



# 4 WEEK REAL ESTATE MARKET REPORT

Tuesday, January 21, 2025

*As of: Wednesday, January 22, 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

Tuesday, January 21, 2025

as of: 1/22/2025



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

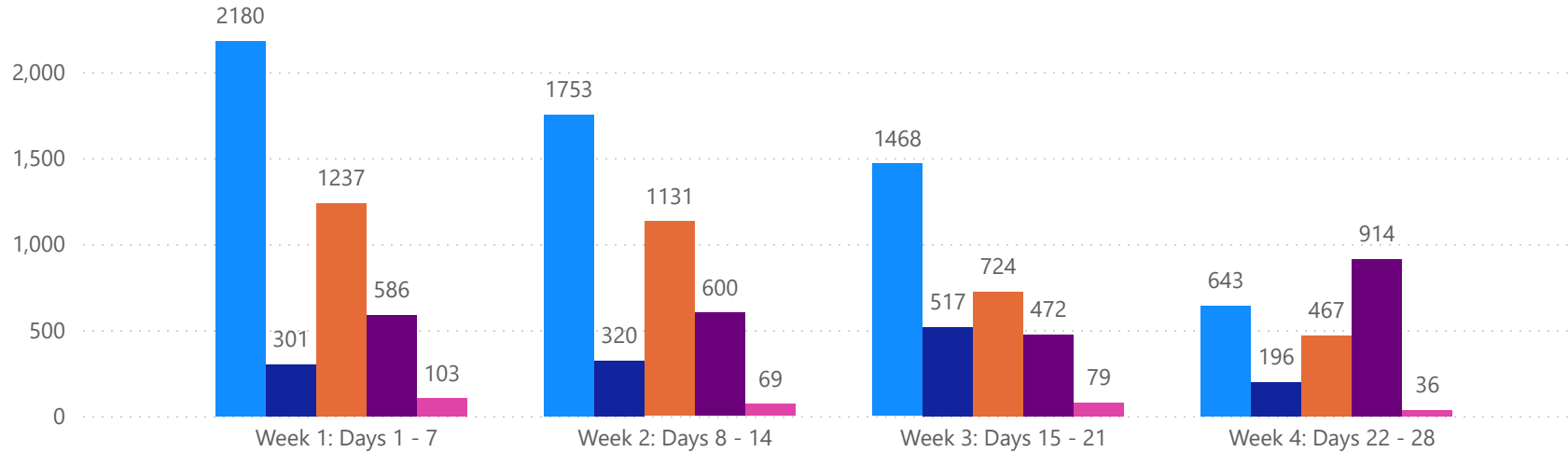
Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

# 4 WEEK REAL ESTATE MARKET REPORT

## TAMPA BAY - SINGLE FAMILY HOME

### 1/21/2025

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



### TOTALS

MLS Status	4 Week Total
Active	6044
Canceled	1334
Pending	3559
Sold	2572
Temporarily Off-Market	287

### DAILY MARKET CHANGE

Category	Sum of Total	
Back on the Market	50	*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)
New Listings	220	
Price Decrease	316	
Price Increase	34	

### 7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count
Tuesday, January 21, 2025	\$45,054,680	70
Monday, January 20, 2025	\$2,299,900	5
Saturday, January 18, 2025	\$1,151,000	3
Friday, January 17, 2025	\$117,879,588	217
Thursday, January 16, 2025	\$63,070,648	118
Wednesday, January 15, 2025	\$110,038,337	173
<b>Total</b>	<b>\$339,494,153</b>	<b>586</b>

Closed Prior Year	Volume	Count
Sunday, January 21, 2024	\$1,163,250	3
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
<b>Total</b>	<b>\$368,184,340</b>	<b>620</b>

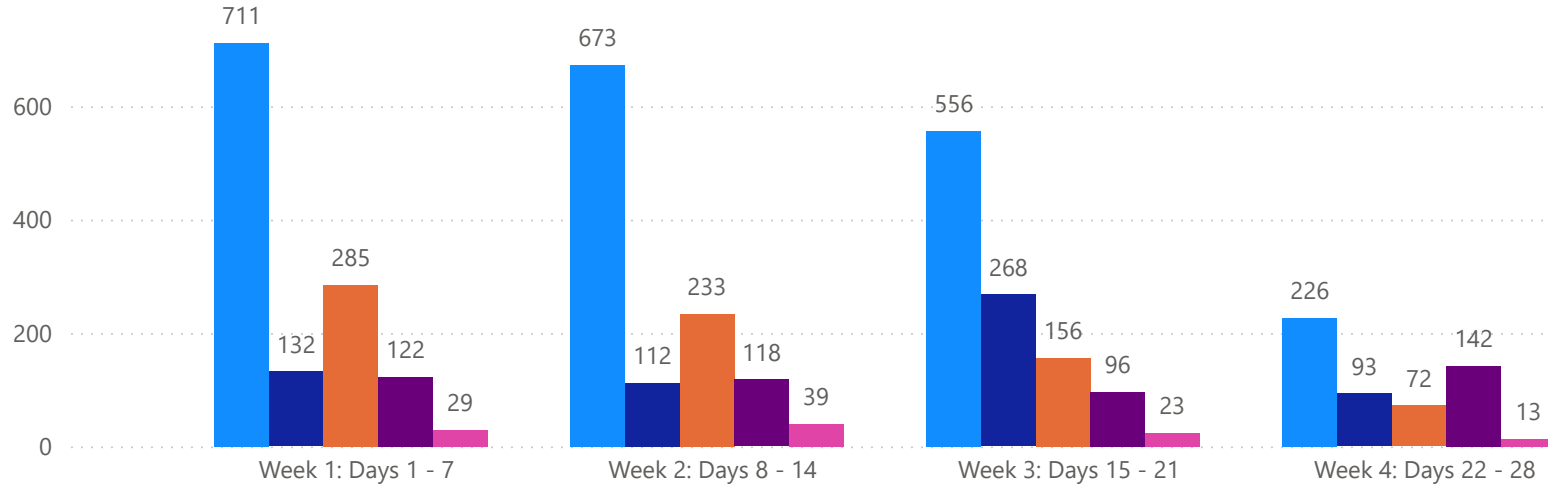


# 4 WEEK REAL ESTATE MARKET REPORT

## TAMPA BAY - CONDO

### 1/21/2025

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



### TOTALS

MLS Status	4 Week Total
Active	2166
Canceled	605
Pending	746
Sold	478
Temporarily Off-Market	104

### 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	69	
Price Decrease	97	
Price Increase	4	

### 7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Tuesday, January 21, 2025	\$4,597,500	11	Saturday, January 20, 2024	\$219,000	1
Monday, January 20, 2025	\$195,000	1	Friday, January 19, 2024	\$17,847,625	43
Saturday, January 18, 2025	\$299,900	1	Thursday, January 18, 2024	\$8,572,500	22
Friday, January 17, 2025	\$18,147,300	45	Wednesday, January 17, 2024	\$13,711,234	22
Thursday, January 16, 2025	\$11,428,500	21	Tuesday, January 16, 2024	\$30,393,900	44
Wednesday, January 15, 2025	\$24,198,700	43	Monday, January 15, 2024	\$1,390,000	5
<b>Total</b>	<b>\$58,866,900</b>	<b>122</b>	<b>Total</b>	<b>\$72,134,259</b>	<b>137</b>

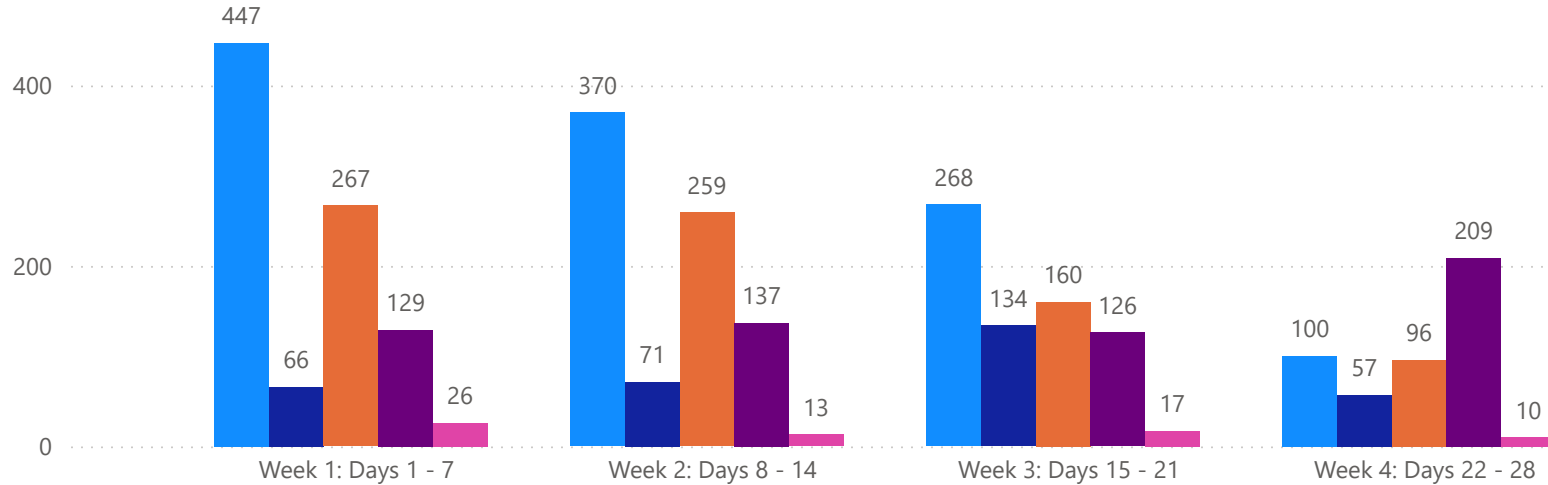


# 4 WEEK REAL ESTATE MARKET REPORT

## PINELLAS COUNTY - SINGLE FAMILY HOME

### 1/21/2025

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



### TOTALS

MLS Status	4 Week Total
Active	1185
Canceled	328
Pending	782
Sold	601
Temporarily Off-Market	66

### DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	14
New Listings	39
Price Decrease	70
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	Closed Prior Year	Volume	Count
Tuesday, January 21, 2025	\$6,601,000	13	Sunday, January 21, 2024	\$885,000	2
Saturday, January 18, 2025	\$345,000	1	Saturday, January 20, 2024	\$1,600,000	3
Friday, January 17, 2025	\$33,008,900	51	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
<b>Total</b>	<b>\$76,825,163</b>	<b>129</b>	Tuesday, January 16, 2024	\$15,898,400	24
			Monday, January 15, 2024	\$1,364,000	4
			<b>Total</b>	<b>\$72,339,800</b>	<b>118</b>

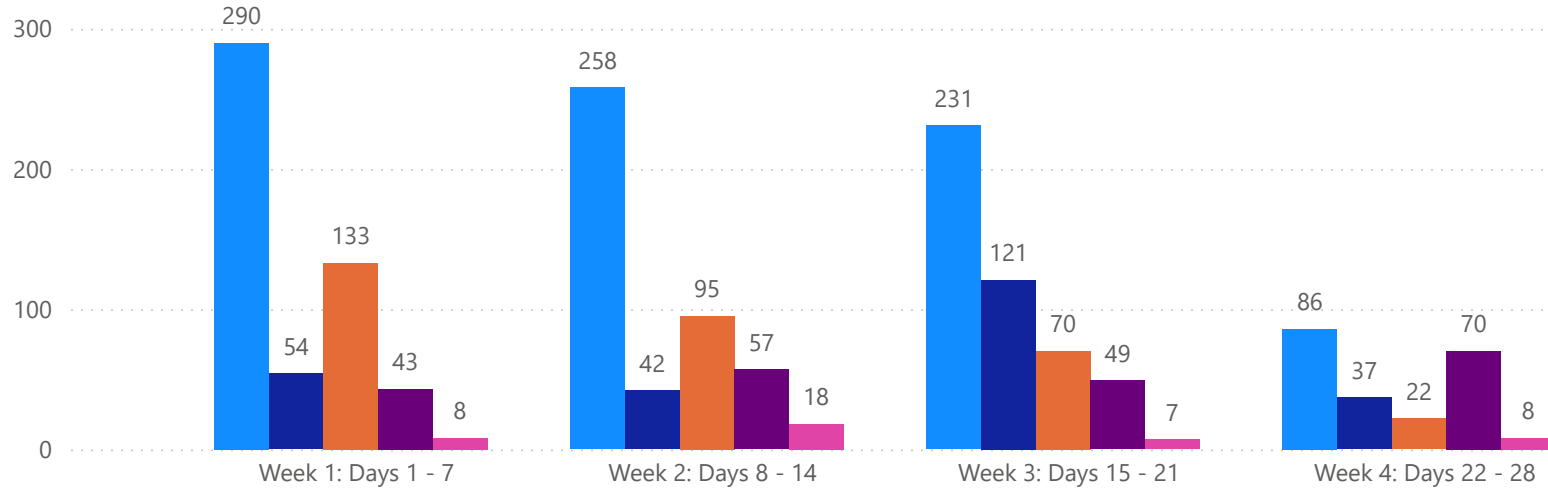


# 4 WEEK REAL ESTATE MARKET REPORT

## PINELLAS COUNTY - CONDO

### 1/21/2025

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



### TOTALS

MLS Status	4 Week Total
Active	865
Canceled	254
Pending	320
Sold	219
Temporarily Off-Market	41

### DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	6
New Listings	23
Price Decrease	35
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
Tuesday, January 21, 2025	\$1,380,500	4	Friday, January 19, 2024	\$9,534,500	20
Saturday, January 18, 2025	\$299,900	1	Thursday, January 18, 2024	\$1,519,000	6
Friday, January 17, 2025	\$5,018,400	15	Wednesday, January 17, 2024	\$1,675,000	7
Thursday, January 16, 2025	\$3,300,500	5	Tuesday, January 16, 2024	\$12,316,700	20
Wednesday, January 15, 2025	\$6,808,300	18	Monday, January 15, 2024	\$1,220,000	4
<b>Total</b>	<b>\$16,807,600</b>	<b>43</b>	<b>Total</b>	<b>\$26,265,200</b>	<b>57</b>

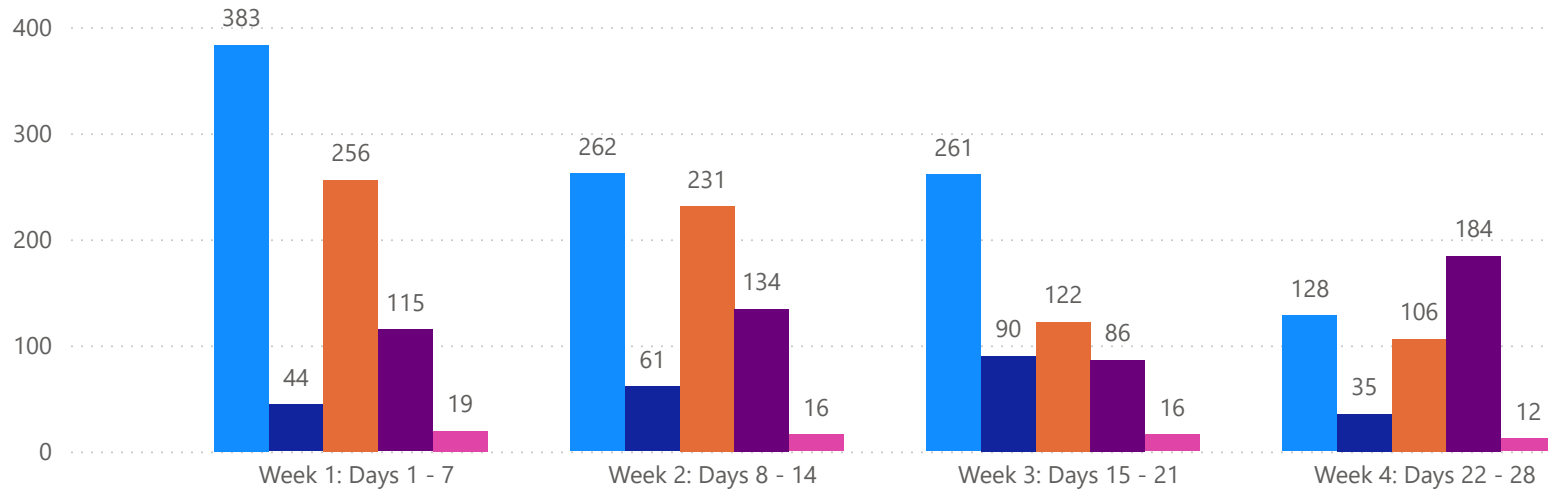


# 4 WEEK REAL ESTATE MARKET REPORT

## PASCO COUNTY - SINGLE FAMILY HOME

### 1/21/2025

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



### TOTALS

MLS Status	4 Week Total
Active	1034
Canceled	230
Pending	715
Sold	519
Temporarily Off-Market	63

### DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	11
New Listings	40
Price Decrease	59
Price Increase	14

\*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
Tuesday, January 21, 2025	\$4,048,390	9	Sunday, January 21, 2024	\$278,250	1
Monday, January 20, 2025	\$940,000	2	Saturday, January 20, 2024	\$2,625,060	4
Saturday, January 18, 2025	\$445,000	1	Friday, January 19, 2024	\$12,572,350	30
Friday, January 17, 2025	\$19,808,045	48	Thursday, January 18, 2024	\$8,185,456	21
Thursday, January 16, 2025	\$7,690,621	22	Wednesday, January 17, 2024	\$10,437,555	23
Wednesday, January 15, 2025	\$15,780,328	33	Tuesday, January 16, 2024	\$15,816,479	37
<b>Total</b>	<b>\$48,712,384</b>	<b>115</b>	Monday, January 15, 2024	\$564,900	2
			<b>Total</b>	<b>\$50,480,050</b>	<b>118</b>

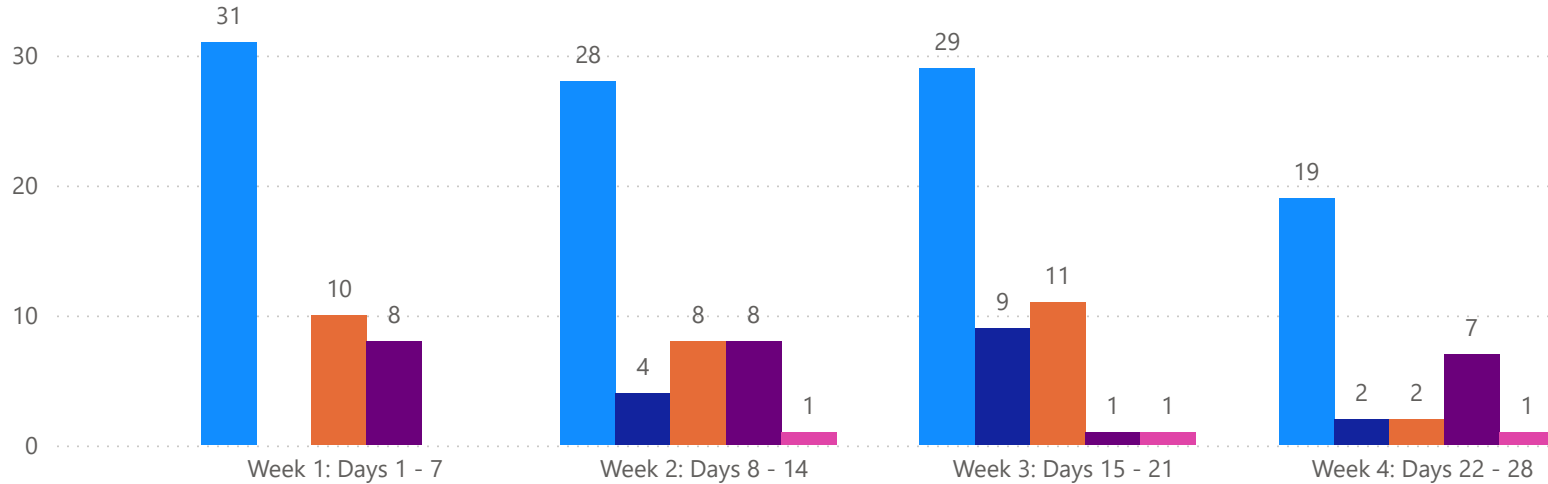


# 4 WEEK REAL ESTATE MARKET REPORT

## PASCO COUNTY - CONDO

### 1/21/2025

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



### TOTALS

MLS Status	4 Week Total
Active	107
Canceled	15
Pending	31
Sold	24
Temporarily Off-Market	3

### DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	1
New Listings	2
Price Decrease	7
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
<b>Total</b>	<b>\$1,431,500</b>	<b>8</b>	Tuesday, January 16, 2024	\$435,000	2
			Monday, January 15, 2024	\$170,000	1
			<b>Total</b>	<b>\$1,040,000</b>	<b>6</b>



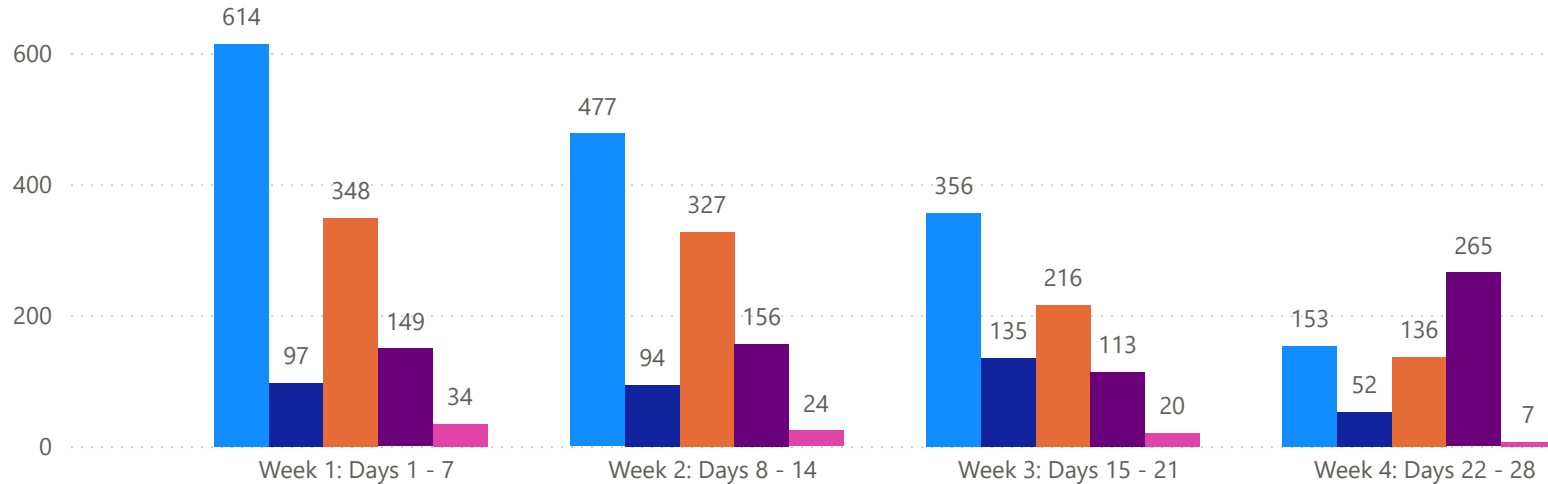


# 4 WEEK REAL ESTATE MARKET REPORT

## HILLSBOROUGH COUNTY - SINGLE FAMILY HOME

### 1/21/2025

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



### TOTALS

MLS Status	4 Week Total
Active	1600
Canceled	378
Pending	1027
Sold	683
Temporarily Off-Market	85

### 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	13	
New Listings	62	
Price Decrease	70	
Price Increase	10	

### 7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Tuesday, January 21, 2025	\$10,235,400	17	Saturday, January 20, 2024	\$387,995	1
Monday, January 20, 2025	\$1,009,900	2	Friday, January 19, 2024	\$30,873,252	66
Saturday, January 18, 2025	\$361,000	1	Thursday, January 18, 2024	\$13,773,490	29
Friday, January 17, 2025	\$29,068,468	59	Wednesday, January 17, 2024	\$22,447,103	36
Thursday, January 16, 2025	\$16,213,629	30	Tuesday, January 16, 2024	\$34,888,953	57
Wednesday, January 15, 2025	\$23,383,209	40	Monday, January 15, 2024	\$1,658,990	4
<b>Total</b>	<b>\$80,271,606</b>	<b>149</b>	<b>Total</b>	<b>\$104,029,783</b>	<b>193</b>

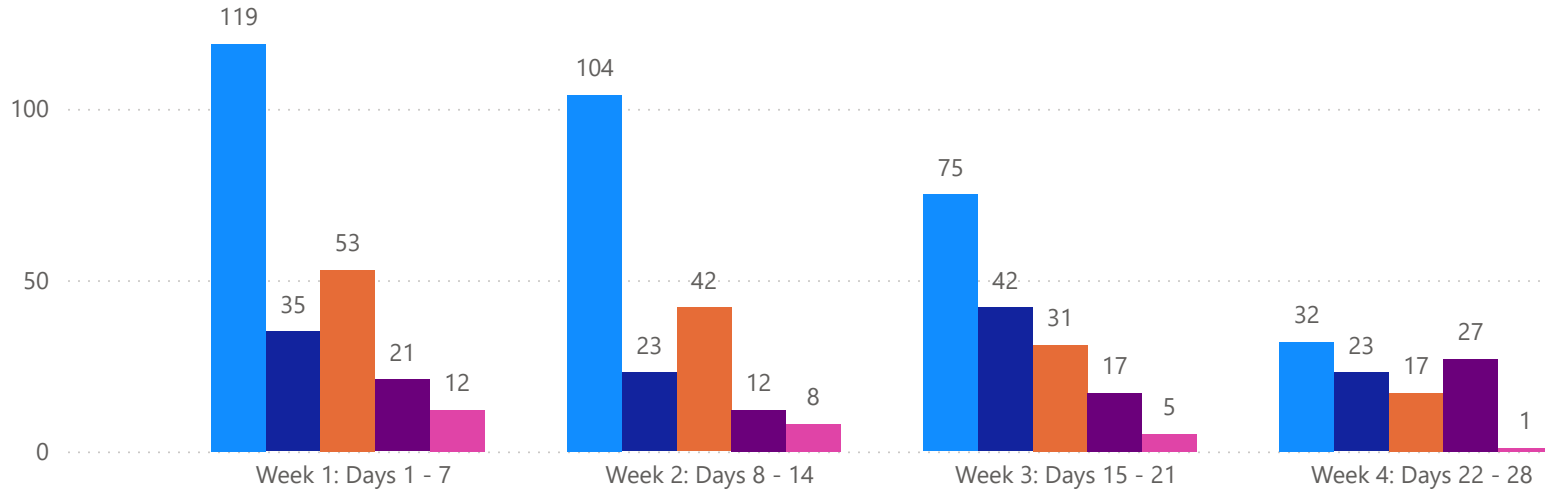


# 4 WEEK REAL ESTATE MARKET REPORT

## HILLSBOROUGH COUNTY - CONDO

### 1/21/2025

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



### TOTALS

MLS Status	4 Week Total
Active	330
Canceled	123
Pending	143
Sold	77
Temporarily Off-Market	26

### 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	3	
New Listings	17	
Price Decrease	13	
Price Increase	1	

### 7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Tuesday, January 21, 2025	\$897,000	4	Saturday, January 20, 2024	\$219,000	1
Monday, January 20, 2025	\$195,000	1	Friday, January 19, 2024	\$2,316,125	10
Friday, January 17, 2025	\$1,010,900	5	Thursday, January 18, 2024	\$1,289,500	6
Thursday, January 16, 2025	\$2,104,000	5	Wednesday, January 17, 2024	\$5,772,400	7
Wednesday, January 15, 2025	\$2,308,500	6	Tuesday, January 16, 2024	\$1,531,700	8
<b>Total</b>	<b>\$6,515,400</b>	<b>21</b>	<b>Total</b>	<b>\$11,128,725</b>	<b>32</b>

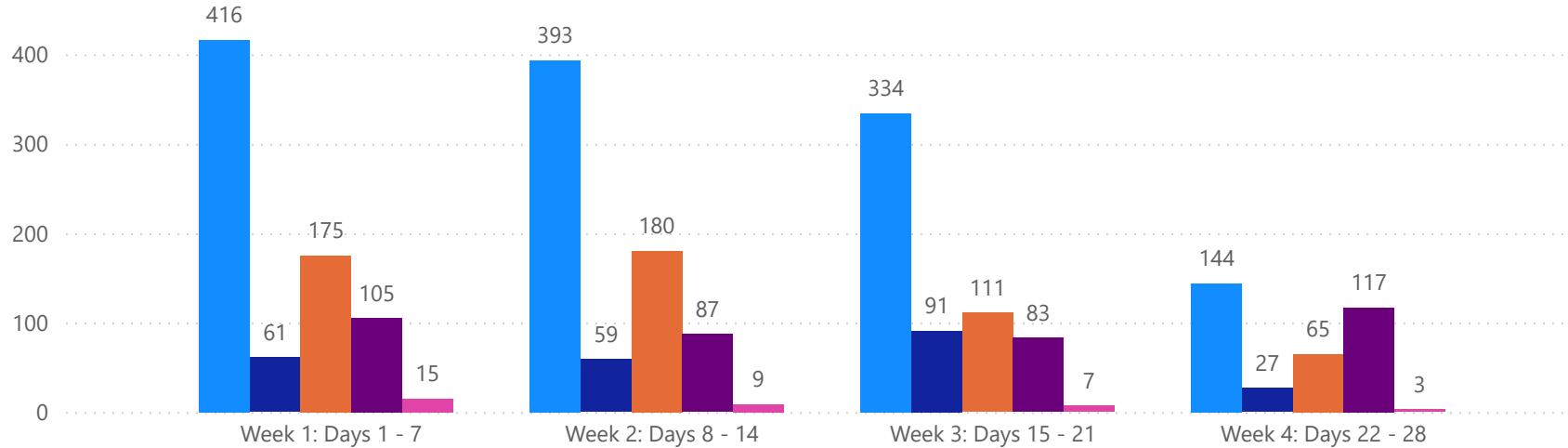


# 4 WEEK REAL ESTATE MARKET REPORT

## SARASOTA COUNTY - SINGLE FAMILY HOME

### 1/21/2025

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



### TOTALS

MLS Status	4 Week Total
Active	1287
Canceled	238
Pending	531
Sold	392
Temporarily Off-Market	34

### DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	8
New Listings	46
Price Decrease	65
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	Closed Prior Year	Volume	Count
Tuesday, January 21, 2025	\$13,340,900	15	Saturday, January 20, 2024	\$635,000	1
Friday, January 17, 2025	\$18,570,805	30	Friday, January 19, 2024	\$15,772,134	21
Thursday, January 16, 2025	\$9,149,190	17	Thursday, January 18, 2024	\$16,299,233	20
Wednesday, January 15, 2025	\$35,204,876	43	Wednesday, January 17, 2024	\$10,639,225	14
<b>Total</b>	<b>\$76,265,771</b>	<b>105</b>	Tuesday, January 16, 2024	\$21,794,143	31
			Monday, January 15, 2024	\$3,031,000	5
			<b>Total</b>	<b>\$68,170,735</b>	<b>92</b>

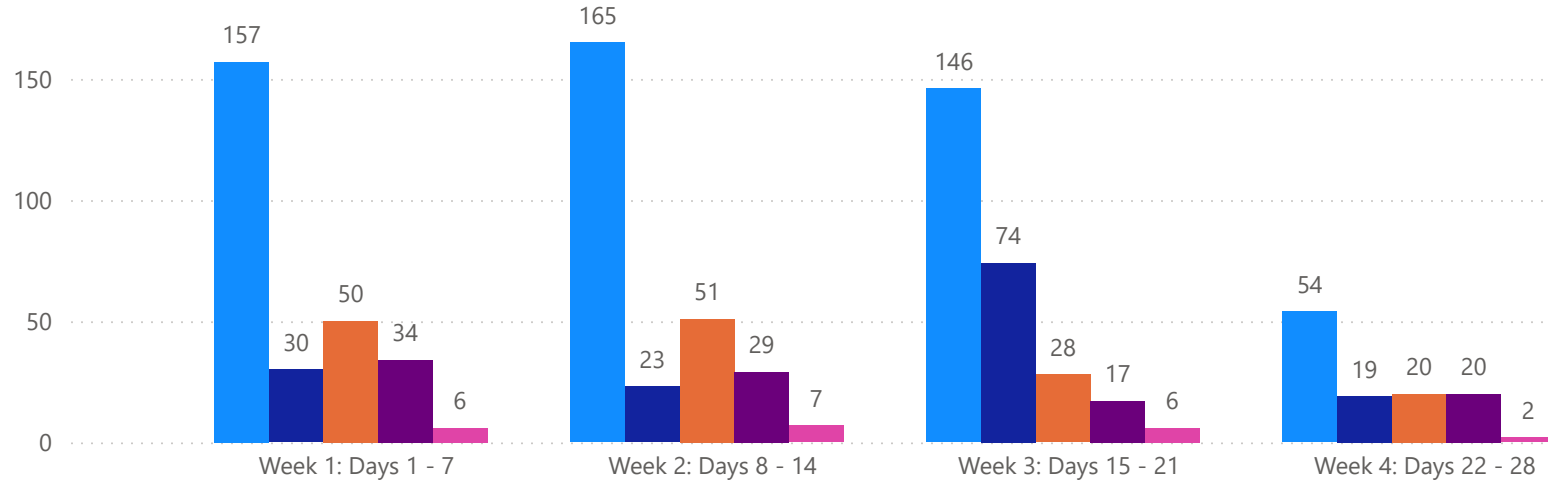


# 4 WEEK REAL ESTATE MARKET REPORT

## SARASOTA COUNTY - CONDO

### 1/21/2025

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



### TOTALS

MLS Status	4 Week Total
Active	522
Canceled	146
Pending	149
Sold	100
Temporarily Off-Market	21

### DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	3
New Listings	14
Price Decrease	19
Price Increase	1

\*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, January 21, 2025	\$2,320,000	3	Friday, January 19, 2024	\$3,965,000	5
Friday, January 17, 2025	\$6,931,500	13	Thursday, January 18, 2024	\$5,225,000	7
Thursday, January 16, 2025	\$5,539,000	7	Wednesday, January 17, 2024	\$4,815,834	4
Wednesday, January 15, 2025	\$12,005,900	11	Tuesday, January 16, 2024	\$14,561,500	10
<b>Total</b>	<b>\$26,796,400</b>	<b>34</b>	<b>Total</b>	<b>\$28,567,334</b>	<b>26</b>

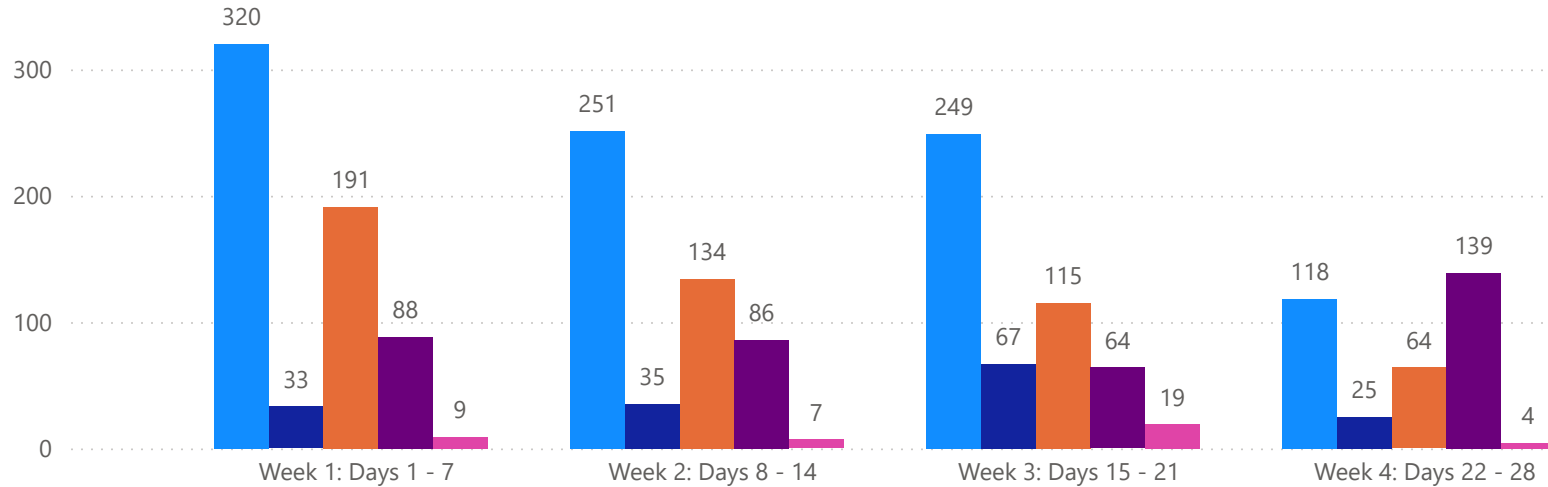


# 4 WEEK REAL ESTATE MARKET REPORT

## MANATEE COUNTY - SINGLE FAMILY HOME

### 1/21/2025

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



### TOTALS

MLS Status	4 Week Total
Active	938
Canceled	160
Pending	504
Sold	377
Temporarily Off-Market	39

### DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	4
New Listings	33
Price Decrease	52
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
Tuesday, January 21, 2025	\$10,828,990	16	Saturday, January 20, 2024	\$634,195	1
Monday, January 20, 2025	\$350,000	1	Friday, January 19, 2024	\$25,242,532	39
Friday, January 17, 2025	\$17,423,370	29	Thursday, January 18, 2024	\$22,149,503	24
Thursday, January 16, 2025	\$12,225,408	16	Wednesday, January 17, 2024	\$6,912,379	10
Wednesday, January 15, 2025	\$16,591,461	26	Tuesday, January 16, 2024	\$16,641,563	21
<b>Total</b>	<b>\$57,419,229</b>	<b>88</b>	Monday, January 15, 2024	\$1,583,800	4
			<b>Total</b>	<b>\$73,163,972</b>	<b>99</b>

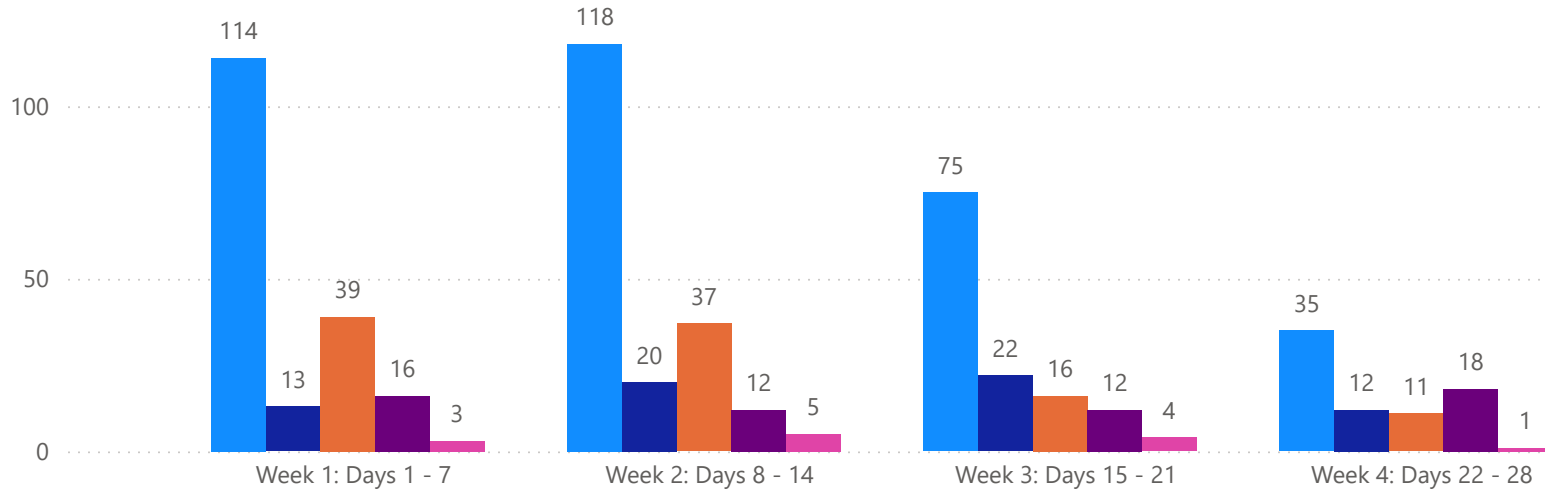


# 4 WEEK REAL ESTATE MARKET REPORT

## MANATEE COUNTY - CONDO

### 1/21/2025

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



### TOTALS

MLS Status	4 Week Total
Active	342
Canceled	67
Pending	103
Sold	58
Temporarily Off-Market	13

### DAILY MARKET CHANGE

Category	Sum of Manatee	
Back on the Market	1	*Back on Market can be from these sources - Pending, Temp Off Market, Canceled and Expired Listing)
New Listings	13	
Price Decrease	23	
Price Increase	1	

### 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
<b>Total</b>	<b>\$7,316,000</b>	<b>16</b>	Tuesday, January 16, 2024	\$1,549,000	4
			<b>Total</b>	<b>\$5,133,000</b>	<b>16</b>

