



4 WEEK REAL ESTATE MARKET REPORT

Monday, August 17, 2020

As of: Tuesday, August 18, 2020

- 1 Report Breakdown
- 2 Cumulative Tampa Bay Report - Single Family Home
- 3 Cumulative Tampa Bay Report - Condominium
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- 11 Sarasota County - Condominium
- 12 Manatee County - Single Family Home
- 13 Manatee County - Condominium



4 WEEK REAL ESTATE MARKET REPORT

REPORT BREAKDOWN

Monday, August 17, 2020

as of: 8/18/2020

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

Day 28: Tuesday, July 21, 2020

TOTALS:

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

AS OF JULY 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

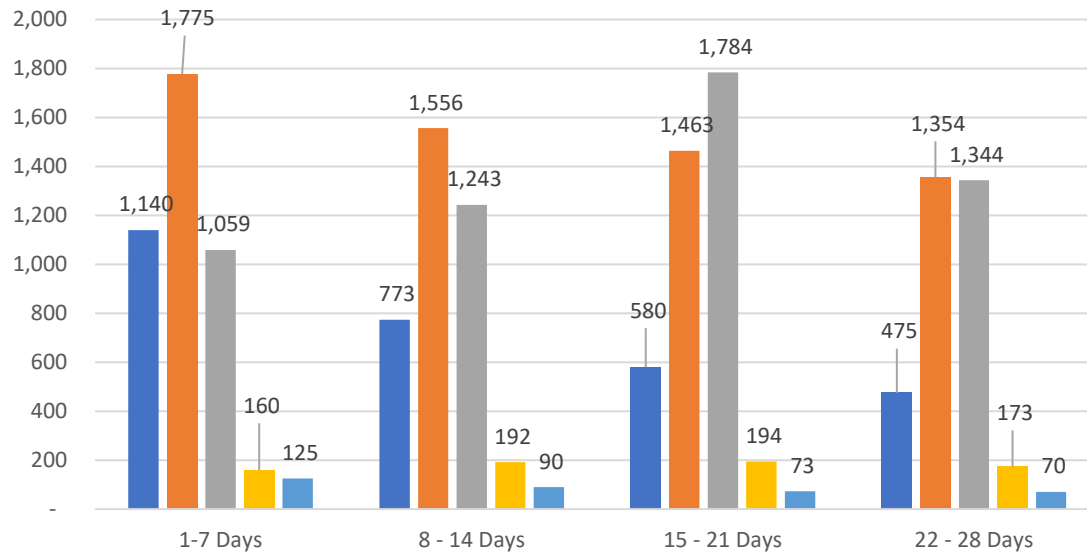


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOMES

Monday, August 17, 2020

as of: 8/18/2020



	TOTALS	AS OF JULY 31, 2020
	4 Weeks	
Active	2,968	8,212
Pending	6,148	9,955
Sold*	5,430	6,260
Canceled	719	
Temp Off Market	358	

Market Changes	8/17/2020	% 4 Weeks Active
New Listings	172	6%
Price Increase	61	1%
Prices Decrease	126	2%
Back on Market*	78	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, August 17, 2020	40,814,539	99
Sunday, August 16, 2020	221,995	1
Saturday, August 15, 2020	1,564,000	5
Friday, August 14, 2020	184,467,866	465
Thursday, August 13, 2020	61,146,302	163
Wednesday, August 12, 2020	61,792,520	165
Tuesday, August 11, 2020	60,878,526	161
TOTAL	410,885,748	1059

Closed prior year	\$	#
Saturday, August 17, 2019	1,691,935	7
Friday, August 16, 2019	123,038,307	382
Thursday, August 15, 2019	97,009,017	284
Wednesday, August 14, 2019	46,660,959	153
Tuesday, August 13, 2019	44,599,721	132
Monday, August 12, 2019	76,177,628	227
Sunday, August 11, 2019	368,000	2
TOTAL	389,545,567	1187

7 Day Sold Analysis

% Changed	\$	#
Prior Year	5%	-11%
8 - 14 Days	-15%	-15%



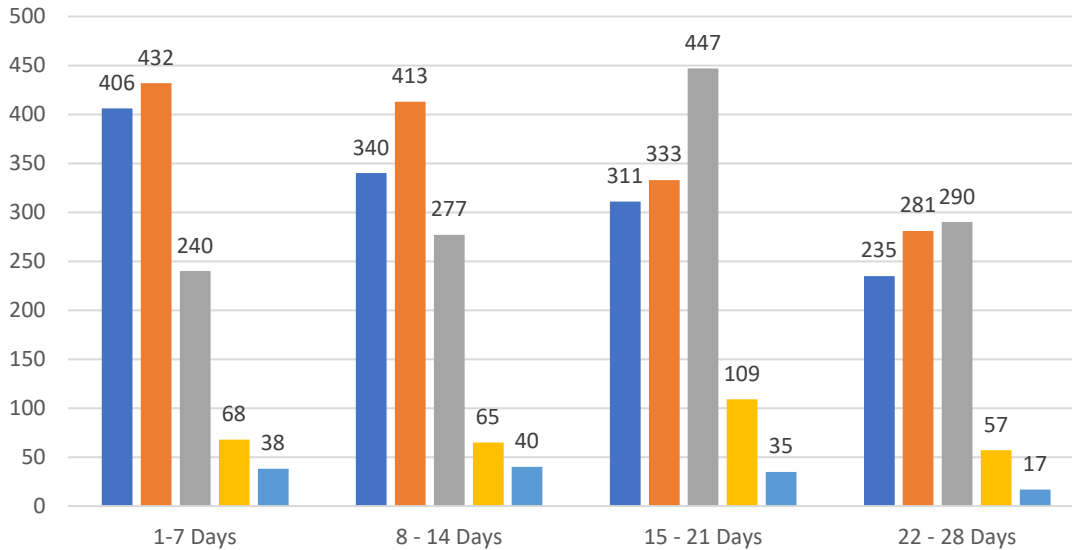


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDOMINIUM

Monday, August 17, 2020

as of: 8/18/2020



	TOTALS	
	4 Weeks	AS OF JULY 31, 2020
Active	1,292	4,655
Pending	1,459	3,371
Sold*	1,254	1,929
Canceled	299	
Temp Off Market	130	

Market Changes	8/17/2020	% 4 Weeks Active
New Listings	61	5%
Price Increase	17	1%
Prices Decrease	51	4%
Back on Market*	22	7%

*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, August 17, 2020	7,608,450	26
Sunday, August 16, 2020	-	0
Saturday, August 15, 2020	-	0
Friday, August 14, 2020	26,311,350	94
Thursday, August 13, 2020	15,538,785	34
Wednesday, August 12, 2020	15,123,750	55
Tuesday, August 11, 2020	7,900,903	31
TOTAL	72,483,238	240

Closed prior year	\$	#
Saturday, August 17, 2019	-	0
Friday, August 16, 2019	18,249,526	80
Thursday, August 15, 2019	16,933,000	66
Wednesday, August 14, 2019	7,621,500	38
Tuesday, August 13, 2019	5,859,960	31
Monday, August 12, 2019	9,904,160	39
Sunday, August 11, 2019	255,000	2
TOTAL	58,823,146	256

7 Day Sold Analysis

% Changed	\$	#
Prior Year	23%	-6%
8 - 14 Days	-10%	-29%



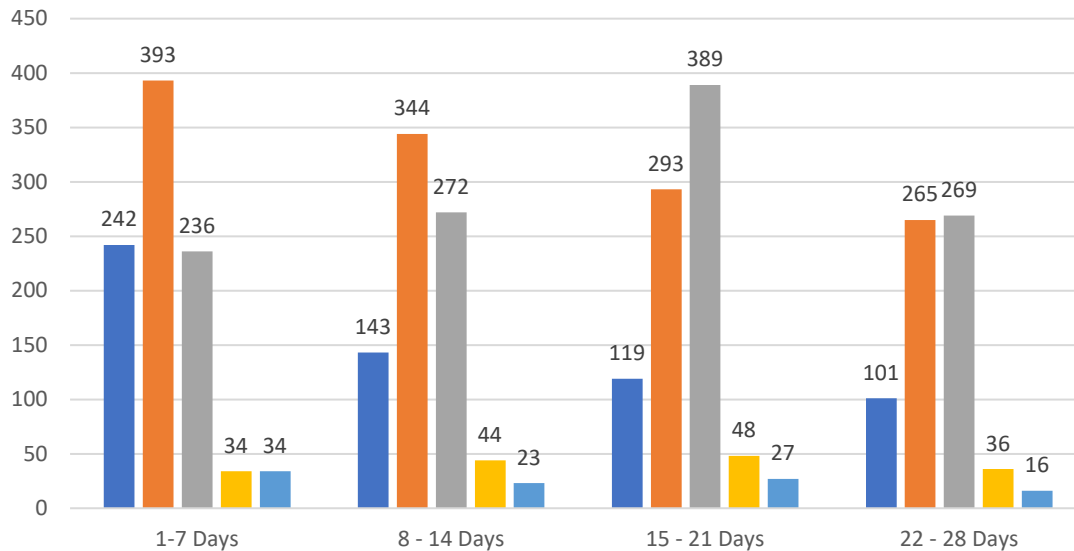


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOMES

Monday, August 17, 2020

as of: 8/18/2020



	TOTALS	
	4 Weeks	AS OF JULY 31, 2020
Active	605	1,507
Pending	1,295	1,889
Sold*	1,166	1,466
Canceled	162	
Temp Off Market	100	

Market Changes	8/17/2020	% 4 Weeks Active
New Listings	38	6%
Price Increase	0	0%
Prices Decrease	42	4%
Back on Market*	21	13%

*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, August 17, 2020	9,720,800	24
Sunday, August 16, 2020	-	0
Saturday, August 15, 2020	-	0
Friday, August 14, 2020	40,449,817	103
Thursday, August 13, 2020	10,863,750	30
Wednesday, August 12, 2020	14,278,512	37
Tuesday, August 11, 2020	17,698,900	42
Total	93,011,779	236

Closed prior year	\$	#
Saturday, August 17, 2019	320,000	1
Friday, August 16, 2019	29,926,153	98
Thursday, August 15, 2019	22,135,781	57
Wednesday, August 14, 2019	8,414,350	27
Tuesday, August 13, 2019	12,051,035	28
Monday, August 12, 2019	22,243,281	60
Sunday, August 11, 2019	368,000	2
Total	95,458,600	273

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-3%	-14%
8 - 14 Days	-16%	-13%



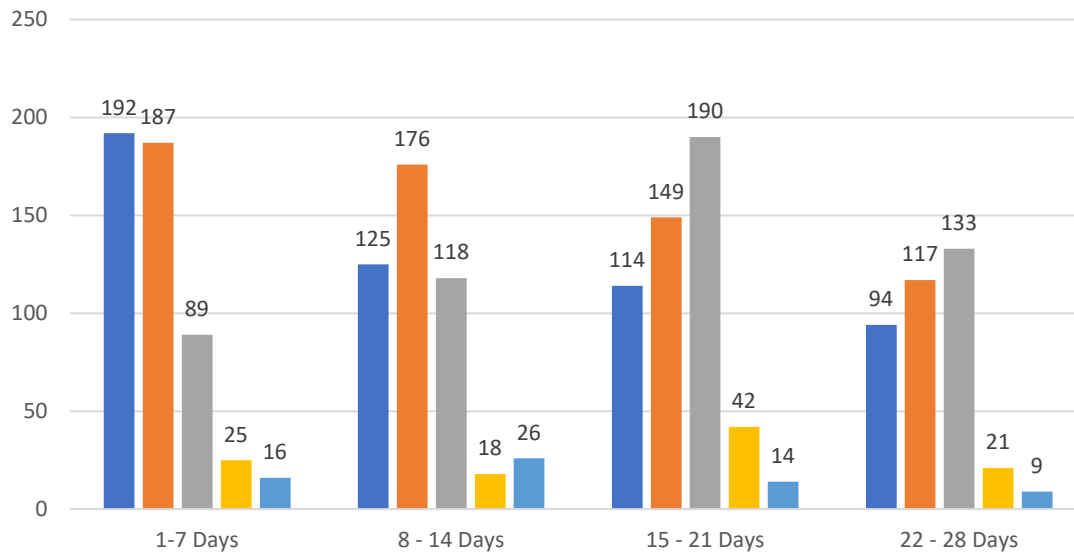


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDOMINIUM

Monday, August 17, 2020

as of: 8/18/2020



	TOTALS	
	4 Weeks	AS OF JULY 31, 2020
Active	525	1,749
Pending	629	1,199
Sold*	530	833
Canceled	106	
Temp Off Market	65	

Market Changes	8/17/2020	% 4 Weeks Active
New Listings	30	6%
Price Increase	2	0%
Prices Decrease	25	5%
Back on Market*	9	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, August 17, 2020	3,871,050	10
Sunday, August 16, 2020	-	0
Saturday, August 15, 2020	-	0
Friday, August 14, 2020	11,465,900	41
Thursday, August 13, 2020	5,001,500	12
Wednesday, August 12, 2020	6,905,500	16
Tuesday, August 11, 2020	2,347,900	10
Total	29,591,850	89

Closed prior year	\$	#
Saturday, August 17, 2019	-	0
Friday, August 16, 2019	8,530,401	36
Thursday, August 15, 2019	7,472,500	32
Wednesday, August 14, 2019	4,374,400	17
Tuesday, August 13, 2019	1,994,460	11
Monday, August 12, 2019	4,439,400	15
Sunday, August 11, 2019	175,000	1
Total	26,986,161	112

7 Day Sold Analysis

% Changed	\$	#
Prior Year	10%	-21%
8 - 14 Days	-30%	-25%



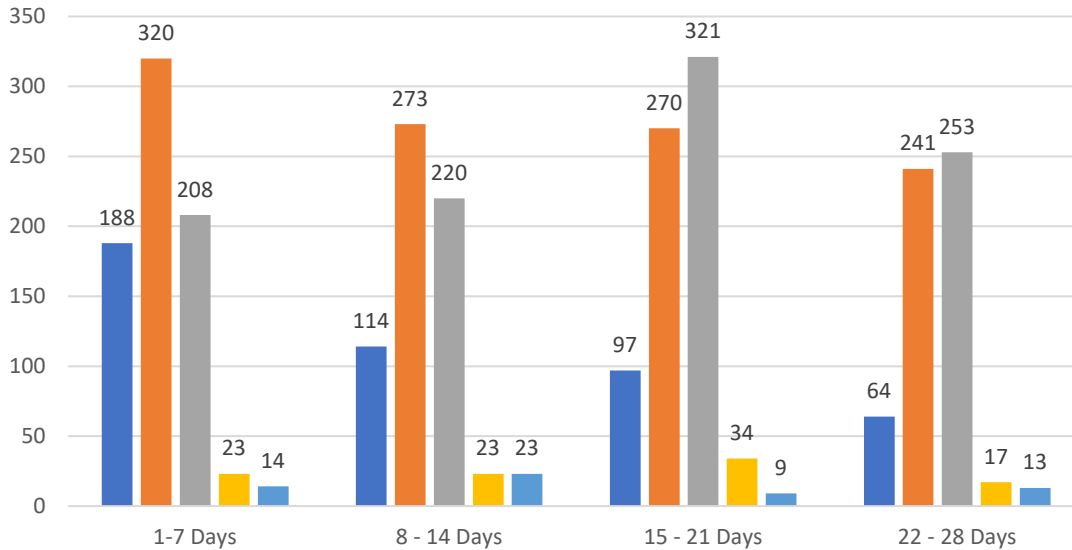


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOMES

Monday, August 17, 2020

as of: 8/18/2020



	TOTALS	
	4 Weeks	AS OF JULY 31, 2020
Active	463	1,151
Pending	1,104	1,793
Sold*	1,002	1,239
Canceled	97	
Temp Off Market	59	

Market Changes	8/17/2020	% 4 Weeks Active
New Listings	32	7%
Price Increase	15	1%
Prices Decrease	17	2%
Back on Market*	15	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, August 17, 2020	7,220,175	20
Sunday, August 16, 2020	-	0
Saturday, August 15, 2020	172,000	1
Friday, August 14, 2020	26,752,110	94
Thursday, August 13, 2020	9,951,922	35
Wednesday, August 12, 2020	8,206,555	29
Tuesday, August 11, 2020	6,943,127	29
TOTAL	59,245,889	208

Closed prior year	\$	#
Saturday, August 17, 2019	-	0
Friday, August 16, 2019	15,414,797	61
Thursday, August 15, 2019	13,252,300	54
Wednesday, August 14, 2019	6,900,777	37
Tuesday, August 13, 2019	4,814,057	18
Monday, August 12, 2019	10,759,899	41
Sunday, August 11, 2019	-	0
TOTAL	51,141,830	211

7 Day Sold Analysis

% Changed	\$	#
Prior Year	16%	-1%
8 - 14 Days	-4%	-5%



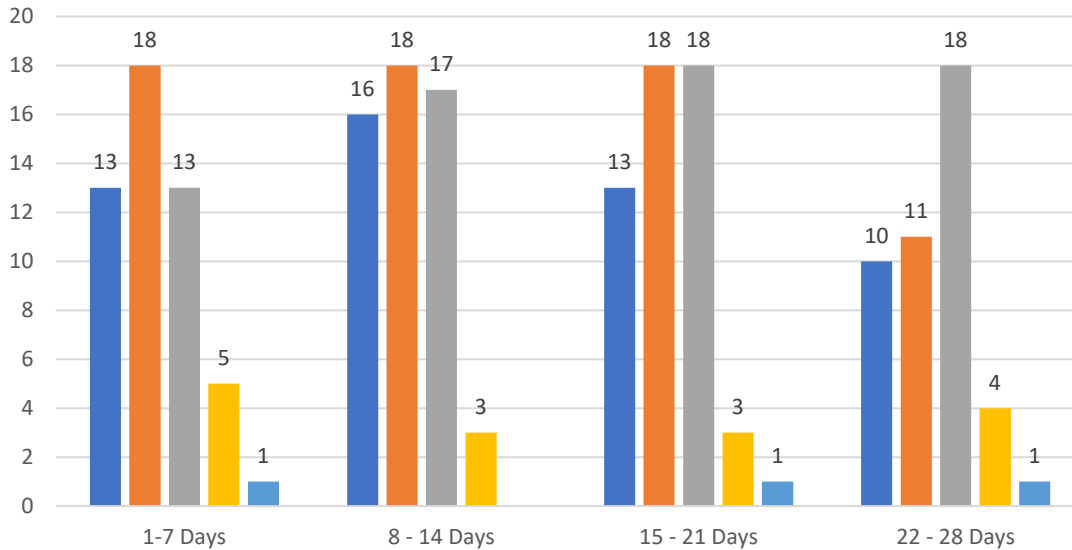


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDOMINIUM

Monday, August 17, 2020

as of: 8/18/2020



		TOTALS	
		4 Weeks	AS OF JULY 31, 2020
Active		52	276
Pending		65	284
Sold*		66	135
Canceled		15	
Temp Off Market		3	

Market Changes		8/17/2020	% 4 Weeks Active
New Listings		1	2%
Price Increase		2	3%
Prices Decrease		1	2%
Back on Market*		1	7%

*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, August 17, 2020	102,000	1
Sunday, August 16, 2020	-	0
Saturday, August 15, 2020	-	0
Friday, August 14, 2020	661,250	5
Thursday, August 13, 2020	194,900	2
Wednesday, August 12, 2020	663,500	5
Tuesday, August 11, 2020	-	0
Total	1,621,650	13

Closed prior year	\$	#
Saturday, August 17, 2019	-	0
Friday, August 16, 2019	294,500	3
Thursday, August 15, 2019	644,000	5
Wednesday, August 14, 2019	561,500	7
Tuesday, August 13, 2019	272,400	3
Monday, August 12, 2019	269,000	2
Sunday, August 11, 2019	-	0
Total	2,041,400	20

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-21%	-35%
8 - 14 Days	-6%	-24%



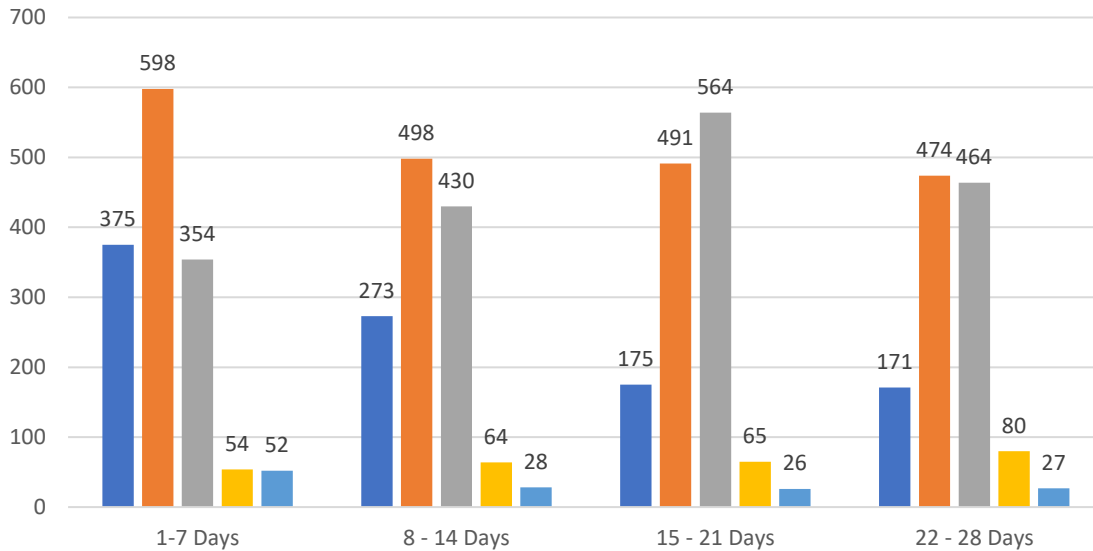


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOMES

Monday, August 17, 2020

as of: 8/18/2020



	TOTALS	
	4 Weeks	AS OF JULY 31, 2020
Active	994	2,394
Pending	2,061	3,489
Sold*	1,812	2,221
Canceled	263	
Temp Off Market	133	

Market Changes	8/17/2020	% 4 Weeks Active
New Listings	59	6%
Price Increase	19	1%
Prices Decrease	35	2%
Back on Market*	22	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, August 17, 2020	10,500,474	25
Sunday, August 16, 2020	-	0
Saturday, August 15, 2020	1,392,000	4
Friday, August 14, 2020	63,172,341	161
Thursday, August 13, 2020	22,356,095	59
Wednesday, August 12, 2020	15,096,126	54
Tuesday, August 11, 2020	16,073,399	51
TOTAL	128,590,435	354

Closed prior year	\$	#
Saturday, August 17, 2019	614,900	3
Friday, August 16, 2019	50,075,107	142
Thursday, August 15, 2019	39,218,586	109
Wednesday, August 14, 2019	15,983,794	51
Tuesday, August 13, 2019	13,992,039	53
Monday, August 12, 2019	24,038,890	77
Sunday, August 11, 2019	-	0
TOTAL	143,923,316	435

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-11%	-19%
8 - 14 Days	-16%	-18%



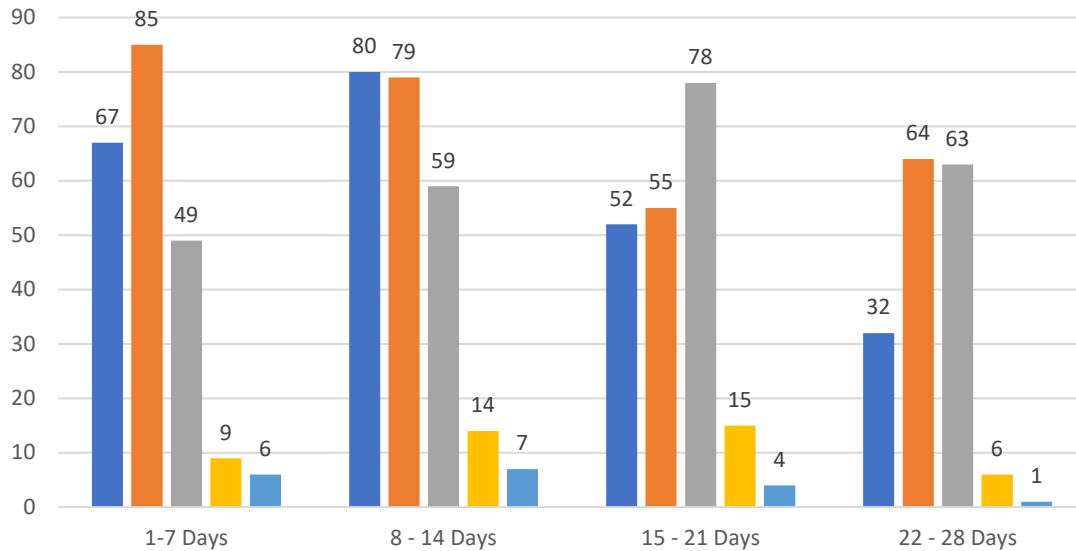


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDOMINIUM

Monday, August 17, 2020

as of: 8/18/2020



	TOTALS	
	4 Weeks	AS OF JULY 31, 2020
Active	231	834
Pending	283	959
Sold*	249	588
Canceled	44	
Temp Off Market	18	

Market Changes	8/17/2020	% 4 Weeks Active
New Listings	10	4%
Price Increase	11	4%
Prices Decrease	7	3%
Back on Market*	4	9%

*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, August 17, 2020	978,900	6
Sunday, August 16, 2020	-	0
Saturday, August 15, 2020	-	0
Friday, August 14, 2020	3,354,900	20
Thursday, August 13, 2020	4,792,296	7
Wednesday, August 12, 2020	1,900,250	12
Tuesday, August 11, 2020	837,603	4
Total	11,863,949	49

Closed prior year	\$	#
Saturday, August 17, 2019	-	0
Friday, August 16, 2019	3,938,325	22
Thursday, August 15, 2019	1,408,000	7
Wednesday, August 14, 2019	940,100	7
Tuesday, August 13, 2019	483,300	5
Monday, August 12, 2019	1,504,000	10
Sunday, August 11, 2019	80,000	1
Total	8,353,725	52

7 Day Sold Analysis

% Changed	\$	#
Prior Year	42%	-6%
8 - 14 Days	14%	-58%



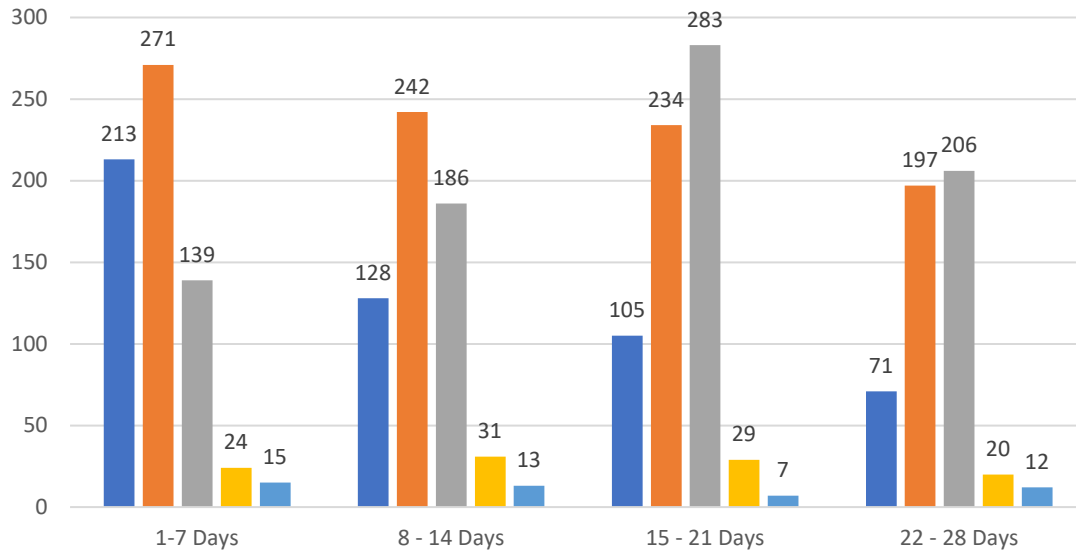


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOMES

Monday, August 17, 2020

as of: 8/18/2020



		TOTALS	
		4 Weeks	AS OF JULY 31, 2020
Active		517	1,794
Pending		944	1,590
Sold*		814	308
Canceled		104	
Temp Off Market		47	

Market Changes	8/17/2020	% 4 Weeks Active
New Listings	33	6%
Price Increase	9	1%
Prices Decrease	16	2%
Back on Market*	12	12%

*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, August 17, 2020	5,679,200	19
Sunday, August 16, 2020	221,995	1
Saturday, August 15, 2020	-	0
Friday, August 14, 2020	28,053,069	56
Thursday, August 13, 2020	8,720,400	16
Wednesday, August 12, 2020	18,722,728	30
Tuesday, August 11, 2020	9,093,100	17
TOTAL	70,490,492	139

Closed prior year	\$	#
Saturday, August 17, 2019	757,035	3
Friday, August 16, 2019	14,697,428	44
Thursday, August 15, 2019	10,313,820	33
Wednesday, August 14, 2019	9,178,848	23
Tuesday, August 13, 2019	6,438,500	20
Monday, August 12, 2019	7,154,410	21
Sunday, August 11, 2019	-	0
TOTAL	48,540,041	144

7 Day Sold Analysis

% Changed	\$	#
Prior Year	45%	-3%
8 - 14 Days	-32%	-25%



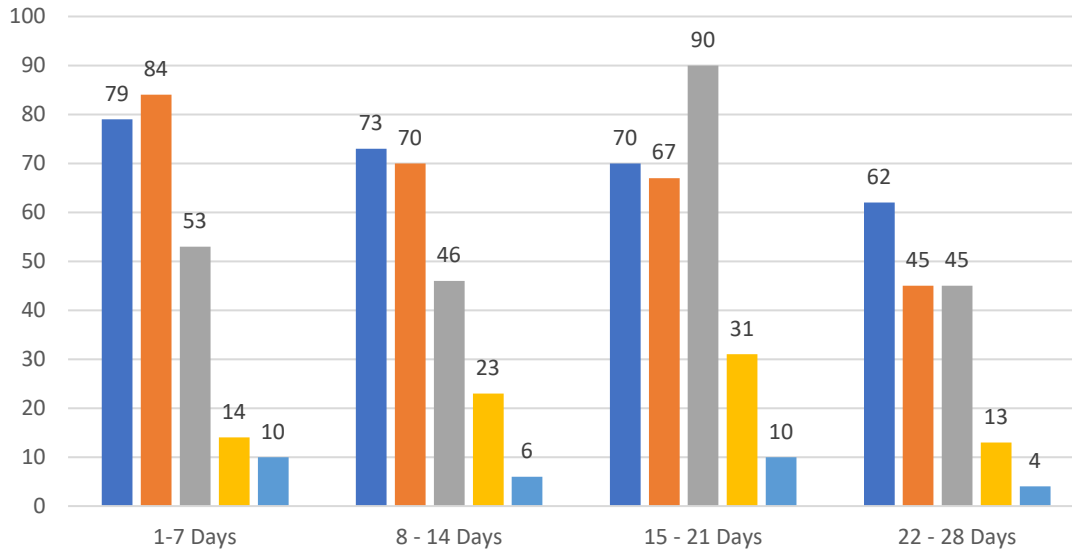


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDOMINIUM

Monday, August 17, 2020

as of: 8/18/2020



		TOTALS	
		4 Weeks	AS OF JULY 31, 2020
Active		284	1,153
Pending		266	579
Sold*		234	135
Canceled		81	
Temp Off Market		30	

Market Changes		8/17/2020	% 4 Weeks Active
New Listings		8	3%
Price Increase		0	0%
Prices Decrease		10	4%
Back on Market*		5	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, August 17, 2020	1,846,500	5
Sunday, August 16, 2020	-	0
Saturday, August 15, 2020	-	0
Friday, August 14, 2020	8,654,800	19
Thursday, August 13, 2020	3,574,200	8
Wednesday, August 12, 2020	2,746,450	9
Tuesday, August 11, 2020	3,673,900	12
TOTAL	20,495,850	53

Closed prior year	\$	#
Saturday, August 17, 2019	-	0
Friday, August 16, 2019	3,125,000	10
Thursday, August 15, 2019	6,168,500	15
Wednesday, August 14, 2019	1,366,500	6
Tuesday, August 13, 2019	2,943,800	10
Monday, August 12, 2019	1,942,760	5
Sunday, August 11, 2019	-	0
TOTAL	15,546,560	46

7 Day Sold Analysis

% Changed	\$	#
Prior Year	32%	15%
8 - 14 Days	24%	15%



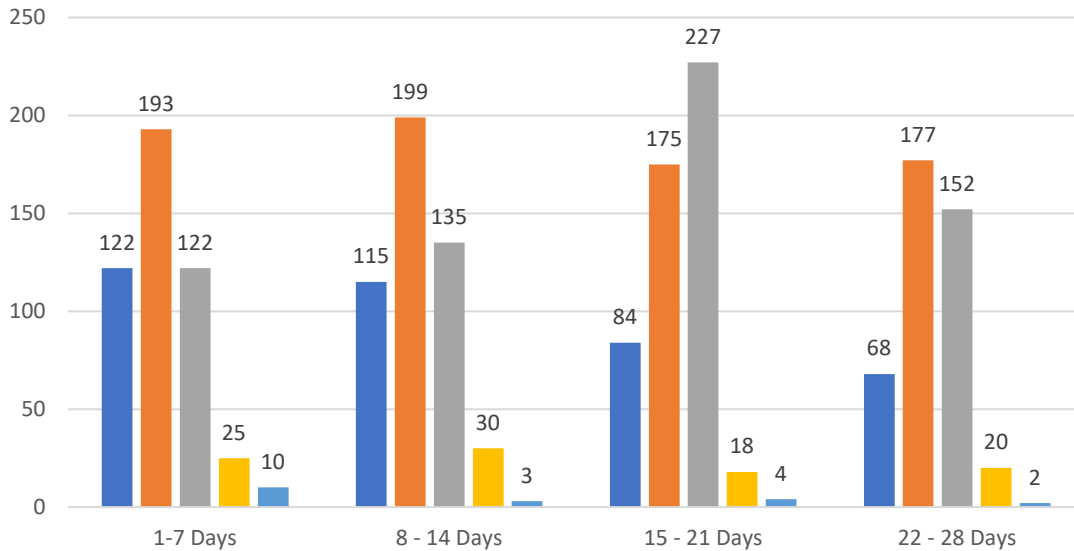


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOMES

Monday, August 17, 2020

as of: 8/18/2020



	TOTALS	
	4 Weeks	AS OF JULY 31, 2020
Active	389	1,366
Pending	744	1,194
Sold*	636	1,026
Canceled	93	
Temp Off Market	19	

Market Changes	8/17/2020	% 4 Weeks Active
New Listings	10	3%
Price Increase	18	2%
Prices Decrease	16	3%
Back on Market*	8	9%

*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, August 17, 2020	7,693,890	11
Sunday, August 16, 2020	-	0
Saturday, August 15, 2020	-	0
Friday, August 14, 2020	26,040,529	51
Thursday, August 13, 2020	9,254,135	23
Wednesday, August 12, 2020	5,488,599	15
Tuesday, August 11, 2020	11,070,000	22
Total	59,547,153	122

Closed prior year	\$	#
Saturday, August 17, 2019	-	0
Friday, August 16, 2019	12,924,822	37
Thursday, August 15, 2019	12,088,530	31
Wednesday, August 14, 2019	6,183,190	15
Tuesday, August 13, 2019	7,304,090	13
Monday, August 12, 2019	11,981,148	28
Sunday, August 11, 2019	-	0
Total	50,481,780	124

7 Day Sold Analysis

% Changed	\$	#
Prior Year	18%	-2%
8 - 14 Days	10%	-10%



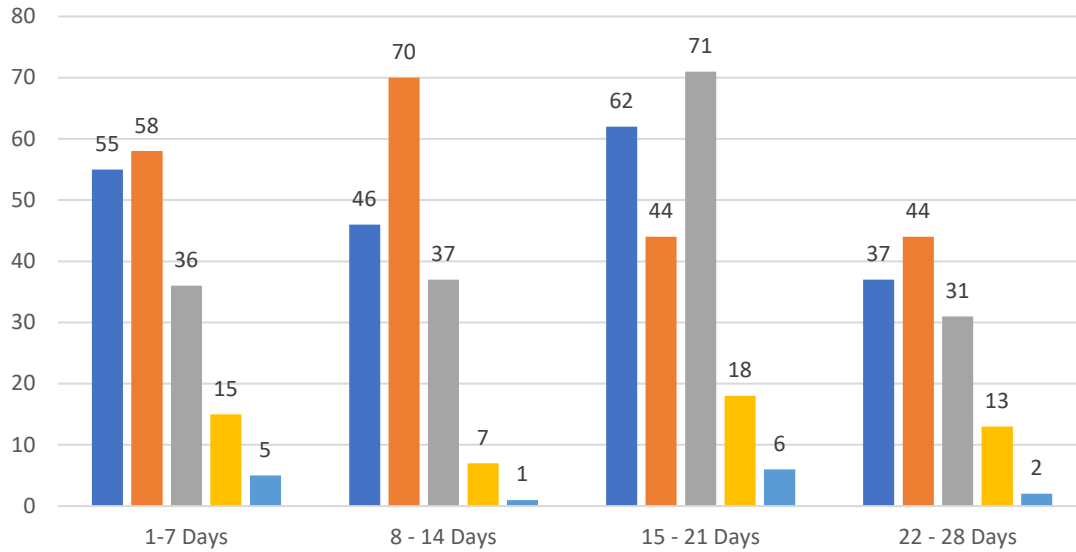


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDOMINIUM

Monday, August 17, 2020

as of: 8/18/2020



	TOTALS	
	4 Weeks	AS OF JULY 31, 2020
Active	200	643
Pending	216	350
Sold*	175	238
Canceled	53	
Temp Off Market	14	

Market Changes	8/17/2020	% 4 Weeks Active
New Listings	12	6%
Price Increase	2	1%
Prices Decrease	8	5%
Back on Market*	3	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, August 17, 2020	810,000	4
Sunday, August 16, 2020	-	0
Saturday, August 15, 2020	-	0
Friday, August 14, 2020	2,174,500	9
Thursday, August 13, 2020	1,975,889	5
Wednesday, August 12, 2020	2,908,050	13
Tuesday, August 11, 2020	1,041,500	5
Total	8,909,939	36

Closed prior year	\$	#
Saturday, August 17, 2019	-	0
Friday, August 16, 2019	2,361,300	9
Thursday, August 15, 2019	1,240,000	7
Wednesday, August 14, 2019	379,000	1
Tuesday, August 13, 2019	166,000	2
Monday, August 12, 2019	1,749,000	7
Sunday, August 11, 2019	-	0
Total	5,895,300	26

7 Day Sold Analysis

% Changed	\$	#
Prior Year	51%	38%
8 - 14 Days	-13%	-3%

