



4 WEEK REAL ESTATE MARKET REPORT

Tuesday, August 25, 2020

As of: Wednesday, August 26, 2020

- 1 Report Breakdown
- 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

Tuesday, August 25, 2020

as of: 8/26/2020

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

Day 28: Wednesday, July 29, 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

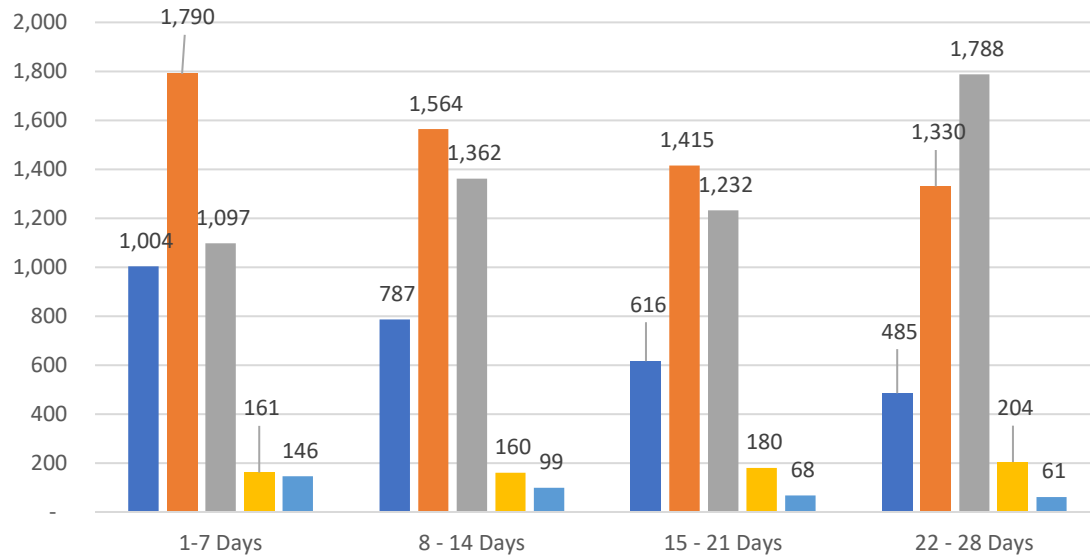


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOMES

Tuesday, August 25, 2020

as of: 8/26/2020



	TOTALS	
	4 Weeks	AS OF JULY 31, 2020
Active	2,892	8,212
Pending	6,099	9,955
Sold*	5,479	6,260
Canceled	705	
Temp Off Market	374	

Market Changes	8/25/2020	% 4 Weeks Active
New Listings	170	6%
Price Increase	43	1%
Prices Decrease	130	2%
Back on Market*	81	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	\$	#
Tuesday, August 25, 2020	41,069,643	87
Monday, August 24, 2020	77,314,660	197
Sunday, August 23, 2020	-	0
Saturday, August 22, 2020	3,423,390	5
Friday, August 21, 2020	162,718,721	427
Thursday, August 20, 2020	78,559,276	210
Wednesday, August 19, 2020	66,123,333	171
TOTAL	429,209,023	1097

Closed prior year	\$	#
Sunday, August 25, 2019	1,417,500	3
Saturday, August 24, 2019	2,343,528	9
Friday, August 23, 2019	119,941,696	374
Thursday, August 22, 2019	66,711,448	176
Wednesday, August 21, 2019	50,842,173	155
Tuesday, August 20, 2019	59,881,909	172
Monday, August 19, 2019	72,203,593	207
TOTAL	373,341,847	1096

7 Day Sold Analysis

% Changed	\$	#
Prior Year	15%	0%
8 - 14 Days	-19%	-19%



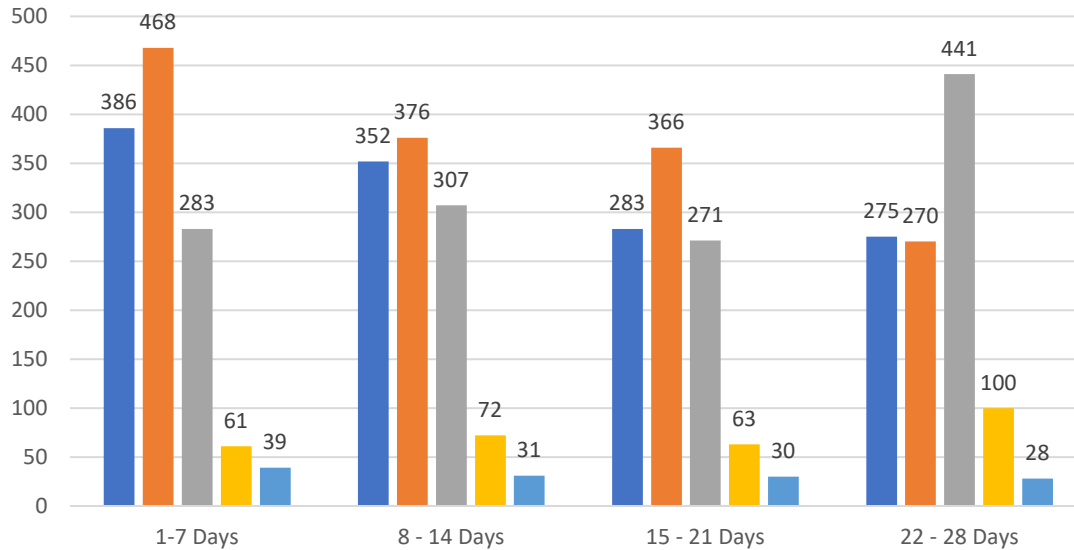


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDOMINIUM

Tuesday, August 25, 2020

as of: 8/26/2020



7 Day Sold Comparison

Closed in last 7 days	\$	#
Tuesday, August 25, 2020	7,064,995	25
Monday, August 24, 2020	9,851,650	52
Sunday, August 23, 2020	-	0
Saturday, August 22, 2020	315,000	1
Friday, August 21, 2020	37,634,009	125
Thursday, August 20, 2020	12,777,506	41
Wednesday, August 19, 2020	11,165,689	39
TOTAL	78,808,849	283

Closed prior year	\$	#
Sunday, August 25, 2019	125,000	1
Saturday, August 24, 2019	-	0
Friday, August 23, 2019	23,128,404	97
Thursday, August 22, 2019	6,294,550	31
Wednesday, August 21, 2019	7,798,099	34
Tuesday, August 20, 2019	8,204,091	32
Monday, August 19, 2019	11,374,350	52
TOTAL	56,924,494	247

	TOTALS	
	4 Weeks	AS OF JULY 31, 2020
Active	1,296	4,655
Pending	1,480	3,371
Sold*	1,302	1,929
Canceled	296	
Temp Off Market	128	

Active
Pending
Sold*
Canceled
Temp Off Market



*Total sales in March

Market Changes	8/25/2020	% 4 Weeks Active
New Listings	49	4%
Price Increase	3	0%
Prices Decrease	45	3%
Back on Market*	23	8%

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

7 Day Sold Analysis

% Changed	\$	#
Prior Year	38%	15%
8 - 14 Days	-18%	-25%



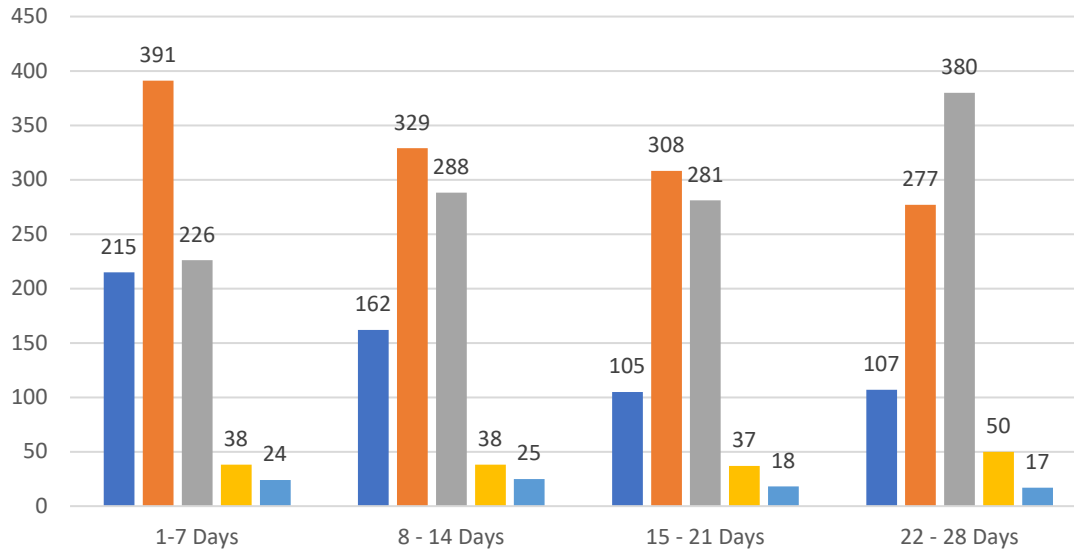


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOMES

Tuesday, August 25, 2020

as of: 8/26/2020



		TOTALS	
		4 Weeks	AS OF JULY 31, 2020
Active		589	1,507
Pending		1,305	1,889
Sold*		1,175	1,466
Canceled		163	
Temp Off Market		84	

Market Changes	8/25/2020	% 4 Weeks Active
New Listings	34	6%
Price Increase	1	0%
Prices Decrease	24	2%
Back on Market*	18	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	\$	#
Tuesday, August 25, 2020	8,602,300	21
Monday, August 24, 2020	18,604,600	41
Sunday, August 23, 2020	-	0
Saturday, August 22, 2020	-	0
Friday, August 21, 2020	39,971,834	88
Thursday, August 20, 2020	15,704,932	45
Wednesday, August 19, 2020	12,952,963	31
TOTAL	95,836,629	226

Closed prior year	\$	#
Sunday, August 25, 2019	950,000	1
Saturday, August 24, 2019	-	0
Friday, August 23, 2019	32,672,334	91
Thursday, August 22, 2019	14,396,622	30
Wednesday, August 21, 2019	9,906,300	31
Tuesday, August 20, 2019	20,263,970	48
Monday, August 19, 2019	26,149,900	43
TOTAL	104,339,126	244

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-8%	-7%
8 - 14 Days	-16%	-22%



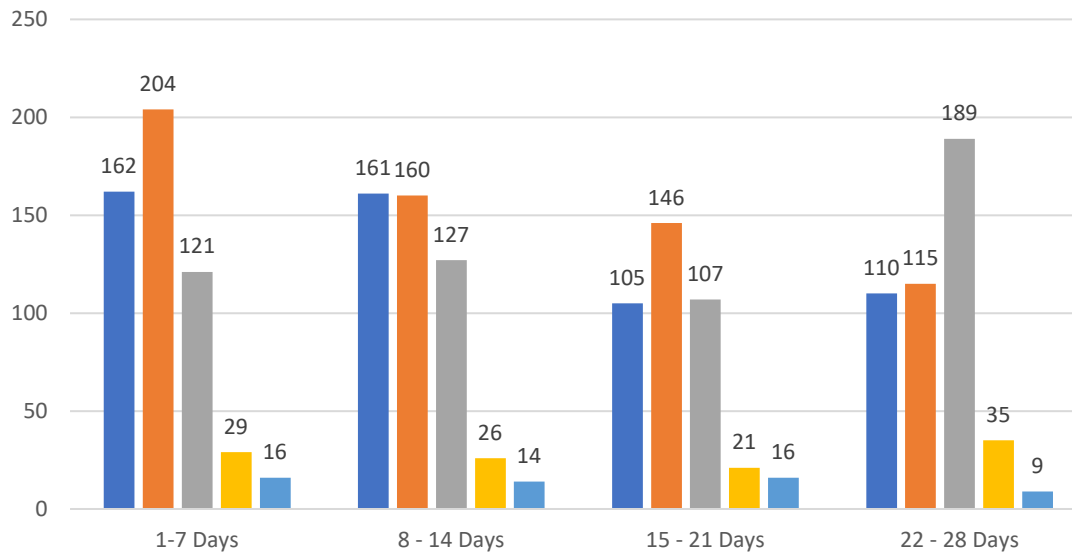


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDOMINIUM

Tuesday, August 25, 2020

as of: 8/26/2020



		TOTALS	
		4 Weeks	AS OF JULY 31, 2020
Active		538	1,749
Pending		625	1,199
Sold*		544	833
Canceled		111	
Temp Off Market		55	

Market Changes	8/25/2020	% 4 Weeks Active
New Listings	17	3%
Price Increase	2	0%
Prices Decrease	18	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	\$	#
Tuesday, August 25, 2020	2,291,500	14
Monday, August 24, 2020	3,304,300	19
Sunday, August 23, 2020	-	0
Saturday, August 22, 2020	315,000	1
Friday, August 21, 2020	16,906,600	54
Thursday, August 20, 2020	7,340,700	20
Wednesday, August 19, 2020	2,875,780	13
TOTAL	33,033,880	121

Closed prior year	\$	#
Sunday, August 25, 2019	-	0
Saturday, August 24, 2019	-	0
Friday, August 23, 2019	10,831,799	45
Thursday, August 22, 2019	2,011,250	11
Wednesday, August 21, 2019	4,732,100	20
Tuesday, August 20, 2019	2,688,300	14
Monday, August 19, 2019	4,251,650	19
TOTAL	24,515,099	109

7 Day Sold Analysis

% Changed	\$	#
Prior Year	35%	11%
8 - 14 Days	-23%	-5%



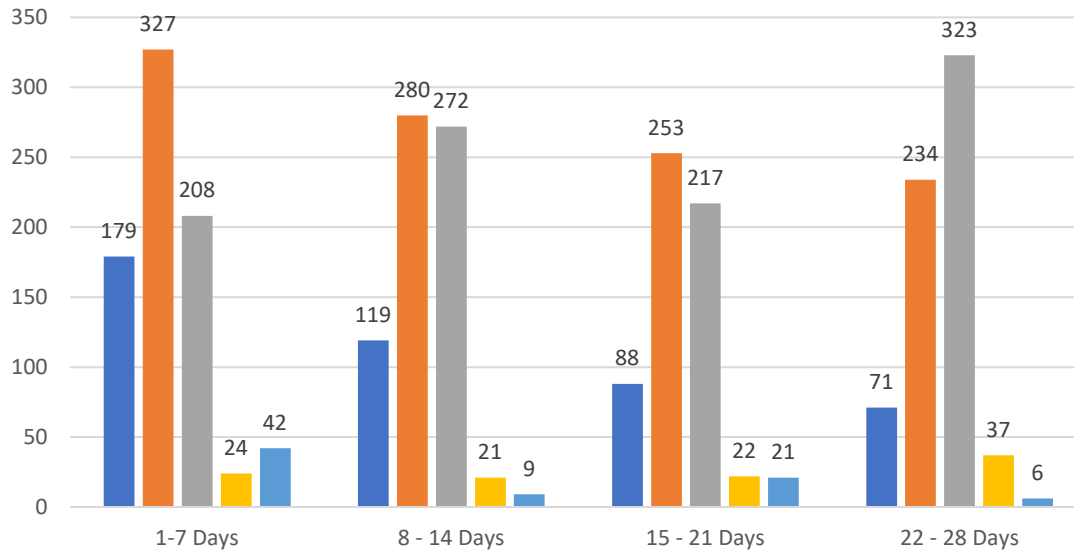


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOMES

Tuesday, August 25, 2020

as of: 8/26/2020



		TOTALS	
		4 Weeks	AS OF JULY 31, 2020
Active		457	1,151
Pending		1,094	1,793
Sold*		1,020	1,239
Canceled		104	
Temp Off Market		78	

Market Changes	8/25/2020	% 4 Weeks Active
New Listings	29	6%
Price Increase	9	1%
Prices Decrease	25	2%
Back on Market*	13	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	\$	#
Tuesday, August 25, 2020	5,256,460	18
Monday, August 24, 2020	10,442,182	40
Sunday, August 23, 2020	-	0
Saturday, August 22, 2020	300,000	1
Friday, August 21, 2020	22,904,835	76
Thursday, August 20, 2020	13,342,044	46
Wednesday, August 19, 2020	8,333,690	27
TOTAL	60,579,211	208

Closed prior year	\$	#
Sunday, August 25, 2019	182,500	1
Saturday, August 24, 2019	355,000	2
Friday, August 23, 2019	19,478,579	73
Thursday, August 22, 2019	8,183,733	30
Wednesday, August 21, 2019	6,406,978	27
Tuesday, August 20, 2019	4,869,390	16
Monday, August 19, 2019	9,746,483	43
TOTAL	49,222,663	192

7 Day Sold Analysis

% Changed	\$	#
Prior Year	23%	8%
8 - 14 Days	-23%	-24%



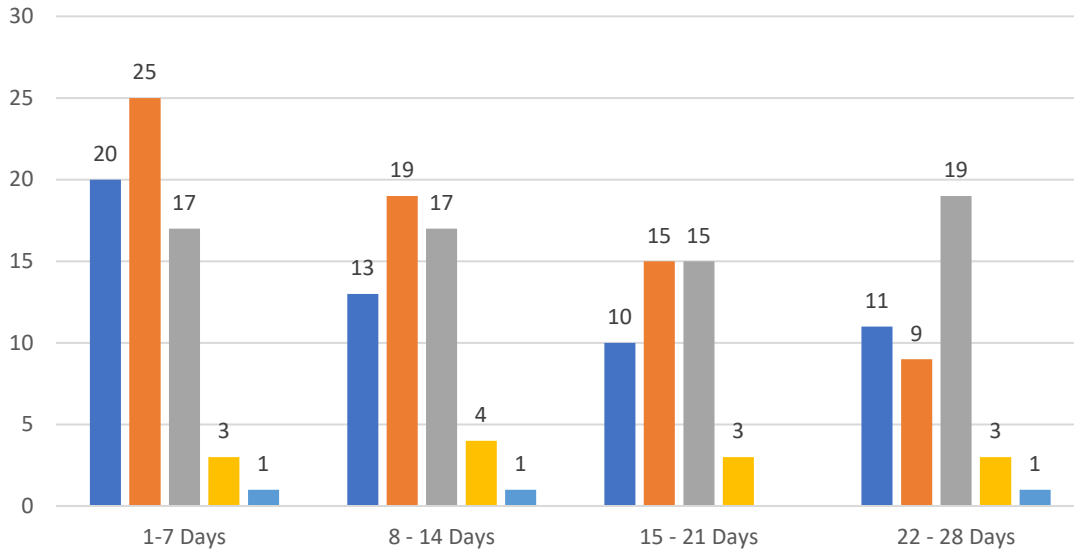


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDOMINIUM

Tuesday, August 25, 2020

as of: 8/26/2020



7 Day Sold Comparison

Closed in last 7 days	\$	#
Tuesday, August 25, 2020	156,000	1
Monday, August 24, 2020	395,000	3
Sunday, August 23, 2020	-	0
Saturday, August 22, 2020	-	0
Friday, August 21, 2020	596,355	7
Thursday, August 20, 2020	374,000	3
Wednesday, August 19, 2020	485,500	3
TOTAL	2,006,855	17

Closed prior year	\$	#
Sunday, August 25, 2019	-	0
Saturday, August 24, 2019	-	0
Friday, August 23, 2019	223,000	2
Thursday, August 22, 2019	279,500	2
Wednesday, August 21, 2019	-	0
Tuesday, August 20, 2019	-	0
Monday, August 19, 2019	202,400	3
TOTAL	704,900	7

	TOTALS	
	4 Weeks	AS OF JULY 31, 2020
Active	54	276
Pending	68	284
Sold*	68	135
Canceled	13	
Temp Off Market	3	

Market Changes	8/25/2020	% 4 Weeks Active
New Listings	4	7%
Price Increase	0	0%
Prices Decrease	2	3%
Back on Market*	1	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	185%	143%
8 - 14 Days	-8%	0%



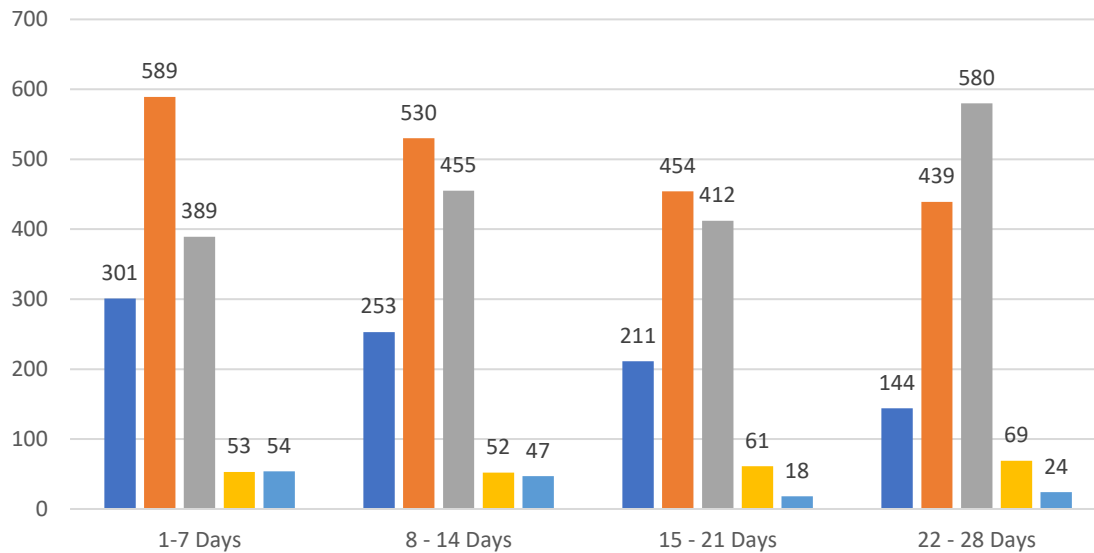


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOMES

Tuesday, August 25, 2020

as of: 8/26/2020



	TOTALS	
	4 Weeks	AS OF JULY 31, 2020
Active	909	2,394
Pending	2,012	3,489
Sold*	1,836	2,221
Canceled	235	
Temp Off Market	143	

Market Changes	8/25/2020	% 4 Weeks Active
New Listings	48	5%
Price Increase	24	1%
Prices Decrease	41	2%
Back on Market*	26	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	\$	#
Tuesday, August 25, 2020	10,976,558	26
Monday, August 24, 2020	20,706,841	62
Sunday, August 23, 2020	-	0
Saturday, August 22, 2020	553,000	2
Friday, August 21, 2020	53,395,988	152
Thursday, August 20, 2020	29,018,074	79
Wednesday, August 19, 2020	25,161,754	68
TOTAL	139,812,215	389

Closed prior year	\$	#
Sunday, August 25, 2019	-	0
Saturday, August 24, 2019	1,557,628	5
Friday, August 23, 2019	42,476,859	138
Thursday, August 22, 2019	19,183,263	59
Wednesday, August 21, 2019	19,663,337	57
Tuesday, August 20, 2019	20,022,483	68
Monday, August 19, 2019	18,900,340	69
TOTAL	121,803,910	396

7 Day Sold Analysis

% Changed	\$	#
Prior Year	15%	-2%
8 - 14 Days	-17%	-15%



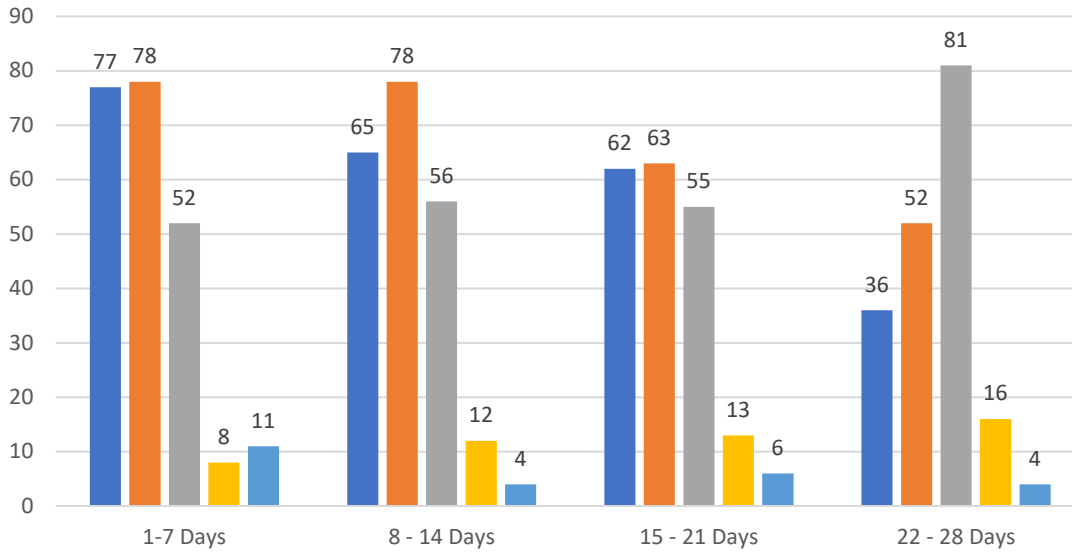


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDOMINIUM

Tuesday, August 25, 2020

as of: 8/26/2020



7 Day Sold Comparison

Closed in last 7 days	\$	#
Tuesday, August 25, 2020	260,000	1
Monday, August 24, 2020	1,272,000	10
Sunday, August 23, 2020	-	0
Saturday, August 22, 2020	-	0
Friday, August 21, 2020	10,682,354	29
Thursday, August 20, 2020	417,000	2
Wednesday, August 19, 2020	3,931,660	10
TOTAL	16,563,014	52

Closed prior year	\$	#
Sunday, August 25, 2019	125,000	1
Saturday, August 24, 2019	-	0
Friday, August 23, 2019	3,584,705	21
Thursday, August 22, 2019	1,617,800	9
Wednesday, August 21, 2019	1,119,999	8
Tuesday, August 20, 2019	1,177,391	7
Monday, August 19, 2019	3,207,300	16
TOTAL	10,832,195	62

	TOTALS	
	4 Weeks	AS OF JULY 31, 2020
Active	240	834
Pending	271	959
Sold*	244	588
Canceled	49	
Temp Off Market	25	

Active
Pending
Sold*
Canceled
Temp Off Market



*Total sales in March

Market Changes	8/25/2020	% 4 Weeks Active
New Listings	12	5%
Price Increase	0	0%
Prices Decrease	11	5%
Back on Market*	3	6%

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

7 Day Sold Analysis

% Changed	\$	#
Prior Year	53%	-16%
8 - 14 Days	28%	-59%



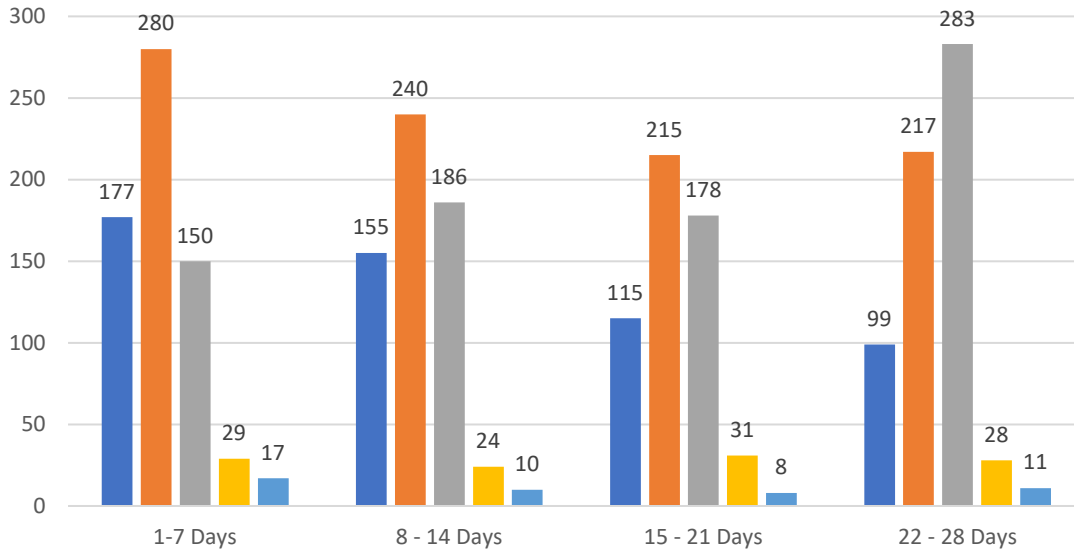


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOMES

Tuesday, August 25, 2020

as of: 8/26/2020



		TOTALS	
		4 Weeks	AS OF JULY 31, 2020
Active		546	1,794
Pending		952	1,590
Sold*		797	308
Canceled		112	
Temp Off Market		46	

Market Changes	8/25/2020	% 4 Weeks Active
New Listings	38	7%
Price Increase	5	1%
Prices Decrease	22	3%
Back on Market*	19	17%

*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	\$	#
Tuesday, August 25, 2020	11,454,100	15
Monday, August 24, 2020	13,177,714	22
Sunday, August 23, 2020	-	0
Saturday, August 22, 2020	2,570,390	2
Friday, August 21, 2020	18,953,469	57
Thursday, August 20, 2020	11,411,370	19
Wednesday, August 19, 2020	14,139,926	35
TOTAL	71,706,969	150

Closed prior year	\$	#
Sunday, August 25, 2019	-	0
Saturday, August 24, 2019	170,000	1
Friday, August 23, 2019	13,967,743	36
Thursday, August 22, 2019	13,807,305	27
Wednesday, August 21, 2019	7,343,056	26
Tuesday, August 20, 2019	6,065,146	17
Monday, August 19, 2019	9,833,900	30
TOTAL	51,187,150	137

7 Day Sold Analysis

% Changed	\$	#
Prior Year	40%	9%
8 - 14 Days	-20%	-19%



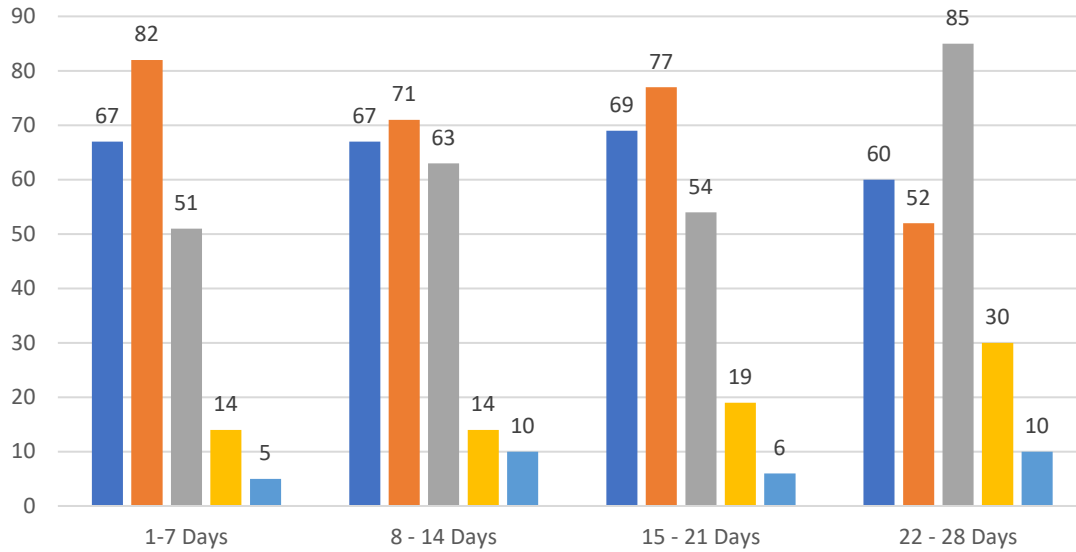


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDOMINIUM

Tuesday, August 25, 2020

as of: 8/26/2020



		TOTALS	
		4 Weeks	AS OF JULY 31, 2020
Active		263	1,153
Pending		282	579
Sold*		253	135
Canceled		77	
Temp Off Market		31	

Market Changes	8/25/2020	% 4 Weeks Active
New Listings	5	2%
Price Increase	0	0%
Prices Decrease	8	3%
Back on Market*	2	3%

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

7 Day Sold Comparison

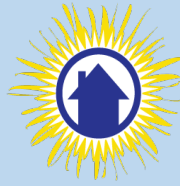
Closed in last 7 days	\$	#
Tuesday, August 25, 2020	3,963,500	7
Monday, August 24, 2020	3,188,450	10
Sunday, August 23, 2020	-	0
Saturday, August 22, 2020	-	0
Friday, August 21, 2020	5,174,800	17
Thursday, August 20, 2020	2,958,994	9
Wednesday, August 19, 2020	2,559,000	8
Total	17,844,744	51

Closed prior year	\$	#
Sunday, August 25, 2019	-	0
Saturday, August 24, 2019	-	0
Friday, August 23, 2019	5,848,500	18
Thursday, August 22, 2019	1,633,000	6
Wednesday, August 21, 2019	1,946,000	6
Tuesday, August 20, 2019	3,845,400	9
Monday, August 19, 2019	3,088,000	10
Total	16,360,900	49

7 Day Sold Analysis

% Changed	\$	#
Prior Year	9%	4%
8 - 14 Days	-35%	-19%



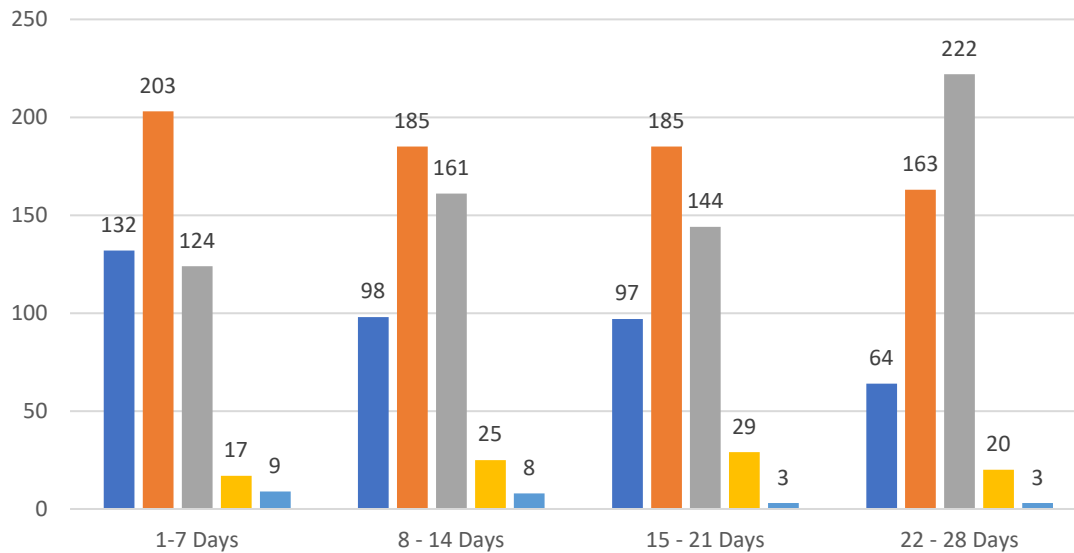


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOMES

Tuesday, August 25, 2020

as of: 8/26/2020



	TOTALS	
	4 Weeks	AS OF JULY 31, 2020
Active	391	1,366
Pending	736	1,194
Sold*	651	1,026
Canceled	91	
Temp Off Market	23	

Market Changes	8/25/2020	% 4 Weeks Active
New Listings	21	5%
Price Increase	4	1%
Prices Decrease	18	3%
Back on Market*	5	5%

*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	\$	#
Tuesday, August 25, 2020	4,780,225	7
Monday, August 24, 2020	14,383,323	32
Sunday, August 23, 2020	-	0
Saturday, August 22, 2020	-	0
Friday, August 21, 2020	27,492,595	54
Thursday, August 20, 2020	9,082,856	21
Wednesday, August 19, 2020	5,535,000	10
TOTAL	61,273,999	124

Closed prior year	\$	#
Sunday, August 25, 2019	285,000	1
Saturday, August 24, 2019	260,900	1
Friday, August 23, 2019	11,346,181	36
Thursday, August 22, 2019	11,140,525	30
Wednesday, August 21, 2019	7,522,502	14
Tuesday, August 20, 2019	8,660,920	23
Monday, August 19, 2019	7,572,970	22
TOTAL	46,788,998	127

7 Day Sold Analysis

% Changed	\$	#
Prior Year	31%	-2%
8 - 14 Days	-21%	-23%



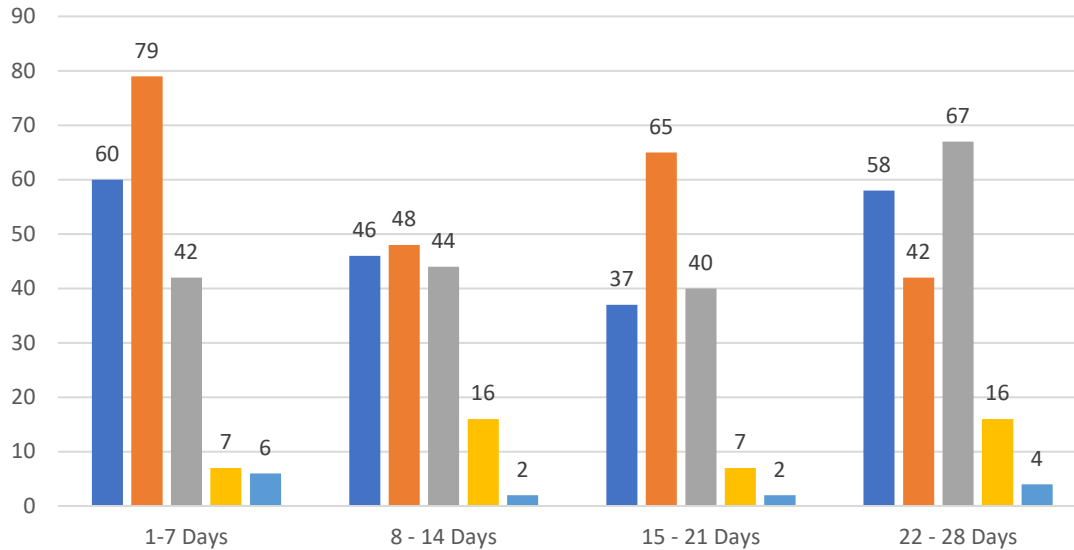


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDOMINIUM

Tuesday, August 25, 2020

as of: 8/26/2020



	TOTALS	
	4 Weeks	AS OF JULY 31, 2020
Active	201	643
Pending	234	350
Sold*	193	238
Canceled	46	
Temp Off Market	14	

Market Changes	8/25/2020	% 4 Weeks Active
New Listings	11	5%
Price Increase	1	0%
Prices Decrease	6	3%
Back on Market*	0	0%

*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	\$	#
Tuesday, August 25, 2020	393,995	2
Monday, August 24, 2020	1,691,900	10
Sunday, August 23, 2020	-	0
Saturday, August 22, 2020	-	0
Friday, August 21, 2020	4,273,900	18
Thursday, August 20, 2020	1,686,812	7
Wednesday, August 19, 2020	1,313,749	5
Total	9,360,356	42

Closed prior year	\$	#
Sunday, August 25, 2019	-	0
Saturday, August 24, 2019	-	0
Friday, August 23, 2019	2,640,400	11
Thursday, August 22, 2019	753,000	3
Wednesday, August 21, 2019	-	0
Tuesday, August 20, 2019	493,000	2
Monday, August 19, 2019	625,000	4
Total	4,511,400	20

7 Day Sold Analysis

% Changed	\$	#
Prior Year	107%	110%
8 - 14 Days	-9%	-5%

