



4 WEEK REAL ESTATE MARKET REPORT

Thursday, January 23, 2025

As of: Friday, January 24, 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
- 7 Pasco County - Condominium
- 8 Hillsborough County - Single Family Home
- 9 Hillsborough County - Condominium
- 10 Sarasota County - Single Family Home
- 11 Sarasota County - Condominium
- 12 Manatee County - Single Family Home
- 13 Manatee County - Condominium

4 WEEK REAL ESTATE MARKET REPORT

REPORT BREAKDOWN

Thursday, January 23, 2025

as of: 1/24/2025



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

Day 28: Thursday, January 2, 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

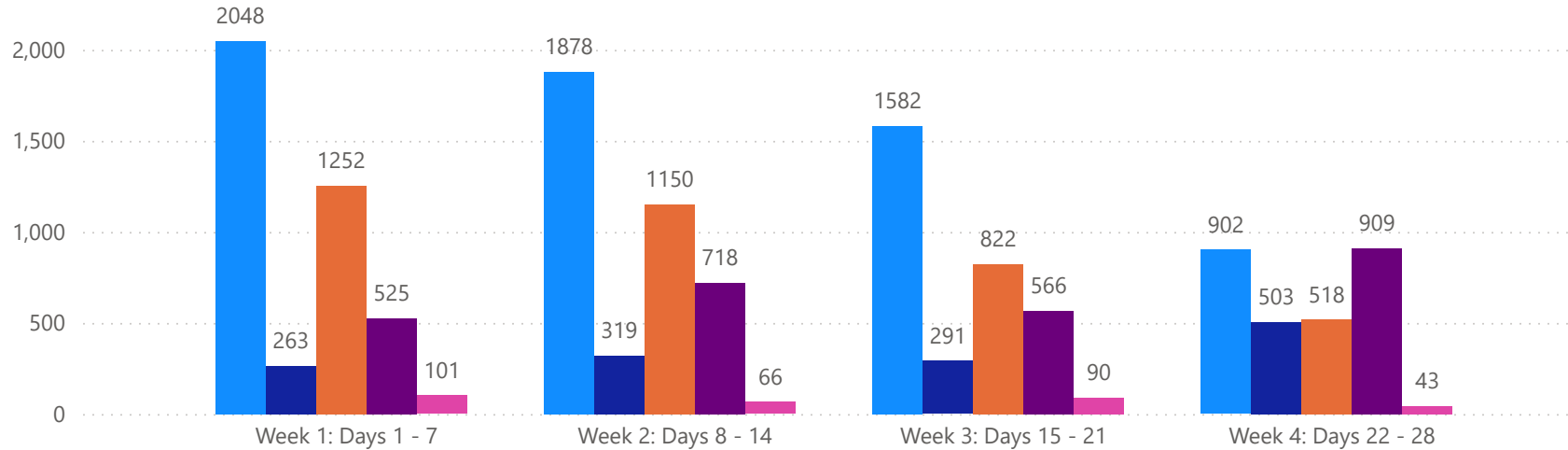
Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOME

1/23/2025

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



TOTALS

MLS Status	4 Week Total
Active	6410
Canceled	1376
Pending	3742
Sold	2718
Temporarily Off-Market	300

DAILY MARKET CHANGE

Category	Sum of Total	
Back on the Market	68	*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)
New Listings	278	
Price Decrease	425	
Price Increase	41	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Thursday, January 23, 2025	\$29,405,102	49	Tuesday, January 23, 2024	\$51,579,876	85
Wednesday, January 22, 2025	\$45,561,108	82	Monday, January 22, 2024	\$67,684,254	117
Tuesday, January 21, 2025	\$81,952,654	143	Sunday, January 21, 2024	\$1,163,250	3
Monday, January 20, 2025	\$11,209,790	24	Saturday, January 20, 2024	\$5,882,250	10
Sunday, January 19, 2025	\$1,463,999	3	Friday, January 19, 2024	\$113,269,768	206
Saturday, January 18, 2025	\$6,751,000	6	Thursday, January 18, 2024	\$70,522,682	114
Friday, January 17, 2025	\$118,930,518	218	Wednesday, January 17, 2024	\$64,104,162	98
Total	\$295,274,171	525	Total	\$374,206,242	633

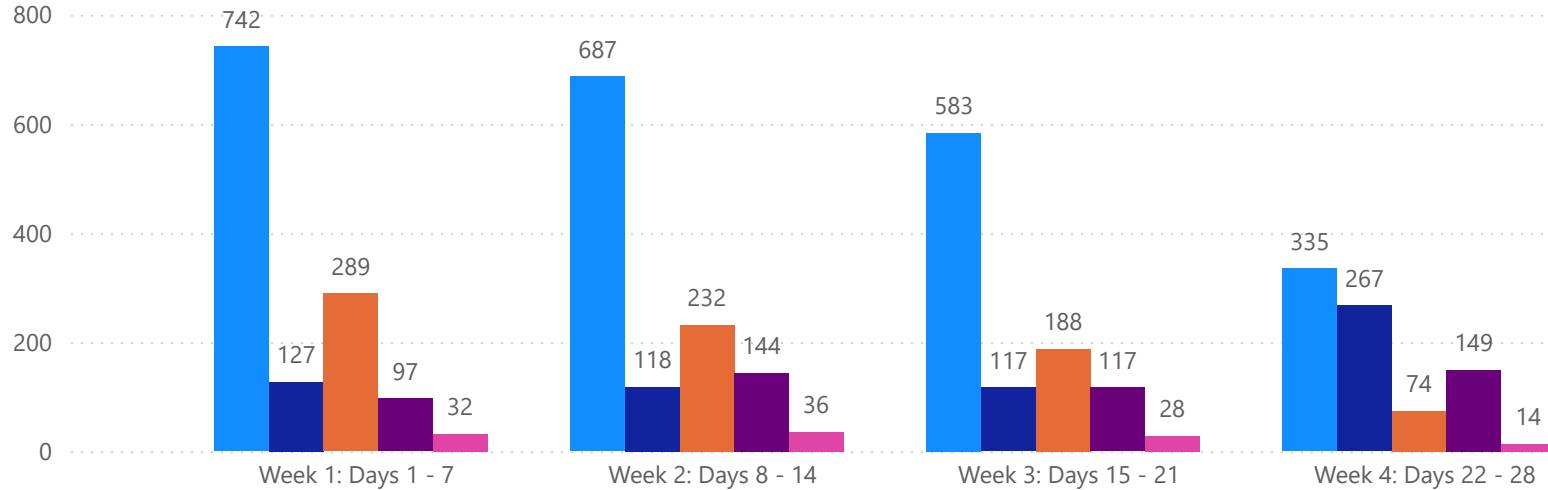


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDO

1/23/2025

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



TOTALS

MLS Status	4 Week Total
Active	2347
Canceled	629
Pending	783
Sold	507
Temporarily Off-Market	110

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	76	
Price Decrease	132	
Price Increase	4	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Thursday, January 23, 2025	\$6,703,599	15	Tuesday, January 23, 2024	\$8,024,500	14
Wednesday, January 22, 2025	\$8,421,500	16	Monday, January 22, 2024	\$10,710,625	32
Tuesday, January 21, 2025	\$10,452,500	18	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	\$502,900	2	Thursday, January 18, 2024	\$8,572,500	22
Friday, January 17, 2025	\$18,147,300	45	Wednesday, January 17, 2024	\$13,711,234	22
Total	\$44,422,799	97	Total	\$59,085,484	134

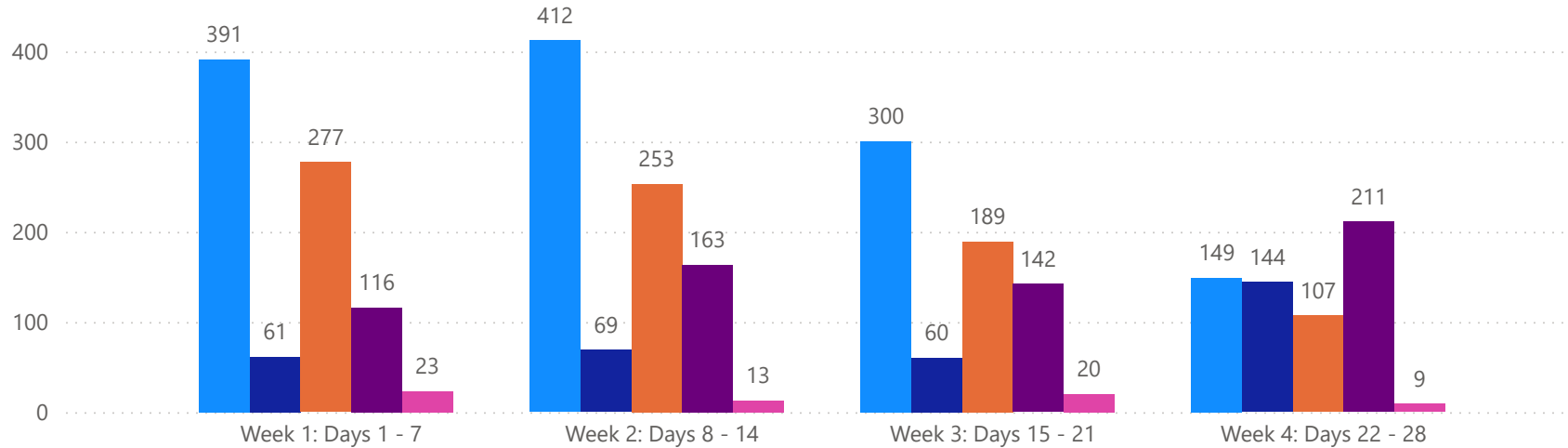


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOME

1/23/2025

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



TOTALS

MLS Status	4 Week Total
Active	1252
Canceled	334
Pending	826
Sold	632
Temporarily Off-Market	65

DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	13
New Listings	50
Price Decrease	73
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 23, 2025	\$5,938,500	13	Tuesday, January 23, 2024	\$7,571,900	12
Wednesday, January 22, 2025	\$11,230,600	16	Monday, January 22, 2024	\$11,429,150	22
Tuesday, January 21, 2025	\$14,174,300	28	Sunday, January 21, 2024	\$885,000	2
Monday, January 20, 2025	\$3,359,950	6	Saturday, January 20, 2024	\$1,600,000	3
Saturday, January 18, 2025	\$650,000	2	Friday, January 19, 2024	\$28,809,500	50
Friday, January 17, 2025	\$33,008,900	51	Thursday, January 18, 2024	\$10,115,000	20
Total	\$68,362,250	116	Wednesday, January 17, 2024	\$13,667,900	15
			Total	\$74,078,450	124

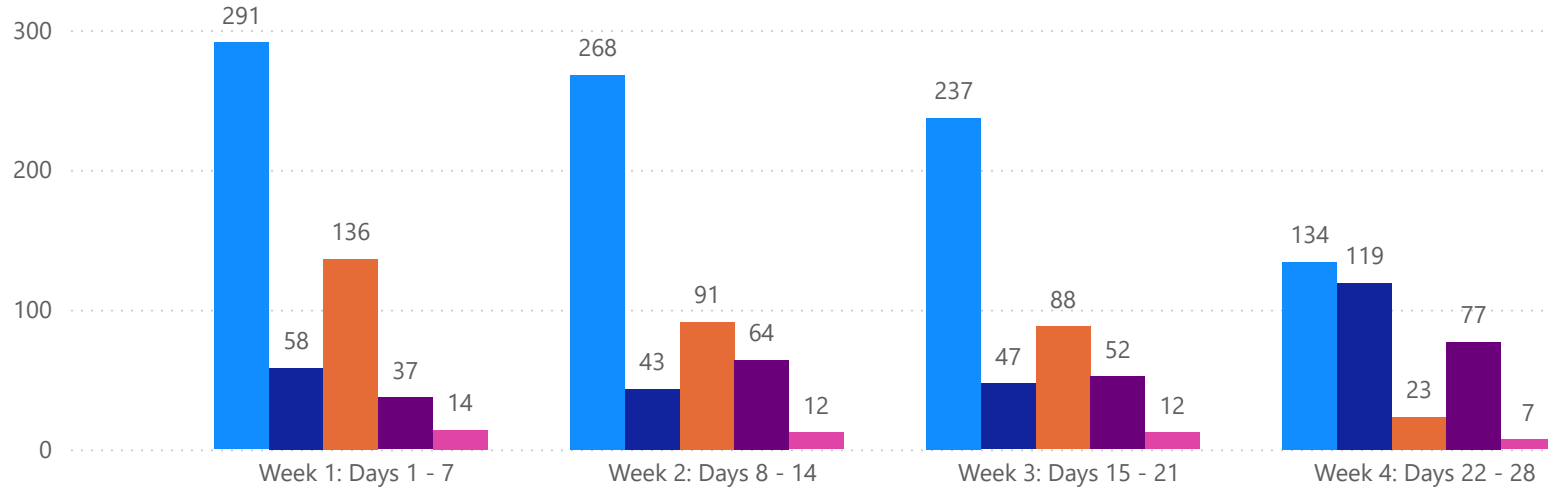


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDO

1/23/2025

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



TOTALS

MLS Status	4 Week Total
Active	930
Canceled	267
Pending	338
Sold	230
Temporarily Off-Market	45

DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	5
New Listings	25
Price Decrease	56
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
Thursday, January 23, 2025	\$1,180,000	6	Tuesday, January 23, 2024	\$2,500,500	4
Wednesday, January 22, 2025	\$3,363,500	7	Monday, January 22, 2024	\$4,245,625	13
Tuesday, January 21, 2025	\$2,771,500	8	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
Total	\$12,633,300	37	Total	\$19,474,625	50

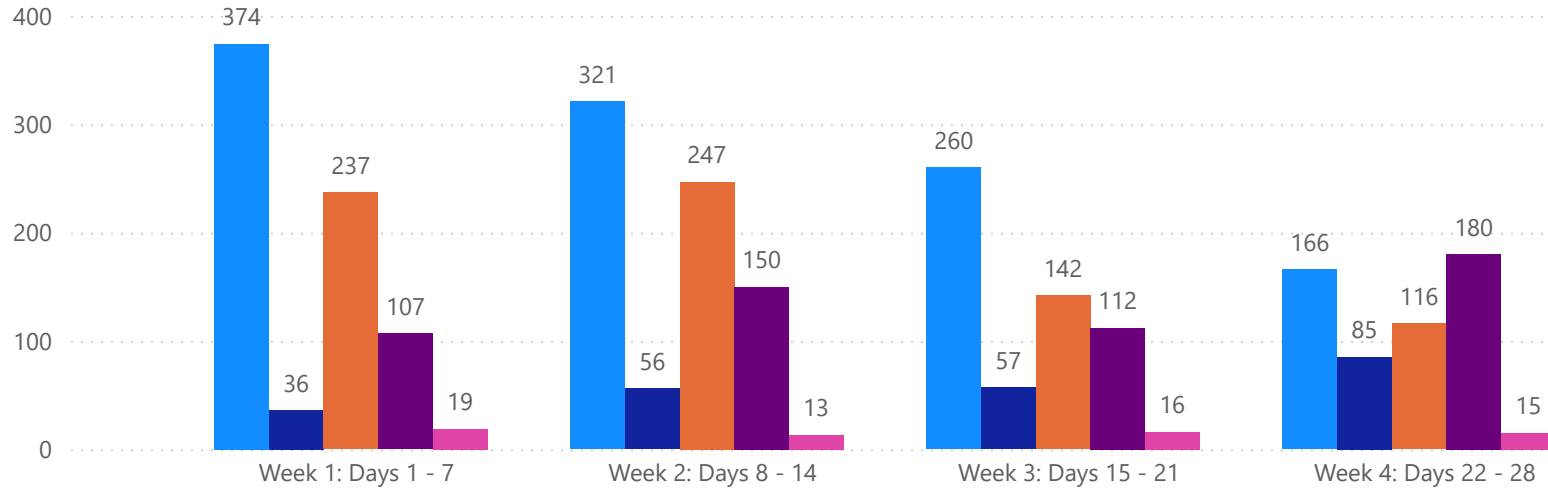


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOME

1/23/2025

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



TOTALS

MLS Status	4 Week Total
Active	1121
Canceled	234
Pending	742
Sold	549
Temporarily Off-Market	63

DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	19
New Listings	55
Price Decrease	103
Price Increase	6

*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 23, 2025	\$2,318,000	5	Tuesday, January 23, 2024	\$9,987,161	24
Wednesday, January 22, 2025	\$6,698,422	18	Monday, January 22, 2024	\$11,629,785	27
Tuesday, January 21, 2025	\$10,151,039	23	Sunday, January 21, 2024	\$278,250	1
Monday, January 20, 2025	\$4,340,440	10	Saturday, January 20, 2024	\$2,625,060	4
Sunday, January 19, 2025	\$555,000	1	Friday, January 19, 2024	\$12,572,350	30
Saturday, January 18, 2025	\$445,000	1	Thursday, January 18, 2024	\$8,185,456	21
Friday, January 17, 2025	\$20,858,975	49	Wednesday, January 17, 2024	\$10,437,555	23
Total	\$45,366,876	107	Total	\$55,715,617	130

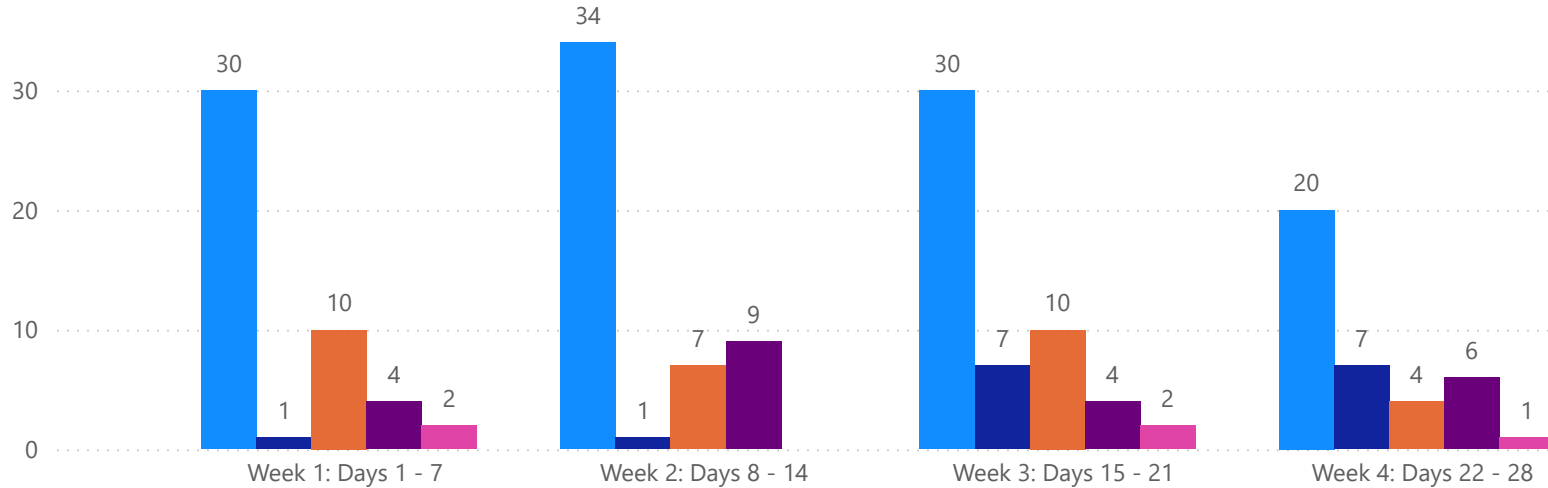


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDO

1/23/2025

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



TOTALS

MLS Status	4 Week Total
Active	114
Canceled	16
Pending	31
Sold	23
Temporarily Off-Market	5

DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	0
New Listings	1
Price Decrease	7
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	\$716,500	4
Total	\$716,500	4

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
Total	\$435,000	3

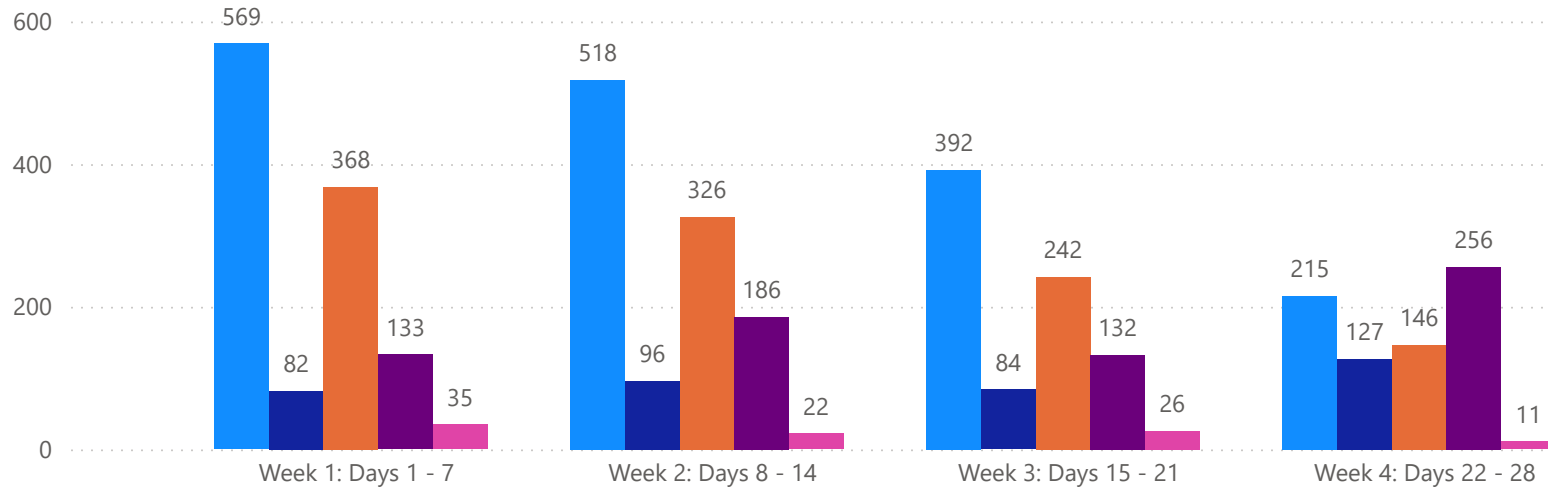


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOME

1/23/2025

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



TOTALS

MLS Status	4 Week Total
Active	1694
Canceled	389
Pending	1082
Sold	707
Temporarily Off-Market	94

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	16	
New Listings	59	
Price Decrease	100	
Price Increase	17	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Thursday, January 23, 2025	\$9,120,500	12	Tuesday, January 23, 2024	\$9,646,625	19
Wednesday, January 22, 2025	\$7,253,633	17	Monday, January 22, 2024	\$14,710,349	32
Tuesday, January 21, 2025	\$20,167,490	38	Saturday, January 20, 2024	\$387,995	1
Monday, January 20, 2025	\$1,704,400	5	Friday, January 19, 2024	\$30,873,252	66
Sunday, January 19, 2025	\$479,999	1	Thursday, January 18, 2024	\$13,773,490	29
Saturday, January 18, 2025	\$361,000	1	Wednesday, January 17, 2024	\$22,447,103	36
Friday, January 17, 2025	\$29,068,468	59	Total	\$91,838,814	183
Total	\$68,155,490	133			

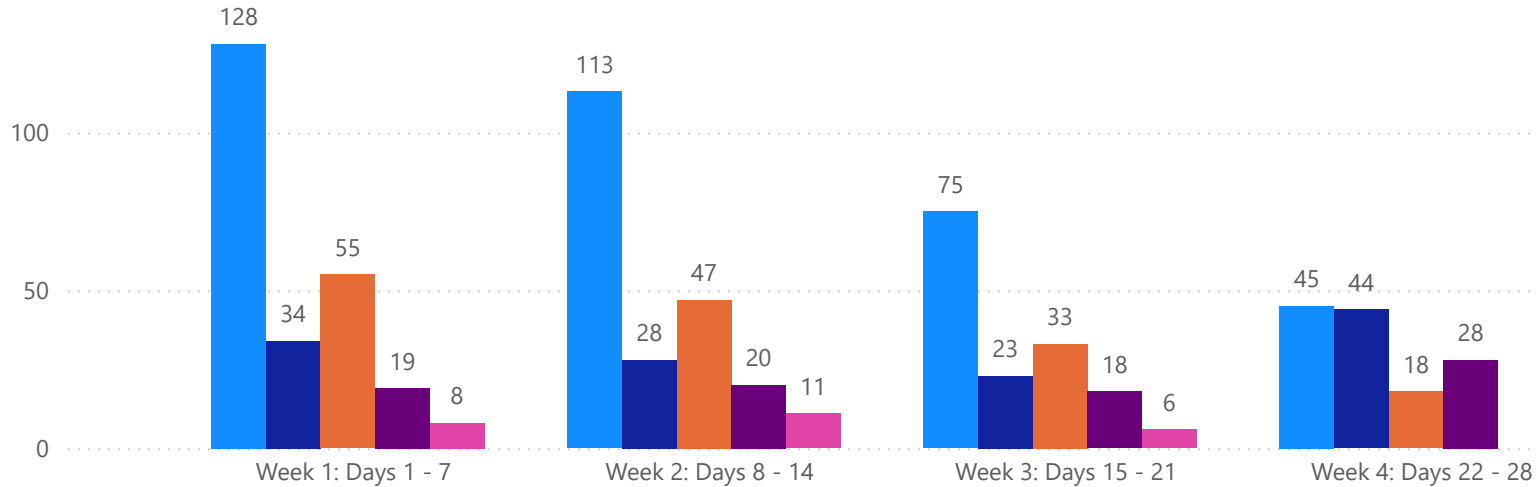


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDO

1/23/2025

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



TOTALS

MLS Status	4 Week Total
Active	361
Canceled	129
Pending	153
Sold	85
Temporarily Off-Market	25

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	12	
Price Decrease	18	
Price Increase	0	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Thursday, January 23, 2025	\$2,851,999	5	Tuesday, January 23, 2024	\$217,500	1
Wednesday, January 22, 2025	\$990,000	2	Monday, January 22, 2024	\$1,427,500	6
Tuesday, January 21, 2025	\$1,096,000	5	Saturday, January 20, 2024	\$219,000	1
Monday, January 20, 2025	\$195,000	1	Friday, January 19, 2024	\$2,316,125	10
Saturday, January 18, 2025	\$203,000	1	Thursday, January 18, 2024	\$1,289,500	6
Friday, January 17, 2025	\$1,010,900	5	Wednesday, January 17, 2024	\$5,772,400	7
Total	\$6,346,899	19	Total	\$11,242,025	31

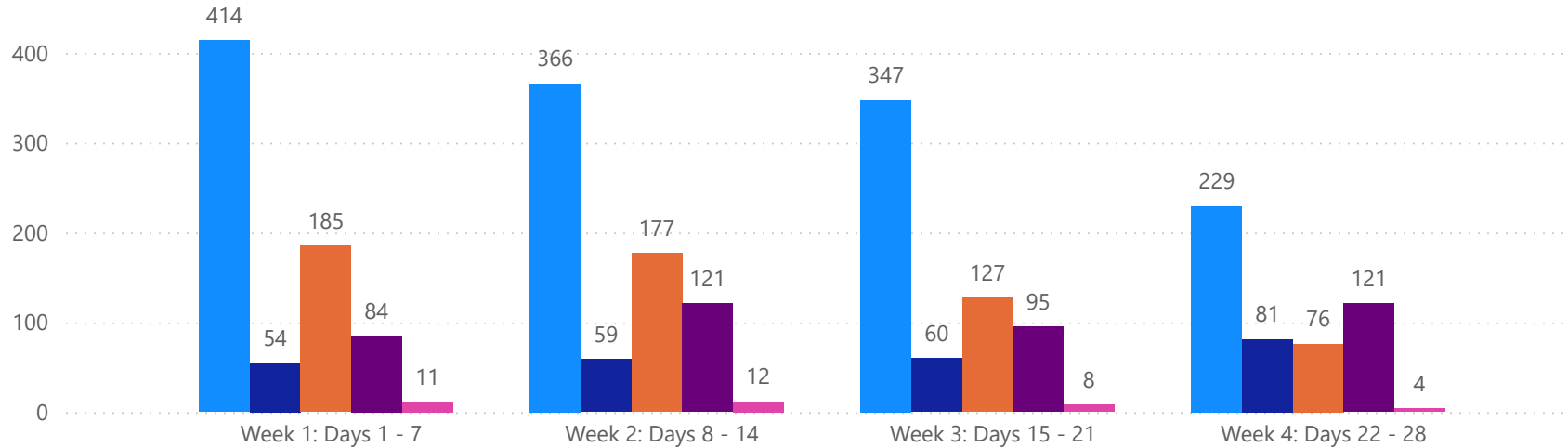


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOME

1/23/2025

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



TOTALS

MLS Status	4 Week Total
Active	1356
Canceled	254
Pending	565
Sold	421
Temporarily Off-Market	35

DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	13
New Listings	72
Price Decrease	79
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
Thursday, January 23, 2025	\$9,588,602	13	Tuesday, January 23, 2024	\$16,356,090	15
Wednesday, January 22, 2025	\$11,296,103	17	Monday, January 22, 2024	\$9,403,564	17
Tuesday, January 21, 2025	\$19,285,400	22	Saturday, January 20, 2024	\$635,000	1
Monday, January 20, 2025	\$890,000	1	Friday, January 19, 2024	\$15,772,134	21
Saturday, January 18, 2025	\$495,000	1	Thursday, January 18, 2024	\$16,299,233	20
Friday, January 17, 2025	\$18,570,805	30	Wednesday, January 17, 2024	\$10,639,225	14
Total	\$60,125,910	84	Total	\$69,105,246	88

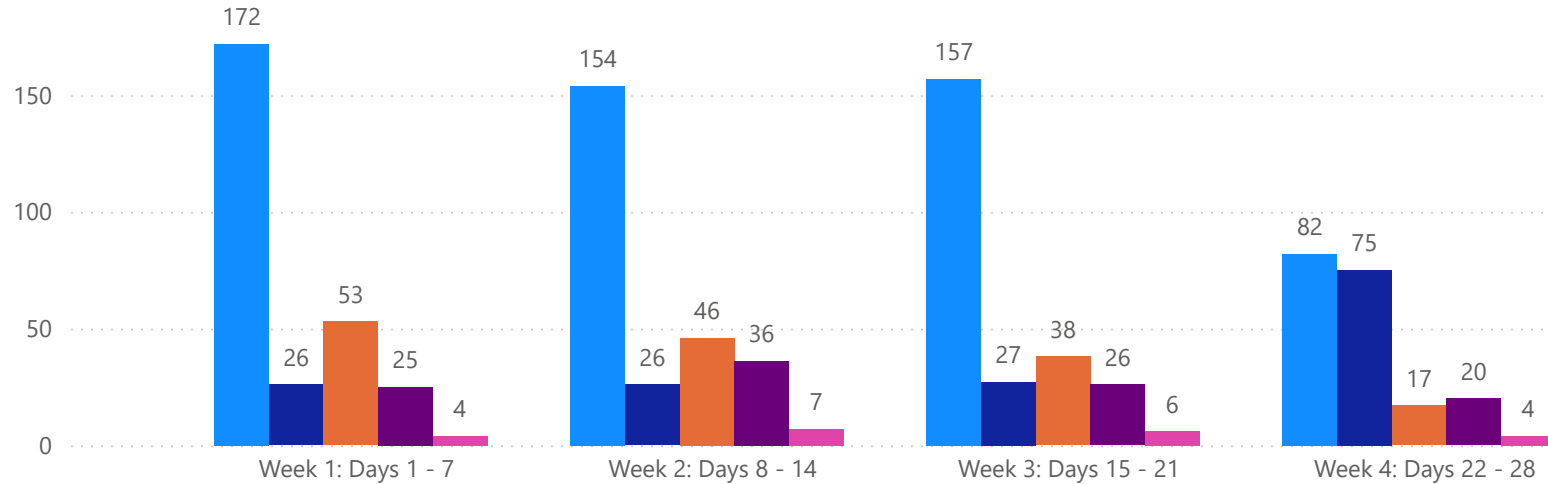


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDO

1/23/2025

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



TOTALS

MLS Status	4 Week Total
Active	565
Canceled	154
Pending	154
Sold	107
Temporarily Off-Market	21

DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	6
New Listings	21
Price Decrease	29
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 23, 2025	\$2,393,500	3	Tuesday, January 23, 2024	\$4,592,500	6
Wednesday, January 22, 2025	\$3,635,000	5	Monday, January 22, 2024	\$2,393,500	6
Tuesday, January 21, 2025	\$6,320,000	4	Friday, January 19, 2024	\$3,965,000	5
Friday, January 17, 2025	\$6,931,500	13	Thursday, January 18, 2024	\$5,225,000	7
Total	\$19,280,000	25	Wednesday, January 17, 2024	\$4,815,834	4
			Total	\$20,991,834	28

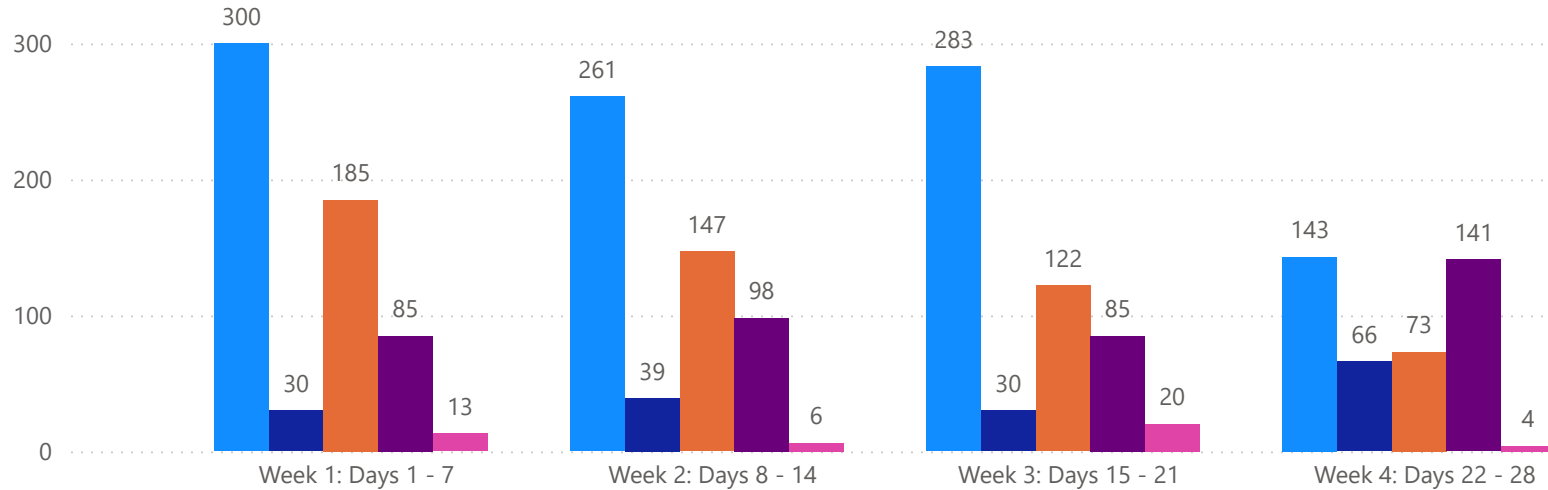


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOME

1/23/2025

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



TOTALS

MLS Status	4 Week Total
Active	987
Canceled	165
Pending	527
Sold	409
Temporarily Off-Market	43

DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	7
New Listings	42
Price Decrease	70
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 23, 2025	\$2,439,500	6	Tuesday, January 23, 2024	\$8,018,100	15
Wednesday, January 22, 2025	\$9,082,350	14	Monday, January 22, 2024	\$20,511,406	19
Tuesday, January 21, 2025	\$18,174,425	32	Saturday, January 20, 2024	\$634,195	1
Monday, January 20, 2025	\$915,000	2	Friday, January 19, 2024	\$25,242,532	39
Sunday, January 19, 2025	\$429,000	1	Thursday, January 18, 2024	\$22,149,503	24
Saturday, January 18, 2025	\$4,800,000	1	Wednesday, January 17, 2024	\$6,912,379	10
Friday, January 17, 2025	\$17,423,370	29	Total	\$83,468,115	108
Total	\$53,263,645	85			

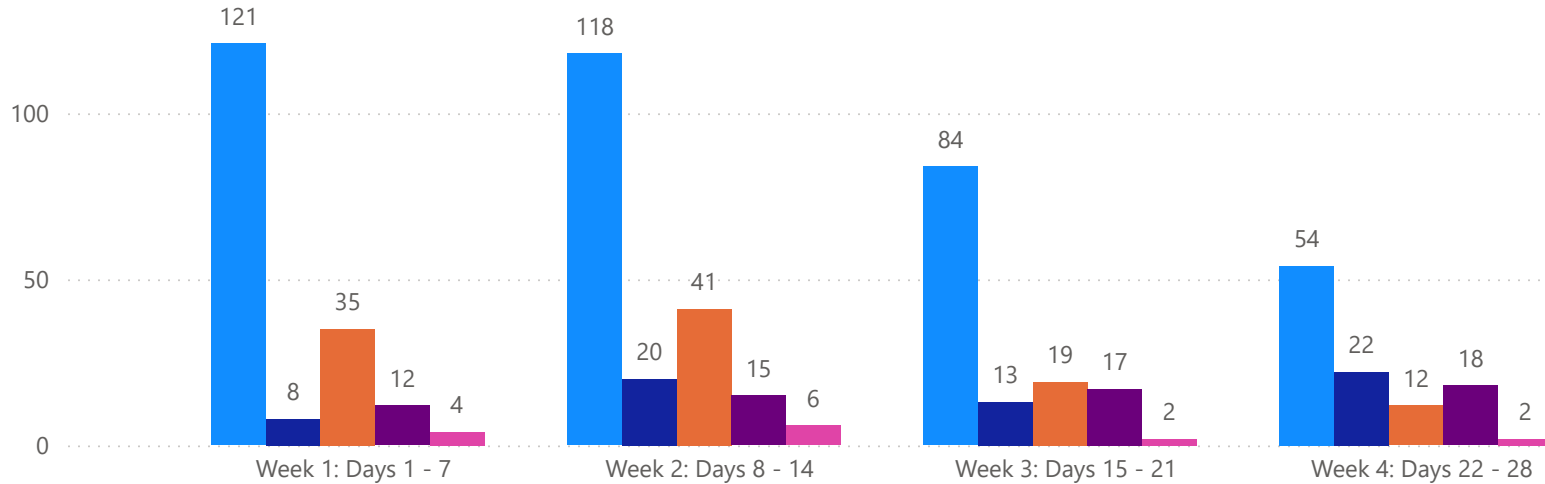


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDO

1/23/2025

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



TOTALS

MLS Status	4 Week Total
Active	377
Canceled	63
Pending	107
Sold	62
Temporarily Off-Market	14

DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	2
New Listings	17
Price Decrease	22
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 23, 2025	\$278,100	1	Tuesday, January 23, 2024	\$714,000	3
Wednesday, January 22, 2025	\$433,000	2	Monday, January 22, 2024	\$2,644,000	7
Tuesday, January 21, 2025	\$265,000	1	Friday, January 19, 2024	\$1,872,000	7
Friday, January 17, 2025	\$4,470,000	8	Thursday, January 18, 2024	\$434,000	2
Total	\$5,446,100	12	Wednesday, January 17, 2024	\$1,278,000	3
			Total	\$6,942,000	22

