



# 4 WEEK REAL ESTATE MARKET REPORT

Thursday, February 6, 2025

*As of: Friday, February 7, 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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- 13 Manatee County - Condominium

# 4 WEEK REAL ESTATE MARKET REPORT

## REPORT BREAKDOWN

Thursday, February 6, 2025

as of: 2/7/2025



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

Day 28: Thursday, January 16, 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

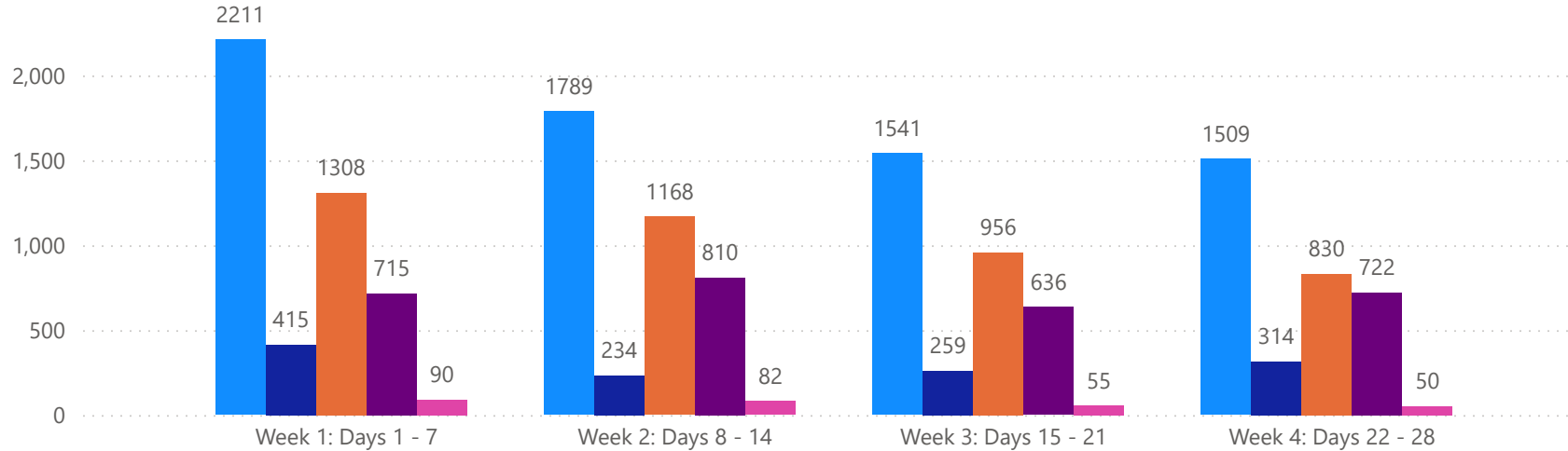
Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

# 4 WEEK REAL ESTATE MARKET REPORT

## TAMPA BAY - SINGLE FAMILY HOME

### 2/6/2025

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



### TOTALS

MLS Status	4 Week Total
Active	7050
Canceled	1222
Pending	4262
Sold	2883
Temporarily Off-Market	277

### 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	Closed Prior Year	Volume	Count
Thursday, February 06, 2025	\$38,079,796	62	Tuesday, February 06, 2024	\$64,133,381	120
Wednesday, February 05, 2025	\$44,540,284	91	Monday, February 05, 2024	\$65,811,544	121
Tuesday, February 04, 2025	\$47,789,896	81	Sunday, February 04, 2024	\$2,560,730	4
Monday, February 03, 2025	\$82,872,316	134	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	\$204,364,145	337	Wednesday, January 31, 2024	\$146,083,836	265
<b>Total</b>	<b>\$421,405,837</b>	<b>715</b>	<b>Total</b>	<b>\$455,419,284</b>	<b>796</b>

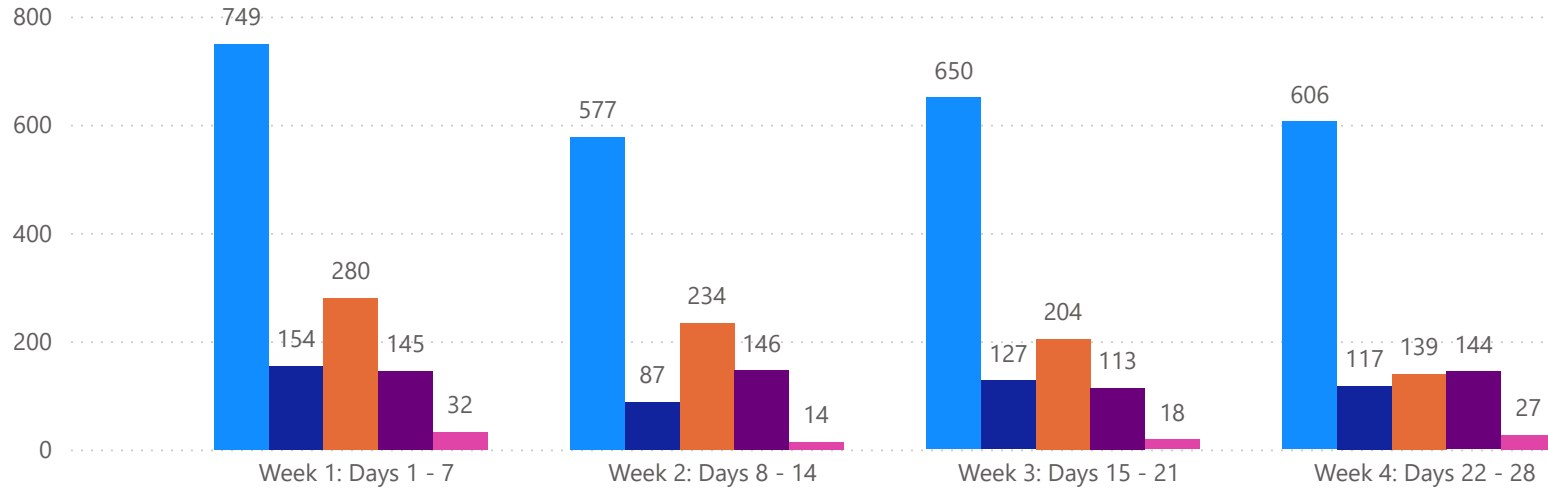


# 4 WEEK REAL ESTATE MARKET REPORT

## TAMPA BAY - CONDO

### 2/6/2025

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



### TOTALS

MLS Status	4 Week Total
Active	2582
Canceled	485
Pending	857
Sold	548
Temporarily Off-Market	91

### 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
Thursday, February 06, 2025	\$5,760,500	12	Tuesday, February 06, 2024	\$11,465,000	27
Wednesday, February 05, 2025	\$7,711,000	20	Monday, February 05, 2024	\$10,821,000	29
Tuesday, February 04, 2025	\$8,917,900	16	Friday, February 02, 2024	\$17,496,800	31
Monday, February 03, 2025	\$10,759,300	20	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	<b>Total</b>	<b>\$106,634,050</b>	<b>196</b>
<b>Total</b>	<b>\$61,151,772</b>	<b>145</b>			

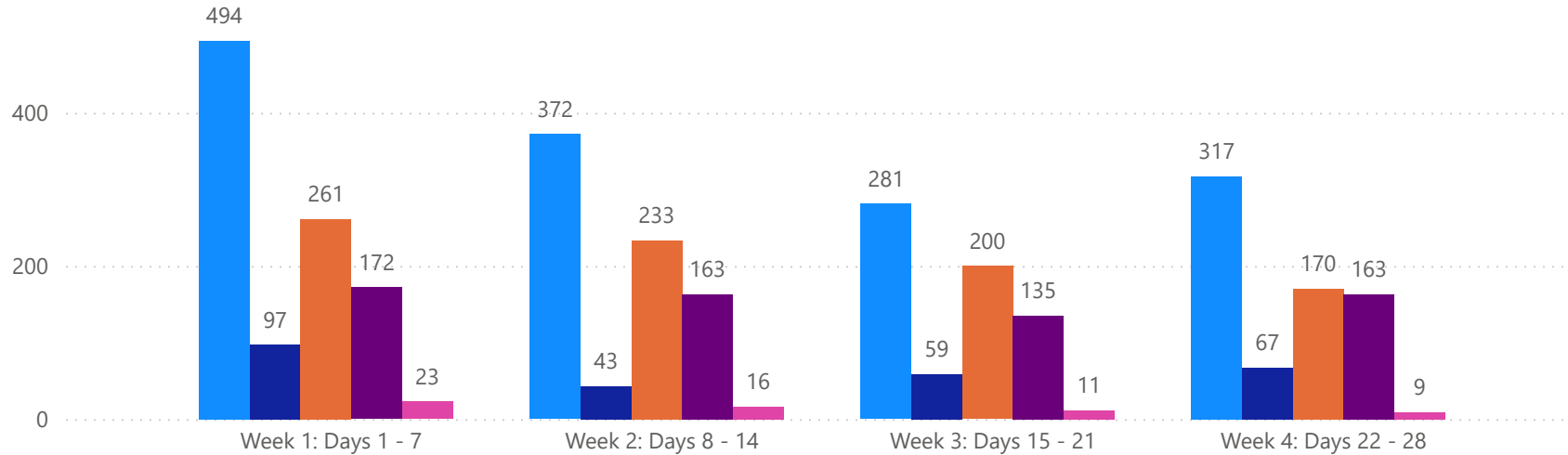


# 4 WEEK REAL ESTATE MARKET REPORT

## PINELLAS COUNTY - SINGLE FAMILY HOME

### 2/6/2025

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



### TOTALS

MLS Status	4 Week Total
Active	1464
Canceled	266
Pending	864
Sold	633
Temporarily Off-Market	59

### 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, Cancelled and Expired Listing)

### 7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Thursday, February 06, 2025	\$9,974,990	21	Tuesday, February 06, 2024	\$18,005,599	33
Wednesday, February 05, 2025	\$11,975,100	21	Monday, February 05, 2024	\$10,547,800	20
Tuesday, February 04, 2025	\$7,278,393	15	Sunday, February 04, 2024	\$1,200,000	1
Monday, February 03, 2025	\$23,455,300	39	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
<b>Total</b>	<b>\$104,187,283</b>	<b>172</b>	Wednesday, January 31, 2024	\$32,469,998	56
			<b>Total</b>	<b>\$94,489,019</b>	<b>170</b>

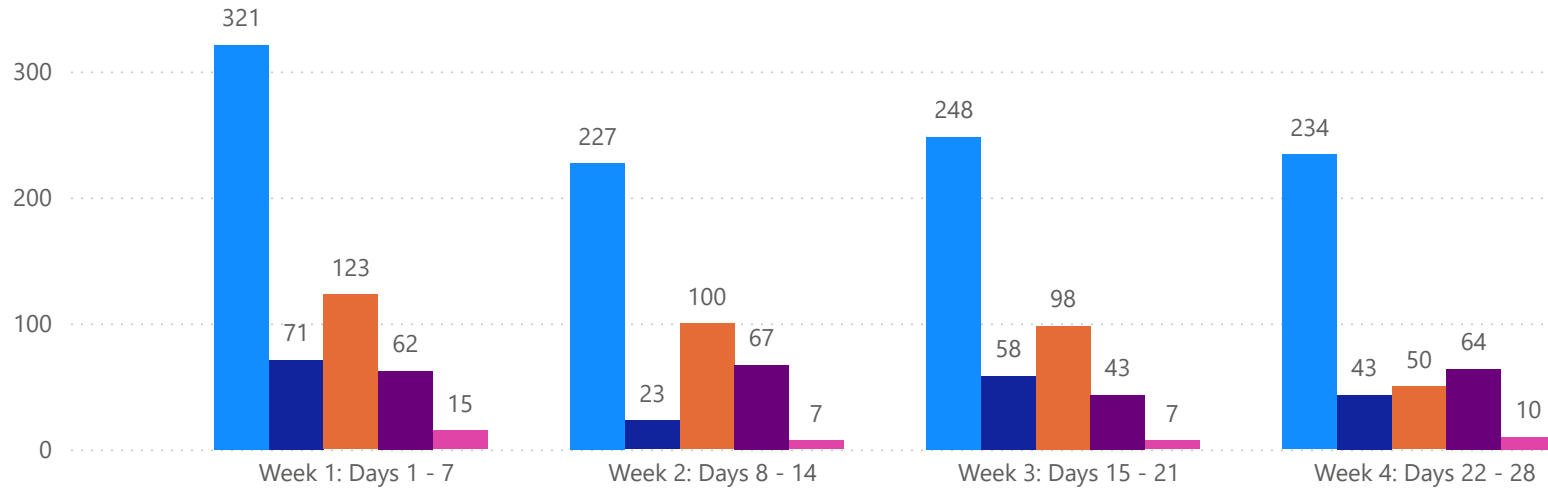


# 4 WEEK REAL ESTATE MARKET REPORT

## PINELLAS COUNTY - CONDO

2/6/2025

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



### TOTALS

MLS Status	4 Week Total
Active	1030
Canceled	195
Pending	371
Sold	236
Temporarily Off-Market	39

### 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
Thursday, February 06, 2025	\$3,483,000	6	Tuesday, February 06, 2024	\$6,399,000	15
Wednesday, February 05, 2025	\$4,216,000	11	Monday, February 05, 2024	\$924,000	4
Tuesday, February 04, 2025	\$1,796,500	4	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
<b>Total</b>	<b>\$22,106,084</b>	<b>62</b>	<b>Total</b>	<b>\$30,326,100</b>	<b>79</b>

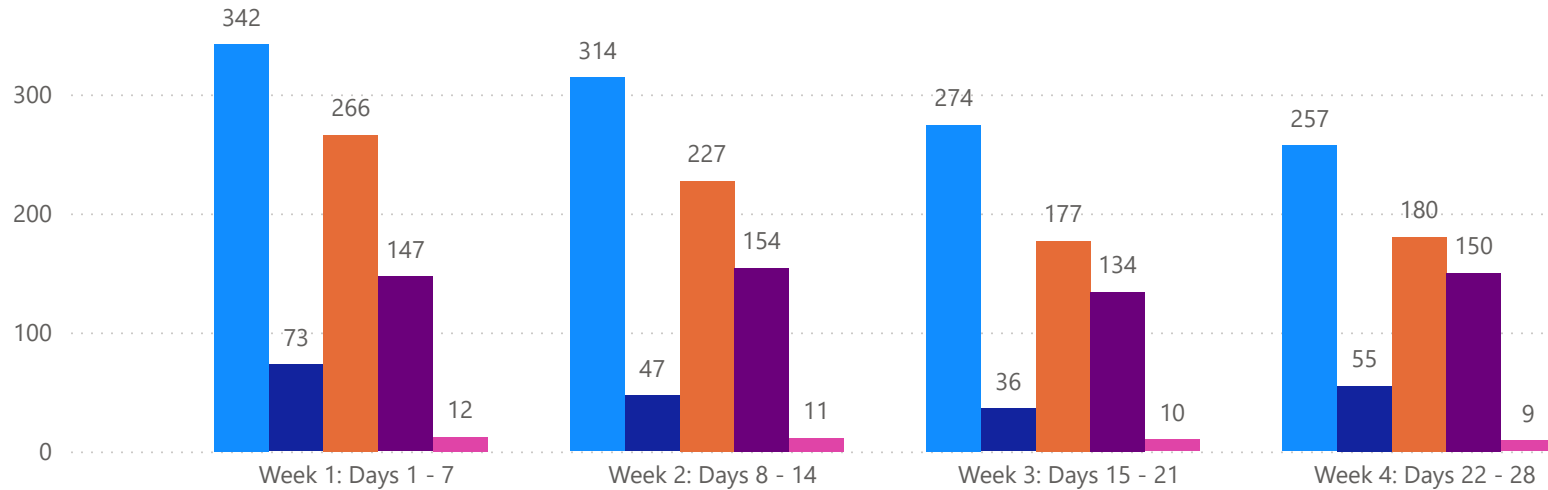


# 4 WEEK REAL ESTATE MARKET REPORT

## PASCO COUNTY - SINGLE FAMILY HOME

### 2/6/2025

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



### TOTALS

MLS Status	4 Week Total
Active	1187
Canceled	211
Pending	850
Sold	585
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
Thursday, February 06, 2025	\$6,530,277	13	Tuesday, February 06, 2024	\$11,481,670	30
Wednesday, February 05, 2025	\$8,720,981	21	Monday, February 05, 2024	\$8,885,190	20
Tuesday, February 04, 2025	\$7,121,360	18	Sunday, February 04, 2024	\$460,740	1
Monday, February 03, 2025	\$9,958,782	25	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
<b>Total</b>	<b>\$61,863,899</b>	<b>147</b>	Wednesday, January 31, 2024	\$21,469,342	54
			<b>Total</b>	<b>\$62,987,595</b>	<b>156</b>

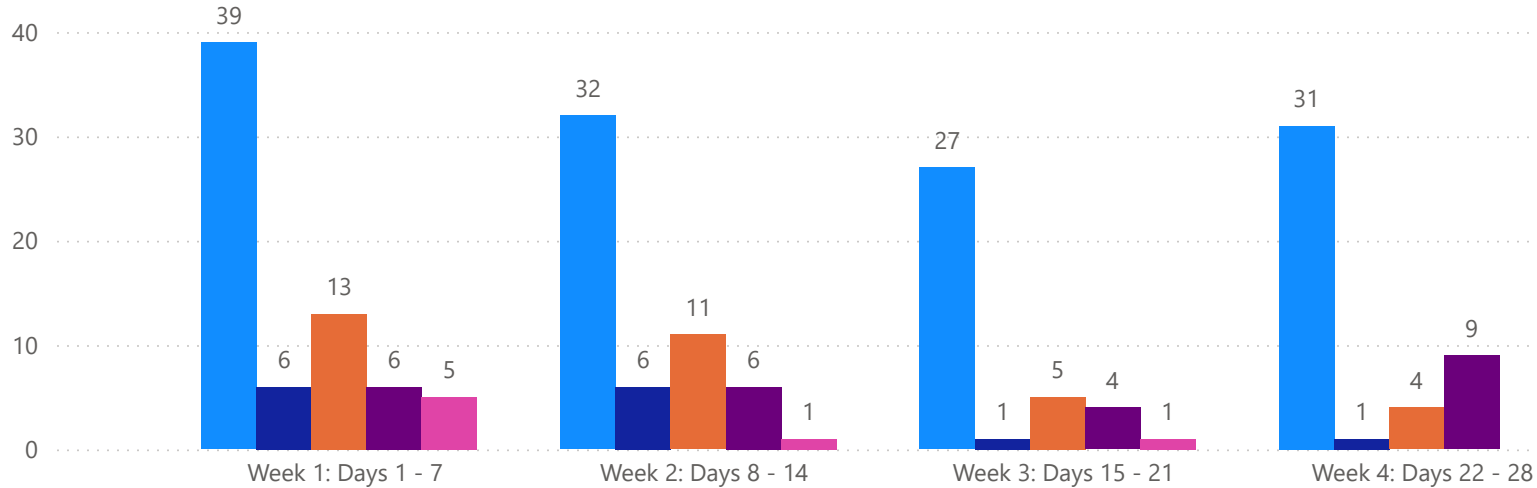


# 4 WEEK REAL ESTATE MARKET REPORT

## PASCO COUNTY - CONDO

### 2/6/2025

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



### TOTALS

MLS Status	4 Week Total
Active	129
Canceled	14
Pending	33
Sold	25
Temporarily Off-Market	7

### 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
Wednesday, February 05, 2025	\$115,000	1	Tuesday, February 06, 2024	\$457,000	2
Tuesday, February 04, 2025	\$295,000	2	Monday, February 05, 2024	\$640,500	3
Friday, January 31, 2025	\$562,500	3	Friday, February 02, 2024	\$158,500	1
<b>Total</b>	<b>\$972,500</b>	<b>6</b>	Thursday, February 01, 2024	\$258,000	1
			Wednesday, January 31, 2024	\$527,250	3
			<b>Total</b>	<b>\$2,041,250</b>	<b>10</b>



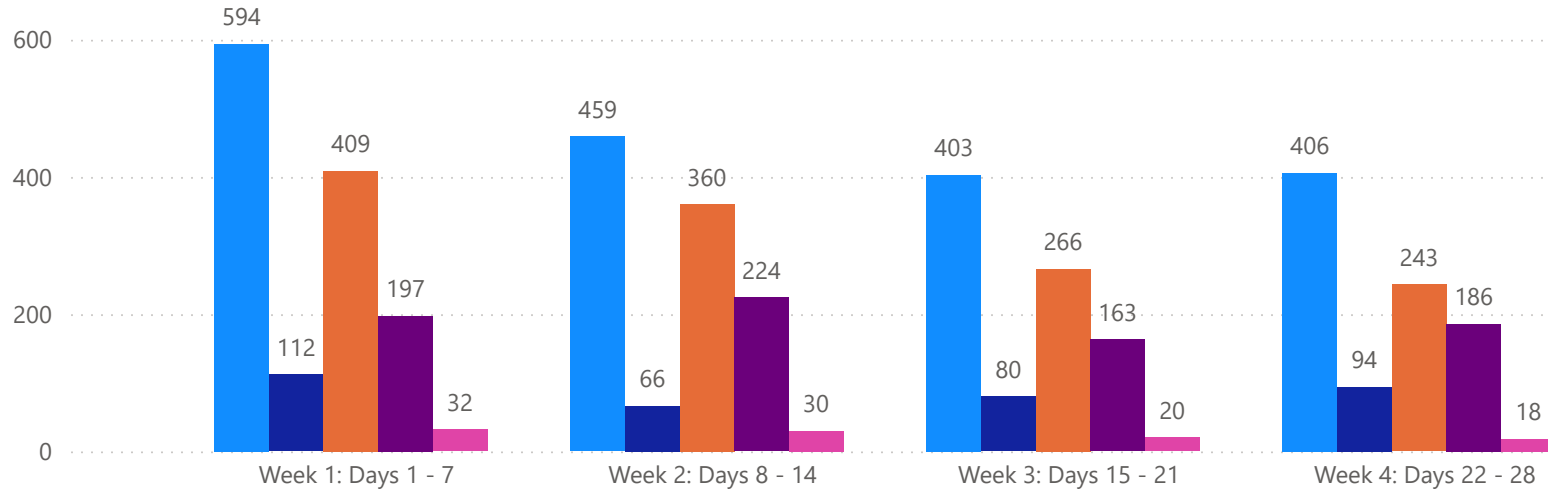


# 4 WEEK REAL ESTATE MARKET REPORT

## HILLSBOROUGH COUNTY - SINGLE FAMILY HOME

### 2/6/2025

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



### TOTALS

MLS Status	4 Week Total
Active	1862
Canceled	352
Pending	1278
Sold	770
Temporarily Off-Market	100

### 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
Thursday, February 06, 2025	\$8,021,979	11	Tuesday, February 06, 2024	\$11,520,790	25
Wednesday, February 05, 2025	\$13,522,179	30	Monday, February 05, 2024	\$19,584,025	40
Tuesday, February 04, 2025	\$19,047,280	27	Sunday, February 04, 2024	\$395,000	1
Monday, February 03, 2025	\$30,427,785	39	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
<b>Total</b>	<b>\$124,690,260</b>	<b>197</b>	<b>Total</b>	<b>\$124,294,094</b>	<b>242</b>

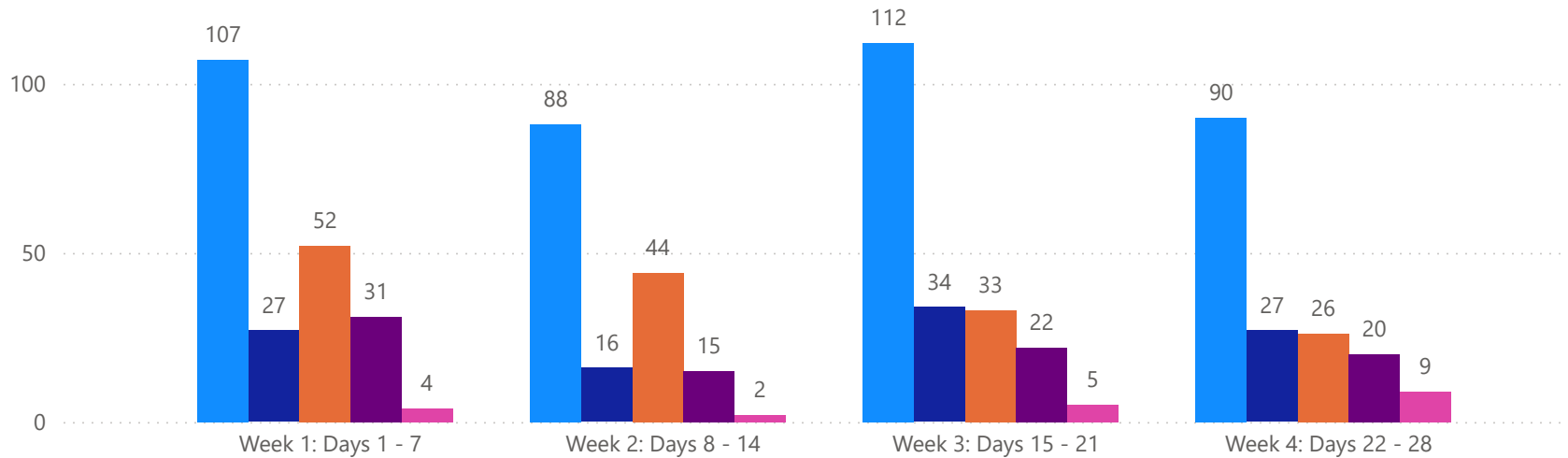


# 4 WEEK REAL ESTATE MARKET REPORT

## HILLSBOROUGH COUNTY - CONDO

2/6/2025

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



### TOTALS

MLS Status	4 Week Total
Active	397
Canceled	104
Pending	155
Sold	88
Temporarily Off-Market	20

### 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
Thursday, February 06, 2025	\$1,927,500	5	Tuesday, February 06, 2024	\$1,154,000	4
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	<b>Total</b>	<b>\$18,089,600</b>	<b>41</b>
<b>Total</b>	<b>\$11,411,300</b>	<b>31</b>			

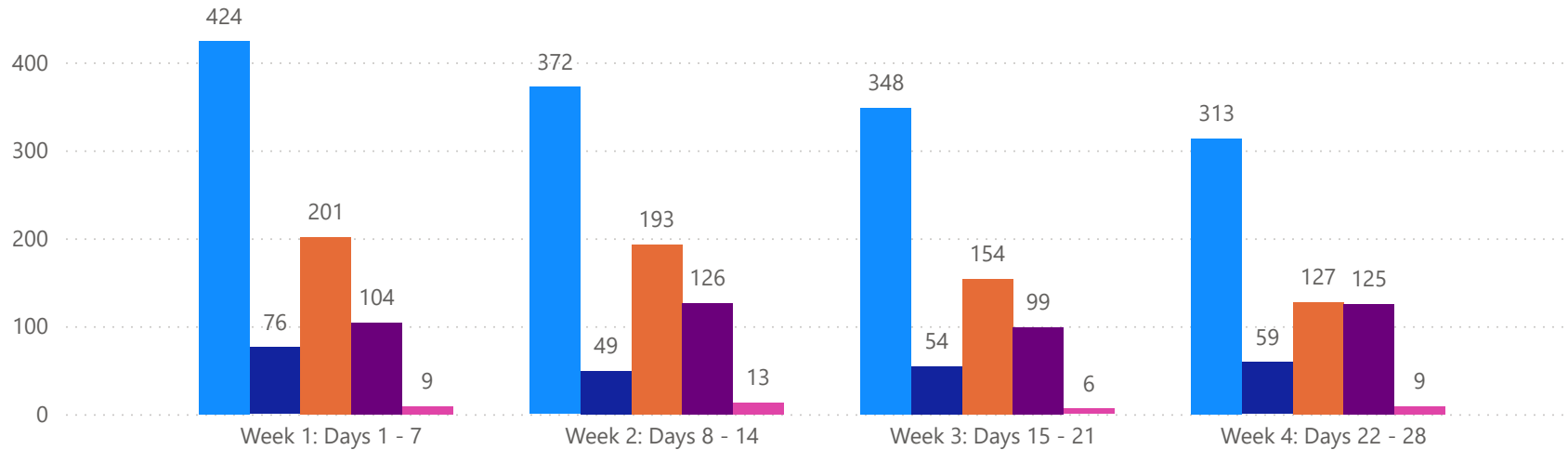


# 4 WEEK REAL ESTATE MARKET REPORT

## SARASOTA COUNTY - SINGLE FAMILY HOME

### 2/6/2025

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



### TOTALS

MLS Status	4 Week Total
Active	1457
Canceled	238
Pending	675
Sold	454
Temporarily Off-Market	37

### 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
Thursday, February 06, 2025	\$4,656,900	7	Tuesday, February 06, 2024	\$15,356,390	18
Wednesday, February 05, 2025	\$3,914,060	10	Monday, February 05, 2024	\$12,787,039	23
Tuesday, February 04, 2025	\$7,624,463	12	Friday, February 02, 2024	\$12,612,921	23
Monday, February 03, 2025	\$7,088,399	17	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	\$35,653,439	56	<b>Total</b>	<b>\$97,606,104</b>	<b>135</b>
<b>Total</b>	<b>\$59,607,161</b>	<b>104</b>			

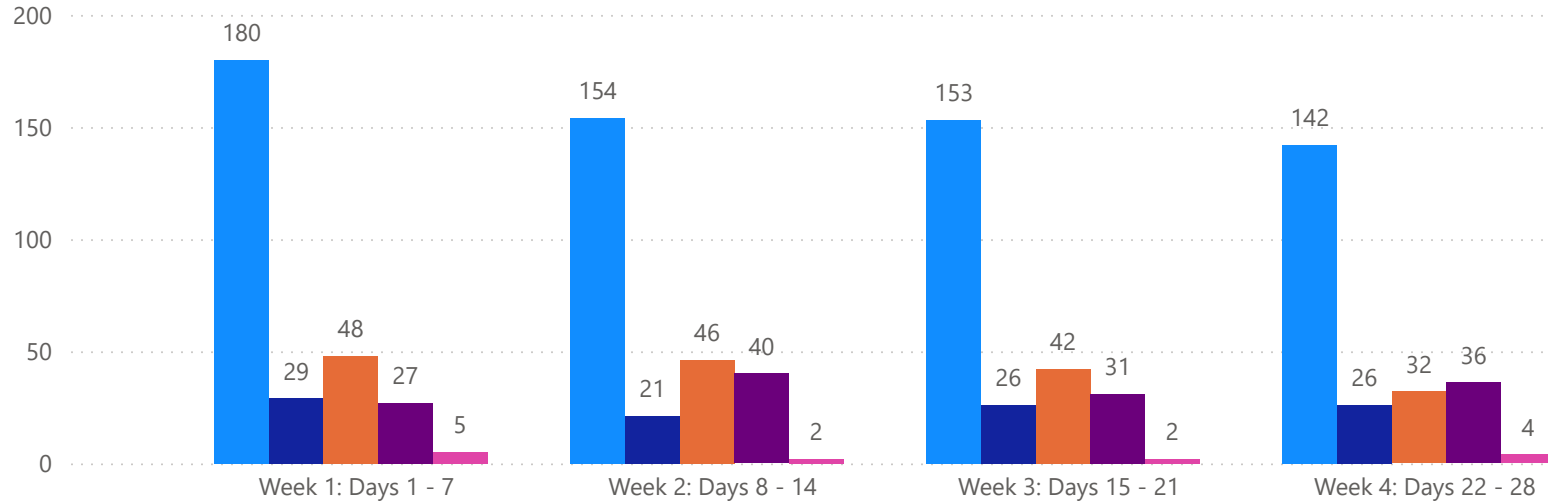


# 4 WEEK REAL ESTATE MARKET REPORT

## SARASOTA COUNTY - CONDO

2/6/2025

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



### TOTALS

MLS Status	4 Week Total
Active	629
Canceled	102
Pending	168
Sold	134
Temporarily Off-Market	13

### 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
Thursday, February 06, 2025	\$350,000	1	Tuesday, February 06, 2024	\$2,003,000	4
Wednesday, February 05, 2025	\$1,613,000	3	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	\$6,154,000	4	Thursday, February 01, 2024	\$8,704,500	6
Friday, January 31, 2025	\$9,027,988	17	Wednesday, January 31, 2024	\$18,538,900	10
<b>Total</b>	<b>\$19,157,488</b>	<b>27</b>	<b>Total</b>	<b>\$42,881,900</b>	<b>36</b>

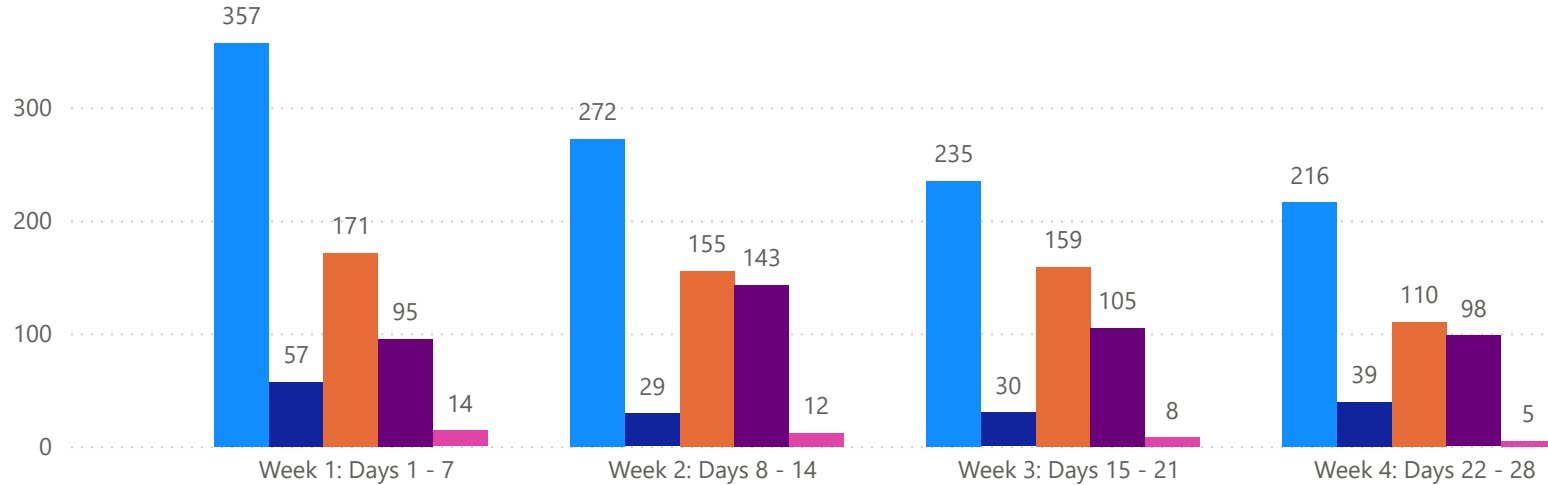


# 4 WEEK REAL ESTATE MARKET REPORT

## MANATEE COUNTY - SINGLE FAMILY HOME

### 2/6/2025

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



### TOTALS

MLS Status	4 Week Total
Active	1080
Canceled	155
Pending	595
Sold	441
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
Thursday, February 06, 2025	\$8,895,650	10	Tuesday, February 06, 2024	\$7,768,932	14
Wednesday, February 05, 2025	\$6,407,964	9	Monday, February 05, 2024	\$14,007,490	18
Tuesday, February 04, 2025	\$6,718,400	9	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
<b>Total</b>	<b>\$71,057,234</b>	<b>95</b>	Wednesday, January 31, 2024	\$20,129,170	29
			<b>Total</b>	<b>\$76,042,472</b>	<b>93</b>

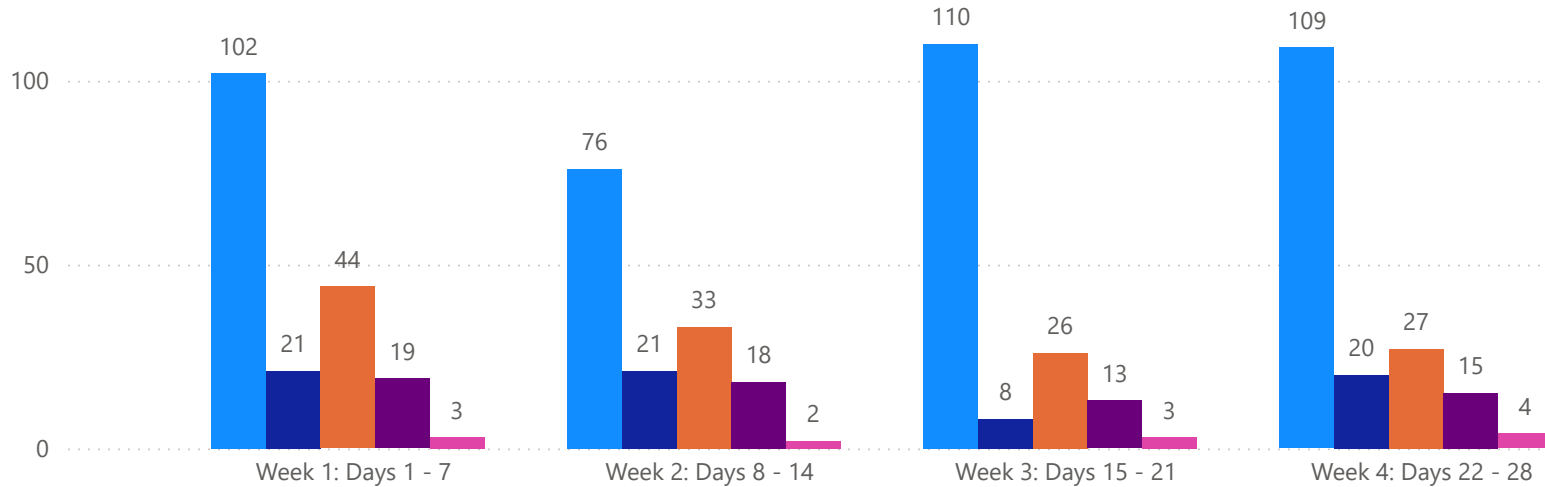


# 4 WEEK REAL ESTATE MARKET REPORT

## MANATEE COUNTY - CONDO

2/6/2025

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



### TOTALS

MLS Status	4 Week Total
Active	397
Canceled	70
Pending	130
Sold	65
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	\$602,000	2	Tuesday, February 06, 2024	\$1,452,000	2
Tuesday, February 04, 2025	\$1,299,900	2	Monday, February 05, 2024	\$2,620,500	7
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
<b>Total</b>	<b>\$7,504,400</b>	<b>19</b>	Wednesday, January 31, 2024	\$5,076,300	12
			<b>Total</b>	<b>\$13,295,200</b>	<b>30</b>

