



4 WEEK REAL ESTATE MARKET REPORT

Sunday, January 26, 2025

As of: Monday, January 27, 2025

- 1 Report Breakdown
- 2 Cumulative Tampa Bay Report - Single Family Home
- 3 Cumulative Tampa Bay Report - Condominium
- 4 Pinellas County - Single Family Home
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- 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

Sunday, January 26, 2025

as of: 1/27/2025



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

Day 28: Sunday, January 5, 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

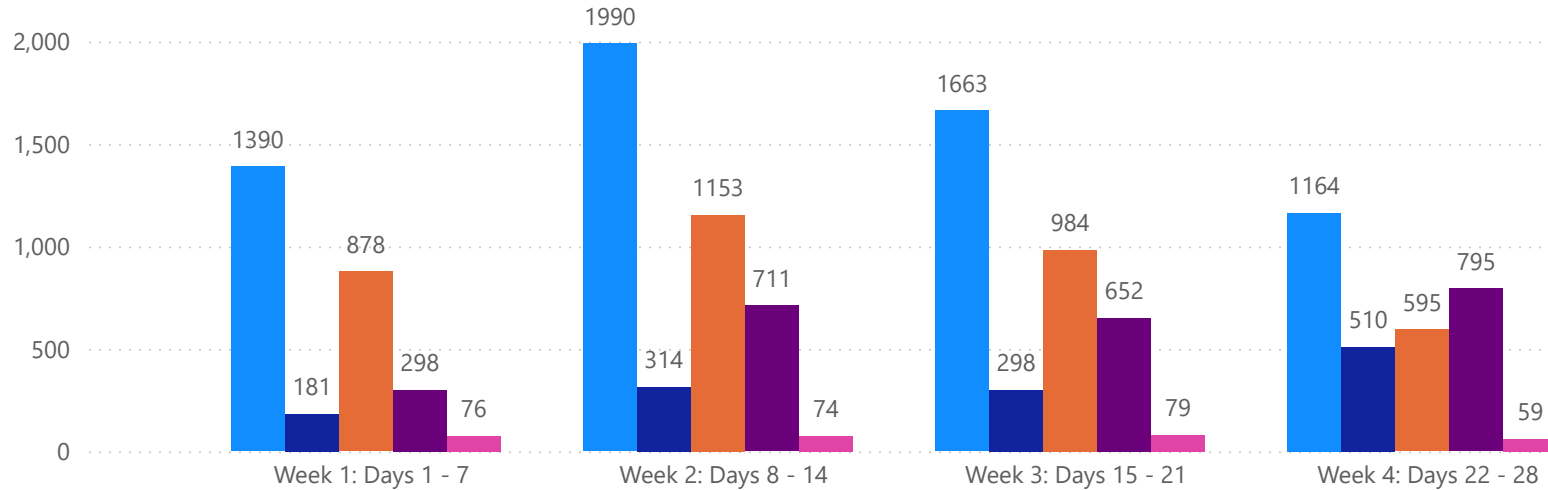
Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOME

1/26/2025

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



TOTALS

MLS Status	4 Week Total
Active	6207
Canceled	1303
Pending	3610
Sold	2456
Temporarily Off-Market	288

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
Thursday, January 23, 2025	\$29,405,102	49
Wednesday, January 22, 2025	\$45,561,108	82
Tuesday, January 21, 2025	\$81,952,654	143
Monday, January 20, 2025	\$11,209,790	24
Total	\$168,128,654	298

Closed Prior Year	Volume	Count
Friday, January 26, 2024	\$150,729,104	223
Thursday, January 25, 2024	\$72,200,809	125
Wednesday, January 24, 2024	\$65,589,858	116
Tuesday, January 23, 2024	\$51,579,876	85
Monday, January 22, 2024	\$67,684,254	117
Sunday, January 21, 2024	\$1,163,250	3
Saturday, January 20, 2024	\$5,882,250	10
Total	\$414,829,401	679

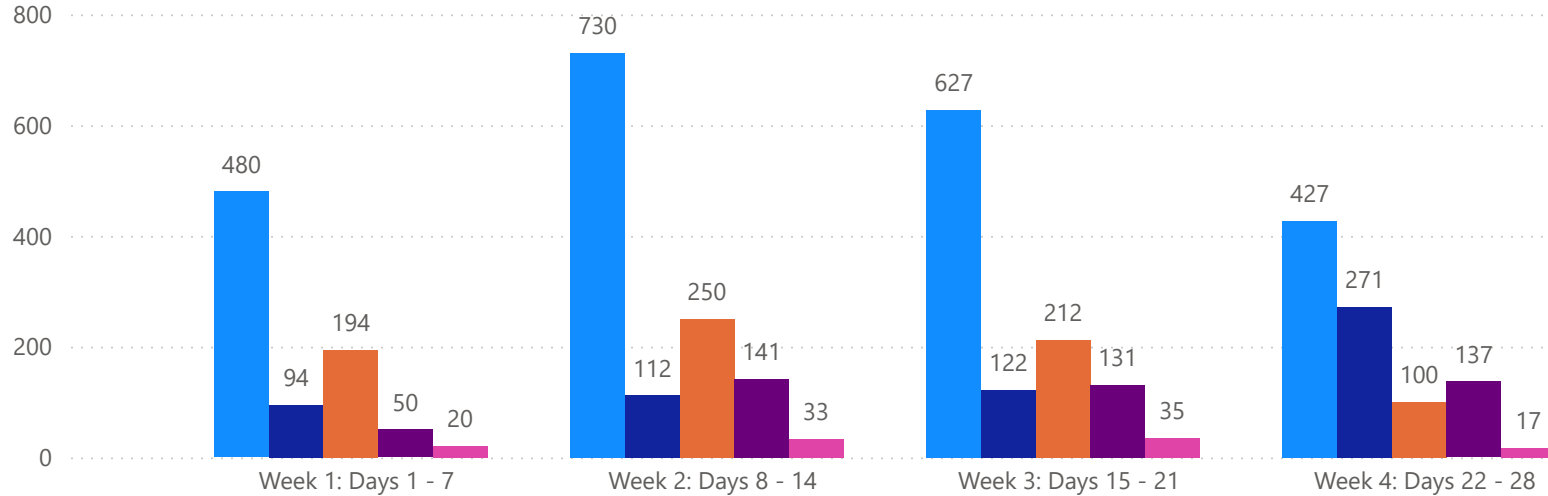


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDO

1/26/2025

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



TOTALS

MLS Status	4 Week Total
Active	2264
Canceled	599
Pending	756
Sold	459
Temporarily Off-Market	105

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	Friday, January 26, 2024	\$26,712,125	58
Wednesday, January 22, 2025	\$8,421,500	16	Thursday, January 25, 2024	\$6,348,435	18
Tuesday, January 21, 2025	\$10,452,500	18	Wednesday, January 24, 2024	\$11,777,865	27
Monday, January 20, 2025	\$195,000	1	Tuesday, January 23, 2024	\$8,024,500	14
Total	\$25,772,599	50	Monday, January 22, 2024	\$10,710,625	32
			Saturday, January 20, 2024	\$219,000	1
			Total	\$63,792,550	150

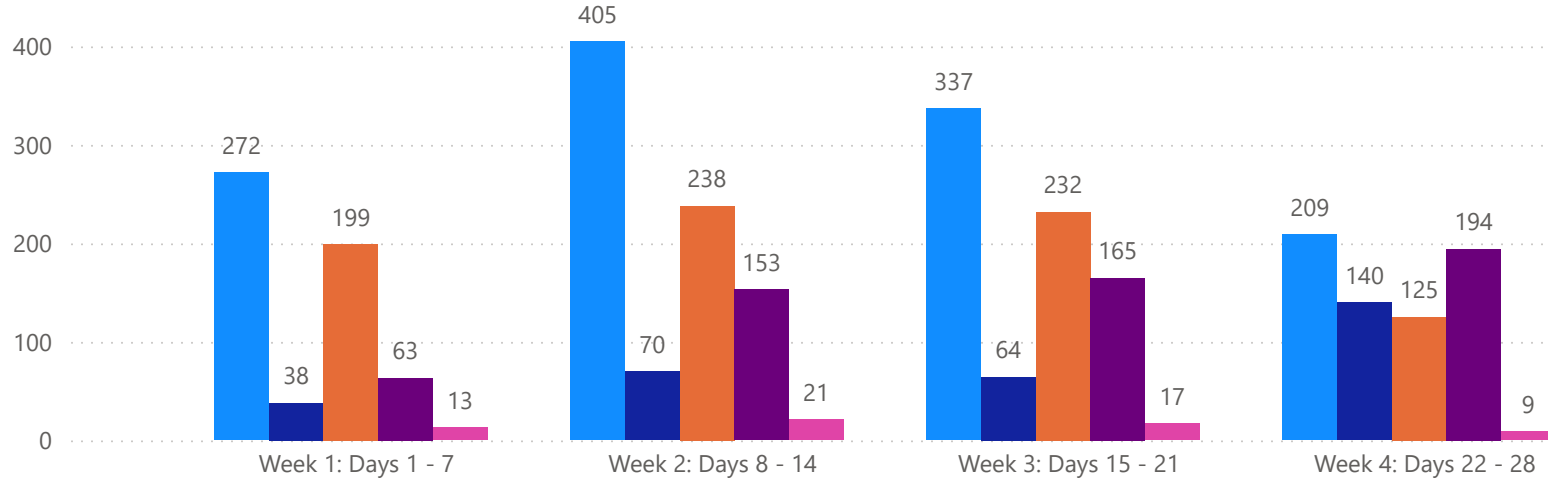


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOME

1/26/2025

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



TOTALS

MLS Status	4 Week Total
Active	1223
Canceled	312
Pending	794
Sold	575
Temporarily Off-Market	60

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	Friday, January 26, 2024	\$40,222,095	48
Wednesday, January 22, 2025	\$11,230,600	16	Thursday, January 25, 2024	\$15,949,000	22
Tuesday, January 21, 2025	\$14,174,300	28	Wednesday, January 24, 2024	\$9,312,500	16
Monday, January 20, 2025	\$3,359,950	6	Tuesday, January 23, 2024	\$7,571,900	12
Total	\$34,703,350	63	Monday, January 22, 2024	\$11,429,150	22
			Sunday, January 21, 2024	\$885,000	2
			Saturday, January 20, 2024	\$1,600,000	3
			Total	\$86,969,645	125

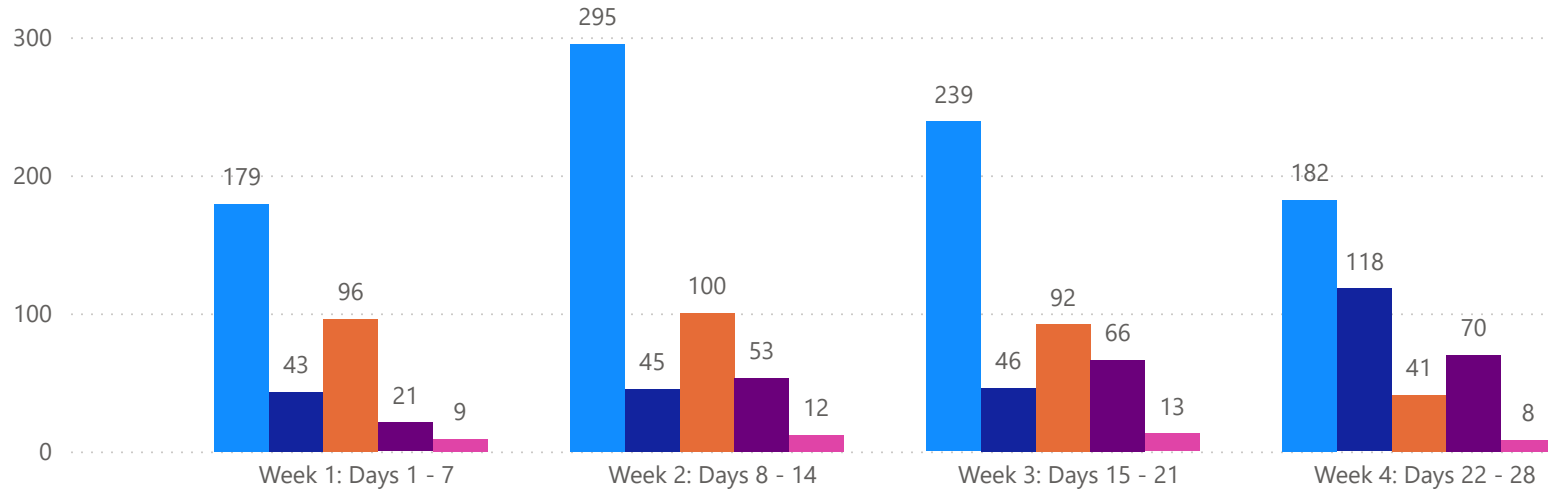


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDO

1/26/2025

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



TOTALS

MLS Status	4 Week Total
Active	895
Canceled	252
Pending	329
Sold	210
Temporarily Off-Market	42

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, Cancelled 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	Friday, January 26, 2024	\$13,121,400	27
Wednesday, January 22, 2025	\$3,363,500	7	Thursday, January 25, 2024	\$3,636,500	9
Tuesday, January 21, 2025	\$2,771,500	8	Wednesday, January 24, 2024	\$2,878,000	11
Total	\$7,315,000	21	Tuesday, January 23, 2024	\$2,500,500	4
			Monday, January 22, 2024	\$4,245,625	13
			Total	\$26,382,025	64

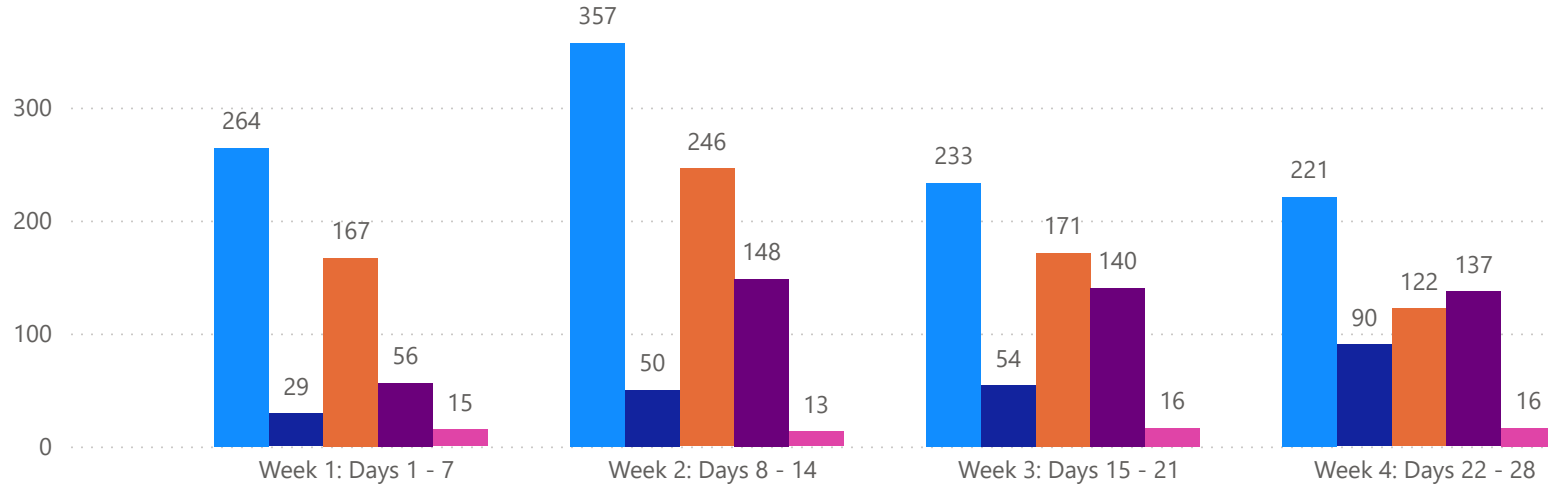


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOME

1/26/2025

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



TOTALS

MLS Status	4 Week Total
Active	1075
Canceled	223
Pending	706
Sold	481
Temporarily Off-Market	60

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	Friday, January 26, 2024	\$19,960,210	46
Wednesday, January 22, 2025	\$6,698,422	18	Thursday, January 25, 2024	\$12,765,497	32
Tuesday, January 21, 2025	\$10,151,039	23	Wednesday, January 24, 2024	\$9,543,441	22
Monday, January 20, 2025	\$4,340,440	10	Tuesday, January 23, 2024	\$9,987,161	24
Total	\$23,507,901	56	Monday, January 22, 2024	\$11,629,785	27
			Sunday, January 21, 2024	\$278,250	1
			Saturday, January 20, 2024	\$2,625,060	4
			Total	\$66,789,404	156

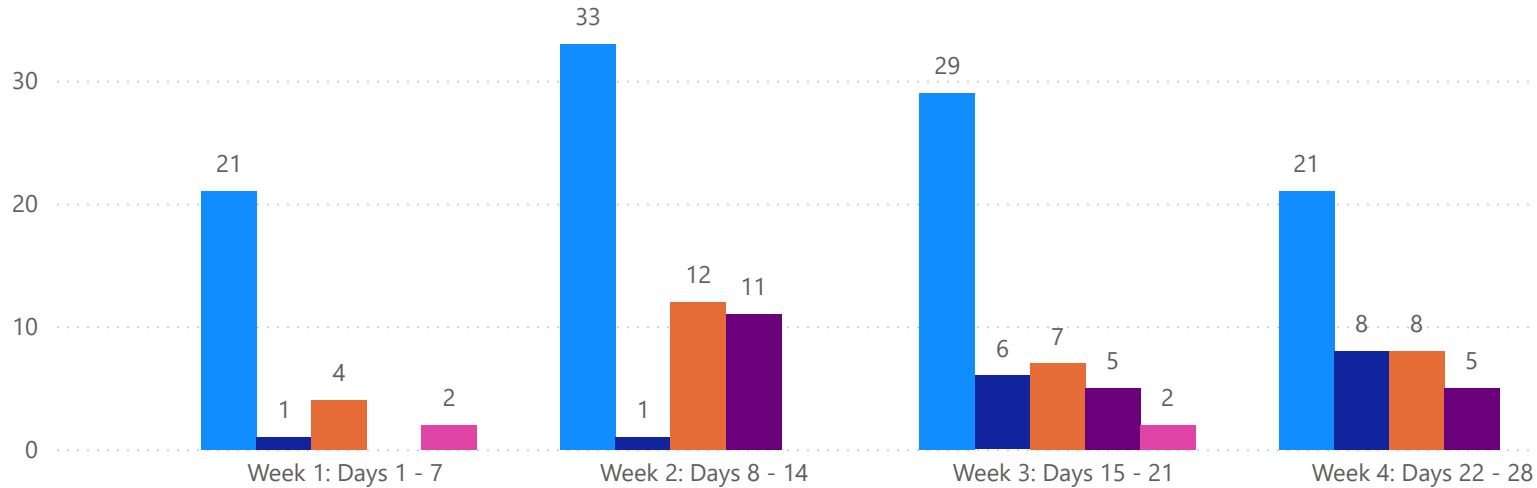


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDO

1/26/2025

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



TOTALS

MLS Status	4 Week Total
Active	104
Canceled	16
Pending	31
Sold	21
Temporarily Off-Market	4

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
Total		

Closed Prior Year	Volume	Count
Friday, January 26, 2024	\$490,500	3
Thursday, January 25, 2024	\$175,000	1
Wednesday, January 24, 2024	\$269,000	1
Total	\$934,500	5

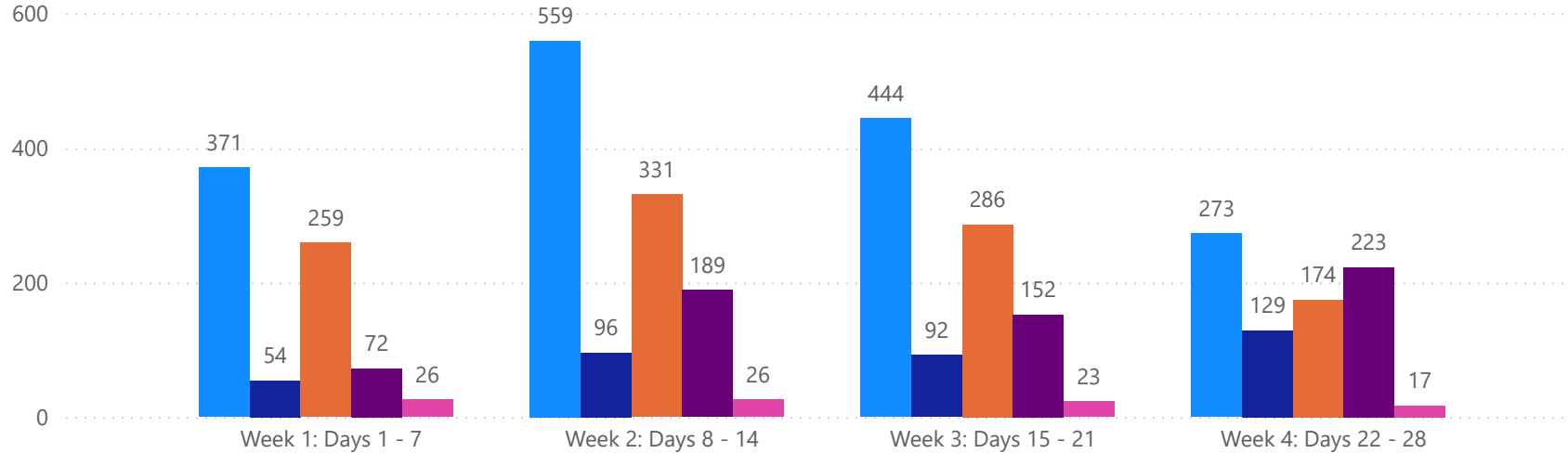


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOME

1/26/2025

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



TOTALS

MLS Status	4 Week Total
Active	1647
Canceled	371
Pending	1050
Sold	636
Temporarily Off-Market	92

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	Friday, January 26, 2024	\$43,960,056	78
Wednesday, January 22, 2025	\$7,253,633	17	Thursday, January 25, 2024	\$16,250,315	31
Tuesday, January 21, 2025	\$20,167,490	38	Wednesday, January 24, 2024	\$14,627,710	35
Monday, January 20, 2025	\$1,704,400	5	Tuesday, January 23, 2024	\$9,646,625	19
Total	\$38,246,023	72	Monday, January 22, 2024	\$14,710,349	32
			Saturday, January 20, 2024	\$387,995	1
			Total	\$99,583,050	196

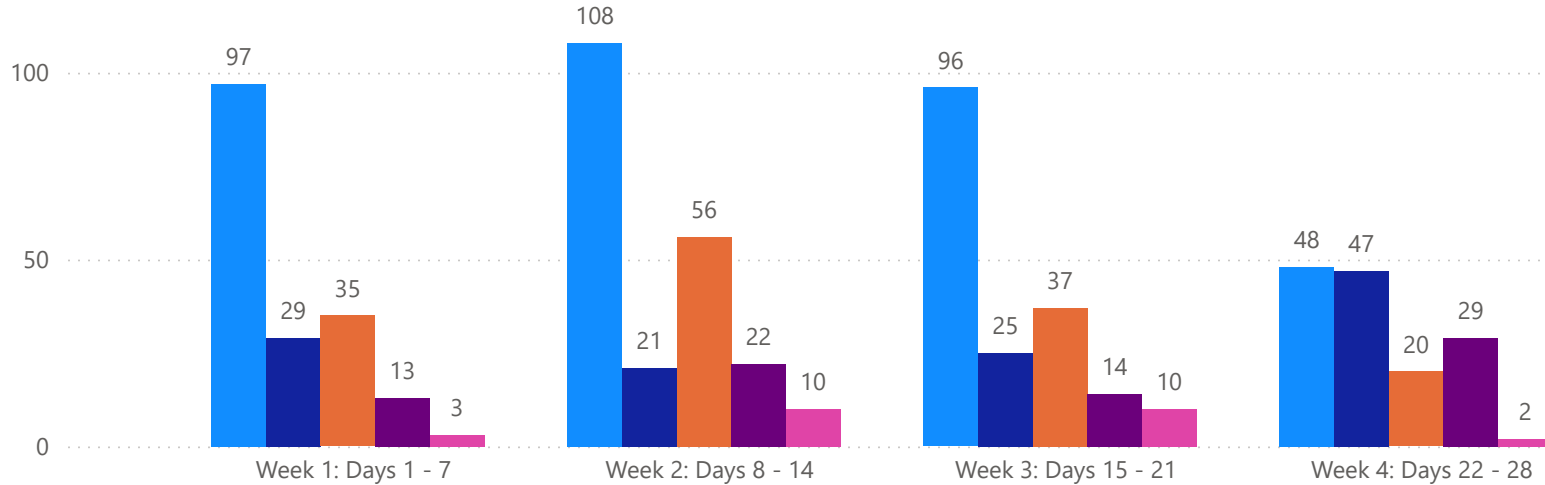


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDO

1/26/2025

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



TOTALS

MLS Status	4 Week Total
Active	349
Canceled	122
Pending	148
Sold	78
Temporarily Off-Market	25

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	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	Friday, January 26, 2024	\$2,610,825	9
Wednesday, January 22, 2025	\$990,000	2	Thursday, January 25, 2024	\$658,000	3
Tuesday, January 21, 2025	\$1,096,000	5	Wednesday, January 24, 2024	\$2,152,000	2
Monday, January 20, 2025	\$195,000	1	Tuesday, January 23, 2024	\$217,500	1
Total	\$5,132,999	13	Monday, January 22, 2024	\$1,427,500	6
			Saturday, January 20, 2024	\$219,000	1
			Total	\$7,284,825	22

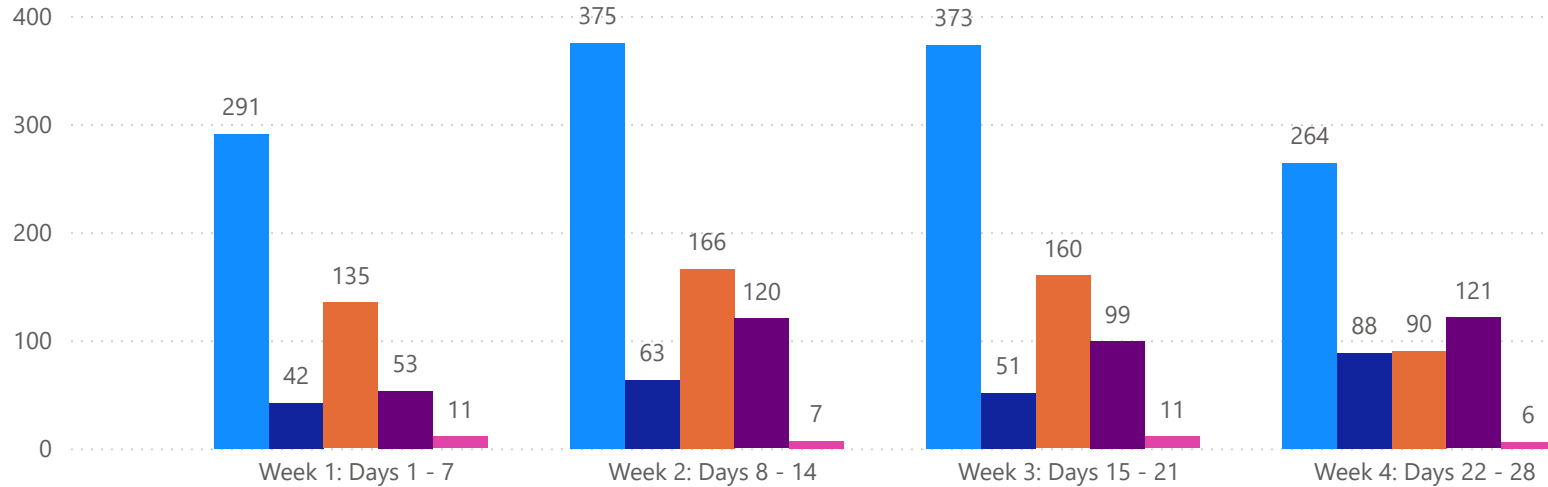


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOME

1/26/2025

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



TOTALS

MLS Status	4 Week Total
Active	1303
Canceled	244
Pending	551
Sold	393
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	Friday, January 26, 2024	\$24,071,494	23
Wednesday, January 22, 2025	\$11,296,103	17	Thursday, January 25, 2024	\$16,862,659	24
Tuesday, January 21, 2025	\$19,285,400	22	Wednesday, January 24, 2024	\$12,744,359	18
Monday, January 20, 2025	\$890,000	1	Tuesday, January 23, 2024	\$16,356,090	15
Total	\$41,060,105	53	Monday, January 22, 2024	\$9,403,564	17
			Saturday, January 20, 2024	\$635,000	1
			Total	\$80,073,166	98

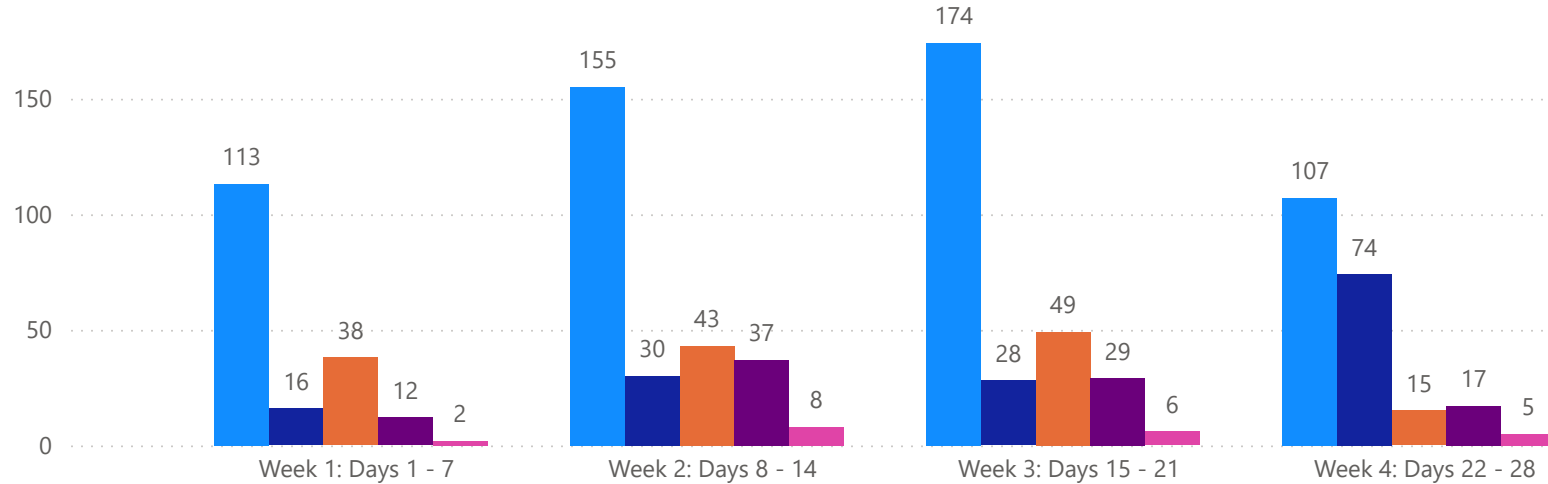


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDO

1/26/2025

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



TOTALS

MLS Status	4 Week Total
Active	549
Canceled	148
Pending	145
Sold	95
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	Friday, January 26, 2024	\$6,834,500	8
Wednesday, January 22, 2025	\$3,635,000	5	Thursday, January 25, 2024	\$800,000	3
Tuesday, January 21, 2025	\$6,320,000	4	Wednesday, January 24, 2024	\$3,502,000	8
Total	\$12,348,500	12	Tuesday, January 23, 2024	\$4,592,500	6
			Monday, January 22, 2024	\$2,393,500	6
			Total	\$18,122,500	31

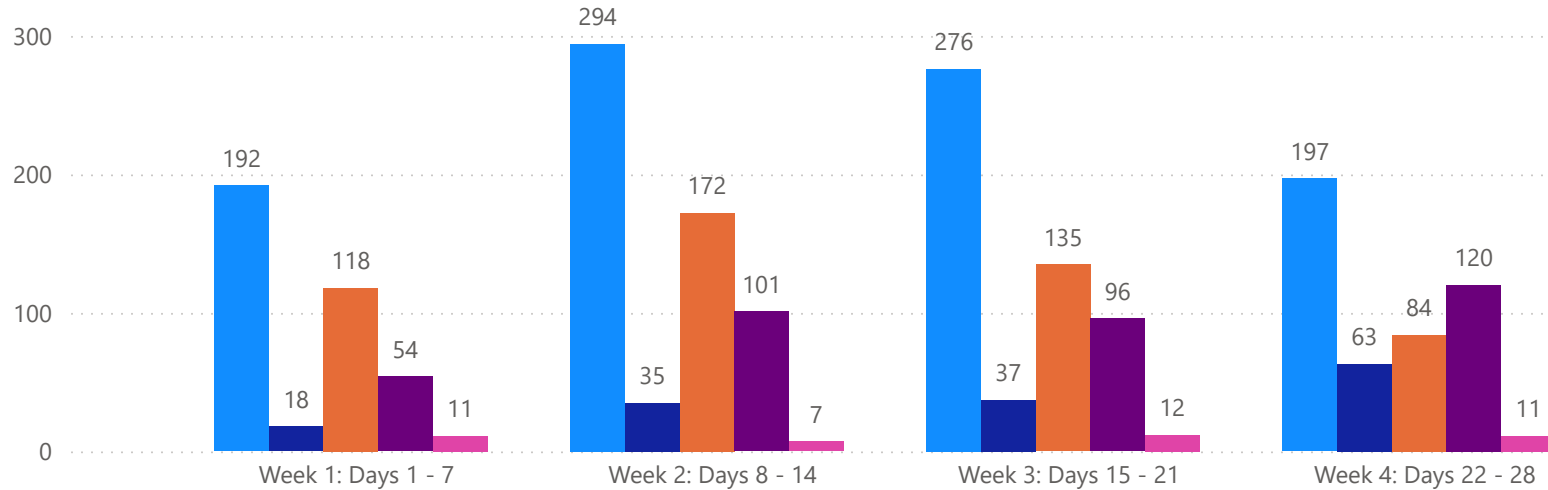


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOME

1/26/2025

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



TOTALS

MLS Status	4 Week Total
Active	959
Canceled	153
Pending	509
Sold	371
Temporarily Off-Market	41

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, Cancelled 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	Friday, January 26, 2024	\$22,515,249	28
Wednesday, January 22, 2025	\$9,082,350	14	Thursday, January 25, 2024	\$10,373,338	16
Tuesday, January 21, 2025	\$18,174,425	32	Wednesday, January 24, 2024	\$19,361,848	25
Monday, January 20, 2025	\$915,000	2	Tuesday, January 23, 2024	\$8,018,100	15
Total	\$30,611,275	54	Monday, January 22, 2024	\$20,511,406	19
			Saturday, January 20, 2024	\$634,195	1
			Total	\$81,414,136	104

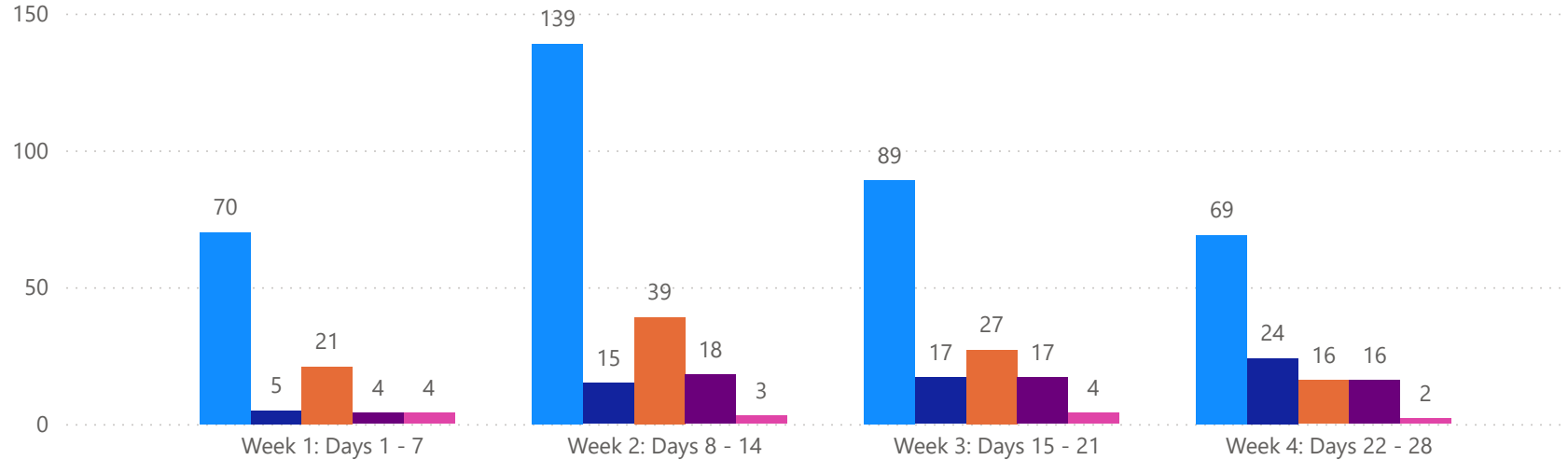


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDO

1/26/2025

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



TOTALS

MLS Status	4 Week Total
Active	367
Canceled	61
Pending	103
Sold	55
Temporarily Off-Market	13

DAILY MARKET CHANGE

Category	Sum of Manatee	
Back on the Market	2	*Back on Market can be from these sources - Pending, Temp Off Market, Canceled and Expired Listing)
New Listings	17	
Price Decrease	22	
Price Increase	2	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Thursday, January 23, 2025	\$278,100	1	Friday, January 26, 2024	\$3,654,900	11
Wednesday, January 22, 2025	\$433,000	2	Thursday, January 25, 2024	\$1,078,935	2
Tuesday, January 21, 2025	\$265,000	1	Wednesday, January 24, 2024	\$2,976,865	5
Total	\$976,100	4	Tuesday, January 23, 2024	\$714,000	3
			Monday, January 22, 2024	\$2,644,000	7
			Total	\$11,068,700	28

