



4 WEEK REAL ESTATE MARKET REPORT

Wednesday, January 22, 2025

As of: Thursday, January 23, 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
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- 13 Manatee County - Condominium

4 WEEK REAL ESTATE MARKET REPORT

REPORT BREAKDOWN

Wednesday, January 22, 2025

as of: 1/23/2025



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

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 22, 2025

Day 28: Wednesday, January 1, 2025

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

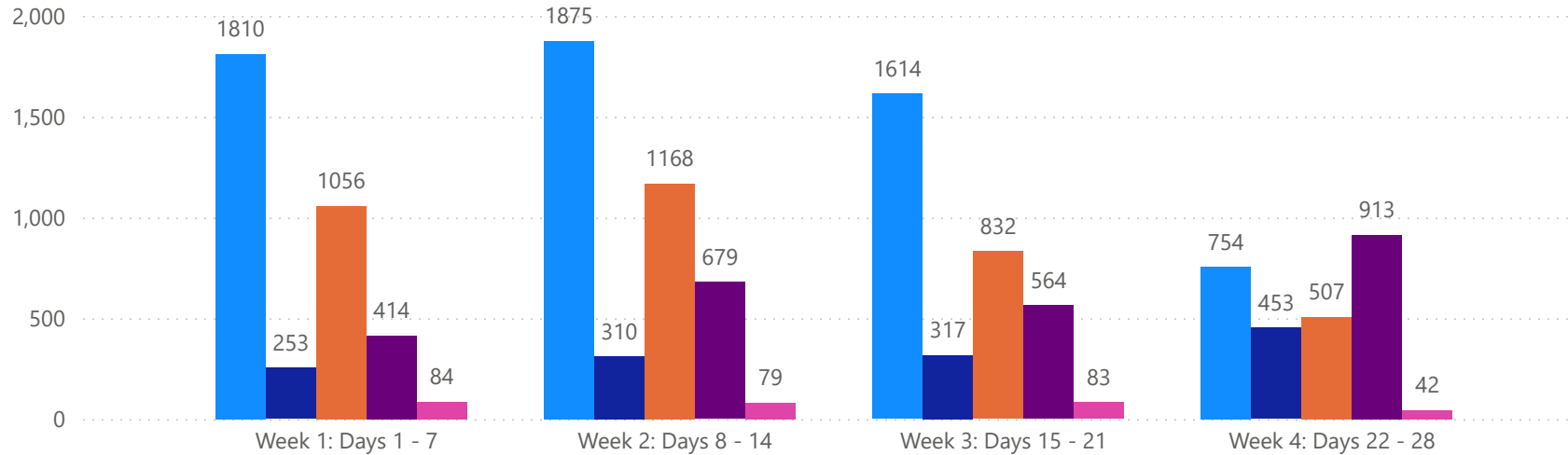
Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOME

1/22/2025

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



TOTALS

MLS Status	4 Week Total
Active	6053
Canceled	1333
Pending	3563
Sold	2570
Temporarily Off-Market	288

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	Closed Prior Year	Volume	Count
Wednesday, January 22, 2025	\$279,000	1	Monday, January 22, 2024	\$67,684,254	117
Tuesday, January 21, 2025	\$45,054,680	70	Sunday, January 21, 2024	\$1,163,250	3
Monday, January 20, 2025	\$2,299,900	5	Saturday, January 20, 2024	\$5,882,250	10
Saturday, January 18, 2025	\$1,151,000	3	Friday, January 19, 2024	\$113,269,768	206
Friday, January 17, 2025	\$117,879,588	217	Thursday, January 18, 2024	\$70,522,682	114
Thursday, January 16, 2025	\$63,070,648	118	Wednesday, January 17, 2024	\$64,104,162	98
Total	\$229,734,816	414	Tuesday, January 16, 2024	\$105,039,538	170
			Total	\$427,665,904	718

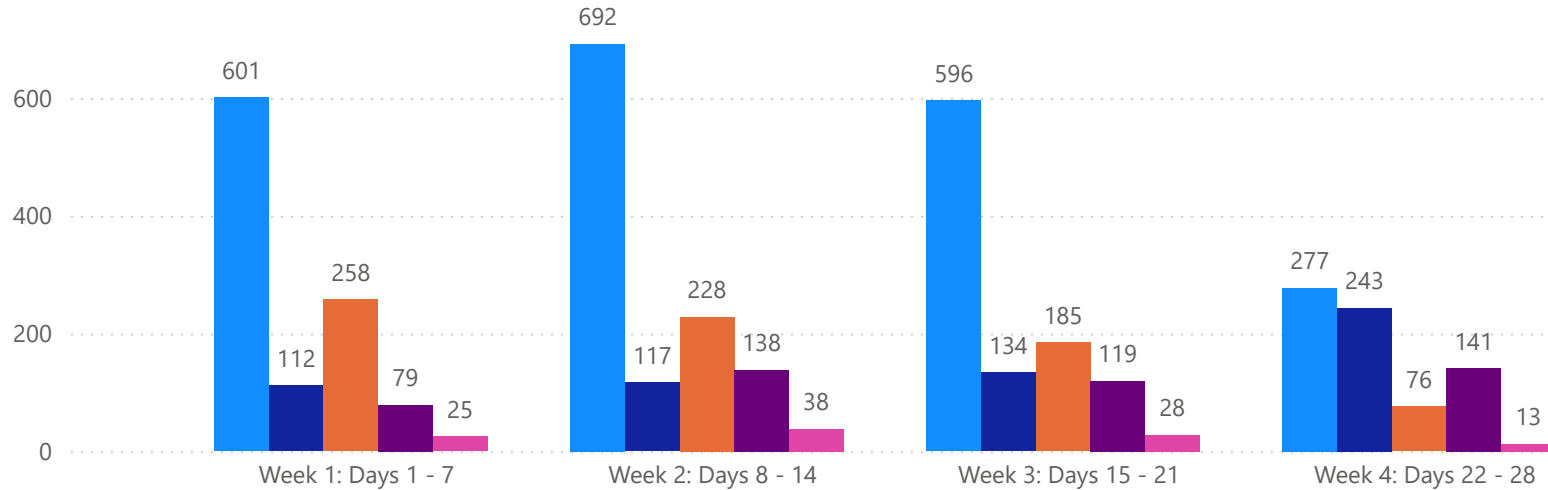


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDO

1/22/2025

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



TOTALS

MLS Status	4 Week Total
Active	2166
Canceled	606
Pending	747
Sold	477
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	Monday, January 22, 2024	\$10,710,625	32
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	\$18,147,300	45	Thursday, January 18, 2024	\$8,572,500	22
Thursday, January 16, 2025	\$11,428,500	21	Wednesday, January 17, 2024	\$13,711,234	22
Total	\$34,668,200	79	Tuesday, January 16, 2024	\$30,393,900	44
			Total	\$81,454,884	164

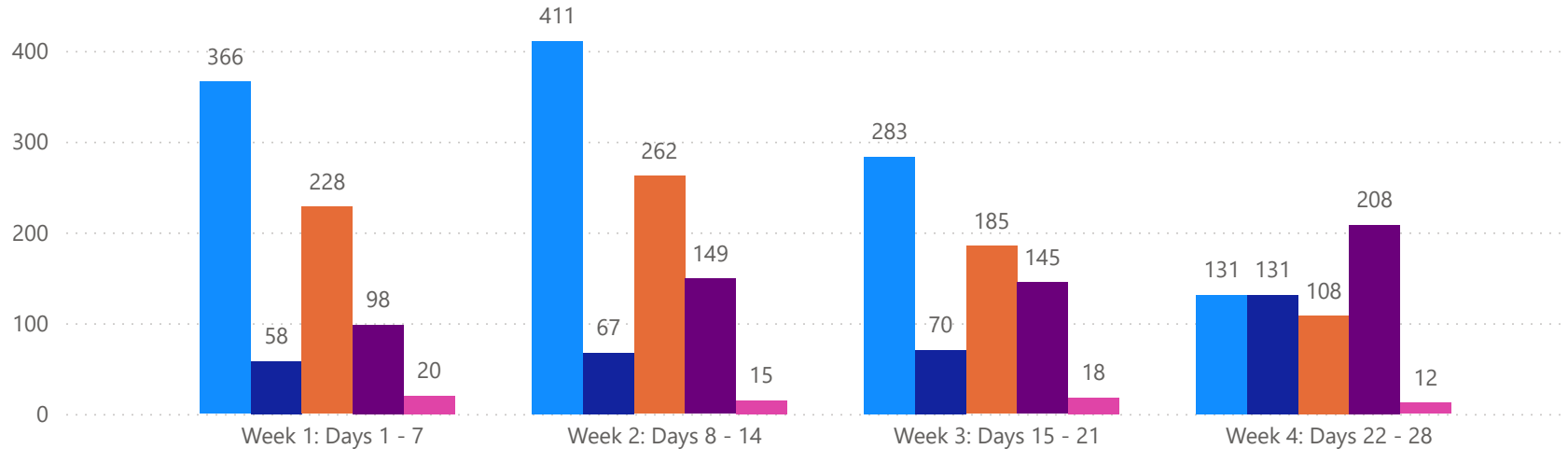


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOME

1/22/2025

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



TOTALS

MLS Status	4 Week Total
Active	1191
Canceled	326
Pending	783
Sold	600
Temporarily Off-Market	65

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
Tuesday, January 21, 2025	\$6,601,000	13
Saturday, January 18, 2025	\$345,000	1
Friday, January 17, 2025	\$33,008,900	51
Thursday, January 16, 2025	\$17,791,800	33
Total	\$57,746,700	98

Closed Prior Year	Volume	Count
Monday, January 22, 2024	\$11,429,150	22
Sunday, January 21, 2024	\$885,000	2
Saturday, January 20, 2024	\$1,600,000	3
Friday, January 19, 2024	\$28,809,500	50
Thursday, January 18, 2024	\$10,115,000	20
Wednesday, January 17, 2024	\$13,667,900	15
Tuesday, January 16, 2024	\$15,898,400	24
Total	\$82,404,950	136

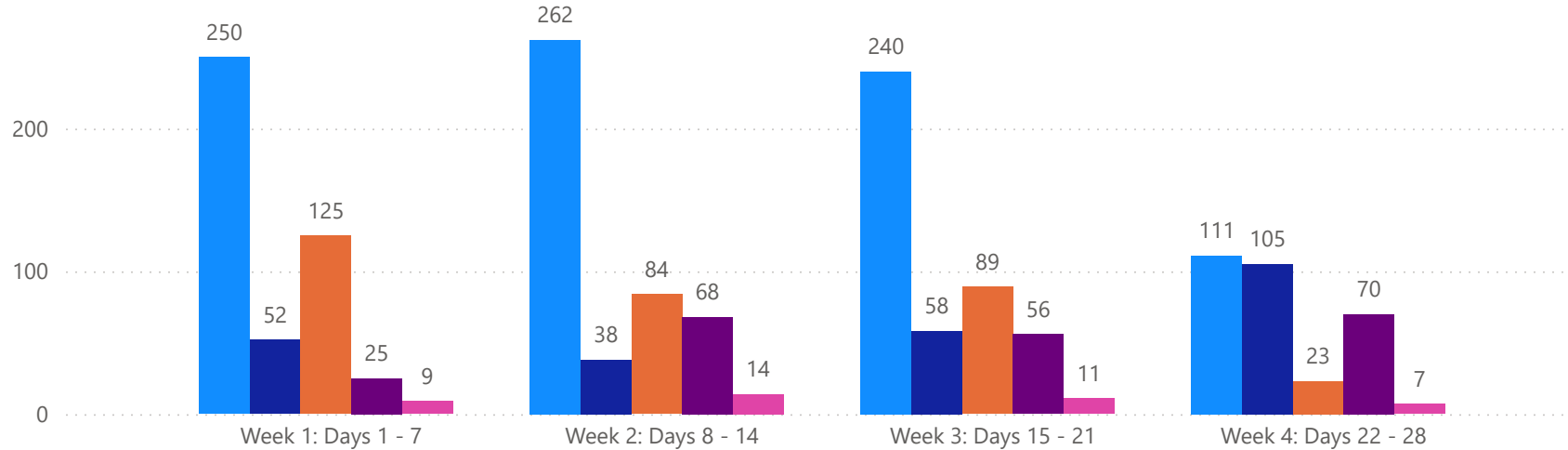


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDO

1/22/2025

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



TOTALS

MLS Status	4 Week Total
Active	863
Canceled	253
Pending	321
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
Tuesday, January 21, 2025	\$1,380,500	4
Saturday, January 18, 2025	\$299,900	1
Friday, January 17, 2025	\$5,018,400	15
Thursday, January 16, 2025	\$3,300,500	5
Total	\$9,999,300	25

Closed Prior Year	Volume	Count
Monday, January 22, 2024	\$4,245,625	13
Friday, January 19, 2024	\$9,534,500	20
Thursday, January 18, 2024	\$1,519,000	6
Wednesday, January 17, 2024	\$1,675,000	7
Tuesday, January 16, 2024	\$12,316,700	20
Total	\$29,290,825	66

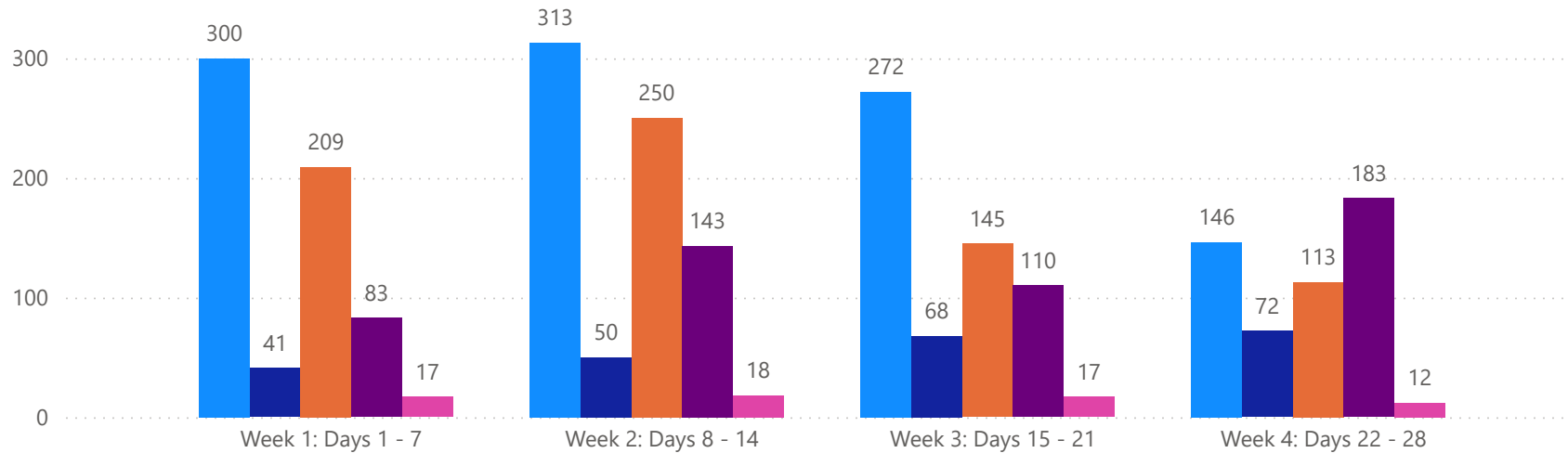


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOME

1/22/2025

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



TOTALS

MLS Status	4 Week Total
Active	1031
Canceled	231
Pending	717
Sold	519
Temporarily Off-Market	64

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, Cancelled and Expired Listing)

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Wednesday, January 22, 2025	\$279,000	1	Monday, January 22, 2024	\$11,629,785	27
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
Total	\$33,211,056	83	Tuesday, January 16, 2024	\$15,816,479	37
			Total	\$61,544,935	143

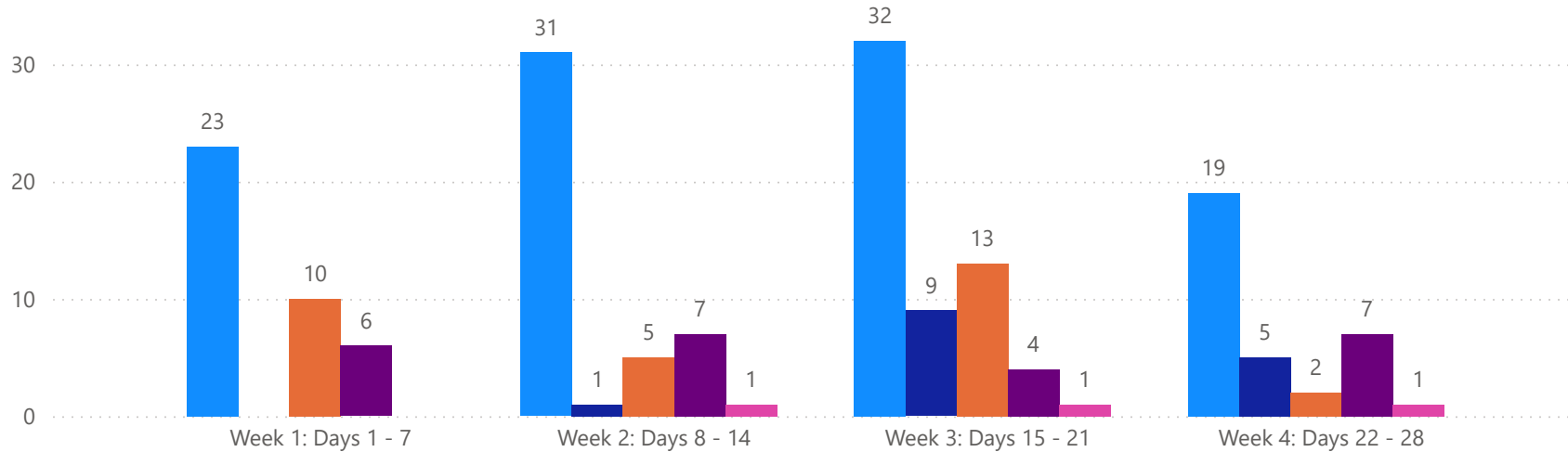


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDO

1/22/2025

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



TOTALS

MLS Status	4 Week Total
Active	105
Canceled	15
Pending	30
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
Friday, January 17, 2025	\$716,500	4
Thursday, January 16, 2025	\$235,000	2
Total	\$951,500	6

Closed Prior Year	Volume	Count
Friday, January 19, 2024	\$160,000	1
Thursday, January 18, 2024	\$105,000	1
Wednesday, January 17, 2024	\$170,000	1
Tuesday, January 16, 2024	\$435,000	2
Total	\$870,000	5

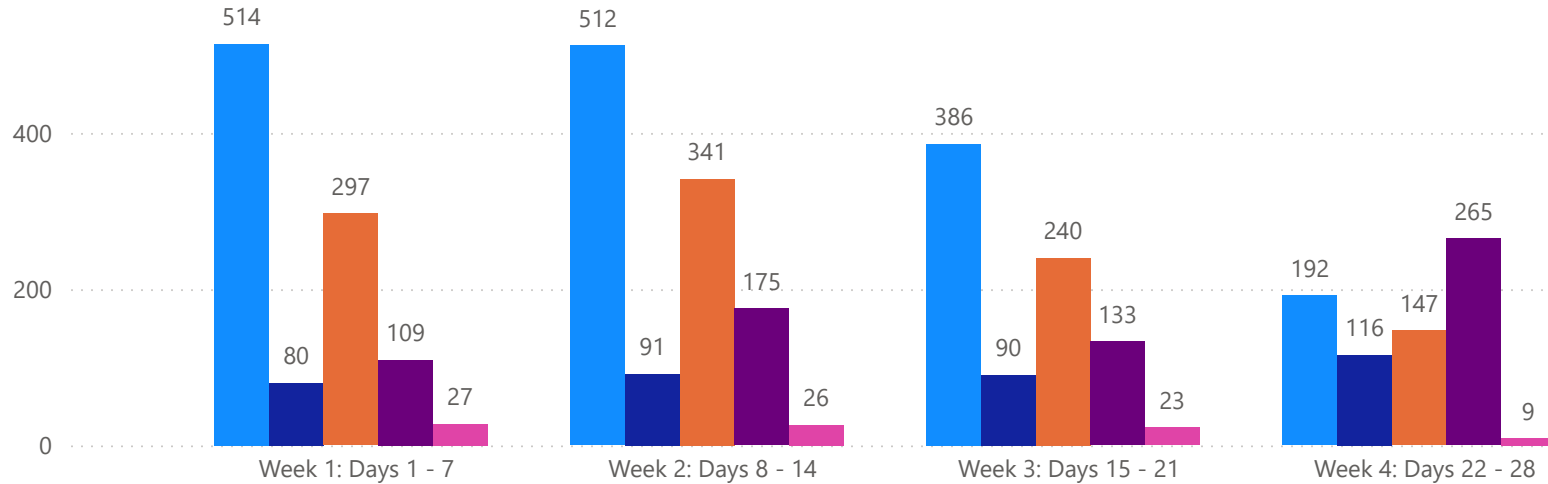


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOME

1/22/2025

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



TOTALS

MLS Status	4 Week Total
Active	1604
Canceled	377
Pending	1025
Sold	682
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
Tuesday, January 21, 2025	\$10,235,400	17
Monday, January 20, 2025	\$1,009,900	2
Saturday, January 18, 2025	\$361,000	1
Friday, January 17, 2025	\$29,068,468	59
Thursday, January 16, 2025	\$16,213,629	30
Total	\$56,888,397	109

Closed Prior Year	Volume	Count
Monday, January 22, 2024	\$14,710,349	32
Saturday, January 20, 2024	\$387,995	1
Friday, January 19, 2024	\$30,873,252	66
Thursday, January 18, 2024	\$13,773,490	29
Wednesday, January 17, 2024	\$22,447,103	36
Tuesday, January 16, 2024	\$34,888,953	57
Total	\$117,081,142	221

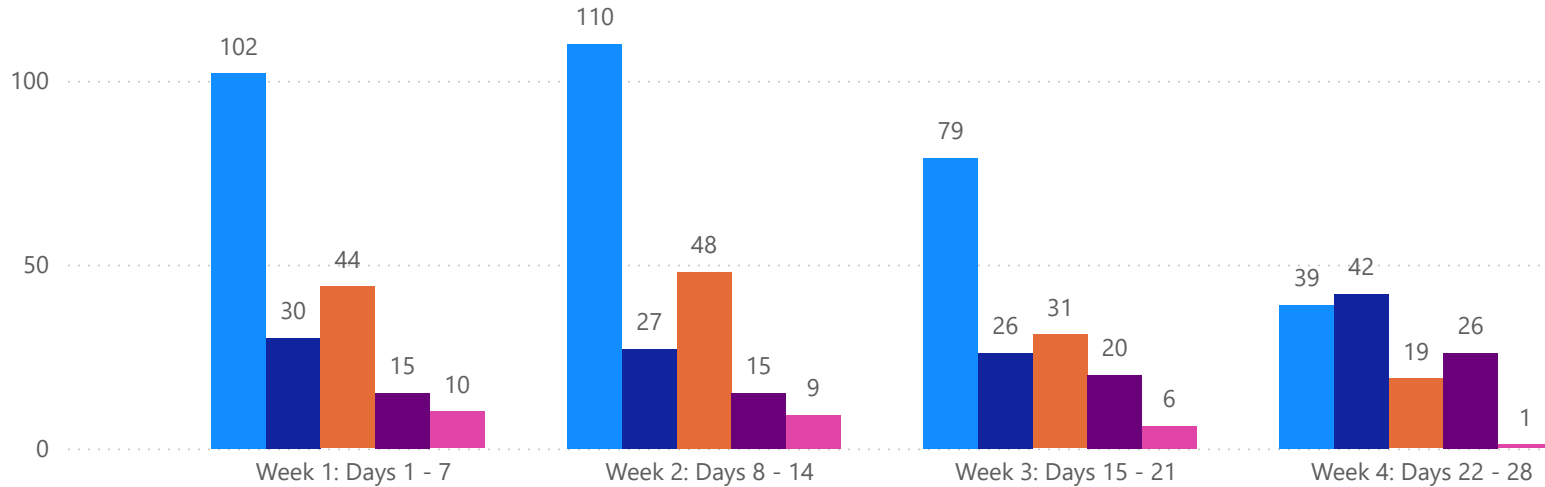


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDO

1/22/2025

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



TOTALS

MLS Status	4 Week Total
Active	330
Canceled	125
Pending	142
Sold	76
Temporarily Off-Market	26

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	3	
New Listings	17	
Price Decrease	13	
Price Increase	1	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count
Tuesday, January 21, 2025	\$897,000	4
Monday, January 20, 2025	\$195,000	1
Friday, January 17, 2025	\$1,010,900	5
Thursday, January 16, 2025	\$2,104,000	5
Total	\$4,206,900	15

Closed Prior Year	Volume	Count
Monday, January 22, 2024	\$1,427,500	6
Saturday, January 20, 2024	\$219,000	1
Friday, January 19, 2024	\$2,316,125	10
Thursday, January 18, 2024	\$1,289,500	6
Wednesday, January 17, 2024	\$5,772,400	7
Tuesday, January 16, 2024	\$1,531,700	8
Total	\$12,556,225	38

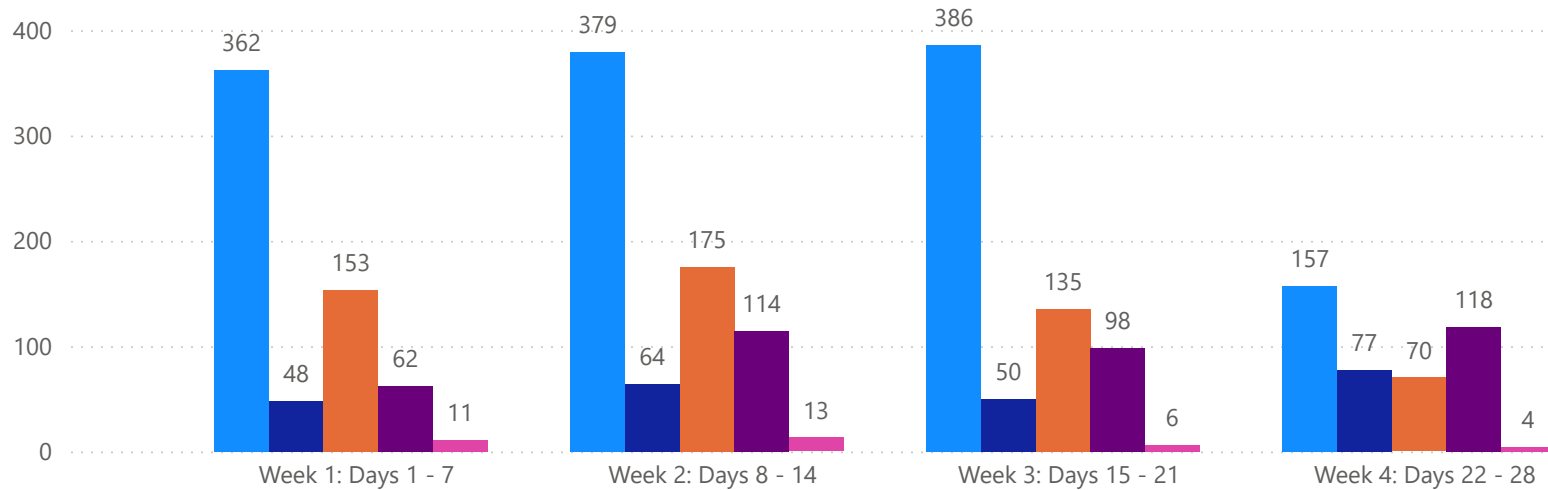


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOME

1/22/2025

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



TOTALS

MLS Status	4 Week Total
Active	1284
Canceled	239
Pending	533
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	Monday, January 22, 2024	\$9,403,564	17
Friday, January 17, 2025	\$18,570,805	30	Saturday, January 20, 2024	\$635,000	1
Thursday, January 16, 2025	\$9,149,190	17	Friday, January 19, 2024	\$15,772,134	21
Total	\$41,060,895	62	Thursday, January 18, 2024	\$16,299,233	20
			Wednesday, January 17, 2024	\$10,639,225	14
			Tuesday, January 16, 2024	\$21,794,143	31
			Total	\$74,543,299	104

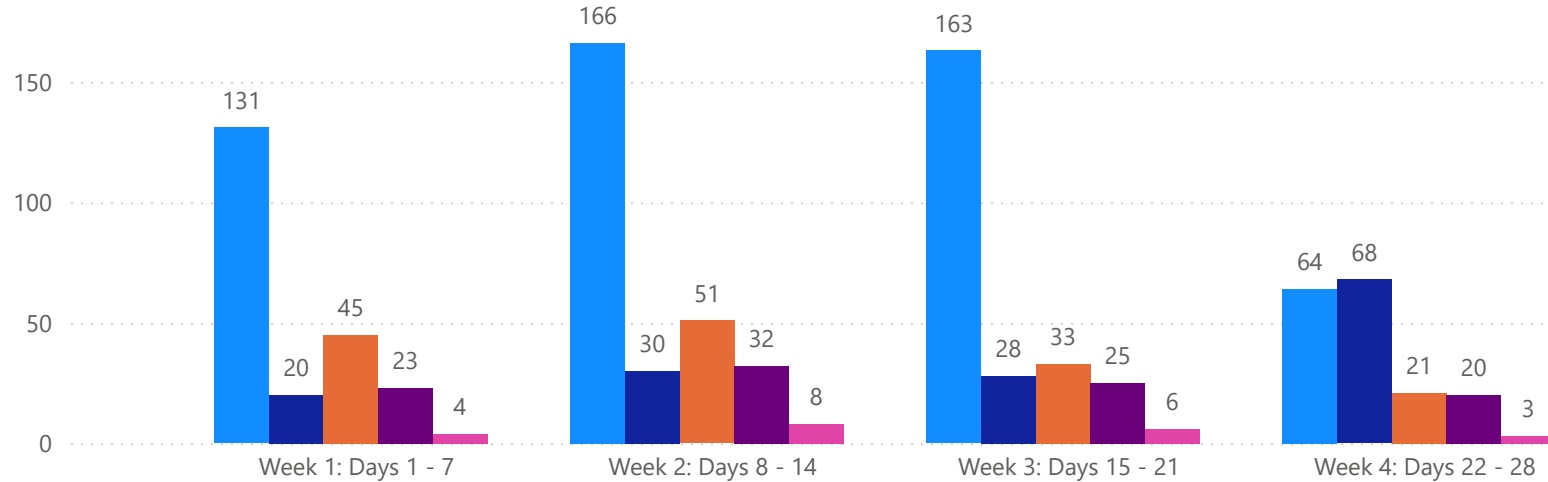


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDO

1/22/2025

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



TOTALS

MLS Status	4 Week Total
Active	524
Canceled	146
Pending	150
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, Canceled 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	Monday, January 22, 2024	\$2,393,500	6
Friday, January 17, 2025	\$6,931,500	13	Friday, January 19, 2024	\$3,965,000	5
Thursday, January 16, 2025	\$5,539,000	7	Thursday, January 18, 2024	\$5,225,000	7
Total	\$14,790,500	23	Wednesday, January 17, 2024	\$4,815,834	4
			Tuesday, January 16, 2024	\$14,561,500	10
			Total	\$30,960,834	32

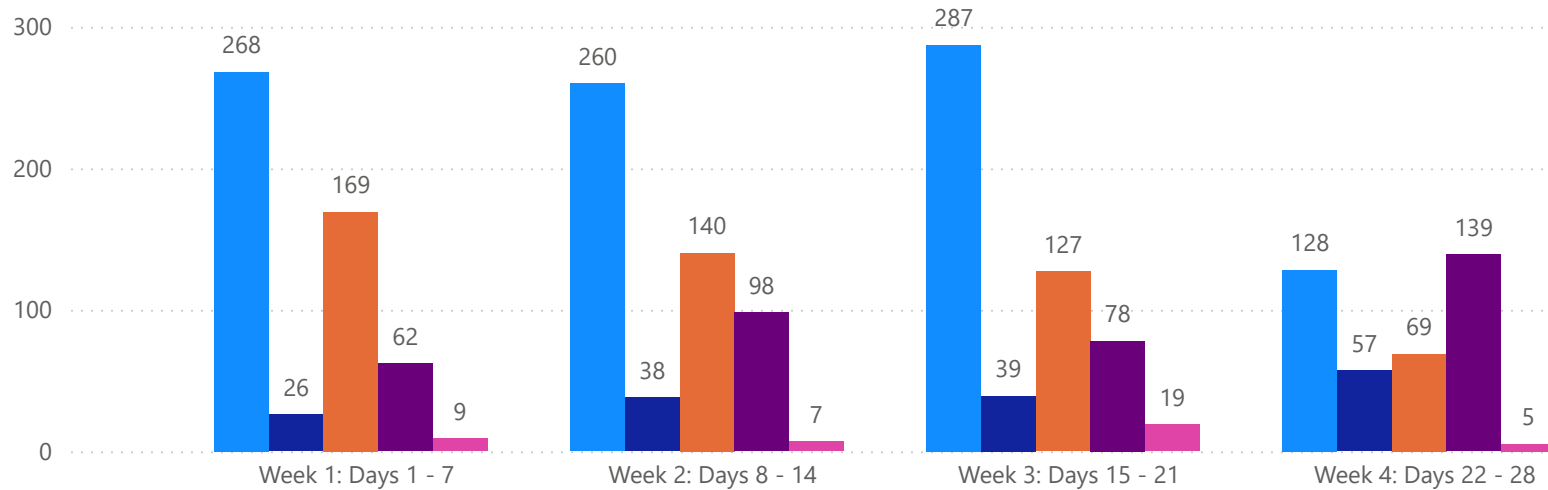


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOME

1/22/2025

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



TOTALS

MLS Status	4 Week Total
Active	943
Canceled	160
Pending	505
Sold	377
Temporarily Off-Market	40

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
Tuesday, January 21, 2025	\$10,828,990	16
Monday, January 20, 2025	\$350,000	1
Friday, January 17, 2025	\$17,423,370	29
Thursday, January 16, 2025	\$12,225,408	16
Total	\$40,827,768	62

Closed Prior Year	Volume	Count
Monday, January 22, 2024	\$20,511,406	19
Saturday, January 20, 2024	\$634,195	1
Friday, January 19, 2024	\$25,242,532	39
Thursday, January 18, 2024	\$22,149,503	24
Wednesday, January 17, 2024	\$6,912,379	10
Tuesday, January 16, 2024	\$16,641,563	21
Total	\$92,091,578	114

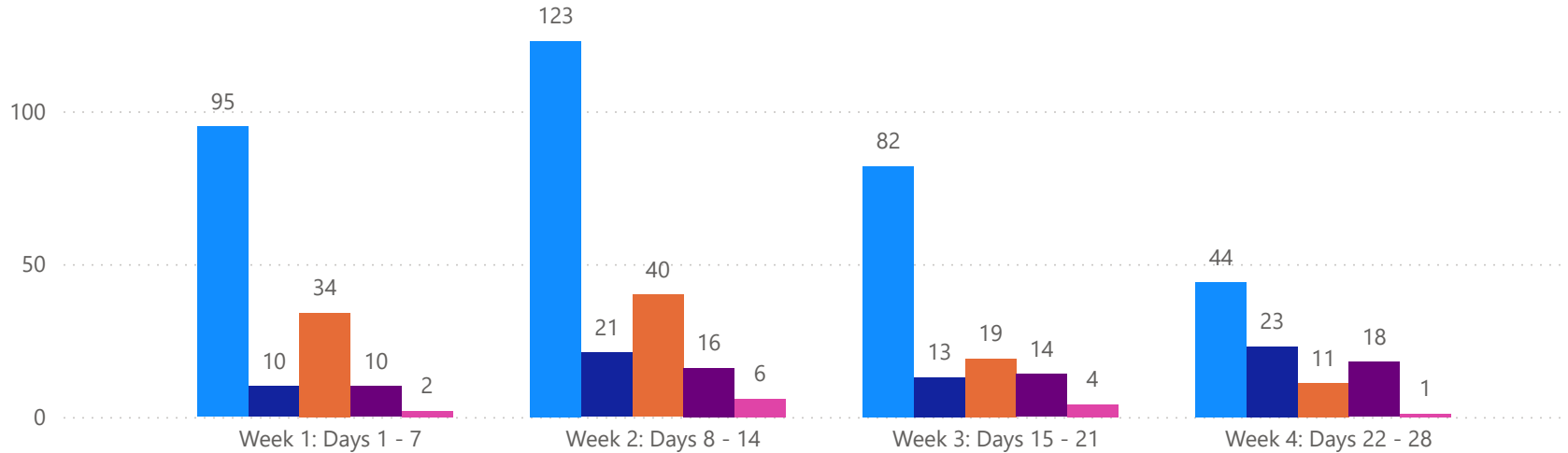


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDO

1/22/2025

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



TOTALS

MLS Status	4 Week Total
Active	344
Canceled	67
Pending	104
Sold	58
Temporarily Off-Market	13

DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	1
New Listings	13
Price Decrease	23
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
Friday, January 17, 2025	\$4,470,000	8
Thursday, January 16, 2025	\$250,000	2
Total	\$4,720,000	10

Closed Prior Year	Volume	Count
Monday, January 22, 2024	\$2,644,000	7
Friday, January 19, 2024	\$1,872,000	7
Thursday, January 18, 2024	\$434,000	2
Wednesday, January 17, 2024	\$1,278,000	3
Tuesday, January 16, 2024	\$1,549,000	4
Total	\$7,777,000	23

