



### **4 WEEK REAL ESTATE MARKET REPORT**

### Thursday, January 30, 2025

As of: Friday, January 31, 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
- 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 30, 2025





as of: 1/31/2025

Day 1	Thursday, January 30, 2025
Day 2	Wednesday, January 29, 2025
Day 3	Tuesday, January 28, 2025
Day 4	Monday, January 27, 2025
Day 5	Sunday, January 26, 2025
Day 6	Friday, January 31, 2025
Day 7	Thursday, January 30, 2025
Day 8	Wednesday, January 29, 2025
Day 9	Tuesday, January 28, 2025
Day 10	Monday, January 27, 2025
Day 11	Sunday, January 26, 2025
Day 12	Saturday, January 25, 2025
Day 13	Friday, January 24, 2025
Day 14	Thursday, January 23, 2025
Day 15	Wednesday, January 22, 2025
Day 16	Tuesday, January 21, 2025
Day 17	Monday, January 20, 2025
Day 18	Sunday, January 19, 2025
Day 19	Saturday, January 18, 2025
Day 20	Friday, January 17, 2025
Day 21	Thursday, January 16, 2025
Day 22	Wednesday, January 15, 2025
Day 23	Tuesday, January 14, 2025
Day 24	Monday, January 13, 2025
Day 25	Sunday, January 12, 2025
Day 26	Saturday, January 11, 2025
Day 27	Friday, January 10, 2025
Day 28	Thursday, January 9, 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 30, 2025

Day 28: Thursday, January 9, 2025

#### **TOTALS:**

4 Weeks: The summation of each date range (Day 1 - Day 28)

#### **Market Changes**

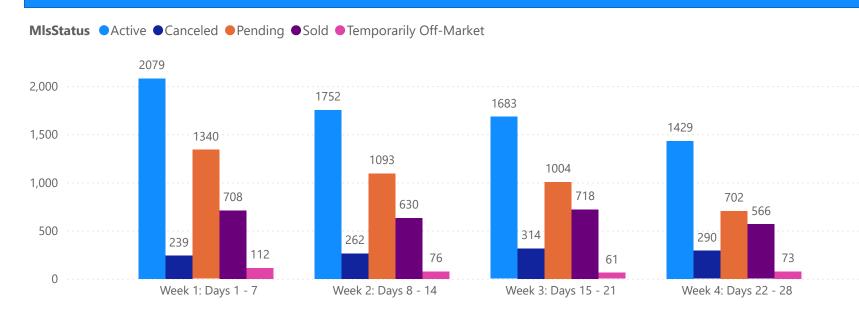
Day 1's New Listings, Price Increase, Price Decreases and Back on Market

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 1/30/2025



TOTALS		
MLS Status	4 Week Total	
Active	6943	
Canceled	1105	
Pending	4139	
Sold	2622	
Temporarily Off-Market	322	

DAILY	MARKET C	HANGE
Category	Sum of Total	*Back o
Back on the Market	19	these so
New Listings	85	Off Mar Expired
Price Decrease	129	Lxpireu
Price Increase	19	

\*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

Closed Prior Year	Volume	Count
Thursday, January 30, 2025	\$72,690,555	124
Wednesday, January 29, 2025	\$81,791,786	116
Tuesday, January 28, 2025	\$66,902,427	119
Monday, January 27, 2025	\$71,614,426	117
Sunday, January 26, 2025	\$996,020	2
Saturday, January 25, 2025	\$2,186,410	6
Friday, January 24, 2025	\$127,191,315	224
Total	\$423,372,939	708

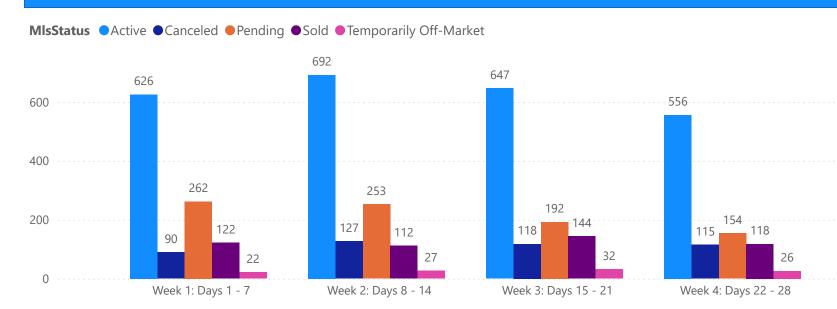
Closed Prior Year ▼	Volume	Count
Tuesday, January 30, 2024	\$105,912,188	180
Monday, January 29, 2024	\$78,363,415	148
Saturday, January 27, 2024	\$2,586,285	8
Friday, January 26, 2024	\$150,729,104	223
Thursday, January 25, 2024	\$72,200,809	125
Wednesday, January 24, 2024	\$65,589,858	116
Total	\$475,381,659	800





# 4 WEEK REAL ESTATE MARKET REPORT TAMPA BAY - CONDO

## 1/30/2025



TOTALS		
MLS Status	4 Week Total	
Active	2521	
Canceled	450	
Pending	861	
Sold	496	
Temporarily Off-Market	107	

DAIL	Y MARKET C	HANGE	
Category	Sum of Total	*Back o	
Back on the Market	7	these so	
New Listings	20	Off Mar Expired	
Price Decrease	36	Lxpireu	
Price Increase	0		

\*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

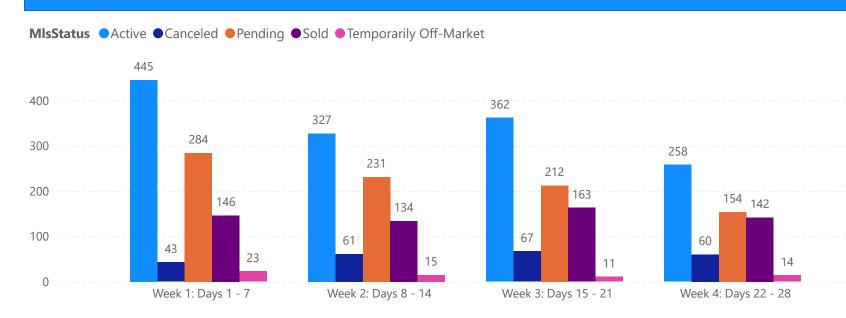
Closed Prior Year	Volume	Count
Thursday, January 30, 2025	\$15,317,863	26
Wednesday, January 29, 2025	\$8,075,397	23
Tuesday, January 28, 2025	\$8,035,798	24
Monday, January 27, 2025	\$9,136,900	15
Saturday, January 25, 2025	\$160,000	1
Friday, January 24, 2025	\$14,140,298	33
Total	\$54,866,256	122

Closed Prior Year ▼	Volume	Count
Tuesday, January 30, 2024	\$15,073,900	28
Monday, January 29, 2024	\$13,958,150	27
Sunday, January 28, 2024	\$460,000	1
Friday, January 26, 2024	\$26,712,125	58
Thursday, January 25, 2024	\$6,348,435	18
Wednesday, January 24, 2024	\$11,777,865	27
Total	\$74,330,475	159





# 4 WEEK REAL ESTATE MARKET REPORT PINELLAS COUNTY - SINGLE FAMILY HOME 1/30/2025



TOTALS			
MLS Status	4 Week Total		
Active	1392	_	
Canceled	231		
Pending	881		
Sold	585		
Temporarily Off-Market	63		

DAILY	MARKET CH	ANGE
Category	Sum of Pinellas	*Ba
Back on the Market	3	fror
New Listings	19	Pen Car
Price Decrease	32	List
Price Increase	5	List

\*Back on Market can be from these sources -Pending, Temp Off Market, Cancelled and Expired Listing)

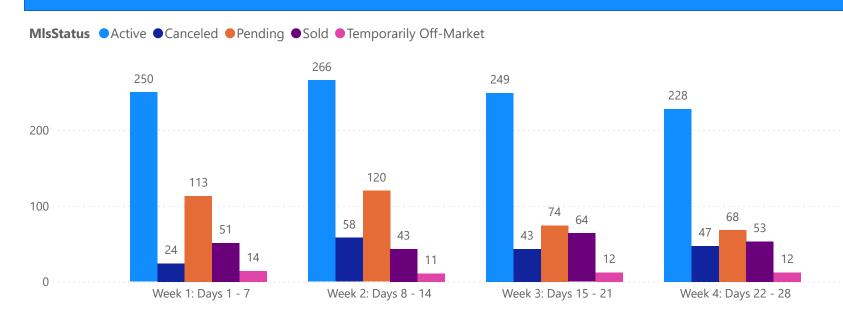
Closed Prior Year ▼	Volume	Count
Thursday, January 30, 2025	\$12,987,160	19
Wednesday, January 29, 2025	\$16,935,500	28
Tuesday, January 28, 2025	\$10,264,210	19
Monday, January 27, 2025	\$14,088,100	25
Sunday, January 26, 2025	\$531,500	1
Friday, January 24, 2025	\$28,638,875	54
Total	\$83,445,345	146

Closed Prior Year ▼	Volume	Count
Tuesday, January 30, 2024	\$16,287,445	27
Monday, January 29, 2024	\$8,457,660	20
Saturday, January 27, 2024	\$1,192,900	3
Friday, January 26, 2024	\$40,222,095	48
Thursday, January 25, 2024	\$15,949,000	22
Wednesday, January 24, 2024	\$9,312,500	16
Total	\$91,421,600	136





# 4 WEEK REAL ESTATE MARKET REPORT PINELLAS COUNTY - CONDO 1/30/2025



1	OTALS	
MLS Status	4 Week Total	
Active	993	
Canceled	172	
Pending	375	
Sold	211	
Temporarily Off-Market	49	

DAILY	MARKET CH	ANGE
Category	Sum of Pinellas	*Ba
Back on the Market	0	fror
New Listings	2	Pen Car
Price Decrease	2	List
Price Increase	0	List

\*Back on Market can be from these sources -Pending, Temp Off Market, Cancelled and Expired Listing)

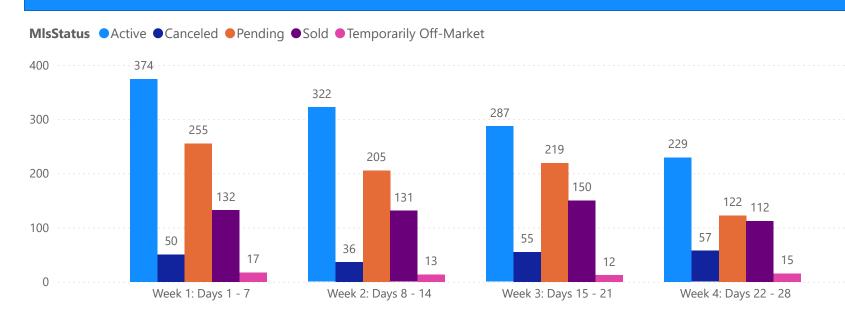
Closed Prior Year	Volume	Count
Thursday, January 30, 2025	\$8,156,400	11
Wednesday, January 29, 2025	\$2,597,000	9
Tuesday, January 28, 2025	\$2,052,900	8
Monday, January 27, 2025	\$4,489,000	6
Saturday, January 25, 2025	\$160,000	1
Friday, January 24, 2025	\$5,569,900	16
Total	\$23,025,200	51

Closed Prior Year ▼	Volume	Count
Tuesday, January 30, 2024	\$3,775,000	10
Monday, January 29, 2024	\$3,337,900	13
Sunday, January 28, 2024	\$460,000	1
Friday, January 26, 2024	\$13,121,400	27
Thursday, January 25, 2024	\$3,636,500	9
Wednesday, January 24, 2024	\$2,878,000	11
Total	\$27,208,800	71





# 4 WEEK REAL ESTATE MARKET REPORT PASCO COUNTY - SINGLE FAMILY HOME 1/30/2025



TOTALS		
MLS Status	4 Week Total	
Active	1212	
Canceled	198	
Pending	801	
Sold	525	
Temporarily Off-Market	57	

DAILY	MARKET C	HANGE
Category	Sum of Pasco	*Ba
Back on the Market	6	fror
New Listings	7	Pen Car
Price Decrease	26	List
Price Increase	3	2.50

\*Back on Market can be from these sources -Pending, Temp Off Market, Cancelled and Expired Listing)

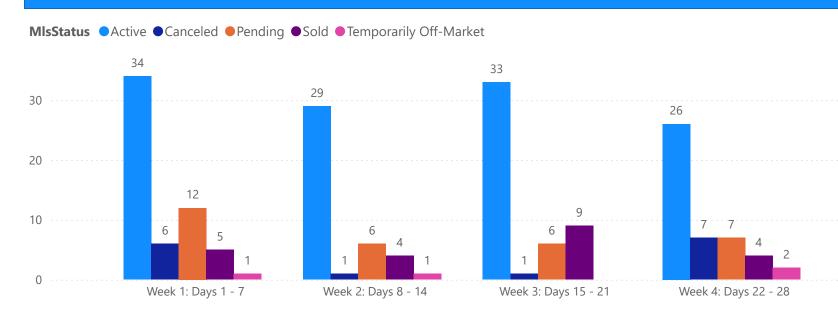
Closed Prior Year ▼	Volume	Count
Thursday, January 30, 2025	\$9,239,775	21
Wednesday, January 29, 2025	\$7,541,800	19
Tuesday, January 28, 2025	\$11,549,291	25
Monday, January 27, 2025	\$12,040,333	25
Saturday, January 25, 2025	\$440,000	2
Friday, January 24, 2025	\$16,578,099	40
Total	\$57,389,298	132

Closed Prior Year ▼	Volume	Count
Tuesday, January 30, 2024	\$19,096,105	47
Monday, January 29, 2024	\$13,233,560	34
Friday, January 26, 2024	\$19,960,210	46
Thursday, January 25, 2024	\$12,765,497	32
Wednesday, January 24, 2024	\$9,543,441	22
Total	\$74,598,813	181





# 4 WEEK REAL ESTATE MARKET REPORT PASCO COUNTY - CONDO 1/30/2025



٦	OTALS
MLS Status	4 Week Total
Active	122
Canceled	15
Pending	31
Sold	22
Temporarily Off-Market	4

DAILY	MARKET C	HANGE
Category	Sum of Pasco	*Ba
Back on the Market	1	fror
New Listings	6	Pen Car
Price Decrease	12	List
Price Increase	0	2.50

\*Back on Market can be from these sources -Pending, Temp Off Market, Cancelled and Expired Listing)

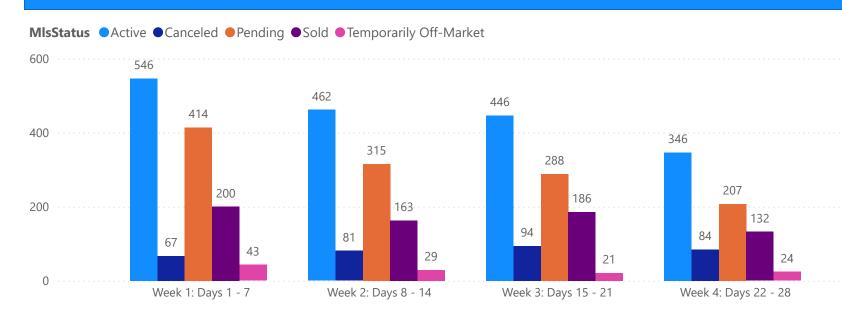
Closed Prior Year	Volume	Count
Wednesday, January 29, 2025	\$240,000	2
Tuesday, January 28, 2025	\$275,000	1
Monday, January 27, 2025	\$164,000	1
Friday, January 24, 2025	\$100,000	1
Total	\$779,000	5

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 1/30/2025



	OTALS
MLS Status	4 Week Total
Active	1800
Canceled	326
Pending	1224
Sold	681
Temporarily Off-Market	117

DAILY MARKET CHANGE				
Category	Sum of Hillsborough	*Back on Market can be		
Back on the Market	4	from these sources -		
New Listings	24	Pending, Temp Off Market, Cancelled and		
Price Decrease	32	Expired Listing)		
Price Increase	7	1 3/		

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	PINELLAS REALTOR® ORGANIZATION
	CENTRAL PASCO REALTOR® ORGANIZATION



Closed Prior Year ▼	Volume	Count
Thursday, January 30, 2025	\$16,640,090	38
Wednesday, January 29, 2025	\$14,959,758	25
Tuesday, January 28, 2025	\$16,239,002	34
Monday, January 27, 2025	\$19,732,515	32
Saturday, January 25, 2025	\$295,000	1
Friday, January 24, 2025	\$32,716,125	70
Total	\$100,582,490	200

Closed Prior Year ▼	Volume	Count
Tuesday, January 30, 2024	\$28,415,182	52
Monday, January 29, 2024	\$22,226,434	42
Saturday, January 27, 2024	\$965,885	3
Friday, January 26, 2024	\$43,960,056	78
Thursday, January 25, 2024	\$16,250,315	31
Wednesday, January 24, 2024	\$14,627,710	35
Total	\$126,445,582	241

# 4 WEEK REAL ESTATE MARKET REPORT HILLSBOROUGH COUNTY - CONDO

1/30/2025



1	OTALS	
MLS Status	4 Week Total	
Active	391	
Canceled	102	
Pending	169	
Sold	74	
Temporarily Off-Market	23	

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Back on Market can be rom these sources -Pending, Temp Off Market, Cancelled and expired Listing)

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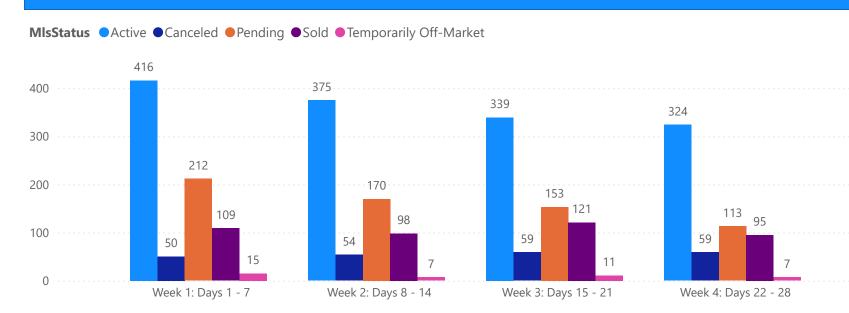
Closed Prior Year ▼	Volume	Count
Thursday, January 30, 2025	\$894,963	4
Wednesday, January 29, 2025	\$365,000	2
Tuesday, January 28, 2025	\$670,000	2
Monday, January 27, 2025	\$1,409,900	3
Friday, January 24, 2025	\$507,500	3
Total	\$3,847,363	14

Closed Prior Year ▼	Volume	Count
Tuesday, January 30, 2024	\$1,966,000	6
Monday, January 29, 2024	\$1,798,250	6
Friday, January 26, 2024	\$2,610,825	9
Thursday, January 25, 2024	\$658,000	3
Wednesday, January 24, 2024	\$2,152,000	2
Total	\$9,185,075	26





# 4 WEEK REAL ESTATE MARKET REPORT SARASOTA COUNTY - SINGLE FAMILY HOME 1/30/2025



1	OTALS
MLS Status	4 Week Total
Active	1454
Canceled	222
Pending	648
Sold	423
Temporarily Off-Market	40

DAILY	MARKET CHA	ANGE
Category	Sum of Sarasota	*Ba
Back on the Market	3	froi
New Listings	27	Per Car
Price Decrease	22	List
Price Increase	0	List

\*Back on Market can be from these sources -Pending, Temp Off Market, Cancelled and Expired Listing)

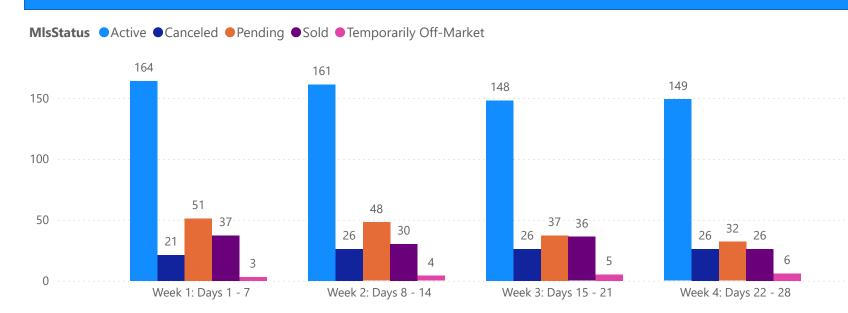
Closed Prior Year ▼	Volume	Count
Thursday, January 30, 2025	\$21,944,640	25
Wednesday, January 29, 2025	\$21,000,378	21
Tuesday, January 28, 2025	\$11,812,687	15
Monday, January 27, 2025	\$16,097,158	21
Saturday, January 25, 2025	\$935,000	2
Friday, January 24, 2025	\$29,528,538	25
Total	\$101,318,401	109

Closed Prior Year ▼	Volume	Count
Tuesday, January 30, 2024	\$26,909,312	31
Monday, January 29, 2024	\$18,858,663	25
Saturday, January 27, 2024	\$427,500	2
Friday, January 26, 2024	\$24,071,494	23
Thursday, January 25, 2024	\$16,862,659	24
Wednesday, January 24, 2024	\$12,744,359	18
Total	\$99,873,987	123





# 4 WEEK REAL ESTATE MARKET REPORT SARASOTA COUNTY - CONDO 1/30/2025



TOTALS			
MLS Status	4 Week Total		
Active	622		
Canceled	99		
Pending	168		
Sold	129		
Temporarily Off-Market	18		

DAILY	MARKET CHA	ANGE
Category	Sum of Sarasota	*Ba
Back on the Market	1	froi
New Listings	4	Per Car
Price Decrease	6	List
Price Increase	0	LISC

\*Back on Market can be from these sources -Pending, Temp Off Market, Cancelled and Expired Listing)

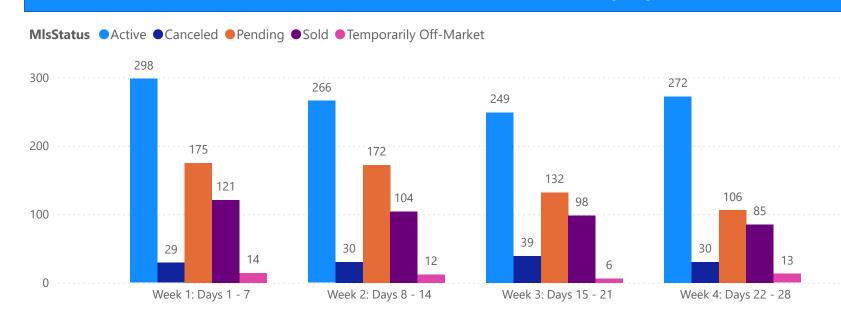
Closed Prior Year ▼	Volume	Count
Thursday, January 30, 2025	\$4,627,500	7
Wednesday, January 29, 2025	\$2,463,397	8
Tuesday, January 28, 2025	\$4,250,398	10
Monday, January 27, 2025	\$2,439,500	3
Friday, January 24, 2025	\$6,212,998	9
Total	\$19,993,793	37

Closed Prior Year ▼	Volume	Count
Tuesday, January 30, 2024	\$6,553,000	8
Monday, January 29, 2024	\$8,172,000	7
Friday, January 26, 2024	\$6,834,500	8
Thursday, January 25, 2024	\$800,000	3
Wednesday, January 24, 2024	\$3,502,000	8
Total	\$25,861,500	34





## 4 WEEK REAL ESTATE MARKET REPORT MANATEE COUNTY - SINGLE FAMILY HOME 1/30/2025



TOTALS		
MLS Status	4 Week Total	
Active	1085	•
Canceled	128	
Pending	585	
Sold	408	
Temporarily Off-Market	45	

DAIL	MARKET CHA	NGE
Category	Sum of Manatee	*Ba
Back on the Market	3	froi
New Listings	8	Per Car
Price Decrease	17	List
Price Increase	4	List

\*Back on Market can be from these sources -Pending, Temp Off Market, Cancelled and Expired Listing)

Closed Prior Year ▼	Volume	Count
Thursday, January 30, 2025	\$11,878,890	21
Wednesday, January 29, 2025	\$21,354,350	23
Tuesday, January 28, 2025	\$17,037,237	26
Monday, January 27, 2025	\$9,656,320	14
Sunday, January 26, 2025	\$464,520	1
Saturday, January 25, 2025	\$516,410	1
Friday, January 24, 2025	\$19,729,678	35
Total	\$80,637,405	121

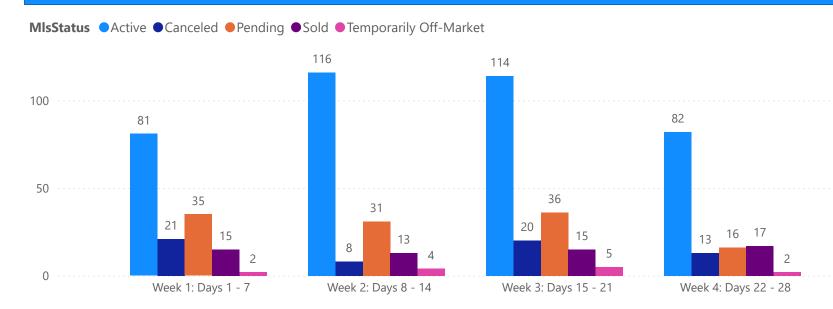
Closed Prior Year ▼	Volume	Count
Tuesday, January 30, 2024	\$15,204,144	23
Monday, January 29, 2024	\$15,587,098	27
Friday, January 26, 2024	\$22,515,249	28
Thursday, January 25, 2024	\$10,373,338	16
Wednesday, January 24, 2024	\$19,361,848	25
Total	\$83,041,677	119





# 4 WEEEK REAL ESTATE MARKET REPORT MANATEE COUNTY - CONDO

1/30/2025



TOTALS					
MLS Status	4 Week Total				
Active	393	•			
Canceled	62				
Pending	118				
Sold	60				
Temporarily Off-Market	13				

DAILY	MARKET CHA	NGE
Category	Sum of Manatee	*Ba
Back on the Market	3	fror
New Listings	4	Pen Car
Price Decrease	8	List
Price Increase	0	List

\*Back on Market can be from these sources -Pending, Temp Off Market, Cancelled and Expired Listing)

Closed Prior Year ▼	Volume	Count
Thursday, January 30, 2025	\$1,639,000	4
Wednesday, January 29, 2025	\$2,410,000	2
Tuesday, January 28, 2025	\$787,500	3
Monday, January 27, 2025	\$634,500	2
Friday, January 24, 2025	\$1,749,900	4
Total	\$7,220,900	15

Closed Prior Year ▼	Volume	Count
Tuesday, January 30, 2024	\$2,779,900	4
Monday, January 29, 2024	\$650,000	1
Friday, January 26, 2024	\$3,654,900	11
Thursday, January 25, 2024	\$1,078,935	2
Wednesday, January 24, 2024	\$2,976,865	5
Total	\$11,140,600	23



