



4 WEEK REAL ESTATE MARKET REPORT

Monday, July 20, 2020

As of: Tuesday, July 21, 2020

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- 2 Cumulative Tampa Bay Report - Single Family Home
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- 11 Sarasota County - Condominium
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- 13 Manatee County - Condominium



4 WEEK REAL ESTATE MARKET REPORT

REPORT BREAKDOWN

Monday, July 20, 2020

as of: 7/21/2020

Day 1	Monday, July 20, 2020
Day 2	Sunday, July 19, 2020
Day 3	Saturday, July 18, 2020
Day 4	Friday, July 17, 2020
Day 5	Thursday, July 16, 2020
Day 6	Wednesday, July 15, 2020
Day 7	Tuesday, July 14, 2020
Day 8	Monday, July 13, 2020
Day 9	Sunday, July 12, 2020
Day 10	Saturday, July 11, 2020
Day 11	Friday, July 10, 2020
Day 12	Thursday, July 09, 2020
Day 13	Wednesday, July 08, 2020
Day 14	Tuesday, July 07, 2020
Day 15	Monday, July 06, 2020
Day 16	Sunday, July 05, 2020
Day 17	Saturday, July 04, 2020
Day 18	Friday, July 03, 2020
Day 19	Thursday, July 02, 2020
Day 20	Wednesday, July 01, 2020
Day 21	Tuesday, June 30, 2020
Day 22	Monday, June 29, 2020
Day 23	Sunday, June 28, 2020
Day 24	Saturday, June 27, 2020
Day 25	Friday, June 26, 2020
Day 26	Thursday, June 25, 2020
Day 27	Wednesday, June 24, 2020
Day 28	Tuesday, June 23, 2020

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: Monday, July 20, 2020

Day 28: Tuesday, June 23, 2020

TOTALS:

4 Weeks: The summation of each date range (Day 1 - Day 28)

AS OF MAY 31, 2020: The total at month end

NOTE: Sold = Total sold in the month

Market Changes

Day 1's New Listings, Price Increase, Price Decreases and Back on Market

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.

7 Day Sold Analysis

% Changed: The variance in amount and volume between day 1 - day 7 and;

Prior Year

Day 8 - Day 14

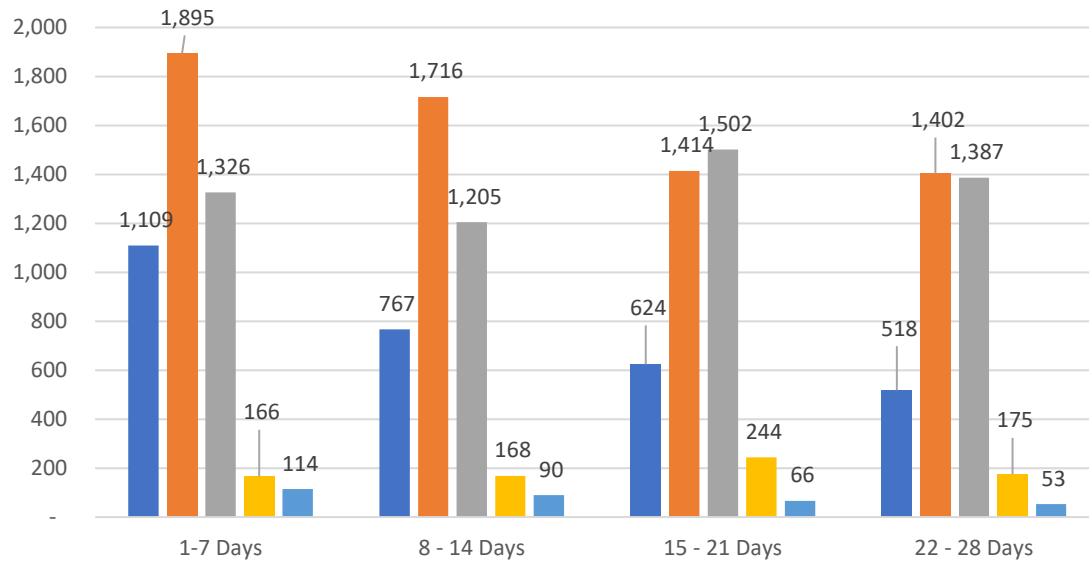


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOMES

Monday, July 20, 2020

as of: 7/21/2020



	TOTALS	
	4 Weeks	AS OF MAY 31, 2020
Active	3,018	11,172
Pending	6,427	9,018
Sold*	5,420	4,112
Canceled	753	
Temp Off Market	323	

Market Changes	*Total sales in March	
	7/20/2020	% 4 Weeks Active
New Listings	201	7%
Price Increase	44	1%
Prices Decrease	138	3%
Back on Market*	77	10%

*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 Day Sold Comparison

Closed in last 7 days	\$	#
Monday, July 20, 2020	46,525,257	118
Sunday, July 19, 2020	-	0
Saturday, July 18, 2020	1,827,869	6
Friday, July 17, 2020	160,843,565	429
Thursday, July 16, 2020	88,306,270	209
Wednesday, July 15, 2020	130,537,087	347
Tuesday, July 14, 2020	84,143,298	217
TOTAL	512,183,346	1326

Closed prior year	\$	#
Saturday, July 20, 2019	4,864,509	14
Friday, July 19, 2019	126,187,384	423
Thursday, July 18, 2019	49,883,336	170
Wednesday, July 17, 2019	57,723,619	175
Tuesday, July 16, 2019	50,993,942	170
Monday, July 15, 2019	119,046,170	317
Sunday, July 14, 2019	1,602,000	7
TOTAL	410,300,960	1276

7 Day Sold Analysis

% Changed	\$	#
Prior Year	25%	4%
8 - 14 Days	13%	10%



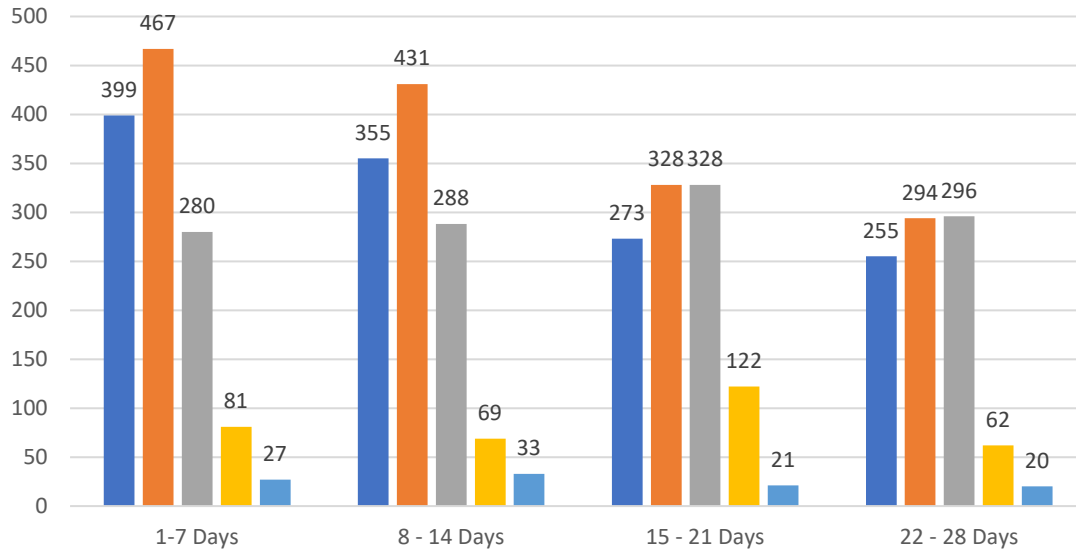


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDOMINIUM

Monday, July 20, 2020

as of: 7/21/2020



7 Day Sold Comparison

	TOTALS	
	4 Weeks	AS OF MAY 31, 2020
Active	1,282	5,711
Pending	1,520	2,967
Sold*	1,192	1,315
Canceled	334	
Temp Off Market	101	

Market Changes	7/20/2020	% 4 Weeks Active
New Listings	48	4%
Price Increase	6	0%
Prices Decrease	57	5%
Back on Market*	27	8%

*Total sales in March
*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

Closed in last 7 days	\$	#
Monday, July 20, 2020	6,949,230	25
Sunday, July 19, 2020	-	0
Saturday, July 18, 2020	532,000	3
Friday, July 17, 2020	34,083,411	91
Thursday, July 16, 2020	15,351,500	39
Wednesday, July 15, 2020	29,617,663	80
Tuesday, July 14, 2020	11,696,750	42
Total	98,230,554	280

Closed prior year	\$	#
Saturday, July 20, 2019	1,580,495	7
Friday, July 19, 2019	17,439,300	96
Thursday, July 18, 2019	9,072,580	38
Wednesday, July 17, 2019	9,683,000	39
Tuesday, July 16, 2019	11,247,620	37
Monday, July 15, 2019	24,164,618	89
Sunday, July 14, 2019	381,000	2
Total	73,568,613	308

7 Day Sold Analysis

% Changed	\$	#
Prior Year	34%	-9%
8 - 14 Days	14%	-23%



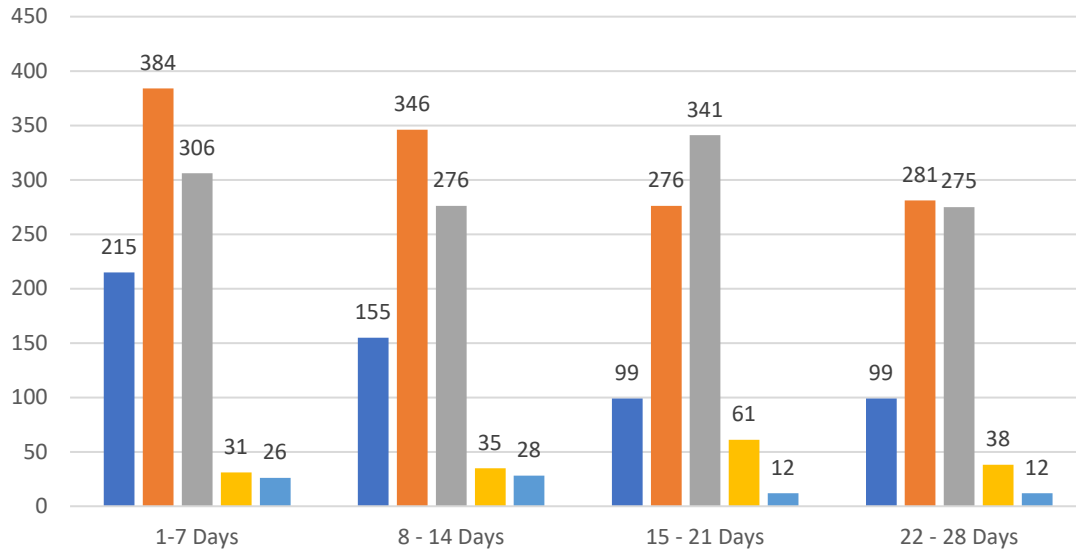


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOMES

Monday, July 20, 2020

as of: 7/21/2020



	TOTALS	
	4 Weeks	AS OF MAY 31, 2020
Active	568	2,169
Pending	1,287	1,630
Sold*	1,198	786
Canceled	165	
Temp Off Market	78	

Market Changes	7/20/2020	% 4 Weeks Active
New Listings	44	8%
Price Increase	8	1%
Prices Decrease	30	3%
Back on Market*	13	8%

*Total sales in March

*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 Day Sold Comparison

Closed in last 7 days	\$	#
Monday, July 20, 2020	9,245,390	24
Sunday, July 19, 2020	-	0
Saturday, July 18, 2020	511,200	2
Friday, July 17, 2020	36,918,200	106
Thursday, July 16, 2020	20,629,478	49
Wednesday, July 15, 2020	32,568,650	84
Tuesday, July 14, 2020	15,793,162	41
TOTAL	115,666,080	306

Closed prior year	\$	#
Saturday, July 20, 2019	810,000	3
Friday, July 19, 2019	31,852,000	102
Thursday, July 18, 2019	9,283,900	36
Wednesday, July 17, 2019	15,793,300	50
Tuesday, July 16, 2019	12,064,672	40
Monday, July 15, 2019	32,262,700	75
Sunday, July 14, 2019	909,900	4
TOTAL	102,976,472	310

7 Day Sold Analysis

% Changed	\$	#
Prior Year	12%	-1%
8 - 14 Days	10%	11%



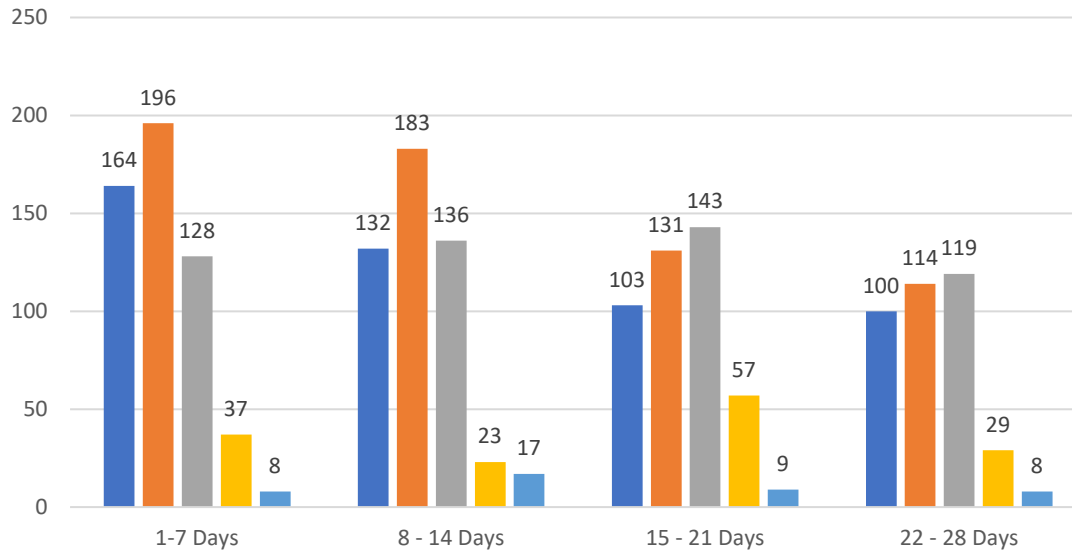


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDOMINIUM

Monday, July 20, 2020

as of: 7/21/2020



		TOTALS	
		4 Weeks	AS OF MAY 31, 2020
Active		499	2,188
Pending		624	1037
Sold*		526	467
Canceled		146	
Temp Off Market		42	

Market Changes	7/20/2020	% 4 Weeks Active
New Listings	27	5%
Price Increase	4	1%
Prices Decrease	30	6%
Back on Market*	9	6%

*Total sales in March
*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 Day Sold Comparison

Closed in last 7 days	\$	#
Monday, July 20, 2020	2,962,900	13
Sunday, July 19, 2020	-	0
Saturday, July 18, 2020	278,000	1
Friday, July 17, 2020	12,372,400	33
Thursday, July 16, 2020	9,703,000	23
Wednesday, July 15, 2020	16,323,000	40
Tuesday, July 14, 2020	6,767,300	18
Total	48,406,600	128

Closed prior year	\$	#
Saturday, July 20, 2019	288,500	2
Friday, July 19, 2019	9,163,500	48
Thursday, July 18, 2019	4,445,780	15
Wednesday, July 17, 2019	2,460,000	17
Tuesday, July 16, 2019	4,474,000	15
Monday, July 15, 2019	12,043,968	44
Sunday, July 14, 2019	231,000	1
Total	33,106,748	142

7 Day Sold Analysis

% Changed	\$	#
Prior Year	46%	-10%
8 - 14 Days	32%	-6%



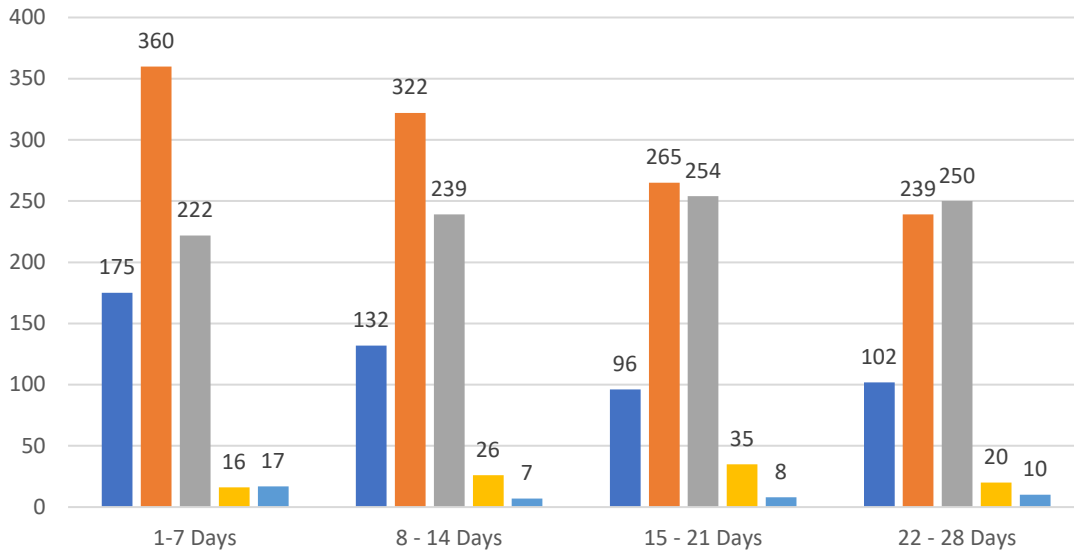


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOMES

Monday, July 20, 2020

as of: 7/21/2020



	TOTALS	
	4 Weeks	AS OF MAY 31, 2020
Active	505	1,746
Pending	1,186	1,534
Sold*	965	774
Canceled	97	
Temp Off Market	42	

Market Changes	7/20/2020	% 4 Weeks Active
New Listings	52	10%
Price Increase	10	1%
Prices Decrease	19	2%
Back on Market*	11	11%

*Total sales in March
*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 Day Sold Comparison

Closed in last 7 days	\$	#
Monday, July 20, 2020	5,492,470	20
Sunday, July 19, 2020	-	0
Saturday, July 18, 2020	533,669	1
Friday, July 17, 2020	19,997,149	69
Thursday, July 16, 2020	9,390,345	33
Wednesday, July 15, 2020	17,977,866	68
Tuesday, July 14, 2020	9,521,004	31
TOTAL	62,912,503	222

Closed prior year	\$	#
Saturday, July 20, 2019	290,000	1
Friday, July 19, 2019	15,984,285	69
Thursday, July 18, 2019	8,618,389	34
Wednesday, July 17, 2019	3,830,900	18
Tuesday, July 16, 2019	6,706,828	32
Monday, July 15, 2019	15,828,388	57
Sunday, July 14, 2019	395,600	2
TOTAL	51,654,390	213

7 Day Sold Analysis

% Changed	\$	#
Prior Year	22%	4%
8 - 14 Days	-1%	-7%



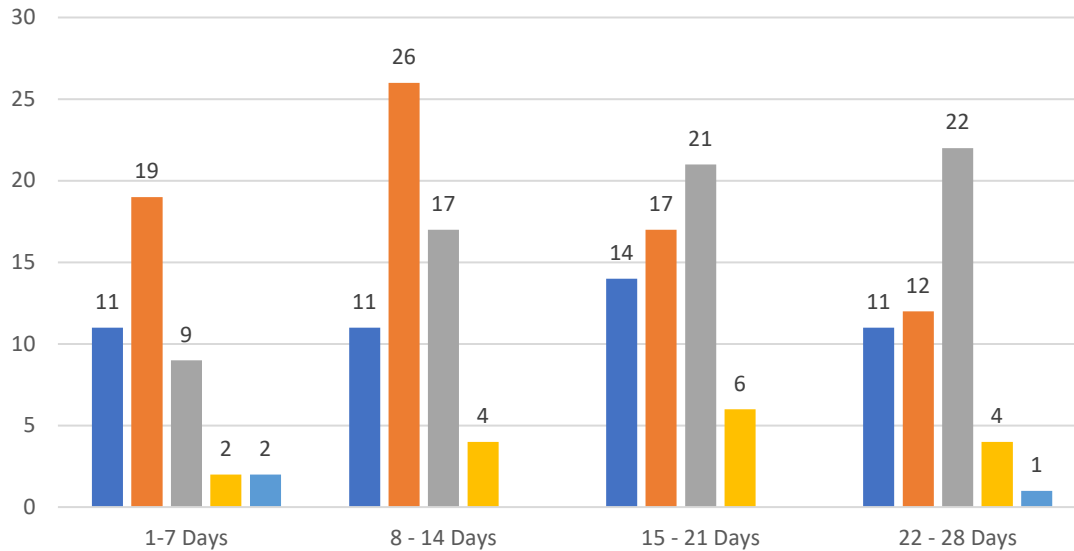


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDOMINIUM

Monday, July 20, 2020

as of: 7/21/2020



7 Day Sold Comparison

Closed in last 7 days	\$	#
Monday, July 20, 2020	51,500	1
Sunday, July 19, 2020	-	0
Saturday, July 18, 2020	-	0
Friday, July 17, 2020	-	0
Thursday, July 16, 2020	160,000	1
Wednesday, July 15, 2020	717,000	5
Tuesday, July 14, 2020	240,900	2
Total	1,169,400	9

Closed prior year	\$	#
Saturday, July 20, 2019	-	0
Friday, July 19, 2019	455,500	5
Thursday, July 18, 2019	53,300	1
Wednesday, July 17, 2019	114,500	1
Tuesday, July 16, 2019	131,300	2
Monday, July 15, 2019	878,300	5
Sunday, July 14, 2019	-	0
Total	1,632,900	14

	TOTALS	
	4 Weeks	AS OF MAY 31, 2020
Active	47	458
Pending	74	308
Sold*	69	152
Canceled	16	
Temp Off Market	3	

Market Changes	7/20/2020	% 4 Weeks Active
New Listings	0	0%
Price Increase	0	0%
Prices Decrease	2	3%
Back on Market*	2	13%

*Total sales in March
*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-28%	-36%
8 - 14 Days	-36%	-47%



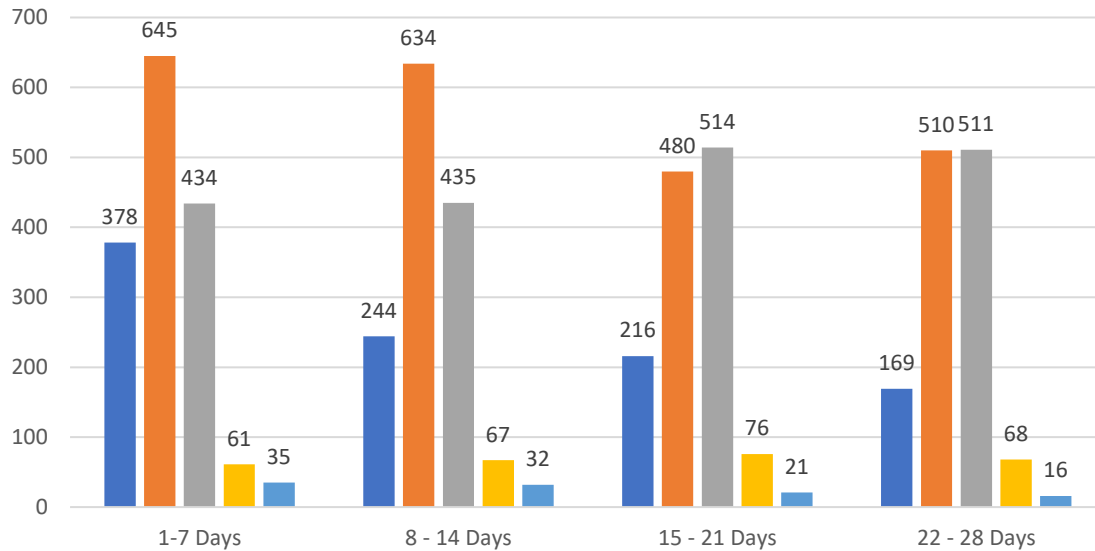


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOMES

Monday, July 20, 2020

as of: 7/21/2020



	TOTALS	
	4 Weeks	AS OF MAY 31, 2020
Active	1,007	3,146
Pending	2,269	3,468
Sold*	1,894	1,518
Canceled	272	
Temp Off Market	104	

Market Changes	7/20/2020	% 4 Weeks Active
New Listings	54	5%
Price Increase	15	1%
Prices Decrease	48	3%
Back on Market*	28	10%

*Total sales in March
*Back on Market can be from these sources - Pending, Temp Off Market, Canceled and Expired Listing)

7 Day Sold Comparison

Closed in last 7 days	\$	#
Monday, July 20, 2020	14,504,141	35
Sunday, July 19, 2020	-	0
Saturday, July 18, 2020	365,000	1
Friday, July 17, 2020	63,880,574	151
Thursday, July 16, 2020	34,150,055	72
Wednesday, July 15, 2020	33,824,390	97
Tuesday, July 14, 2020	26,183,329	78
TOTAL	172,907,489	434

Closed prior year	\$	#
Saturday, July 20, 2019	2,780,456	8
Friday, July 19, 2019	51,129,441	172
Thursday, July 18, 2019	16,666,157	57
Wednesday, July 17, 2019	16,121,809	52
Tuesday, July 16, 2019	15,445,915	59
Monday, July 15, 2019	41,734,178	110
Sunday, July 14, 2019	-	0
TOTAL	143,877,956	458

7 Day Sold Analysis

% Changed	\$	#
Prior Year	20%	-5%
8 - 14 Days	8%	0%



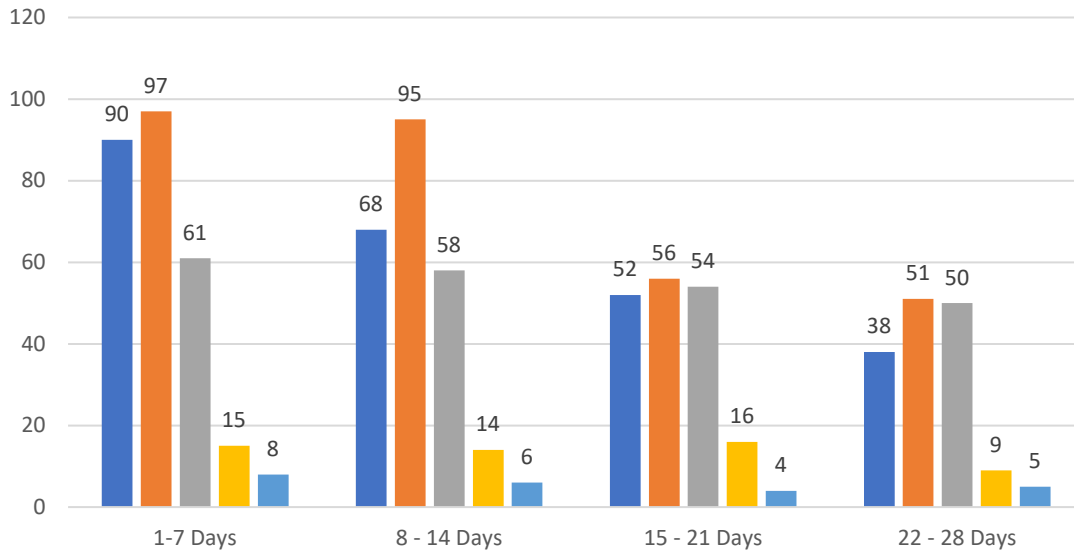


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDOMINIUM

Monday, July 20, 2020

as of: 7/21/2020



7 Day Sold Comparison

Closed in last 7 days	\$	#
Monday, July 20, 2020	964,750	5
Sunday, July 19, 2020	-	0
Saturday, July 18, 2020	254,000	2
Friday, July 17, 2020	9,931,011	28
Thursday, July 16, 2020	523,300	4
Wednesday, July 15, 2020	2,345,800	11
Tuesday, July 14, 2020	2,613,550	11
TOTAL	16,632,411	61

Closed prior year	\$	#
Saturday, July 20, 2019	391,500	2
Friday, July 19, 2019	3,749,400	22
Thursday, July 18, 2019	1,589,000	8
Wednesday, July 17, 2019	622,000	3
Tuesday, July 16, 2019	735,900	5
Monday, July 15, 2019	4,216,600	20
Sunday, July 14, 2019	-	0
TOTAL	11,304,400	60

	TOTALS	
	4 Weeks	AS OF MAY 31, 2020
Active	248	1,013
Pending	299	858
Sold*	223	399
Canceled	54	
Temp Off Market	23	

Market Changes	7/20/2020	% 4 Weeks Active
New Listings	6	2%
Price Increase	1	0%
Prices Decrease	11	5%
Back on Market*	11	20%

*Total sales in March
*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 Day Sold Analysis

% Changed	\$	#
Prior Year	47%	2%
8 - 14 Days	17%	-55%



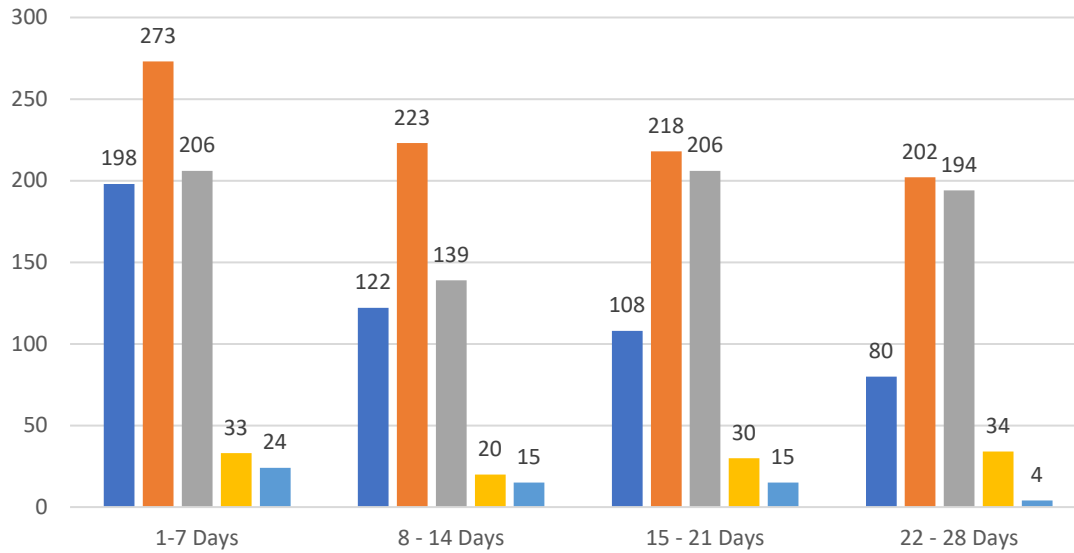


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOMES

Monday, July 20, 2020

as of: 7/21/2020



		TOTALS	
		4 Weeks	AS OF MAY 31, 2020
Active		508	2,422
Pending		916	1,330
Sold*		745	602
Canceled		117	
Temp Off Market		58	

Market Changes		7/20/2020	% 4 Weeks Active
New Listings		24	5%
Price Increase		9	1%
Prices Decrease		21	3%
Back on Market*		17	15%

*Total sales in March
*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 Day Sold Comparison

Closed in last 7 days	\$	#
Monday, July 20, 2020	6,481,095	21
Sunday, July 19, 2020	-	0
Saturday, July 18, 2020	250,000	1
Friday, July 17, 2020	24,139,769	58
Thursday, July 16, 2020	15,824,999	34
Wednesday, July 15, 2020	20,083,340	47
Tuesday, July 14, 2020	21,681,198	45
Total	88,460,401	206

Closed prior year	\$	#
Saturday, July 20, 2019	584,053	1
Friday, July 19, 2019	13,853,830	42
Thursday, July 18, 2019	8,857,914	25
Wednesday, July 17, 2019	12,610,625	32
Tuesday, July 16, 2019	9,729,776	24
Monday, July 15, 2019	15,210,100	40
Sunday, July 14, 2019	296,500	1
Total	61,142,798	165

7 Day Sold Analysis

% Changed	\$	#
Prior Year	45%	25%
8 - 14 Days	57%	48%



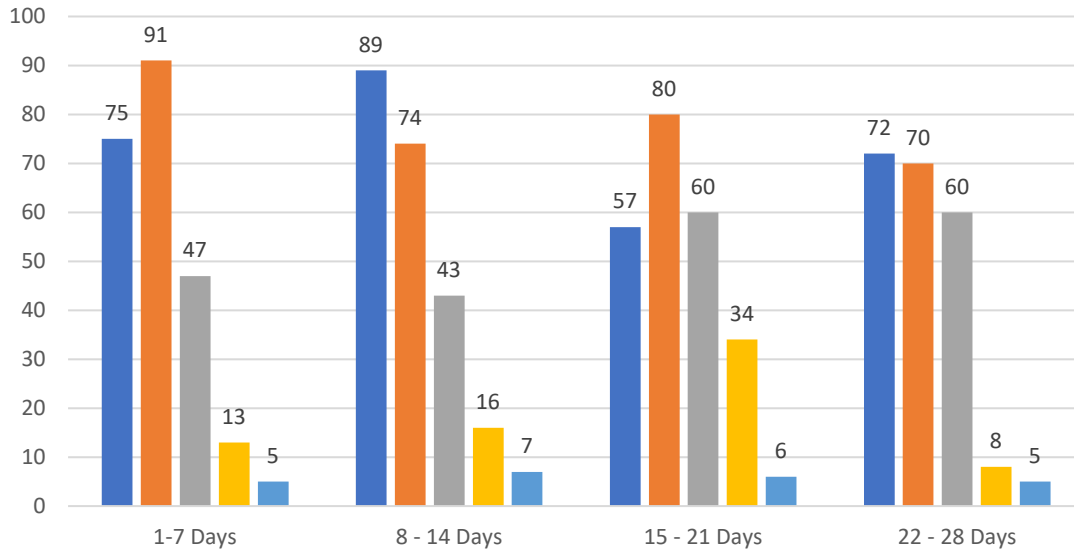


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDOMINIUM

Monday, July 20, 2020

as of: 7/21/2020



7 Day Sold Comparison

Closed in last 7 days	\$	#
Monday, July 20, 2020	2,135,000	4
Sunday, July 19, 2020	-	0
Saturday, July 18, 2020	-	0
Friday, July 17, 2020	7,921,200	18
Thursday, July 16, 2020	4,416,700	7
Wednesday, July 15, 2020	6,756,000	13
Tuesday, July 14, 2020	914,000	5
TOTAL	22,142,900	47

Closed prior year	\$	#
Saturday, July 20, 2019	-	0
Friday, July 19, 2019	3,164,000	15
Thursday, July 18, 2019	517,500	3
Wednesday, July 17, 2019	4,624,000	10
Tuesday, July 16, 2019	3,974,000	9
Monday, July 15, 2019	5,404,750	12
Sunday, July 14, 2019	150,000	1
TOTAL	17,834,250	50

	TOTALS	
	4 Weeks	AS OF MAY 31, 2020
Active	293	1,252
Pending	315	491
Sold*	210	172
Canceled	71	
Temp Off Market	23	

Market Changes	7/20/2020	% 4 Weeks Active
New Listings	7	2%
Price Increase	0	0%
Prices Decrease	9	4%
Back on Market*	4	6%

*Total sales in March
*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 Day Sold Analysis

% Changed	\$	#
Prior Year	24%	-6%
8 - 14 Days	-9%	9%



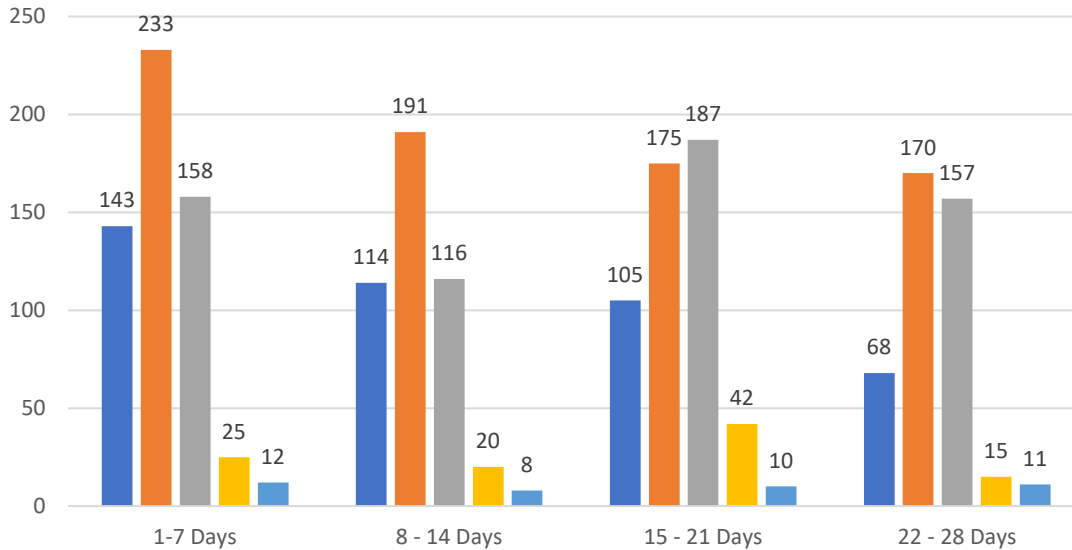


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOMES

Monday, July 20, 2020

as of: 7/21/2020



7 Day Sold Comparison

Closed in last 7 days	\$	#
Monday, July 20, 2020	10,802,161	18
Sunday, July 19, 2020	-	0
Saturday, July 18, 2020	168,000	1
Friday, July 17, 2020	15,907,873	45
Thursday, July 16, 2020	8,311,393	21
Wednesday, July 15, 2020	26,082,841	51
Tuesday, July 14, 2020	10,964,605	22
TOTAL	72,236,873	158

Closed prior year	\$	#
Saturday, July 20, 2019	400,000	1
Friday, July 19, 2019	13,367,828	38
Thursday, July 18, 2019	6,456,976	18
Wednesday, July 17, 2019	9,366,985	23
Tuesday, July 16, 2019	7,046,751	15
Monday, July 15, 2019	14,010,804	35
Sunday, July 14, 2019	-	0
TOTAL	50,649,344	130

	TOTALS	
	4 Weeks	AS OF MAY 31, 2020
Active	430	1,689
Pending	769	1056
Sold*	618	432
Canceled	102	
Temp Off Market	41	

Market Changes	7/20/2020	% 4 Weeks Active
New Listings	27	6%
Price Increase	2	0%
Prices Decrease	20	3%
Back on Market*	8	8%

*Total sales in March
*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 Day Sold Analysis

% Changed	\$	#
Prior Year	43%	22%
8 - 14 Days	7%	36%



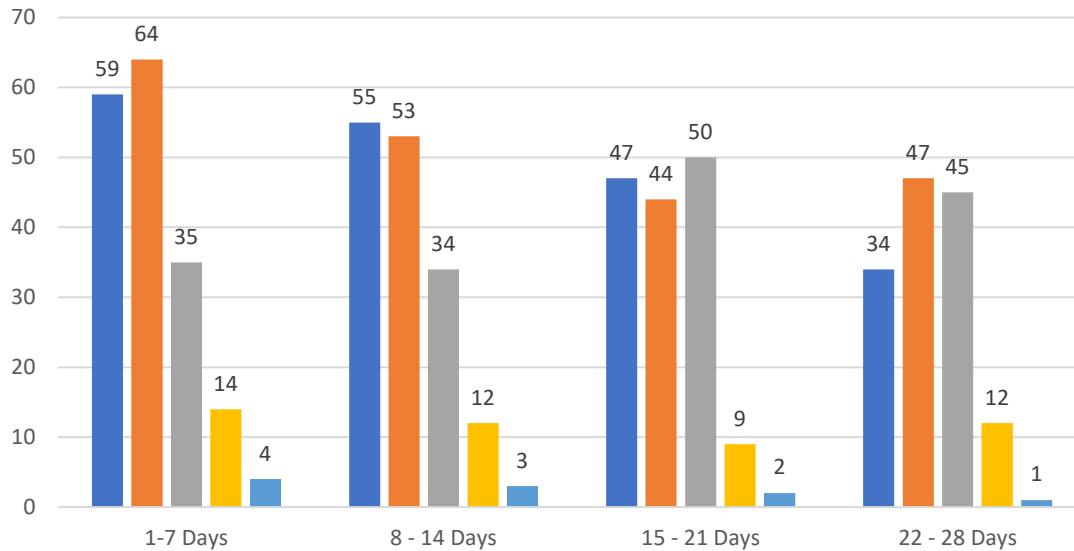


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDOMINIUM

Monday, July 20, 2020

as of: 7/21/2020



7 Day Sold Comparison

Closed in last 7 days	\$	#
Monday, July 20, 2020	835,080	2
Sunday, July 19, 2020	-	0
Saturday, July 18, 2020	-	0
Friday, July 17, 2020	3,858,800	12
Thursday, July 16, 2020	548,500	4
Wednesday, July 15, 2020	3,475,863	11
Tuesday, July 14, 2020	1,161,000	6
TOTAL	9,879,243	35

Closed prior year	\$	#
Saturday, July 20, 2019	900,495	3
Friday, July 19, 2019	906,900	6
Thursday, July 18, 2019	2,467,000	11
Wednesday, July 17, 2019	1,862,500	8
Tuesday, July 16, 2019	1,932,420	6
Monday, July 15, 2019	1,621,000	8
Sunday, July 14, 2019	-	0
TOTAL	9,690,315	42

	TOTALS	
	4 Weeks	AS OF MAY 31, 2020
Active	195	800
Pending	208	273
Sold*	164	125
Canceled	47	
Temp Off Market	10	

Market Changes	7/20/2020	% 4 Weeks Active
New Listings	8	4%
Price Increase	1	0%
Prices Decrease	5	3%
Back on Market*	1	2%

*Total sales in March
*Back on Market can be from these sources - Pending, Temp Off Market, Cancelled and Expired Listing)

7 Day Sold Analysis

% Changed	\$	#
Prior Year	2%	-17%
8 - 14 Days	5%	3%

