



**Pinellas Realtor® Organization
Monthly Sales Trend Indicator
2020**

Sales by Price Range - Single Family Homes & Villas

Price Range	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	YTD Total	Curr Month	YTD
\$ 1 - 49,999	3	3											6	0.27%	0.29%
\$ 50,000 - 59,999	3	2											5	0.18%	0.24%
\$ 60,000 - 69,999	4	3											7	0.27%	0.34%
\$ 70,000 - 79,999	9	6											15	0.54%	0.73%
\$ 80,000 - 89,999	8	10											18	0.90%	0.88%
\$ 90,000 - 99,999	7	9											16	0.81%	0.78%
\$ 100,000 - 119,999	21	32											53	2.89%	2.58%
\$ 120,000 - 139,999	47	47											94	4.25%	4.58%
\$ 140,000 - 159,999	50	64											114	5.78%	5.56%
\$ 160,000 - 179,999	56	46											102	4.16%	4.97%
\$ 180,000 - 199,999	68	74											142	6.68%	6.92%
\$ 200,000 - 249,999	192	198											390	17.89%	19.01%
\$ 250,000 - 299,999	153	178											331	16.08%	16.13%
\$ 300,000 - 349,999	96	119											215	10.75%	10.48%
\$ 350,000 - 399,999	60	74											134	6.68%	6.53%
\$ 400,000 - 499,999	62	83											145	7.50%	7.07%
\$ 500,000 - 599,999	29	55											84	4.97%	4.09%
\$ 600,000 - 699,999	30	31											61	2.80%	2.97%
\$ 700,000 - 799,999	16	20											36	1.81%	1.75%
\$ 800,000 - 899,999	4	12											16	1.08%	0.78%
\$ 900,000 - 999,999	8	12											20	1.08%	0.97%
\$ 1,000,000 - and over	19	29											48	2.62%	2.34%
Current Year	945	1,107											2,052		
Previous Year	779	1,050											1,829		
Change from last month		17.14%													
Change from last year	21.31%	5.43%													
Current YTD	945	2,052													
Previous YTD	779	1,829	1,829	1,829	1,829	1,829	1,829	1,829	1,829	1,829	1,829	1,829			
% Change YTD	21.31%	12.19%													



**Pinellas Realtor® Organization
Monthly Sales Trend Indicator
2020**

Sales by Price Range - Condominiums, Townhouses and Co-Ops

Price Range	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	YTD Total	Curr Month	YTD
\$ 1 - 49,999	11	17											28	2.84%	2.64%
\$ 50,000 - 59,999	4	12											16	2.01%	1.51%
\$ 60,000 - 69,999	12	18											30	3.01%	2.83%
\$ 70,000 - 79,999	15	14											29	2.34%	2.73%
\$ 80,000 - 89,999	30	25											55	4.18%	5.18%
\$ 90,000 - 99,999	20	25											45	4.18%	4.24%
\$ 100,000 - 119,999	35	52											87	8.70%	8.20%
\$ 120,000 - 139,999	39	50											89	8.36%	8.39%
\$ 140,000 - 159,999	30	40											70	6.69%	6.60%
\$ 160,000 - 179,999	34	45											79	7.53%	7.45%
\$ 180,000 - 199,999	30	37											67	6.19%	6.31%
\$ 200,000 - 249,999	40	44											84	7.36%	7.92%
\$ 250,000 - 299,999	35	51											86	8.53%	8.11%
\$ 300,000 - 349,999	24	37											61	6.19%	5.75%
\$ 350,000 - 399,999	21	34											55	5.69%	5.18%
\$ 400,000 - 499,999	26	27											53	4.52%	5.00%
\$ 500,000 - 599,999	16	16											32	2.68%	3.02%
\$ 600,000 - 699,999	16	21											37	3.51%	3.49%
\$ 700,000 - 799,999	8	5											13	0.84%	1.23%
\$ 800,000 - 899,999	3	6											9	1.00%	0.85%
\$ 900,000 - 999,999	1	3											4	0.50%	0.38%
\$ 1,000,000 - and over	13	19											32	3.18%	3.02%
Current Year	463	598											1,061		
Previous Year	483	592											1,075		
Change from last month		29.16%													
Change from last year	-4.14%	1.01%													
Current YTD	463	1,061													
Previous YTD	483	1,075	1,075	1,075	1,075	1,075	1,075	1,075	1,075	1,075	1,075	1,075			
% Change YTD	-4.14%	-1.30%													



Pinellas Realtor® Organization
Monthly Sales Trend Indicator
2020
Sales by Price Range - Overall

Price Range	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	YTD Total	Curr Month	YTD
\$ 1 - 49,999	14	23											37	1.33%	1.17%
\$ 50,000 - 59,999	8	15											23	0.87%	0.73%
\$ 60,000 - 69,999	20	22											42	1.27%	1.33%
\$ 70,000 - 79,999	29	22											51	1.27%	1.61%
\$ 80,000 - 89,999	41	41											82	2.37%	2.59%
\$ 90,000 - 99,999	27	34											61	1.96%	1.93%
\$ 100,000 - 119,999	58	86											144	4.97%	4.55%
\$ 120,000 - 139,999	91	100											191	5.78%	6.04%
\$ 140,000 - 159,999	81	106											187	6.12%	5.91%
\$ 160,000 - 179,999	92	93											185	5.37%	5.85%
\$ 180,000 - 199,999	98	114											212	6.59%	6.70%
\$ 200,000 - 249,999	232	242											474	13.98%	14.99%
\$ 250,000 - 299,999	188	229											417	13.23%	13.19%
\$ 300,000 - 349,999	120	156											276	9.01%	8.73%
\$ 350,000 - 399,999	81	109											190	6.30%	6.01%
\$ 400,000 - 499,999	88	110											198	6.35%	6.26%
\$ 500,000 - 599,999	45	71											116	4.10%	3.67%
\$ 600,000 - 699,999	46	52											98	3.00%	3.10%
\$ 700,000 - 799,999	24	25											49	1.44%	1.55%
\$ 800,000 - 899,999	7	18											25	1.04%	0.79%
\$ 900,000 - 999,999	9	15											24	0.87%	0.76%
\$ 1,000,000 - and over	32	48											80	2.77%	2.53%
Current Year	1,431	1,731											3,162		
Previous Year	1,275	1,671											2,946		
Change from last month		20.96%													
Change from last year	12.24%	3.59%													
Current YTD	1,431	3,162													
Previous YTD	1,275	2,946	2,946	2,946	2,946	2,946	2,946	2,946	2,946	2,946	2,946	2,946			
% Change YTD	12.24%	7.33%													



Pinellas Realtor® Organization
Monthly Sales Trend Indicator
2020
Sales by Bedroom Count

Bedrooms	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	YTD Total	Curr Month	YTD
0	4	2											6	0.12%	0.19%
1	87	133											220	7.68%	6.96%
2	564	650											1,214	37.55%	38.39%
3	538	663											1,201	38.30%	37.98%
4	196	232											428	13.40%	13.54%
5	36	47											83	2.72%	2.62%
6+	6	4											10	0.23%	0.32%
Total	1,431	1,731	0	0	0	0	0	0	0	0	0	0	3,162	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	YTD Total	Curr Month	YTD
1	331	386											717	22.30%	22.68%
2	898	1,112											2,010	64.24%	63.57%
3	168	188											356	10.86%	11.26%
4	31	30											61	1.73%	1.93%
5	3	8											11	0.46%	0.35%
6+	0	7											7	0.40%	0.22%
Total	1,431	1,731	0	0	0	0	0	0	0	0	0	0	3,162	100.00%	100.00%



Pinellas Realtor® Organization
Monthly Sales Trend Indicator
2020
Sales by Housing Style

Style	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	YTD Total	Curr Month	YTD
Single Family Residence	904	1,044											1,948	60.31%	61.61%
Condominium	364	491											855	28.37%	27.04%
Townhouse	99	107											206	6.18%	6.51%
Villa	41	63											104	3.64%	3.29%
Manufactured Home	23	25											48	1.44%	1.52%
1/2 Duplex	0	1											1	0.06%	0.03%
Total	1,431	1,731	0	0	0	0	0	0	0	0	0	0	3,162	100.00%	100.00%



Pinellas Realtor® Organization

Multiple Listing One Month Sales and Inventory Report - February 1 to February 29, 2020

Price Range	Sold Units	Market Share	Average List	Average Sale	% List to Sell	Avg DOM	Inventory on Market	Months Supply
			Price	Price				
\$ 1 - 49,999	23	1.33%	128,383	33,426	26.00%	110	18	0.8
\$ 50,000 - 59,999	15	0.87%	59,133	54,230	92.00%	58	16	1.1
\$ 60,000 - 69,999	22	1.27%	68,982	64,718	94.00%	63	52	2.4
\$ 70,000 - 79,999	22	1.27%	77,745	74,080	95.00%	74	52	2.4
\$ 80,000 - 89,999	41	2.37%	86,839	84,077	97.00%	48	82	2.0
\$ 90,000 - 99,999	34	1.96%	97,187	94,071	97.00%	49	78	2.3
\$ 100,000 - 119,999	86	4.97%	117,237	109,693	94.00%	54	181	2.1
\$ 120,000 - 139,999	100	5.78%	133,426	128,144	96.00%	56	271	2.7
\$ 140,000 - 159,999	106	6.12%	153,791	149,799	97.00%	44	194	1.8
\$ 160,000 - 179,999	93	5.37%	172,540	168,927	98.00%	49	201	2.2
\$ 180,000 - 199,999	114	6.59%	194,887	190,137	98.00%	54	198	1.7
\$ 200,000 - 249,999	242	13.98%	231,801	226,048	98.00%	43	503	2.1
\$ 250,000 - 299,999	229	13.23%	280,432	274,311	98.00%	51	460	2.0
\$ 300,000 - 349,999	156	9.01%	328,520	321,307	98.00%	51	374	2.4
\$ 350,000 - 399,999	109	6.30%	382,749	372,608	97.00%	56	273	2.5
\$ 400,000 - 499,999	110	6.35%	460,713	444,978	97.00%	65	433	3.9
\$ 500,000 - 599,999	71	4.10%	559,056	541,663	97.00%	72	291	4.1
\$ 600,000 - 699,999	52	3.00%	658,025	642,283	98.00%	61	220	4.2
\$ 700,000 - 799,999	25	1.44%	781,815	755,314	97.00%	101	154	6.2
\$ 800,000 - 899,999	18	1.04%	853,650	845,823	99.00%	96	121	6.7
\$ 900,000 - 999,999	15	0.87%	997,933	932,000	93.00%	112	89	5.9
\$ 1,000,000 - and over	48	2.77%	1,722,452	1,608,891	93.00%	95	463	9.7
Totals	1,731	100.00%	324,872	312,635	96.00%	56	4,724	2.7

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants. The data reflects only The sales published through My Florida Regional MLS and does not include all sales in The Reported areas. Neither The Association/Board nor The MFRMLS is in any way responsible for its accuracy.



Pinellas Realtor® Organization

Multiple Listing YTD Sales and Inventory Report - January 1 to February 29, 2020

Price Range	Sold Units	Market Share	Average List	Average Sale	% List to Sell	Avg DOM	Inventory on Market	Months Supply
			Price	Price				
\$ 1 - 49,999	37	1.17%	164,570	31,624	19.00%	96	18	1.0
\$ 50,000 - 59,999	23	0.73%	60,274	54,259	90.00%	54	16	1.4
\$ 60,000 - 69,999	42	1.33%	69,374	65,040	94.00%	58	52	2.5
\$ 70,000 - 79,999	51	1.61%	78,788	74,394	94.00%	44	52	2.0
\$ 80,000 - 89,999	82	2.59%	88,807	84,336	95.00%	54	82	2.0
\$ 90,000 - 99,999	61	1.93%	97,184	93,764	96.00%	48	78	2.6
\$ 100,000 - 119,999	144	4.55%	117,236	109,869	94.00%	59	181	2.5
\$ 120,000 - 139,999	191	6.04%	133,771	128,798	96.00%	54	271	2.8
\$ 140,000 - 159,999	187	5.91%	152,998	150,001	98.00%	42	194	2.1
\$ 160,000 - 179,999	185	5.85%	173,388	168,888	97.00%	51	201	2.2
\$ 180,000 - 199,999	212	6.70%	193,471	189,330	98.00%	49	198	1.9
\$ 200,000 - 249,999	474	14.99%	231,203	225,212	97.00%	50	503	2.1
\$ 250,000 - 299,999	417	13.19%	279,648	273,274	98.00%	54	460	2.2
\$ 300,000 - 349,999	276	8.73%	327,875	320,643	98.00%	54	374	2.7
\$ 350,000 - 399,999	190	6.01%	383,976	373,588	97.00%	54	273	2.9
\$ 400,000 - 499,999	198	6.26%	459,099	443,739	97.00%	66	433	4.4
\$ 500,000 - 599,999	116	3.67%	559,050	541,134	97.00%	81	291	5.0
\$ 600,000 - 699,999	98	3.10%	662,036	643,806	97.00%	75	220	4.5
\$ 700,000 - 799,999	49	1.55%	773,292	749,537	97.00%	92	154	6.3
\$ 800,000 - 899,999	25	0.79%	853,308	843,192	99.00%	103	121	9.7
\$ 900,000 - 999,999	24	0.76%	996,646	938,992	94.00%	111	89	7.4
\$ 1,000,000 - and over	80	2.53%	1,722,596	1,615,219	94.00%	87	463	11.6
Totals	3,162	100.00%	317,200	305,156	96.00%	57	4,724	3.0

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants. The data reflects only The sales published through My Florida Regional MLS and does not include all sales in The Reported areas. Neither The Association/Board nor The MFRMLS is in any way responsible for its accuracy.



Pinellas Realtor® Organization

Four Year Sales and Inventory History 2016 - 2020
Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sale Price	% Diff Sell/List	Avg DOM	Current Inventory	Months Inventory
3/1/2016	2,059	239,392	229,332	96%	75	9,378	4.6
4/1/2016	2,211	243,915	233,388	96%	73	9,051	4.1
5/1/2016	2,165	244,312	232,382	95%	70	8,906	4.1
6/1/2016	2,277	271,424	258,923	95%	71	8,861	3.9
7/1/2016	1,926	268,035	250,574	93%	70	8,572	4.5
8/1/2016	2,039	251,094	241,179	96%	67	8,681	4.3
9/1/2016	1,936	255,355	245,392	96%	68	8,648	4.5
10/1/2016	1,754	250,118	240,347	96%	70	8,543	4.9
11/1/2016	1,787	257,335	246,392	96%	69	8,264	4.6
12/1/2016	1,911	260,250	248,939	96%	64	7,925	4.1
1/1/2017	1,542	252,358	241,148	96%	67	7,904	5.1
2/1/2017	1,654	264,603	253,931	96%	69	7,838	4.7
3/1/2017	2,405	264,649	253,836	96%	61	7,871	3.3
4/1/2017	2,176	275,668	264,978	96%	63	7,585	3.5
5/1/2017	2,356	280,196	268,917	96%	58	7,521	3.2
6/1/2017	2,414	296,811	285,599	96%	54	7,556	3.1
7/1/2017	2,046	280,204	270,298	96%	50	7,416	3.6
8/1/2017	2,080	273,806	262,658	96%	53	7,336	3.5
9/1/2017	1,573	277,182	265,287	96%	54	7,122	4.5
10/1/2017	1,712	266,768	257,233	96%	55	7,109	4.2
11/1/2017	1,690	261,986	251,407	96%	57	7,234	4.3
12/1/2017	1,942	281,276	269,108	96%	55	6,924	3.6
1/1/2018	1,453	281,789	270,655	96%	63	6,978	4.8
2/1/2018	1,615	290,876	279,369	96%	60	7,102	4.4
3/1/2018	2,139	296,762	285,410	96%	57	7,101	3.3
4/1/2018	2,209	301,018	289,641	96%	54	7,119	3.2
5/1/2018	2,290	294,245	283,354	96%	51	7,112	3.1
6/1/2018	2,217	307,104	294,656	96%	49	7,152	3.2
7/1/2018	2,043	287,431	277,883	97%	51	6,964	3.4
8/1/2018	2,193	294,499	282,260	96%	51	6,992	3.2
9/1/2018	1,688	297,022	286,069	96%	54	6,999	4.1
10/1/2018	1,826	291,722	280,657	96%	55	7,317	4.0
11/1/2018	1,714	317,785	306,168	96%	52	7,680	4.5
12/1/2018	1,763	321,881	309,909	96%	54	7,557	4.3
1/1/2019	1,275	349,826	334,930	96%	59	7,746	6.1
2/1/2019	1,671	340,750	327,566	96%	60	7,770	4.6
3/1/2019	2,108	329,017	317,974	97%	56	7,286	3.5
4/1/2019	2,240	314,412	302,318	96%	60	6,800	3.0
5/1/2019	2,402	317,401	303,686	96%	59	6,475	2.7
6/1/2019	2,128	310,278	298,801	96%	55	6,196	2.9
7/1/2019	2,202	311,624	299,626	96%	53	5,918	2.7
8/1/2019	2,053	327,013	315,058	96%	57	5,557	2.7
9/1/2019	1,831	307,669	296,064	96%	53	5,515	3.0
10/1/2019	1,830	306,514	296,404	97%	54	5,519	3.0
11/1/2019	1,717	300,545	288,226	96%	53	5,367	3.1
12/1/2019	1,971	317,919	305,436	96%	58	5,122	2.6
1/1/2020	1,431	307,921	296,109	96%	58	5,107	3.6
2/1/2020	1,731	324,872	312,635	96%	56	4,724	2.7

Board/Association: Pinellas SuncoastState: FLMonth: FebruaryYear: 2020

National Association of Realtors®

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Questions:

202-383-1276

Single-Family Units Number of Bedrooms

PRICE RANGE	2 or less	3	4 or more	Total
	\$ 1 - \$ 29,999		1	1
\$ 30,000 - \$ 39,999	1			1
\$ 40,000 - \$ 49,999				
\$ 50,000 - \$ 59,999	2			2
\$ 60,000 - \$ 69,999	2	1		3
\$ 70,000 - \$ 79,999	4	2		6
\$ 80,000 - \$ 89,999	9	1		10
\$ 90,000 - \$ 99,999	6	3		9
\$ 100,000 - \$ 119,999	22	9	1	32
\$ 120,000 - \$ 139,999	29	14	4	47
\$ 140,000 - \$ 159,999	45	15	4	64
\$ 160,000 - \$ 179,999	20	25	1	46
\$ 180,000 - \$ 199,999	30	38	6	74
\$ 200,000 - \$ 249,999	59	105	34	198
\$ 250,000 - \$ 299,999	37	119	22	178
\$ 300,000 - \$ 399,999	25	113	55	193
\$ 400,000 - \$ 499,999	6	36	41	83
\$ 500,000 - \$ 549,999	3	16	16	35
\$ 550,000 - \$ 599,999	1	5	14	20
\$ 600,000 - \$ 699,999	1	10	20	31
\$ 700,000 - \$ 799,999	1	6	13	20
\$ 800,000 - \$ 899,999	1	5	6	12
\$ 900,000 - \$ 999,999		6	6	12
\$ 1,000,000 - and over		6	23	29
Totals:	304	536	267	1107

Condominium / Cooperative Units Number of Bedrooms

PRICE RANGE	2 or less	3	4 or more	Total
	\$ 1 - \$ 29,999	2	1	
\$ 30,000 - \$ 39,999	2			2
\$ 40,000 - \$ 49,999	12			12
\$ 50,000 - \$ 59,999	12			12
\$ 60,000 - \$ 69,999	18			18
\$ 70,000 - \$ 79,999	13	1		14
\$ 80,000 - \$ 89,999	25			25
\$ 90,000 - \$ 99,999	25			25
\$ 100,000 - \$ 119,999	49	3		52
\$ 120,000 - \$ 139,999	49	1		50
\$ 140,000 - \$ 159,999	33	7		40
\$ 160,000 - \$ 179,999	40	5		45
\$ 180,000 - \$ 199,999	25	10	2	37
\$ 200,000 - \$ 249,999	31	12	1	44
\$ 250,000 - \$ 299,999	36	14	1	51
\$ 300,000 - \$ 399,999	49	20	2	71
\$ 400,000 - \$ 499,999	14	12	1	27
\$ 500,000 - \$ 549,999	5	6	1	12
\$ 550,000 - \$ 599,999	4			4
\$ 600,000 - \$ 699,999	7	13	1	21
\$ 700,000 - \$ 799,999	2	3		5
\$ 800,000 - \$ 899,999	1	4	1	6
\$ 900,000 - \$ 999,999		1	2	3
\$ 1,000,000 - and over	5	11	3	19
Totals:	459	124	15	598

Active Listings

(Unsold Homes)

Single-Family Listings	Condo/Co-op Listings
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	1
2	9
3	10
8	38
5	43
21	57
16	59
54	119
95	158
85	95
88	98
108	80
324	158
302	137
428	203
257	173
97	46
99	43
138	79
95	52
79	40
56	32
309	149
2669	1879

Sales Pending

(Under Contract)

Single-Family Listings	Condo/Co-op Listings
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During Month	During Month
1	3
2	2
2	11
4	22
7	21
6	27
18	31
42	51
68	86
84	59
74	55
82	44
274	78
239	70
282	79
124	46
38	14
36	12
50	25
25	19
22	6
16	4
44	21
1542	799

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	585	284
31 - 60	155	116
61 - 90	135	81
91 - 120	71	41
121 - and over	161	76
Totals	1,107	598