



4 WEEK REAL ESTATE MARKET REPORT

Tuesday, February 4, 2025

As of: Wednesday, February 5, 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

Tuesday, February 4, 2025

as of: 2/5/2025



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

Day 28: Tuesday, January 14, 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

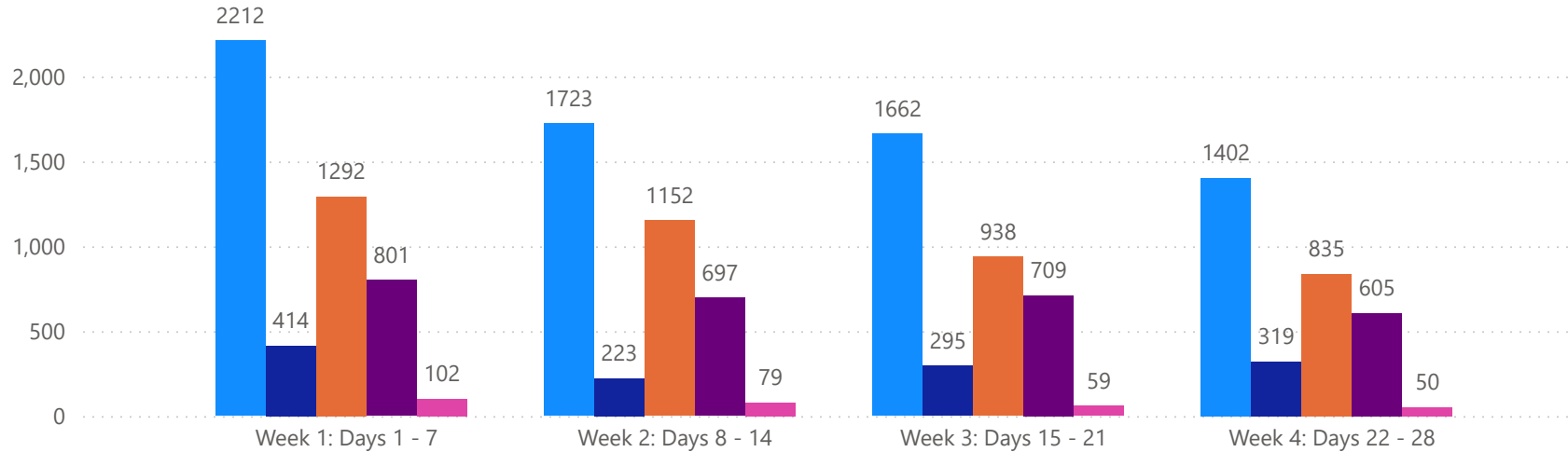
Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOME

2/4/2025

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



TOTALS

| MLS Status | 4 Week Total |
|------------------------|--------------|
| Active | 6999 |
| Canceled | 1251 |
| Pending | 4217 |
| Sold | 2812 |
| Temporarily Off-Market | 290 |

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 |
|-----------------------------|----------------------|------------|
| Tuesday, February 04, 2025 | \$27,113,181 | 36 |
| Monday, February 03, 2025 | \$65,736,071 | 102 |
| Friday, January 31, 2025 | \$203,115,520 | 335 |
| Thursday, January 30, 2025 | \$118,466,294 | 200 |
| Wednesday, January 29, 2025 | \$88,320,415 | 128 |
| Total | \$502,751,481 | 801 |

| Closed Prior Year | Volume | Count |
|-----------------------------|----------------------|------------|
| Sunday, February 04, 2024 | \$2,560,730 | 4 |
| 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 | \$509,749,962 | 883 |

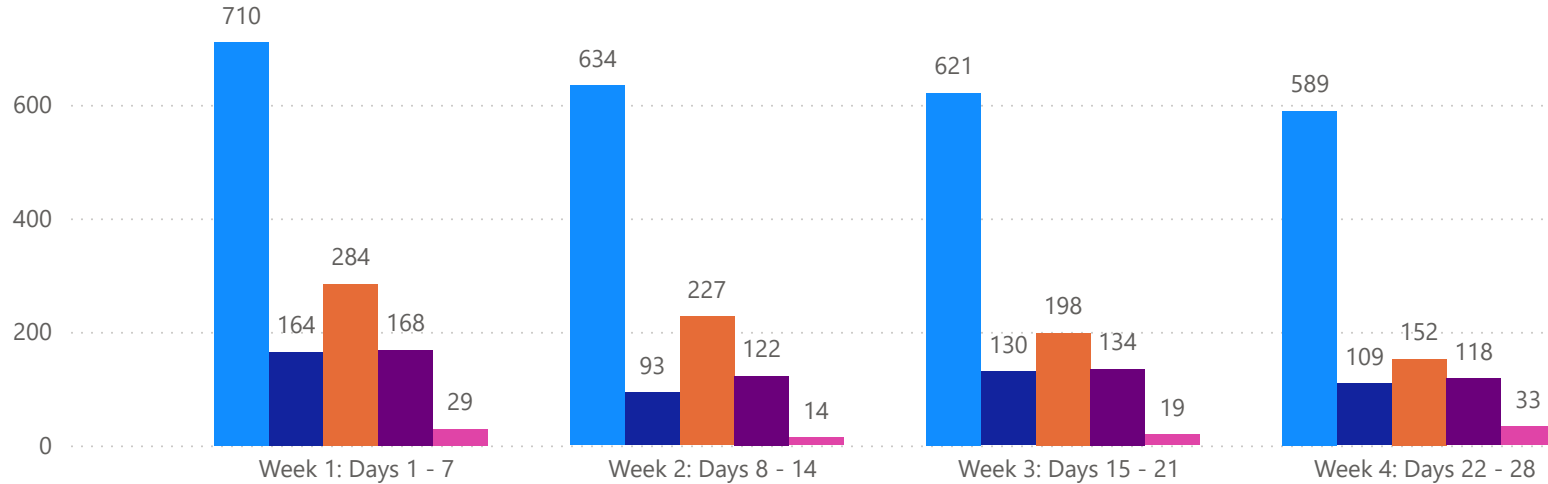


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDO

2/4/2025

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



TOTALS

| MLS Status | 4 Week Total |
|------------------------|--------------|
| Active | 2554 |
| Canceled | 496 |
| Pending | 861 |
| Sold | 542 |
| Temporarily Off-Market | 95 |

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 |
|-----------------------------|---------------------|------------|-----------------------------|----------------------|------------|
| Tuesday, February 04, 2025 | \$5,465,500 | 9 | Friday, February 02, 2024 | \$17,496,800 | 31 |
| Monday, February 03, 2025 | \$9,446,800 | 16 | Thursday, February 01, 2024 | \$16,482,900 | 27 |
| Saturday, February 01, 2025 | \$185,000 | 1 | Wednesday, January 31, 2024 | \$50,368,350 | 82 |
| Friday, January 31, 2025 | \$27,653,072 | 75 | Tuesday, January 30, 2024 | \$15,073,900 | 28 |
| Thursday, January 30, 2025 | \$21,975,263 | 39 | Monday, January 29, 2024 | \$13,958,150 | 27 |
| Wednesday, January 29, 2025 | \$10,150,397 | 28 | Total | \$113,380,100 | 195 |
| Total | \$74,876,032 | 168 | | | |

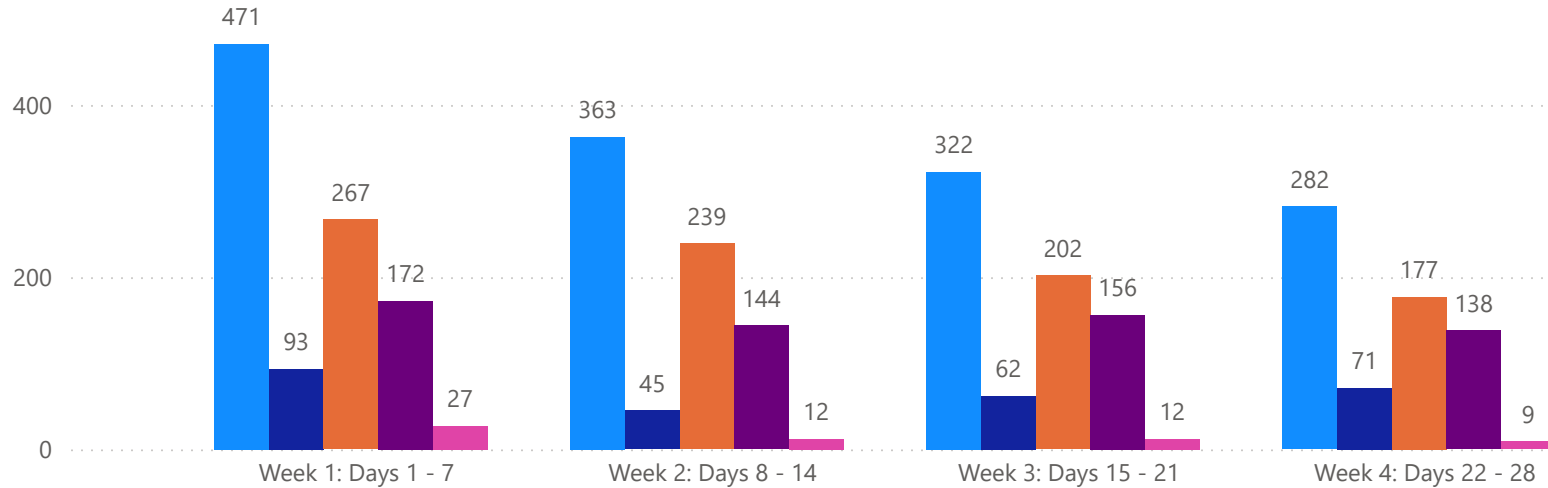


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOME

2/4/2025

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



TOTALS

| MLS Status | 4 Week Total |
|------------------------|--------------|
| Active | 1438 |
| Canceled | 271 |
| Pending | 885 |
| Sold | 610 |
| Temporarily Off-Market | 60 |

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 |
|-----------------------------|----------------------|------------|-----------------------------|---------------------|------------|
| Tuesday, February 04, 2025 | \$3,217,793 | 7 | Sunday, February 04, 2024 | \$1,200,000 | 1 |
| Monday, February 03, 2025 | \$18,141,800 | 29 | Saturday, February 03, 2024 | \$315,000 | 1 |
| Friday, January 31, 2025 | \$50,865,500 | 75 | 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 |
| Total | \$110,235,753 | 172 | Tuesday, January 30, 2024 | \$16,287,445 | 27 |
| | | | Monday, January 29, 2024 | \$8,457,660 | 20 |
| | | | Total | \$90,680,725 | 164 |

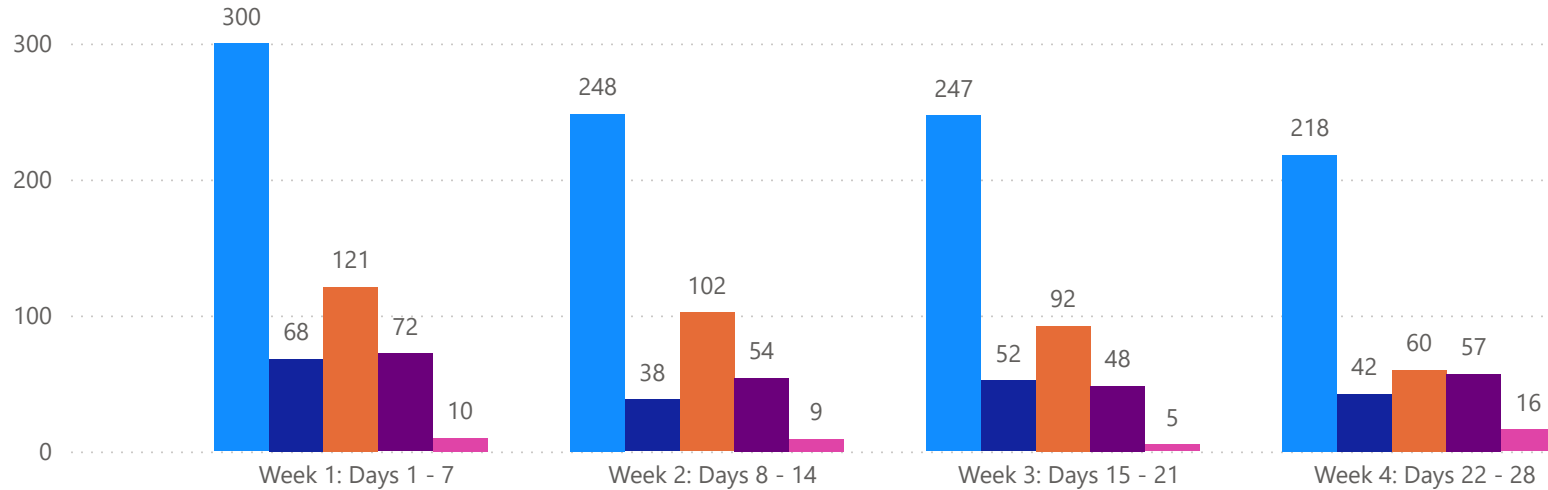


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDO

2/4/2025

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



TOTALS

| MLS Status | 4 Week Total |
|------------------------|--------------|
| Active | 1013 |
| Canceled | 200 |
| Pending | 375 |
| Sold | 231 |
| Temporarily Off-Market | 40 |

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 |
|-----------------------------|---------------------|-----------|-----------------------------|---------------------|-----------|
| Tuesday, February 04, 2025 | \$1,156,500 | 2 | Friday, February 02, 2024 | \$4,702,400 | 13 |
| Monday, February 03, 2025 | \$2,070,900 | 6 | Thursday, February 01, 2024 | \$3,454,000 | 11 |
| Friday, January 31, 2025 | \$10,322,184 | 33 | Wednesday, January 31, 2024 | \$14,846,700 | 36 |
| Thursday, January 30, 2025 | \$10,819,400 | 18 | Tuesday, January 30, 2024 | \$3,775,000 | 10 |
| Wednesday, January 29, 2025 | \$4,306,000 | 13 | Monday, January 29, 2024 | \$3,337,900 | 13 |
| Total | \$28,674,984 | 72 | Total | \$30,116,000 | 83 |

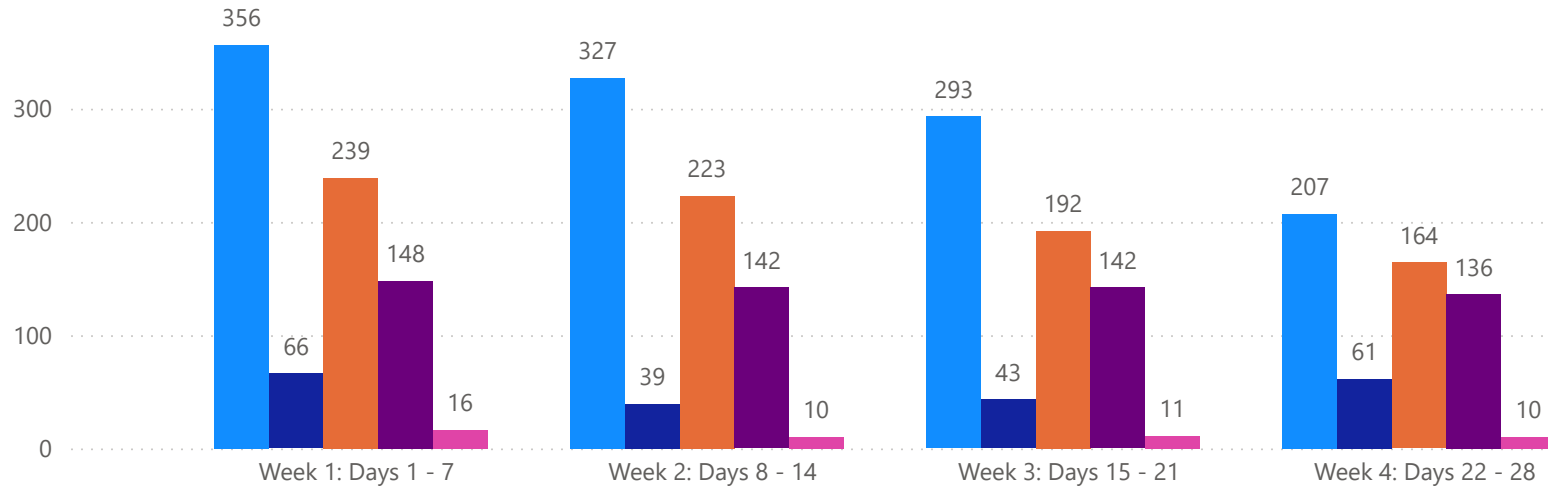


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOME

2/4/2025

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



TOTALS

| MLS Status | 4 Week Total |
|------------------------|--------------|
| Active | 1183 |
| Canceled | 209 |
| Pending | 818 |
| Sold | 568 |
| 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 |
|-----------------------------|---------------------|------------|-----------------------------|---------------------|------------|
| Tuesday, February 04, 2025 | \$1,157,000 | 3 | Sunday, February 04, 2024 | \$460,740 | 1 |
| Monday, February 03, 2025 | \$7,915,177 | 20 | Saturday, February 03, 2024 | \$390,000 | 1 |
| Friday, January 31, 2025 | \$28,746,499 | 67 | 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 |
| Total | \$62,557,737 | 148 | Tuesday, January 30, 2024 | \$19,096,105 | 47 |
| | | | Monday, January 29, 2024 | \$13,233,560 | 34 |
| | | | Total | \$74,950,400 | 187 |

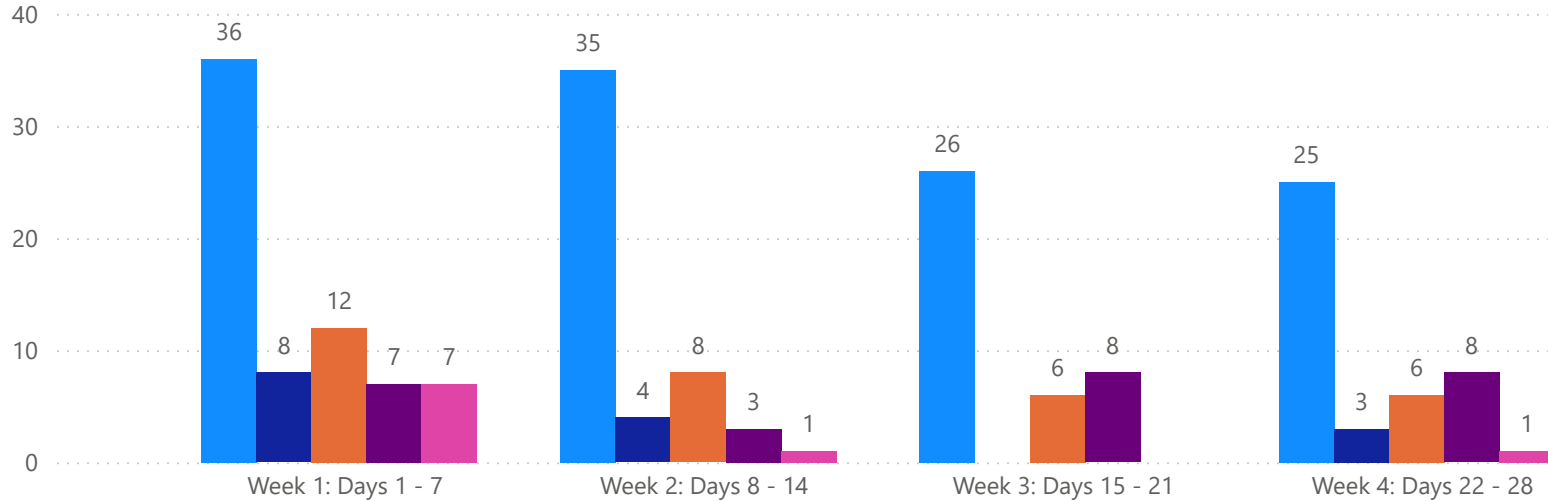


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDO

2/4/2025

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



TOTALS

| MLS Status | 4 Week Total |
|------------------------|--------------|
| Active | 122 |
| Canceled | 15 |
| Pending | 32 |
| Sold | 26 |
| Temporarily Off-Market | 9 |

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 |
|-----------------------------|--------------------|----------|-----------------------------|------------------|----------|
| Tuesday, February 04, 2025 | \$140,000 | 1 | Friday, February 02, 2024 | \$158,500 | 1 |
| Friday, January 31, 2025 | \$562,500 | 3 | Thursday, February 01, 2024 | \$258,000 | 1 |
| Thursday, January 30, 2025 | \$259,900 | 1 | Wednesday, January 31, 2024 | \$527,250 | 3 |
| Wednesday, January 29, 2025 | \$240,000 | 2 | Total | \$943,750 | 5 |
| Total | \$1,202,400 | 7 | | | |

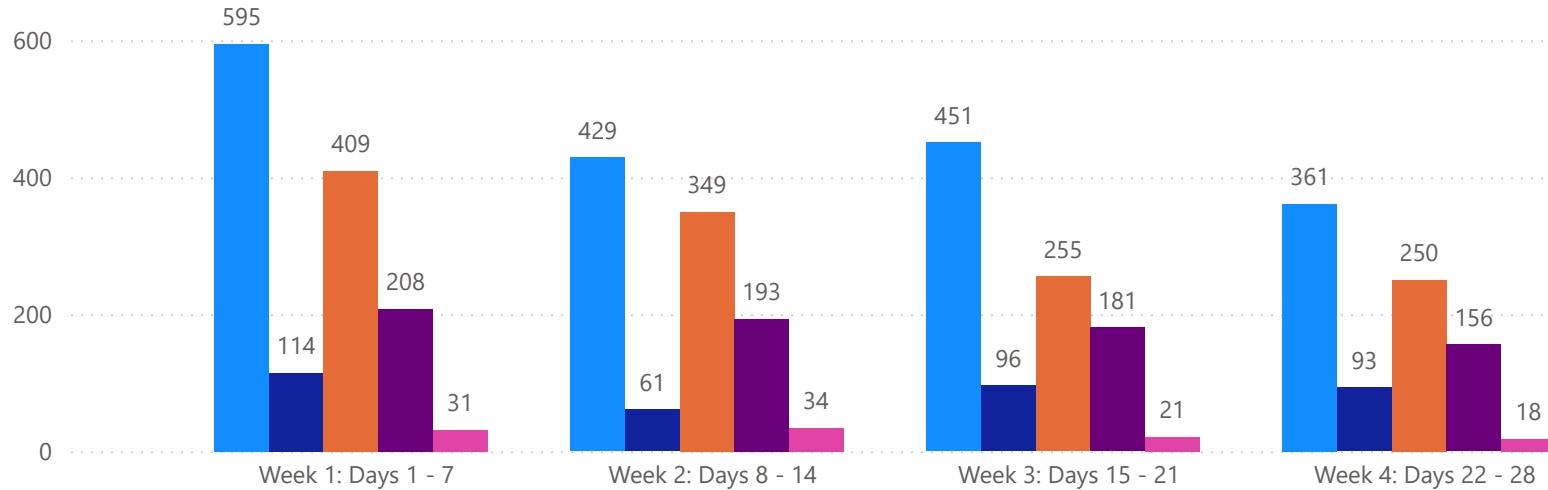


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOME

2/4/2025

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



TOTALS

| MLS Status | 4 Week Total |
|------------------------|--------------|
| Active | 1836 |
| Canceled | 364 |
| Pending | 1263 |
| Sold | 738 |
| Temporarily Off-Market | 104 |

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 |
|-----------------------------|----------------------|------------|-----------------------------|----------------------|------------|
| Tuesday, February 04, 2025 | \$12,156,900 | 11 | Sunday, February 04, 2024 | \$395,000 | 1 |
| Monday, February 03, 2025 | \$23,651,435 | 29 | Saturday, February 03, 2024 | \$1,807,000 | 2 |
| Friday, January 31, 2025 | \$51,443,847 | 85 | Friday, February 02, 2024 | \$30,258,340 | 61 |
| Thursday, January 30, 2025 | \$27,279,990 | 55 | Thursday, February 01, 2024 | \$23,057,367 | 40 |
| Wednesday, January 29, 2025 | \$16,487,688 | 28 | Wednesday, January 31, 2024 | \$37,671,572 | 73 |
| Total | \$131,019,860 | 208 | Tuesday, January 30, 2024 | \$28,415,182 | 52 |
| | | | Monday, January 29, 2024 | \$22,226,434 | 42 |
| | | | Total | \$143,830,895 | 271 |

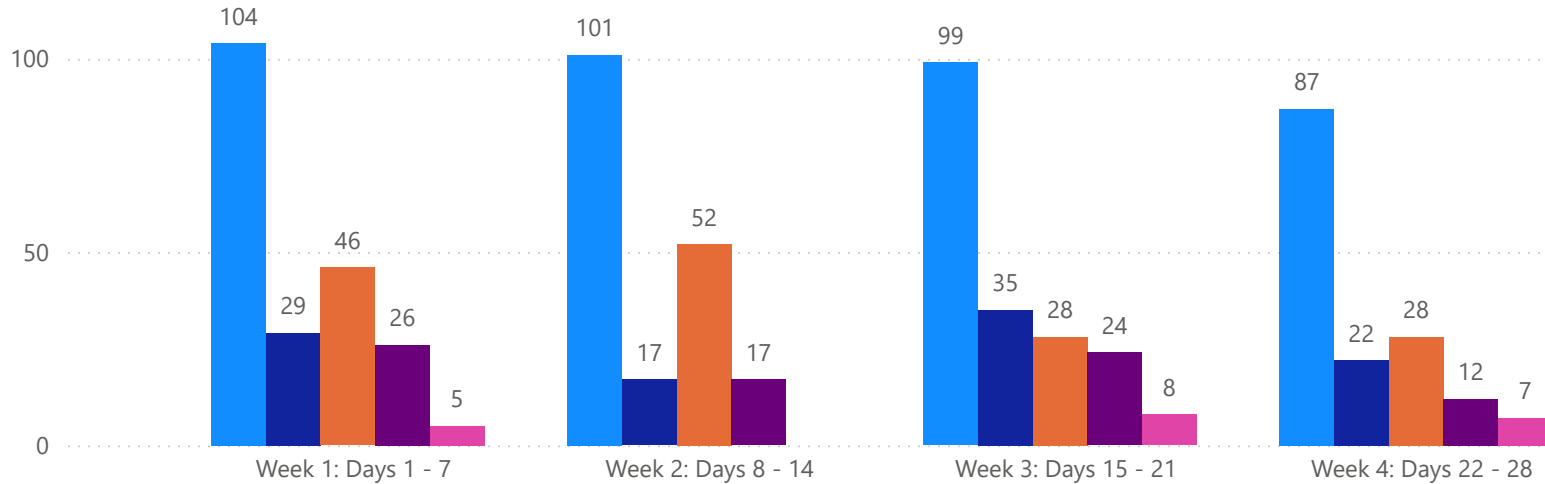


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDO

2/4/2025

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



TOTALS

| MLS Status | 4 Week Total |
|------------------------|--------------|
| Active | 391 |
| Canceled | 103 |
| Pending | 154 |
| Sold | 79 |
| Temporarily Off-Market | 20 |

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 | 2 | |
| New Listings | 4 | |
| Price Decrease | 8 | |
| Price Increase | 0 | |

7 DAY SOLD COMPARISON

| Closed Prior Year | Volume | Count | Closed Prior Year | Volume | Count |
|-----------------------------|--------------------|-----------|-----------------------------|---------------------|-----------|
| Tuesday, February 04, 2025 | \$2,529,000 | 4 | Friday, February 02, 2024 | \$1,860,000 | 4 |
| Monday, February 03, 2025 | \$1,971,900 | 6 | Thursday, February 01, 2024 | \$2,112,400 | 6 |
| Saturday, February 01, 2025 | \$185,000 | 1 | Wednesday, January 31, 2024 | \$11,379,200 | 21 |
| Friday, January 31, 2025 | \$2,287,900 | 8 | Tuesday, January 30, 2024 | \$1,966,000 | 6 |
| Thursday, January 30, 2025 | \$1,794,963 | 5 | Monday, January 29, 2024 | \$1,798,250 | 6 |
| Wednesday, January 29, 2025 | \$365,000 | 2 | Total | \$19,115,850 | 43 |
| Total | \$9,133,763 | 26 | | | |

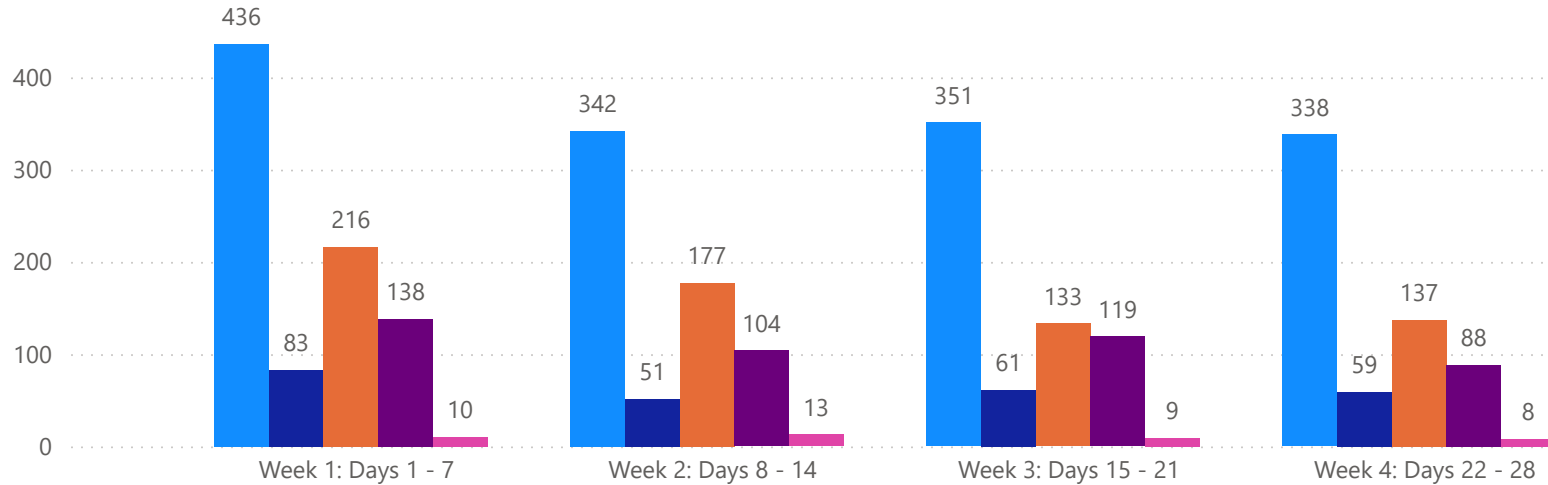


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOME

2/4/2025

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



TOTALS

| MLS Status | 4 Week Total |
|------------------------|--------------|
| Active | 1467 |
| Canceled | 254 |
| Pending | 663 |
| Sold | 449 |
| Temporarily Off-Market | 40 |

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 |
|-----------------------------|----------------------|------------|-----------------------------|----------------------|------------|
| Tuesday, February 04, 2025 | \$5,440,988 | 9 | Friday, February 02, 2024 | \$12,612,921 | 23 |
| Monday, February 03, 2025 | \$5,110,599 | 12 | Thursday, February 01, 2024 | \$22,506,000 | 18 |
| Friday, January 31, 2025 | \$34,966,504 | 55 | Wednesday, January 31, 2024 | \$34,343,754 | 53 |
| Thursday, January 30, 2025 | \$33,194,140 | 40 | Tuesday, January 30, 2024 | \$26,909,312 | 31 |
| Wednesday, January 29, 2025 | \$21,525,692 | 22 | Monday, January 29, 2024 | \$18,858,663 | 25 |
| Total | \$100,237,923 | 138 | Total | \$115,230,650 | 150 |

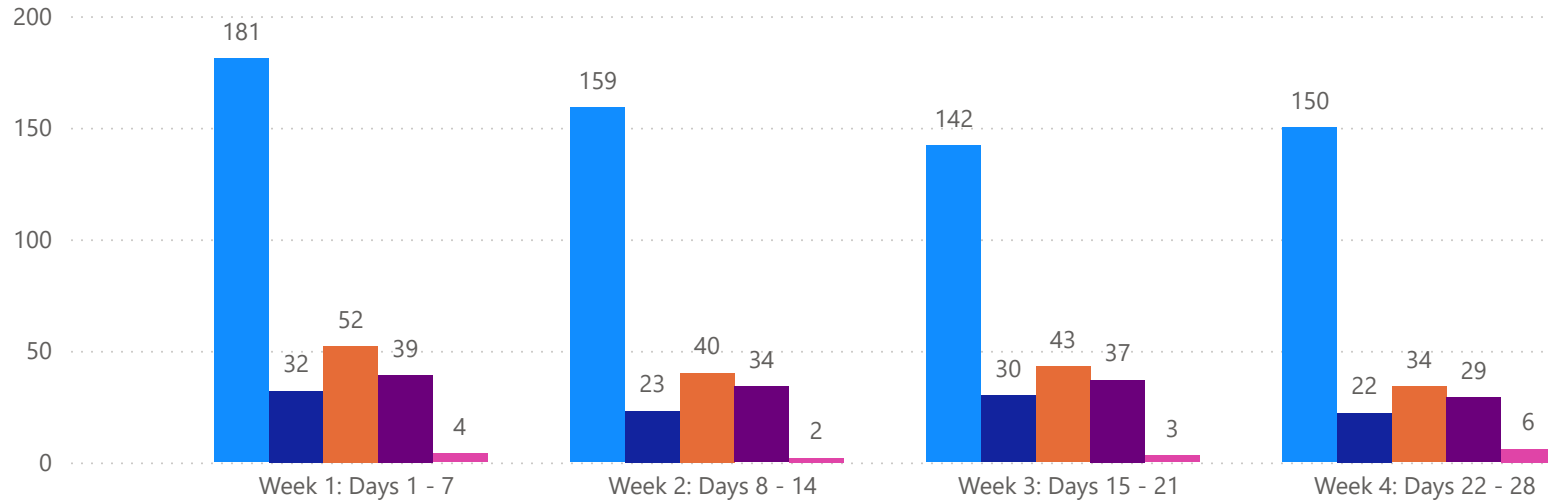


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDO

2/4/2025

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



TOTALS

| MLS Status | 4 Week Total |
|------------------------|--------------|
| Active | 632 |
| Canceled | 107 |
| Pending | 169 |
| 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 |
|-----------------------------|---------------------|-----------|-----------------------------|---------------------|-----------|
| Tuesday, February 04, 2025 | \$1,200,000 | 1 | Friday, February 02, 2024 | \$8,583,500 | 7 |
| Monday, February 03, 2025 | \$5,254,000 | 3 | Thursday, February 01, 2024 | \$8,704,500 | 6 |
| Friday, January 31, 2025 | \$9,027,988 | 17 | Wednesday, January 31, 2024 | \$18,538,900 | 10 |
| Thursday, January 30, 2025 | \$6,880,000 | 9 | Tuesday, January 30, 2024 | \$6,553,000 | 8 |
| Wednesday, January 29, 2025 | \$2,829,397 | 9 | Monday, January 29, 2024 | \$8,172,000 | 7 |
| Total | \$25,191,385 | 39 | Total | \$50,551,900 | 38 |

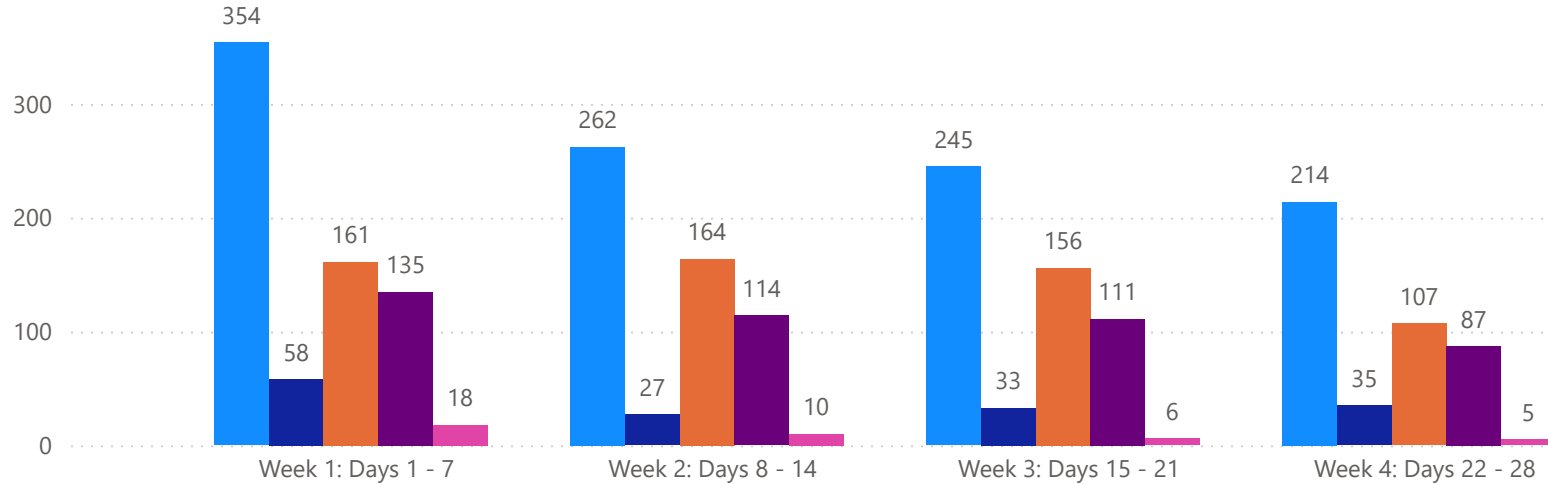


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOME

2/4/2025

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



TOTALS

| MLS Status | 4 Week Total |
|------------------------|--------------|
| Active | 1075 |
| Canceled | 153 |
| Pending | 588 |
| Sold | 447 |
| Temporarily Off-Market | 39 |

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 |
|-----------------------------|---------------------|------------|-----------------------------|---------------------|------------|
| Tuesday, February 04, 2025 | \$5,140,500 | 6 | Sunday, February 04, 2024 | \$504,990 | 1 |
| Monday, February 03, 2025 | \$10,917,060 | 12 | Friday, February 02, 2024 | \$18,551,890 | 20 |
| Friday, January 31, 2025 | \$37,093,170 | 53 | 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 |
| Total | \$98,700,208 | 135 | Monday, January 29, 2024 | \$15,587,098 | 27 |
| | | | Total | \$85,057,292 | 111 |

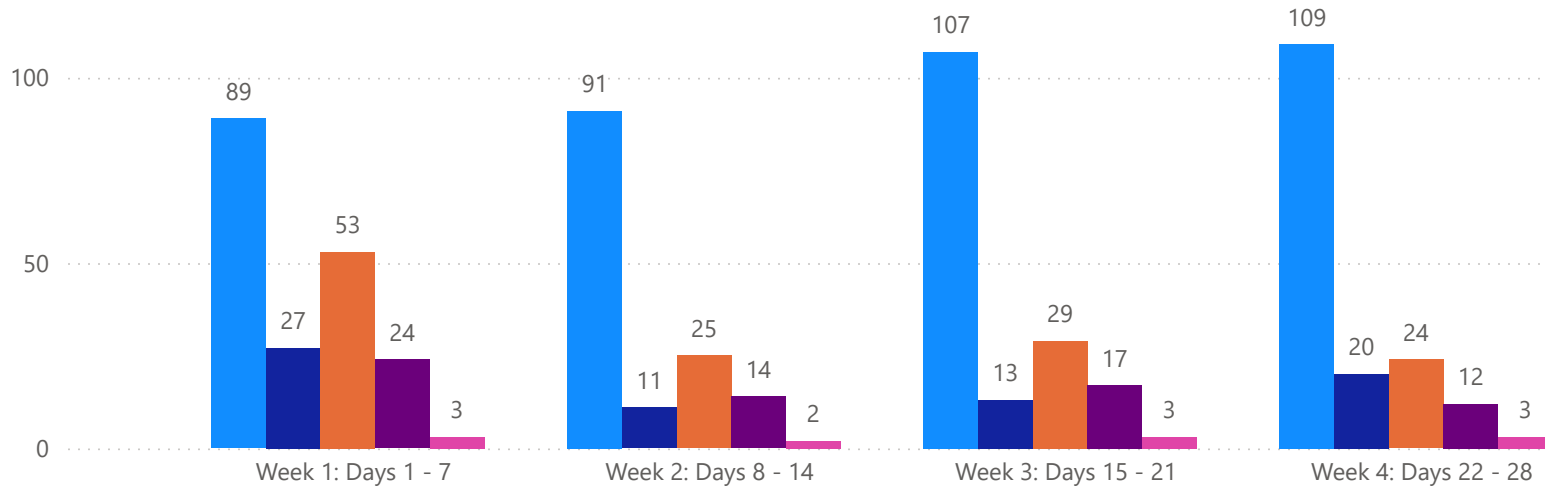


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDO

2/4/2025

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



TOTALS

| MLS Status | 4 Week Total |
|------------------------|--------------|
| Active | 396 |
| Canceled | 71 |
| Pending | 131 |
| Sold | 67 |
| Temporarily Off-Market | 11 |

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, Cancelled and Expired Listing)

7 DAY SOLD COMPARISON

| Closed Prior Year | Volume | Count | Closed Prior Year | Volume | Count |
|-----------------------------|---------------------|-----------|-----------------------------|---------------------|-----------|
| Tuesday, February 04, 2025 | \$440,000 | 1 | Friday, February 02, 2024 | \$2,192,400 | 6 |
| Monday, February 03, 2025 | \$150,000 | 1 | Thursday, February 01, 2024 | \$1,954,000 | 3 |
| Friday, January 31, 2025 | \$5,452,500 | 14 | Wednesday, January 31, 2024 | \$5,076,300 | 12 |
| Thursday, January 30, 2025 | \$2,221,000 | 6 | Tuesday, January 30, 2024 | \$2,779,900 | 4 |
| Wednesday, January 29, 2025 | \$2,410,000 | 2 | Monday, January 29, 2024 | \$650,000 | 1 |
| Total | \$10,673,500 | 24 | Total | \$12,652,600 | 26 |

