

## FOR IMMEDIATE RELEASE

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### Pinellas County Real Estate Statistics for February 2020

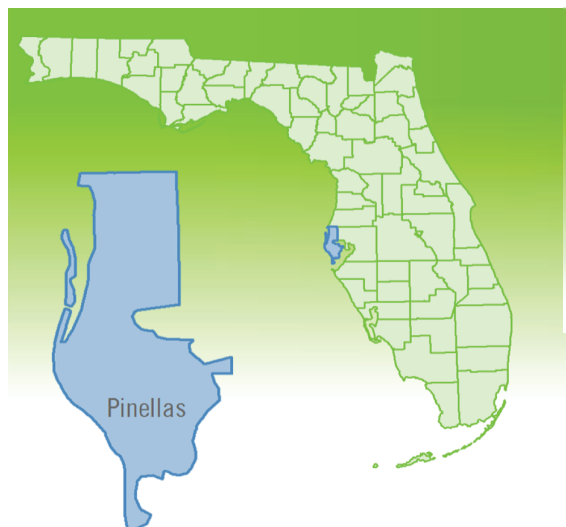
The Median Sale Price and Dollar Volume for Single Family Homes saw an increase year-over-year in Pinellas County for February 2020. The Median Sale Price for Single Family Homes was up by 5.7% from last year at \$265,000 for February 2019 to \$280,000 for February 2020. Dollar Volume for Single Family Homes saw a 3.1% increase from \$331.8 million in February 2019 to \$342.2 million in 2020.

The Average Sale Price for Single Family Homes decreased 0.2% from \$362,988 in February 2019 to \$362,088 in February 2020. The Median Time to Contract for Single Family Homes was down 38.8% from 49 days in February 2019 to 30 days this February. The Median Time to Sale for Single Family Homes was down 21.8% from 87 days last February to 68 days this February. The Months Supply of Inventory for Single Family Homes decreased 32.3% from 3.1 months in February 2019 to 2.1 months in February 2020. New Listings for Single Family for February 2020 were 1,239, down 8.0% from February 2019 at 1,347. The Active Listings for Single Family Homes decreased 31.9% from 3,429 in February 2019 to 2,334 in February 2020. Paid in Cash sales for Single Family decreased 3.4% from 292 in February 2019 to 282 in February 2020. **Closed Sales for Single Family were up 3.4% year-over-year from 945 in February 2020, compared to 914 in February 2019.**

The Average Sale Price for Townhome/Condo was down 20.0% from \$329,617 in February 2019 to \$263,642 in February 2020. The Median Sale Price for Townhomes/Condos decreased 4.3% from \$187,000 in February 2019 to \$179,000 in February 2020. Dollar Volume for Townhome/Condo decreased 17.9% year-over-year from \$232.7 million in February 2019 to \$191.1 million in February 2020. The Median Time to Contract for Townhome/Condo market increased 5.6% from 36 days in February 2019 to 38 days February 2020. The Median Time to Sale for Townhome/Condo market was 74 days in February 2019 and 74 days in February 2020. The Months Supply of Inventory for Townhome/Condo decreased 21.6% from 3.7 months in February 2019 to 2.9 months in February 2020. New Listings for Townhome/Condos for February decreased 3.7% from 1,010 in 2019 to 973 in 2020. Active Listings for Townhomes/Condos were down 21.2% from 2,760 in February 2019 to 2,176 in February 2020. Paid in Cash sales for Townhome/Condo increased 4.9% from 384 in February 2019 to 403 in February 2020. **Closed Sales for the Townhome/Condo segment increased 2.7% year-over-year, at 725 in February 2020 versus 706 in February 2019.**

Representing over 9,000 members, the Pinellas Realtor® Organization/Central Pasco Realtor® Organization is one of the Tampa Bay area's largest professional trade associations. The organization advances and promotes the real estate profession through professional development programs, government affairs, and political advocacy and maintains a high standard of conduct by real estate professionals through professional standards training and administration.

#### Combined Single Family Homes & Townhomes/Condos



Summary Statistics	Feb 2020	Feb 2019	% change year over year
Closed Sales	1670	1620	3.1%
Paid in Cash	685	676	1.3%
New Pending Sales	2202	2050	7.4%
New Listings	2212	2357	-6.2%
Pending Inventory	2804	2532	10.7%
Inventory (Active Listings)	4510	6189	-27.1%

source: Florida Realtors



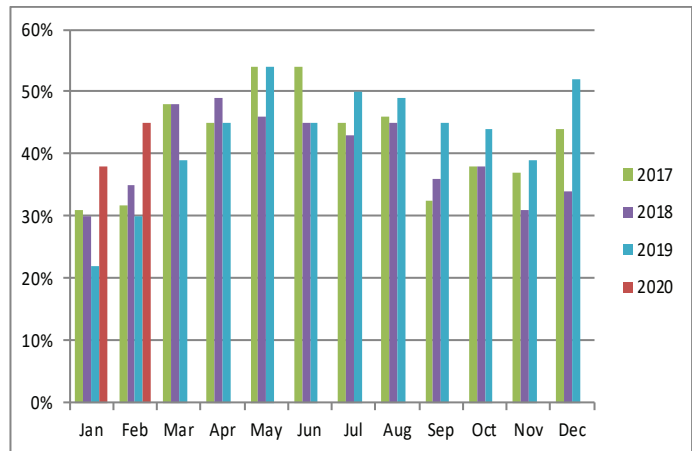
Absorption rate estimates the rate at which active listings are selling in a given market.

It's calculated by dividing the number of closed sales by the number of active listings.

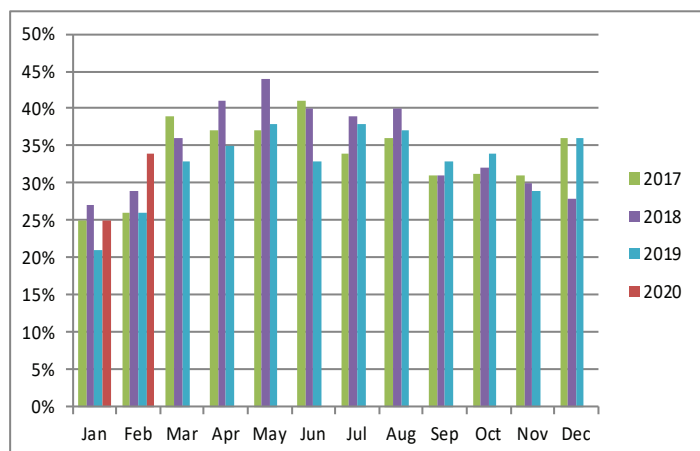
A low absorption rate means that homes are selling slowly (suggesting a buyer's market) while a high absorption rate means that homes are selling quickly (suggesting a seller's market).

## Absorption Rate

Single Family	2017	2018	2019	2020
January	31%	30%	22%	38%
February	32%	35%	30%	45%
March	48%	48%	39%	
April	45%	49%	45%	
May	54%	46%	54%	
June	54%	45%	45%	
July	45%	43%	50%	
August	46%	45%	49%	
September	33%	36%	45%	
October	38%	38%	44%	
November	37%	31%	39%	
December	44%	34%	52%	



Condo	2017	2018	2019	2020
January	25%	27%	21%	25%
February	26%	29%	26%	34%
March	39%	36%	33%	
April	37%	41%	35%	
May	37%	44%	38%	
June	41%	40%	33%	
July	34%	39%	38%	
August	36%	40%	37%	
September	31%	31%	33%	
October	31%	32%	34%	
November	31%	30%	29%	
December	36%	28%	36%	



# Monthly Market Detail - February 2020

## Single Family Homes

### Pinellas County



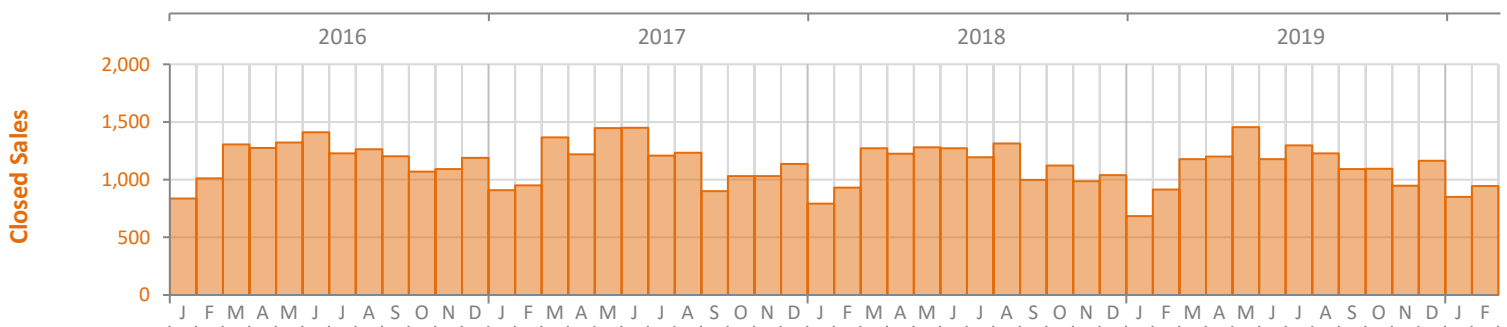
Summary Statistics	February 2020	February 2019	Percent Change Year-over-Year
Closed Sales	945	914	3.4%
Paid in Cash	282	292	-3.4%
Median Sale Price	\$280,000	\$265,000	5.7%
Average Sale Price	\$362,088	\$362,988	-0.2%
Dollar Volume	\$342.2 Million	\$331.8 Million	3.1%
Median Percent of Original List Price Received	96.0%	94.7%	1.4%
Median Time to Contract	30 Days	49 Days	-38.8%
Median Time to Sale	68 Days	87 Days	-21.8%
New Pending Sales	1,248	1,168	6.8%
New Listings	1,239	1,347	-8.0%
Pending Inventory	1,549	1,452	6.7%
Inventory (Active Listings)	2,334	3,429	-31.9%
Months Supply of Inventory	2.1	3.1	-32.3%

## Closed Sales

The number of sales transactions which closed during the month

**Economists' note:** Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	1,796	12.3%
<b>February 2020</b>	<b>945</b>	<b>3.4%</b>
January 2020	851	24.2%
December 2019	1,164	12.0%
November 2019	948	-3.8%
October 2019	1,095	-2.3%
September 2019	1,092	9.4%
August 2019	1,229	-6.5%
July 2019	1,298	8.6%
June 2019	1,178	-7.4%
May 2019	1,455	13.8%
April 2019	1,200	-2.0%
March 2019	1,179	-7.4%
February 2019	914	-1.7%



# Monthly Market Detail - February 2020

## Single Family Homes

### Pinellas County

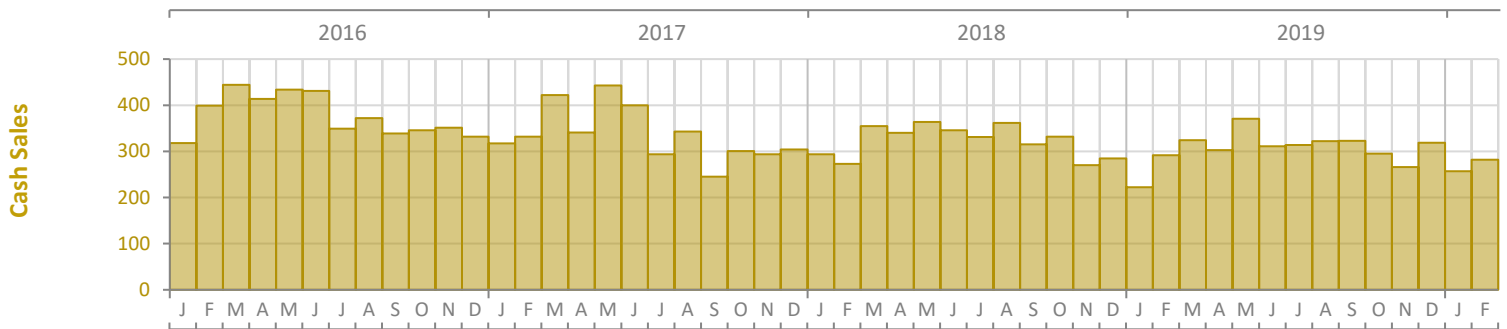


## Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

**Economists' note:** Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	539	4.9%
<b>February 2020</b>	<b>282</b>	<b>-3.4%</b>
January 2020	257	15.8%
December 2019	319	11.9%
November 2019	266	-1.5%
October 2019	295	-11.1%
September 2019	323	2.5%
August 2019	322	-11.0%
July 2019	314	-5.1%
June 2019	311	-10.1%
May 2019	371	1.9%
April 2019	303	-10.9%
March 2019	324	-8.7%
February 2019	292	7.0%

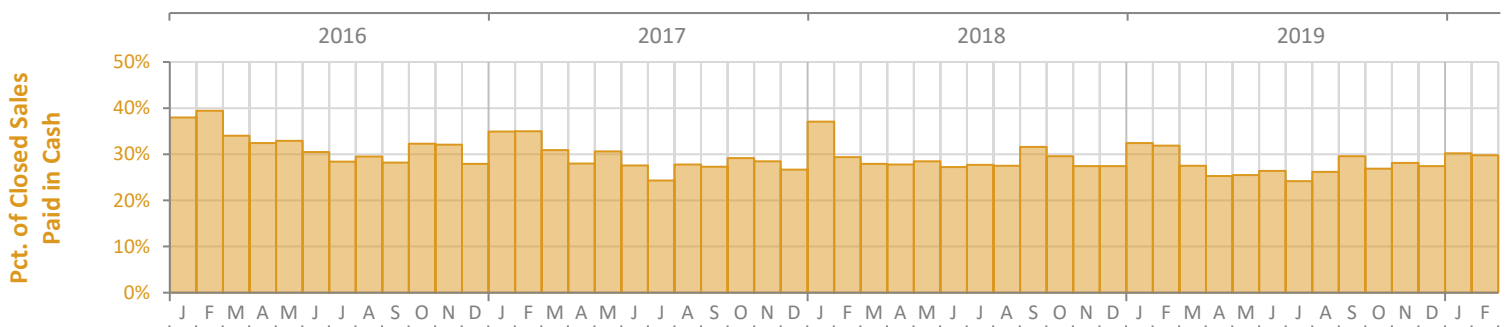


## Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

**Economists' note:** This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	30.0%	-6.5%
<b>February 2020</b>	<b>29.8%</b>	<b>-6.6%</b>
January 2020	30.2%	-6.8%
December 2019	27.4%	0.0%
November 2019	28.1%	2.6%
October 2019	26.9%	-9.1%
September 2019	29.6%	-6.3%
August 2019	26.2%	-4.7%
July 2019	24.2%	-12.6%
June 2019	26.4%	-2.9%
May 2019	25.5%	-10.5%
April 2019	25.3%	-9.0%
March 2019	27.5%	-1.4%
February 2019	31.9%	8.5%



# Monthly Market Detail - February 2020

## Single Family Homes

### Pinellas County

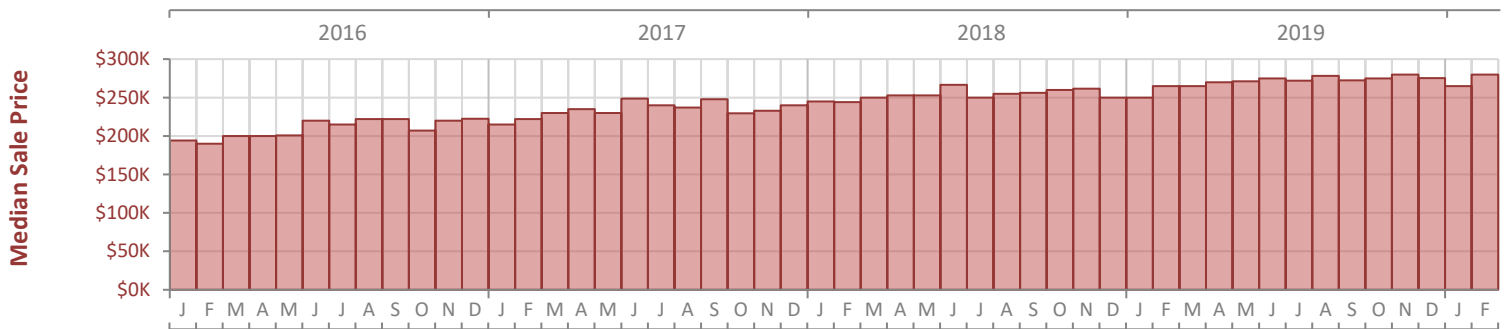


## Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

**Economists' note:** Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$272,000	4.6%
<b>February 2020</b>	<b>\$280,000</b>	<b>5.7%</b>
January 2020	\$265,000	6.0%
December 2019	\$275,250	10.1%
November 2019	\$280,000	7.1%
October 2019	\$275,000	5.8%
September 2019	\$272,250	6.3%
August 2019	\$278,000	9.0%
July 2019	\$271,750	8.7%
June 2019	\$275,000	3.2%
May 2019	\$271,000	7.1%
April 2019	\$269,950	6.8%
March 2019	\$265,000	6.0%
February 2019	\$265,000	8.5%

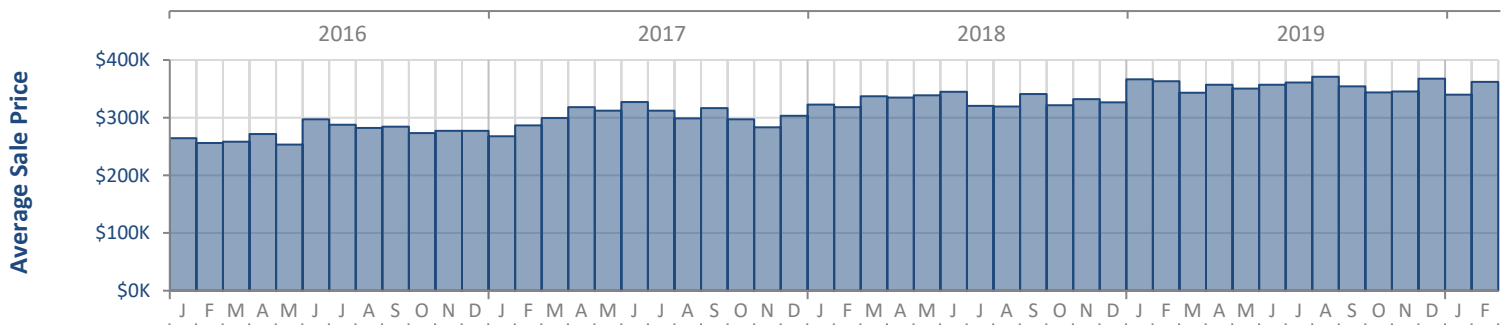


## Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

**Economists' note:** Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$351,671	-3.5%
<b>February 2020</b>	<b>\$362,088</b>	<b>-0.2%</b>
January 2020	\$340,103	-7.2%
December 2019	\$367,394	12.4%
November 2019	\$345,469	3.9%
October 2019	\$343,882	6.9%
September 2019	\$354,098	3.8%
August 2019	\$370,653	16.1%
July 2019	\$361,055	12.6%
June 2019	\$357,092	3.6%
May 2019	\$350,539	3.5%
April 2019	\$357,070	6.6%
March 2019	\$343,150	1.7%
February 2019	\$362,988	14.1%





# Monthly Market Detail - February 2020

## Single Family Homes

### Pinellas County

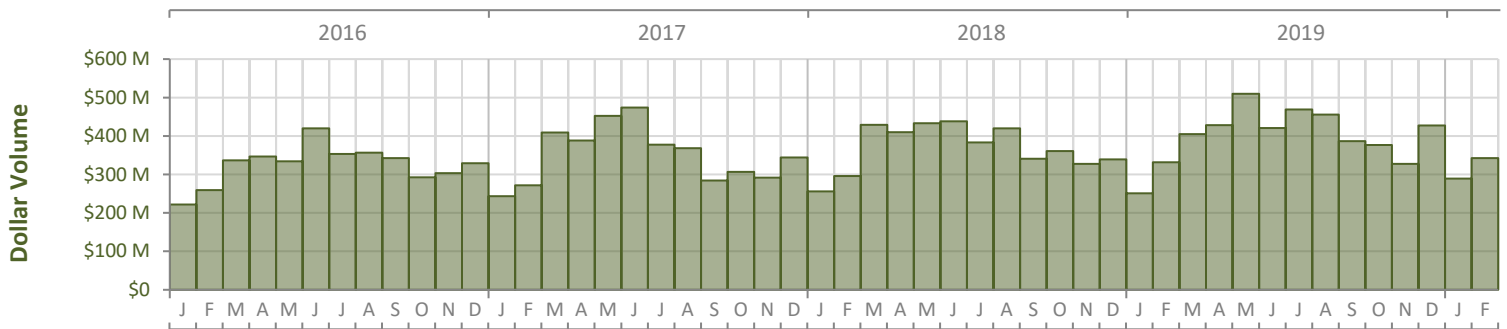


## Dollar Volume

The sum of the sale prices for all sales which closed during the month

**Economists' note:** Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$631.6 Million	8.4%
<b>February 2020</b>	<b>\$342.2 Million</b>	<b>3.1%</b>
January 2020	\$289.4 Million	15.3%
December 2019	\$427.6 Million	26.0%
November 2019	\$327.5 Million	0.0%
October 2019	\$376.6 Million	4.4%
September 2019	\$386.7 Million	13.6%
August 2019	\$455.5 Million	8.5%
July 2019	\$468.6 Million	22.3%
June 2019	\$420.7 Million	-4.0%
May 2019	\$510.0 Million	17.7%
April 2019	\$428.5 Million	4.6%
March 2019	\$404.6 Million	-5.8%
February 2019	\$331.8 Million	12.1%

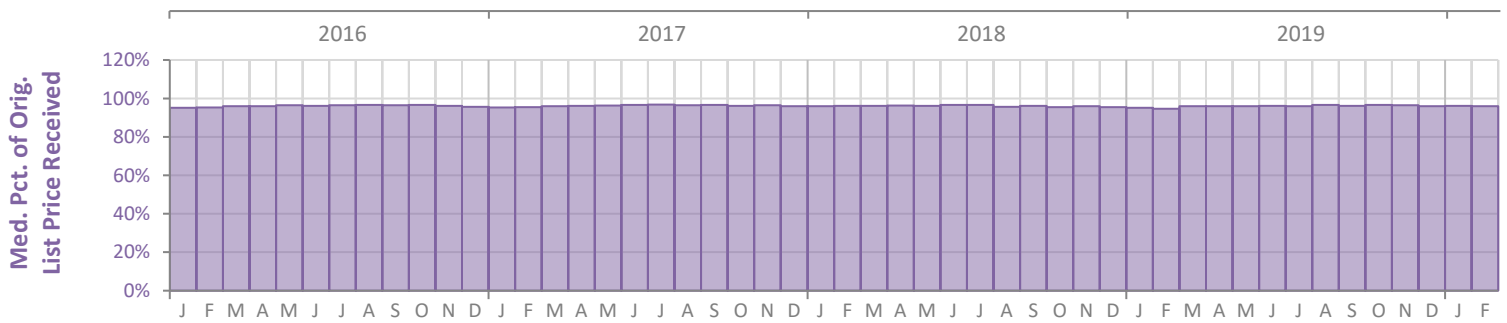


## Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

**Economists' note:** The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	96.1%	1.4%
<b>February 2020</b>	<b>96.0%</b>	<b>1.4%</b>
January 2020	96.1%	0.9%
December 2019	96.0%	0.6%
November 2019	96.5%	0.6%
October 2019	96.7%	1.3%
September 2019	96.2%	0.1%
August 2019	96.6%	1.0%
July 2019	95.9%	-0.8%
June 2019	96.2%	-0.5%
May 2019	95.9%	-0.3%
April 2019	96.0%	-0.3%
March 2019	95.9%	-0.3%
February 2019	94.7%	-1.5%

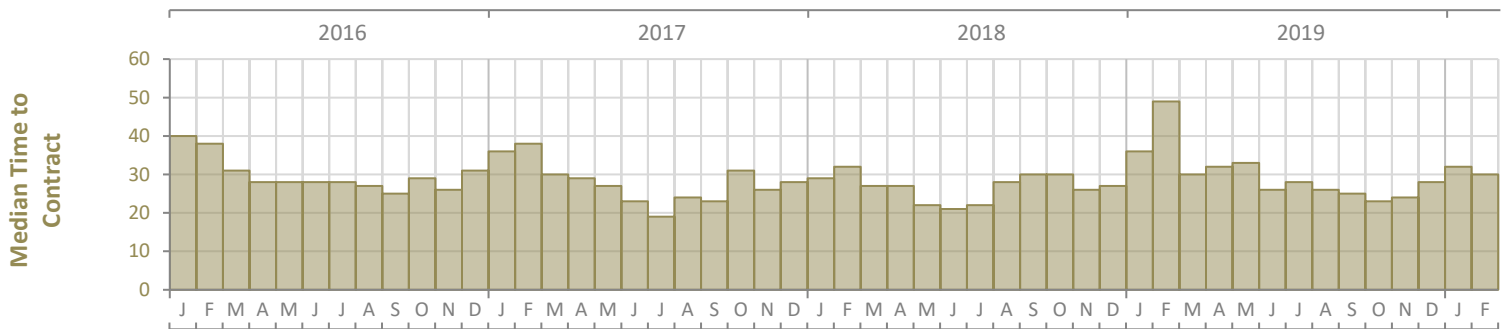


## Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

**Economists' note:** Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	31 Days	-29.5%
<b>February 2020</b>	<b>30 Days</b>	<b>-38.8%</b>
January 2020	32 Days	-11.1%
December 2019	28 Days	3.7%
November 2019	24 Days	-7.7%
October 2019	23 Days	-23.3%
September 2019	25 Days	-16.7%
August 2019	26 Days	-7.1%
July 2019	28 Days	27.3%
June 2019	26 Days	23.8%
May 2019	33 Days	50.0%
April 2019	32 Days	18.5%
March 2019	30 Days	11.1%
February 2019	49 Days	53.1%

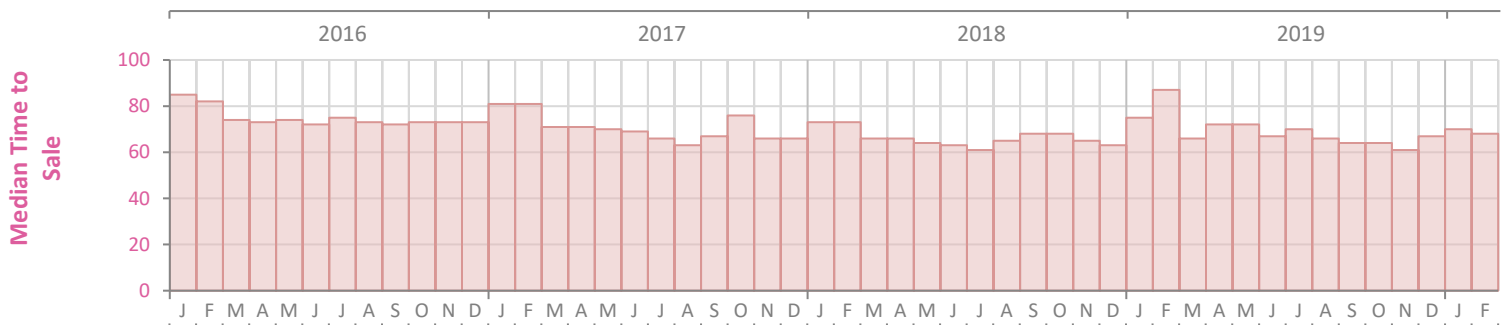


## Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

**Economists' note:** Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	69 Days	-14.8%
<b>February 2020</b>	<b>68 Days</b>	<b>-21.8%</b>
January 2020	70 Days	-6.7%
December 2019	67 Days	6.3%
November 2019	61 Days	-6.2%
October 2019	64 Days	-5.9%
September 2019	64 Days	-5.9%
August 2019	66 Days	1.5%
July 2019	70 Days	14.8%
June 2019	67 Days	6.3%
May 2019	72 Days	12.5%
April 2019	72 Days	9.1%
March 2019	66 Days	0.0%
February 2019	87 Days	19.2%



# Monthly Market Detail - February 2020

## Single Family Homes

### Pinellas County

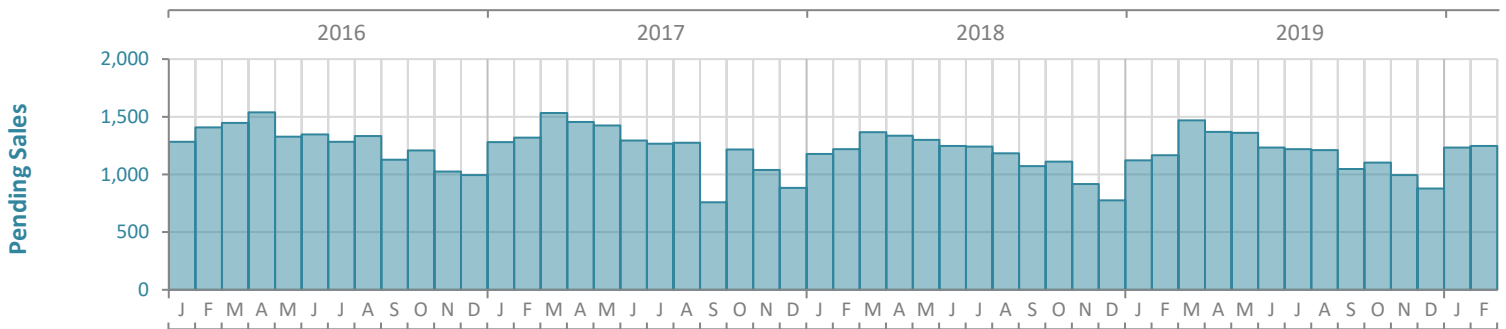


## New Pending Sales

The number of listed properties that went under contract during the month

**Economists' note:** Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	2,482	8.3%
<b>February 2020</b>	<b>1,248</b>	<b>6.8%</b>
January 2020	1,234	9.9%
December 2019	878	13.1%
November 2019	994	8.4%
October 2019	1,104	-0.7%
September 2019	1,046	-2.4%
August 2019	1,212	2.5%
July 2019	1,218	-1.9%
June 2019	1,233	-1.1%
May 2019	1,360	4.7%
April 2019	1,370	2.6%
March 2019	1,468	7.5%
February 2019	1,168	-4.3%

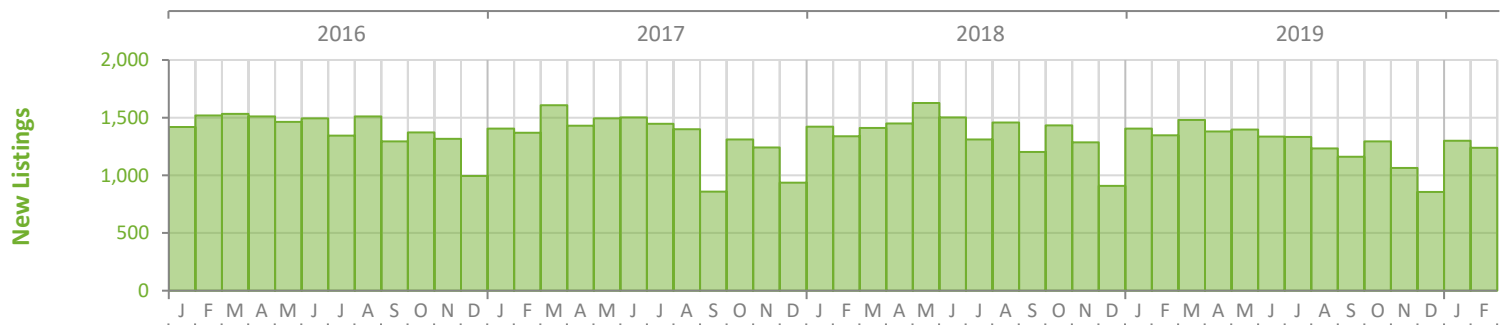


## New Listings

The number of properties put onto the market during the month

**Economists' note:** New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	2,540	-7.7%
<b>February 2020</b>	<b>1,239</b>	<b>-8.0%</b>
January 2020	1,301	-7.4%
December 2019	857	-5.6%
November 2019	1,065	-17.2%
October 2019	1,295	-9.6%
September 2019	1,161	-3.5%
August 2019	1,232	-15.5%
July 2019	1,333	1.6%
June 2019	1,336	-11.0%
May 2019	1,396	-14.1%
April 2019	1,380	-4.8%
March 2019	1,479	4.8%
February 2019	1,347	0.6%





# Monthly Market Detail - February 2020

## Single Family Homes

### Pinellas County

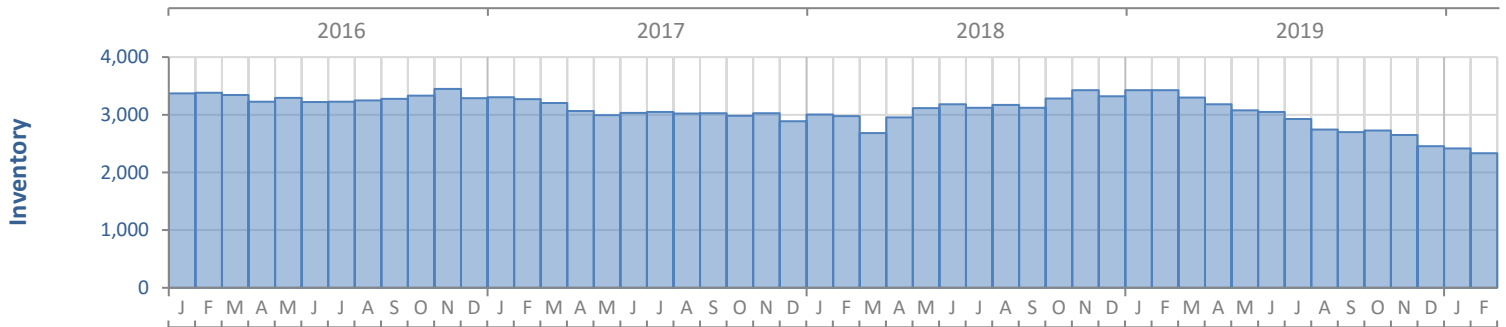


## Inventory (Active Listings)

The number of property listings active at the end of the month

**Economists' note:** There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	2,376	-30.7%
<b>February 2020</b>	<b>2,334</b>	<b>-31.9%</b>
January 2020	2,418	-29.4%
December 2019	2,458	-26.0%
November 2019	2,649	-22.7%
October 2019	2,727	-16.9%
September 2019	2,697	-13.6%
August 2019	2,745	-13.4%
July 2019	2,929	-6.2%
June 2019	3,049	-4.2%
May 2019	3,075	-1.3%
April 2019	3,184	7.7%
March 2019	3,297	22.9%
February 2019	3,429	15.2%

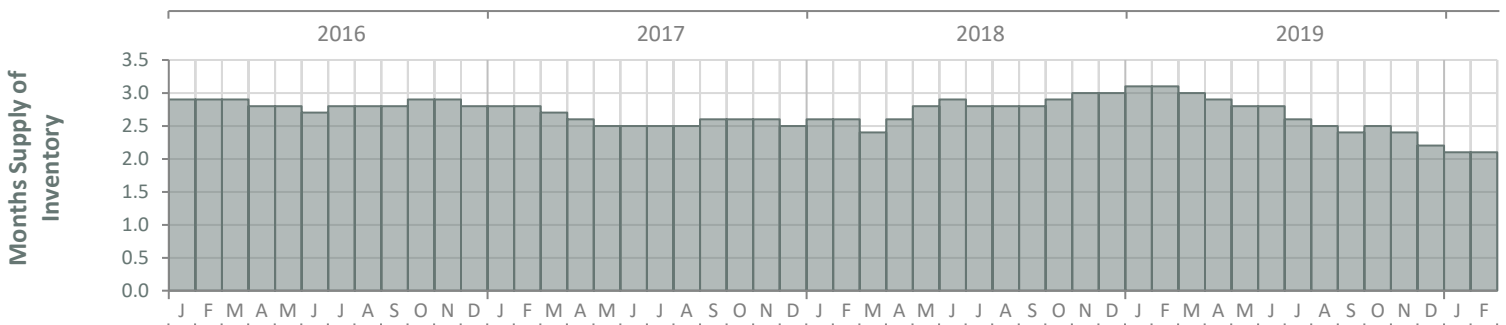


## Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

**Economists' note:** MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	2.1	-32.3%
<b>February 2020</b>	<b>2.1</b>	<b>-32.3%</b>
January 2020	2.1	-32.3%
December 2019	2.2	-26.7%
November 2019	2.4	-20.0%
October 2019	2.5	-13.8%
September 2019	2.4	-14.3%
August 2019	2.5	-10.7%
July 2019	2.6	-7.1%
June 2019	2.8	-3.4%
May 2019	2.8	0.0%
April 2019	2.9	11.5%
March 2019	3.0	25.0%
February 2019	3.1	19.2%



# Monthly Market Detail - February 2020

## Single Family Homes

### Pinellas County

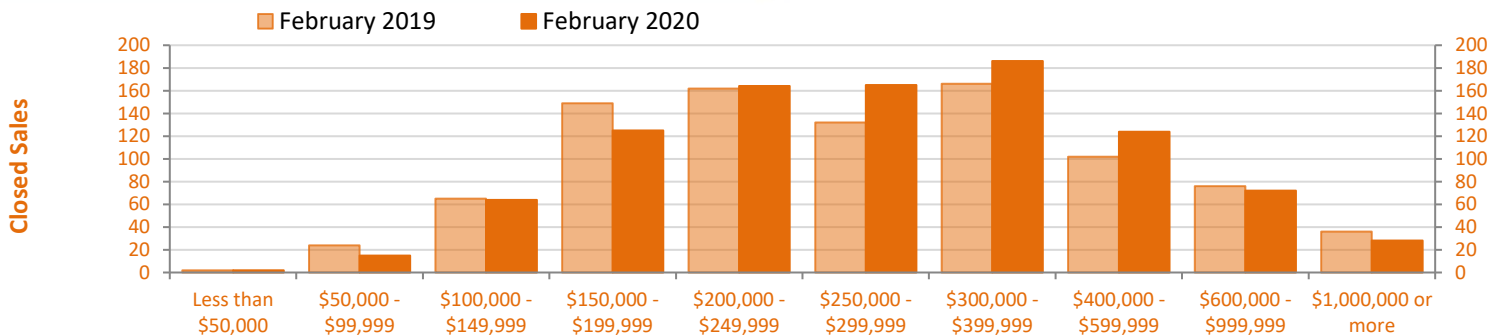


## Closed Sales by Sale Price

The number of sales transactions which closed during the month

**Economists' note:** Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	2	0.0%
\$50,000 - \$99,999	15	-37.5%
\$100,000 - \$149,999	64	-1.5%
\$150,000 - \$199,999	125	-16.1%
\$200,000 - \$249,999	164	1.2%
\$250,000 - \$299,999	165	25.0%
\$300,000 - \$399,999	186	12.0%
\$400,000 - \$599,999	124	21.6%
\$600,000 - \$999,999	72	-5.3%
\$1,000,000 or more	28	-22.2%

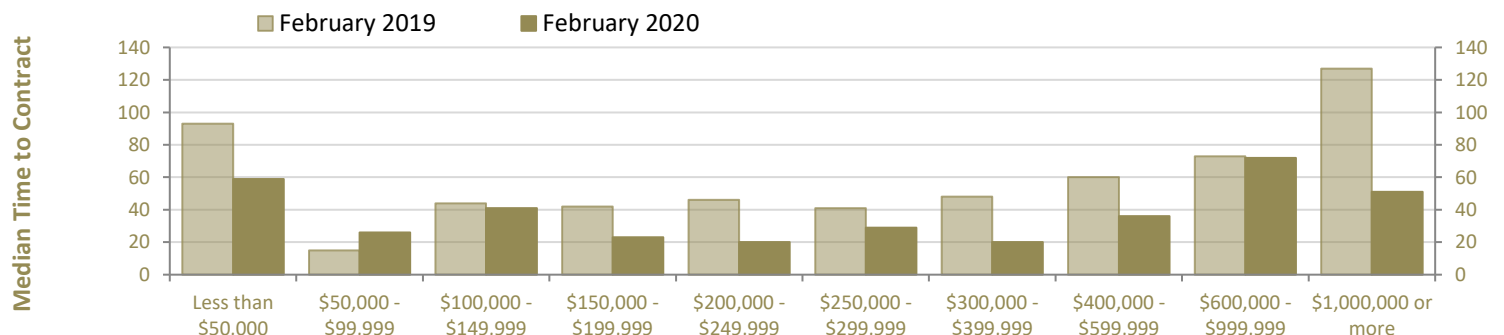


## Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

**Economists' note:** Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	59 Days	-36.6%
\$50,000 - \$99,999	26 Days	73.3%
\$100,000 - \$149,999	41 Days	-6.8%
\$150,000 - \$199,999	23 Days	-45.2%
\$200,000 - \$249,999	20 Days	-56.5%
\$250,000 - \$299,999	29 Days	-29.3%
\$300,000 - \$399,999	20 Days	-58.3%
\$400,000 - \$599,999	36 Days	-40.0%
\$600,000 - \$999,999	72 Days	-1.4%
\$1,000,000 or more	51 Days	-59.8%



# Monthly Market Detail - February 2020

## Single Family Homes

### Pinellas County

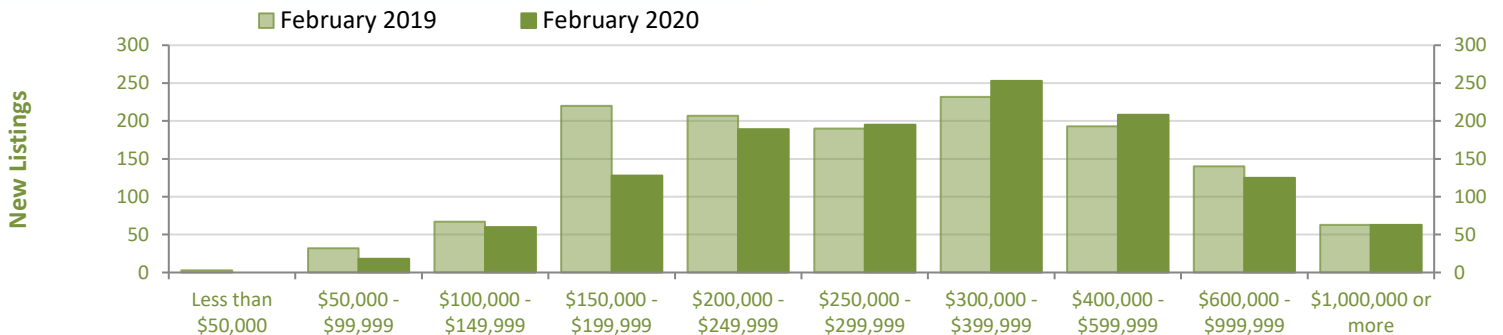


## New Listings by Initial Listing Price

The number of properties put onto the market during the month

**Economists' note:** New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	18	-43.8%
\$100,000 - \$149,999	60	-10.4%
\$150,000 - \$199,999	128	-41.8%
\$200,000 - \$249,999	189	-8.7%
\$250,000 - \$299,999	195	2.6%
\$300,000 - \$399,999	253	9.1%
\$400,000 - \$599,999	208	7.8%
\$600,000 - \$999,999	125	-10.7%
\$1,000,000 or more	63	0.0%

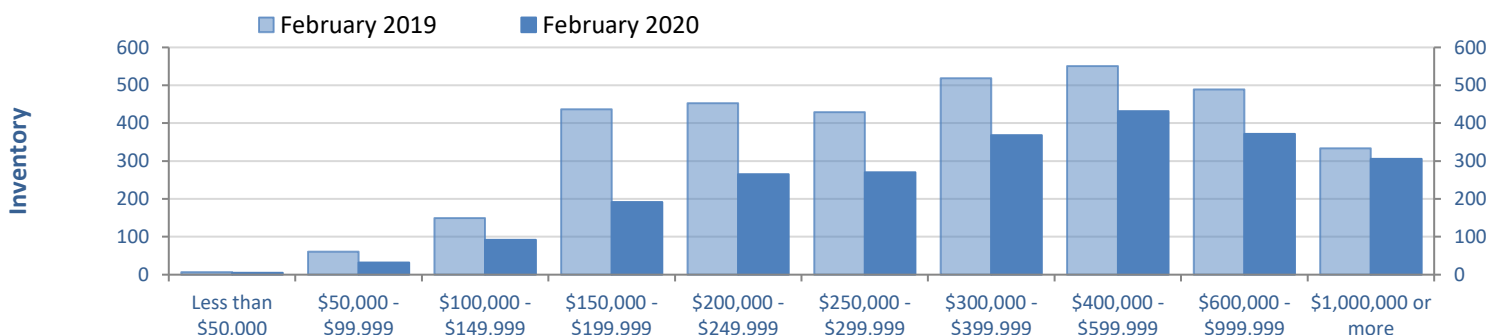


## Inventory by Current Listing Price

The number of property listings active at the end of the month

**Economists' note:** There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

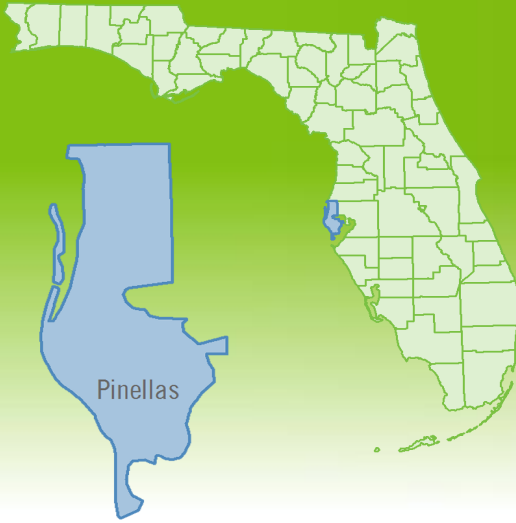
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	5	-28.6%
\$50,000 - \$99,999	32	-47.5%
\$100,000 - \$149,999	92	-38.3%
\$150,000 - \$199,999	192	-56.1%
\$200,000 - \$249,999	265	-41.5%
\$250,000 - \$299,999	270	-37.1%
\$300,000 - \$399,999	368	-29.1%
\$400,000 - \$599,999	432	-21.6%
\$600,000 - \$999,999	372	-23.9%
\$1,000,000 or more	306	-8.4%



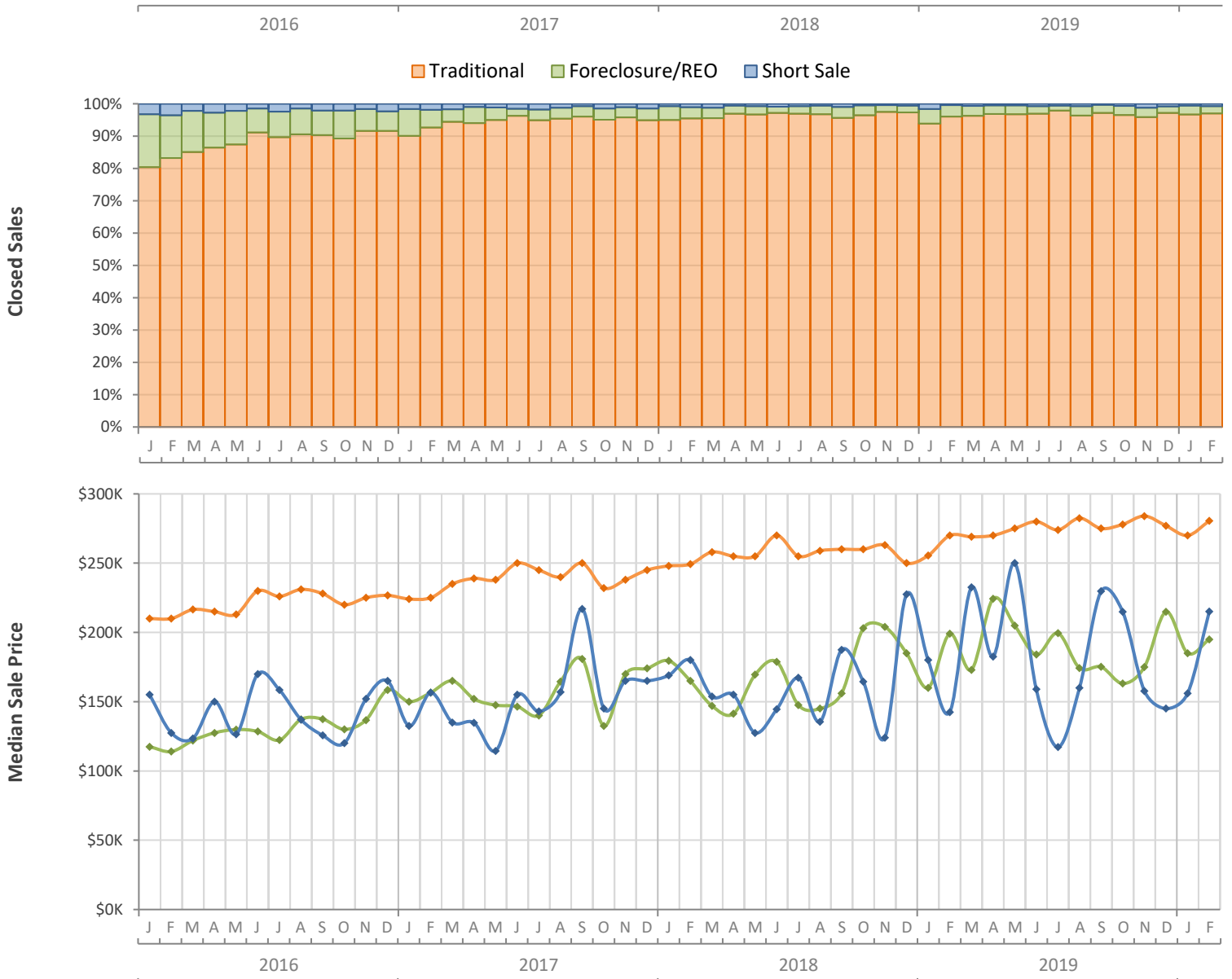
# Monthly Distressed Market - February 2020

## Single Family Homes

### Pinellas County



		February 2020	February 2019	Percent Change Year-over-Year
Traditional	Closed Sales	917	878	4.4%
	Median Sale Price	\$280,500	\$269,950	3.9%
Foreclosure/REO	Closed Sales	21	32	-34.4%
	Median Sale Price	\$195,000	\$199,040	-2.0%
Short Sale	Closed Sales	7	4	75.0%
	Median Sale Price	\$215,000	\$142,500	50.9%



# Monthly Market Detail - February 2020

## Townhouses and Condos

### Pinellas County



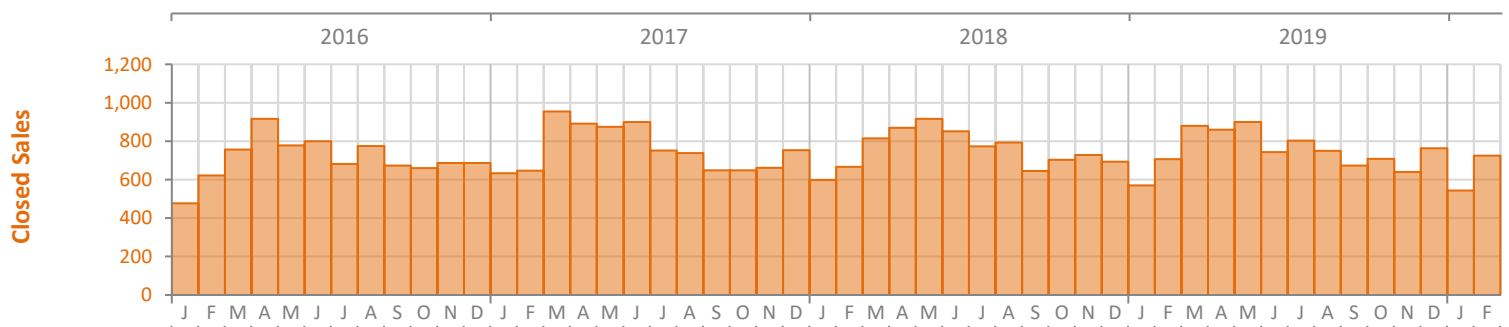
Summary Statistics	February 2020	February 2019	Percent Change Year-over-Year
Closed Sales	725	706	2.7%
Paid in Cash	403	384	4.9%
Median Sale Price	\$179,000	\$187,000	-4.3%
Average Sale Price	\$263,642	\$329,617	-20.0%
Dollar Volume	\$191.1 Million	\$232.7 Million	-17.9%
Median Percent of Original List Price Received	95.6%	95.4%	0.2%
Median Time to Contract	38 Days	36 Days	5.6%
Median Time to Sale	74 Days	74 Days	0.0%
New Pending Sales	954	882	8.2%
New Listings	973	1,010	-3.7%
Pending Inventory	1,255	1,080	16.2%
Inventory (Active Listings)	2,176	2,760	-21.2%
Months Supply of Inventory	2.9	3.7	-21.6%

## Closed Sales

The number of sales transactions which closed during the month

**Economists' note:** Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	1,269	-0.5%
<b>February 2020</b>	<b>725</b>	<b>2.7%</b>
January 2020	544	-4.6%
December 2019	764	10.1%
November 2019	640	-12.1%
October 2019	709	0.7%
September 2019	674	4.5%
August 2019	750	-5.4%
July 2019	804	3.9%
June 2019	744	-12.7%
May 2019	899	-2.0%
April 2019	860	-1.0%
March 2019	879	8.0%
February 2019	706	5.8%





# Monthly Market Detail - February 2020

## Townhouses and Condos

### Pinellas County

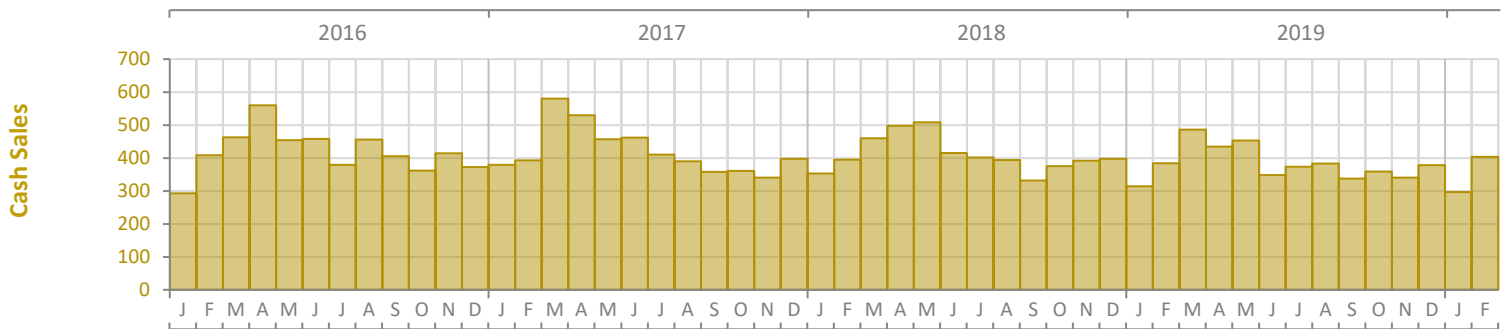


## Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

**Economists' note:** Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	700	0.3%
<b>February 2020</b>	<b>403</b>	<b>4.9%</b>
January 2020	297	-5.4%
December 2019	378	-5.0%
November 2019	340	-13.3%
October 2019	359	-4.3%
September 2019	337	1.5%
August 2019	383	-2.8%
July 2019	373	-7.2%
June 2019	348	-16.1%
May 2019	453	-10.8%
April 2019	435	-12.7%
March 2019	486	5.7%
February 2019	384	-2.8%

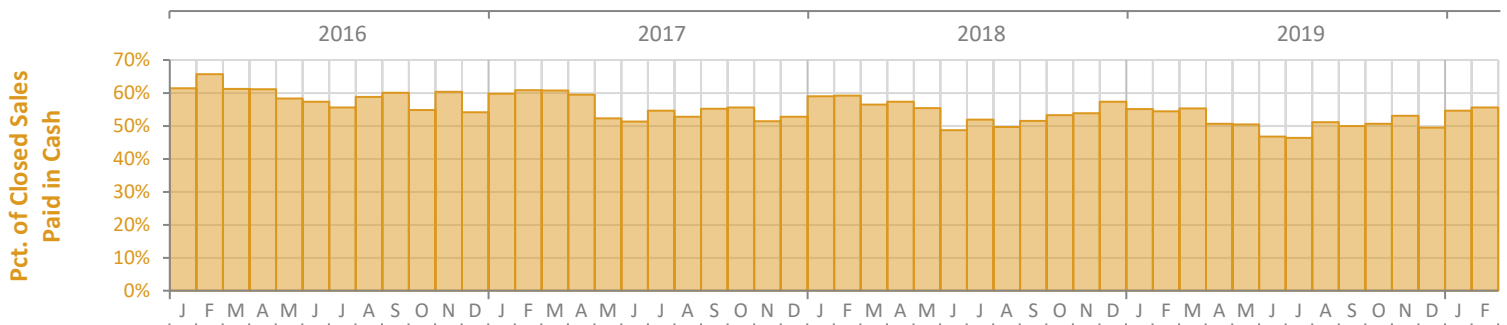


## Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

**Economists' note:** This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	55.2%	0.9%
<b>February 2020</b>	<b>55.6%</b>	<b>2.2%</b>
January 2020	54.6%	-0.9%
December 2019	49.5%	-13.6%
November 2019	53.1%	-1.3%
October 2019	50.6%	-5.1%
September 2019	50.0%	-2.9%
August 2019	51.1%	2.8%
July 2019	46.4%	-10.6%
June 2019	46.8%	-3.9%
May 2019	50.4%	-9.0%
April 2019	50.6%	-11.7%
March 2019	55.3%	-2.1%
February 2019	54.4%	-8.1%



# Monthly Market Detail - February 2020

## Townhouses and Condos

### Pinellas County

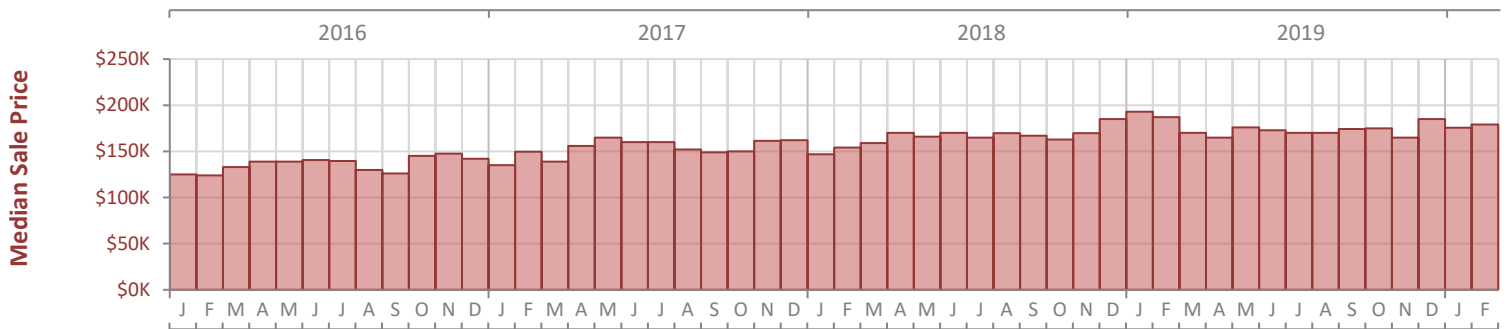


## Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

**Economists' note:** Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$178,000	-5.8%
<b>February 2020</b>	<b>\$179,000</b>	<b>-4.3%</b>
January 2020	\$175,500	-9.1%
December 2019	\$185,000	0.0%
November 2019	\$165,000	-2.9%
October 2019	\$175,000	7.5%
September 2019	\$174,250	4.3%
August 2019	\$170,000	0.1%
July 2019	\$170,000	3.1%
June 2019	\$173,000	1.8%
May 2019	\$175,900	6.0%
April 2019	\$165,000	-2.9%
March 2019	\$169,950	6.9%
February 2019	\$187,000	21.4%

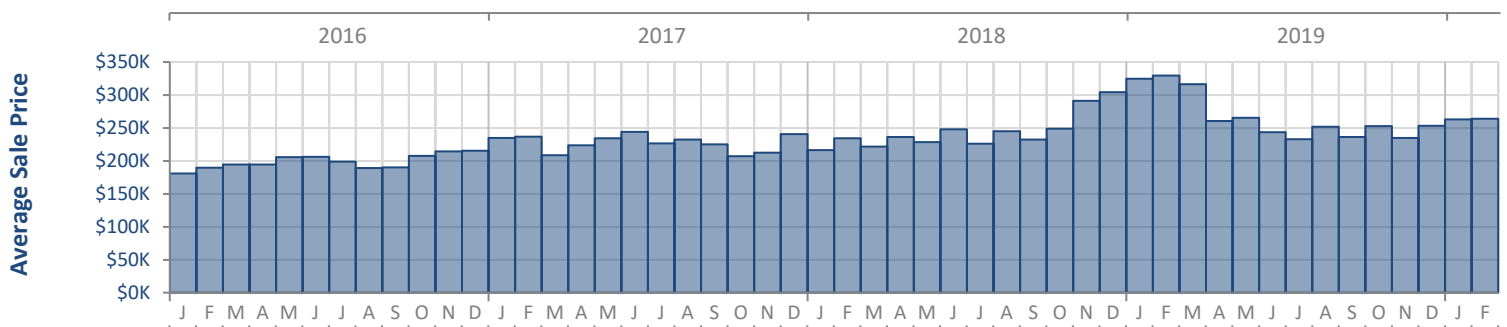


## Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

**Economists' note:** Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$263,302	-19.6%
<b>February 2020</b>	<b>\$263,642</b>	<b>-20.0%</b>
January 2020	\$262,850	-19.1%
December 2019	\$253,087	-16.8%
November 2019	\$234,619	-19.4%
October 2019	\$252,832	1.7%
September 2019	\$236,438	1.8%
August 2019	\$251,882	2.9%
July 2019	\$232,726	3.0%
June 2019	\$243,503	-1.8%
May 2019	\$265,513	16.2%
April 2019	\$260,436	10.2%
March 2019	\$316,268	42.7%
February 2019	\$329,617	40.7%



The sum of the sale prices for all sales which closed during the month

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$334.1 Million	-20.0%
<b>February 2020</b>	<b>\$191.1 Million</b>	<b>-17.9%</b>
January 2020	\$143.0 Million	-22.7%
December 2019	\$193.4 Million	-8.4%
November 2019	\$150.2 Million	-29.2%
October 2019	\$179.3 Million	2.4%
September 2019	\$159.4 Million	6.4%
August 2019	\$188.9 Million	-2.7%
July 2019	\$187.1 Million	7.0%
June 2019	\$181.2 Million	-14.3%
May 2019	\$238.7 Million	13.9%
April 2019	\$224.0 Million	9.1%
March 2019	\$278.0 Million	54.1%
February 2019	\$232.7 Million	48.9%



Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	95.6%	0.0%
<b>February 2020</b>	<b>95.6%</b>	<b>0.2%</b>
January 2020	95.8%	0.0%
December 2019	95.6%	-0.6%
November 2019	95.9%	-0.1%
October 2019	95.6%	-0.1%
September 2019	95.5%	-0.4%
August 2019	95.2%	-0.3%
July 2019	95.2%	-0.6%
June 2019	94.5%	-1.4%
May 2019	95.4%	0.0%
April 2019	94.9%	-0.7%
March 2019	95.2%	-0.3%
February 2019	95.4%	-0.3%

Year	Q1	Q2	Q3	Q4
2016	95%	95%	95%	95%
2017	95%	95%	95%	95%
2018	95%	95%	95%	95%
2019	95%	95%	95%	95%

# Monthly Market Detail - February 2020

## Townhouses and Condos

### Pinellas County

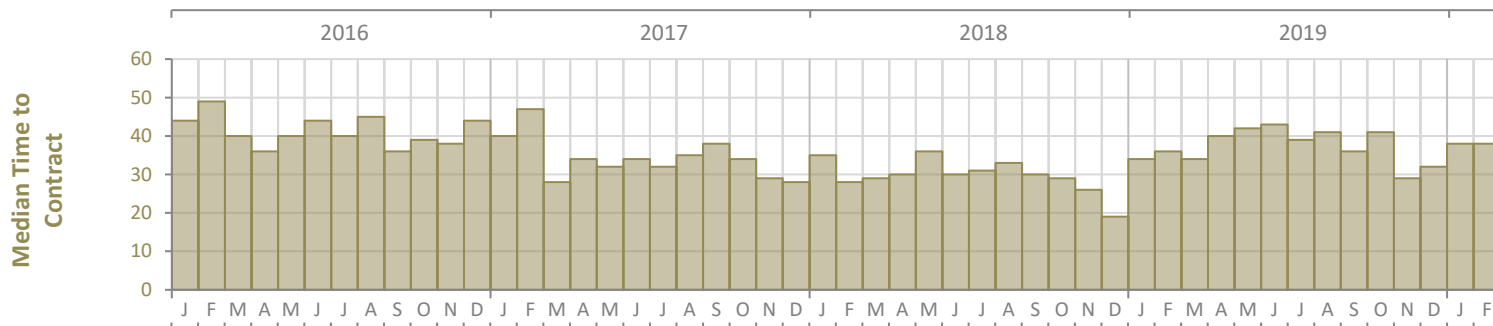


## Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

**Economists' note:** Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	38 Days	8.6%
<b>February 2020</b>	<b>38 Days</b>	<b>5.6%</b>
January 2020	38 Days	11.8%
December 2019	32 Days	68.4%
November 2019	29 Days	11.5%
October 2019	41 Days	41.4%
September 2019	36 Days	20.0%
August 2019	41 Days	24.2%
July 2019	39 Days	25.8%
June 2019	43 Days	43.3%
May 2019	42 Days	16.7%
April 2019	40 Days	33.3%
March 2019	34 Days	17.2%
February 2019	36 Days	28.6%

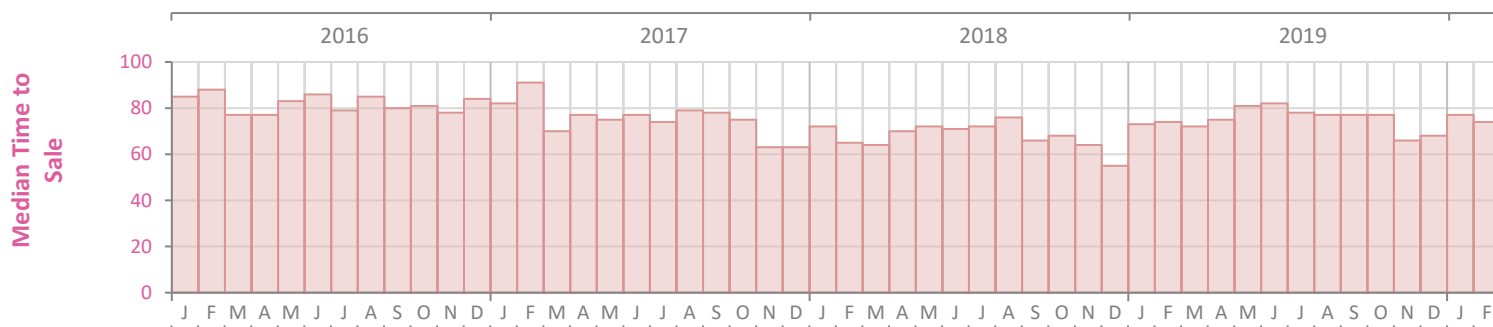


## Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

**Economists' note:** Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	75 Days	2.7%
<b>February 2020</b>	<b>74 Days</b>	<b>0.0%</b>
January 2020	77 Days	5.5%
December 2019	68 Days	23.6%
November 2019	66 Days	3.1%
October 2019	77 Days	13.2%
September 2019	77 Days	16.7%
August 2019	77 Days	1.3%
July 2019	78 Days	8.3%
June 2019	82 Days	15.5%
May 2019	81 Days	12.5%
April 2019	75 Days	7.1%
March 2019	72 Days	12.5%
February 2019	74 Days	13.8%



# Monthly Market Detail - February 2020

## Townhouses and Condos

### Pinellas County

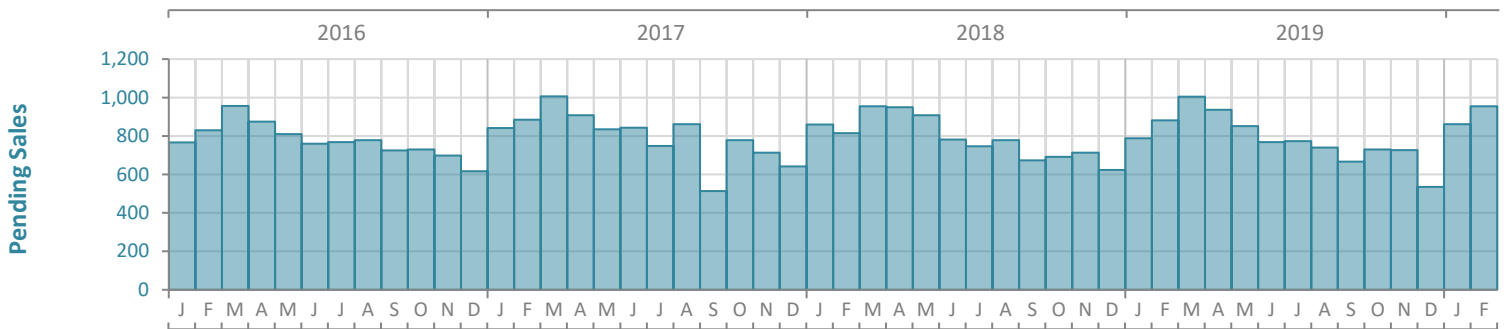


## New Pending Sales

The number of listed properties that went under contract during the month

**Economists' note:** Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	1,816	8.7%
<b>February 2020</b>	<b>954</b>	<b>8.2%</b>
January 2020	862	9.3%
December 2019	535	-14.3%
November 2019	726	1.8%
October 2019	730	5.6%
September 2019	666	-1.2%
August 2019	740	-4.9%
July 2019	773	3.5%
June 2019	768	-1.7%
May 2019	851	-6.3%
April 2019	937	-1.4%
March 2019	1,004	5.2%
February 2019	882	8.4%

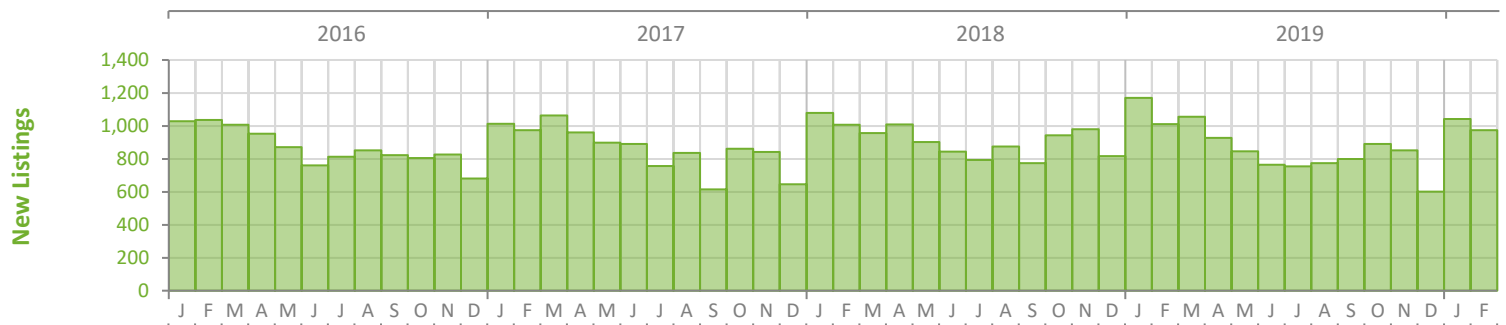


## New Listings

The number of properties put onto the market during the month

**Economists' note:** New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	2,015	-7.6%
<b>February 2020</b>	<b>973</b>	<b>-3.7%</b>
January 2020	1,042	-11.0%
December 2019	602	-26.2%
November 2019	851	-13.1%
October 2019	891	-5.4%
September 2019	800	3.4%
August 2019	774	-11.5%
July 2019	754	-4.9%
June 2019	764	-9.4%
May 2019	845	-6.4%
April 2019	928	-8.0%
March 2019	1,056	10.5%
February 2019	1,010	0.4%





# Monthly Market Detail - February 2020

## Townhouses and Condos

### Pinellas County

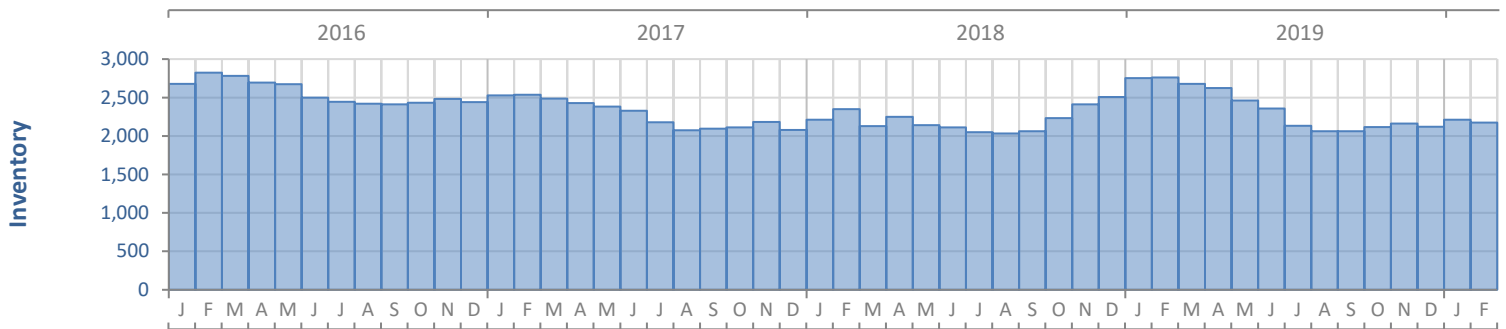


## Inventory (Active Listings)

The number of property listings active at the end of the month

**Economists' note:** There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	2,195	-20.4%
<b>February 2020</b>	<b>2,176</b>	<b>-21.2%</b>
January 2020	2,213	-19.6%
December 2019	2,122	-15.3%
November 2019	2,161	-10.3%
October 2019	2,116	-5.2%
September 2019	2,063	0.1%
August 2019	2,061	1.4%
July 2019	2,133	4.0%
June 2019	2,359	11.8%
May 2019	2,461	14.8%
April 2019	2,622	16.5%
March 2019	2,678	25.9%
February 2019	2,760	17.5%

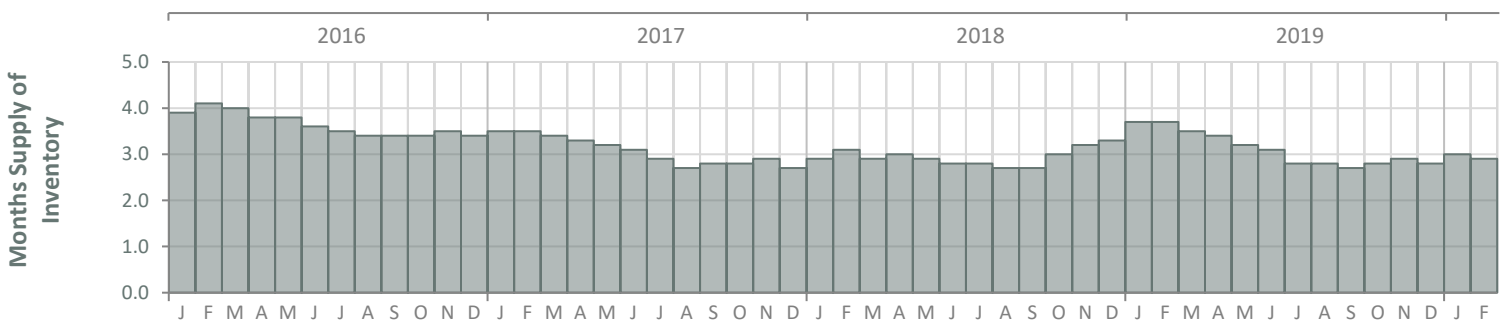


## Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

**Economists' note:** MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	3.0	-18.9%
<b>February 2020</b>	<b>2.9</b>	<b>-21.6%</b>
January 2020	3.0	-18.9%
December 2019	2.8	-15.2%
November 2019	2.9	-9.4%
October 2019	2.8	-6.7%
September 2019	2.7	0.0%
August 2019	2.8	3.7%
July 2019	2.8	0.0%
June 2019	3.1	10.7%
May 2019	3.2	10.3%
April 2019	3.4	13.3%
March 2019	3.5	20.7%
February 2019	3.7	19.4%



# Monthly Market Detail - February 2020

## Townhouses and Condos

### Pinellas County

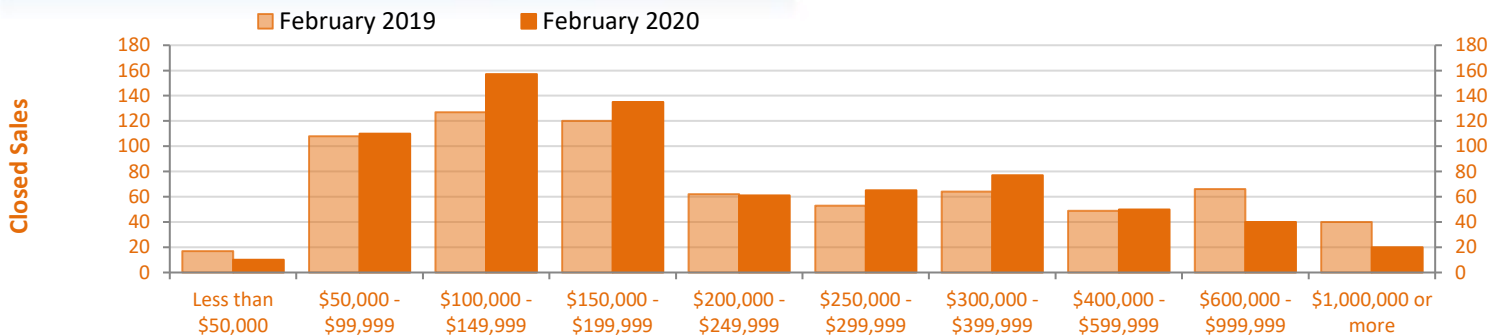


## Closed Sales by Sale Price

The number of sales transactions which closed during the month

**Economists' note:** Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	10	-41.2%
\$50,000 - \$99,999	110	1.9%
\$100,000 - \$149,999	157	23.6%
\$150,000 - \$199,999	135	12.5%
\$200,000 - \$249,999	61	-1.6%
\$250,000 - \$299,999	65	22.6%
\$300,000 - \$399,999	77	20.3%
\$400,000 - \$599,999	50	2.0%
\$600,000 - \$999,999	40	-39.4%
\$1,000,000 or more	20	-50.0%

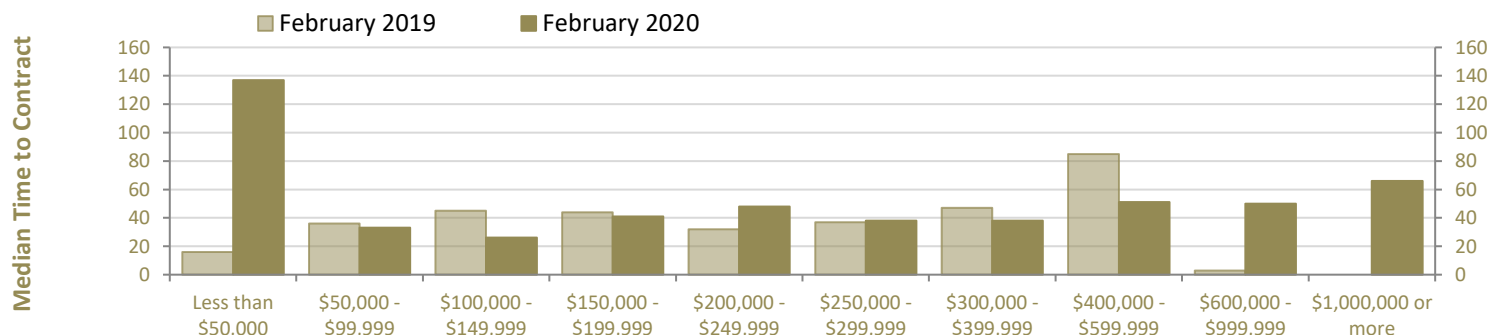


## Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

**Economists' note:** Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	137 Days	756.3%
\$50,000 - \$99,999	33 Days	-8.3%
\$100,000 - \$149,999	26 Days	-42.2%
\$150,000 - \$199,999	41 Days	-6.8%
\$200,000 - \$249,999	48 Days	50.0%
\$250,000 - \$299,999	38 Days	2.7%
\$300,000 - \$399,999	38 Days	-19.1%
\$400,000 - \$599,999	51 Days	-40.0%
\$600,000 - \$999,999	50 Days	1566.7%
\$1,000,000 or more	66 Days	N/A



# Monthly Market Detail - February 2020

## Townhouses and Condos

### Pinellas County

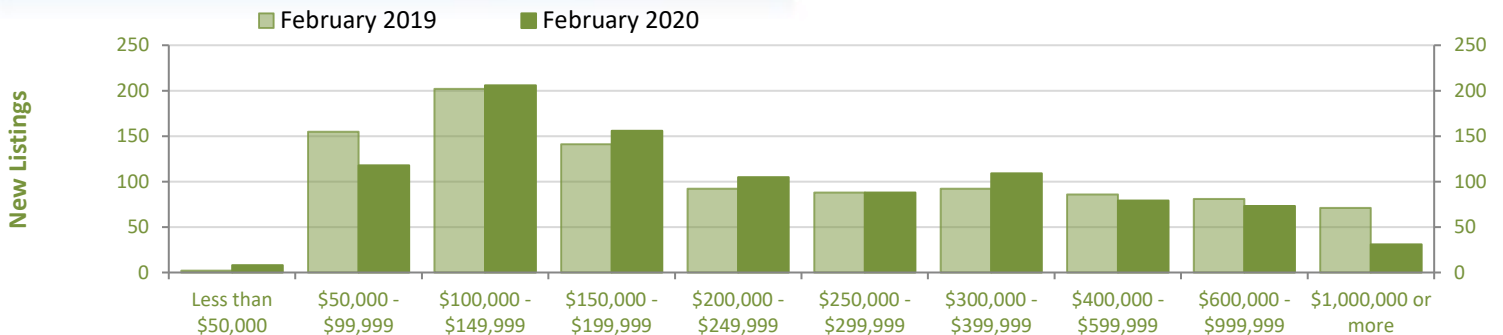


## New Listings by Initial Listing Price

The number of properties put onto the market during the month

**Economists' note:** New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	8	300.0%
\$50,000 - \$99,999	118	-23.9%
\$100,000 - \$149,999	206	2.0%
\$150,000 - \$199,999	156	10.6%
\$200,000 - \$249,999	105	14.1%
\$250,000 - \$299,999	88	0.0%
\$300,000 - \$399,999	109	18.5%
\$400,000 - \$599,999	79	-8.1%
\$600,000 - \$999,999	73	-9.9%
\$1,000,000 or more	31	-56.3%

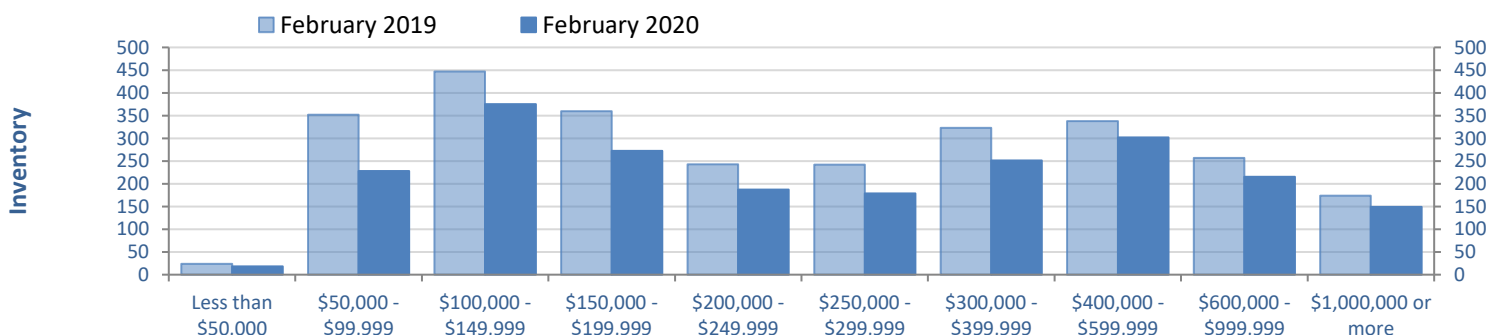


## Inventory by Current Listing Price

The number of property listings active at the end of the month

**Economists' note:** There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	18	-25.0%
\$50,000 - \$99,999	228	-35.2%
\$100,000 - \$149,999	375	-16.1%
\$150,000 - \$199,999	272	-24.4%
\$200,000 - \$249,999	187	-23.0%
\$250,000 - \$299,999	179	-26.0%
\$300,000 - \$399,999	251	-22.3%
\$400,000 - \$599,999	302	-10.7%
\$600,000 - \$999,999	215	-16.3%
\$1,000,000 or more	149	-14.4%



# Monthly Distressed Market - February 2020

## Townhouses and Condos

### Pinellas County



		February 2020	February 2019	Percent Change Year-over-Year
Traditional	Closed Sales	717	695	3.2%
	Median Sale Price	\$179,000	\$190,000	-5.8%
Foreclosure/REO	Closed Sales	8	10	-20.0%
	Median Sale Price	\$126,900	\$66,500	90.8%
Short Sale	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$135,000	N/A

