



4 WEEK REAL ESTATE MARKET REPORT

Thursday, August 27, 2020

As of: Friday, August 28, 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
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- 13 Manatee County - Condominium



4 WEEK REAL ESTATE MARKET REPORT

REPORT BREAKDOWN Thursday, August 27, 2020

as of: 8/28/2020

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

Day 28: Friday, July 31, 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

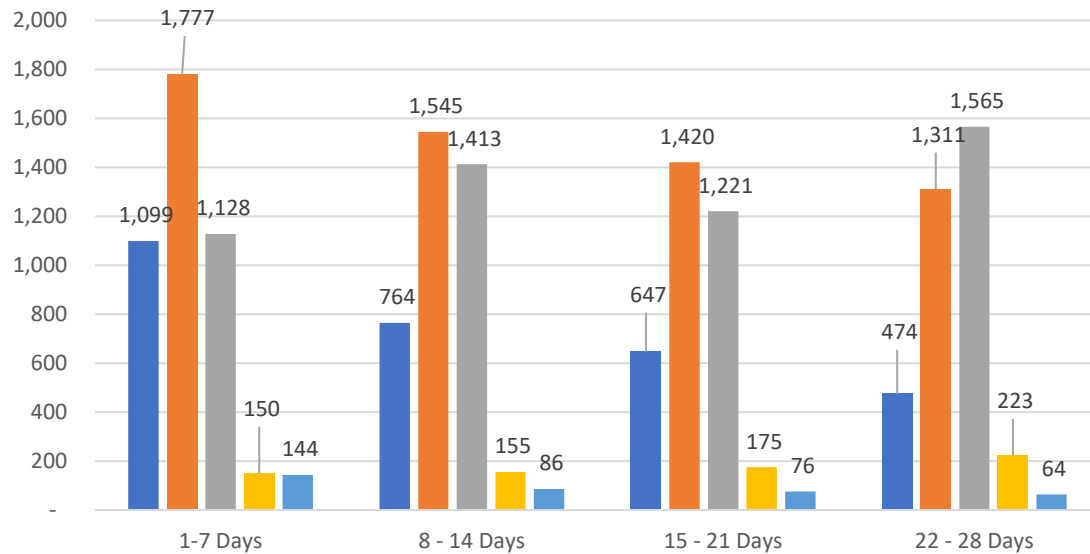


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOMES

Thursday, August 27, 2020

as of: 8/28/2020



	TOTALS	
	4 Weeks	AS OF JULY 31, 2020
Active	2,984	8,212
Pending	6,053	9,955
Sold*	5,327	6,260
Canceled	703	
Temp Off Market	370	

Market Changes	8/27/2020	% 4 Weeks Active
New Listings	251	8%
Price Increase	77	1%
Prices Decrease	142	3%
Back on Market*	96	14%

*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	\$	#
Thursday, August 27, 2020	46,648,091	112
Wednesday, August 26, 2020	69,413,111	157
Tuesday, August 25, 2020	68,623,996	169
Monday, August 24, 2020	96,683,104	249
Sunday, August 23, 2020	1,606,995	3
Saturday, August 22, 2020	5,585,746	11
Friday, August 21, 2020	162,779,721	427
TOTAL	451,340,764	1128

Closed prior year	\$	#
Tuesday, August 27, 2019	62,351,178	205
Monday, August 26, 2019	79,879,931	253
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
TOTAL	383,487,454	1175

7 Day Sold Analysis

% Changed	\$	#
Prior Year	18%	-4%
8 - 14 Days	-18%	-20%



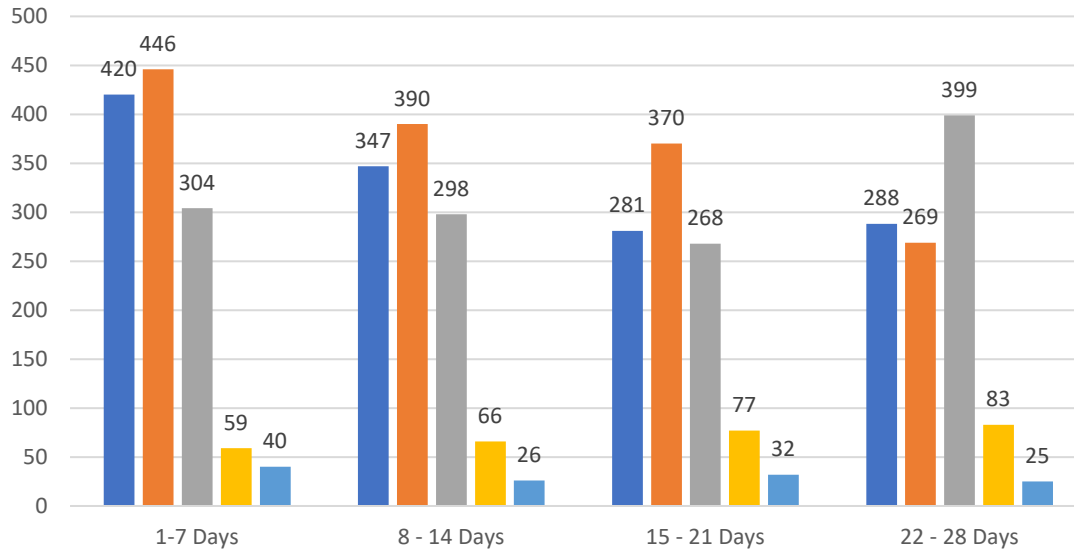


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDOMINIUM

Thursday, August 27, 2020

as of: 8/28/2020



		TOTALS	
		4 Weeks	AS OF JULY 31, 2020
Active		1,336	4,655
Pending		1,475	3,371
Sold*		1,269	1,929
Canceled		285	
Temp Off Market		123	

Market Changes	8/27/2020	% 4 Weeks Active
New Listings	67	5%
Price Increase	5	0%
Prices Decrease	49	4%
Back on Market*	19	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	\$	#
Thursday, August 27, 2020	7,105,350	23
Wednesday, August 26, 2020	7,948,400	40
Tuesday, August 25, 2020	12,500,479	49
Monday, August 24, 2020	12,810,482	63
Sunday, August 23, 2020	-	0
Saturday, August 22, 2020	765,000	4
Friday, August 21, 2020	37,634,009	125
TOTAL	78,763,720	304

Closed prior year	\$	#
Tuesday, August 27, 2019	14,734,450	36
Monday, August 26, 2019	15,536,175	62
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
TOTAL	67,616,678	261

7 Day Sold Analysis

% Changed	\$	#
Prior Year	16%	16%
8 - 14 Days	-11%	-20%



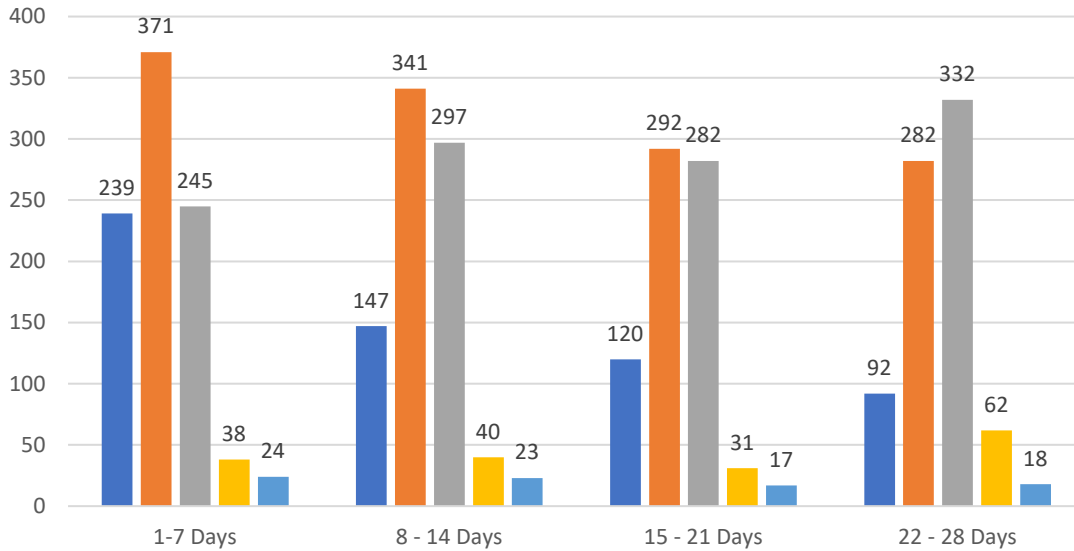


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOMES

Thursday, August 27, 2020

as of: 8/28/2020



	TOTALS	
	4 Weeks	AS OF JULY 31, 2020
Active	598	1,507
Pending	1,286	1,889
Sold*	1,156	1,466
Canceled	171	
Temp Off Market	82	

Market Changes	8/27/2020	% 4 Weeks Active
New Listings	57	10%
Price Increase	4	0%
Prices Decrease	21	2%
Back on Market*	16	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	\$	#
Thursday, August 27, 2020	11,073,000	24
Wednesday, August 26, 2020	15,329,200	35
Tuesday, August 25, 2020	14,413,377	40
Monday, August 24, 2020	22,868,600	54
Sunday, August 23, 2020	549,000	1
Saturday, August 22, 2020	641,500	3
Friday, August 21, 2020	39,971,834	88
TOTAL	104,846,511	245

Closed prior year	\$	#
Tuesday, August 27, 2019	14,830,425	42
Monday, August 26, 2019	22,329,850	57
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
TOTAL	95,085,531	252

7 Day Sold Analysis

% Changed	\$	#
Prior Year	10%	-3%
8 - 14 Days	-11%	-18%



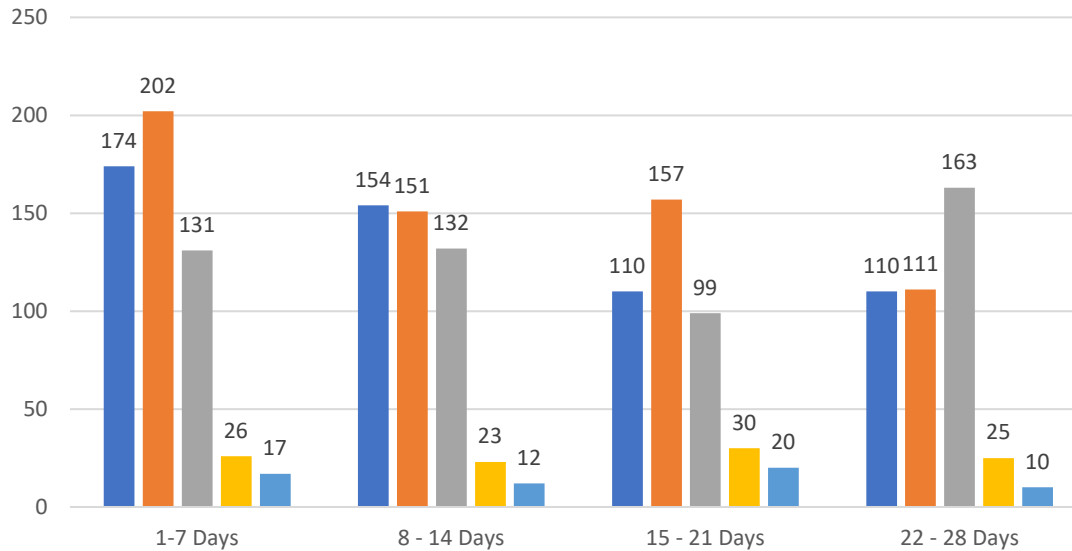


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDOMINIUM

Thursday, August 27, 2020

as of: 8/28/2020



		TOTALS	
		4 Weeks	AS OF JULY 31, 2020
Active		548	1,749
Pending		621	1,199
Sold*		525	833
Canceled		104	
Temp Off Market		59	

Market Changes	8/27/2020	% 4 Weeks Active
New Listings	27	5%
Price Increase	4	1%
Prices Decrease	24	5%
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

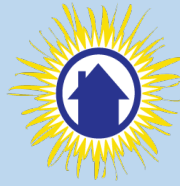
Closed in last 7 days	\$	#
Thursday, August 27, 2020	5,791,500	16
Wednesday, August 26, 2020	2,544,400	15
Tuesday, August 25, 2020	4,964,500	23
Monday, August 24, 2020	3,999,300	21
Sunday, August 23, 2020	-	0
Saturday, August 22, 2020	411,000	2
Friday, August 21, 2020	16,906,600	54
Total	34,617,300	131

Closed prior year	\$	#
Tuesday, August 27, 2019	6,419,000	13
Monday, August 26, 2019	4,635,000	21
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
Total	28,629,149	110

7 Day Sold Analysis

% Changed	\$	#
Prior Year	21%	19%
8 - 14 Days	-16%	-1%



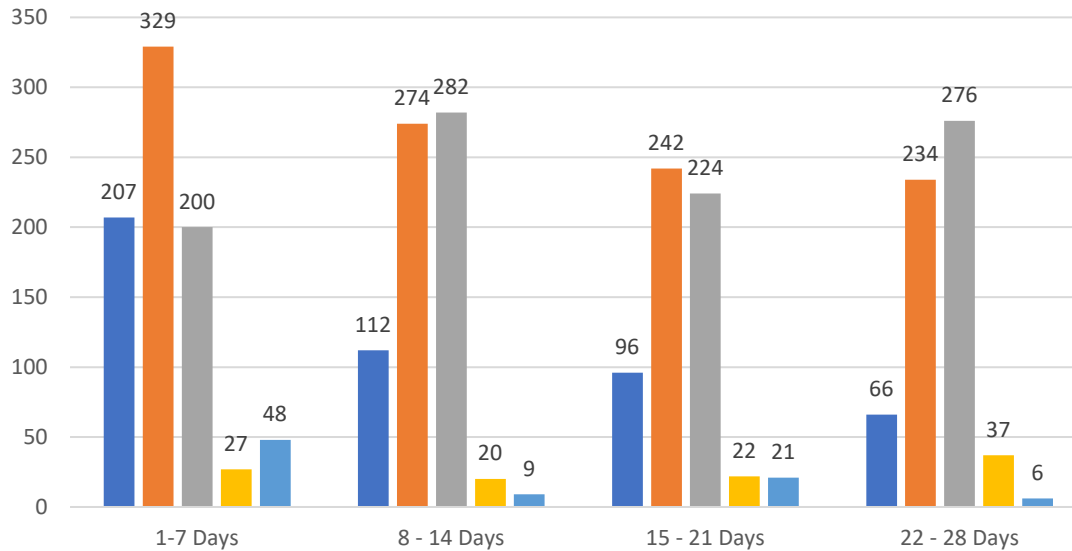


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOMES

Thursday, August 27, 2020

as of: 8/28/2020



	TOTALS	
	4 Weeks	AS OF JULY 31, 2020
Active	481	1,151
Pending	1,079	1,793
Sold*	982	1,239
Canceled	106	
Temp Off Market	84	

Market Changes	8/27/2020	% 4 Weeks Active
New Listings	44	9%
Price Increase	26	2%
Prices Decrease	28	3%
Back on Market*	30	28%

*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	\$	#
Thursday, August 27, 2020	2,883,250	13
Wednesday, August 26, 2020	6,680,735	24
Tuesday, August 25, 2020	10,633,642	36
Monday, August 24, 2020	12,904,582	47
Sunday, August 23, 2020	1,057,995	2
Saturday, August 22, 2020	469,900	2
Friday, August 21, 2020	22,904,835	76
TOTAL	57,534,939	200

Closed prior year	\$	#
Tuesday, August 27, 2019	8,837,170	38
Monday, August 26, 2019	13,861,727	54
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
TOTAL	57,305,687	225

7 Day Sold Analysis

% Changed	\$	#
Prior Year	0%	-11%
8 - 14 Days	-30%	-29%



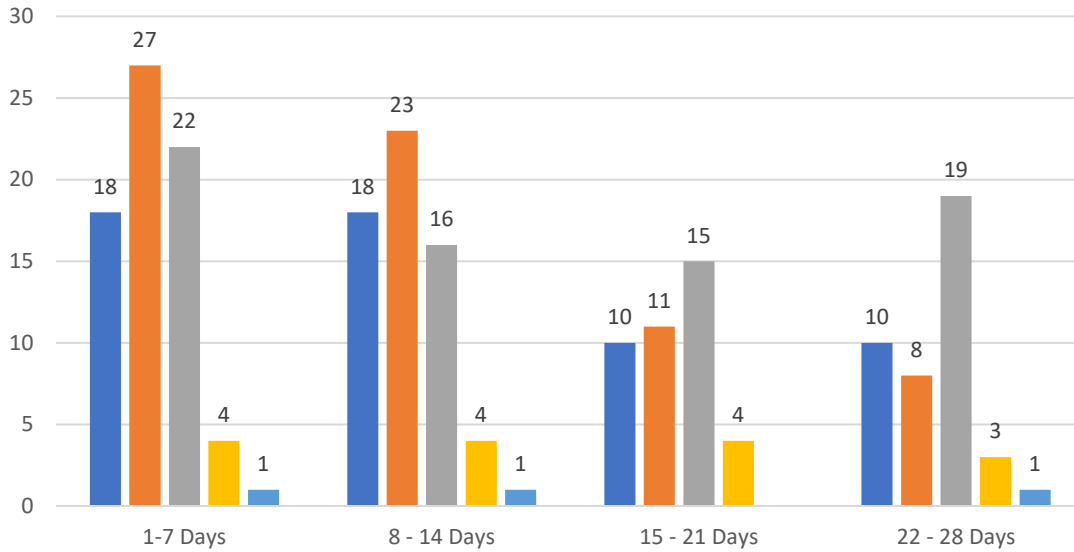


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDOMINIUM

Thursday, August 27, 2020

as of: 8/28/2020



7 Day Sold Comparison

Closed in last 7 days	\$	#
Thursday, August 27, 2020	297,850	3
Wednesday, August 26, 2020	368,000	3
Tuesday, August 25, 2020	372,900	4
Monday, August 24, 2020	395,000	3
Sunday, August 23, 2020	-	0
Saturday, August 22, 2020	354,000	2
Friday, August 21, 2020	596,355	7
TOTAL	2,384,105	22

Closed prior year	\$	#
Tuesday, August 27, 2019	201,500	2
Monday, August 26, 2019	122,400	2
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
TOTAL	826,400	8

	TOTALS	
	4 Weeks	AS OF JULY 31, 2020
Active	56	276
Pending	69	284
Sold*	72	135
Canceled	15	
Temp Off Market	3	

Market Changes	8/27/2020	% 4 Weeks Active
New Listings	4	7%
Price Increase	0	0%
Prices Decrease	2	3%
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 Analysis

% Changed	\$	#
Prior Year	188%	175%
8 - 14 Days	9%	38%



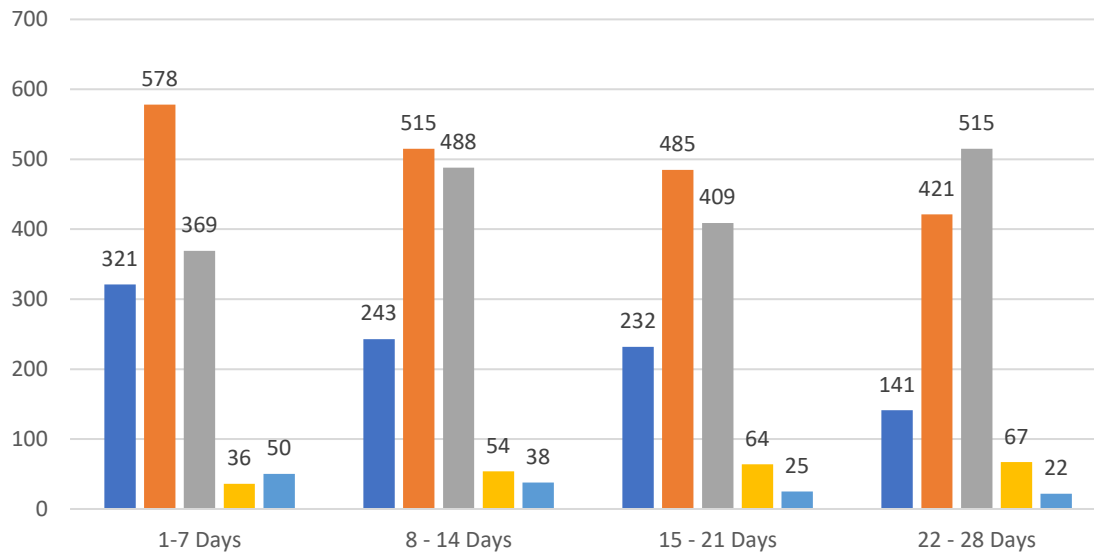


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOMES

Thursday, August 27, 2020

as of: 8/28/2020



	TOTALS	
	4 Weeks	AS OF JULY 31, 2020
Active	937	2,394
Pending	1,999	3,489
Sold*	1,781	2,221
Canceled	221	
Temp Off Market	135	

Market Changes	8/27/2020	% 4 Weeks Active
New Listings	81	9%
Price Increase	28	1%
Prices Decrease	52	3%
Back on Market*	33	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	\$	#
Thursday, August 27, 2020	18,180,345	40
Wednesday, August 26, 2020	15,080,256	46
Tuesday, August 25, 2020	18,729,938	50
Monday, August 24, 2020	25,462,095	78
Sunday, August 23, 2020	-	0
Saturday, August 22, 2020	1,903,956	4
Friday, August 21, 2020	53,096,988	151
TOTAL	132,453,578	369

Closed prior year	\$	#
Tuesday, August 27, 2019	22,402,762	79
Monday, August 26, 2019	24,925,238	85
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
TOTAL	130,209,087	423

7 Day Sold Analysis

% Changed	\$	#
Prior Year	2%	-13%
8 - 14 Days	-29%	-24%



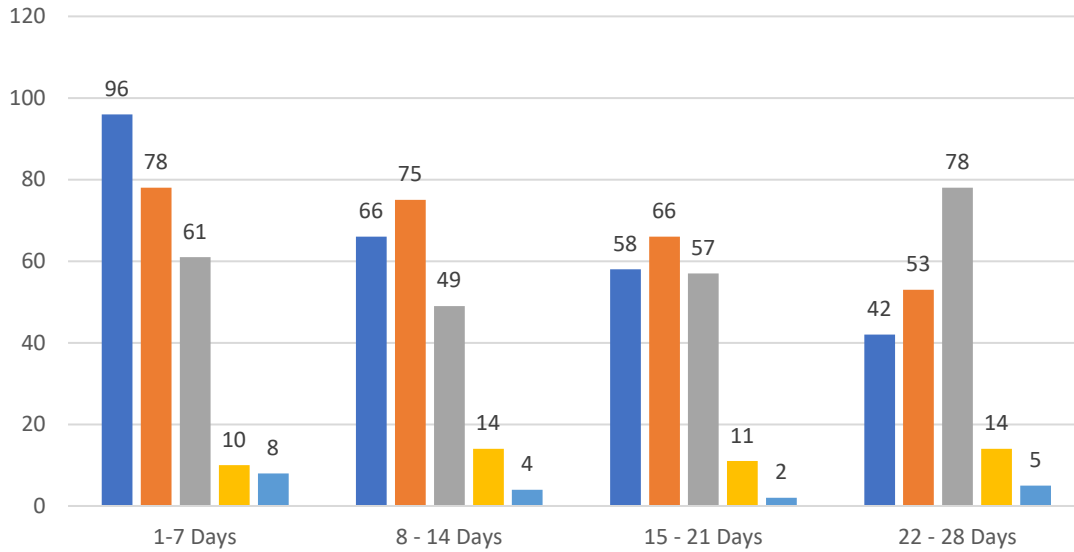


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDOMINIUM

Thursday, August 27, 2020

as of: 8/28/2020



7 Day Sold Comparison

Closed in last 7 days	\$	#
Thursday, August 27, 2020	-	0
Wednesday, August 26, 2020	1,533,500	13
Tuesday, August 25, 2020	1,013,800	6
Monday, August 24, 2020	1,610,750	13
Sunday, August 23, 2020	-	0
Saturday, August 22, 2020	-	0
Friday, August 21, 2020	10,682,354	29
TOTAL	14,840,404	61

Closed prior year	\$	#
Tuesday, August 27, 2019	1,195,300	7
Monday, August 26, 2019	2,157,775	21
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
TOTAL	9,800,579	67

	TOTALS	
	4 Weeks	AS OF JULY 31, 2020
Active	262	834
Pending	272	959
Sold*	245	588
Canceled	49	
Temp Off Market	19	

Market Changes	8/27/2020	% 4 Weeks Active
New Listings	17	6%
Price Increase	1	0%
Prices Decrease	9	4%
Back on Market*	5	10%

*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	51%	-9%
8 - 14 Days	41%	-54%



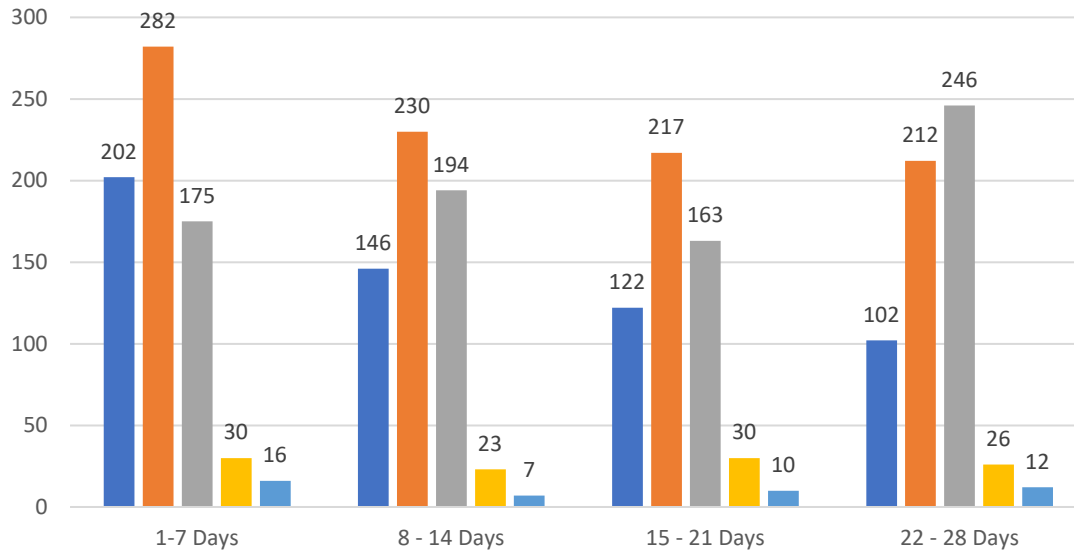


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOMES

Thursday, August 27, 2020

as of: 8/28/2020



	TOTALS	
	4 Weeks	AS OF JULY 31, 2020
Active	572	1,794
Pending	941	1,590
Sold*	778	308
Canceled	109	
Temp Off Market	45	

Market Changes	8/27/2020	% 4 Weeks Active
New Listings	41	7%
Price Increase	13	1%
Prices Decrease	22	3%
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	\$	#
Thursday, August 27, 2020	8,697,855	23
Wednesday, August 26, 2020	24,182,300	38
Tuesday, August 25, 2020	14,656,025	25
Monday, August 24, 2020	16,145,889	29
Sunday, August 23, 2020	-	0
Saturday, August 22, 2020	2,570,390	2
Friday, August 21, 2020	19,313,469	58
Total	85,565,928	175

Closed prior year	\$	#
Tuesday, August 27, 2019	8,563,900	24
Monday, August 26, 2019	7,429,210	25
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
Total	51,281,214	139

7 Day Sold Analysis

% Changed	\$	#
Prior Year	67%	26%
8 - 14 Days	-3%	-10%



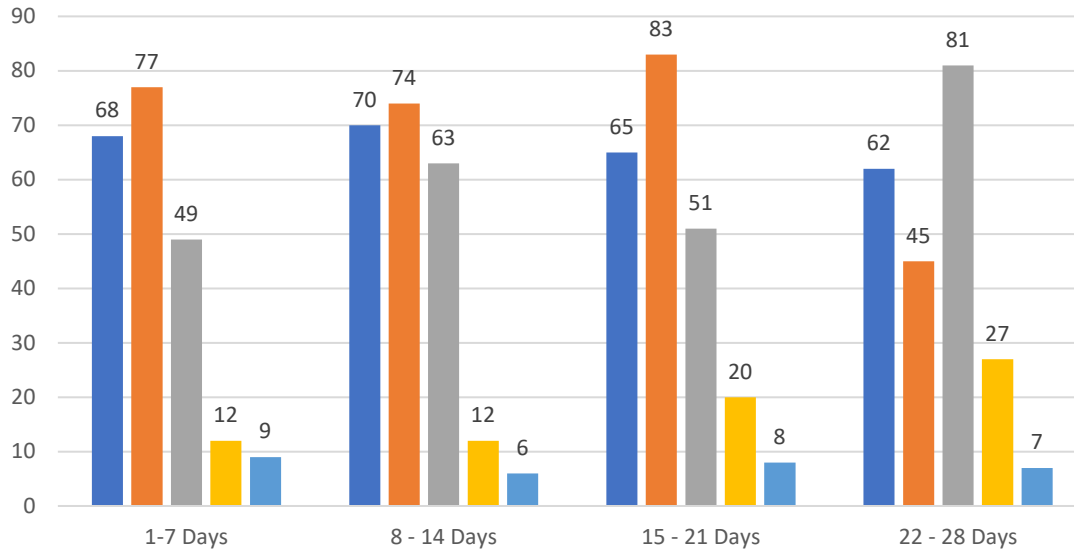


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDOMINIUM

Thursday, August 27, 2020

as of: 8/28/2020



		TOTALS	
		4 Weeks	AS OF JULY 31, 2020
Active		265	1,153
Pending		279	579
Sold*		244	135
Canceled		71	
Temp Off Market		30	

Market Changes	8/27/2020	% 4 Weeks Active
New Listings	14	5%
Price Increase	0	0%
Prices Decrease	10	4%
Back on Market*	3	4%

*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	\$	#
Thursday, August 27, 2020	692,000	2
Wednesday, August 26, 2020	2,741,000	6
Tuesday, August 25, 2020	4,727,000	11
Monday, August 24, 2020	4,627,450	13
Sunday, August 23, 2020	-	0
Saturday, August 22, 2020	-	0
Friday, August 21, 2020	5,174,800	17
Total	17,962,250	49

Closed prior year	\$	#
Tuesday, August 27, 2019	5,426,250	7
Monday, August 26, 2019	1,497,000	7
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
Total	16,350,750	44

7 Day Sold Analysis

% Changed	\$	#
Prior Year	10%	11%
8 - 14 Days	-32%	-22%



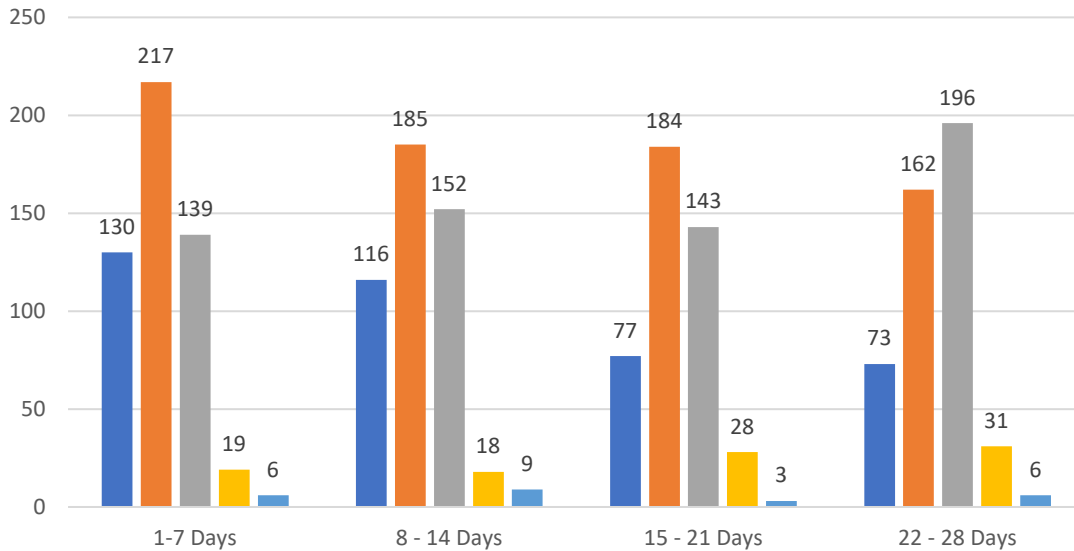


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOMES

Thursday, August 27, 2020

as of: 8/28/2020



7 Day Sold Comparison

Closed in last 7 days	\$	#
Thursday, August 27, 2020	5,813,641	12
Wednesday, August 26, 2020	8,140,620	14
Tuesday, August 25, 2020	10,191,014	18
Monday, August 24, 2020	19,301,938	41
Sunday, August 23, 2020	-	0
Saturday, August 22, 2020	-	0
Friday, August 21, 2020	27,492,595	54
TOTAL	70,939,808	139

Closed prior year	\$	#
Tuesday, August 27, 2019	7,716,921	22
Monday, August 26, 2019	11,333,906	32
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
TOTAL	49,605,935	136

TOTALS

	4 Weeks	AS OF JULY 31, 2020
Active	396	1,366
Pending	748	1,194
Sold*	630	1,026
Canceled	96	
Temp Off Market	24	

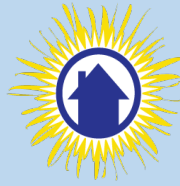
Market Changes	8/27/2020	% 4 Weeks Active
New Listings	28	7%
Price Increase	6	1%
Prices Decrease	19	3%
Back on Market*	8	8%

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

7 Day Sold Analysis

% Changed	\$	#
Prior Year	43%	2%
8 - 14 Days	-6%	-9%



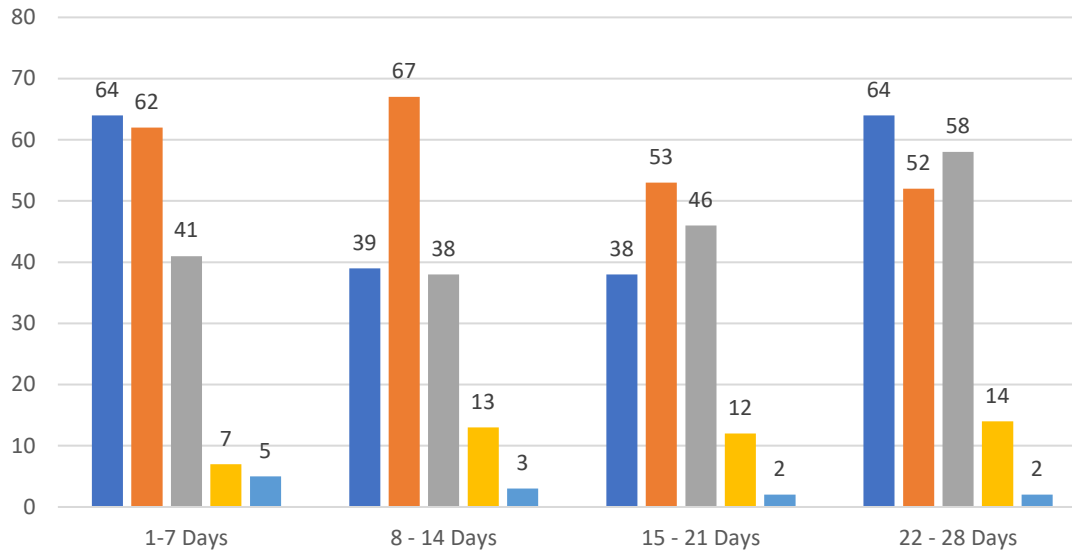


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDOMINIUM

Thursday, August 27, 2020

as of: 8/28/2020



		TOTALS	
		4 Weeks	AS OF JULY 31, 2020
Active		205	643
Pending		234	350
Sold*		183	238
Canceled		46	
Temp Off Market		12	

Market Changes	8/27/2020	% 4 Weeks Active
New Listings	5	2%
Price Increase	0	0%
Prices Decrease	4	2%
Back on Market*	5	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	\$	#
Thursday, August 27, 2020	324,000	2
Wednesday, August 26, 2020	761,500	3
Tuesday, August 25, 2020	1,422,279	5
Monday, August 24, 2020	2,177,982	13
Sunday, August 23, 2020	-	0
Saturday, August 22, 2020	-	0
Friday, August 21, 2020	4,273,900	18
Total	8,959,661	41

Closed prior year	\$	#
Tuesday, August 27, 2019	1,492,400	7
Monday, August 26, 2019	7,124,000	11
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
Total	12,009,800	32

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-25%	28%
8 - 14 Days	6%	8%

