



4 WEEK REAL ESTATE MARKET REPORT

Monday, February 3, 2025

As of: Tuesday, February 4, 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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- 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

Monday, February 3, 2025

as of: 2/4/2025



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

Day 28: Monday, January 13, 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

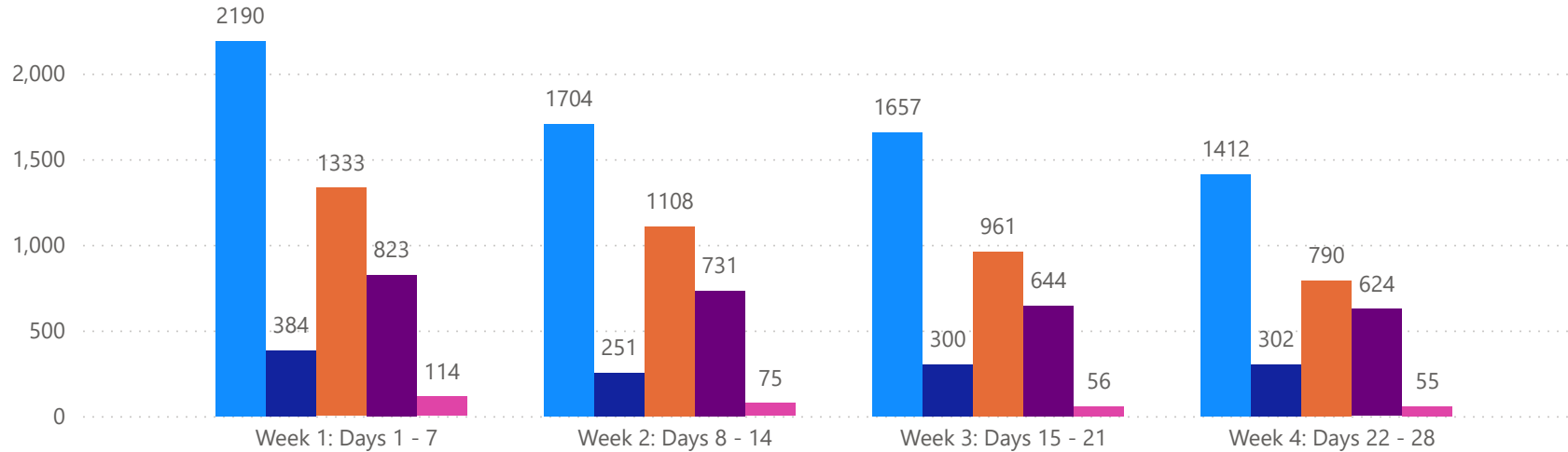
Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOME

2/3/2025

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



TOTALS

MLS Status	4 Week Total
Active	6963
Canceled	1237
Pending	4192
Sold	2822
Temporarily Off-Market	300

DAILY MARKET CHANGE

Category	Sum of Total	
Back on the Market	19	*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)
New Listings	85	
Price Decrease	129	
Price Increase	19	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count
Monday, February 03, 2025	\$42,698,015	66
Friday, January 31, 2025	\$182,027,310	307
Thursday, January 30, 2025	\$116,116,294	199
Wednesday, January 29, 2025	\$87,660,735	127
Tuesday, January 28, 2025	\$70,650,317	124
Total	\$499,152,671	823

Closed Prior Year	Volume	Count
Saturday, February 03, 2024	\$2,512,000	4
Friday, February 02, 2024	\$86,647,508	160
Thursday, February 01, 2024	\$87,670,285	122
Wednesday, January 31, 2024	\$146,083,836	265
Tuesday, January 30, 2024	\$105,912,188	180
Monday, January 29, 2024	\$78,363,415	148
Total	\$507,189,232	879

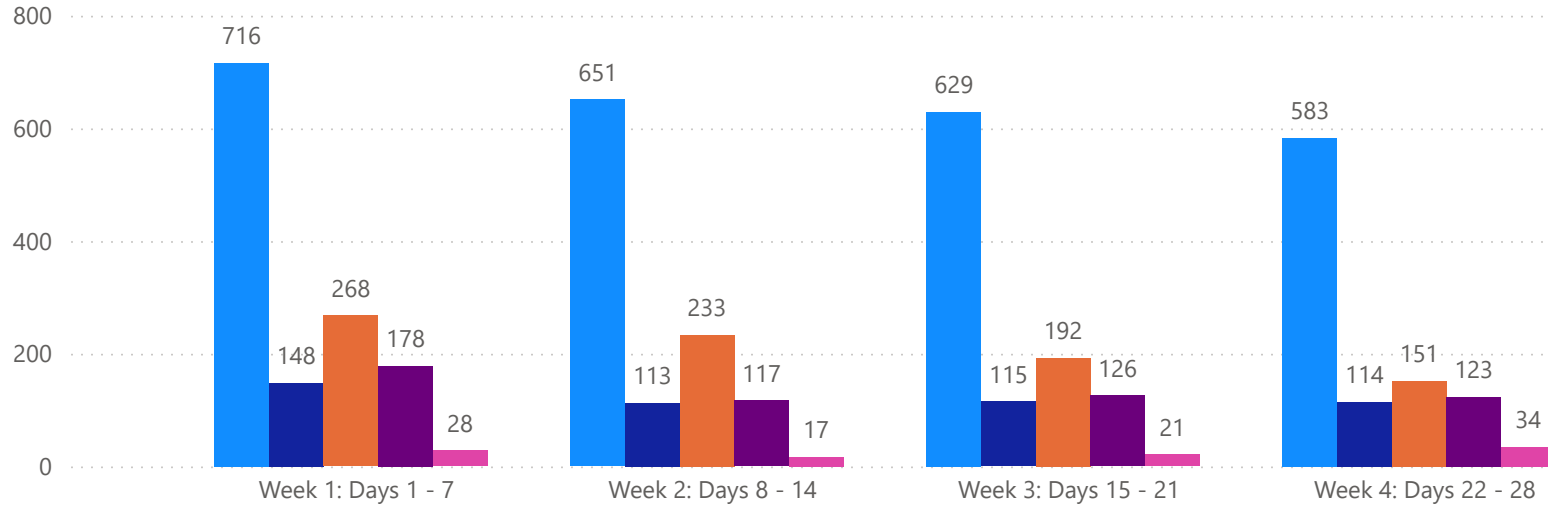


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDO

2/3/2025

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



TOTALS

MLS Status	4 Week Total
Active	2579
Canceled	490
Pending	844
Sold	544
Temporarily Off-Market	100

DAILY MARKET CHANGE

Category	Sum of Total	
Back on the Market	7	*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)
New Listings	20	
Price Decrease	36	
Price Increase	0	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Monday, February 03, 2025	\$3,539,800	13	Friday, February 02, 2024	\$17,496,800	31
Saturday, February 01, 2025	\$185,000	1	Thursday, February 01, 2024	\$16,482,900	27
Friday, January 31, 2025	\$26,609,828	71	Wednesday, January 31, 2024	\$50,368,350	82
Thursday, January 30, 2025	\$21,975,263	39	Tuesday, January 30, 2024	\$15,073,900	28
Wednesday, January 29, 2025	\$10,150,397	28	Monday, January 29, 2024	\$13,958,150	27
Tuesday, January 28, 2025	\$8,779,798	26	Sunday, January 28, 2024	\$460,000	1
Total	\$71,240,086	178	Total	\$113,840,100	196

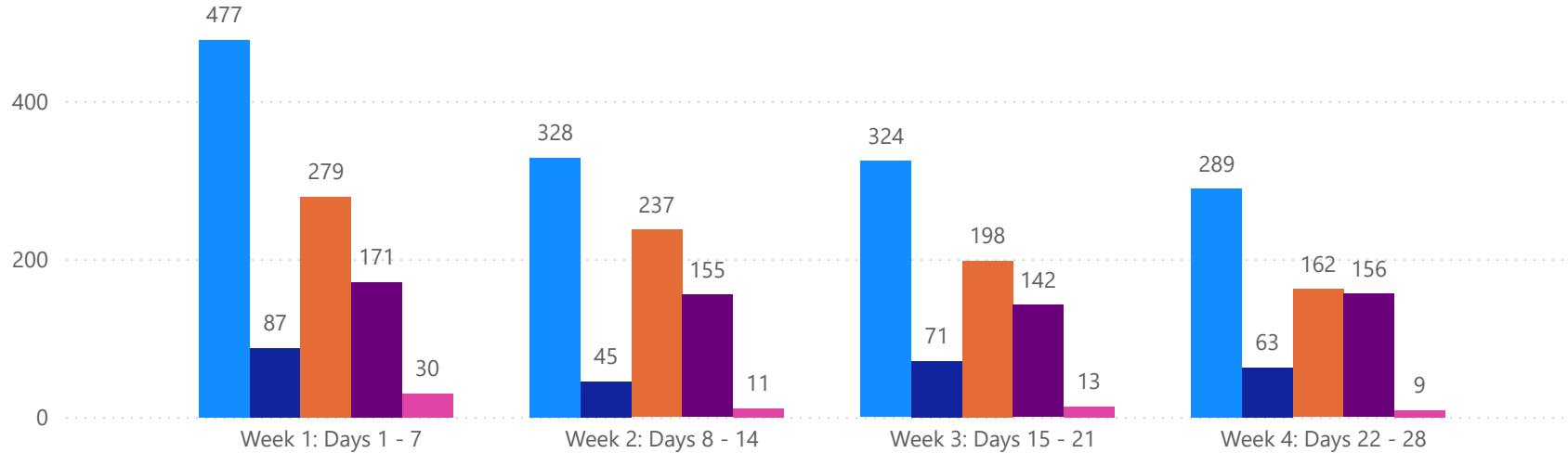


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOME

2/3/2025

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



TOTALS

MLS Status	4 Week Total
Active	1418
Canceled	266
Pending	876
Sold	624
Temporarily Off-Market	63

DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	3
New Listings	19
Price Decrease	32
Price Increase	5

*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
Monday, February 03, 2025	\$10,381,800	21	Saturday, February 03, 2024	\$315,000	1
Friday, January 31, 2025	\$42,689,800	69	Friday, February 02, 2024	\$15,004,572	30
Thursday, January 30, 2025	\$19,650,160	31	Thursday, February 01, 2024	\$16,946,050	29
Wednesday, January 29, 2025	\$18,360,500	30	Wednesday, January 31, 2024	\$32,469,998	56
Tuesday, January 28, 2025	\$10,596,210	20	Tuesday, January 30, 2024	\$16,287,445	27
Total	\$101,678,470	171	Monday, January 29, 2024	\$8,457,660	20
			Total	\$89,480,725	163

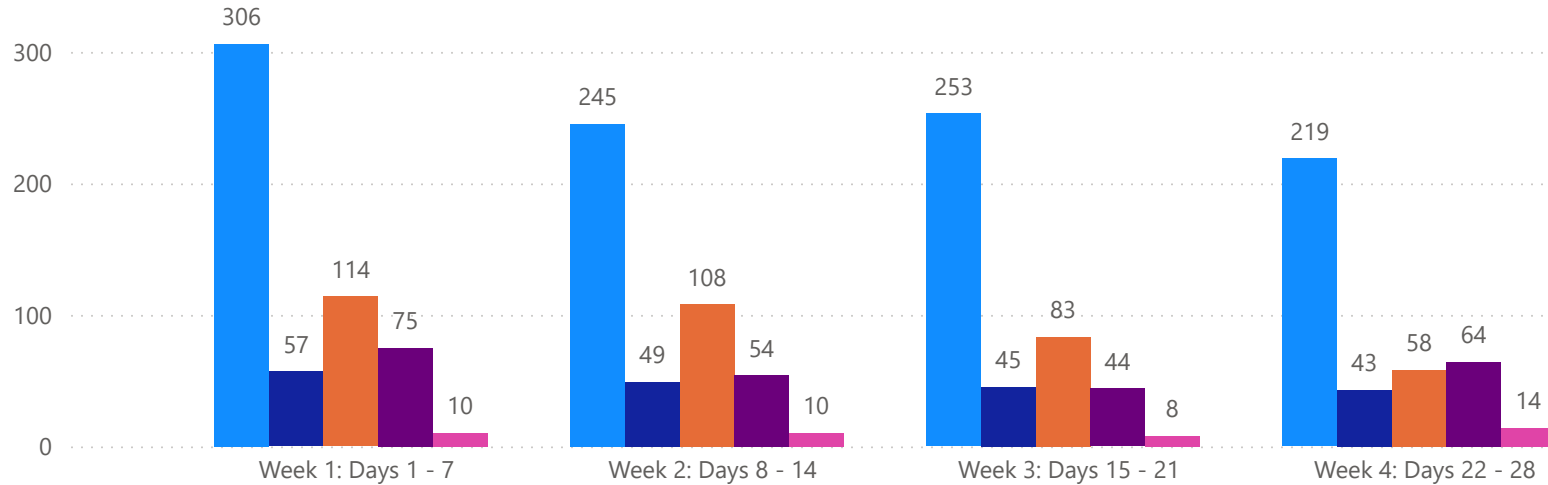


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDO

2/3/2025

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



TOTALS

MLS Status	4 Week Total
Active	1023
Canceled	194
Pending	363
Sold	237
Temporarily Off-Market	42

DAILY MARKET CHANGE

Category	Sum of Pinellas
Back on the Market	0
New Listings	2
Price Decrease	2
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
Monday, February 03, 2025	\$1,295,900	5	Friday, February 02, 2024	\$4,702,400	13
Friday, January 31, 2025	\$9,488,940	30	Thursday, February 01, 2024	\$3,454,000	11
Thursday, January 30, 2025	\$10,819,400	18	Wednesday, January 31, 2024	\$14,846,700	36
Wednesday, January 29, 2025	\$4,306,000	13	Tuesday, January 30, 2024	\$3,775,000	10
Tuesday, January 28, 2025	\$2,691,900	9	Monday, January 29, 2024	\$3,337,900	13
Total	\$28,602,140	75	Sunday, January 28, 2024	\$460,000	1
			Total	\$30,576,000	84

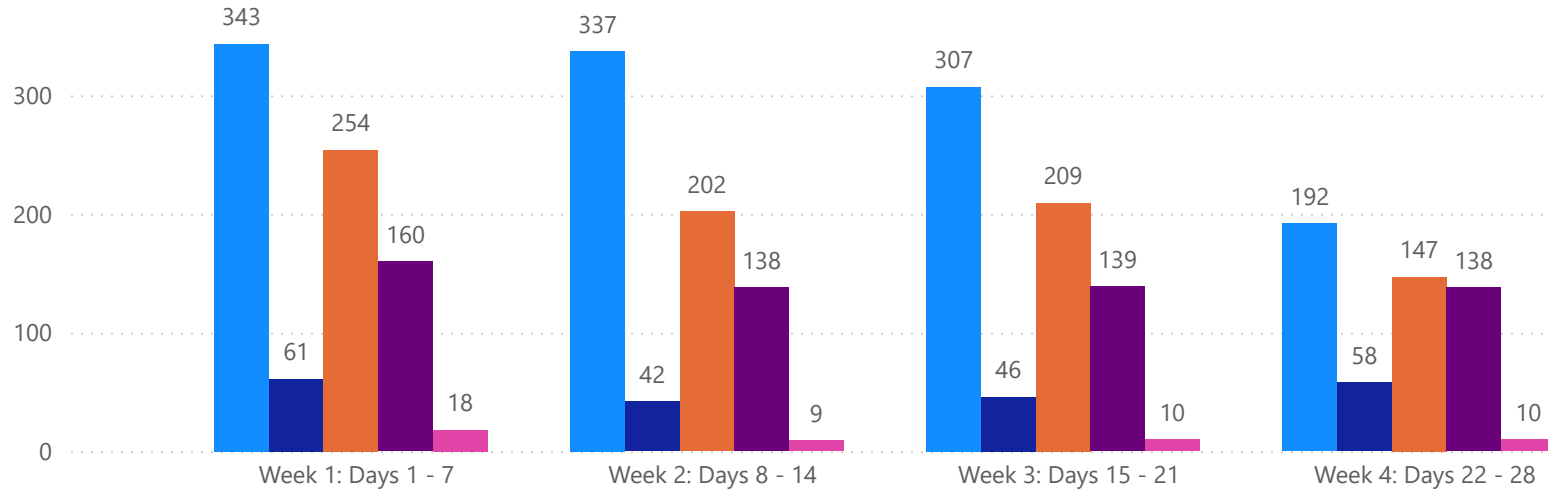


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOME

2/3/2025

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



TOTALS

MLS Status	4 Week Total
Active	1179
Canceled	207
Pending	812
Sold	575
Temporarily Off-Market	47

DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	6
New Listings	7
Price Decrease	26
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
Monday, February 03, 2025	\$4,805,277	13	Saturday, February 03, 2024	\$390,000	1
Friday, January 31, 2025	\$26,680,358	62	Friday, February 02, 2024	\$10,219,785	26
Thursday, January 30, 2025	\$15,198,876	35	Thursday, February 01, 2024	\$10,080,868	24
Wednesday, January 29, 2025	\$9,540,185	23	Wednesday, January 31, 2024	\$21,469,342	54
Tuesday, January 28, 2025	\$13,195,181	27	Tuesday, January 30, 2024	\$19,096,105	47
Total	\$69,419,877	160	Monday, January 29, 2024	\$13,233,560	34
			Total	\$74,489,660	186

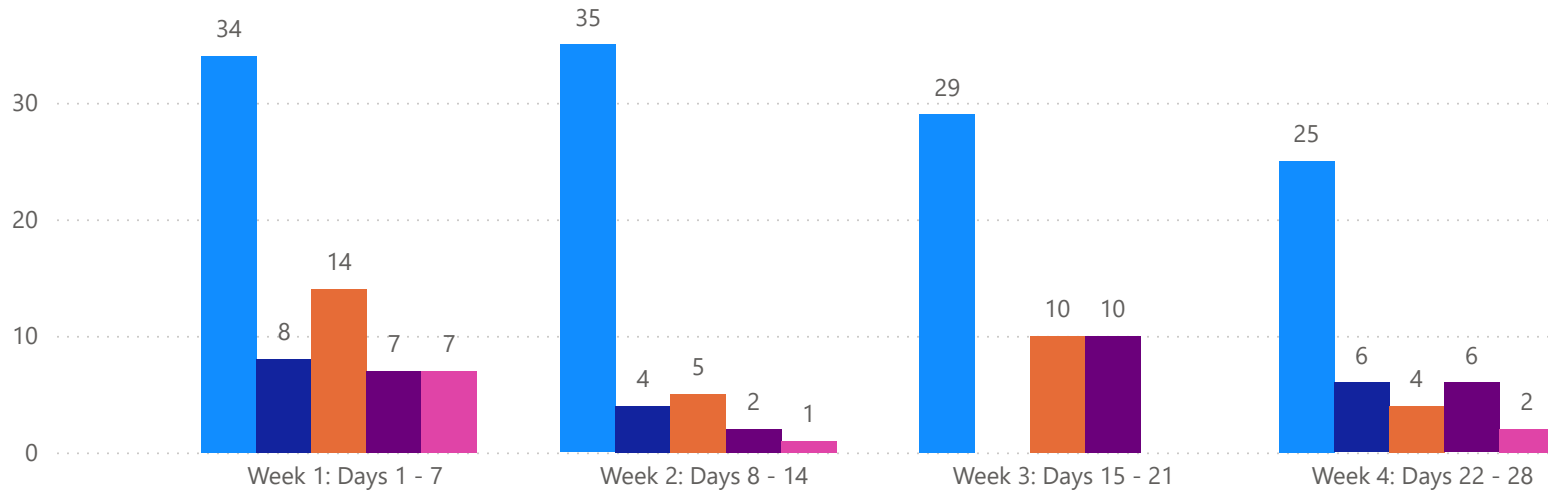


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDO

2/3/2025

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



TOTALS

MLS Status	4 Week Total
Active	123
Canceled	18
Pending	33
Sold	25
Temporarily Off-Market	10

DAILY MARKET CHANGE

Category	Sum of Pasco
Back on the Market	1
New Listings	6
Price Decrease	12
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 31, 2025	\$562,500	3	Friday, February 02, 2024	\$158,500	1
Thursday, January 30, 2025	\$259,900	1	Thursday, February 01, 2024	\$258,000	1
Wednesday, January 29, 2025	\$240,000	2	Wednesday, January 31, 2024	\$527,250	3
Tuesday, January 28, 2025	\$275,000	1	Total	\$943,750	5
Total	\$1,337,400	7			

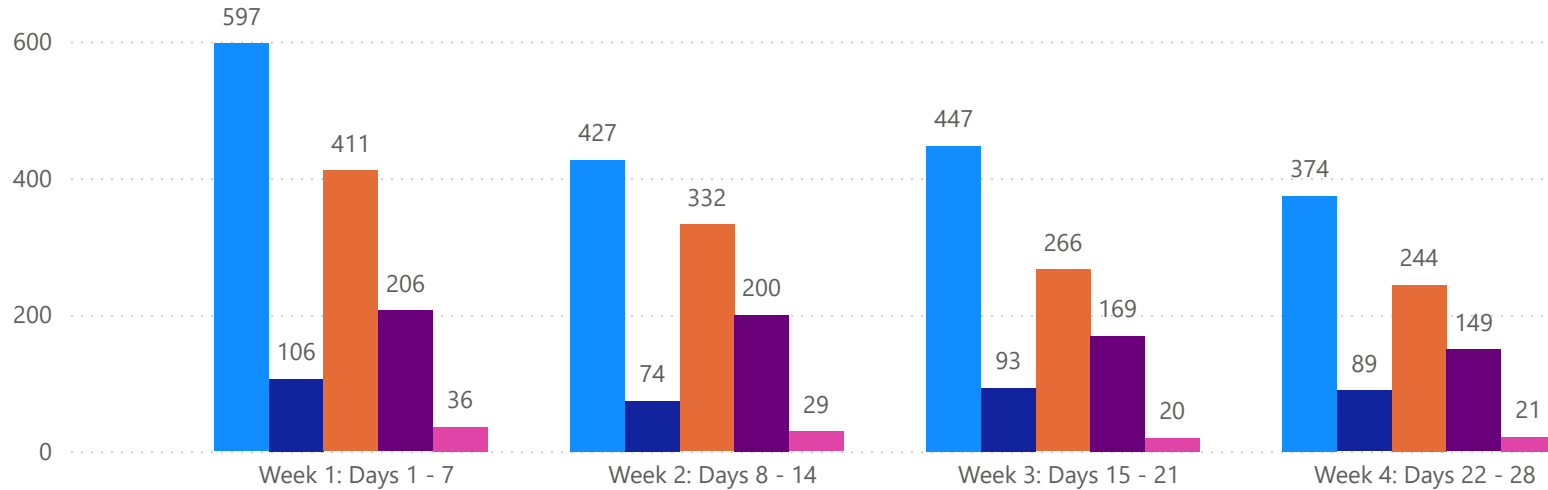


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOME

2/3/2025

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



TOTALS

MLS Status	4 Week Total
Active	1845
Canceled	362
Pending	1253
Sold	724
Temporarily Off-Market	106

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	4	
New Listings	24	
Price Decrease	32	
Price Increase	7	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Monday, February 03, 2025	\$15,629,890	15	Saturday, February 03, 2024	\$1,807,000	2
Friday, January 31, 2025	\$46,667,247	74	Friday, February 02, 2024	\$30,258,340	61
Thursday, January 30, 2025	\$24,929,990	54	Thursday, February 01, 2024	\$23,057,367	40
Wednesday, January 29, 2025	\$15,828,008	27	Wednesday, January 31, 2024	\$37,671,572	73
Tuesday, January 28, 2025	\$18,009,002	36	Tuesday, January 30, 2024	\$28,415,182	52
Total	\$121,064,137	206	Monday, January 29, 2024	\$22,226,434	42
			Total	\$143,435,895	270

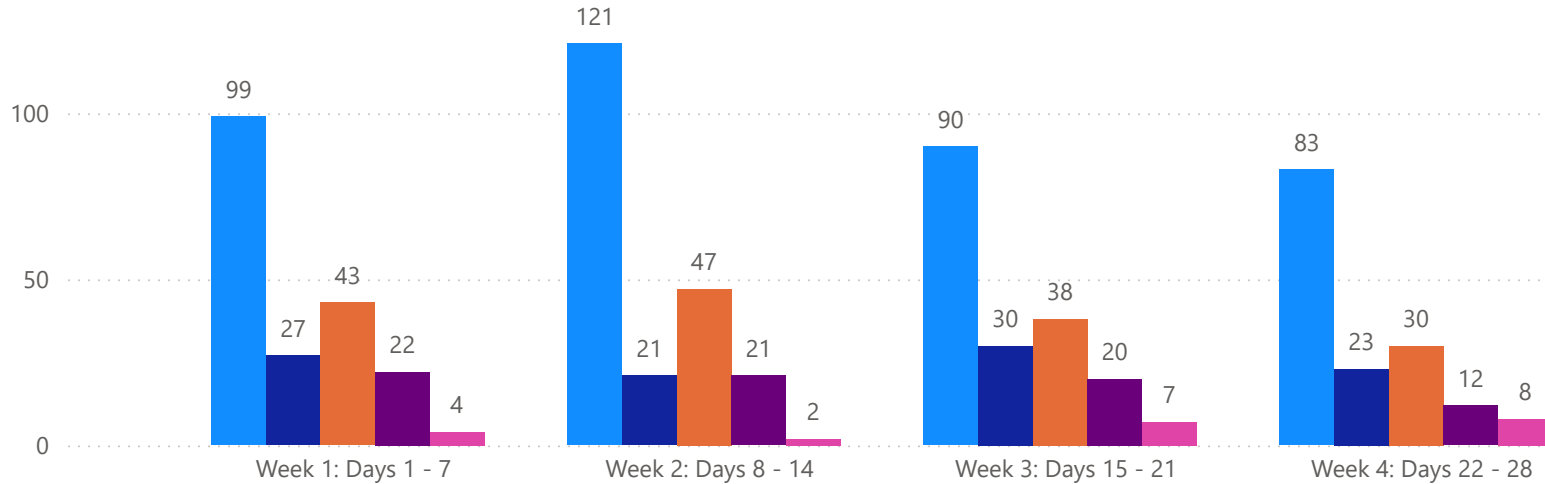


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDO

2/3/2025

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



TOTALS

MLS Status	4 Week Total
Active	393
Canceled	101
Pending	158
Sold	75
Temporarily Off-Market	21

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	2	
New Listings	4	
Price Decrease	8	
Price Increase	0	

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Monday, February 03, 2025	\$989,900	5	Friday, February 02, 2024	\$1,860,000	4
Saturday, February 01, 2025	\$185,000	1	Thursday, February 01, 2024	\$2,112,400	6
Friday, January 31, 2025	\$2,077,900	7	Wednesday, January 31, 2024	\$11,379,200	21
Thursday, January 30, 2025	\$1,794,963	5	Tuesday, January 30, 2024	\$1,966,000	6
Wednesday, January 29, 2025	\$365,000	2	Monday, January 29, 2024	\$1,798,250	6
Tuesday, January 28, 2025	\$670,000	2	Total	\$19,115,850	43
Total	\$6,082,763	22			

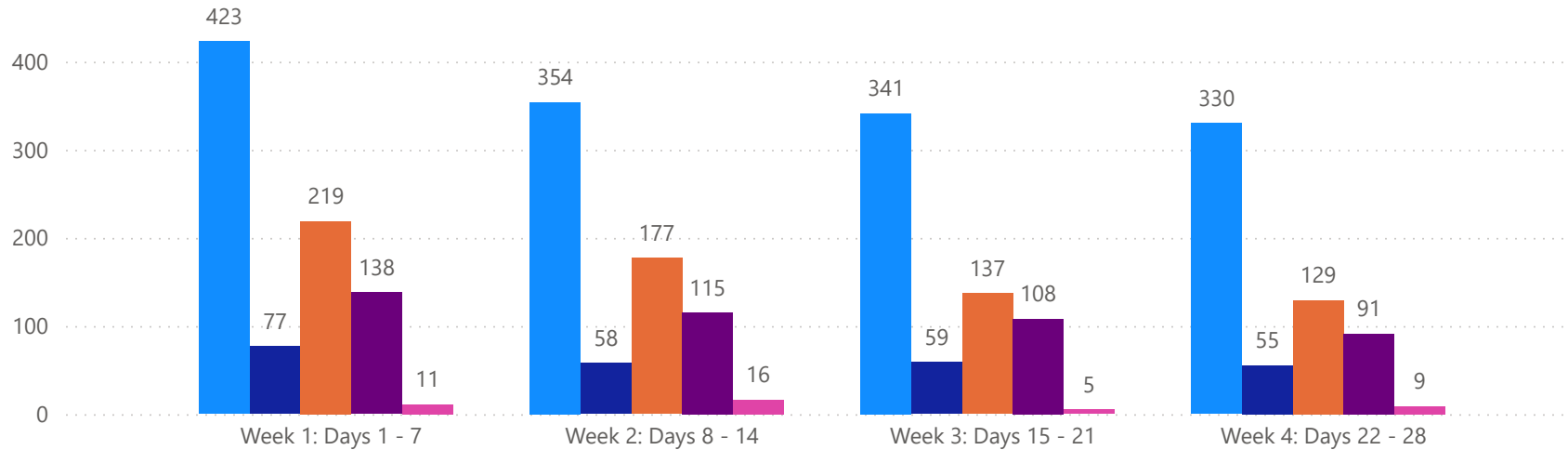


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOME

2/3/2025

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



TOTALS

MLS Status	4 Week Total
Active	1448
Canceled	249
Pending	662
Sold	452
Temporarily Off-Market	41

DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	3
New Listings	27
Price Decrease	22
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
Monday, February 03, 2025	\$3,605,048	8	Friday, February 02, 2024	\$12,612,921	23
Friday, January 31, 2025	\$33,666,504	53	Thursday, February 01, 2024	\$22,506,000	18
Thursday, January 30, 2025	\$33,194,140	40	Wednesday, January 31, 2024	\$34,343,754	53
Wednesday, January 29, 2025	\$21,525,692	22	Tuesday, January 30, 2024	\$26,909,312	31
Tuesday, January 28, 2025	\$11,812,687	15	Monday, January 29, 2024	\$18,858,663	25
Total	\$103,804,071	138	Total	\$115,230,650	150

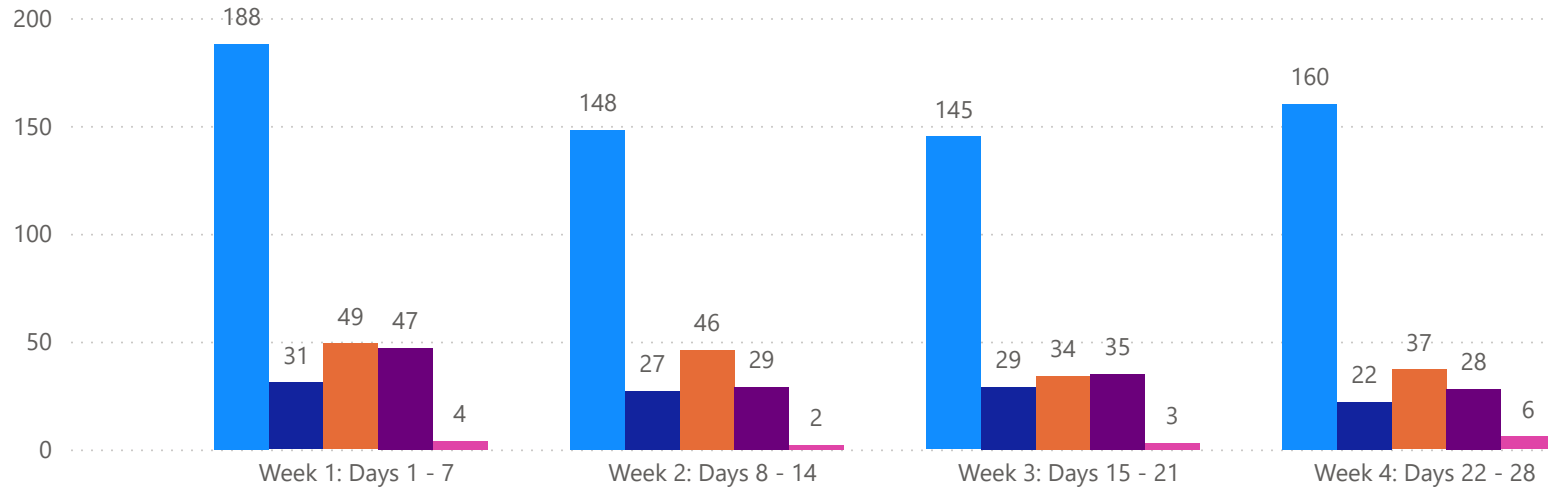


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDO

2/3/2025

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



TOTALS

MLS Status	4 Week Total
Active	641
Canceled	109
Pending	166
Sold	139
Temporarily Off-Market	15

DAILY MARKET CHANGE

Category	Sum of Sarasota
Back on the Market	1
New Listings	4
Price Decrease	6
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
Monday, February 03, 2025	\$1,104,000	2	Friday, February 02, 2024	\$8,583,500	7
Friday, January 31, 2025	\$9,027,988	17	Thursday, February 01, 2024	\$8,704,500	6
Thursday, January 30, 2025	\$6,880,000	9	Wednesday, January 31, 2024	\$18,538,900	10
Wednesday, January 29, 2025	\$2,829,397	9	Tuesday, January 30, 2024	\$6,553,000	8
Tuesday, January 28, 2025	\$4,250,398	10	Monday, January 29, 2024	\$8,172,000	7
Total	\$24,091,783	47	Total	\$50,551,900	38

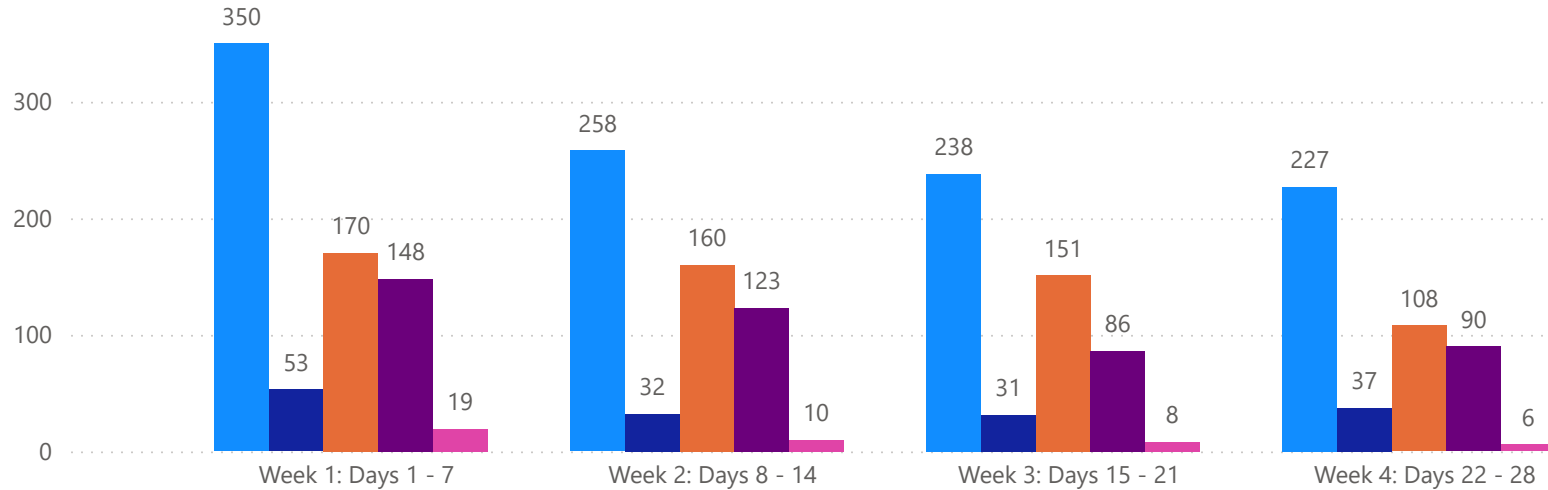


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOME

2/3/2025

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



TOTALS

MLS Status	4 Week Total
Active	1073
Canceled	153
Pending	589
Sold	447
Temporarily Off-Market	43

DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	3
New Listings	8
Price Decrease	17
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
Monday, February 03, 2025	\$8,276,000	9	Friday, February 02, 2024	\$18,551,890	20
Friday, January 31, 2025	\$32,323,401	49	Thursday, February 01, 2024	\$15,080,000	11
Thursday, January 30, 2025	\$23,143,128	39	Wednesday, January 31, 2024	\$20,129,170	29
Wednesday, January 29, 2025	\$22,406,350	25	Tuesday, January 30, 2024	\$15,204,144	23
Tuesday, January 28, 2025	\$17,037,237	26	Monday, January 29, 2024	\$15,587,098	27
Total	\$103,186,116	148	Total	\$84,552,302	110

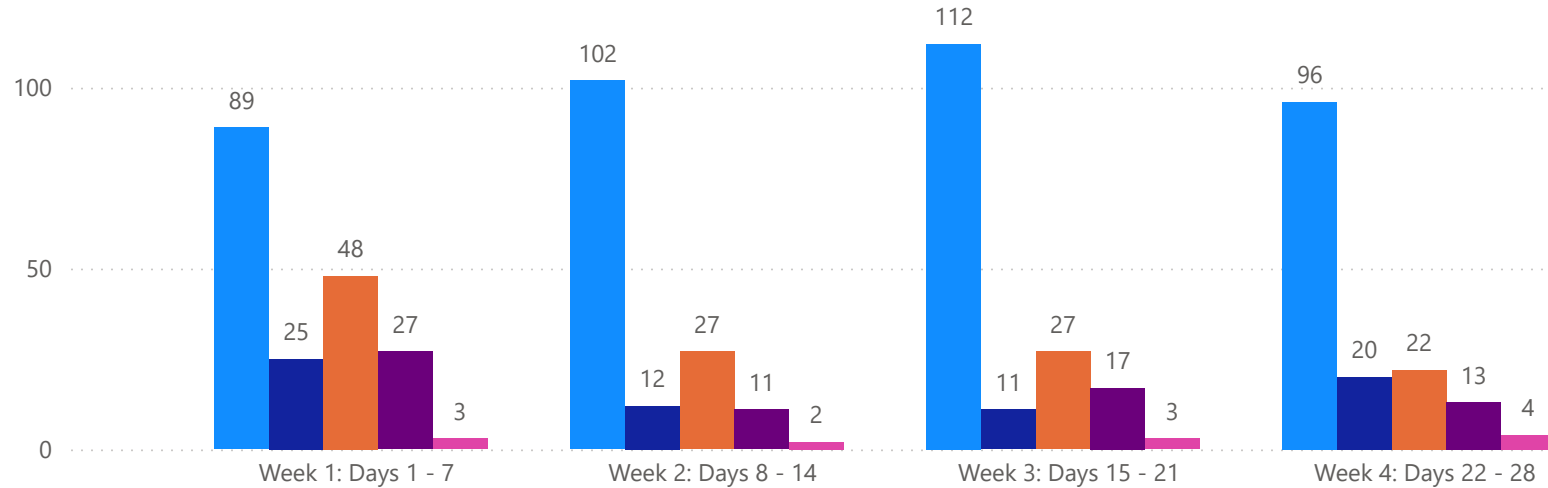


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDO

2/3/2025

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



TOTALS

MLS Status	4 Week Total
Active	399
Canceled	68
Pending	124
Sold	68
Temporarily Off-Market	12

DAILY MARKET CHANGE

Category	Sum of Manatee
Back on the Market	3
New Listings	4
Price Decrease	8
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
Monday, February 03, 2025	\$150,000	1	Friday, February 02, 2024	\$2,192,400	6
Friday, January 31, 2025	\$5,452,500	14	Thursday, February 01, 2024	\$1,954,000	3
Thursday, January 30, 2025	\$2,221,000	6	Wednesday, January 31, 2024	\$5,076,300	12
Wednesday, January 29, 2025	\$2,410,000	2	Tuesday, January 30, 2024	\$2,779,900	4
Tuesday, January 28, 2025	\$892,500	4	Monday, January 29, 2024	\$650,000	1
Total	\$11,126,000	27	Total	\$12,652,600	26

