



# 4 WEEK REAL ESTATE MARKET REPORT

Thursday, January 9, 2025

*As of: Friday, January 10, 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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- 8 Hillsborough County - Single Family Home
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- 10 Sarasota 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 9, 2025

as of: 1/10/2025



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

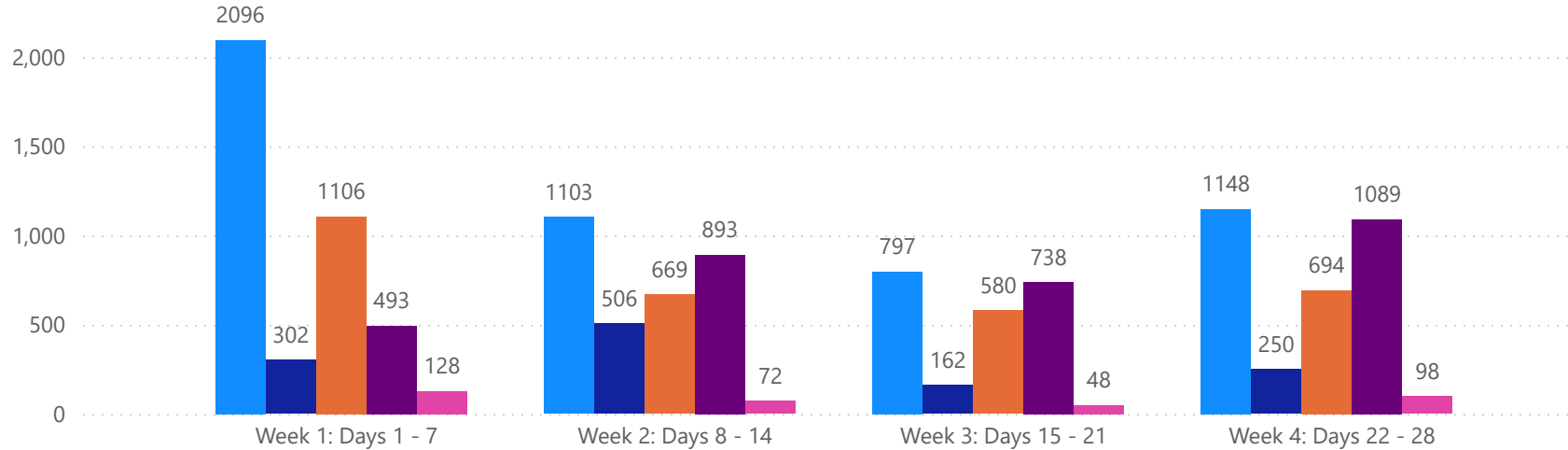
Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

# 4 WEEK REAL ESTATE MARKET REPORT

## TAMPA BAY - SINGLE FAMILY HOME

### 1/9/2025

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



### TOTALS

MLS Status	4 Week Total
Active	5144
Canceled	1220
Pending	3049
Sold	3213
Temporarily Off-Market	346

### DAILY MARKET CHANGE

Category	Sum of Total	
Back on the Market	60	*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)
New Listings	351	
Price Decrease	377	
Price Increase	46	

### 7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count
Thursday, January 09, 2025	\$22,381,200	42
Wednesday, January 08, 2025	\$42,502,172	77
Tuesday, January 07, 2025	\$58,217,709	108
Monday, January 06, 2025	\$70,958,578	118
Saturday, January 04, 2025	\$5,137,800	7
Friday, January 03, 2025	\$69,584,510	141
<b>Total</b>	<b>\$268,781,969</b>	<b>493</b>

Closed Prior Year	Volume	Count
Tuesday, January 09, 2024	\$40,451,655	82
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
<b>Total</b>	<b>\$355,192,718</b>	<b>584</b>

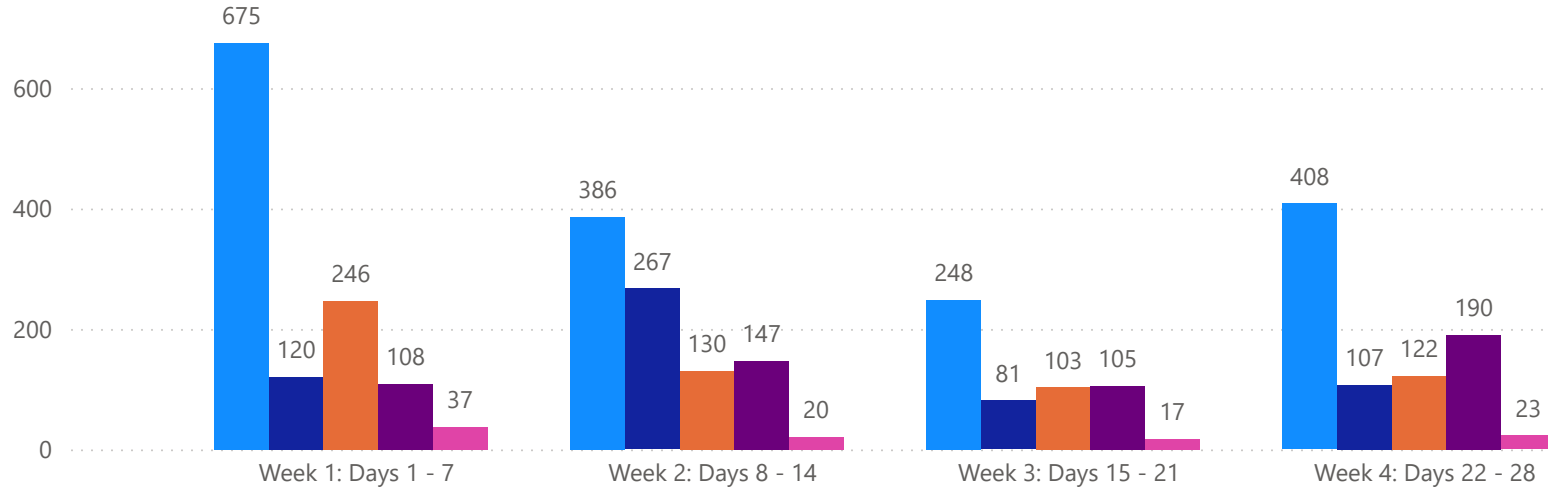


# 4 WEEK REAL ESTATE MARKET REPORT

## TAMPA BAY - CONDO

### 1/9/2025

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



### TOTALS

MLS Status	4 Week Total
Active	1717
Canceled	575
Pending	601
Sold	550
Temporarily Off-Market	97

### DAILY MARKET CHANGE

Category	Sum of Total	
Back on the Market	16	*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)
New Listings	93	
Price Decrease	108	
Price Increase	5	

### 7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Thursday, January 09, 2025	\$7,175,000	10	Tuesday, January 09, 2024	\$10,012,900	17
Wednesday, January 08, 2025	\$15,440,500	19	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	\$10,589,400	25	Saturday, January 06, 2024	\$230,500	1
Friday, January 03, 2025	\$55,488,075	36	Friday, January 05, 2024	\$22,103,400	45
<b>Total</b>	<b>\$95,194,375</b>	<b>108</b>	Thursday, January 04, 2024	\$12,774,317	28
			Wednesday, January 03, 2024	\$11,952,650	23
			<b>Total</b>	<b>\$65,984,167</b>	<b>138</b>

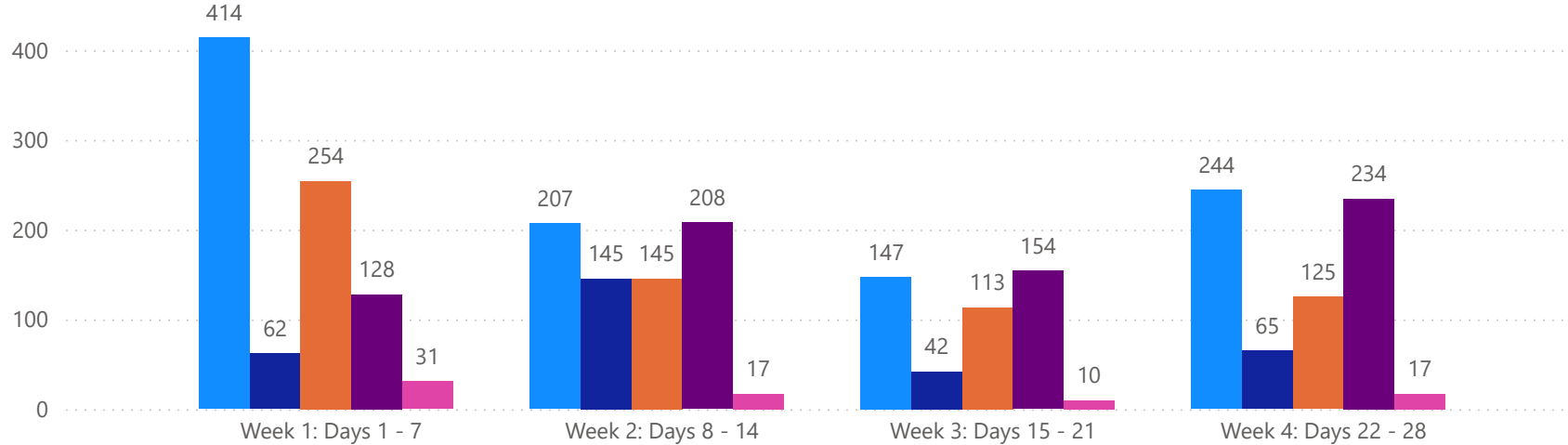


# 4 WEEK REAL ESTATE MARKET REPORT

## PINELLAS COUNTY - SINGLE FAMILY HOME

### 1/9/2025

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



### TOTALS

MLS Status	4 Week Total
Active	1012
Canceled	314
Pending	637
Sold	724
Temporarily Off-Market	75

### DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	13
New Listings	81
Price Decrease	77
Price Increase	5

\*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 09, 2025	\$5,281,500	10	Tuesday, January 09, 2024	\$6,394,500	13
Wednesday, January 08, 2025	\$7,299,951	16	Monday, January 08, 2024	\$10,635,600	20
Tuesday, January 07, 2025	\$19,169,000	35	Friday, January 05, 2024	\$31,087,200	50
Monday, January 06, 2025	\$20,881,000	27	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	<b>Total</b>	<b>\$69,676,433</b>	<b>119</b>
<b>Total</b>	<b>\$74,869,351</b>	<b>128</b>			

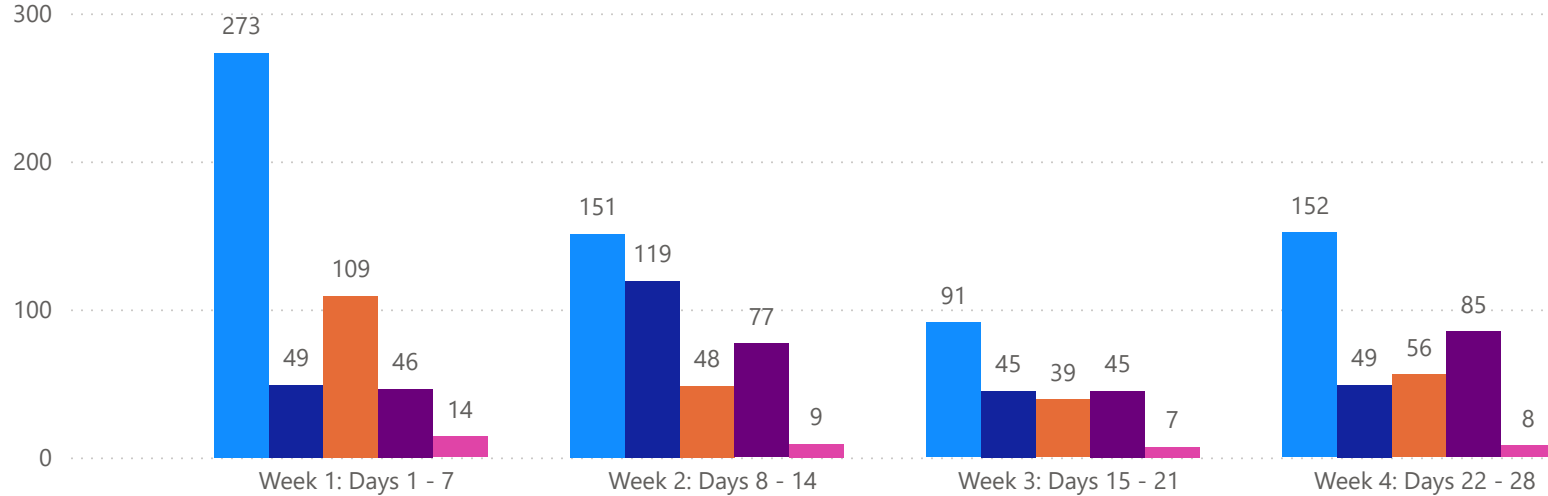


# 4 WEEK REAL ESTATE MARKET REPORT

## PINELLAS COUNTY - CONDO

### 1/9/2025

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



### TOTALS

MLS Status	4 Week Total
Active	667
Canceled	262
Pending	252
Sold	253
Temporarily Off-Market	38

### DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	6
New Listings	37
Price Decrease	53
Price Increase	3

\*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 09, 2025	\$3,755,000	6	Tuesday, January 09, 2024	\$5,679,000	8
Wednesday, January 08, 2025	\$995,500	4	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
<b>Total</b>	<b>\$20,127,300</b>	<b>46</b>	Thursday, January 04, 2024	\$4,347,097	12
			Wednesday, January 03, 2024	\$5,041,250	9
			<b>Total</b>	<b>\$24,946,047</b>	<b>56</b>

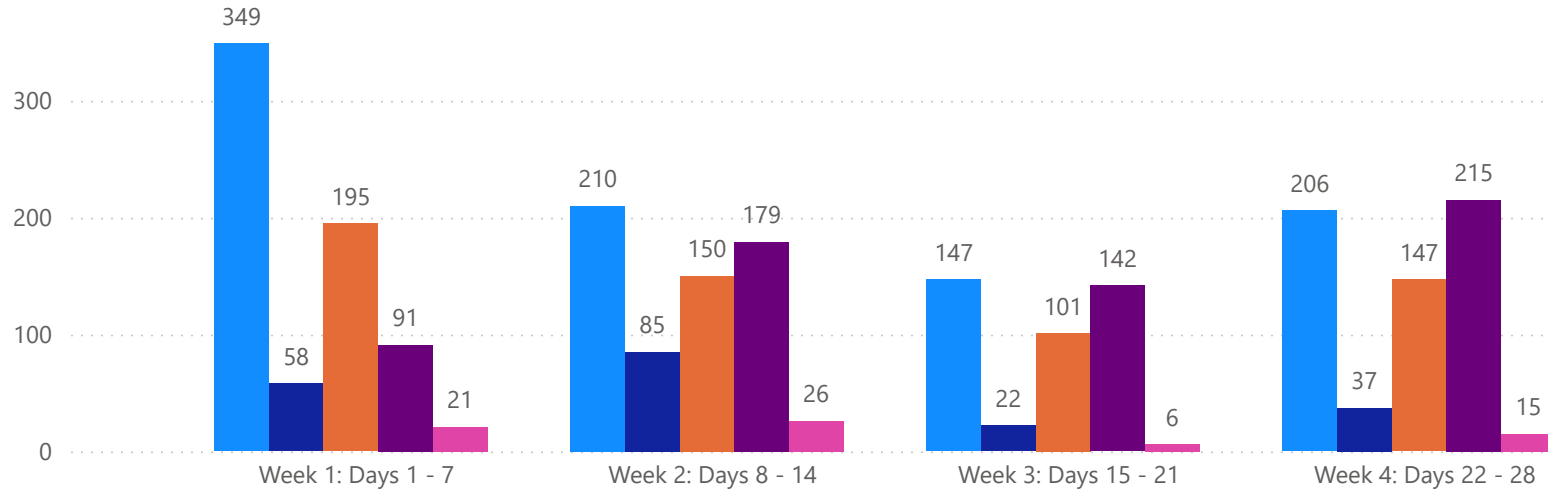


# 4 WEEK REAL ESTATE MARKET REPORT

## PASCO COUNTY - SINGLE FAMILY HOME

### 1/9/2025

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



### TOTALS

MLS Status	4 Week Total
Active	912
Canceled	202
Pending	593
Sold	627
Temporarily Off-Market	68

### DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	14
New Listings	44
Price Decrease	61
Price Increase	6

\*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 09, 2025	\$1,979,800	6	Tuesday, January 09, 2024	\$5,953,661	13
Wednesday, January 08, 2025	\$6,237,845	17	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	\$8,721,062	21	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
<b>Total</b>	<b>\$34,836,156</b>	<b>91</b>	Wednesday, January 03, 2024	\$4,287,970	15
			<b>Total</b>	<b>\$49,778,455</b>	<b>110</b>

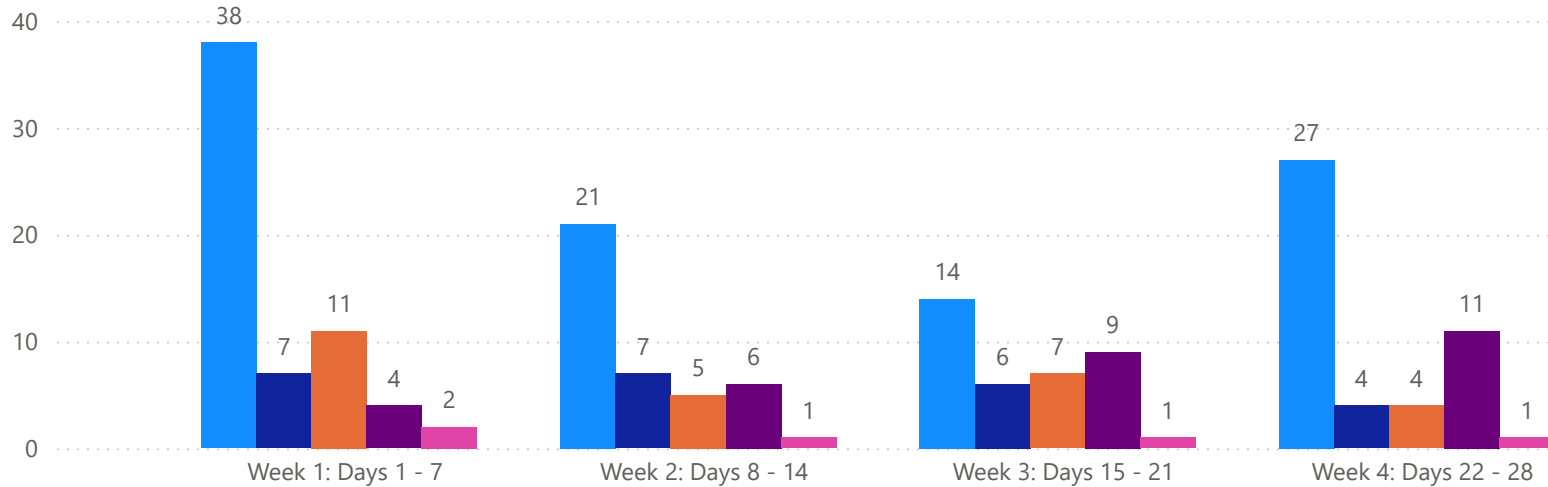


# 4 WEEK REAL ESTATE MARKET REPORT

## PASCO COUNTY - CONDO

### 1/9/2025

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



### TOTALS

MLS Status	4 Week Total
Active	100
Canceled	24
Pending	27
Sold	30
Temporarily Off-Market	5

### DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	0
New Listings	3
Price Decrease	8
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	\$517,000	3
Friday, January 03, 2025	\$262,000	1
<b>Total</b>	<b>\$779,000</b>	<b>4</b>

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
<b>Total</b>	<b>\$1,444,000</b>	<b>9</b>



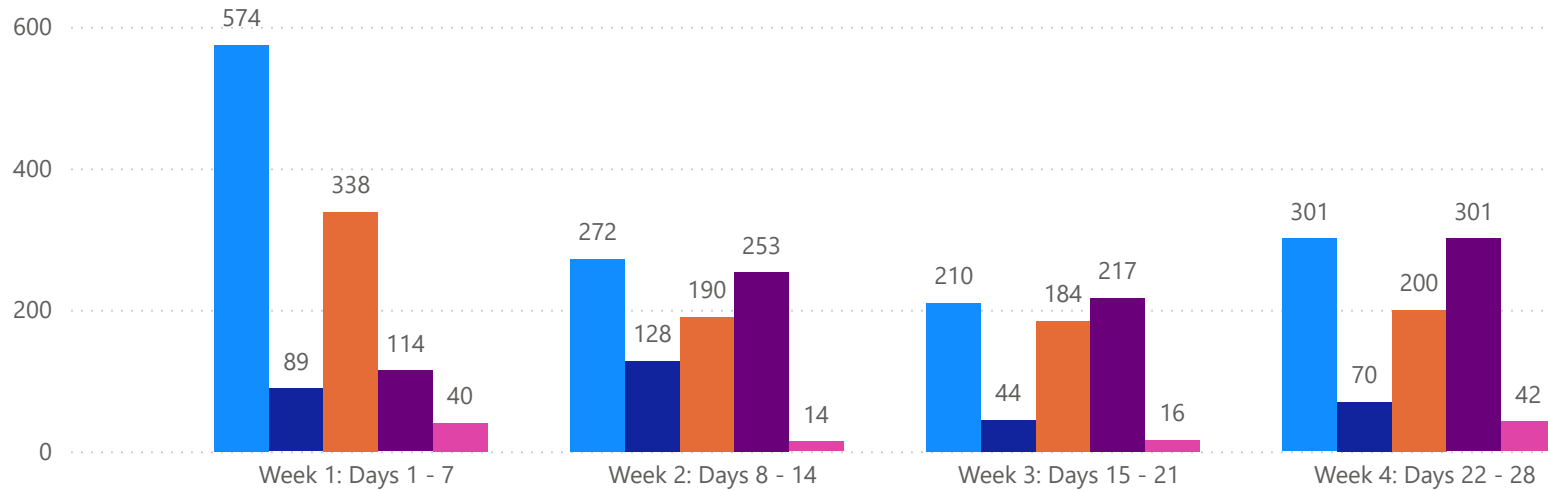


# 4 WEEK REAL ESTATE MARKET REPORT

## HILLSBOROUGH COUNTY - SINGLE FAMILY HOME

### 1/9/2025

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



### TOTALS

MLS Status	4 Week Total
Active	1357
Canceled	331
Pending	912
Sold	885
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	17	
New Listings	87	
Price Decrease	76	
Price Increase	8	

### 7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Thursday, January 09, 2025	\$3,775,700	9	Tuesday, January 09, 2024	\$13,486,915	29
Wednesday, January 08, 2025	\$11,171,901	19	Monday, January 08, 2024	\$23,167,300	43
Tuesday, January 07, 2025	\$11,397,180	23	Sunday, January 07, 2024	\$395,000	1
Monday, January 06, 2025	\$10,893,395	25	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
<b>Total</b>	<b>\$54,555,557</b>	<b>114</b>	Wednesday, January 03, 2024	\$15,738,985	33
			<b>Total</b>	<b>\$106,804,177</b>	<b>188</b>

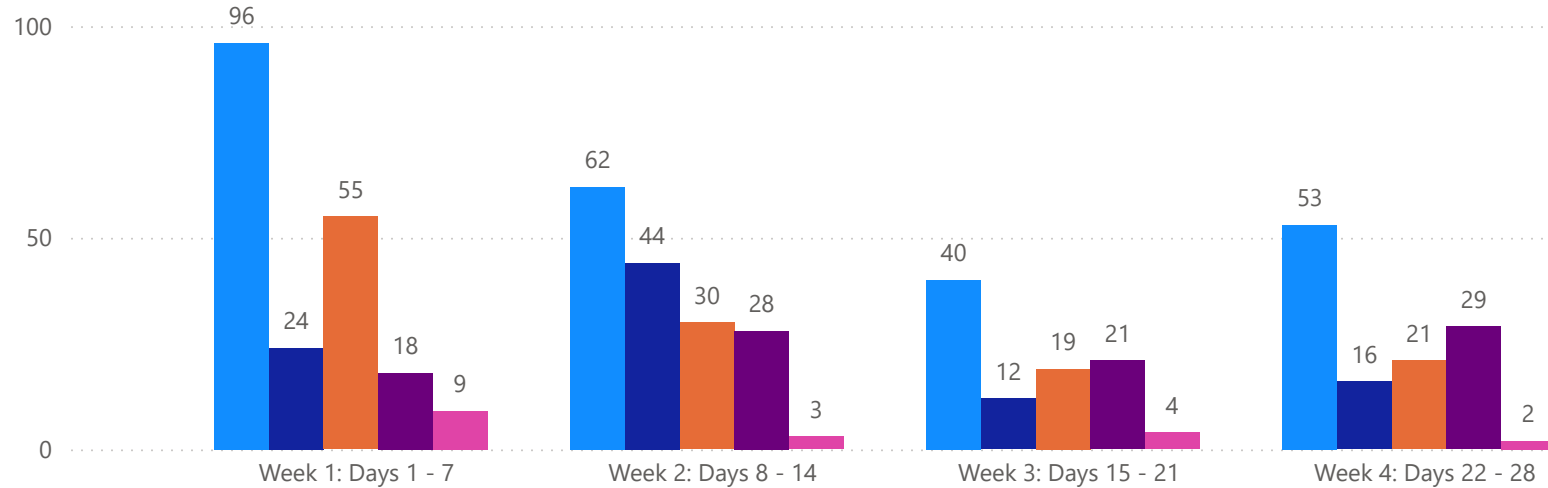


# 4 WEEK REAL ESTATE MARKET REPORT

## HILLSBOROUGH COUNTY - CONDO

### 1/9/2025

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



### TOTALS

MLS Status	4 Week Total
Active	251
Canceled	96
Pending	125
Sold	96
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	4	
New Listings	12	
Price Decrease	11	
Price Increase	0	

### 7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Wednesday, January 08, 2025	\$540,000	3	Tuesday, January 09, 2024	\$868,900	4
Tuesday, January 07, 2025	\$2,650,000	2	Monday, January 08, 2024	\$748,500	3
Monday, January 06, 2025	\$1,657,500	5	Friday, January 05, 2024	\$2,357,700	6
Friday, January 03, 2025	\$1,835,975	8	Thursday, January 04, 2024	\$588,000	2
<b>Total</b>	<b>\$6,683,475</b>	<b>18</b>	Wednesday, January 03, 2024	\$772,400	3
			<b>Total</b>	<b>\$5,335,500</b>	<b>18</b>

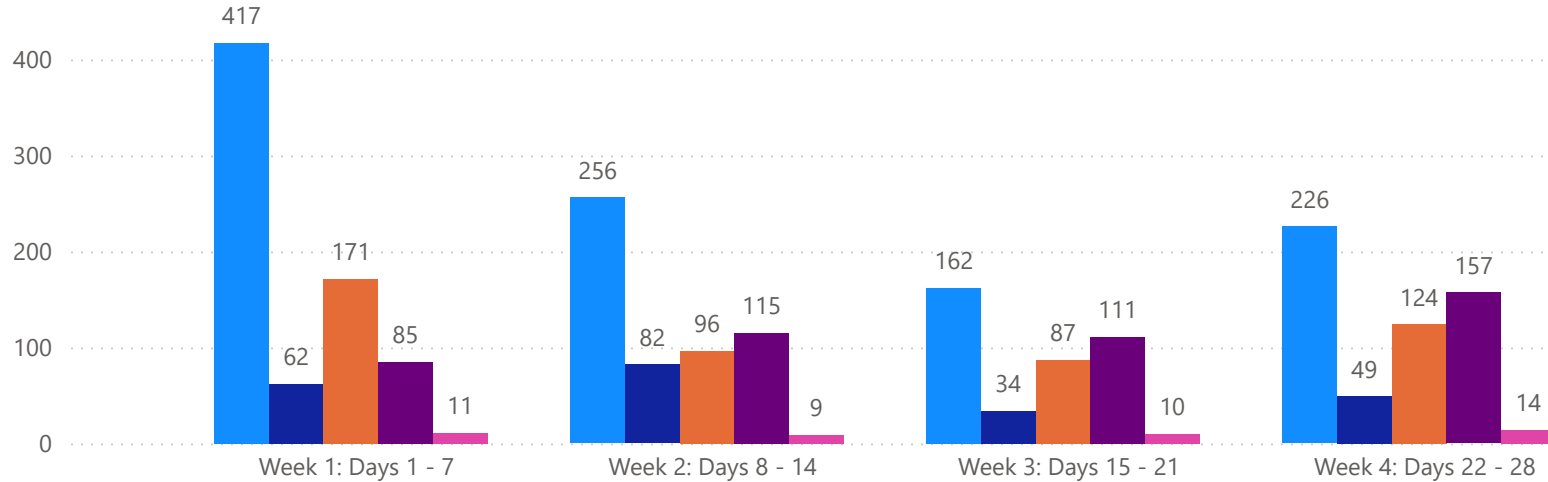


# 4 WEEK REAL ESTATE MARKET REPORT

## SARASOTA COUNTY - SINGLE FAMILY HOME

### 1/9/2025

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



### TOTALS

MLS Status	4 Week Total
Active	1061
Canceled	227
Pending	478
Sold	468
Temporarily Off-Market	44

### DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	8
New Listings	79
Price Decrease	51
Price Increase	15

\*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 09, 2025	\$2,424,586	6	Tuesday, January 09, 2024	\$6,328,899	13
Wednesday, January 08, 2025	\$8,497,075	13	Monday, January 08, 2024	\$14,010,000	20
Tuesday, January 07, 2025	\$10,320,000	17	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	\$16,164,669	28	Thursday, January 04, 2024	\$13,010,205	16
<b>Total</b>	<b>\$51,230,930</b>	<b>85</b>	Wednesday, January 03, 2024	\$15,266,602	19
			<b>Total</b>	<b>\$84,680,168</b>	<b>100</b>

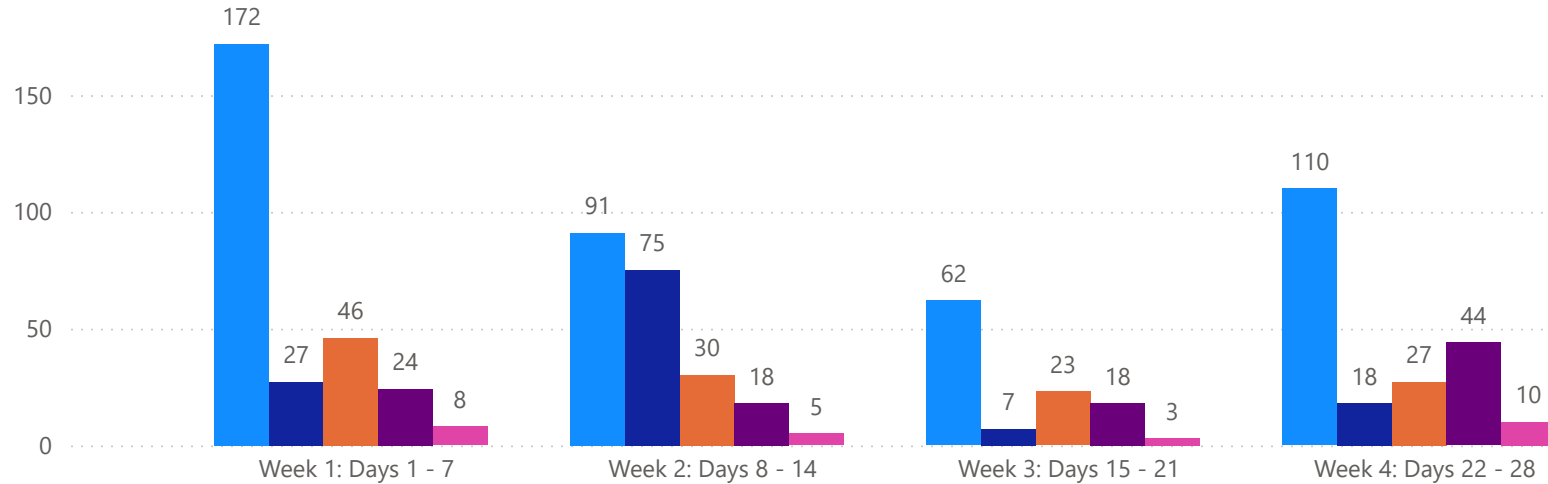


# 4 WEEK REAL ESTATE MARKET REPORT

## SARASOTA COUNTY - CONDO

### 1/9/2025

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



### TOTALS

MLS Status	4 Week Total
Active	435
Canceled	127
Pending	126
Sold	104
Temporarily Off-Market	26

### DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	3
New Listings	26
Price Decrease	19
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
Thursday, January 09, 2025	\$2,735,000	2	Tuesday, January 09, 2024	\$2,860,000	3
Wednesday, January 08, 2025	\$12,943,000	7	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
<b>Total</b>	<b>\$63,482,400</b>	<b>24</b>	<b>Total</b>	<b>\$25,568,620</b>	<b>34</b>

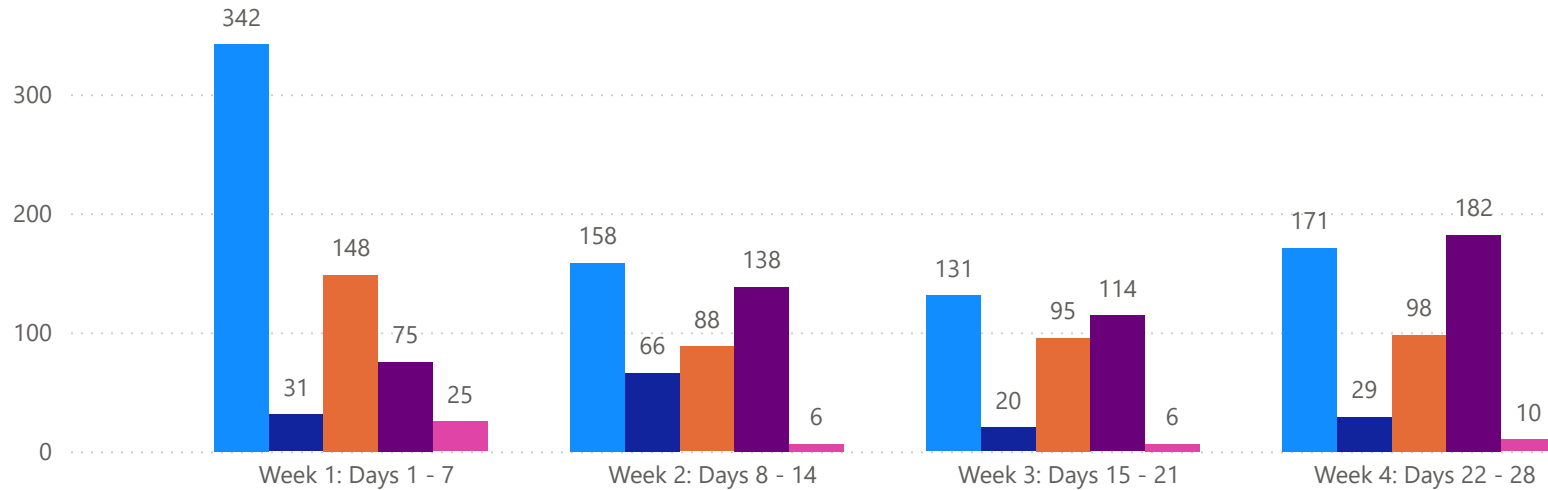


# 4 WEEK REAL ESTATE MARKET REPORT

## MANATEE COUNTY - SINGLE FAMILY HOME

### 1/9/2025

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



### TOTALS

MLS Status	4 Week Total
Active	802
Canceled	146
Pending	429
Sold	509
Temporarily Off-Market	47

### DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	8
New Listings	60
Price Decrease	112
Price Increase	12

\*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 09, 2025	\$8,919,614	11	Tuesday, January 09, 2024	\$8,287,680	14
Wednesday, January 08, 2025	\$9,295,400	12	Monday, January 08, 2024	\$7,984,310	12
Tuesday, January 07, 2025	\$8,776,160	11	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	<b>Total</b>	<b>\$44,253,485</b>	<b>67</b>
<b>Total</b>	<b>\$53,289,975</b>	<b>75</b>			

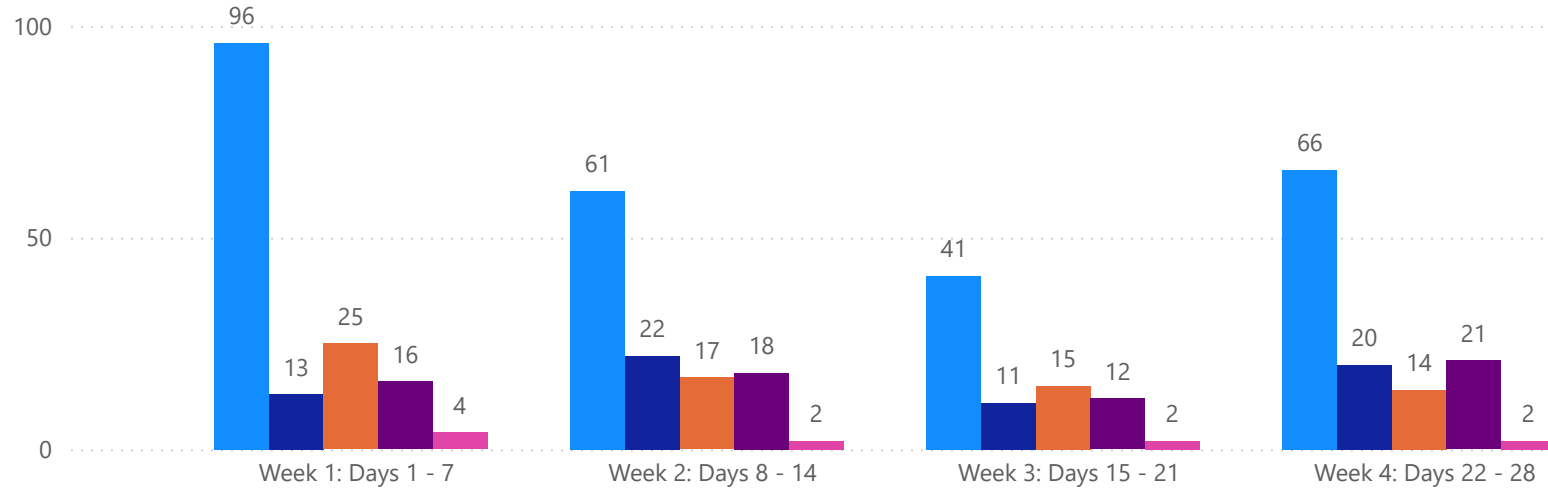


# 4 WEEK REAL ESTATE MARKET REPORT

## MANATEE COUNTY - CONDO

### 1/9/2025

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



### TOTALS

MLS Status	4 Week Total
Active	264
Canceled	66
Pending	71
Sold	67
Temporarily Off-Market	10

### DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	3
New Listings	15
Price Decrease	17
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
Thursday, January 09, 2025	\$685,000	2	Tuesday, January 09, 2024	\$605,000	2
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	\$1,536,000	5	Thursday, January 04, 2024	\$1,245,000	5
Friday, January 03, 2025	\$1,031,200	5	Wednesday, January 03, 2024	\$946,000	2
<b>Total</b>	<b>\$4,122,200</b>	<b>16</b>	<b>Total</b>	<b>\$8,690,000</b>	<b>21</b>

