



4 WEEK REAL ESTATE MARKET REPORT

Tuesday, February 18, 2025

As of: Wednesday, February 19, 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 18, 2025

as of: 2/19/2025



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

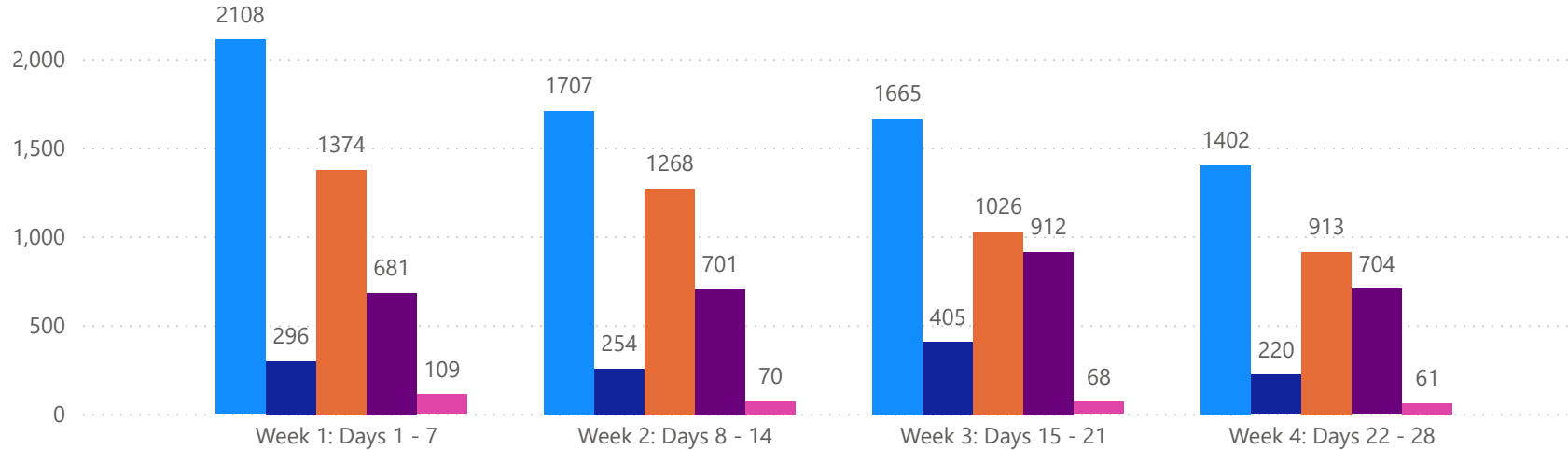
Compares the sold amount and volume in the last 7 days against the same timeframe in the prior year and days 8 - days 14.

4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOME

2/18/2025

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



TOTALS

MLS Status	4 Week Total
Active	6882
Canceled	1175
Pending	4581
Sold	2998
Temporarily Off-Market	308

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
Tuesday, February 18, 2025	\$38,206,978	67	Sunday, February 18, 2024	\$2,728,909	7
Monday, February 17, 2025	\$7,936,330	16	Saturday, February 17, 2024	\$3,793,772	9
Sunday, February 16, 2025	\$1,039,000	2	Friday, February 16, 2024	\$164,940,647	281
Saturday, February 15, 2025	\$2,068,899	6	Thursday, February 15, 2024	\$116,879,247	209
Friday, February 14, 2025	\$154,899,329	288	Wednesday, February 14, 2024	\$73,778,712	144
Thursday, February 13, 2025	\$83,654,563	168	Tuesday, February 13, 2024	\$49,470,523	97
Wednesday, February 12, 2025	\$82,617,961	134	Monday, February 12, 2024	\$66,391,532	125
Total	\$370,423,060	681	Total	\$477,983,342	872

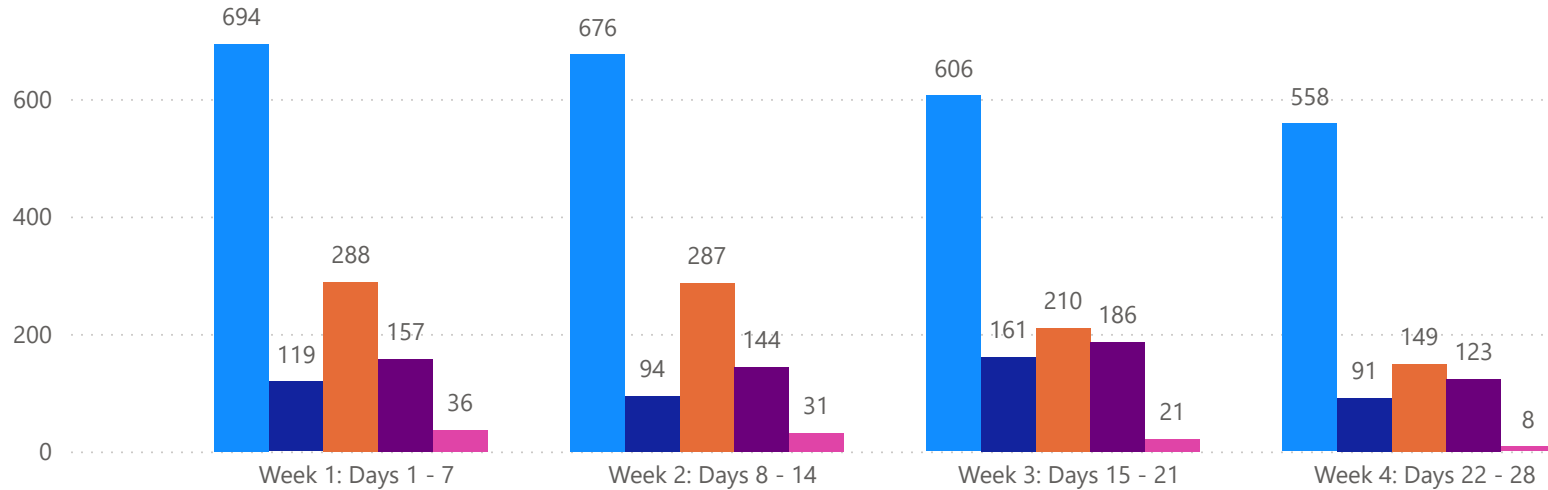


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDO

2/18/2025

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



TOTALS

MLS Status	4 Week Total
Active	2534
Canceled	465
Pending	934
Sold	610
Temporarily Off-Market	96

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 18, 2025	\$8,786,400	24	Saturday, February 17, 2024	\$400,000	2
Monday, February 17, 2025	\$2,145,950	5	Friday, February 16, 2024	\$31,404,750	60
Saturday, February 15, 2025	\$250,000	1	Thursday, February 15, 2024	\$23,194,800	51
Friday, February 14, 2025	\$34,815,600	71	Wednesday, February 14, 2024	\$9,991,910	27
Thursday, February 13, 2025	\$15,238,694	26	Tuesday, February 13, 2024	\$12,405,260	21
Wednesday, February 12, 2025	\$10,404,500	30	Monday, February 12, 2024	\$15,433,290	37
Total	\$71,641,144	157	Total	\$92,830,010	198

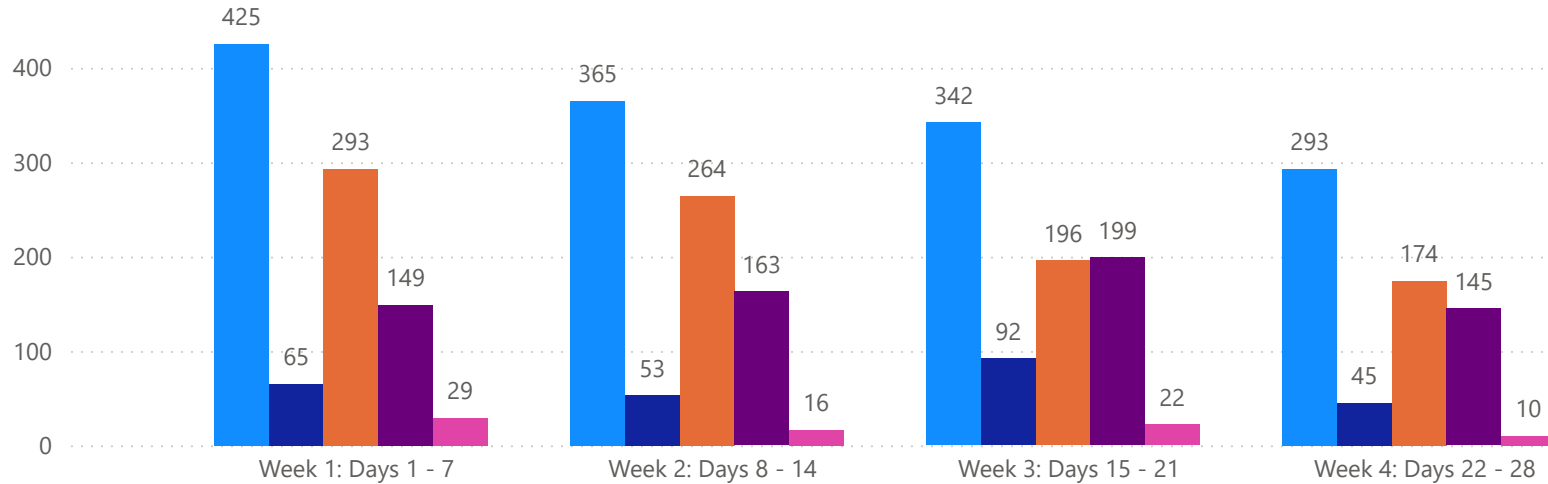


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOME

2/18/2025

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



TOTALS

MLS Status	4 Week Total
Active	1425
Canceled	255
Pending	927
Sold	656
Temporarily Off-Market	77

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 18, 2025	\$11,637,000	17	Saturday, February 17, 2024	\$363,000	1
Monday, February 17, 2025	\$655,000	2	Friday, February 16, 2024	\$38,420,950	64
Friday, February 14, 2025	\$32,270,495	61	Thursday, February 15, 2024	\$25,526,888	47
Thursday, February 13, 2025	\$17,716,100	37	Wednesday, February 14, 2024	\$14,300,000	26
Wednesday, February 12, 2025	\$27,886,827	32	Tuesday, February 13, 2024	\$11,297,100	23
Total	\$90,165,422	149	Monday, February 12, 2024	\$13,212,600	22
			Total	\$103,120,538	183

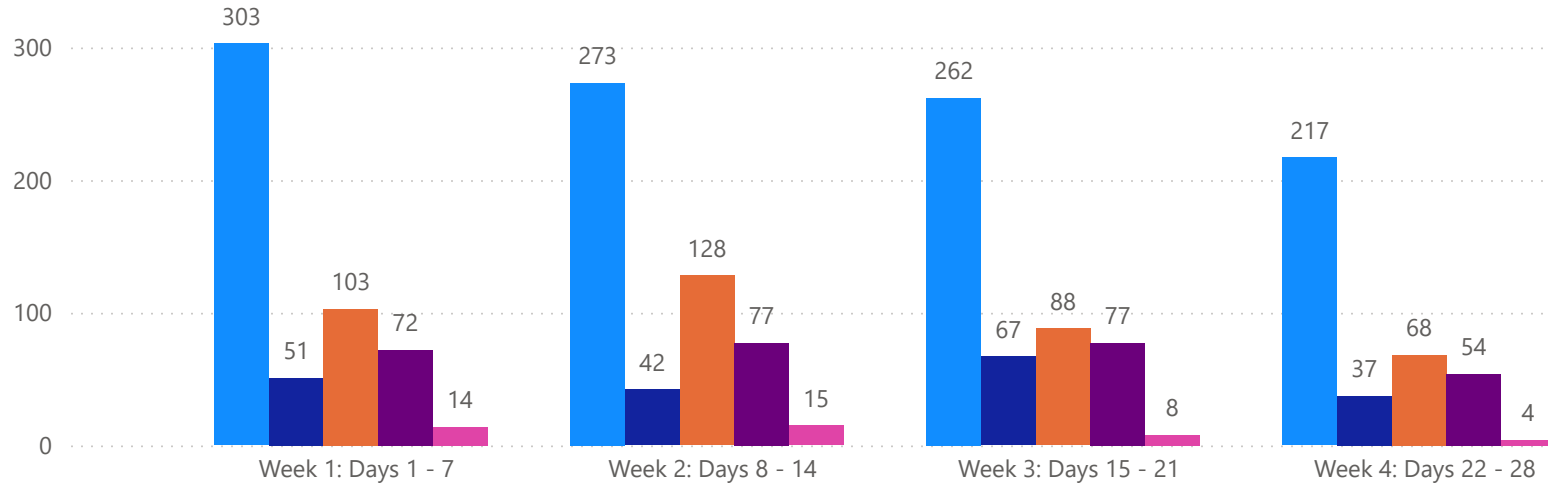


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDO

2/18/2025

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



TOTALS

MLS Status	4 Week Total
Active	1055
Canceled	197
Pending	387
Sold	280
Temporarily Off-Market	41

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 18, 2025	\$3,261,500	8	Friday, February 16, 2024	\$13,512,750	34
Monday, February 17, 2025	\$865,000	2	Thursday, February 15, 2024	\$9,312,500	23
Friday, February 14, 2025	\$15,190,700	33	Wednesday, February 14, 2024	\$3,745,500	13
Thursday, February 13, 2025	\$11,049,794	18	Tuesday, February 13, 2024	\$1,769,000	6
Wednesday, February 12, 2025	\$3,436,500	11	Monday, February 12, 2024	\$6,267,890	16
Total	\$33,803,494	72	Total	\$34,607,640	92

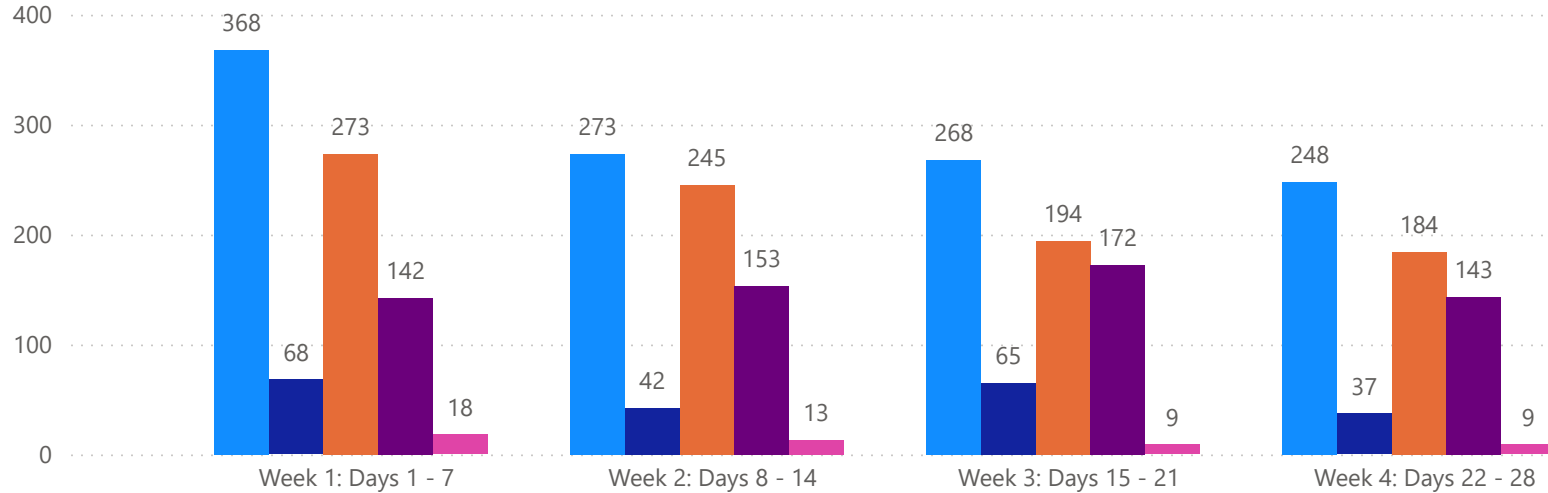


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOME

2/18/2025

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



TOTALS

MLS Status	4 Week Total
Active	1157
Canceled	212
Pending	896
Sold	610
Temporarily Off-Market	49

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
Tuesday, February 18, 2025	\$5,413,803	15	Sunday, February 18, 2024	\$145,000	1
Monday, February 17, 2025	\$876,990	3	Saturday, February 17, 2024	\$1,456,272	4
Saturday, February 15, 2025	\$862,899	3	Friday, February 16, 2024	\$31,536,525	68
Friday, February 14, 2025	\$22,713,751	49	Thursday, February 15, 2024	\$20,940,102	45
Thursday, February 13, 2025	\$19,754,666	45	Wednesday, February 14, 2024	\$13,991,929	32
Wednesday, February 12, 2025	\$9,750,541	27	Tuesday, February 13, 2024	\$11,479,594	25
Total	\$59,372,650	142	Monday, February 12, 2024	\$9,672,000	24
			Total	\$89,221,422	199

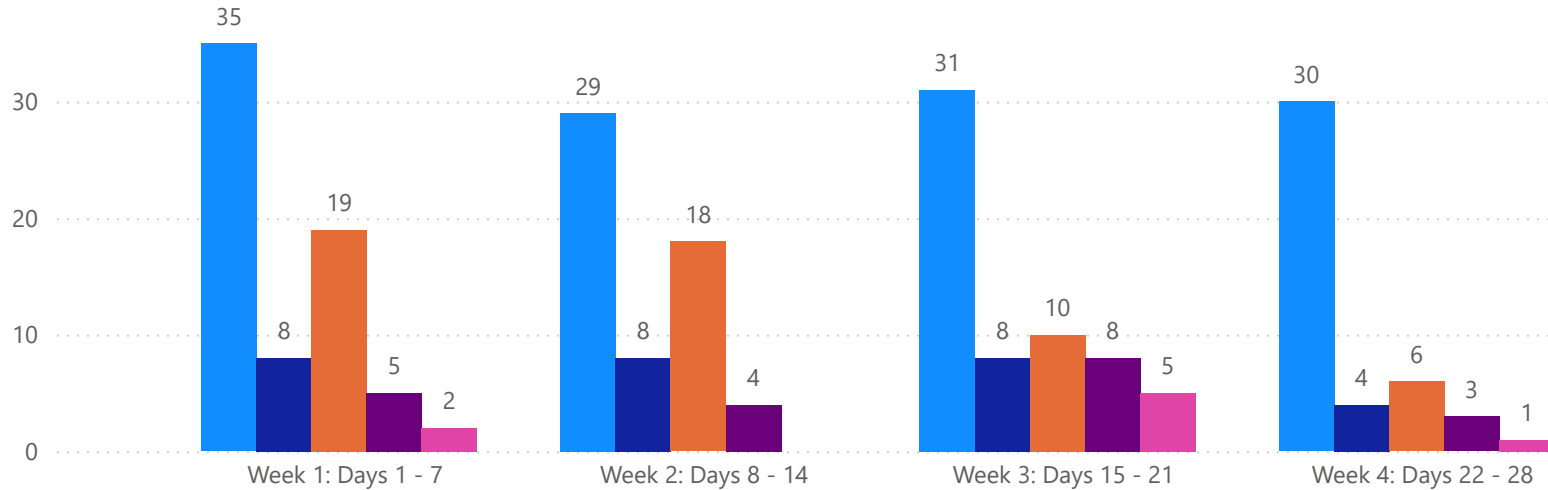


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDO

2/18/2025

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



TOTALS

MLS Status	4 Week Total
Active	125
Canceled	28
Pending	53
Sold	20
Temporarily Off-Market	8

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
Tuesday, February 18, 2025	\$426,900	3
Friday, February 14, 2025	\$45,000	1
Thursday, February 13, 2025	\$155,000	1
Total	\$626,900	5

Closed Prior Year	Volume	Count
Friday, February 16, 2024	\$611,000	3
Thursday, February 15, 2024	\$465,000	3
Wednesday, February 14, 2024	\$255,500	2
Monday, February 12, 2024	\$379,000	2
Total	\$1,710,500	10

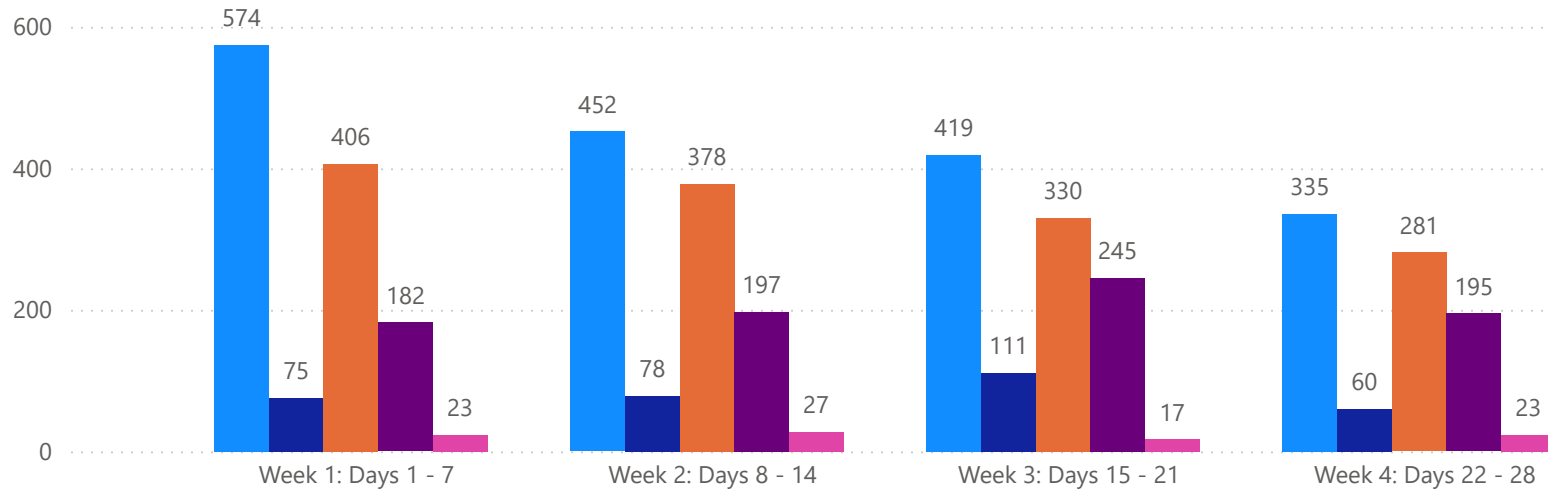


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOME

2/18/2025

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



TOTALS

MLS Status	4 Week Total
Active	1780
Canceled	324
Pending	1395
Sold	819
Temporarily Off-Market	90

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 18, 2025	\$4,642,000	10	Sunday, February 18, 2024	\$1,254,000	4
Monday, February 17, 2025	\$2,296,000	6	Saturday, February 17, 2024	\$970,500	2
Saturday, February 15, 2025	\$275,000	1	Friday, February 16, 2024	\$31,137,468	60
Friday, February 14, 2025	\$49,181,739	93	Thursday, February 15, 2024	\$32,082,950	60
Thursday, February 13, 2025	\$17,215,540	36	Wednesday, February 14, 2024	\$25,120,780	47
Wednesday, February 12, 2025	\$18,340,113	36	Tuesday, February 13, 2024	\$15,439,766	31
Total	\$91,950,392	182	Monday, February 12, 2024	\$22,763,336	51
			Total	\$128,768,800	255

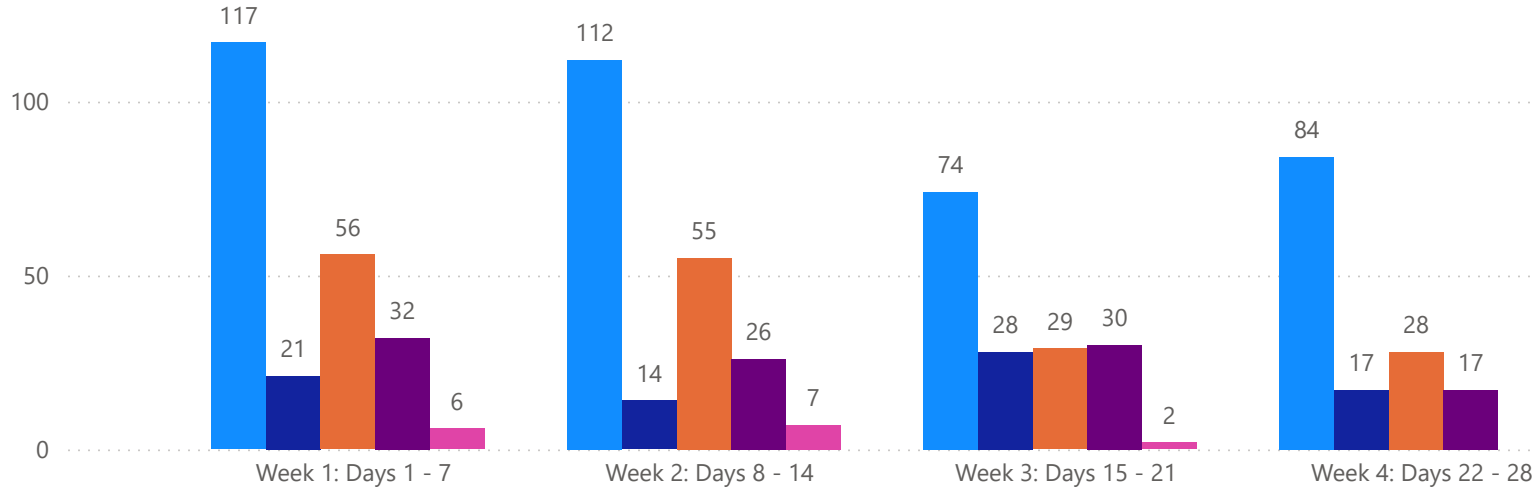


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDO

2/18/2025

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



TOTALS

MLS Status	4 Week Total
Active	387
Canceled	80
Pending	168
Sold	105
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
Tuesday, February 18, 2025	\$3,192,500	4	Saturday, February 17, 2024	\$400,000	2
Monday, February 17, 2025	\$496,000	2	Friday, February 16, 2024	\$2,109,000	7
Friday, February 14, 2025	\$5,910,400	16	Thursday, February 15, 2024	\$1,052,900	4
Thursday, February 13, 2025	\$2,640,000	2	Wednesday, February 14, 2024	\$2,822,000	5
Wednesday, February 12, 2025	\$1,324,100	8	Tuesday, February 13, 2024	\$864,800	3
Total	\$13,563,000	32	Monday, February 12, 2024	\$2,346,400	8
			Total	\$9,595,100	29

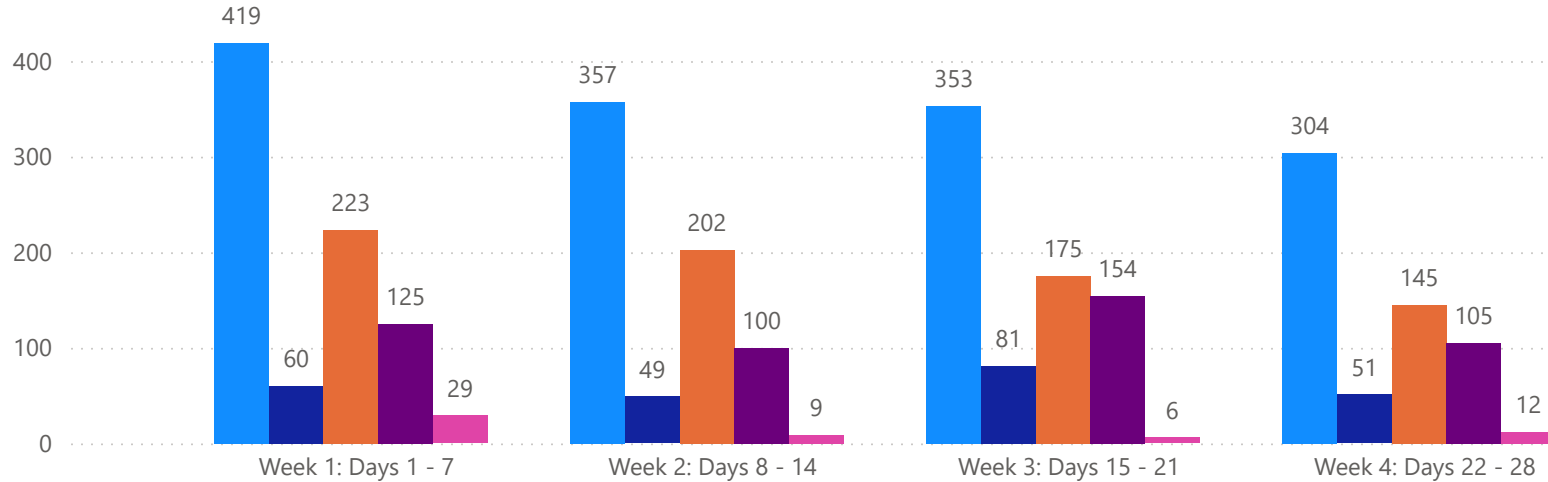


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOME

2/18/2025

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



TOTALS

MLS Status	4 Week Total
Active	1433
Canceled	241
Pending	745
Sold	484
Temporarily Off-Market	56

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, Cancelled and Expired Listing)

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Tuesday, February 18, 2025	\$9,722,175	17	Sunday, February 18, 2024	\$1,329,909	2
Monday, February 17, 2025	\$3,723,350	4	Friday, February 16, 2024	\$36,637,870	49
Sunday, February 16, 2025	\$1,039,000	2	Thursday, February 15, 2024	\$22,773,612	32
Friday, February 14, 2025	\$32,598,815	51	Wednesday, February 14, 2024	\$6,175,375	16
Thursday, February 13, 2025	\$16,744,476	29	Tuesday, February 13, 2024	\$5,556,550	8
Wednesday, February 12, 2025	\$18,985,890	22	Monday, February 12, 2024	\$15,962,466	22
Total	\$82,813,706	125	Total	\$88,435,782	129

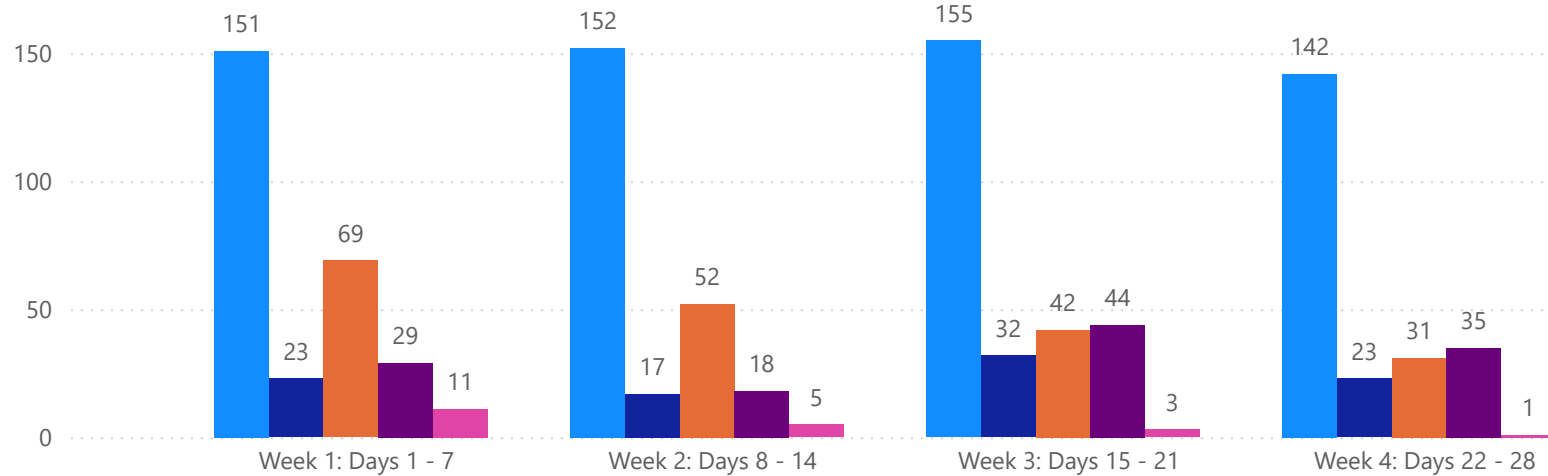


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDO

2/18/2025

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



TOTALS

MLS Status	4 Week Total
Active	600
Canceled	95
Pending	194
Sold	126
Temporarily Off-Market	20

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 18, 2025	\$842,000	4	Friday, February 16, 2024	\$12,589,000	11
Saturday, February 15, 2025	\$250,000	1	Thursday, February 15, 2024	\$9,311,900	14
Friday, February 14, 2025	\$11,119,500	13	Wednesday, February 14, 2024	\$2,037,000	4
Thursday, February 13, 2025	\$1,065,000	4	Tuesday, February 13, 2024	\$7,456,000	6
Wednesday, February 12, 2025	\$4,410,900	7	Monday, February 12, 2024	\$4,050,000	6
Total	\$17,687,400	29	Total	\$35,443,900	41

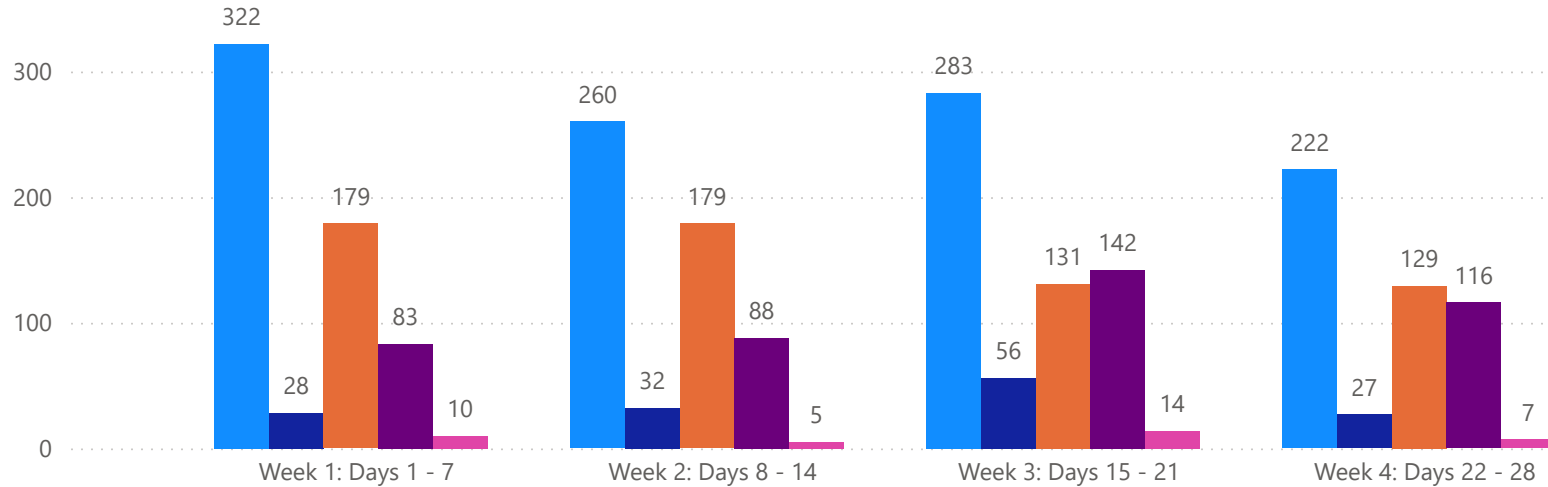


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOME

2/18/2025

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



TOTALS

MLS Status	4 Week Total
Active	1087
Canceled	143
Pending	618
Sold	429
Temporarily Off-Market	36

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 18, 2025	\$6,792,000	8	Saturday, February 17, 2024	\$1,004,000	2
Monday, February 17, 2025	\$384,990	1	Friday, February 16, 2024	\$27,207,834	40
Saturday, February 15, 2025	\$931,000	2	Thursday, February 15, 2024	\$15,555,695	25
Friday, February 14, 2025	\$18,134,529	34	Wednesday, February 14, 2024	\$14,190,628	23
Thursday, February 13, 2025	\$12,223,781	21	Tuesday, February 13, 2024	\$5,697,513	10
Wednesday, February 12, 2025	\$7,654,590	17	Monday, February 12, 2024	\$4,781,130	6
Total	\$46,120,890	83	Total	\$68,436,800	106

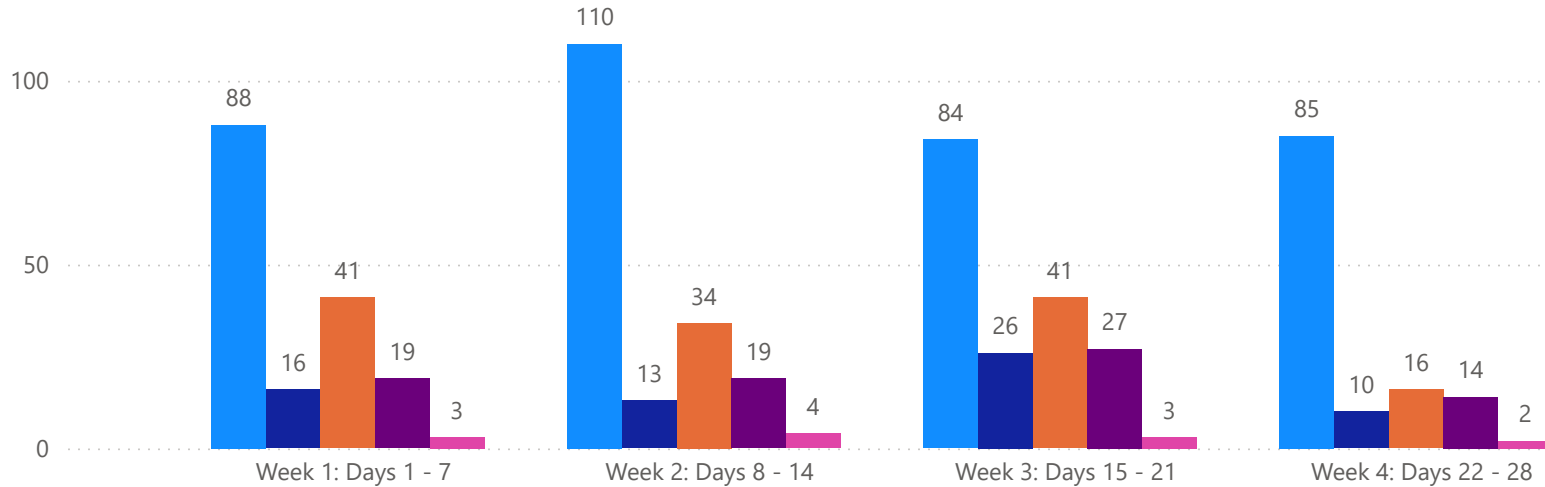


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDO

2/18/2025

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



TOTALS

MLS Status	4 Week Total
Active	367
Canceled	65
Pending	132
Sold	79
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, Cancelled and Expired Listing)

7 DAY SOLD COMPARISON

Closed Prior Year	Volume	Count	Closed Prior Year	Volume	Count
Tuesday, February 18, 2025	\$1,063,500	5	Friday, February 16, 2024	\$2,583,000	5
Monday, February 17, 2025	\$784,950	1	Thursday, February 15, 2024	\$3,052,500	7
Friday, February 14, 2025	\$2,550,000	8	Wednesday, February 14, 2024	\$1,131,910	3
Thursday, February 13, 2025	\$328,900	1	Tuesday, February 13, 2024	\$2,315,460	6
Wednesday, February 12, 2025	\$1,233,000	4	Monday, February 12, 2024	\$2,390,000	5
Total	\$5,960,350	19	Total	\$11,472,870	26

