



4 WEEK REAL ESTATE MARKET REPORT

Monday, January 20, 2025

As of: Tuesday, January 21, 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

Monday, January 20, 2025

as of: 1/21/2025



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

Day 28: Monday, December 30, 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

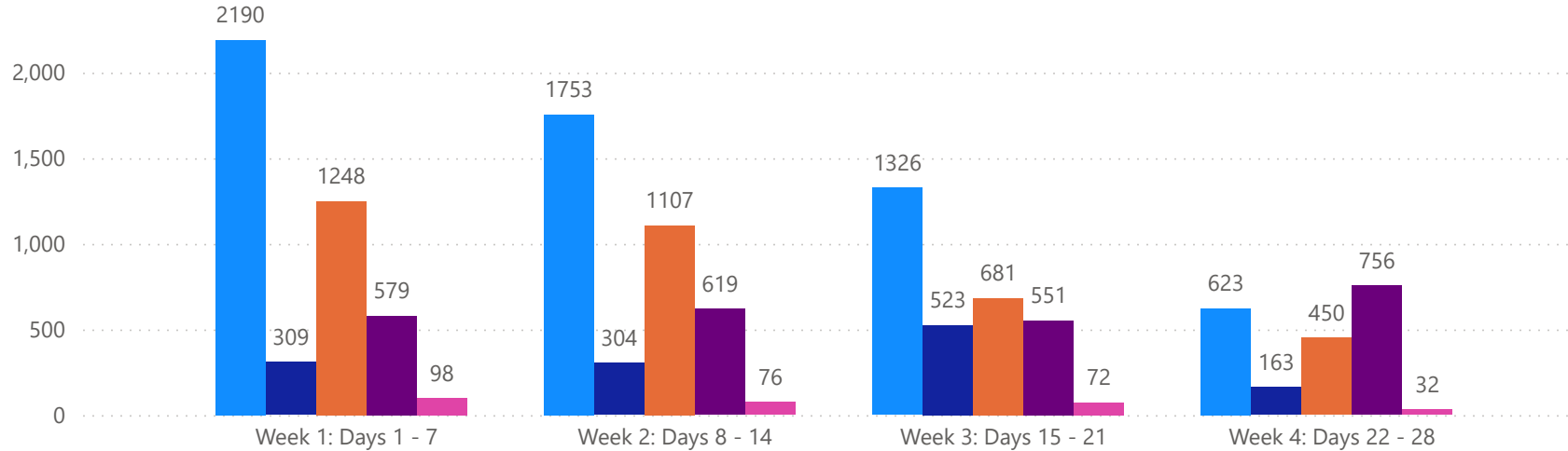
Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOME

1/20/2025

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



TOTALS

MLS Status	4 Week Total
Active	5892
Canceled	1299
Pending	3486
Sold	2505
Temporarily Off-Market	278

DAILY MARKET CHANGE

Category	Sum of Total	
Back on the Market	55	*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)
New Listings	198	
Price Decrease	266	
Price Increase	20	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count
Monday, January 20, 2025	\$940,000	2
Saturday, January 18, 2025	\$345,000	1
Friday, January 17, 2025	\$105,458,068	192
Thursday, January 16, 2025	\$62,585,648	117
Wednesday, January 15, 2025	\$110,038,337	173
Tuesday, January 14, 2025	\$46,829,074	94
Total	\$326,196,127	579

Closed Prior Year	Volume	Count
Saturday, January 20, 2024	\$5,882,250	10
Friday, January 19, 2024	\$113,269,768	206
Thursday, January 18, 2024	\$70,522,682	114
Wednesday, January 17, 2024	\$64,104,162	98
Tuesday, January 16, 2024	\$105,039,538	170
Monday, January 15, 2024	\$8,202,690	19
Sunday, January 14, 2024	\$680,000	1
Total	\$367,701,090	618

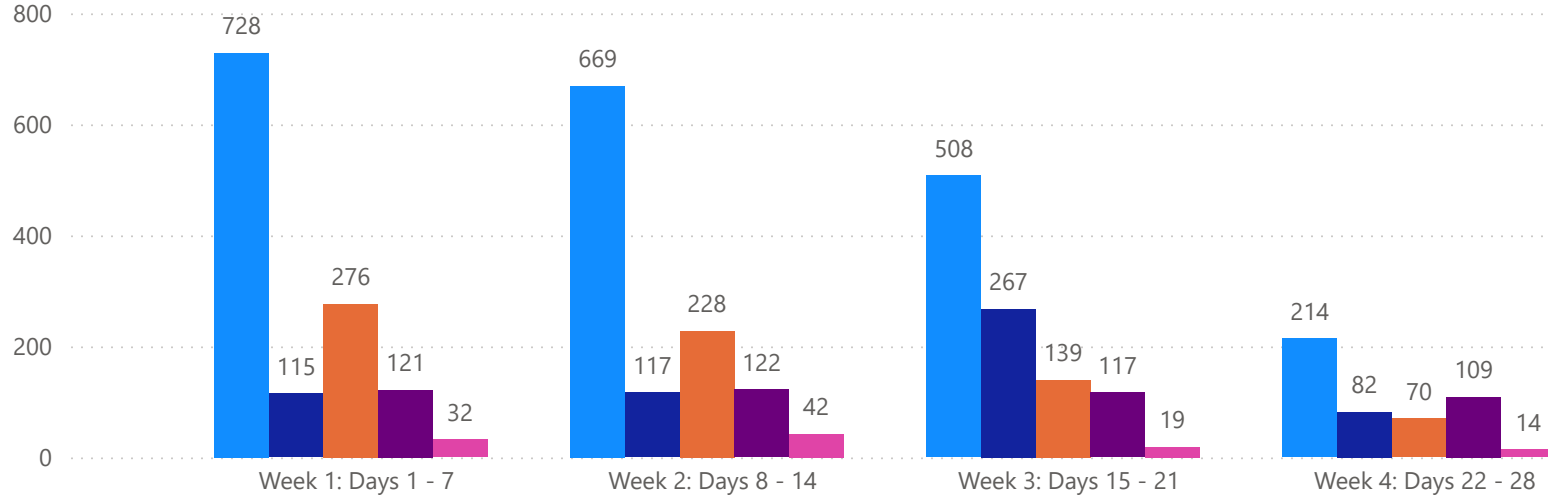


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDO

1/20/2025

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



TOTALS

MLS Status	4 Week Total
Active	2119
Canceled	581
Pending	713
Sold	469
Temporarily Off-Market	107

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	44	
Price Decrease	72	
Price Increase	2	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Monday, January 20, 2025	\$195,000	1	Saturday, January 20, 2024	\$219,000	1
Saturday, January 18, 2025	\$299,900	1	Friday, January 19, 2024	\$17,847,625	43
Friday, January 17, 2025	\$17,592,300	43	Thursday, January 18, 2024	\$8,572,500	22
Thursday, January 16, 2025	\$10,973,500	20	Wednesday, January 17, 2024	\$13,711,234	22
Wednesday, January 15, 2025	\$24,198,700	43	Tuesday, January 16, 2024	\$30,393,900	44
Tuesday, January 14, 2025	\$4,584,500	13	Monday, January 15, 2024	\$1,390,000	5
Total	\$57,843,900	121	Total	\$72,134,259	137

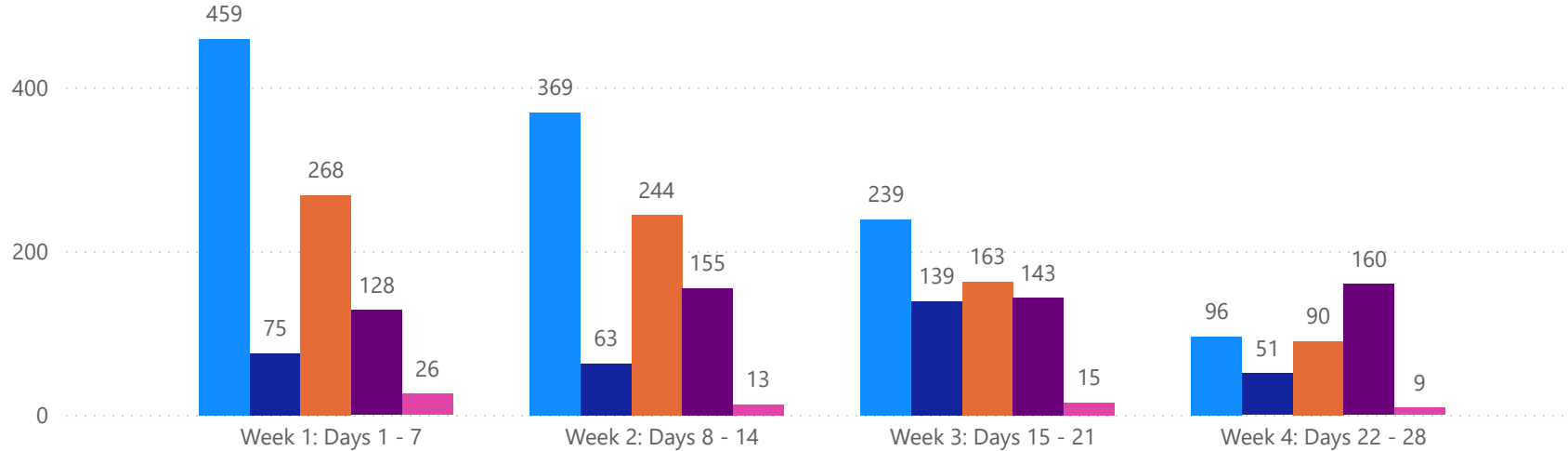


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOME

1/20/2025

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



TOTALS

MLS Status	4 Week Total
Active	1163
Canceled	328
Pending	765
Sold	586
Temporarily Off-Market	63

DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	16
New Listings	34
Price Decrease	64
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
Saturday, January 18, 2025	\$345,000	1	Saturday, January 20, 2024	\$1,600,000	3
Friday, January 17, 2025	\$30,437,000	46	Friday, January 19, 2024	\$28,809,500	50
Thursday, January 16, 2025	\$17,791,800	33	Thursday, January 18, 2024	\$10,115,000	20
Wednesday, January 15, 2025	\$19,078,463	31	Wednesday, January 17, 2024	\$13,667,900	15
Tuesday, January 14, 2025	\$9,129,295	17	Tuesday, January 16, 2024	\$15,898,400	24
Total	\$76,781,558	128	Monday, January 15, 2024	\$1,364,000	4
			Total	\$71,454,800	116

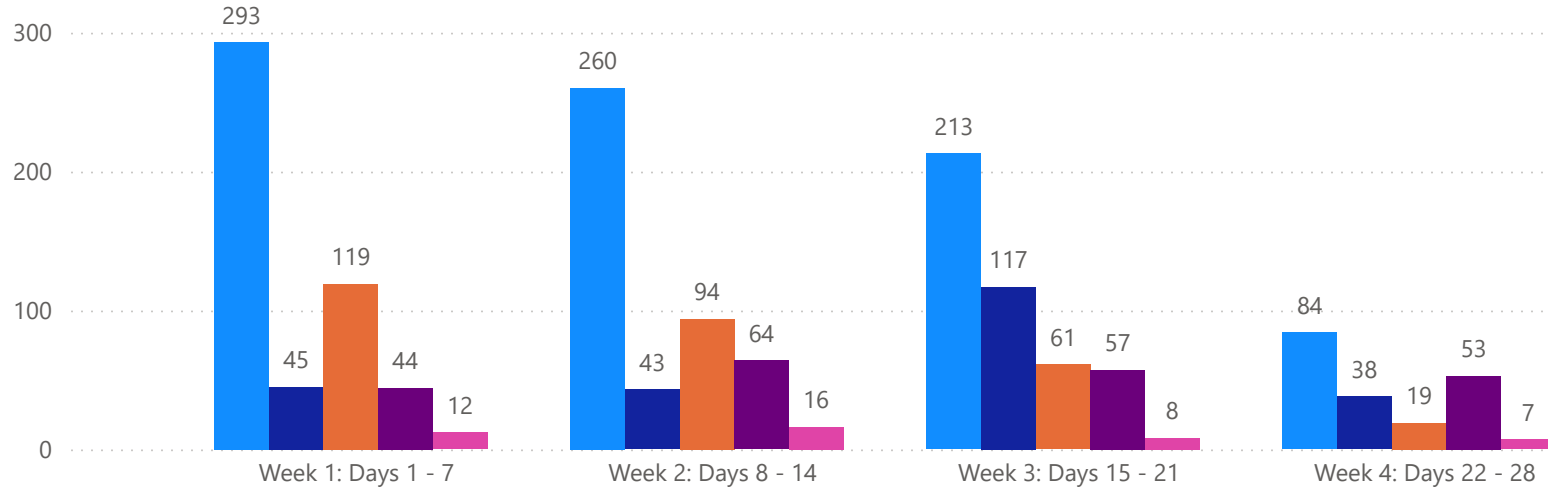


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDO

1/20/2025

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



TOTALS

MLS Status	4 Week Total
Active	850
Canceled	243
Pending	293
Sold	218
Temporarily Off-Market	43

DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	7
New Listings	18
Price Decrease	28
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
Saturday, January 18, 2025	\$299,900	1	Friday, January 19, 2024	\$9,534,500	20
Friday, January 17, 2025	\$5,018,400	15	Thursday, January 18, 2024	\$1,519,000	6
Thursday, January 16, 2025	\$3,300,500	5	Wednesday, January 17, 2024	\$1,675,000	7
Wednesday, January 15, 2025	\$6,808,300	18	Tuesday, January 16, 2024	\$12,316,700	20
Tuesday, January 14, 2025	\$685,000	5	Monday, January 15, 2024	\$1,220,000	4
Total	\$16,112,100	44	Total	\$26,265,200	57

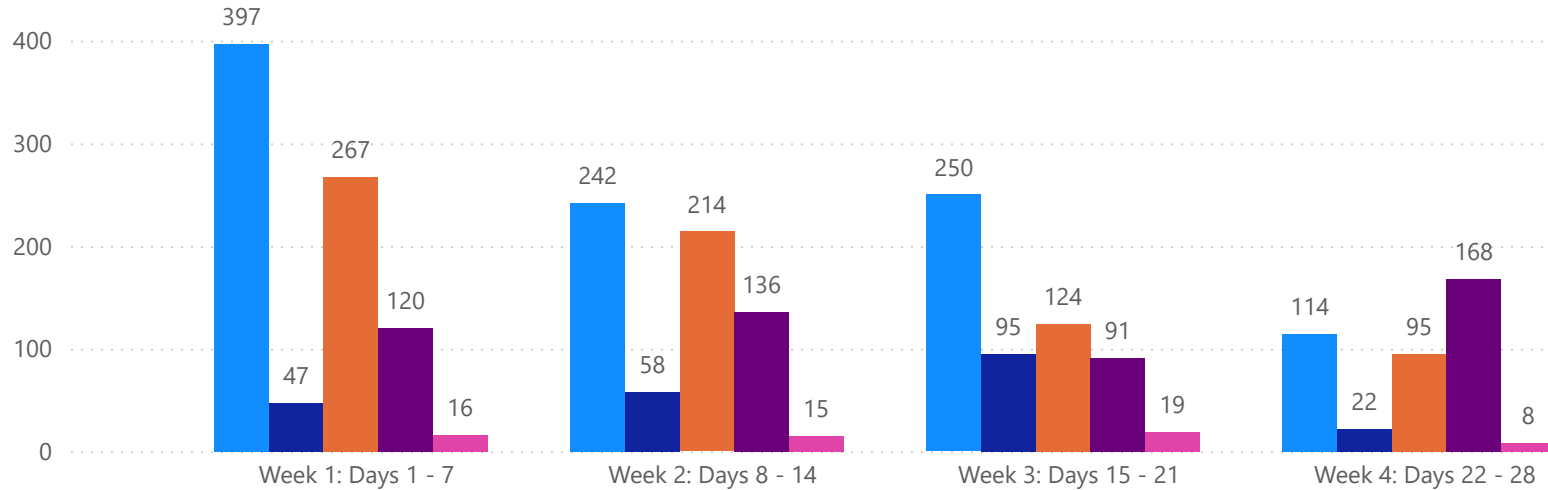


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOME

1/20/2025

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



TOTALS

MLS Status	4 Week Total
Active	1003
Canceled	222
Pending	700
Sold	515
Temporarily Off-Market	58

DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	9
New Listings	29
Price Decrease	44
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 20, 2025	\$940,000	2	Saturday, January 20, 2024	\$2,625,060	4
Friday, January 17, 2025	\$17,839,055	42	Friday, January 19, 2024	\$12,572,350	30
Thursday, January 16, 2025	\$7,690,621	22	Thursday, January 18, 2024	\$8,185,456	21
Wednesday, January 15, 2025	\$15,780,328	33	Wednesday, January 17, 2024	\$10,437,555	23
Tuesday, January 14, 2025	\$8,010,959	21	Tuesday, January 16, 2024	\$15,816,479	37
Total	\$50,260,963	120	Monday, January 15, 2024	\$564,900	2
			Total	\$50,201,800	117

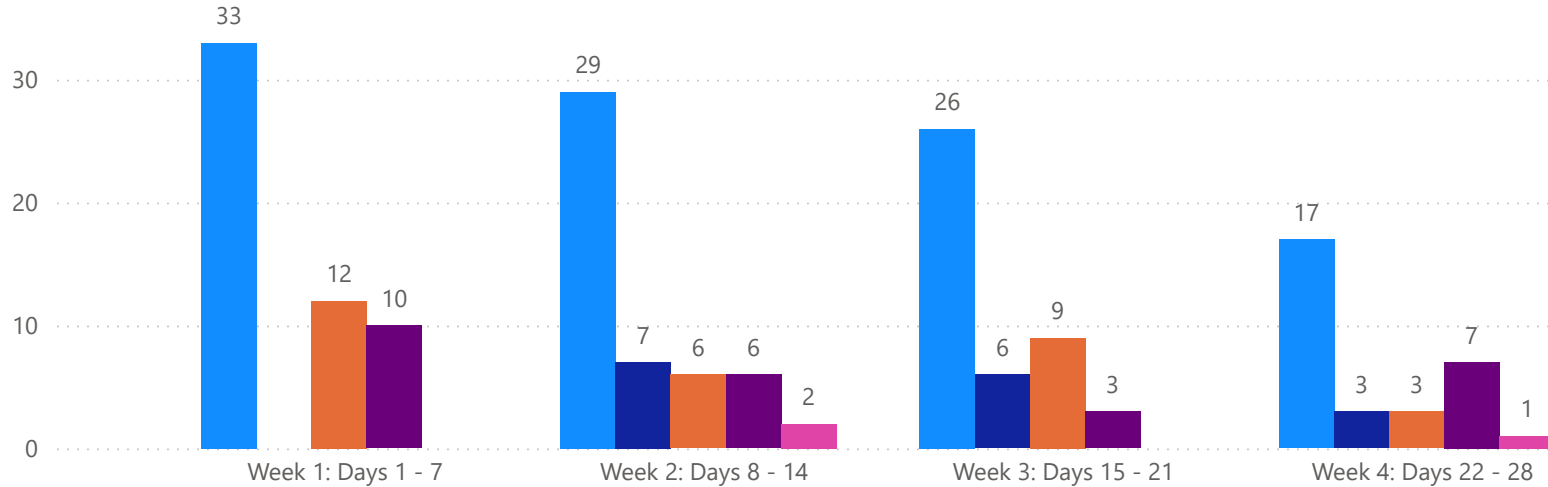


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDO

1/20/2025

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



TOTALS

MLS Status	4 Week Total
Active	105
Canceled	16
Pending	30
Sold	26
Temporarily Off-Market	3

DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	0
New Listings	2
Price Decrease	4
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
Friday, January 17, 2025	\$716,500	4	Friday, January 19, 2024	\$160,000	1
Thursday, January 16, 2025	\$235,000	2	Thursday, January 18, 2024	\$105,000	1
Wednesday, January 15, 2025	\$480,000	2	Wednesday, January 17, 2024	\$170,000	1
Tuesday, January 14, 2025	\$300,000	2	Tuesday, January 16, 2024	\$435,000	2
Total	\$1,731,500	10	Monday, January 15, 2024	\$170,000	1
			Total	\$1,040,000	6

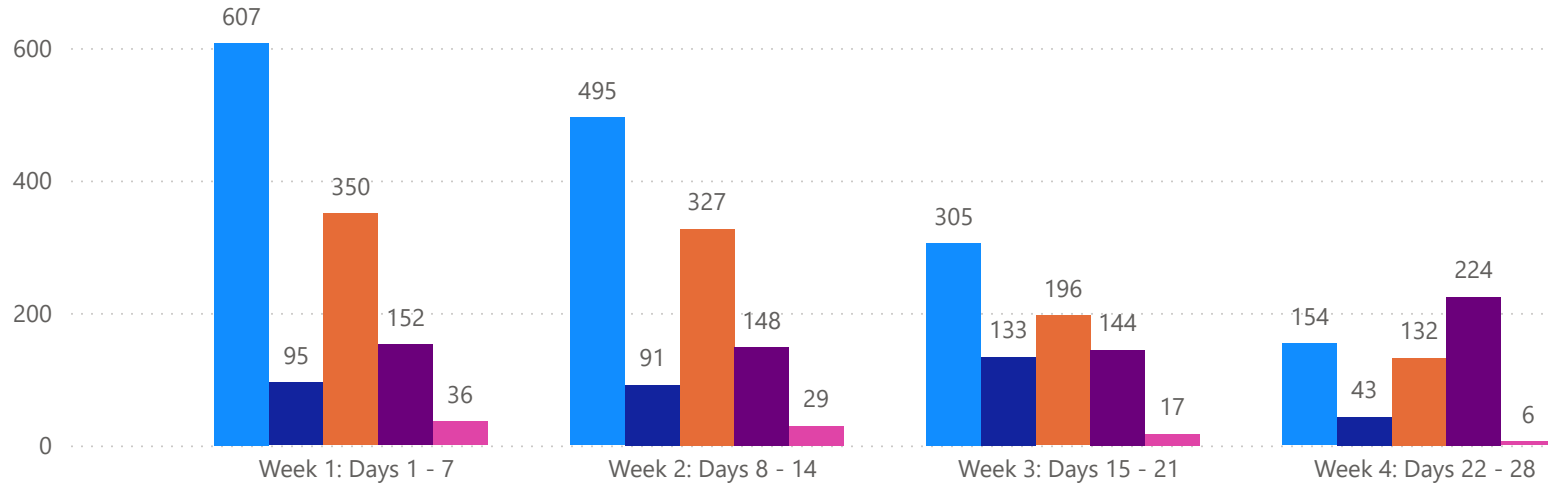


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOME

1/20/2025

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



TOTALS

MLS Status	4 Week Total
Active	1561
Canceled	362
Pending	1005
Sold	668
Temporarily Off-Market	88

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	15	
New Listings	50	
Price Decrease	54	
Price Increase	12	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Friday, January 17, 2025	\$26,766,968	52	Saturday, January 20, 2024	\$387,995	1
Thursday, January 16, 2025	\$15,728,629	29	Friday, January 19, 2024	\$30,873,252	66
Wednesday, January 15, 2025	\$23,383,209	40	Thursday, January 18, 2024	\$13,773,490	29
Tuesday, January 14, 2025	\$14,358,877	31	Wednesday, January 17, 2024	\$22,447,103	36
Total	\$80,237,683	152	Tuesday, January 16, 2024	\$34,888,953	57
			Monday, January 15, 2024	\$1,658,990	4
			Sunday, January 14, 2024	\$680,000	1
			Total	\$104,709,783	194

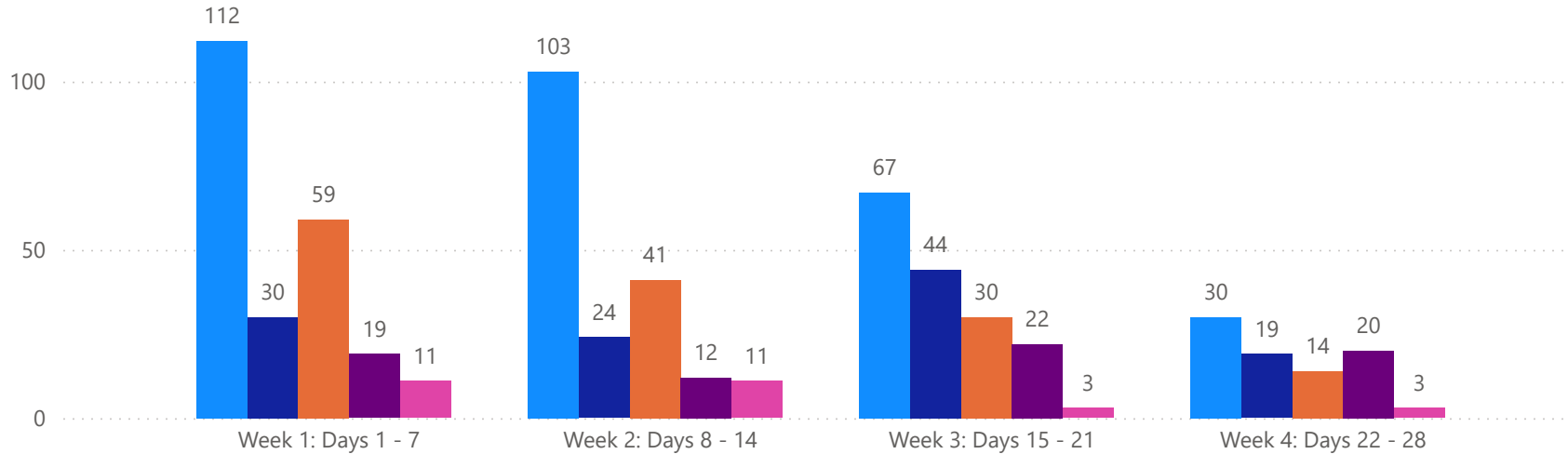


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDO

1/20/2025

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



TOTALS

MLS Status	4 Week Total
Active	312
Canceled	117
Pending	144
Sold	73
Temporarily Off-Market	28

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	4	
New Listings	8	
Price Decrease	11	
Price Increase	1	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Monday, January 20, 2025	\$195,000	1	Saturday, January 20, 2024	\$219,000	1
Friday, January 17, 2025	\$1,010,900	5	Friday, January 19, 2024	\$2,316,125	10
Thursday, January 16, 2025	\$2,104,000	5	Thursday, January 18, 2024	\$1,289,500	6
Wednesday, January 15, 2025	\$2,308,500	6	Wednesday, January 17, 2024	\$5,772,400	7
Tuesday, January 14, 2025	\$590,500	2	Tuesday, January 16, 2024	\$1,531,700	8
Total	\$6,208,900	19	Total	\$11,128,725	32

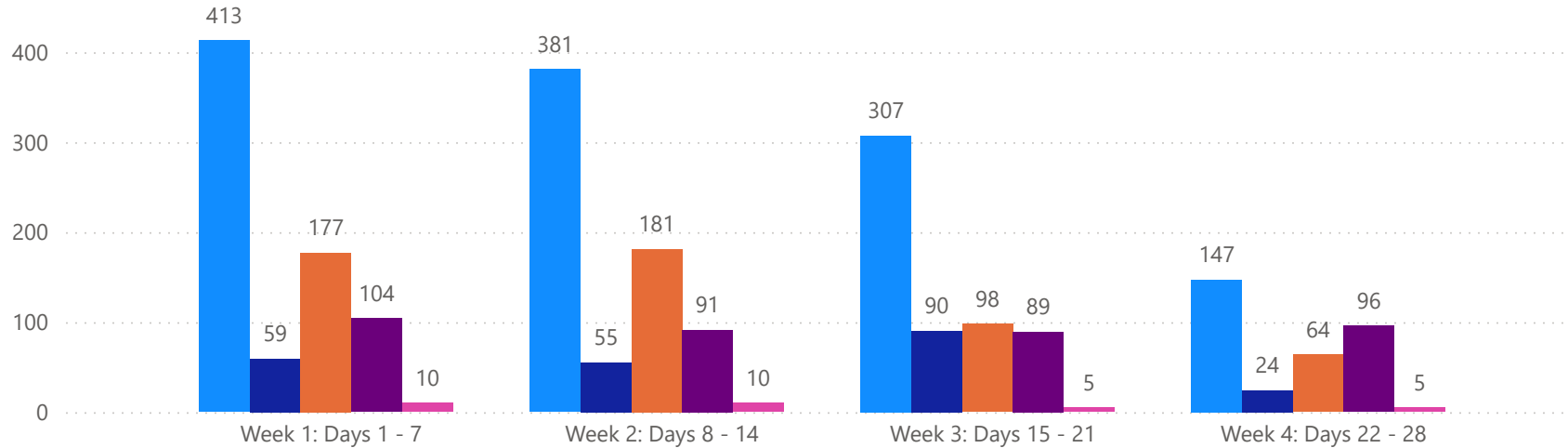


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOME

1/20/2025

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



TOTALS

MLS Status	4 Week Total
Active	1248
Canceled	228
Pending	520
Sold	380
Temporarily Off-Market	30

DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	7
New Listings	61
Price Decrease	59
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
Friday, January 17, 2025	\$17,720,815	29	Saturday, January 20, 2024	\$635,000	1
Thursday, January 16, 2025	\$9,149,190	17	Friday, January 19, 2024	\$15,772,134	21
Wednesday, January 15, 2025	\$35,204,876	43	Thursday, January 18, 2024	\$16,299,233	20
Tuesday, January 14, 2025	\$7,696,919	15	Wednesday, January 17, 2024	\$10,639,225	14
Total	\$69,771,800	104	Tuesday, January 16, 2024	\$21,794,143	31
			Monday, January 15, 2024	\$3,031,000	5
			Total	\$68,170,735	92

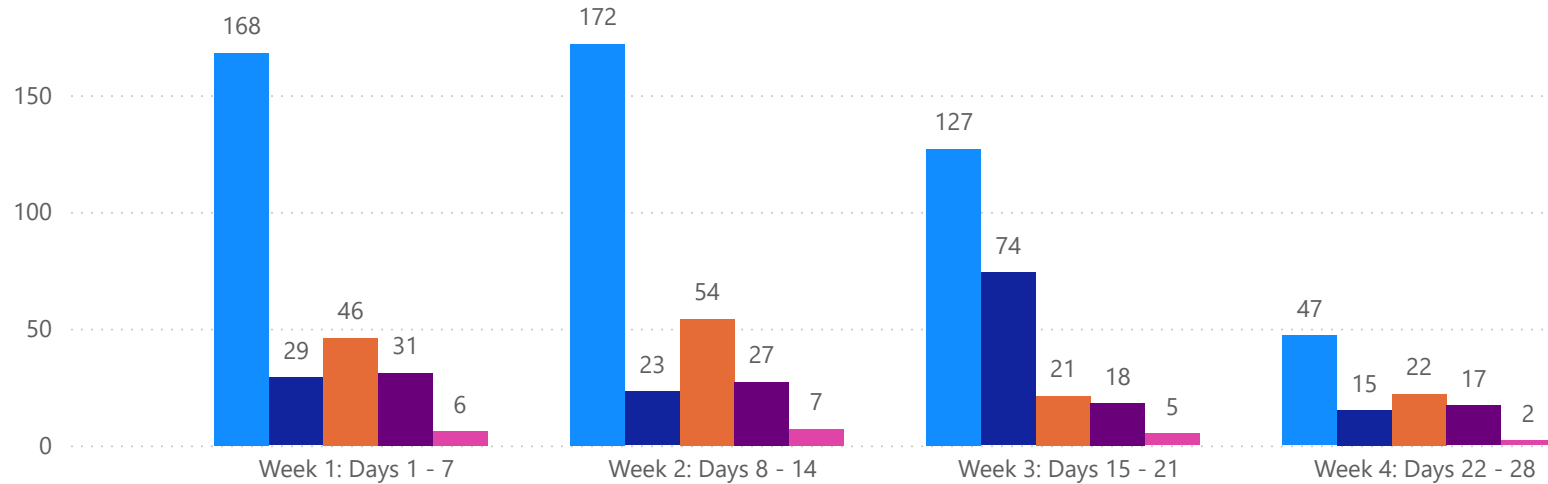


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDO

1/20/2025

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



TOTALS

MLS Status	4 Week Total
Active	514
Canceled	141
Pending	143
Sold	93
Temporarily Off-Market	20

DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	4
New Listings	13
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
Friday, January 17, 2025	\$6,376,500	11	Friday, January 19, 2024	\$3,965,000	5
Thursday, January 16, 2025	\$5,084,000	6	Thursday, January 18, 2024	\$5,225,000	7
Wednesday, January 15, 2025	\$12,005,900	11	Wednesday, January 17, 2024	\$4,815,834	4
Tuesday, January 14, 2025	\$2,820,000	3	Tuesday, January 16, 2024	\$14,561,500	10
Total	\$26,286,400	31	Total	\$28,567,334	26

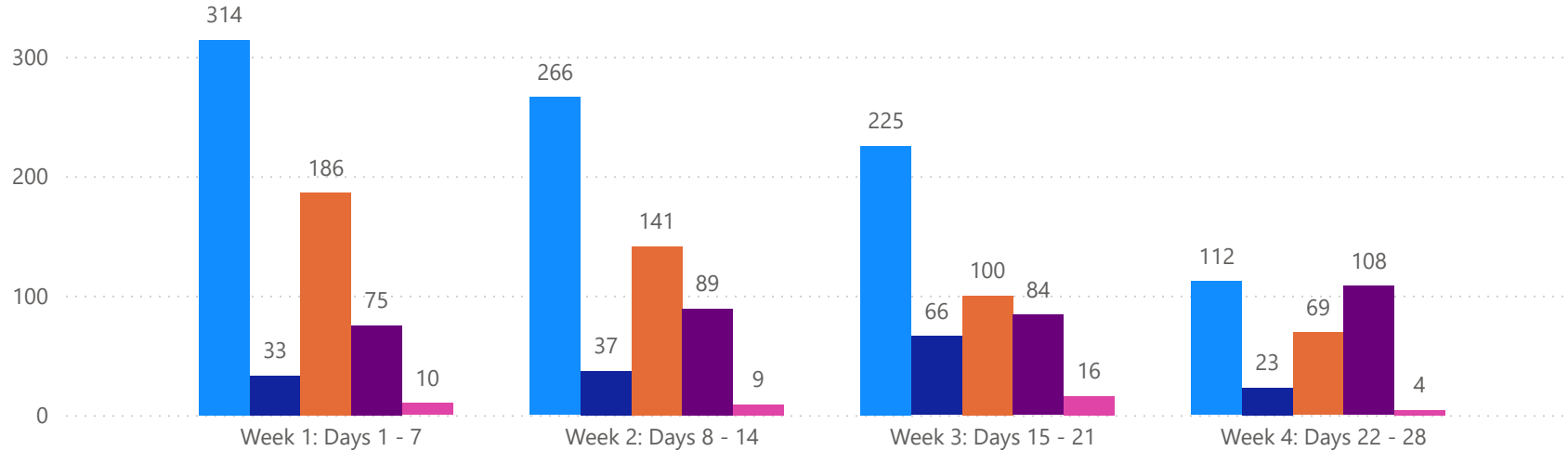


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOME

1/20/2025

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



TOTALS

MLS Status	4 Week Total
Active	917
Canceled	159
Pending	496
Sold	356
Temporarily Off-Market	39

DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	8
New Listings	24
Price Decrease	45
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
Friday, January 17, 2025	\$12,694,230	23	Saturday, January 20, 2024	\$634,195	1
Thursday, January 16, 2025	\$12,225,408	16	Friday, January 19, 2024	\$25,242,532	39
Wednesday, January 15, 2025	\$16,591,461	26	Thursday, January 18, 2024	\$22,149,503	24
Tuesday, January 14, 2025	\$7,633,024	10	Wednesday, January 17, 2024	\$6,912,379	10
Total	\$49,144,123	75	Tuesday, January 16, 2024	\$16,641,563	21
			Monday, January 15, 2024	\$1,583,800	4
			Total	\$73,163,972	99

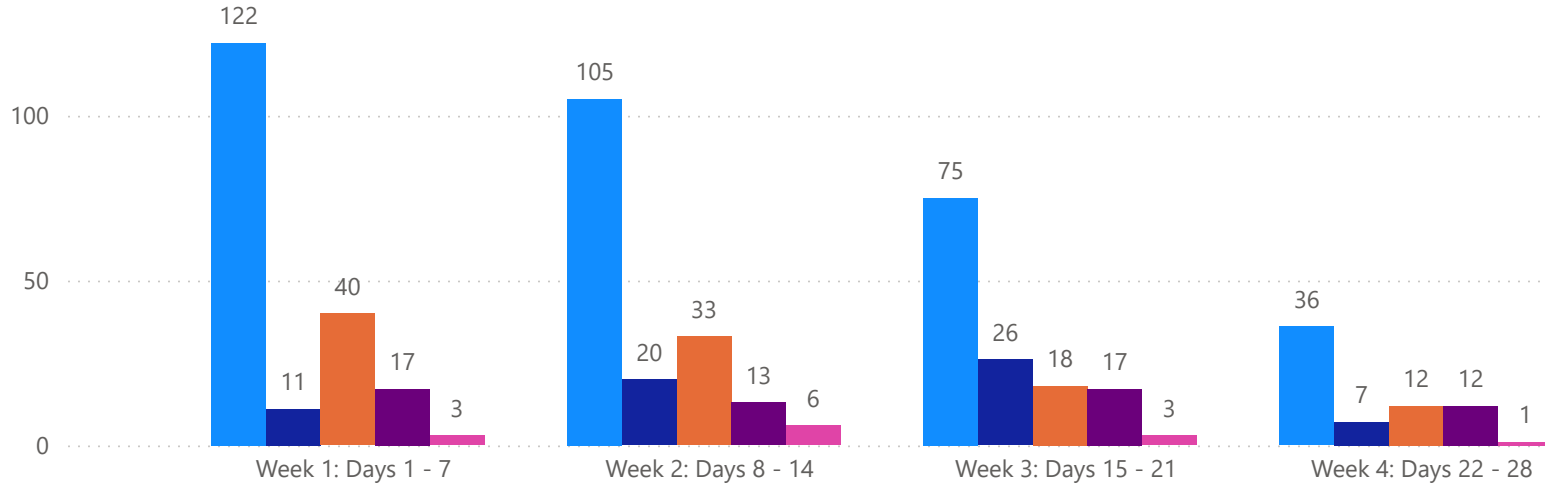


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDO

1/20/2025

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



TOTALS

MLS Status	4 Week Total
Active	338
Canceled	64
Pending	103
Sold	59
Temporarily Off-Market	13

DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	1
New Listings	3
Price Decrease	12
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
Friday, January 17, 2025	\$4,470,000	8	Friday, January 19, 2024	\$1,872,000	7
Thursday, January 16, 2025	\$250,000	2	Thursday, January 18, 2024	\$434,000	2
Wednesday, January 15, 2025	\$2,596,000	6	Wednesday, January 17, 2024	\$1,278,000	3
Tuesday, January 14, 2025	\$189,000	1	Tuesday, January 16, 2024	\$1,549,000	4
Total	\$7,505,000	17	Total	\$5,133,000	16

