



4 WEEK REAL ESTATE MARKET REPORT

Wednesday, February 5, 2025

As of: Thursday, February 6, 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

Wednesday, February 5, 2025

as of: 2/6/2025



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

Day 28: Wednesday, January 15, 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

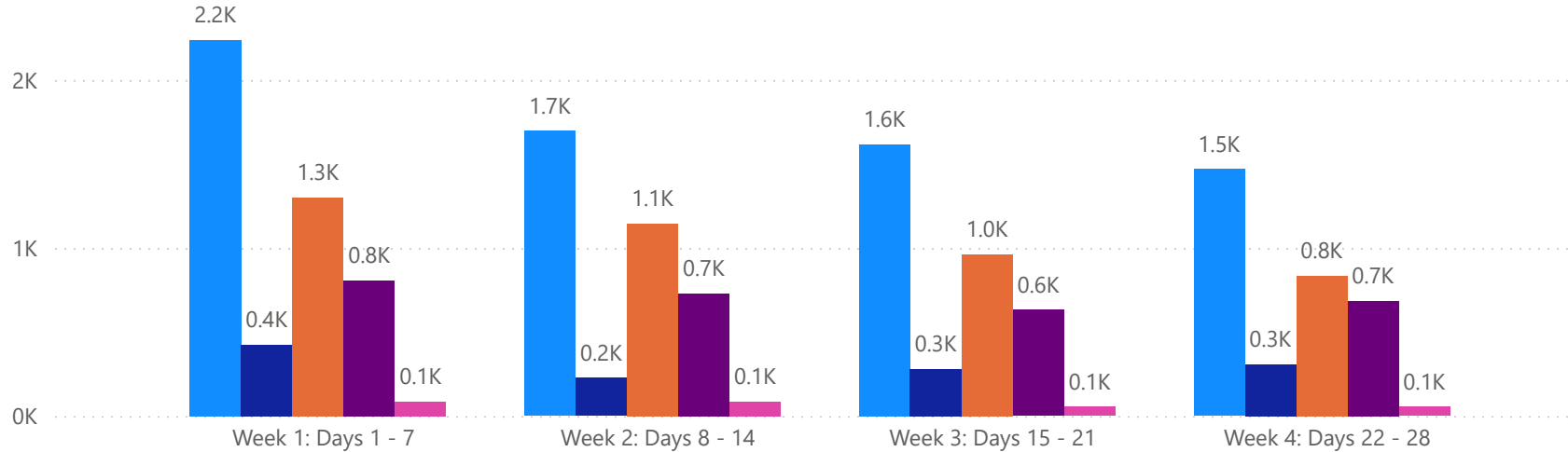
Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOME

2/5/2025

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



TOTALS

MLS Status	4 Week Total
Active	7022
Canceled	1236
Pending	4239
Sold	2854
Temporarily Off-Market	279

DAILY MARKET CHANGE

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

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Wednesday, February 05, 2025	\$33,807,790	68	Monday, February 05, 2024	\$65,811,544	121
Tuesday, February 04, 2025	\$42,884,396	68	Sunday, February 04, 2024	\$2,560,730	4
Monday, February 03, 2025	\$78,402,916	124	Saturday, February 03, 2024	\$2,512,000	4
Sunday, February 02, 2025	\$1,423,000	3	Friday, February 02, 2024	\$86,647,508	160
Saturday, February 01, 2025	\$2,336,400	7	Thursday, February 01, 2024	\$87,670,285	122
Friday, January 31, 2025	\$203,677,210	336	Wednesday, January 31, 2024	\$146,083,836	265
Thursday, January 30, 2025	\$118,466,294	200	Tuesday, January 30, 2024	\$105,912,188	180
Total	\$480,998,006	806	Total	\$497,198,091	856

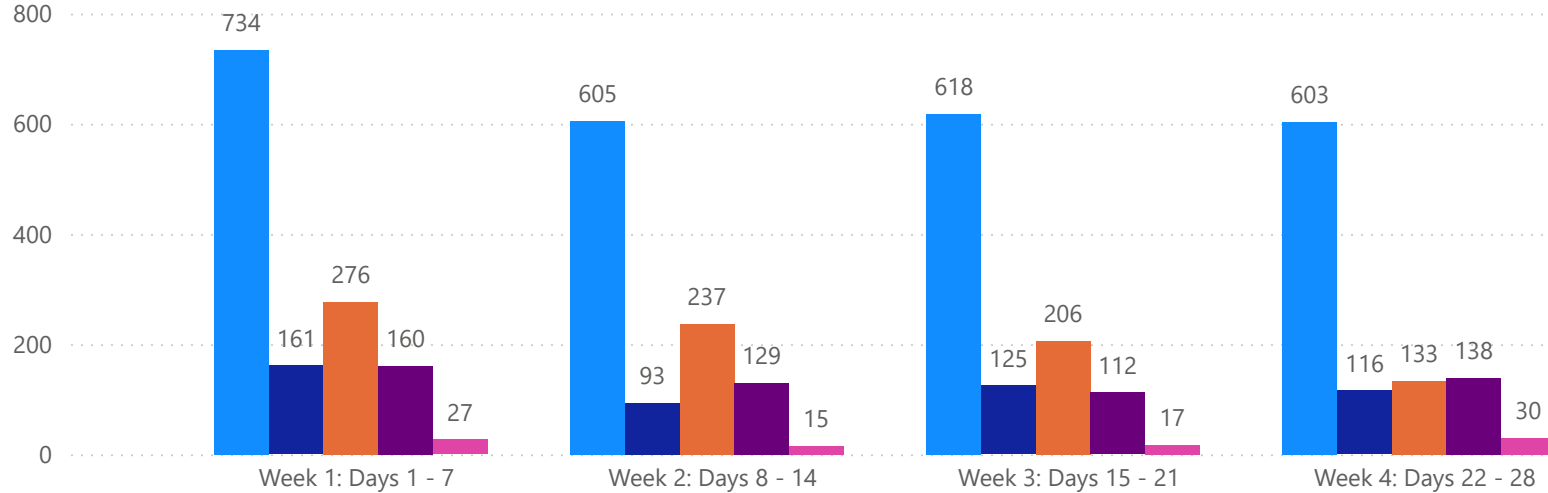


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDO

2/5/2025

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



TOTALS

MLS Status	4 Week Total
Active	2560
Canceled	495
Pending	852
Sold	539
Temporarily Off-Market	89

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
Wednesday, February 05, 2025	\$4,490,000	11	Monday, February 05, 2024	\$10,821,000	29
Tuesday, February 04, 2025	\$8,277,900	14	Friday, February 02, 2024	\$17,496,800	31
Monday, February 03, 2025	\$9,859,300	19	Thursday, February 01, 2024	\$16,482,900	27
Saturday, February 01, 2025	\$350,000	2	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	Total	\$110,242,950	197
Total	\$72,605,535	160			

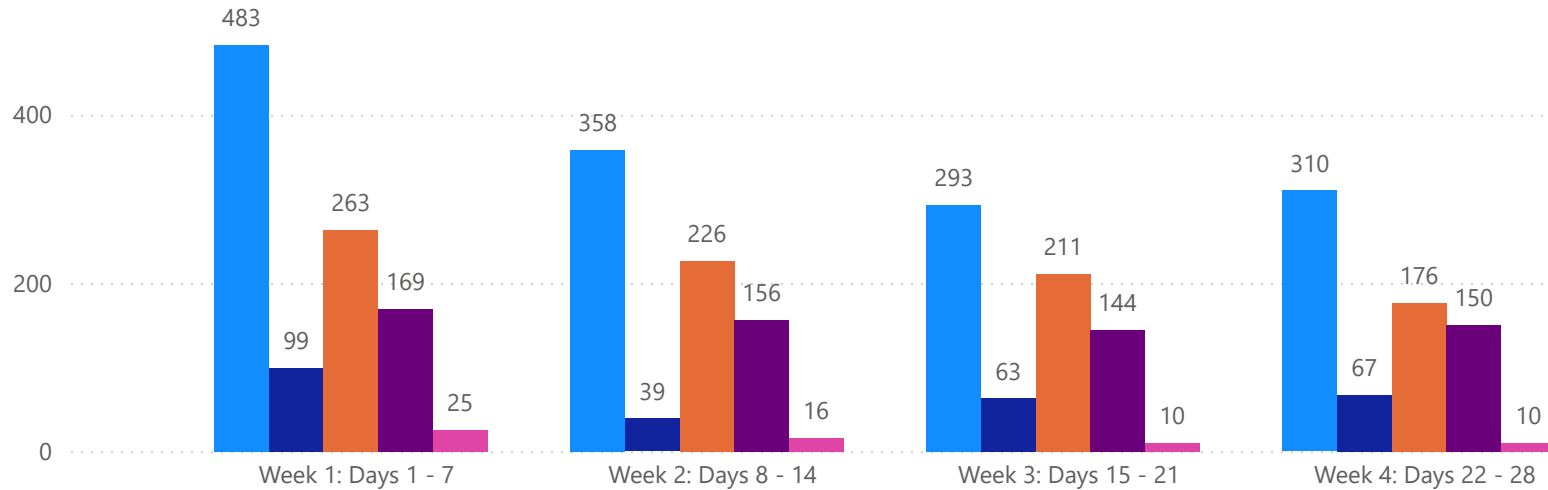


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOME

2/5/2025

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



TOTALS

MLS Status	4 Week Total
Active	1444
Canceled	268
Pending	876
Sold	619
Temporarily Off-Market	61

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
Wednesday, February 05, 2025	\$8,447,100	15	Monday, February 05, 2024	\$10,547,800	20
Tuesday, February 04, 2025	\$6,182,793	12	Sunday, February 04, 2024	\$1,200,000	1
Monday, February 03, 2025	\$21,388,800	35	Saturday, February 03, 2024	\$315,000	1
Saturday, February 01, 2025	\$638,000	1	Friday, February 02, 2024	\$15,004,572	30
Friday, January 31, 2025	\$50,865,500	75	Thursday, February 01, 2024	\$16,946,050	29
Thursday, January 30, 2025	\$19,650,160	31	Wednesday, January 31, 2024	\$32,469,998	56
Total	\$107,172,353	169	Tuesday, January 30, 2024	\$16,287,445	27
			Total	\$92,770,865	164

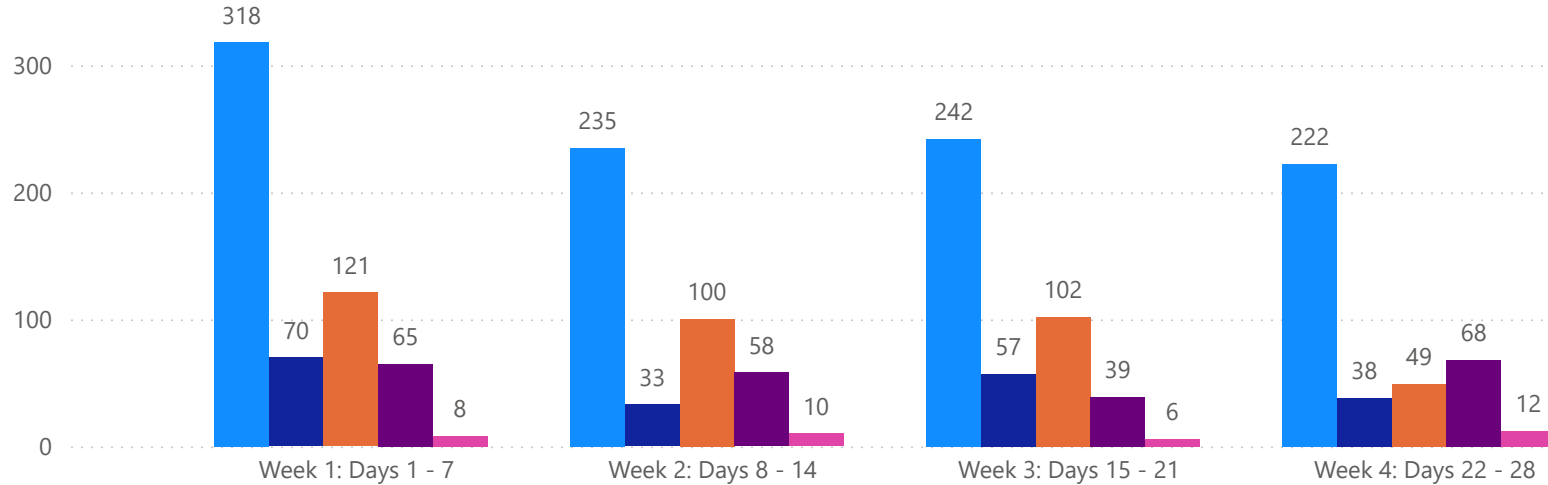


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDO

2/5/2025

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



TOTALS

MLS Status	4 Week Total
Active	1017
Canceled	198
Pending	372
Sold	230
Temporarily Off-Market	36

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
Wednesday, February 05, 2025	\$2,520,000	4	Monday, February 05, 2024	\$924,000	4
Tuesday, February 04, 2025	\$1,156,500	2	Friday, February 02, 2024	\$4,702,400	13
Monday, February 03, 2025	\$2,288,400	8	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
Total	\$27,106,484	65	Total	\$27,702,100	74

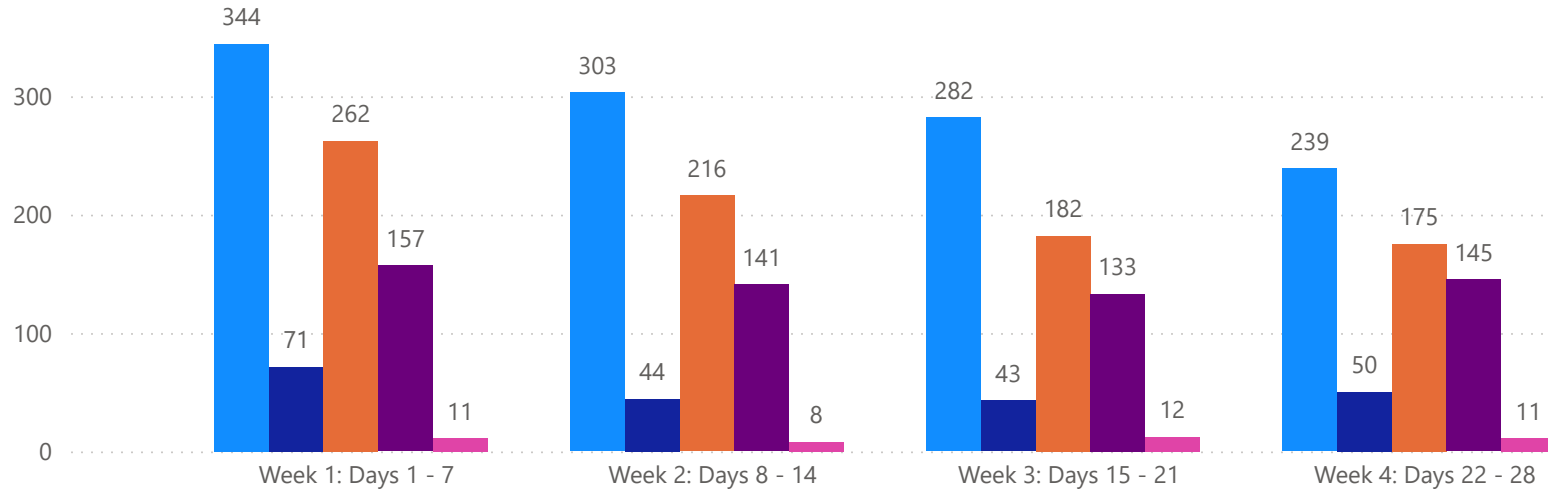


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOME

2/5/2025

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



TOTALS

MLS Status	4 Week Total
Active	1168
Canceled	208
Pending	835
Sold	576
Temporarily Off-Market	42

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
Wednesday, February 05, 2025	\$6,978,981	15	Monday, February 05, 2024	\$8,885,190	20
Tuesday, February 04, 2025	\$5,356,360	13	Sunday, February 04, 2024	\$460,740	1
Monday, February 03, 2025	\$9,558,782	24	Saturday, February 03, 2024	\$390,000	1
Saturday, February 01, 2025	\$786,000	3	Friday, February 02, 2024	\$10,219,785	26
Friday, January 31, 2025	\$28,746,499	67	Thursday, February 01, 2024	\$10,080,868	24
Thursday, January 30, 2025	\$15,198,876	35	Wednesday, January 31, 2024	\$21,469,342	54
Total	\$66,625,498	157	Tuesday, January 30, 2024	\$19,096,105	47
			Total	\$70,602,030	173

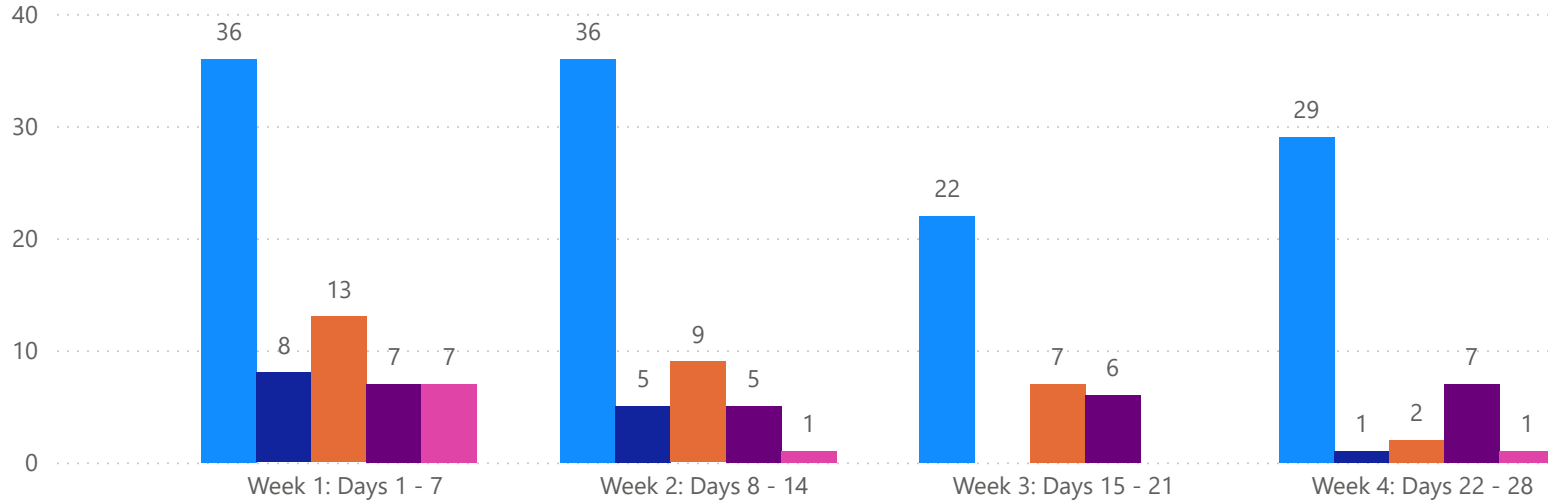


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDO

2/5/2025

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



TOTALS

MLS Status	4 Week Total
Active	123
Canceled	14
Pending	31
Sold	25
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, Cancelled and Expired Listing)

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Wednesday, February 05, 2025	\$115,000	1	Monday, February 05, 2024	\$640,500	3
Tuesday, February 04, 2025	\$295,000	2	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
Total	\$1,232,400	7	Total	\$1,584,250	8

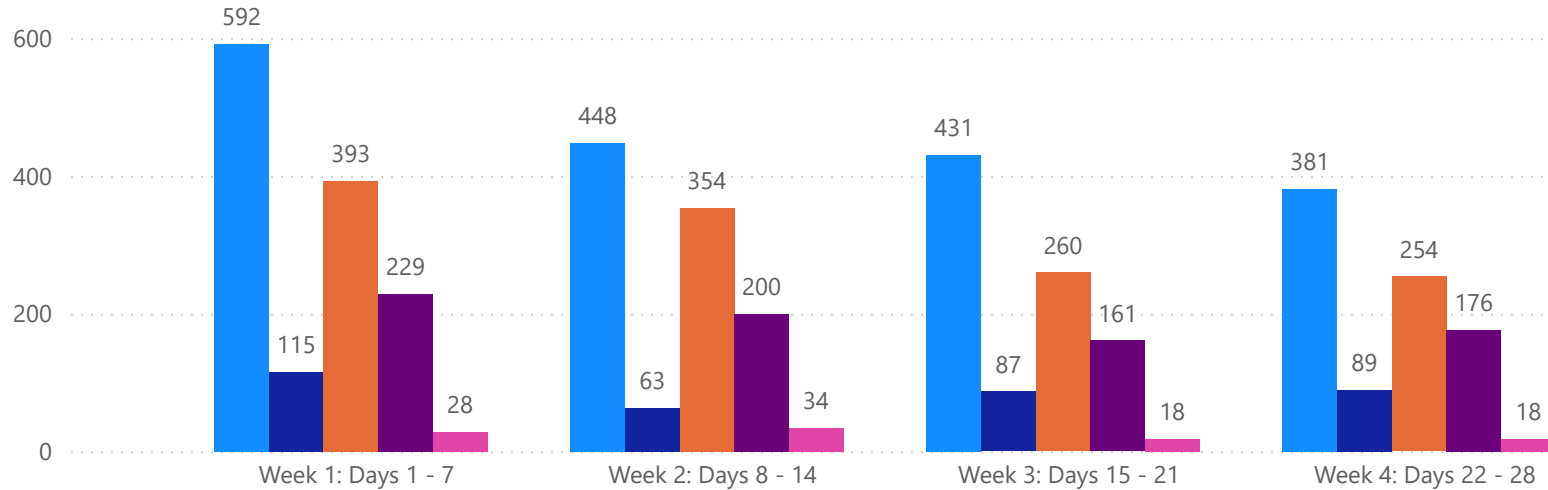


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOME

2/5/2025

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



TOTALS

MLS Status	4 Week Total
Active	1852
Canceled	354
Pending	1261
Sold	766
Temporarily Off-Market	98

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
Wednesday, February 05, 2025	\$10,327,549	24	Monday, February 05, 2024	\$19,584,025	40
Tuesday, February 04, 2025	\$17,587,380	24	Sunday, February 04, 2024	\$395,000	1
Monday, February 03, 2025	\$29,072,785	36	Saturday, February 03, 2024	\$1,807,000	2
Sunday, February 02, 2025	\$1,423,000	3	Friday, February 02, 2024	\$30,258,340	61
Saturday, February 01, 2025	\$242,500	1	Thursday, February 01, 2024	\$23,057,367	40
Friday, January 31, 2025	\$52,005,537	86	Wednesday, January 31, 2024	\$37,671,572	73
Thursday, January 30, 2025	\$27,279,990	55	Tuesday, January 30, 2024	\$28,415,182	52
Total	\$137,938,741	229	Total	\$141,188,486	269

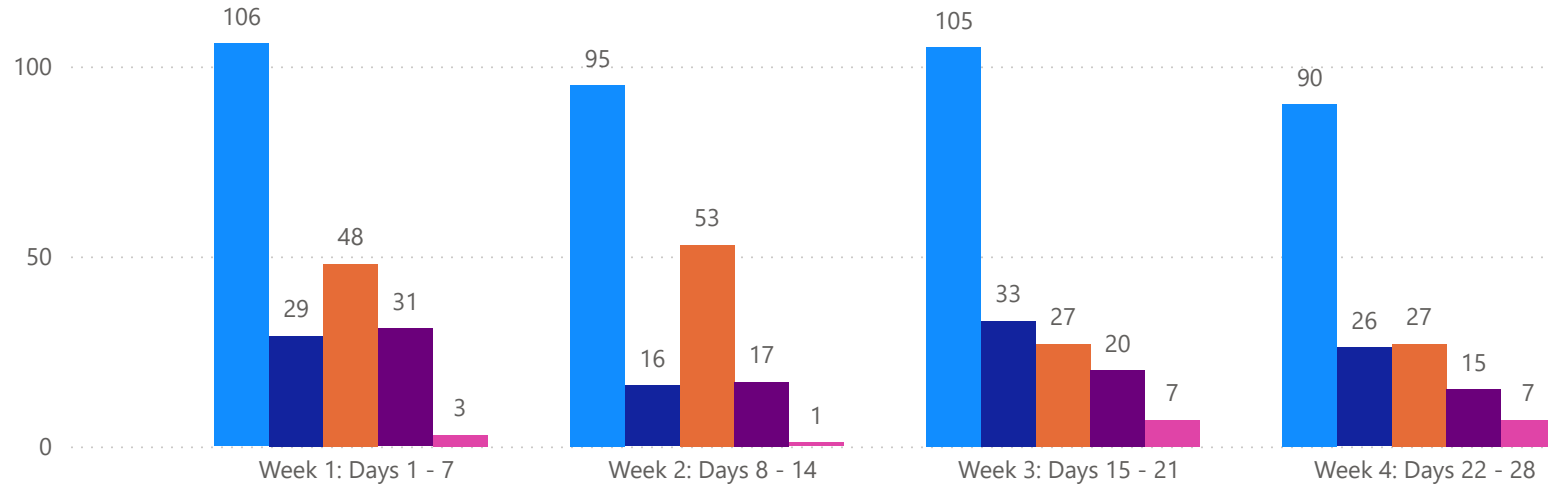


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDO

2/5/2025

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



TOTALS

MLS Status	4 Week Total
Active	396
Canceled	104
Pending	155
Sold	83
Temporarily Off-Market	18

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
Wednesday, February 05, 2025	\$1,165,000	3	Monday, February 05, 2024	\$1,584,000	6
Tuesday, February 04, 2025	\$3,514,000	6	Friday, February 02, 2024	\$1,860,000	4
Monday, February 03, 2025	\$2,166,900	7	Thursday, February 01, 2024	\$2,112,400	6
Saturday, February 01, 2025	\$350,000	2	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	Total	\$18,901,600	43
Total	\$11,278,763	31			

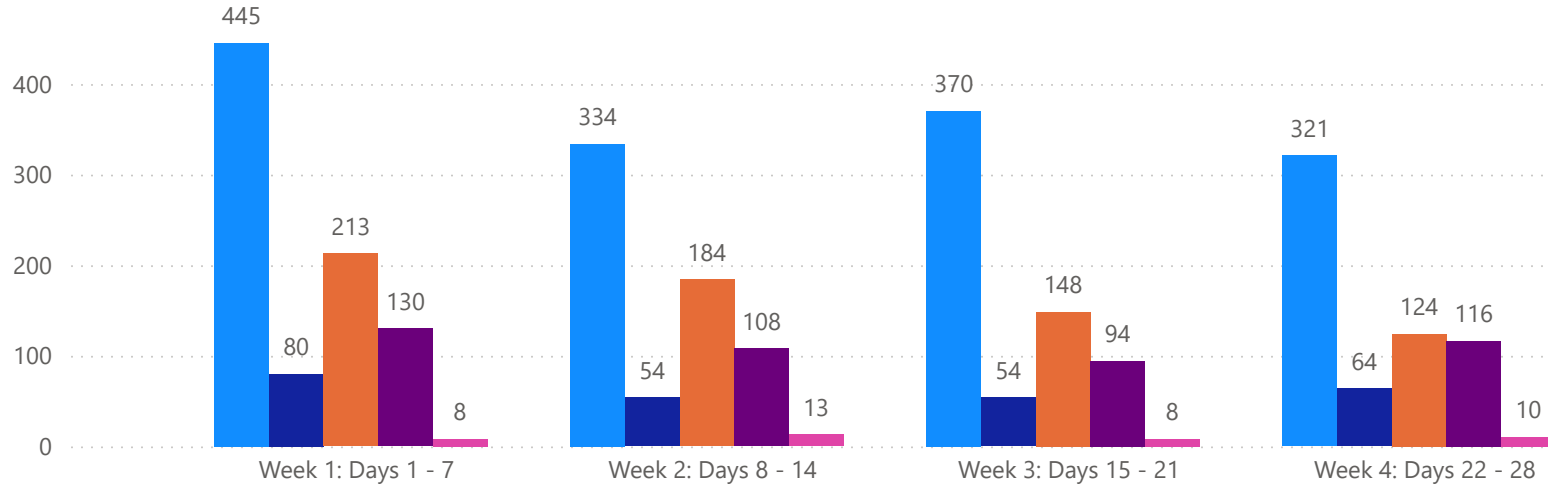


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOME

2/5/2025

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



TOTALS

MLS Status	4 Week Total
Active	1470
Canceled	252
Pending	669
Sold	448
Temporarily Off-Market	39

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
Wednesday, February 05, 2025	\$2,629,160	7	Monday, February 05, 2024	\$12,787,039	23
Tuesday, February 04, 2025	\$7,509,463	11	Friday, February 02, 2024	\$12,612,921	23
Monday, February 03, 2025	\$6,440,499	15	Thursday, February 01, 2024	\$22,506,000	18
Saturday, February 01, 2025	\$669,900	2	Wednesday, January 31, 2024	\$34,343,754	53
Friday, January 31, 2025	\$34,966,504	55	Tuesday, January 30, 2024	\$26,909,312	31
Thursday, January 30, 2025	\$33,194,140	40	Total	\$109,159,026	148
Total	\$85,409,666	130			

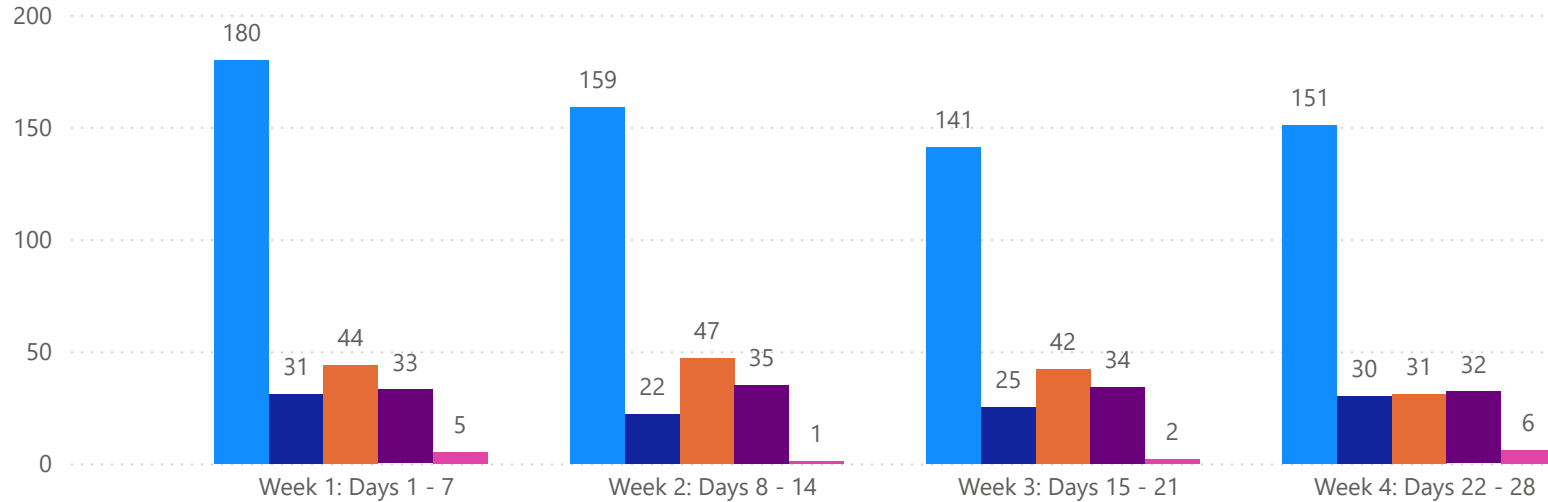


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDO

2/5/2025

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



TOTALS

MLS Status	4 Week Total
Active	631
Canceled	108
Pending	164
Sold	134
Temporarily Off-Market	14

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
Wednesday, February 05, 2025	\$438,000	2	Monday, February 05, 2024	\$5,052,000	9
Tuesday, February 04, 2025	\$2,012,500	2	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
Total	\$23,612,488	33	Total	\$47,431,900	40

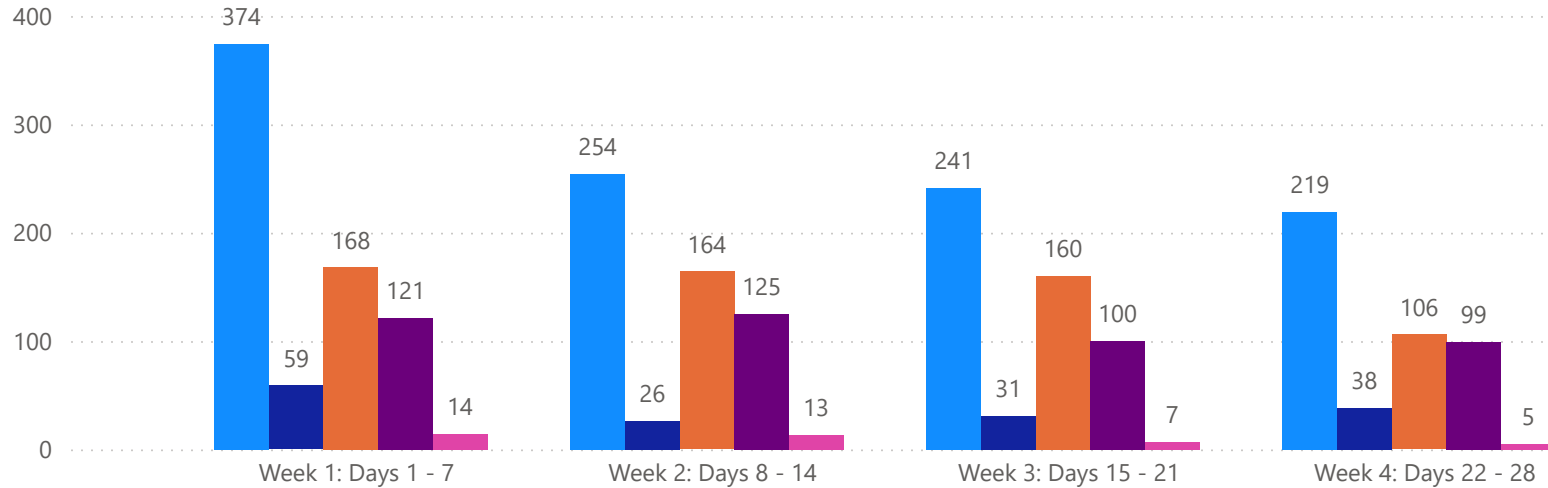


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOME

2/5/2025

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



TOTALS

MLS Status	4 Week Total
Active	1088
Canceled	154
Pending	598
Sold	445
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
Wednesday, February 05, 2025	\$5,425,000	7	Monday, February 05, 2024	\$14,007,490	18
Tuesday, February 04, 2025	\$6,248,400	8	Sunday, February 04, 2024	\$504,990	1
Monday, February 03, 2025	\$11,942,050	14	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
Total	\$83,851,748	121	Tuesday, January 30, 2024	\$15,204,144	23
			Total	\$83,477,684	102

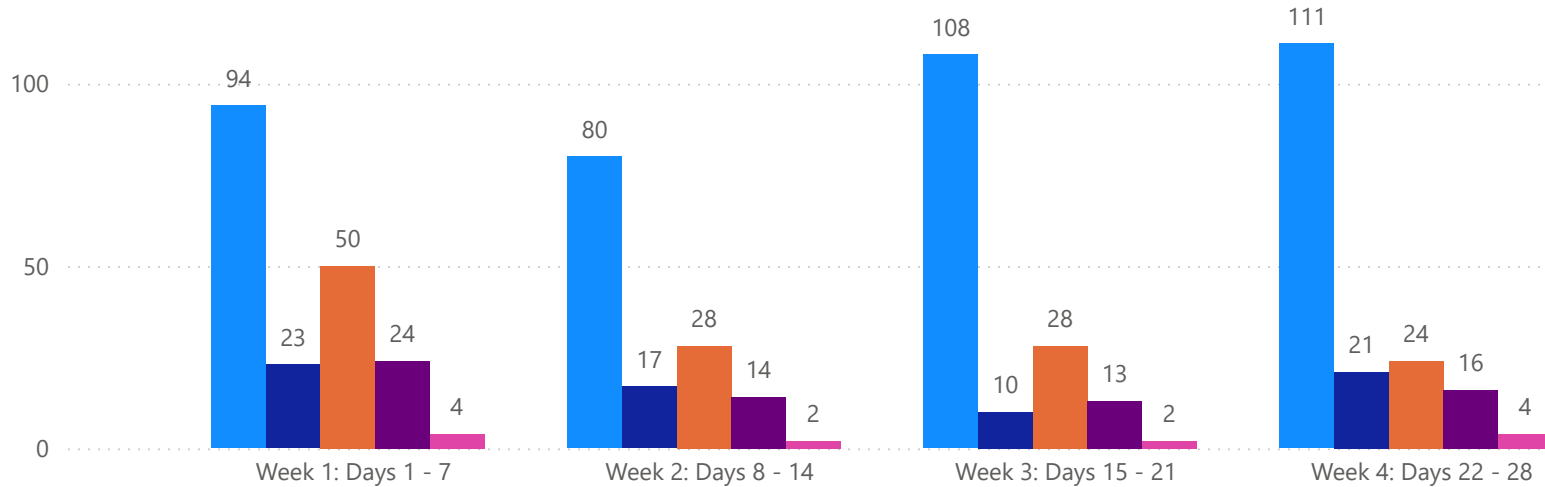


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDO

2/5/2025

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



TOTALS

MLS Status	4 Week Total
Active	393
Canceled	71
Pending	130
Sold	67
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
Wednesday, February 05, 2025	\$252,000	1	Monday, February 05, 2024	\$2,620,500	7
Tuesday, February 04, 2025	\$1,299,900	2	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
Total	\$9,375,400	24	Total	\$14,623,100	32

