



4 WEEK REAL ESTATE MARKET REPORT

Monday, August 10, 2020

As of: Tuesday, August 11, 2020

- 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

Monday, August 10, 2020

as of: 8/11/2020

Day 1	Monday, August 10, 2020
Day 2	Sunday, August 09, 2020
Day 3	Saturday, August 08, 2020
Day 4	Friday, August 07, 2020
Day 5	Thursday, August 06, 2020
Day 6	Wednesday, August 05, 2020
Day 7	Tuesday, August 04, 2020
Day 8	Monday, August 03, 2020
Day 9	Sunday, August 02, 2020
Day 10	Saturday, August 01, 2020
Day 11	Friday, July 31, 2020
Day 12	Thursday, July 30, 2020
Day 13	Wednesday, July 29, 2020
Day 14	Tuesday, July 28, 2020
Day 15	Monday, July 27, 2020
Day 16	Sunday, July 26, 2020
Day 17	Saturday, July 25, 2020
Day 18	Friday, July 24, 2020
Day 19	Thursday, July 23, 2020
Day 20	Wednesday, July 22, 2020
Day 21	Tuesday, July 21, 2020
Day 22	Monday, July 20, 2020
Day 23	Sunday, July 19, 2020
Day 24	Saturday, July 18, 2020
Day 25	Friday, July 17, 2020
Day 26	Thursday, July 16, 2020
Day 27	Wednesday, July 15, 2020
Day 28	Tuesday, July 14, 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, August 10, 2020
 Day 28: Tuesday, July 14, 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

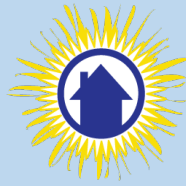
Day 1's New Listings, Price Increase, Price Decreases and Back on Market

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

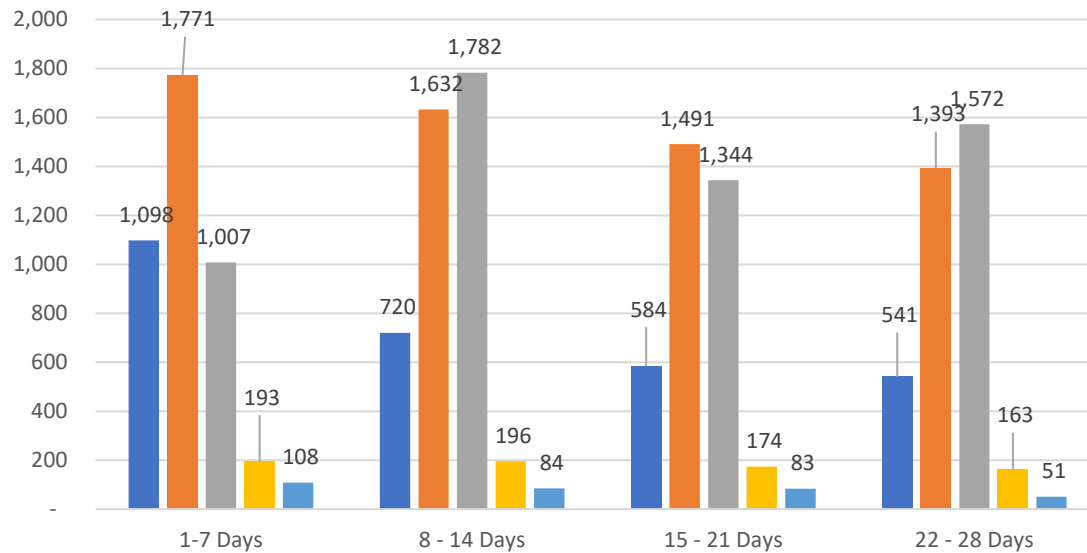


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOMES

Monday, August 10, 2020

as of: 8/11/2020



TOTALS		
	4 Weeks	AS OF MA
Active	2,943	11,
Pending	6,287	9,
Sold*	5,705	4,
Canceled	726	
Temp Off Market	326	

Market Changes	8/10/2020	% 4 Weeks
New Listings	196	7%
Price Increase	34	1%
Prices Decrease	144	3%
Back on Market*	75	10%

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

7 Day Sold Comparison

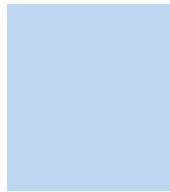
Closed in last 7 days	\$	#
Monday, August 10, 2020	43,457,124	102
Sunday, August 09, 2020	520,000	1
Saturday, August 08, 2020	2,672,000	5
Friday, August 07, 2020	146,175,527	383
Thursday, August 06, 2020	54,292,734	160
Wednesday, August 05, 2020	76,122,742	180
Tuesday, August 04, 2020	78,827,259	176
TOTAL	402,067,386	1007

Closed prior year	\$	#
Saturday, August 10, 2019	1,598,285	6
Friday, August 09, 2019	123,808,044	355
Thursday, August 08, 2019	55,221,078	170
Wednesday, August 07, 2019	41,072,985	131
Tuesday, August 06, 2019	53,768,242	146
Monday, August 05, 2019	86,649,984	226
Sunday, August 04, 2019	2,404,800	9
TOTAL	364,523,418	1043

7 Day Sold Analy

% Changed	\$
Prior Year	10%
8 - 14 Days	-43%





AY 31, 2020

,172

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112

March

Active

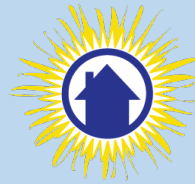
Off Market,

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-3%

-43%

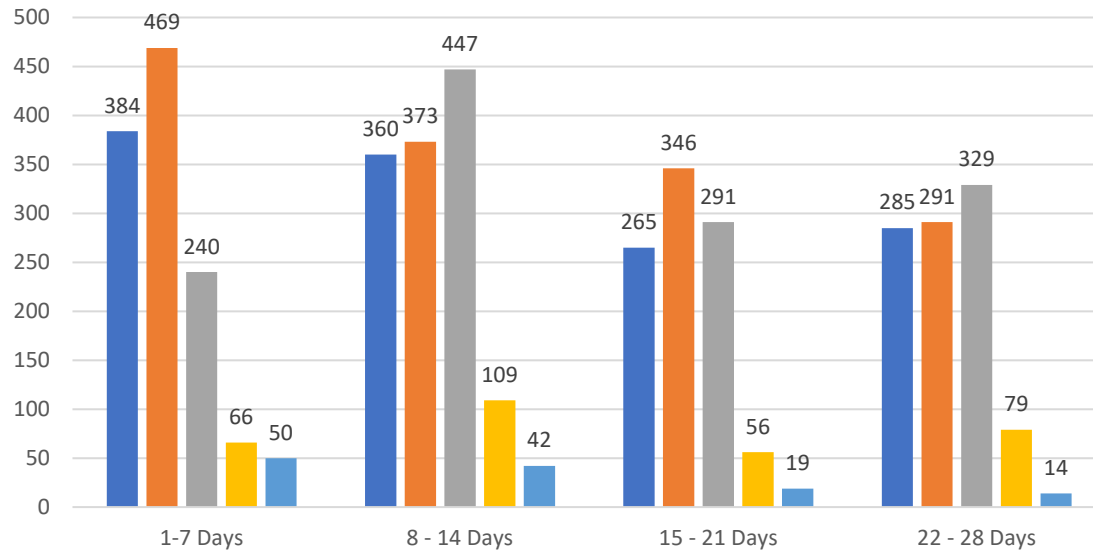


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDOMINIUM

Monday, August 10, 2020

as of: 8/11/2020



TOTALS		
	4 Weeks	AS OF MA
Active	1,294	5,
Pending	1,479	2,
Sold*	1,307	1,
Canceled	310	
Temp Off Market	125	

Market Changes	8/10/2020	% 4 Weeks
New Listings	55	4%
Price Increase	8	1%
Prices Decrease	49	4%
Back on Market*	18	6%

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

7 Day Sold Comparison

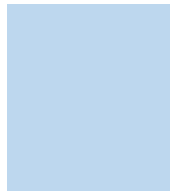
Closed in last 7 days	\$	#
Monday, August 10, 2020	9,163,250	33
Sunday, August 09, 2020	-	0
Saturday, August 08, 2020	298,500	2
Friday, August 07, 2020	20,742,238	76
Thursday, August 06, 2020	16,672,080	43
Wednesday, August 05, 2020	11,946,147	49
Tuesday, August 04, 2020	12,297,599	37
TOTAL	71,119,814	240

Closed prior year	\$	#
Saturday, August 10, 2019	318,900	3
Friday, August 09, 2019	27,075,779	75
Thursday, August 08, 2019	13,874,550	33
Wednesday, August 07, 2019	10,200,550	41
Tuesday, August 06, 2019	6,803,700	31
Monday, August 05, 2019	9,954,927	42
Sunday, August 04, 2019	-	0
TOTAL	68,228,406	225

7 Day Sold Analy

% Changed	\$
Prior Year	4%
8 - 14 Days	-39%





AY 31, 2020

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967

315

March

Active

Off Market,

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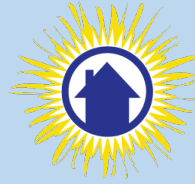


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7%

-57%

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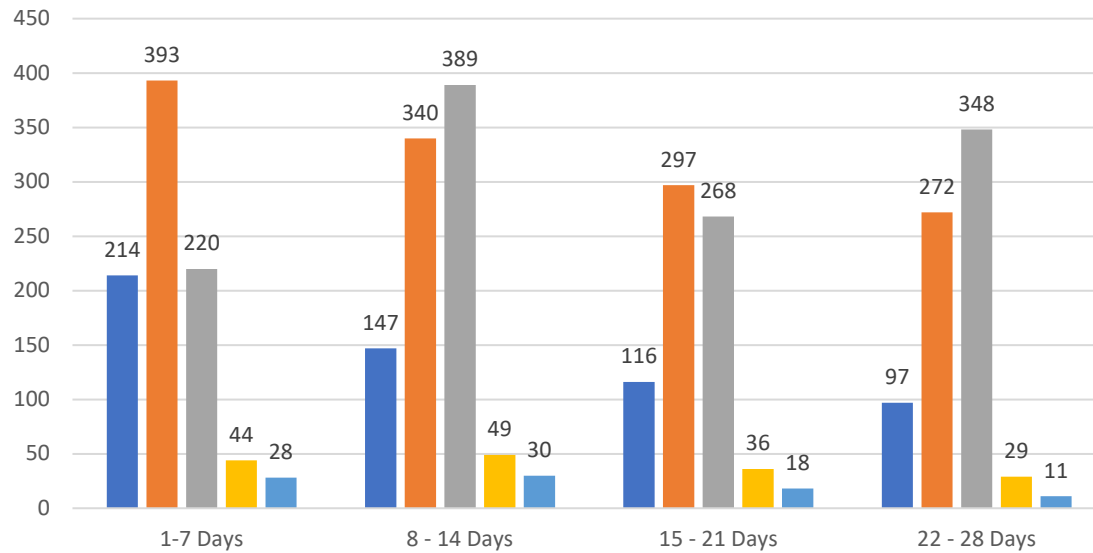


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOMES

Monday, August 10, 2020

as of: 8/11/2020



TOTALS		
	4 Weeks	AS OF MA
Active	574	2,
Pending	1,302	1,
Sold*	1,225	7
Canceled	158	
Temp Off Market	87	

Market Changes	8/10/2020	% 4 Weeks
New Listings	46	8%
Price Increase	3	0%
Prices Decrease	26	2%
Back on Market*	15	9%

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

7 Day Sold Comparison

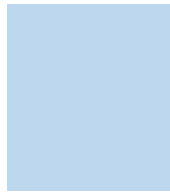
Closed in last 7 days	\$	#
Monday, August 10, 2020	8,269,300	19
Sunday, August 09, 2020	-	0
Saturday, August 08, 2020	562,000	3
Friday, August 07, 2020	40,030,590	98
Thursday, August 06, 2020	11,026,453	33
Wednesday, August 05, 2020	11,785,900	33
Tuesday, August 04, 2020	18,638,378	34
Total	90,312,621	220

Closed prior year	\$	#
Saturday, August 10, 2019	155,000	1
Friday, August 09, 2019	33,706,880	87
Thursday, August 08, 2019	15,427,150	50
Wednesday, August 07, 2019	6,224,635	21
Tuesday, August 06, 2019	12,361,400	32
Monday, August 05, 2019	10,222,800	38
Sunday, August 04, 2019	649,000	2
Total	78,746,865	231

7 Day Sold Analy

% Changed	\$
Prior Year	15%
8 - 14 Days	-47%





AY 31, 2020

169

630

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March

Active

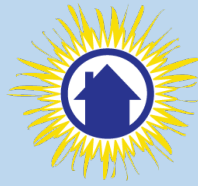
Off Market,

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-5%

-43%

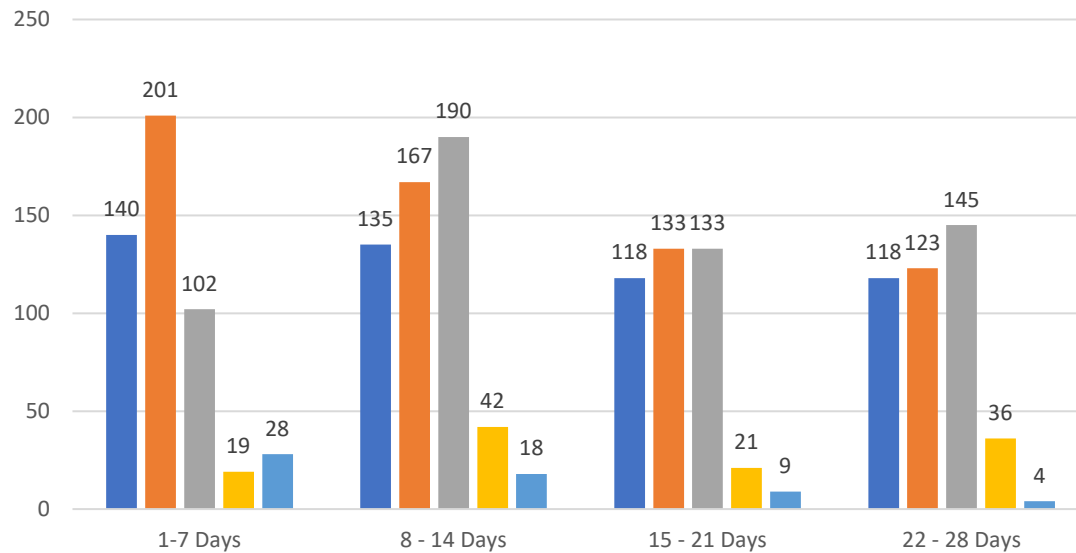


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDOMINIUM

Monday, August 10, 2020

as of: 8/11/2020



		TOTALS	
		4 Weeks	AS OF MA
Active		511	2,
Pending		624	10
Sold*		570	4
Canceled		118	
Temp Off Market		59	

		*Total sales in	
Market Changes	8/10/2020	% 4 Weeks	
New Listings	27	5%	
Price Increase	7	1%	
Prices Decrease	26	5%	
Back on Market*	9	8%	

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

7 Day Sold Comparison

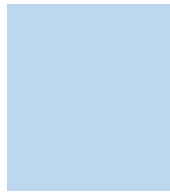
Closed in last 7 days	\$	#
Monday, August 10, 2020	2,957,450	12
Sunday, August 09, 2020	-	0
Saturday, August 08, 2020	-	0
Friday, August 07, 2020	11,264,788	33
Thursday, August 06, 2020	10,090,800	17
Wednesday, August 05, 2020	4,434,798	19
Tuesday, August 04, 2020	7,650,699	21
TOTAL	36,398,535	102

Closed prior year	\$	#
Saturday, August 10, 2019	88,900	1
Friday, August 09, 2019	7,050,004	32
Thursday, August 08, 2019	4,541,500	12
Wednesday, August 07, 2019	5,203,150	23
Tuesday, August 06, 2019	2,779,500	12
Monday, August 05, 2019	2,531,750	19
Sunday, August 04, 2019	-	0
TOTAL	22,194,804	99

7 Day Sold Analy

% Changed	\$
Prior Year	64%
8 - 14 Days	-29%





AY 31, 2020

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March

Active

Off Market,

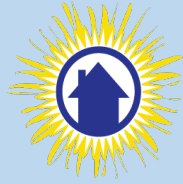
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3%

-46%

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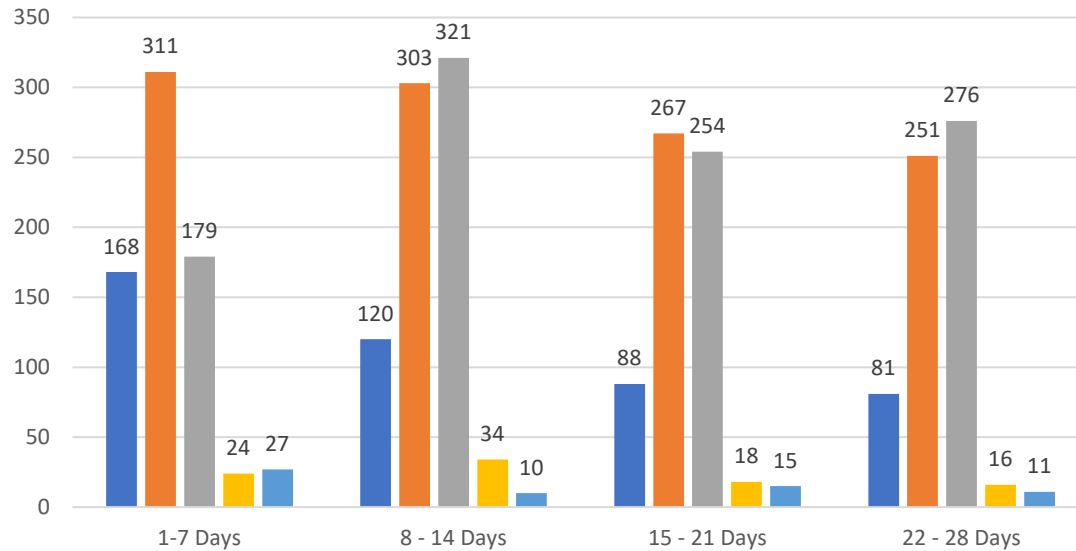


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOMES

Monday, August 10, 2020

as of: 8/11/2020



		TOTALS	
		4 Weeks	AS OF MA
Active		457	1,
Pending		1,132	1,
Sold*		1,030	7
Canceled		92	
Temp Off Market		63	

		*Total sales in	
Market Changes	8/10/2020	% 4 Weeks	
New Listings	24	5%	
Price Increase	7	1%	
Prices Decrease	18	2%	
Back on Market*	11	12%	

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

7 Day Sold Comparison

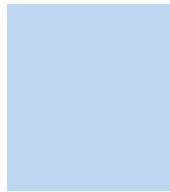
Closed in last 7 days	\$	#
Monday, August 10, 2020	4,981,594	18
Sunday, August 09, 2020	-	0
Saturday, August 08, 2020	-	0
Friday, August 07, 2020	20,694,077	72
Thursday, August 06, 2020	8,290,789	27
Wednesday, August 05, 2020	8,585,932	29
Tuesday, August 04, 2020	8,519,362	33
Total	51,071,754	179

Closed prior year	\$	#
Saturday, August 10, 2019	625,285	3
Friday, August 09, 2019	16,372,900	61
Thursday, August 08, 2019	5,646,992	20
Wednesday, August 07, 2019	7,009,948	24
Tuesday, August 06, 2019	4,639,330	20
Monday, August 05, 2019	7,090,790	30
Sunday, August 04, 2019	439,500	3
Total	41,824,745	161

7 Day Sold Analy

% Changed	\$
Prior Year	22%
8 - 14 Days	-40%





AY 31, 2020

746

534

74

March

Active

Off Market,

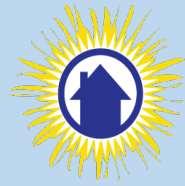
asis



11%

-44%

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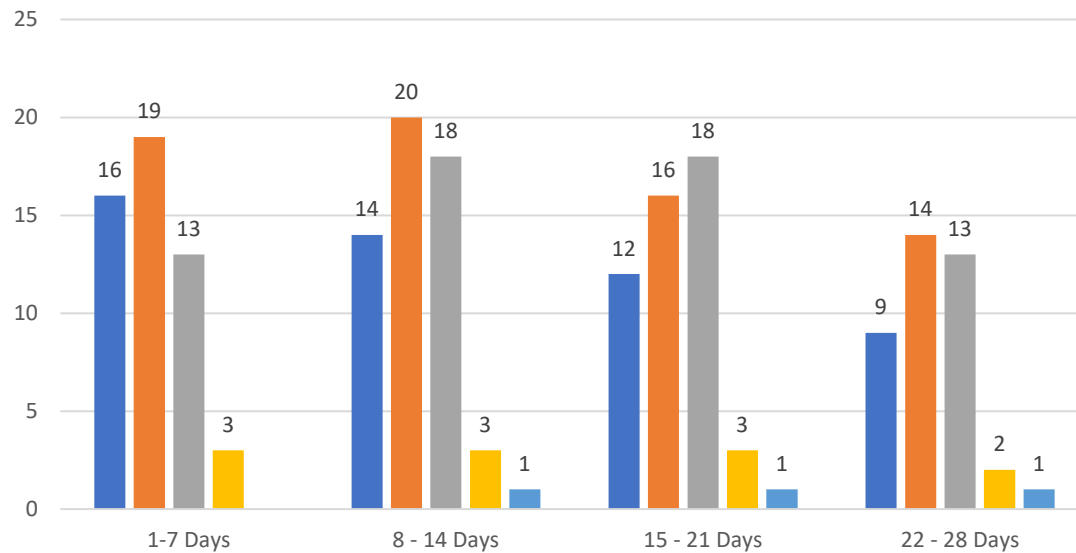


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDOMINIUM

Monday, August 10, 2020

as of: 8/11/2020



	TOTALS	
	4 Weeks	AS OF MA
Active	51	4
Pending	69	3
Sold*	62	1
Canceled	11	
Temp Off Market	3	

Market Changes	8/10/2020	% 4 Weeks
New Listings	0	0%
Price Increase	0	0%
Prices Decrease	0	0%
Back on Market*	1	9%

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

7 Day Sold Comparison

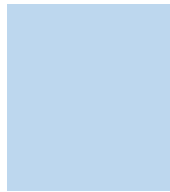
Closed in last 7 days	\$	#
Monday, August 10, 2020	-	0
Sunday, August 09, 2020	-	0
Saturday, August 08, 2020	-	0
Friday, August 07, 2020	491,100	4
Thursday, August 06, 2020	210,500	3
Wednesday, August 05, 2020	311,000	4
Tuesday, August 04, 2020	304,900	2
Total	1,317,500	13

Closed prior year	\$	#
Saturday, August 10, 2019	-	0
Friday, August 09, 2019	213,000	2
Thursday, August 08, 2019	262,000	2
Wednesday, August 07, 2019	185,000	1
Tuesday, August 06, 2019	157,500	2
Monday, August 05, 2019	206,000	3
Sunday, August 04, 2019	-	0
Total	1,023,500	10

7 Day Sold Analy

% Changed	\$
Prior Year	29%
8 - 14 Days	-29%





AY 31, 2020

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.52

March

Active

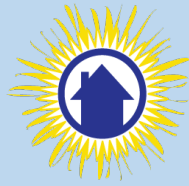
Off Market,

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-28%

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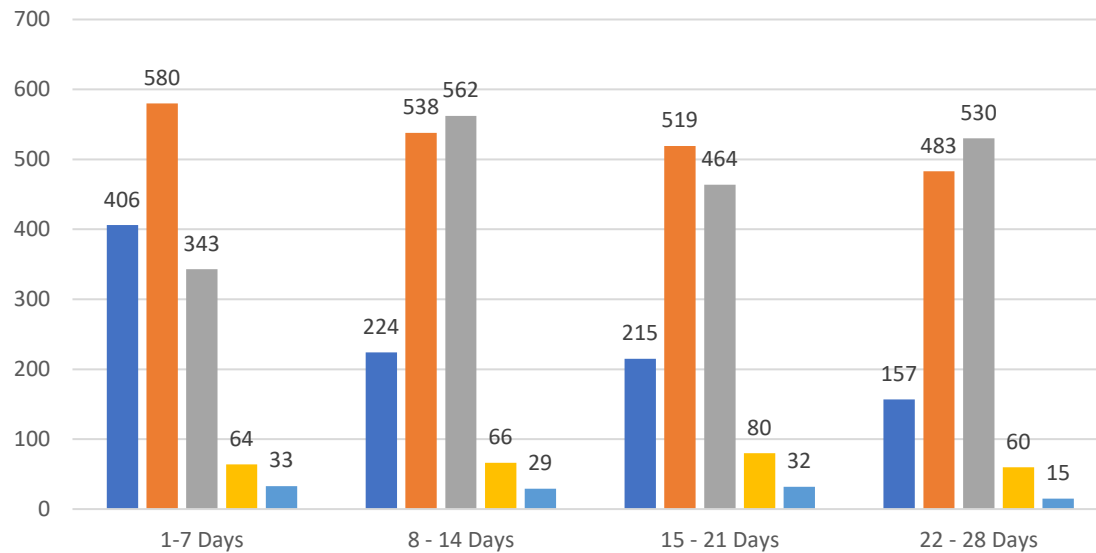


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOMES

Monday, August 10, 2020

as of: 8/11/2020



		TOTALS	
		4 Weeks	AS OF MA
Active		1,002	3,
Pending		2,120	3,
Sold*		1,899	1,
Canceled		270	
Temp Off Market		109	

		*Total sales in	
Market Changes	8/10/2020	% 4 Weeks	
New Listings	68	7%	
Price Increase	15	1%	
Prices Decrease	53	3%	
Back on Market*	22	8%	

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

7 Day Sold Comparison

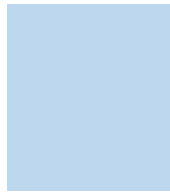
Closed in last 7 days	\$	#
Monday, August 10, 2020	14,627,300	40
Sunday, August 09, 2020	520,000	1
Saturday, August 08, 2020	2,110,000	2
Friday, August 07, 2020	40,409,256	113
Thursday, August 06, 2020	18,580,167	58
Wednesday, August 05, 2020	22,389,901	60
Tuesday, August 04, 2020	24,441,245	69
TOTAL	123,077,869	343

Closed prior year	\$	#
Saturday, August 10, 2019	818,000	2
Friday, August 09, 2019	42,703,472	124
Thursday, August 08, 2019	20,806,829	60
Wednesday, August 07, 2019	11,827,697	46
Tuesday, August 06, 2019	15,911,520	44
Monday, August 05, 2019	35,734,235	99
Sunday, August 04, 2019	619,000	2
TOTAL	128,420,753	377

7 Day Sold Analy

% Changed	\$
Prior Year	-4%
8 - 14 Days	-40%





AY 31, 2020

146

468

518

March

Active

Off Market,

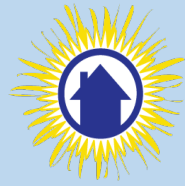
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-9%

-39%

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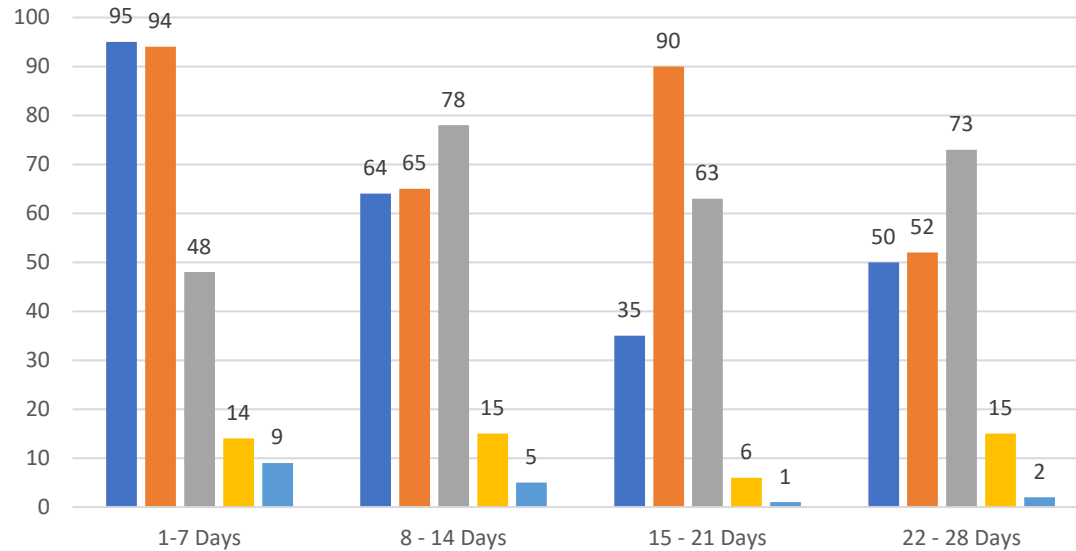


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDOMINIUM

Monday, August 10, 2020

as of: 8/11/2020



		TOTALS	
		4 Weeks	AS OF MA
Active		244	1,1
Pending		301	8
Sold*		262	3
Canceled		50	
Temp Off Market		17	

Market Changes		8/10/2020	% 4 Weeks
New Listings		9	4%
Price Increase		1	0%
Prices Decrease		9	3%
Back on Market*		3	6%

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

7 Day Sold Comparison

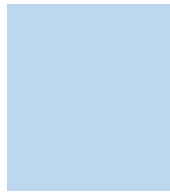
Closed in last 7 days	\$	#
Monday, August 10, 2020	1,341,300	8
Sunday, August 09, 2020	-	0
Saturday, August 08, 2020	-	0
Friday, August 07, 2020	2,153,950	15
Thursday, August 06, 2020	2,250,800	11
Wednesday, August 05, 2020	1,088,949	6
Tuesday, August 04, 2020	1,817,500	8
Total	8,652,499	48

Closed prior year	\$	#
Saturday, August 10, 2019	150,000	1
Friday, August 09, 2019	2,143,375	15
Thursday, August 08, 2019	2,522,150	8
Wednesday, August 07, 2019	2,548,900	7
Tuesday, August 06, 2019	1,093,800	10
Monday, August 05, 2019	2,001,500	9
Sunday, August 04, 2019	-	0
Total	10,459,725	50

7 Day Sold Analy

% Changed	\$
Prior Year	-17%
8 - 14 Days	-40%





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March

Active

Off Market,

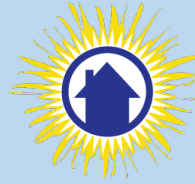
Analysis



-4%

-75%

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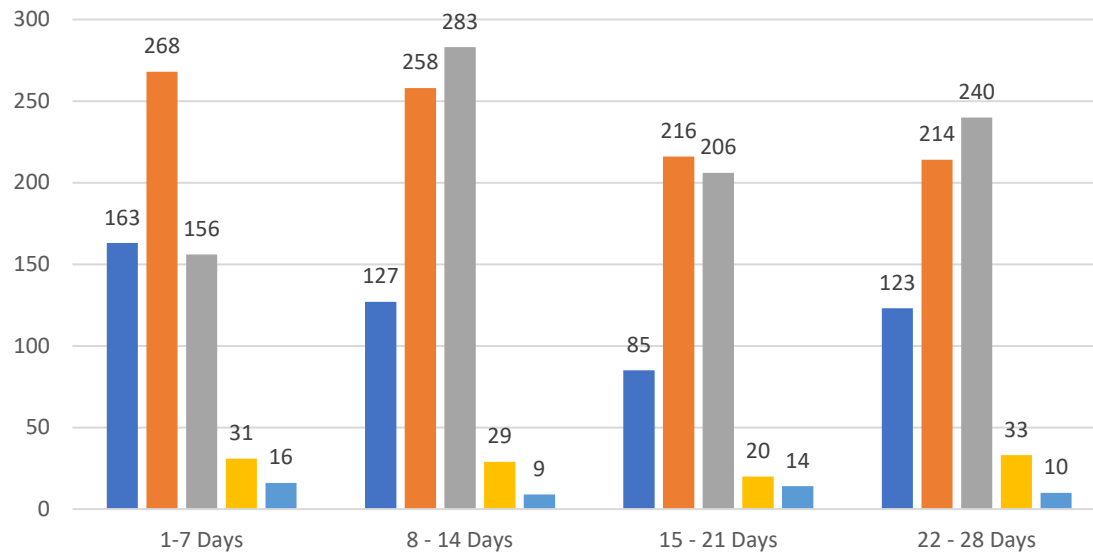


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOMES

Monday, August 10, 2020

as of: 8/11/2020



		TOTALS	
		4 Weeks	AS OF MA
Active		498	2,4
Pending		956	1,0
Sold*		885	6
Canceled		113	
Temp Off Market		49	

		*Total sales in	
Market Changes	8/10/2020	% 4 Weeks	
New Listings	35	7%	
Price Increase	6	1%	
Prices Decrease	24	3%	
Back on Market*	16	14%	

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

7 Day Sold Comparison

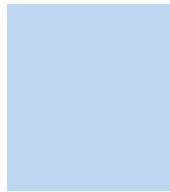
Closed in last 7 days	\$	#
Monday, August 10, 2020	11,116,930	13
Sunday, August 09, 2020	-	0
Saturday, August 08, 2020	-	0
Friday, August 07, 2020	26,265,297	57
Thursday, August 06, 2020	10,191,600	27
Wednesday, August 05, 2020	23,736,200	33
Tuesday, August 04, 2020	21,726,324	26
Total	93,036,351	156

Closed prior year	\$	#
Saturday, August 10, 2019	-	0
Friday, August 09, 2019	16,731,363	48
Thursday, August 08, 2019	5,933,917	22
Wednesday, August 07, 2019	7,392,105	18
Tuesday, August 06, 2019	10,144,992	26
Monday, August 05, 2019	17,061,295	39
Sunday, August 04, 2019	337,400	1
Total	57,601,072	154

7 Day Sold Analy

% Changed	\$
Prior Year	62%
8 - 14 Days	-31%





Y 31, 2020

422

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March

Active

Off Market,

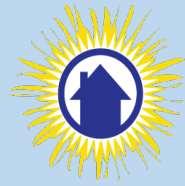
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1%

-45%

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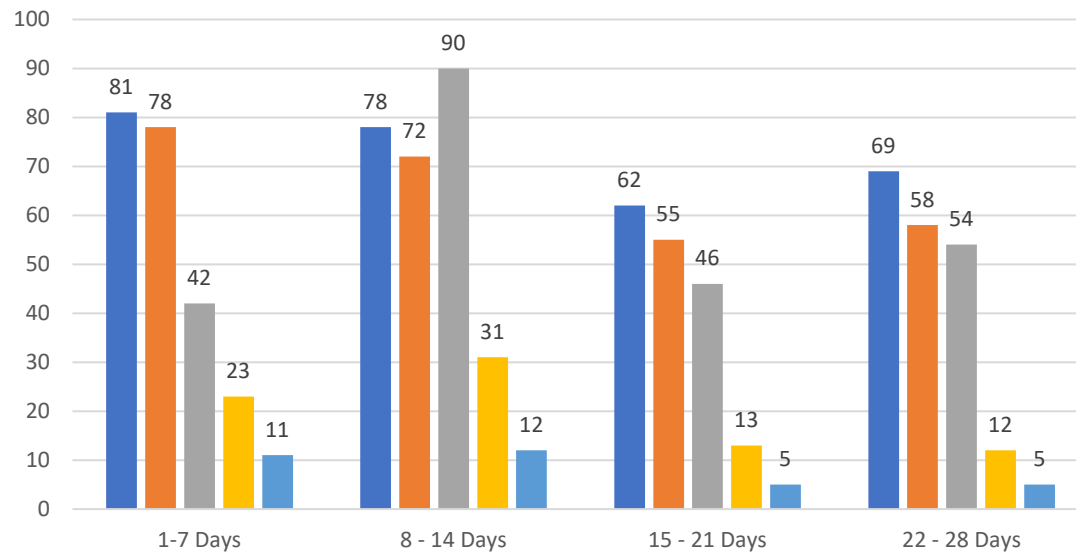


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY -CONDOMINIUM

Monday, August 10, 2020

as of: 8/11/2020



	TOTALS	
	4 Weeks	AS OF MA
Active	290	1,
Pending	263	4
Sold*	232	1
Canceled	79	
Temp Off Market	33	

Market Changes	8/10/2020	% 4 Weeks
New Listings	14	5%
Price Increase	0	0%
Prices Decrease	8	3%
Back on Market*	4	5%

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

7 Day Sold Comparison

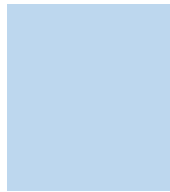
Closed in last 7 days	\$	#
Monday, August 10, 2020	2,976,500	6
Sunday, August 09, 2020	-	0
Saturday, August 08, 2020	126,000	1
Friday, August 07, 2020	3,198,500	11
Thursday, August 06, 2020	2,818,980	6
Wednesday, August 05, 2020	4,788,900	14
Tuesday, August 04, 2020	1,194,500	4
Total	15,103,380	42

Closed prior year	\$	#
Saturday, August 10, 2019	80,000	1
Friday, August 09, 2019	14,740,500	15
Thursday, August 08, 2019	6,042,500	8
Wednesday, August 07, 2019	917,500	4
Tuesday, August 06, 2019	2,237,900	5
Monday, August 05, 2019	4,778,000	8
Sunday, August 04, 2019	-	0
Total	28,796,400	41

7 Day Sold Analy

% Changed	\$
Prior Year	-48%
8 - 14 Days	-46%





AY 31, 2020

252

.91

.72

March

Active

Off Market,

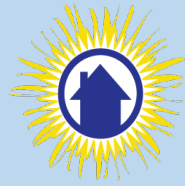
asis

#

2%

-53%

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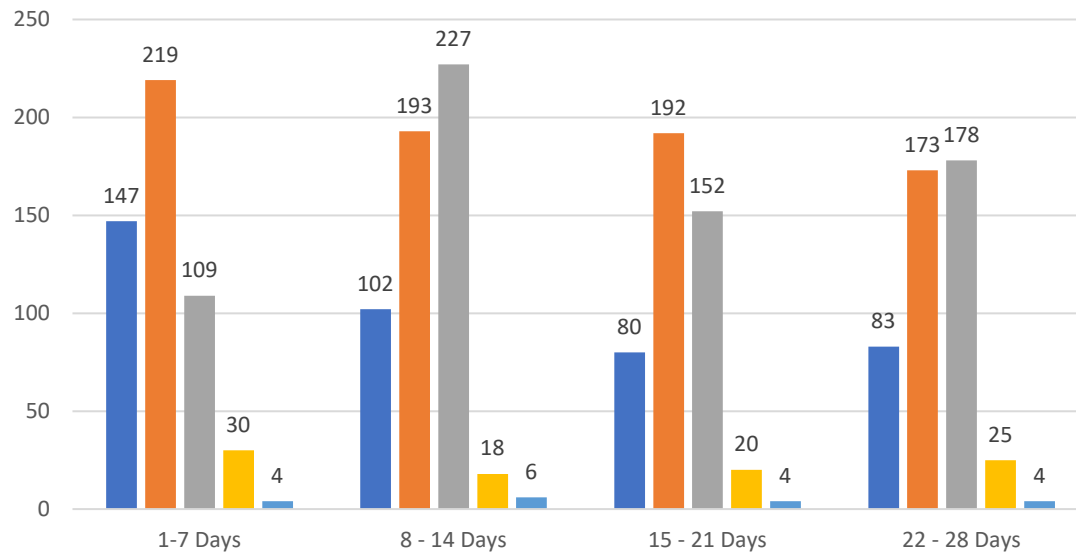


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOMES

Monday, August 10, 2020

as of: 8/11/2020



		TOTALS	
		4 Weeks	AS OF MA
Active		412	1,000
Pending		777	1,000
Sold*		666	400
Canceled		93	
Temp Off Market		18	

		*Total sales in	
Market Changes	8/10/2020	% 4 Weeks	
New Listings	23	6%	
Price Increase	3	0%	
Prices Decrease	23	3%	
Back on Market*	11	12%	

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

7 Day Sold Comparison

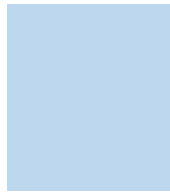
Closed in last 7 days	\$	#
Monday, August 10, 2020	4,462,000	12
Sunday, August 09, 2020	-	0
Saturday, August 08, 2020	-	0
Friday, August 07, 2020	18,776,307	43
Thursday, August 06, 2020	6,203,725	15
Wednesday, August 05, 2020	9,624,809	25
Tuesday, August 04, 2020	5,501,950	14
Total	44,568,791	109

Closed prior year	\$	#
Saturday, August 10, 2019	-	0
Friday, August 09, 2019	14,293,429	35
Thursday, August 08, 2019	7,406,190	18
Wednesday, August 07, 2019	8,618,600	22
Tuesday, August 06, 2019	10,711,000	24
Monday, August 05, 2019	16,540,864	20
Sunday, August 04, 2019	359,900	1
Total	57,929,983	120

7 Day Sold Analy

% Changed	\$
Prior Year	-23%
8 - 14 Days	-61%





AY 31, 2020

689

056

.32

March

Active

Off Market,

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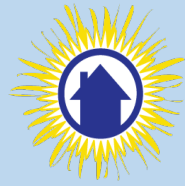


#

-9%

-52%

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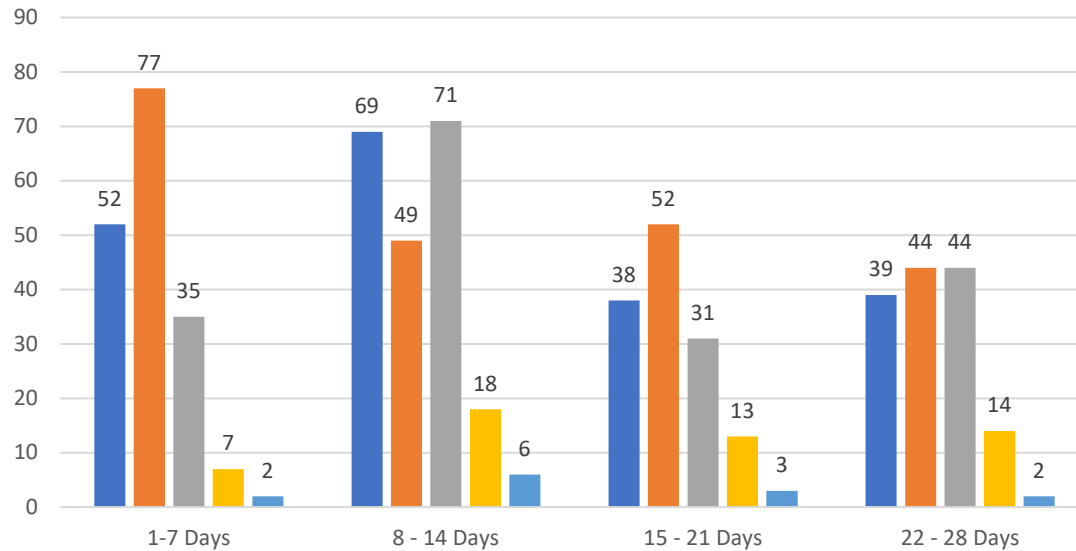


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDOMINIUM

Monday, August 10, 2020

as of: 8/11/2020



		TOTALS	
		4 Weeks	AS OF MA
Active		198	8
Pending		222	2
Sold*		181	1
Canceled		52	
Temp Off Market		13	

		*Total sales in	
Market Changes	8/10/2020	% 4 Weeks	
New Listings	5	3%	
Price Increase	0	0%	
Prices Decrease	6	3%	
Back on Market*	1	2%	

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

7 Day Sold Comparison

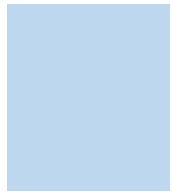
Closed in last 7 days	\$	#
Monday, August 10, 2020	1,888,000	7
Sunday, August 09, 2020	-	0
Saturday, August 08, 2020	172,500	1
Friday, August 07, 2020	3,633,900	13
Thursday, August 06, 2020	1,301,000	6
Wednesday, August 05, 2020	1,322,500	6
Tuesday, August 04, 2020	1,330,000	2
	9,647,900	35

Closed prior year	\$	#
Saturday, August 10, 2019	-	0
Friday, August 09, 2019	2,928,900	11
Thursday, August 08, 2019	506,400	3
Wednesday, August 07, 2019	1,346,000	6
Tuesday, August 06, 2019	535,000	2
Monday, August 05, 2019	437,677	3
Sunday, August 04, 2019	-	0
	5,753,977	25

7 Day Sold Analy

% Changed	\$
Prior Year	68%
8 - 14 Days	-55%





AY 31, 2020

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March

Active

Off Market,

asis

#

40%
-51%