



4 WEEK REAL ESTATE MARKET REPORT

Thursday, February 18, 2021

As of: Friday, February 19, 2021

- 1 Report Breakdown
- 2 Cumulative Tampa Bay Report - Single Family Home
- 3 Cumulative Tampa Bay Report - Condominium
- 4 Pinellas County - Single Family Home
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- 6 Pasco County - Single Family Home
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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 Thursday, February 18, 2021

as of: 2/19/2021

Day 1	Thursday, February 18, 2021
Day 2	Wednesday, February 17, 2021
Day 3	Tuesday, February 16, 2021
Day 4	Monday, February 15, 2021
Day 5	Sunday, February 14, 2021
Day 6	Saturday, February 13, 2021
Day 7	Friday, February 12, 2021
Day 8	Thursday, February 11, 2021
Day 9	Wednesday, February 10, 2021
Day 10	Tuesday, February 09, 2021
Day 11	Monday, February 08, 2021
Day 12	Sunday, February 07, 2021
Day 13	Saturday, February 06, 2021
Day 14	Friday, February 05, 2021
Day 15	Thursday, February 04, 2021
Day 16	Wednesday, February 03, 2021
Day 17	Tuesday, February 02, 2021
Day 18	Monday, February 01, 2021
Day 19	Sunday, January 31, 2021
Day 20	Saturday, January 30, 2021
Day 21	Friday, January 29, 2021
Day 22	Thursday, January 28, 2021
Day 23	Wednesday, January 27, 2021
Day 24	Tuesday, January 26, 2021
Day 25	Monday, January 25, 2021
Day 26	Sunday, January 24, 2021
Day 27	Saturday, January 23, 2021
Day 28	Friday, January 22, 2021

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, February 18, 2021

Day 28: Friday, January 22, 2021

TOTALS:

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

DEC 20: 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

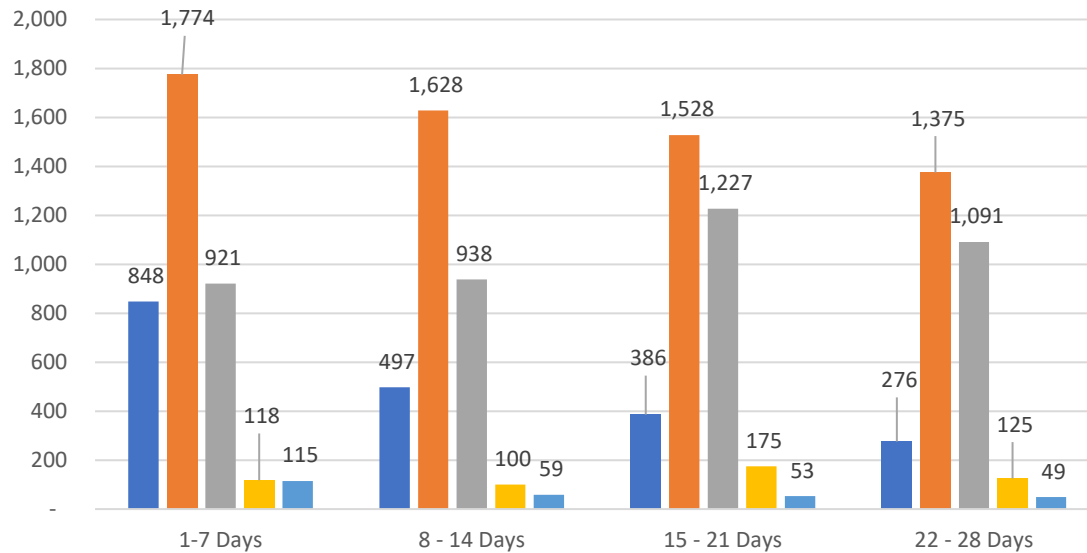


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - SINGLE FAMILY HOMES

Thursday, February 18, 2021

as of: 2/19/2021



	TOTALS	
	4 Weeks	DEC 20
Active	2,007	5,995
Pending	6,305	7,424
Sold*	4,177	5,990
Canceled	518	
Temp Off Market	276	

Market Changes	2/18/2021	% 4 Weeks Active
	New Listings	274
Price Increase	78	1%
Prices Decrease	70	2%
Back on Market*	77	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, February 18, 2021	36,621,700	78
Wednesday, February 17, 2021	53,391,029	144
Tuesday, February 16, 2021	115,297,484	256
Monday, February 15, 2021	24,899,153	51
Sunday, February 14, 2021	5,691,000	10
Saturday, February 13, 2021	7,123,190	19
Friday, February 12, 2021	148,157,345	363
TOTAL	391,180,901	921

Closed prior year	\$	#
Tuesday, February 18, 2020	65,842,018	188
Monday, February 17, 2020	13,052,354	34
Sunday, February 16, 2020	1,613,500	4
Saturday, February 15, 2020	1,816,200	7
Friday, February 14, 2020	136,860,779	408
Thursday, February 13, 2020	41,517,117	130
Wednesday, February 12, 2020	38,487,795	120
TOTAL	299,189,763	891

7 Day Sold Analysis

% Changed	\$	#
Prior Year	31%	3%
8 - 14 Days	0%	-2%



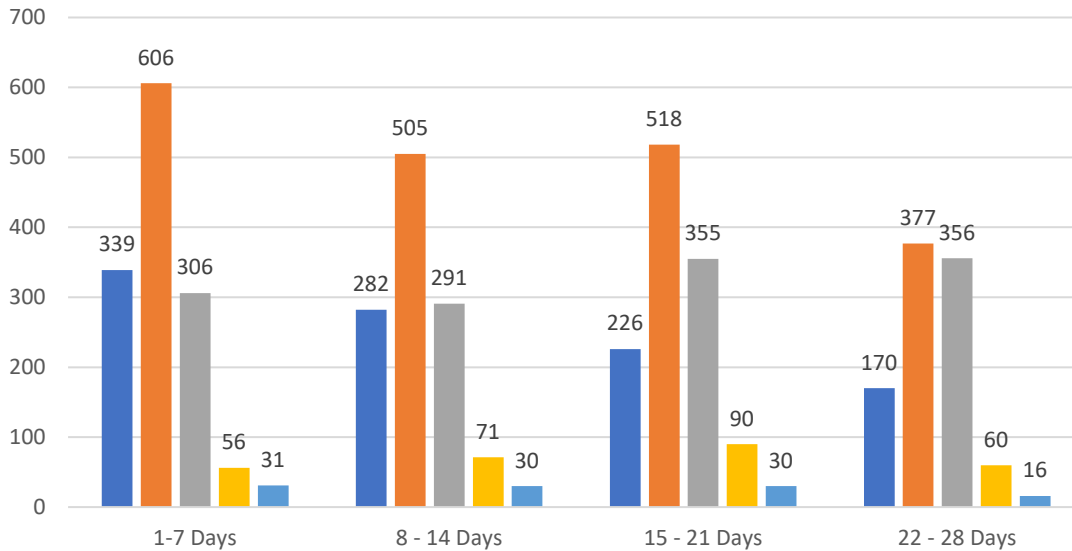


4 WEEK REAL ESTATE MARKET REPORT

TAMPA BAY - CONDOMINIUM

Thursday, February 18, 2021

as of: 2/19/2021



7 Day Sold Comparison

Closed in last 7 days	\$	#
Thursday, February 18, 2021	6,898,994	23
Wednesday, February 17, 2021	16,732,000	50
Tuesday, February 16, 2021	34,093,702	103
Monday, February 15, 2021	5,503,800	16
Sunday, February 14, 2021	603,000	3
Saturday, February 13, 2021	1,112,000	4
Friday, February 12, 2021	31,706,931	107
TOTAL	96,650,427	306

Closed prior year	\$	#
Tuesday, February 18, 2020	22,018,934	65
Monday, February 17, 2020	6,851,247	15
Sunday, February 16, 2020	626,500	2
Saturday, February 15, 2020	250,000	2
Friday, February 14, 2020	29,655,050	106
Thursday, February 13, 2020	14,409,700	36
Wednesday, February 12, 2020	11,772,300	48
TOTAL	85,583,731	274

7 Day Sold Analysis

% Changed	\$	#
Prior Year	13%	12%
8 - 14 Days	-33%	-16%

	TOTALS	
	4 Weeks	DEC 20
Active	1,017	3,357
Pending	2,006	2,916
Sold*	1,308	1,860
Canceled	277	
Temp Off Market	107	

Market Changes	2/18/2021	% 4 Weeks Active
New Listings	69	7%
Price Increase	7	0%
Prices Decrease	22	2%
Back on Market*	18	6%

*Total sales in March

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



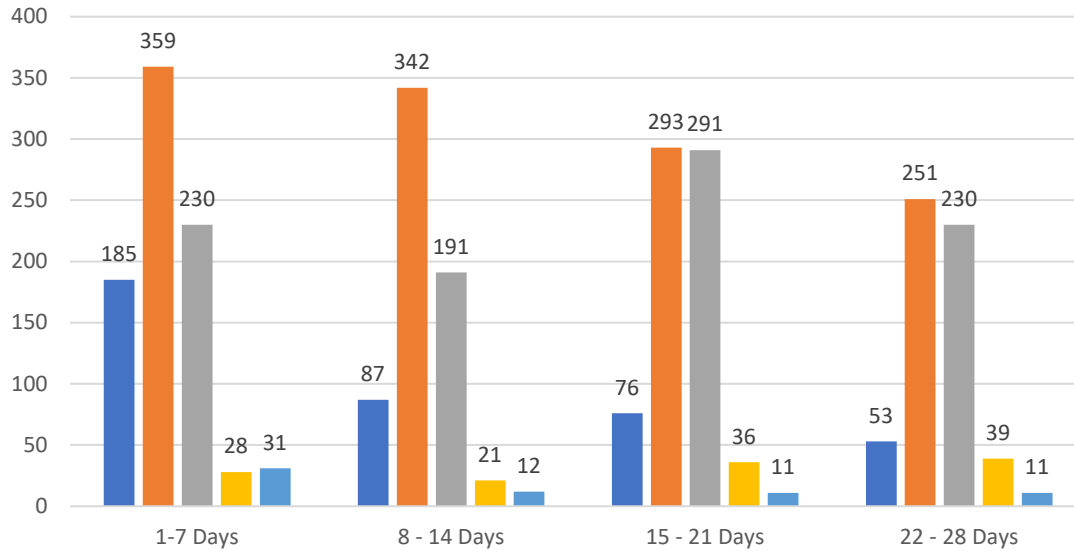


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - SINGLE FAMILY HOMES

Thursday, February 18, 2021

as of: 2/19/2021



	TOTALS	
	4 Weeks	DEC 20
Active	401	1,212
Pending	1,245	1,395
Sold*	942	1,317
Canceled	124	
Temp Off Market	65	

Market Changes	2/18/2021	% 4 Weeks Active
New Listings	70	17%
Price Increase	9	1%
Prices Decrease	13	1%
Back on Market*	16	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	\$	#
Thursday, February 18, 2021	7,408,400	20
Wednesday, February 17, 2021	11,576,300	37
Tuesday, February 16, 2021	29,916,400	63
Monday, February 15, 2021	4,604,000	10
Sunday, February 14, 2021	2,323,000	3
Saturday, February 13, 2021	1,788,800	5
Friday, February 12, 2021	37,033,677	92
TOTAL	94,650,577	230

Closed prior year	\$	#
Tuesday, February 18, 2020	16,119,800	36
Monday, February 17, 2020	2,725,900	9
Sunday, February 16, 2020	329,500	1
Saturday, February 15, 2020	340,000	1
Friday, February 14, 2020	41,304,948	103
Thursday, February 13, 2020	9,081,746	26
Wednesday, February 12, 2020	9,056,190	32
TOTAL	78,958,084	208

7 Day Sold Analysis

% Changed	\$	#
Prior Year	20%	11%
8 - 14 Days	29%	20%



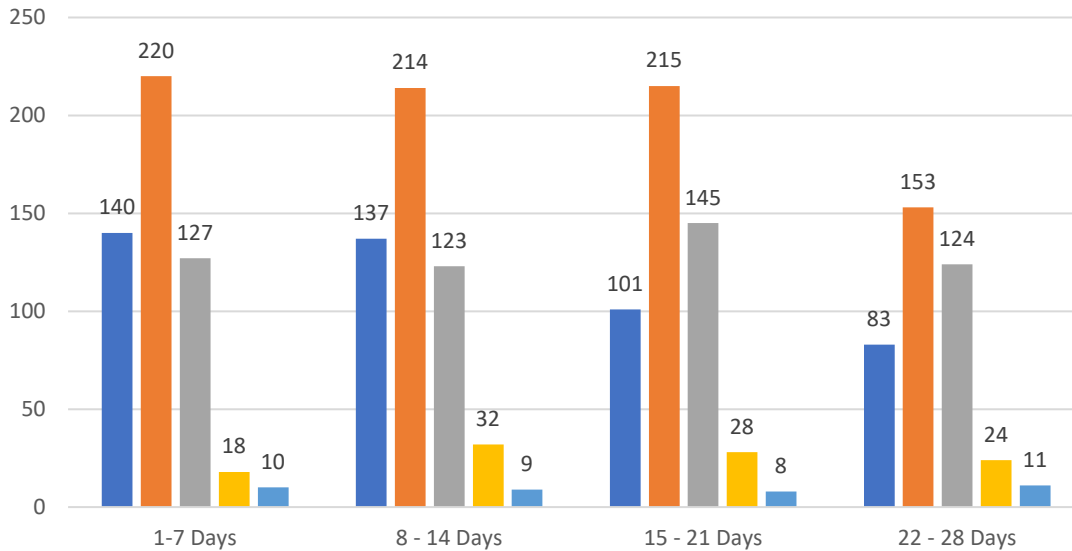


4 WEEK REAL ESTATE MARKET REPORT

PINELLAS COUNTY - CONDOMINIUM

Thursday, February 18, 2021

as of: 2/19/2021



	TOTALS	
	4 Weeks	DEC 20
Active	461	1,369
Pending	802	1,007
Sold*	519	768
Canceled	102	
Temp Off Market	38	

Market Changes	2/18/2021	% 4 Weeks Active
New Listings	28	6%
Price Increase	4	0%
Prices Decrease	10	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	\$	#
Thursday, February 18, 2021	1,617,000	6
Wednesday, February 17, 2021	8,336,800	25
Tuesday, February 16, 2021	12,971,608	46
Monday, February 15, 2021	865,000	5
Sunday, February 14, 2021	223,000	1
Saturday, February 13, 2021	135,000	1
Friday, February 12, 2021	10,887,198	43
TOTAL	35,035,606	127

Closed prior year	\$	#
Tuesday, February 18, 2020	10,552,600	32
Monday, February 17, 2020	767,300	4
Sunday, February 16, 2020	171,500	1
Saturday, February 15, 2020	250,000	2
Friday, February 14, 2020	10,650,050	41
Thursday, February 13, 2020	3,462,700	14
Wednesday, February 12, 2020	7,840,850	27
TOTAL	33,695,000	121

7 Day Sold Analysis

% Changed	\$	#
Prior Year	4%	5%
8 - 14 Days	-6%	3%



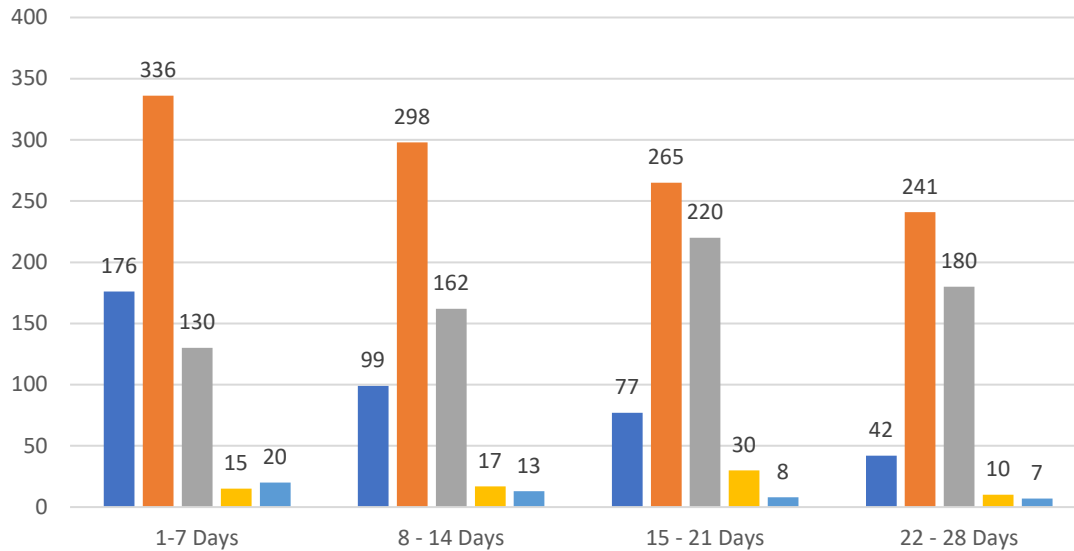


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - SINGLE FAMILY HOMES

Thursday, February 18, 2021

as of: 2/19/2021



	TOTALS	
	4 Weeks	DEC 20
Active	394	0,862
Pending	1,140	1,345
Sold*	692	1,119
Canceled	72	
Temp Off Market	48	

Market Changes	2/18/2021	% 4 Weeks Active
New Listings	49	12%
Price Increase	22	2%
Prices Decrease	14	2%
Back on Market*	11	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, February 18, 2021	2,874,500	10
Wednesday, February 17, 2021	7,027,849	24
Tuesday, February 16, 2021	11,107,708	35
Monday, February 15, 2021	985,390	6
Sunday, February 14, 2021	-	0
Saturday, February 13, 2021	362,000	2
Friday, February 12, 2021	15,112,080	53
Total	37,469,527	130

Closed prior year	\$	#
Tuesday, February 18, 2020	9,504,955	40
Monday, February 17, 2020	1,666,230	6
Sunday, February 16, 2020	-	0
Saturday, February 15, 2020	373,000	2
Friday, February 14, 2020	16,362,724	70
Thursday, February 13, 2020	6,118,907	25
Wednesday, February 12, 2020	3,028,390	16
Total	37,054,206	159

7 Day Sold Analysis

% Changed	\$	#
Prior Year	1%	-18%
8 - 14 Days	-15%	-20%



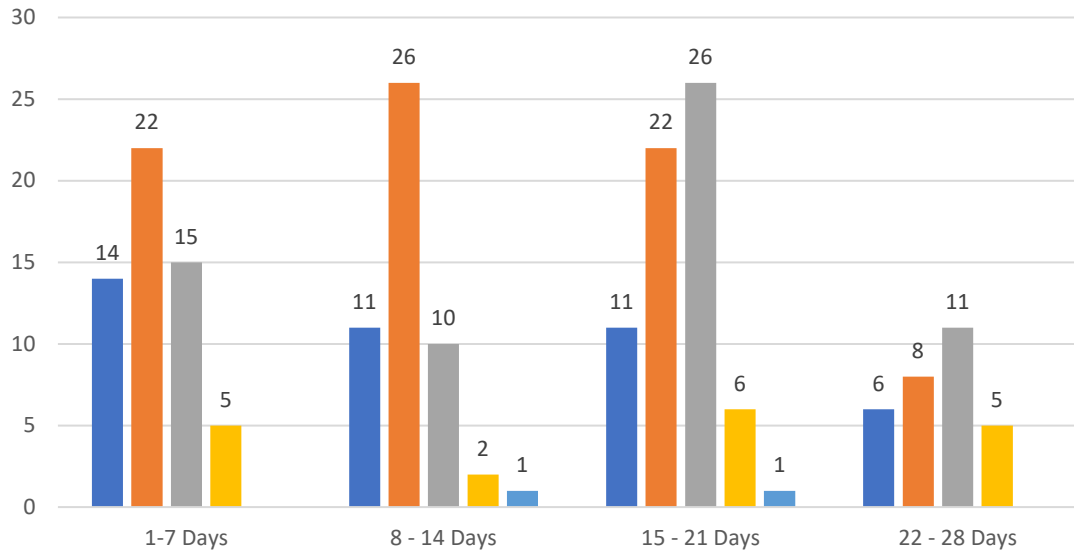


4 WEEK REAL ESTATE MARKET REPORT

PASCO COUNTY - CONDOMINIUM

Thursday, February 18, 2021

as of: 2/19/2021



7 Day Sold Comparison

Closed in last 7 days	\$	#
Thursday, February 18, 2021	78,000	1
Wednesday, February 17, 2021	211,000	2
Tuesday, February 16, 2021	231,000	3
Monday, February 15, 2021	324,800	2
Sunday, February 14, 2021	100,000	1
Saturday, February 13, 2021	-	0
Friday, February 12, 2021	777,400	6
TOTAL	1,722,200	15

Closed prior year	\$	#
Tuesday, February 18, 2020	236,000	3
Monday, February 17, 2020	277,000	3
Sunday, February 16, 2020	-	0
Saturday, February 15, 2020	-	0
Friday, February 14, 2020	480,300	7
Thursday, February 13, 2020	132,000	2
Wednesday, February 12, 2020	174,000	2
TOTAL	1,299,300	17

7 Day Sold Analysis

% Changed	\$	#
Prior Year	33%	-12%
8 - 14 Days	69%	50%

	TOTALS	
	4 Weeks	DEC 20
Active	42	205
Pending	78	222
Sold*	62	129
Canceled	18	
Temp Off Market	2	

Market Changes	2/18/2021	% 4 Weeks Active
New Listings	1	2%
Price Increase	0	0%
Prices Decrease	2	3%
Back on Market*	1	6%

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



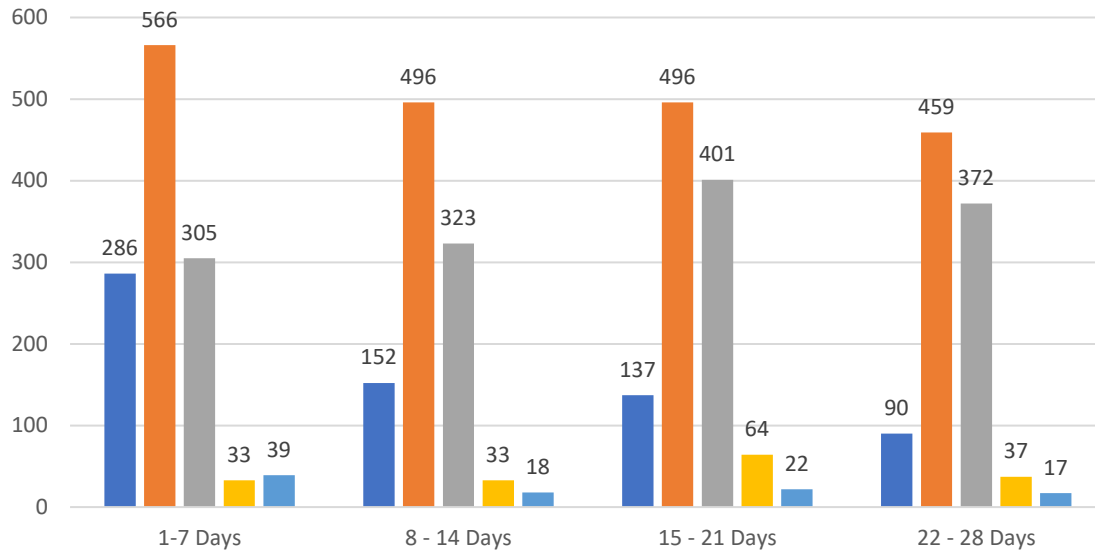


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - SINGLE FAMILY HOMES

Thursday, February 18, 2021

as of: 2/19/2021



	TOTALS	
	4 Weeks	DEC 20
Active	665	1,743
Pending	2,017	2,473
Sold*	1,401	2,013
Canceled	167	
Temp Off Market	96	

Market Changes	2/18/2021	% 4 Weeks Active
New Listings	94	14%
Price Increase	17	1%
Prices Decrease	24	2%
Back on Market*	32	19%

*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	\$	#
Thursday, February 18, 2021	11,361,800	28
Wednesday, February 17, 2021	15,539,685	44
Tuesday, February 16, 2021	28,573,089	75
Monday, February 15, 2021	6,208,735	14
Sunday, February 14, 2021	728,000	3
Saturday, February 13, 2021	2,862,500	7
Friday, February 12, 2021	52,381,578	134
TOTAL	117,655,387	305

Closed prior year	\$	#
Tuesday, February 18, 2020	19,183,522	62
Monday, February 17, 2020	4,817,690	8
Sunday, February 16, 2020	256,000	2
Saturday, February 15, 2020	604,200	2
Friday, February 14, 2020	43,780,223	148
Thursday, February 13, 2020	13,826,643	40
Wednesday, February 12, 2020	13,628,450	43
TOTAL	96,096,728	305

7 Day Sold Analysis

% Changed	\$	#
Prior Year	22%	0%
8 - 14 Days	-8%	-6%



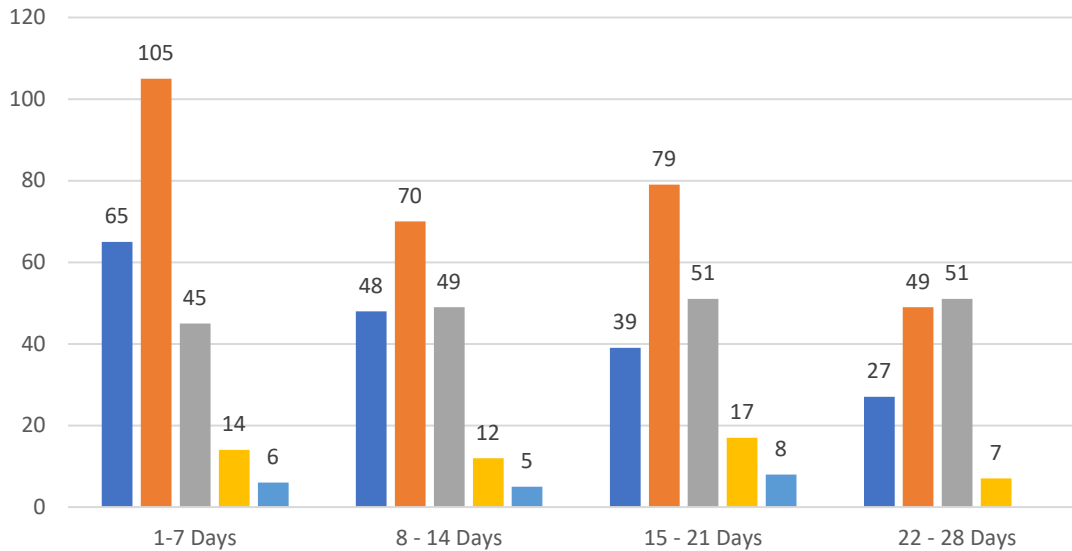


4 WEEK REAL ESTATE MARKET REPORT

HILLSBOROUGH COUNTY - CONDOMINIUM

Thursday, February 18, 2021

as of: 2/19/2021



7 Day Sold Comparison

Closed in last 7 days	\$	#
Thursday, February 18, 2021	662,500	3
Wednesday, February 17, 2021	2,247,800	9
Tuesday, February 16, 2021	1,764,000	12
Monday, February 15, 2021	295,000	2
Sunday, February 14, 2021	-	0
Saturday, February 13, 2021	-	0
Friday, February 12, 2021	6,095,950	19
TOTAL	11,065,250	45

Closed prior year	\$	#
Tuesday, February 18, 2020	1,399,677	9
Monday, February 17, 2020	-	0
Sunday, February 16, 2020	455,000	1
Saturday, February 15, 2020	-	0
Friday, February 14, 2020	3,758,900	21
Thursday, February 13, 2020	1,212,500	8
Wednesday, February 12, 2020	1,050,000	6
TOTAL	7,876,077	45

	TOTALS	
	4 Weeks	DEC 20
Active	179	529
Pending	303	712
Sold*	196	566
Canceled	50	
Temp Off Market	19	

Active
Pending
Sold*
Canceled
Temp Off Market



*Total sales in March

Market Changes	2/18/2021	% 4 Weeks Active
New Listings	12	7%
Price Increase	0	0%
Prices Decrease	3	2%
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	40%	0%
8 - 14 Days	-56%	-63%



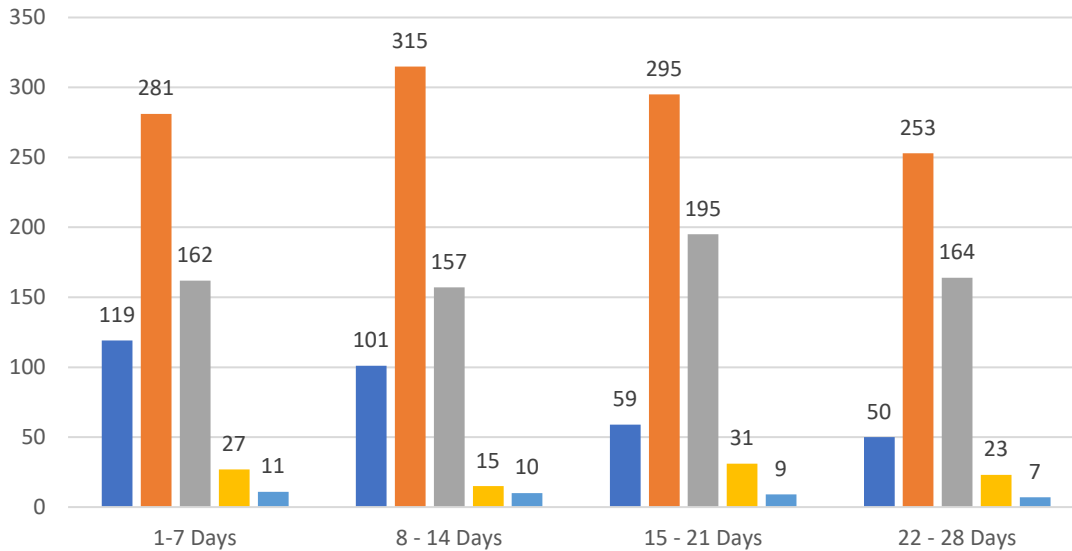


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - SINGLE FAMILY HOMES

Thursday, February 18, 2021

as of: 2/19/2021



		TOTALS	
		4 Weeks	DEC 20
Active		329	1,256
Pending		1,144	1,315
Sold*		678	397
Canceled		96	
Temp Off Market		37	

Market Changes		2/18/2021	% 4 Weeks Active
New Listings		35	11%
Price Increase		9	1%
Prices Decrease		9	1%
Back on Market*		9	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, February 18, 2021	12,628,000	15
Wednesday, February 17, 2021	13,083,195	27
Tuesday, February 16, 2021	22,940,189	51
Monday, February 15, 2021	9,817,138	15
Sunday, February 14, 2021	2,120,000	3
Saturday, February 13, 2021	1,499,000	3
Friday, February 12, 2021	21,206,253	48
TOTAL	83,293,775	162

Closed prior year	\$	#
Tuesday, February 18, 2020	11,997,596	29
Monday, February 17, 2020	1,890,000	5
Sunday, February 16, 2020	1,028,000	1
Saturday, February 15, 2020	225,000	1
Friday, February 14, 2020	21,422,970	56
Thursday, February 13, 2020	5,183,773	18
Wednesday, February 12, 2020	5,809,690	14
TOTAL	47,557,029	124

7 Day Sold Analysis

% Changed	\$	#
Prior Year	75%	31%
8 - 14 Days	-10%	3%



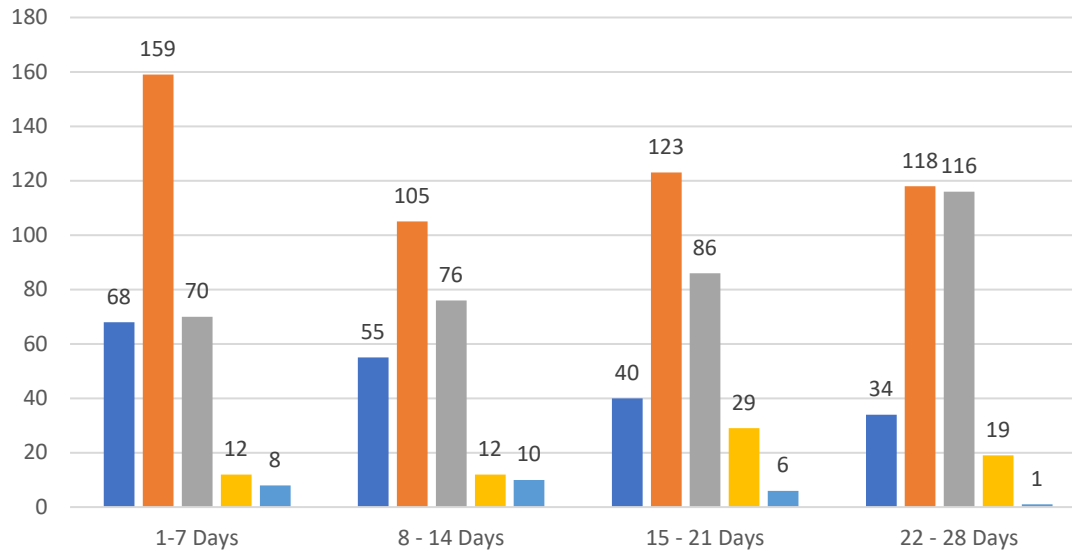


4 WEEK REAL ESTATE MARKET REPORT

SARASOTA COUNTY - CONDOMINIUM

Thursday, February 18, 2021

as of: 2/19/2021



	TOTALS	
	4 Weeks	DEC 20
Active	197	0,840
Pending	505	655
Sold*	348	129
Canceled	72	
Temp Off Market	25	

Market Changes	2/18/2021	% 4 Weeks Active
New Listings	21	11%
Price Increase	2	0%
Prices Decrease	6	2%
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	\$	#
Thursday, February 18, 2021	2,913,494	8
Wednesday, February 17, 2021	2,949,500	6
Tuesday, February 16, 2021	13,483,294	25
Monday, February 15, 2021	3,165,000	3
Sunday, February 14, 2021	280,000	1
Saturday, February 13, 2021	710,000	2
Friday, February 12, 2021	11,151,983	25
Total	34,653,271	70

Closed prior year	\$	#
Tuesday, February 18, 2020	6,978,657	12
Monday, February 17, 2020	5,543,447	7
Sunday, February 16, 2020	-	0
Saturday, February 15, 2020	-	0
Friday, February 14, 2020	12,313,500	23
Thursday, February 13, 2020	8,213,500	7
Wednesday, February 12, 2020	2,162,650	9
Total	35,211,754	58

7 Day Sold Analysis

% Changed	\$	#
Prior Year	-2%	21%
8 - 14 Days	-52%	-8%



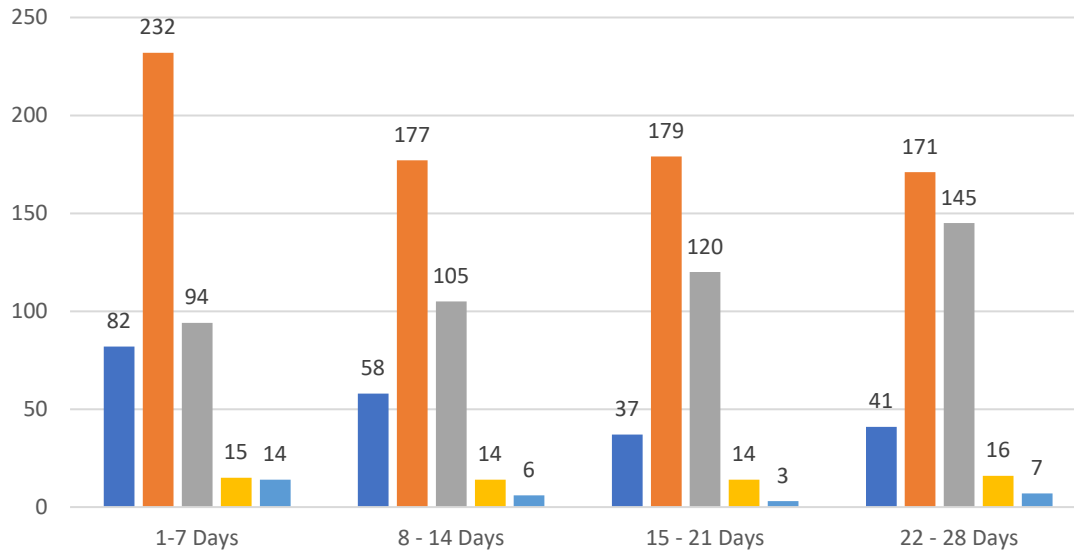


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - SINGLE FAMILY HOMES

Thursday, February 18, 2021

as of: 2/19/2021



7 Day Sold Comparison

Closed in last 7 days	\$	#
Thursday, February 18, 2021	2,349,000	5
Wednesday, February 17, 2021	6,164,000	12
Tuesday, February 16, 2021	22,760,098	32
Monday, February 15, 2021	3,283,890	6
Sunday, February 14, 2021	520,000	1
Saturday, February 13, 2021	610,890	2
Friday, February 12, 2021	22,423,757	36
TOTAL	58,111,635	94

Closed prior year	\$	#
Tuesday, February 18, 2020	9,036,145	21
Monday, February 17, 2020	1,952,534	6
Sunday, February 16, 2020	-	0
Saturday, February 15, 2020	274,000	1
Friday, February 14, 2020	13,989,914	31
Thursday, February 13, 2020	7,306,048	21
Wednesday, February 12, 2020	6,965,075	15
TOTAL	39,523,716	95

TOTALS

	4 Weeks	DEC 20
Active	218	0,922
Pending	759	0,896
Sold*	464	1,144
Canceled	59	
Temp Off Market	30	

*Total sales in March

Market Changes	2/18/2021	% 4 Weeks Active
New Listings	26	12%
Price Increase	21	3%
Prices Decrease	10	2%
Back on Market*	9	15%

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

7 Day Sold Analysis

% Changed	\$	#
Prior Year	47%	-1%
8 - 14 Days	11%	-10%



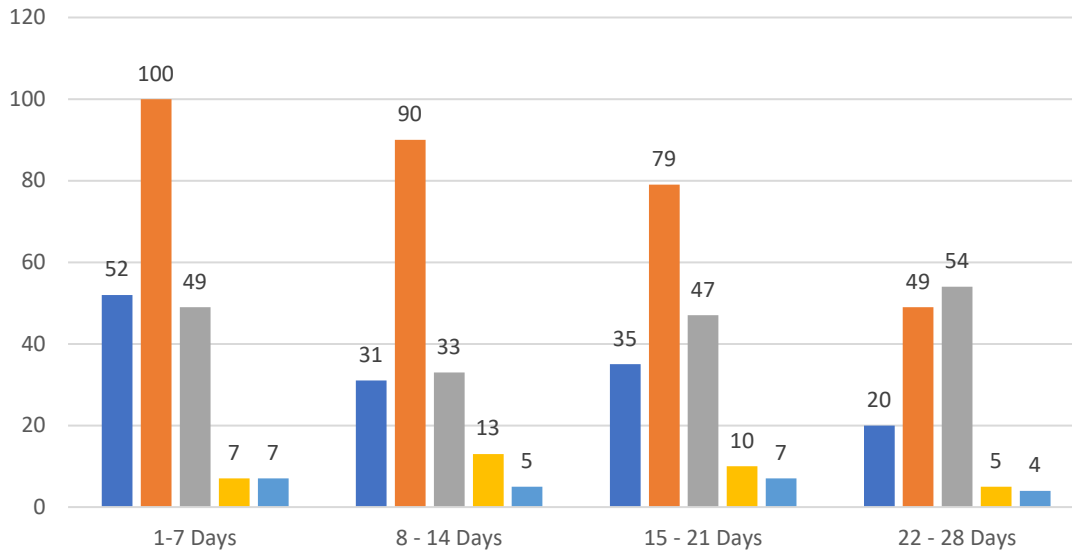


4 WEEK REAL ESTATE MARKET REPORT

MANATEE COUNTY - CONDOMINIUM

Thursday, February 18, 2021

as of: 2/19/2021



	TOTALS	
	4 Weeks	DEC 20
Active	138	414
Pending	318	320
Sold*	183	268
Canceled	35	
Temp Off Market	23	

Market Changes	2/18/2021	% 4 Weeks Active
New Listings	7	5%
Price Increase	1	0%
Prices Decrease	1	1%
Back on Market*	1	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	\$	#
Thursday, February 18, 2021	1,628,000	5
Wednesday, February 17, 2021	2,986,900	8
Tuesday, February 16, 2021	5,643,800	17
Monday, February 15, 2021	854,000	4
Sunday, February 14, 2021	-	0
Saturday, February 13, 2021	267,000	1
Friday, February 12, 2021	2,794,400	14
TOTAL	14,174,100	49

Closed prior year	\$	#
Tuesday, February 18, 2020	2,852,000	9
Monday, February 17, 2020	263,500	1
Sunday, February 16, 2020	-	0
Saturday, February 15, 2020	-	0
Friday, February 14, 2020	2,452,300	14
Thursday, February 13, 2020	1,389,000	5
Wednesday, February 12, 2020	544,800	4
TOTAL	7,501,600	33

7 Day Sold Analysis

% Changed	\$	#
Prior Year	89%	48%
8 - 14 Days	46%	48%

