



# 4 WEEK REAL ESTATE MARKET REPORT

Sunday, February 9, 2025

*As of: Monday, February 10, 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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- 12 Manatee County - Single Family Home
- 13 Manatee County - Condominium

# 4 WEEK REAL ESTATE MARKET REPORT

## REPORT BREAKDOWN

Sunday, February 9, 2025

as of: 2/10/2025



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

Day 28: Sunday, January 19, 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

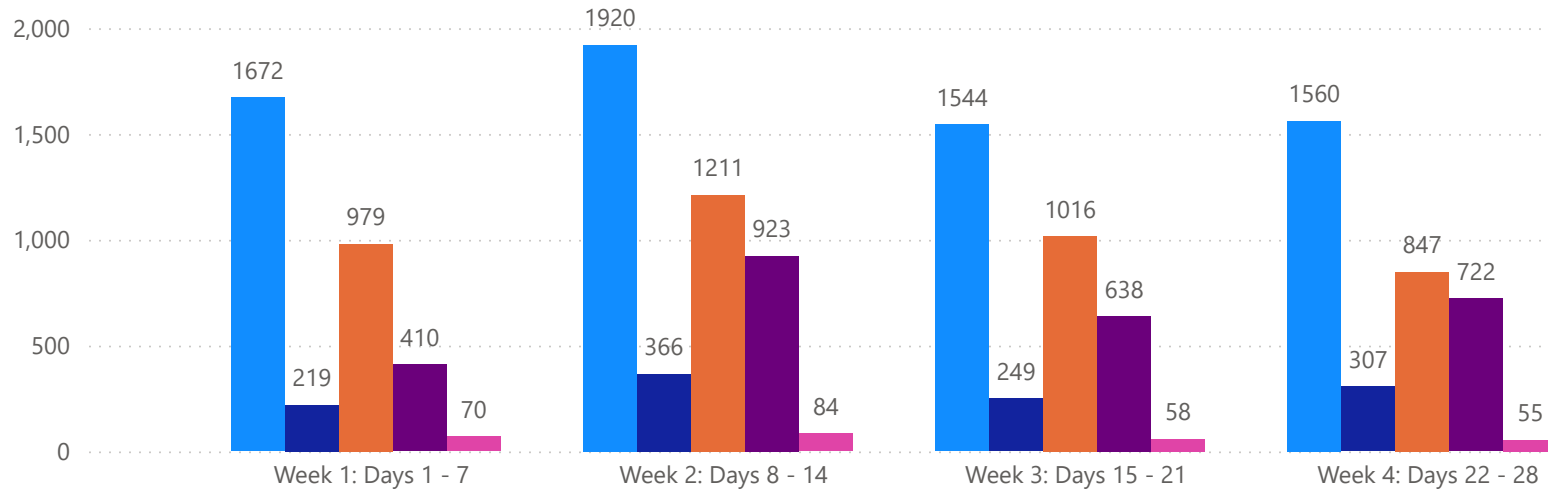
Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

# 4 WEEK REAL ESTATE MARKET REPORT

## TAMPA BAY - SINGLE FAMILY HOME

### 2/9/2025

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



### TOTALS

MLS Status	4 Week Total
Active	6696
Canceled	1141
Pending	4053
Sold	2693
Temporarily Off-Market	267

### 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
Friday, February 07, 2025	\$9,489,290	15	Friday, February 09, 2024	\$142,766,559	236
Thursday, February 06, 2025	\$46,031,656	78	Thursday, February 08, 2024	\$66,295,750	121
Wednesday, February 05, 2025	\$46,764,894	98	Wednesday, February 07, 2024	\$47,995,385	97
Tuesday, February 04, 2025	\$48,500,896	83	Tuesday, February 06, 2024	\$64,133,381	120
Monday, February 03, 2025	\$84,957,316	136	Monday, February 05, 2024	\$65,811,544	121
<b>Total</b>	<b>\$235,744,052</b>	<b>410</b>	Sunday, February 04, 2024	\$2,560,730	4
			Saturday, February 03, 2024	\$2,512,000	4
			<b>Total</b>	<b>\$392,075,349</b>	<b>703</b>

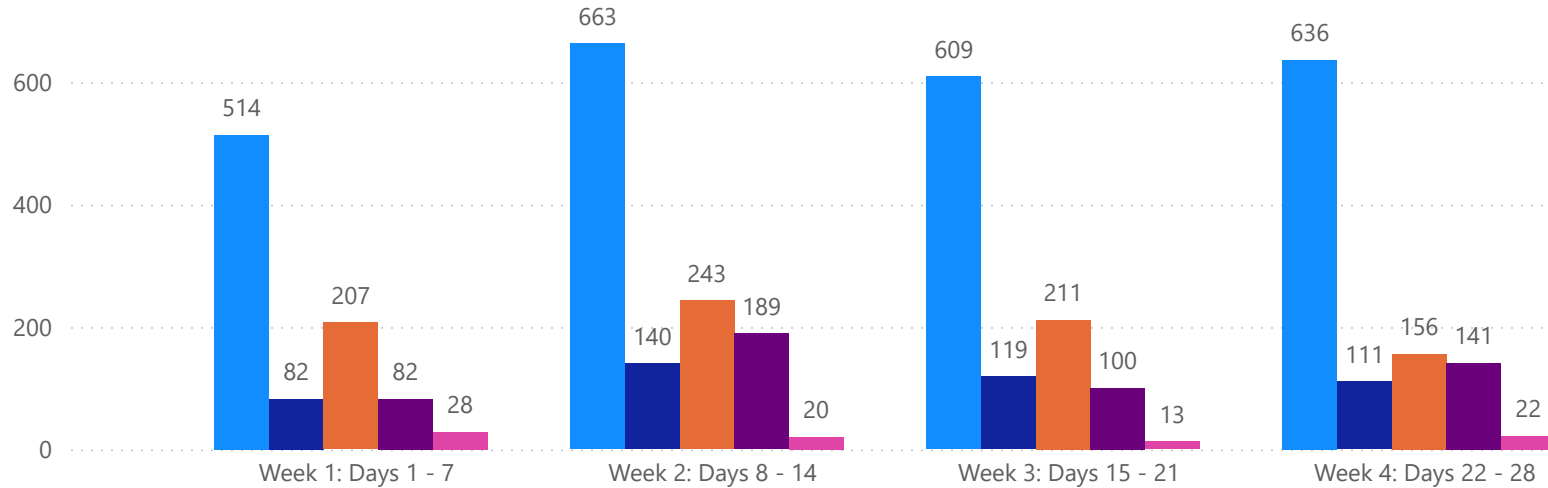


# 4 WEEK REAL ESTATE MARKET REPORT

## TAMPA BAY - CONDO

### 2/9/2025

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



### TOTALS

MLS Status	4 Week Total
Active	2422
Canceled	452
Pending	817
Sold	512
Temporarily Off-Market	83

### 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
Friday, February 07, 2025	\$4,393,000	7	Friday, February 09, 2024	\$25,658,900	49
Thursday, February 06, 2025	\$6,010,500	13	Thursday, February 08, 2024	\$11,094,399	30
Wednesday, February 05, 2025	\$8,958,000	23	Wednesday, February 07, 2024	\$9,192,152	17
Tuesday, February 04, 2025	\$9,067,800	17	Tuesday, February 06, 2024	\$11,465,000	27
Monday, February 03, 2025	\$12,149,300	22	Monday, February 05, 2024	\$10,821,000	29
<b>Total</b>	<b>\$40,578,600</b>	<b>82</b>	<b>Total</b>	<b>\$68,231,451</b>	<b>152</b>

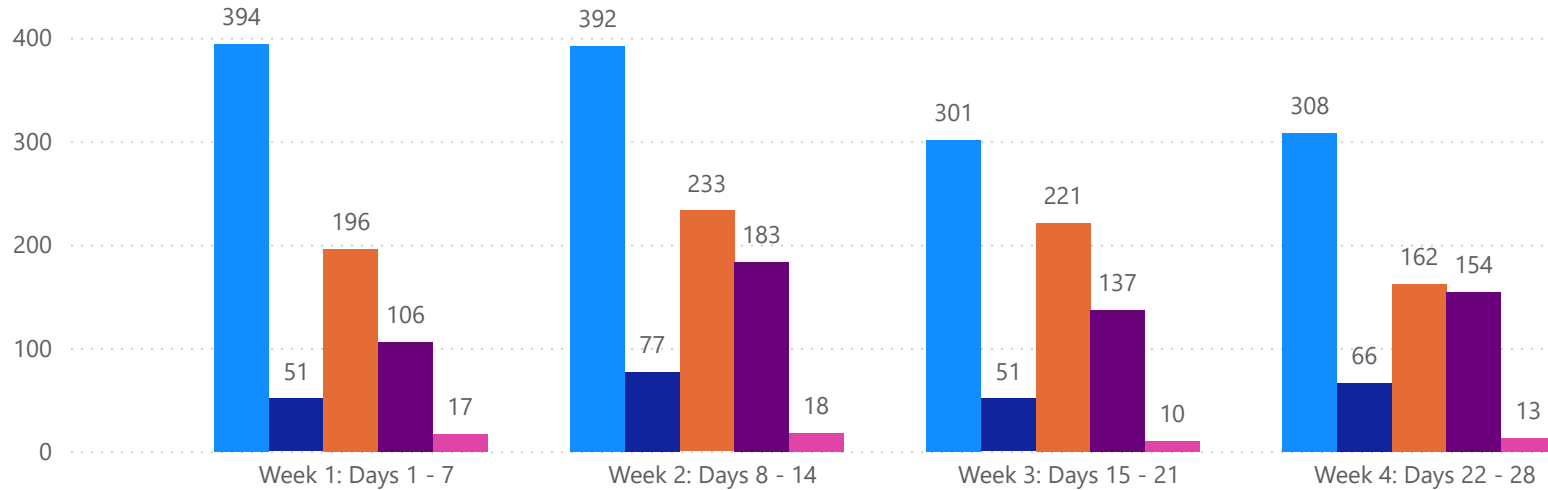


# 4 WEEK REAL ESTATE MARKET REPORT

## PINELLAS COUNTY - SINGLE FAMILY HOME

### 2/9/2025

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



### TOTALS

MLS Status	4 Week Total
Active	1395
Canceled	245
Pending	812
Sold	580
Temporarily Off-Market	58

### 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
Friday, February 07, 2025	\$1,818,900	3	Friday, February 09, 2024	\$37,786,076	51
Thursday, February 06, 2025	\$13,477,890	25	Thursday, February 08, 2024	\$17,422,150	33
Wednesday, February 05, 2025	\$11,975,100	21	Wednesday, February 07, 2024	\$11,478,455	20
Tuesday, February 04, 2025	\$7,989,393	17	Tuesday, February 06, 2024	\$18,005,599	33
Monday, February 03, 2025	\$24,855,300	40	Monday, February 05, 2024	\$10,547,800	20
<b>Total</b>	<b>\$60,116,583</b>	<b>106</b>	Sunday, February 04, 2024	\$1,200,000	1
			Saturday, February 03, 2024	\$315,000	1
			<b>Total</b>	<b>\$96,755,080</b>	<b>159</b>

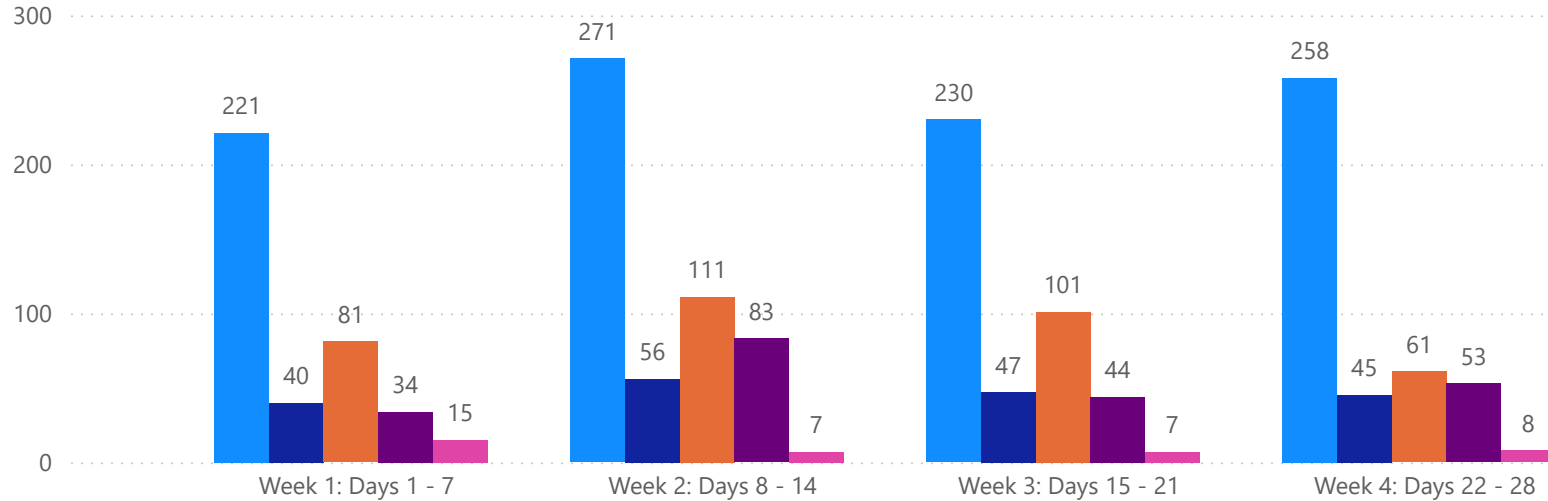


# 4 WEEK REAL ESTATE MARKET REPORT

## PINELLAS COUNTY - CONDO

### 2/9/2025

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



### TOTALS

MLS Status	4 Week Total
Active	980
Canceled	188
Pending	354
Sold	214
Temporarily Off-Market	37

### 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
Friday, February 07, 2025	\$2,585,000	4	Friday, February 09, 2024	\$13,613,500	26
Thursday, February 06, 2025	\$3,483,000	6	Thursday, February 08, 2024	\$7,422,999	18
Wednesday, February 05, 2025	\$4,368,000	12	Wednesday, February 07, 2024	\$5,633,500	9
Tuesday, February 04, 2025	\$1,796,500	4	Tuesday, February 06, 2024	\$6,399,000	15
Monday, February 03, 2025	\$2,288,400	8	Monday, February 05, 2024	\$924,000	4
<b>Total</b>	<b>\$14,520,900</b>	<b>34</b>	<b>Total</b>	<b>\$33,992,999</b>	<b>72</b>

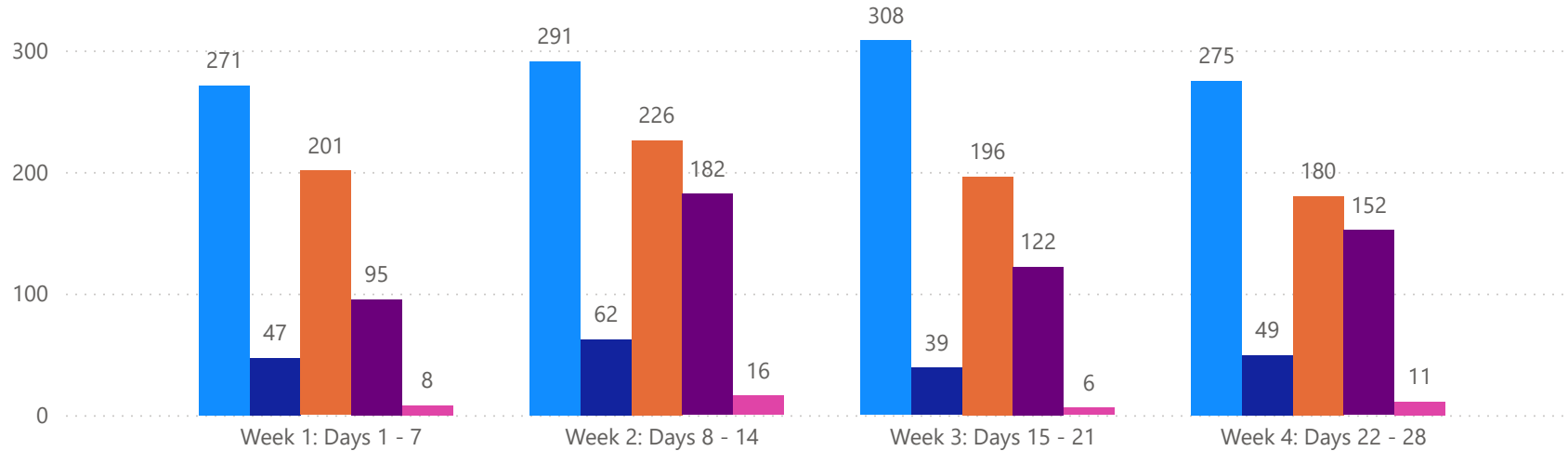


# 4 WEEK REAL ESTATE MARKET REPORT

## PASCO COUNTY - SINGLE FAMILY HOME

### 2/9/2025

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



### TOTALS

MLS Status	4 Week Total
Active	1145
Canceled	197
Pending	803
Sold	551
Temporarily Off-Market	41

### 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, Cancelled and Expired Listing)

### 7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Friday, February 07, 2025	\$1,735,900	4	Friday, February 09, 2024	\$19,934,765	51
Thursday, February 06, 2025	\$10,254,237	23	Thursday, February 08, 2024	\$12,468,004	26
Wednesday, February 05, 2025	\$9,978,861	25	Wednesday, February 07, 2024	\$7,437,910	18
Tuesday, February 04, 2025	\$7,121,360	18	Tuesday, February 06, 2024	\$11,481,670	30
Monday, February 03, 2025	\$9,958,782	25	Monday, February 05, 2024	\$8,885,190	20
<b>Total</b>	<b>\$39,049,140</b>	<b>95</b>	Sunday, February 04, 2024	\$460,740	1
			Saturday, February 03, 2024	\$390,000	1
			<b>Total</b>	<b>\$61,058,279</b>	<b>147</b>

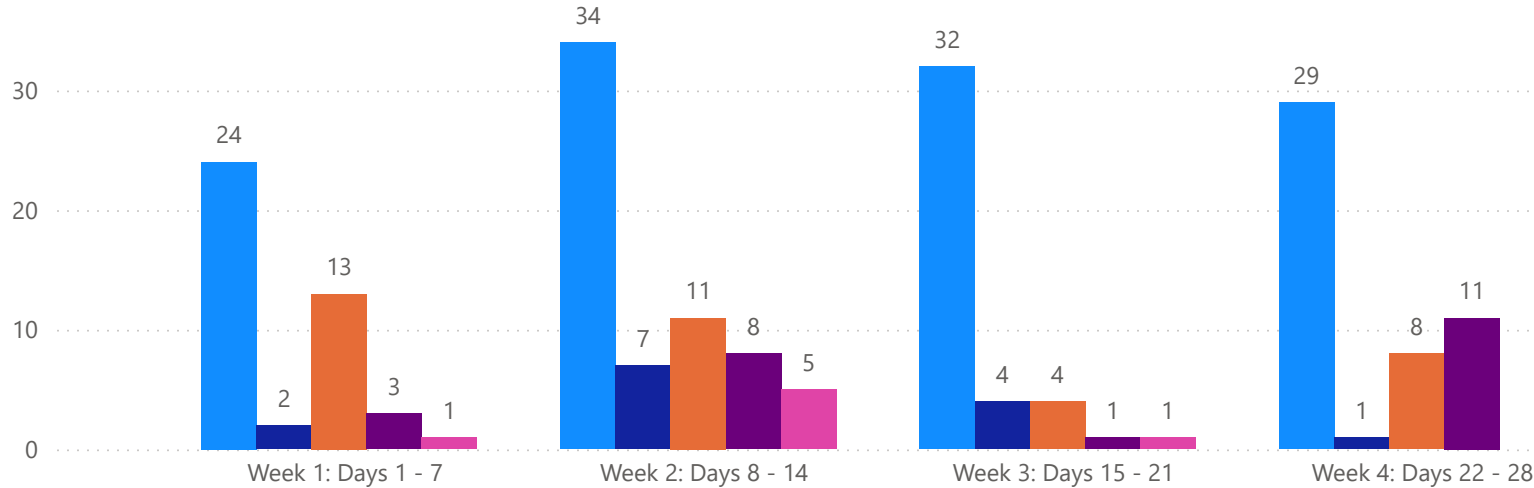


# 4 WEEK REAL ESTATE MARKET REPORT

## PASCO COUNTY - CONDO

### 2/9/2025

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



### TOTALS

MLS Status	4 Week Total
Active	119
Canceled	14
Pending	36
Sold	23
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	Friday, February 09, 2024	\$270,000	2
Tuesday, February 04, 2025	\$295,000	2	Thursday, February 08, 2024	\$379,000	2
<b>Total</b>	<b>\$410,000</b>	<b>3</b>	Tuesday, February 06, 2024	\$457,000	2
			Monday, February 05, 2024	\$640,500	3
			<b>Total</b>	<b>\$1,746,500</b>	<b>9</b>



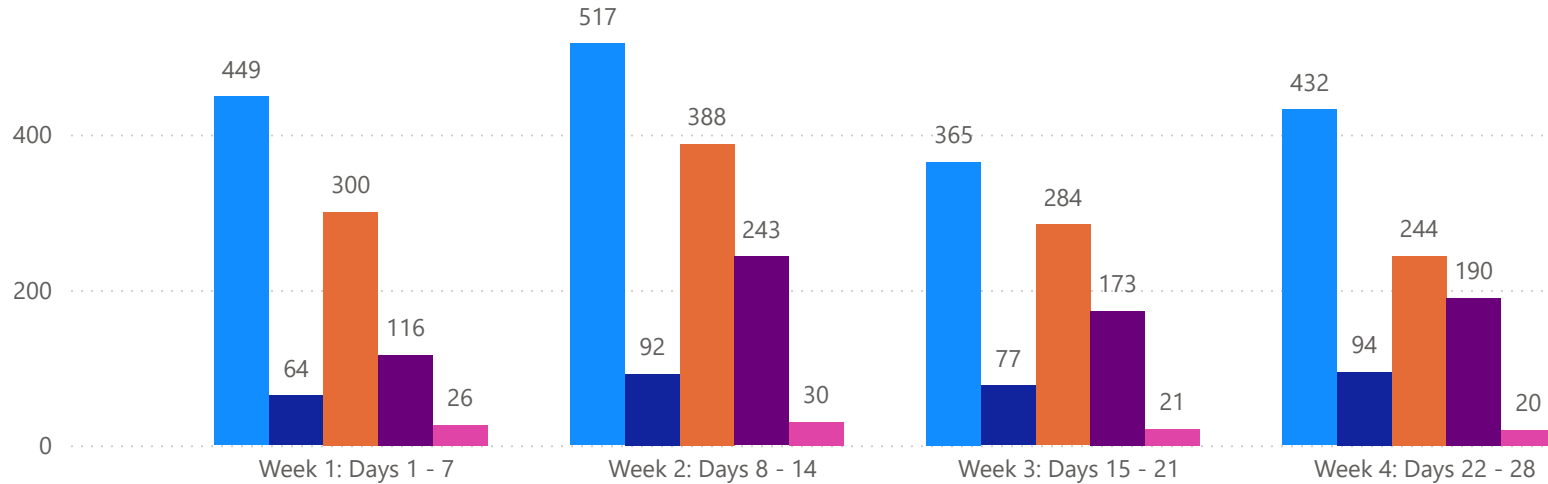


# 4 WEEK REAL ESTATE MARKET REPORT

## HILLSBOROUGH COUNTY - SINGLE FAMILY HOME

### 2/9/2025

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



### TOTALS

MLS Status	4 Week Total
Active	1763
Canceled	327
Pending	1216
Sold	722
Temporarily Off-Market	97

### 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
Friday, February 07, 2025	\$2,481,990	5	Friday, February 09, 2024	\$36,988,320	71
Thursday, February 06, 2025	\$8,336,979	12	Thursday, February 08, 2024	\$16,597,277	30
Wednesday, February 05, 2025	\$14,328,909	32	Wednesday, February 07, 2024	\$12,098,299	24
Tuesday, February 04, 2025	\$19,047,280	27	Tuesday, February 06, 2024	\$11,520,790	25
Monday, February 03, 2025	\$31,112,785	40	Monday, February 05, 2024	\$19,584,025	40
<b>Total</b>	<b>\$75,307,943</b>	<b>116</b>	Sunday, February 04, 2024	\$395,000	1
			Saturday, February 03, 2024	\$1,807,000	2
			<b>Total</b>	<b>\$98,990,711</b>	<b>193</b>

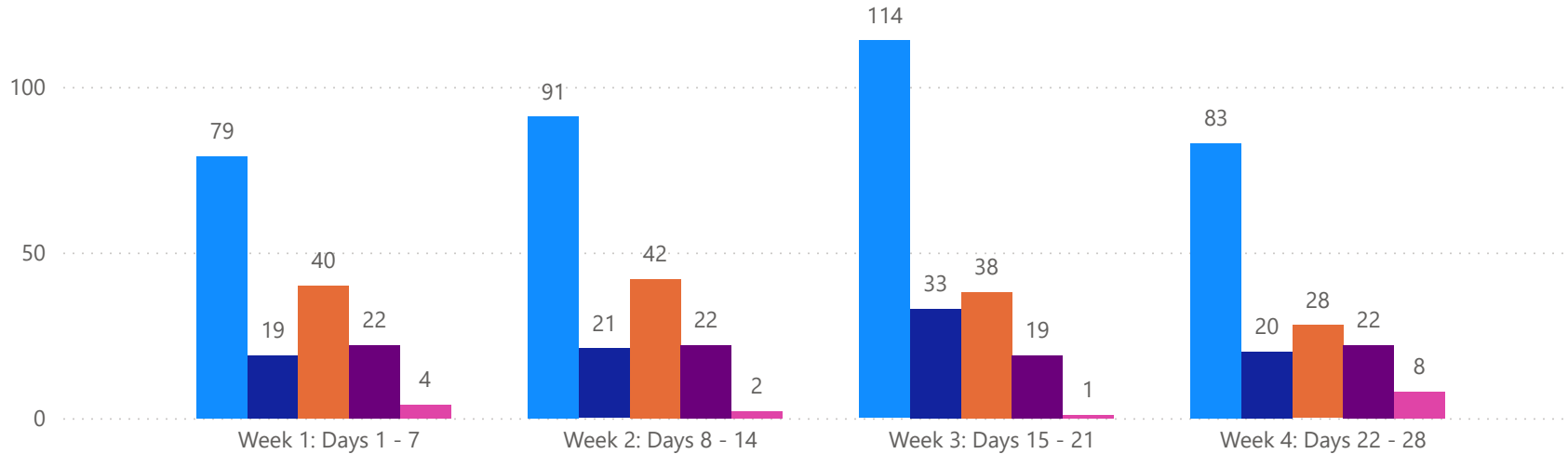


# 4 WEEK REAL ESTATE MARKET REPORT

## HILLSBOROUGH COUNTY - CONDO

### 2/9/2025

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



### TOTALS

MLS Status	4 Week Total
Active	367
Canceled	93
Pending	148
Sold	85
Temporarily Off-Market	15

### 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
Friday, February 07, 2025	\$180,000	1	Friday, February 09, 2024	\$936,900	4
Thursday, February 06, 2025	\$1,927,500	5	Thursday, February 08, 2024	\$607,400	3
Wednesday, February 05, 2025	\$1,165,000	3	Wednesday, February 07, 2024	\$1,450,000	4
Tuesday, February 04, 2025	\$3,514,000	6	Tuesday, February 06, 2024	\$1,154,000	4
Monday, February 03, 2025	\$2,166,900	7	Monday, February 05, 2024	\$1,584,000	6
<b>Total</b>	<b>\$8,953,400</b>	<b>22</b>	<b>Total</b>	<b>\$5,732,300</b>	<b>21</b>

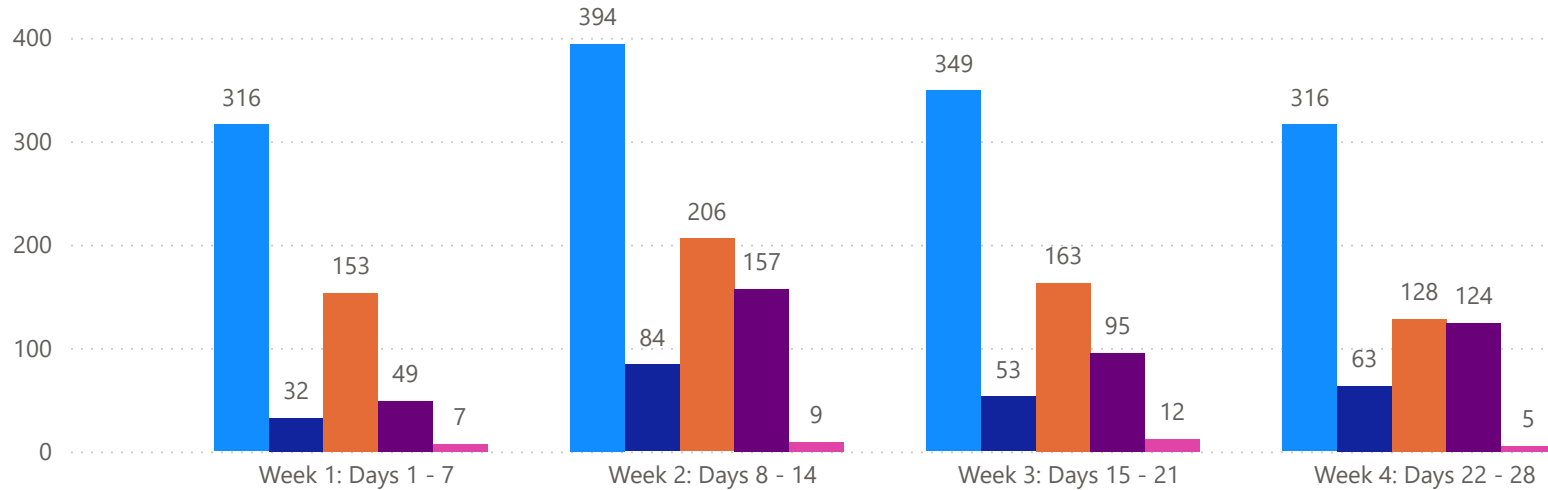


# 4 WEEK REAL ESTATE MARKET REPORT

## SARASOTA COUNTY - SINGLE FAMILY HOME

### 2/9/2025

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



### TOTALS

MLS Status	4 Week Total
Active	1375
Canceled	232
Pending	650
Sold	425
Temporarily Off-Market	33

### DAILY MARKET CHANGE

Category	Sum of Sarasota	
Back on the Market	3	*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)
New Listings	27	
Price Decrease	22	
Price Increase	0	

### 7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Friday, February 07, 2025	\$2,702,500	2	Friday, February 09, 2024	\$17,188,118	28
Thursday, February 06, 2025	\$5,066,900	8	Thursday, February 08, 2024	\$11,430,201	17
Wednesday, February 05, 2025	\$3,914,060	10	Wednesday, February 07, 2024	\$9,446,900	20
Tuesday, February 04, 2025	\$7,624,463	12	Tuesday, February 06, 2024	\$15,356,390	18
Monday, February 03, 2025	\$7,088,399	17	Monday, February 05, 2024	\$12,787,039	23
<b>Total</b>	<b>\$26,396,322</b>	<b>49</b>	<b>Total</b>	<b>\$66,208,648</b>	<b>106</b>

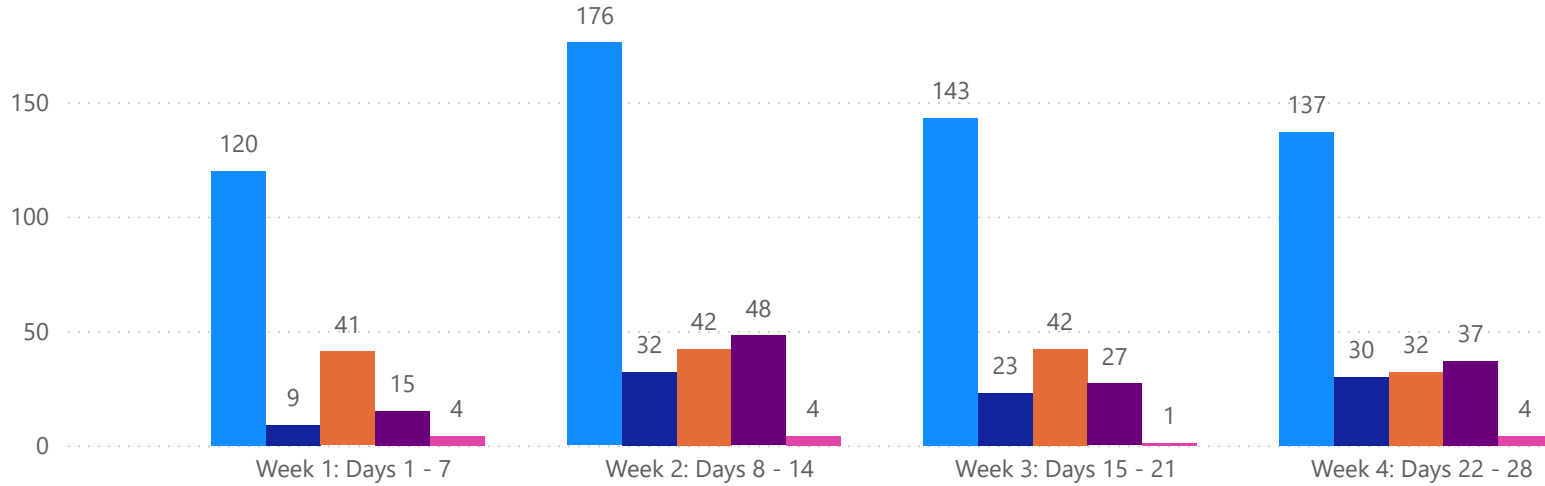


# 4 WEEK REAL ESTATE MARKET REPORT

## SARASOTA COUNTY - CONDO

### 2/9/2025

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



### TOTALS

MLS Status	4 Week Total
Active	576
Canceled	94
Pending	157
Sold	127
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
Friday, February 07, 2025	\$1,628,000	2	Friday, February 09, 2024	\$6,132,500	7
Thursday, February 06, 2025	\$600,000	2	Thursday, February 08, 2024	\$1,555,500	3
Wednesday, February 05, 2025	\$1,863,000	4	Wednesday, February 07, 2024	\$1,230,000	2
Tuesday, February 04, 2025	\$2,012,500	2	Tuesday, February 06, 2024	\$2,003,000	4
Monday, February 03, 2025	\$6,804,000	5	Monday, February 05, 2024	\$5,052,000	9
<b>Total</b>	<b>\$12,907,500</b>	<b>15</b>	<b>Total</b>	<b>\$15,973,000</b>	<b>25</b>

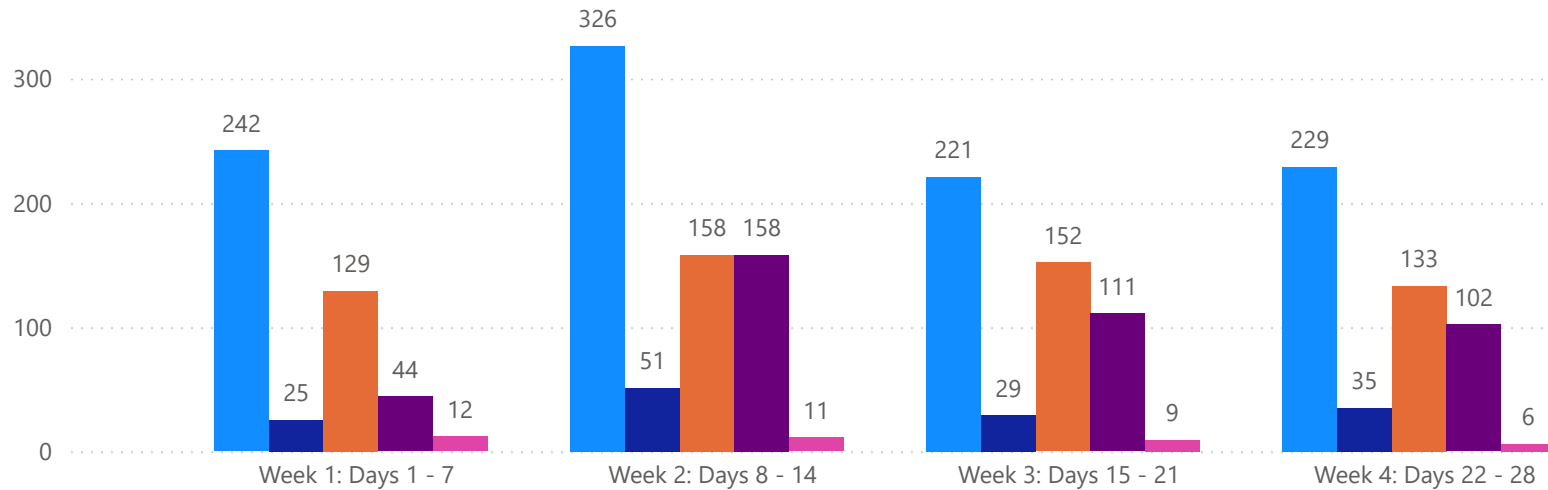


# 4 WEEK REAL ESTATE MARKET REPORT

## MANATEE COUNTY - SINGLE FAMILY HOME

### 2/9/2025

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



### TOTALS

MLS Status	4 Week Total
Active	1018
Canceled	140
Pending	572
Sold	415
Temporarily Off-Market	38

### 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
Friday, February 07, 2025	\$750,000	1	Friday, February 09, 2024	\$30,869,280	35
Thursday, February 06, 2025	\$8,895,650	10	Thursday, February 08, 2024	\$8,378,118	15
Wednesday, February 05, 2025	\$6,567,964	10	Wednesday, February 07, 2024	\$7,533,821	15
Tuesday, February 04, 2025	\$6,718,400	9	Tuesday, February 06, 2024	\$7,768,932	14
Monday, February 03, 2025	\$11,942,050	14	Monday, February 05, 2024	\$14,007,490	18
<b>Total</b>	<b>\$34,874,064</b>	<b>44</b>	Sunday, February 04, 2024	\$504,990	1
			<b>Total</b>	<b>\$69,062,631</b>	<b>98</b>

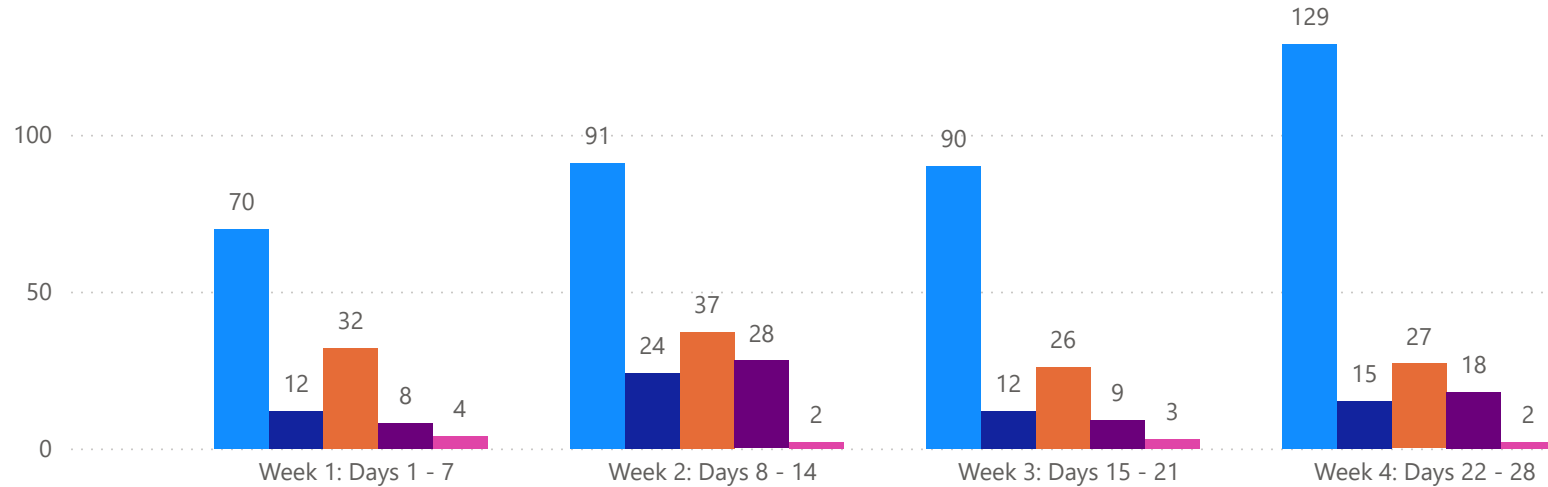


# 4 WEEK REAL ESTATE MARKET REPORT

## MANATEE COUNTY - CONDO

2/9/2025

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



### TOTALS

MLS Status	4 Week Total
Active	380
Canceled	63
Pending	122
Sold	63
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
Wednesday, February 05, 2025	\$1,447,000	3	Friday, February 09, 2024	\$4,706,000	10
Tuesday, February 04, 2025	\$1,449,800	3	Thursday, February 08, 2024	\$1,129,500	4
Monday, February 03, 2025	\$890,000	2	Wednesday, February 07, 2024	\$878,652	2
<b>Total</b>	<b>\$3,786,800</b>	<b>8</b>	Tuesday, February 06, 2024	\$1,452,000	2
			Monday, February 05, 2024	\$2,620,500	7
			<b>Total</b>	<b>\$10,786,652</b>	<b>25</b>

