 2024	\$5,193,000	9
Thursday, January 02, 2025	\$595,000	2	Tuesday, January 02, 2024	\$2,549,000	3
Total	\$61,152,400	23	Total	\$25,257,620	34

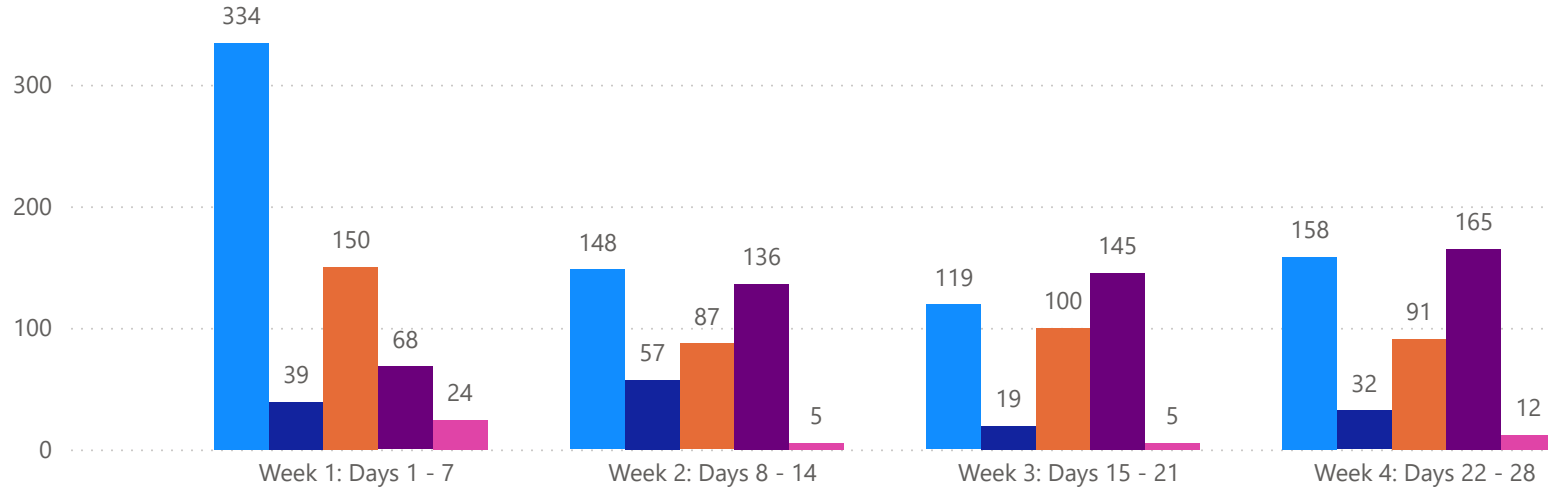


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOME

1/8/2025

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



TOTALS

MLS Status	4 Week Total
Active	759
Canceled	147
Pending	428
Sold	514
Temporarily Off-Market	46

DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	11
New Listings	41
Price Decrease	52
Price Increase	8

*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
Wednesday, January 08, 2025	\$4,413,900	7	Monday, January 08, 2024	\$7,984,310	12
Tuesday, January 07, 2025	\$8,511,160	10	Friday, January 05, 2024	\$11,153,620	18
Monday, January 06, 2025	\$16,638,521	24	Thursday, January 04, 2024	\$10,276,190	17
Saturday, January 04, 2025	\$600,000	1	Wednesday, January 03, 2024	\$6,551,685	6
Friday, January 03, 2025	\$9,060,280	16	Tuesday, January 02, 2024	\$4,994,114	6
Thursday, January 02, 2025	\$5,877,625	10	Total	\$40,959,919	59
Total	\$45,101,486	68			

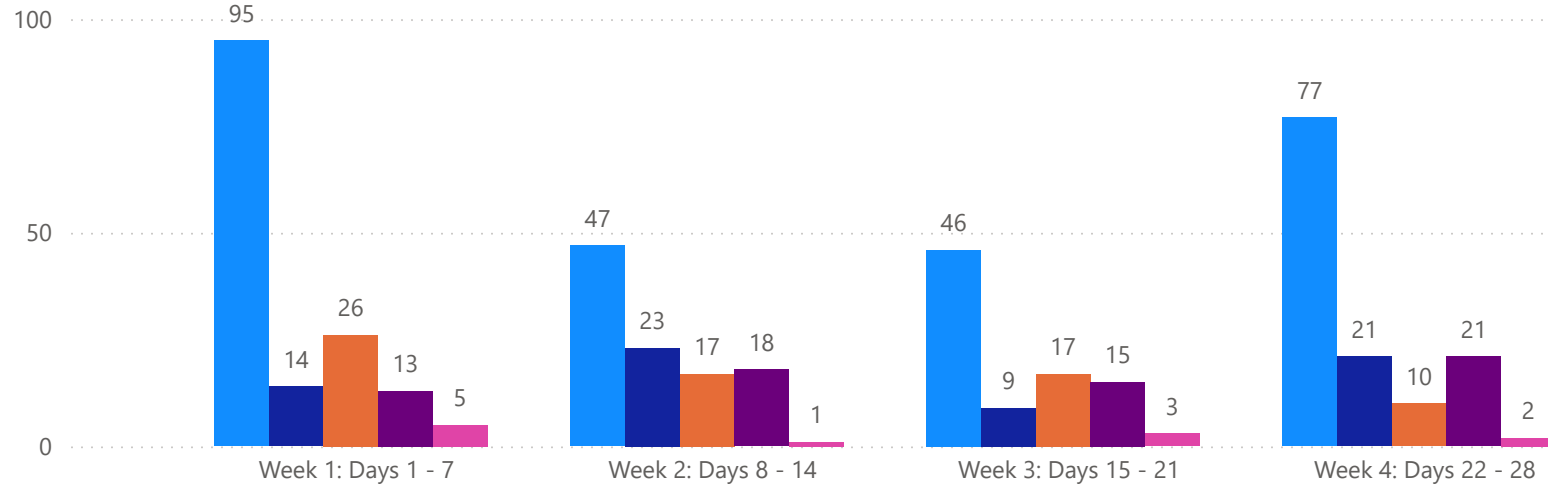


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDO

1/8/2025

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



TOTALS

MLS Status	4 Week Total
Active	265
Canceled	67
Pending	70
Sold	67
Temporarily Off-Market	11

DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	5
New Listings	10
Price Decrease	17
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
Wednesday, January 08, 2025	\$445,000	2	Monday, January 08, 2024	\$2,297,000	6
Tuesday, January 07, 2025	\$425,000	2	Friday, January 05, 2024	\$3,597,000	6
Monday, January 06, 2025	\$1,196,000	4	Thursday, January 04, 2024	\$1,245,000	5
Friday, January 03, 2025	\$1,031,200	5	Wednesday, January 03, 2024	\$946,000	2
Total	\$3,097,200	13	Tuesday, January 02, 2024	\$1,802,000	6
			Total	\$9,887,000	25

