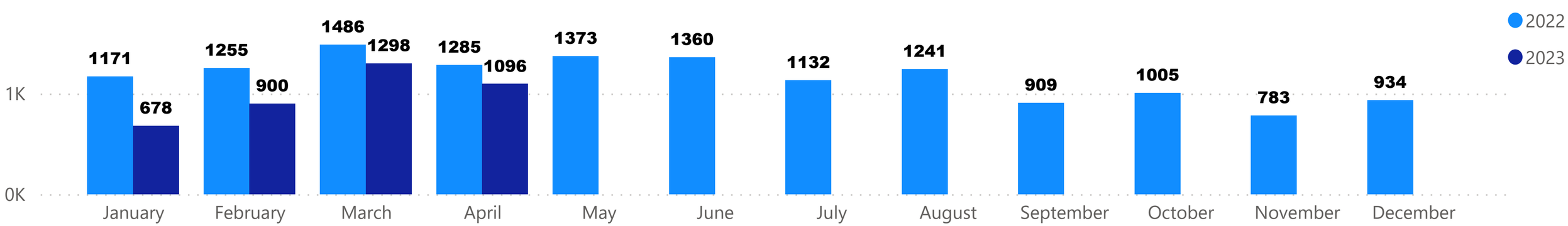
Pinellas REALTOR® Organization
Monthly Sales Trend Indicator 2023

Sales by Price Range - Single Family Homes & Villas

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	**Total**
$ 1 - 49,999	2	1											**3**
$ 50,000 - 59,999													
$ 60,000 - 69,999				2									**2**
$ 70,000 - 79,999	2												**2**
$ 80,000 - 89,999	1		2	2									**5**
$ 90,000 - 99,999			2										**2**
$ 100,000 - 119,999		2	8										**10**
$ 120,000 - 139,999	6	8	5	6									**25**
$ 140,000 - 159,999	5	4	9	9									**27**
$ 160,000 - 179,999	13	14	24	11									**62**
$ 180,000 - 199,999	18	13	18	15									**64**
$ 200,000 - 249,999	60	85	97	63									**305**
$ 250,000 - 299,999	96	91	152	119									**458**
$ 300,000 - 349,999	95	106	158	137									**496**
$ 350,000 - 399,999	92	117	179	154									**542**
$ 400,000 - 499,999	113	174	207	221									**715**
$ 500,000 - 599,999	56	86	150	127									**419**
$ 600,000 - 699,999	30	49	80	65									**224**
$ 700,000 - 799,999	28	38	57	37									**160**
$ 800,000 - 899,999	13	28	34	32									**107**
$ 900,000 - 999,999	8	15	19	13									**55**
$ 1,000,000 - and over	40	69	97	83									**289**
Total	**678**	**900**	**1298**	**1096**									**3972**



Source: Stellar MLS

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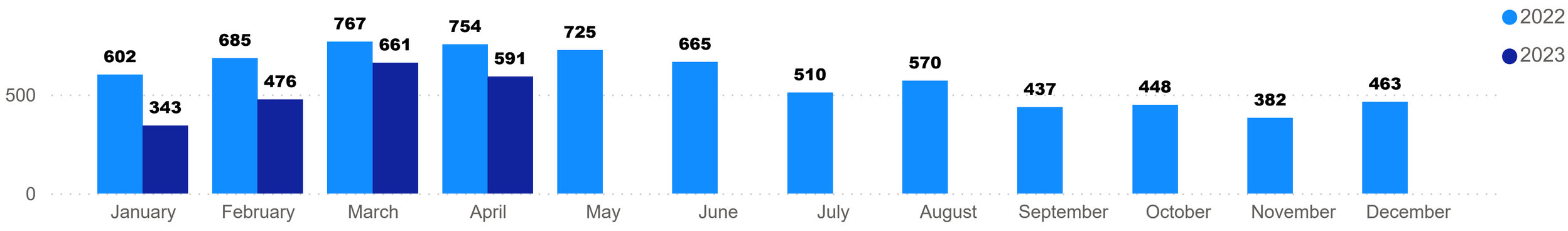
Pinellas REALTOR® Organization
Monthly Sales Trend Indicator 2023

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

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	**Total**
$ 1 - 49,999													
$ 50,000 - 59,999	2			1									**3**
$ 60,000 - 69,999		2	1										**3**
$ 70,000 - 79,999	1		1	1									**3**
$ 80,000 - 89,999	2	2	3	5									**12**
$ 90,000 - 99,999	2	2	4	3									**11**
$ 100,000 - 119,999	4	9	14	14									**41**
$ 120,000 - 139,999	5	23	26	22									**76**
$ 140,000 - 159,999	20	34	31	28									**113**
$ 160,000 - 179,999	21	28	54	27									**130**
$ 180,000 - 199,999	17	23	39	26									**105**
$ 200,000 - 249,999	68	64	91	97									**320**
$ 250,000 - 299,999	42	60	91	82									**275**
$ 300,000 - 349,999	25	36	61	37									**159**
$ 350,000 - 399,999	21	27	38	43									**129**
$ 400,000 - 499,999	28	43	53	51									**175**
$ 500,000 - 599,999	23	29	34	42									**128**
$ 600,000 - 699,999	18	21	26	26									**91**
$ 700,000 - 799,999	11	19	23	25									**78**
$ 800,000 - 899,999	7	13	19	15									**54**
$ 900,000 - 999,999	6	10	14	13									**43**
$ 1,000,000 - and over	20	31	38	33									**122**
Total	**343**	**476**	**661**	**591**									**2071**



Source: Stellar MLS

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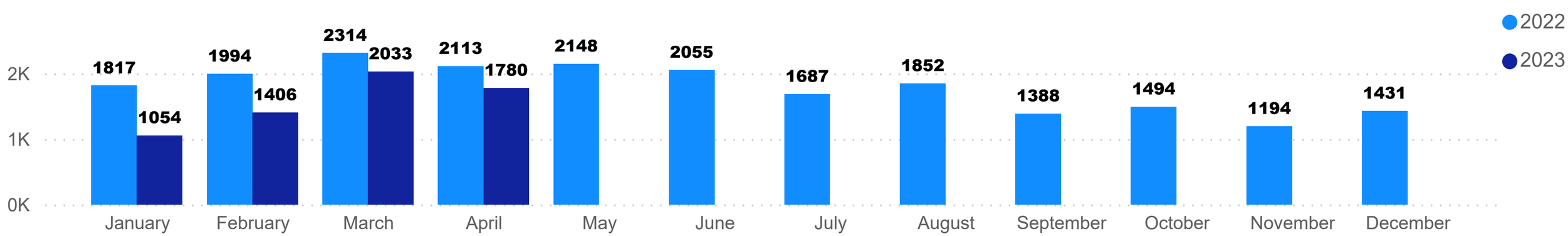
Pinellas REALTOR® Organization
Monthly Sales Trend Indicator 2023

Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	**Total**
$ 1 - 49,999	3	1	1	1									**6**
$ 50,000 - 59,999	4			2									**6**
$ 60,000 - 69,999	1	3	1	3									**8**
$ 70,000 - 79,999	3		2	2									**7**
$ 80,000 - 89,999	4	2	6	8									**20**
$ 90,000 - 99,999	1	3	7	8									**19**
$ 100,000 - 119,999	5	12	27	21									**65**
$ 120,000 - 139,999	14	33	41	38									**126**
$ 140,000 - 159,999	31	43	49	57									**180**
$ 160,000 - 179,999	37	47	89	53									**226**
$ 180,000 - 199,999	39	40	64	56									**199**
$ 200,000 - 249,999	134	157	201	171									**663**
$ 250,000 - 299,999	141	152	249	204									**746**
$ 300,000 - 349,999	120	143	222	175									**660**
$ 350,000 - 399,999	114	144	217	197									**672**
$ 400,000 - 499,999	143	218	265	272									**898**
$ 500,000 - 599,999	79	115	184	170									**548**
$ 600,000 - 699,999	48	70	106	91									**315**
$ 700,000 - 799,999	39	57	81	62									**239**
$ 800,000 - 899,999	20	41	53	47									**161**
$ 900,000 - 999,999	14	25	33	26									**98**
$ 1,000,000 - and over	60	100	135	116									**411**
Total	**1054**	**1406**	**2033**	**1780**									**6273**



Source: Stellar MLS

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Pinellas REALTOR® Organization
Monthly Sales Trend Indicator 2023

Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	**Total**
	2		2	1									**5**
0	4	1	4	3									**12**
1	61	100	141	113									**415**
2	437	530	842	719									**2528**
3	389	541	698	641									**2269**
4	130	194	277	244									**845**
5	27	27	62	49									**165**
6+	6	13	9	11									**39**
Total	**1056**	**1406**	**2035**	**1781**									**6278**

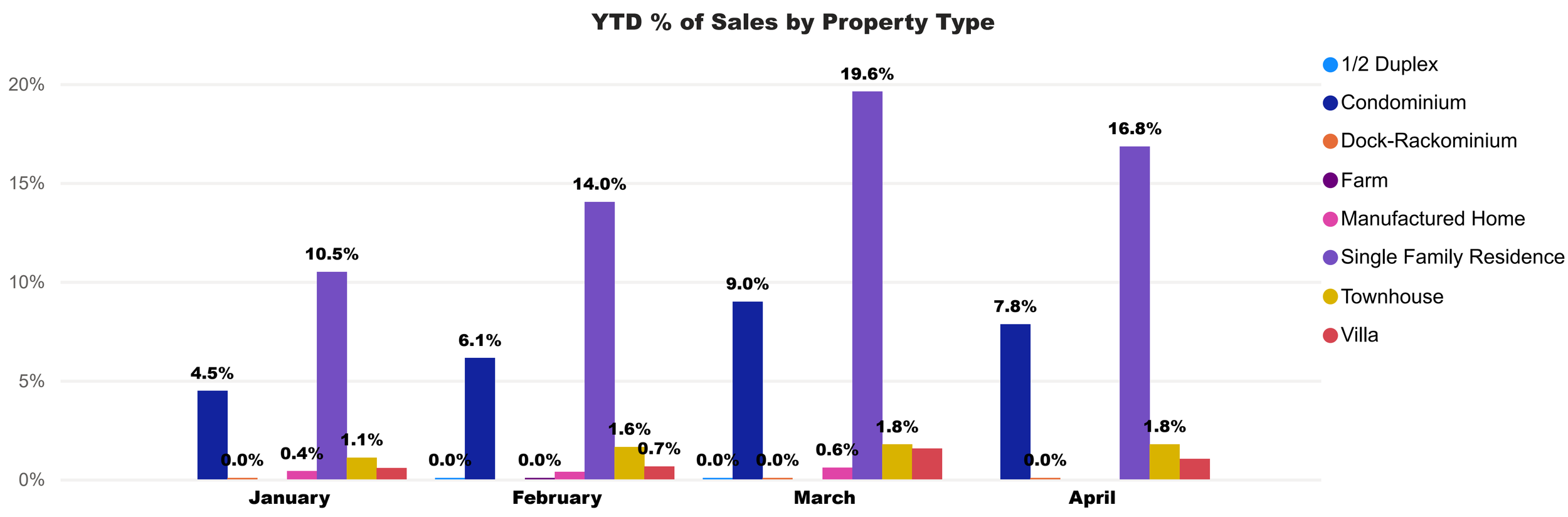
Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	**Total**
0	2		2	1									**5**
1	187	223	348	298									**1056**
2	639	845	1249	1085									**3818**
3	186	262	319	301									**1068**
4	29	55	89	68									**241**
5	11	15	19	16									**61**
6+	2	6	9	12									**29**
Total	**1056**	**1406**	**2035**	**1781**									**6278**

Pinellas REALTOR® Organization
Monthly Sales Trend Indicator 2023

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	**Total**
1/2 Duplex		1	2										**3**
Condominium	274	376	551	481									**1682**
Dock-Rackominium	2		2	1									**5**
Farm		1											**1**
Manufactured Home	25	23	36										**84**
Single Family Residence	643	860	1202	1032									**3737**
Townhouse	67	100	108	109									**384**
Villa	35	40	96	64									**235**
Total	**1046**	**1401**	**1997**	**1687**									**6131**



Source: Stellar MLS

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Pinellas REALTOR® Organization
Multiple Listing One Month Sales and Inventory Report - April - 2023

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
$ 1 - 49,999							4
$ 50,000 - 59,999	1	0%	59,000	54,000	92%	9	
$ 60,000 - 69,999	2	0%	60,000	60,000	100%	0	2
$ 70,000 - 79,999	1	0%	75,000	75,000	100%	2	2
$ 80,000 - 89,999	7	0%	90,114	86,200	96%	25	2
$ 90,000 - 99,999	3	0%	98,633	94,633	96%	54	5
$ 100,000 - 119,999	14	1%	115,121	107,000	93%	30	35
$ 120,000 - 139,999	28	2%	137,221	129,832	95%	31	57
$ 140,000 - 159,999	37	2%	156,619	149,832	96%	40	80
$ 160,000 - 179,999	38	2%	175,818	167,401	95%	32	93
$ 180,000 - 199,999	41	2%	195,841	190,389	97%	31	97
$ 200,000 - 249,999	160	9%	229,977	225,160	98%	44	285
$ 250,000 - 299,999	201	12%	281,236	274,268	98%	38	317
$ 300,000 - 349,999	174	10%	330,041	324,621	98%	40	281
$ 350,000 - 399,999	197	12%	379,795	371,952	98%	41	276
$ 400,000 - 499,999	272	16%	452,665	445,532	98%	34	440
$ 500,000 - 599,999	169	10%	556,337	547,042	98%	36	313
$ 600,000 - 699,999	91	5%	653,729	642,250	98%	40	213
$ 700,000 - 799,999	62	4%	759,850	745,106	98%	46	165
$ 800,000 - 899,999	47	3%	866,042	845,949	98%	44	116
$ 900,000 - 999,999	26	2%	975,371	940,478	96%	58	81
$ 1,000,000 - and over	116	7%	2,146,937	2,051,631	96%	58	633
Total	**1687**	**100%**	**528,492**	**514,149**	**97%**	**40**	**3497**

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 Stellar MLS and does not include all sales in The Reported areas.
Neither The Association/Board nor Stellar MLS is in any way responsible for its accuracy.

Pinellas REALTOR® Organization
Multiple Listing Year to Date Sales and Inventory Report - 2023

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
$ 1 - 49,999	6	0.10%	48,817	43,000	88%	13	4
$ 50,000 - 59,999	6	0.10%	57,983	52,667	91%	24	
$ 60,000 - 69,999	8	0.13%	65,425	63,188	97%	18	2
$ 70,000 - 79,999	7	0.11%	88,243	71,143	81%	39	2
$ 80,000 - 89,999	20	0.32%	93,365	84,728	91%	35	2
$ 90,000 - 99,999	19	0.30%	102,168	92,968	91%	34	5
$ 100,000 - 119,999	65	1.04%	117,517	109,524	93%	40	35
$ 120,000 - 139,999	126	2.01%	138,342	129,885	94%	34	57
$ 140,000 - 159,999	180	2.87%	156,536	149,257	95%	37	80
$ 160,000 - 179,999	226	3.60%	176,424	168,458	95%	33	93
$ 180,000 - 199,999	199	3.17%	195,600	189,036	97%	34	97
$ 200,000 - 249,999	663	10.57%	233,286	224,441	96%	40	285
$ 250,000 - 299,999	746	11.89%	282,316	274,224	97%	40	317
$ 300,000 - 349,999	660	10.52%	332,124	323,844	98%	41	281
$ 350,000 - 399,999	672	10.71%	381,053	371,149	97%	45	276
$ 400,000 - 499,999	898	14.32%	455,353	444,898	98%	41	440
$ 500,000 - 599,999	548	8.74%	558,854	545,634	98%	43	313
$ 600,000 - 699,999	315	5.02%	660,484	644,239	98%	45	213
$ 700,000 - 799,999	239	3.81%	762,712	744,633	98%	45	165
$ 800,000 - 899,999	161	2.57%	862,846	843,652	98%	46	116
$ 900,000 - 999,999	98	1.56%	980,708	943,459	96%	50	81
$ 1,000,000 - and over	411	6.55%	1,876,754	1,785,769	95%	58	633
Total	**6273**	**100.00%**	**492,595**	**476,530**	**97%**	**42**	**3497**

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Pinellas REALTOR® Organization

Four Year Sales and Inventory History 2019 - 2023. Compiled from Monthly Sales and Inventory Reports

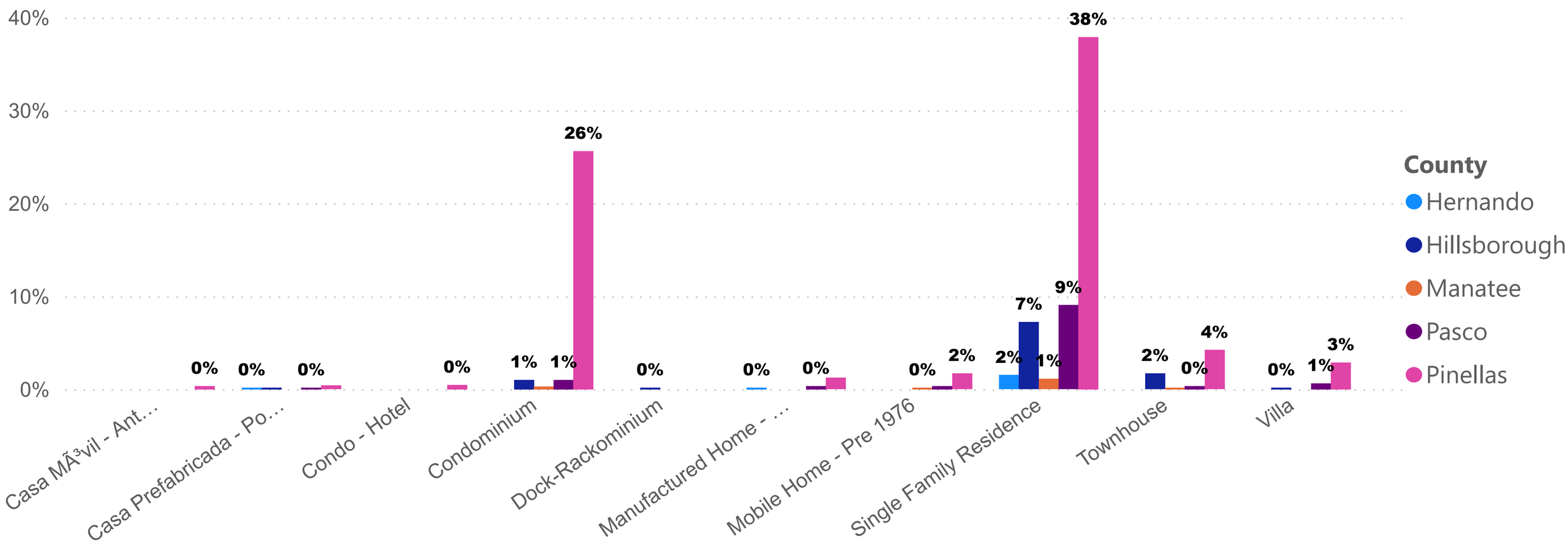
Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
05/31/2019	2411	316,626	303,578	96%	62	6059	2.51
06/30/2019	2129	310,110	298,635	96%	57	5892	2.77
07/31/2019	2209	311,009	298,398	96%	56	5702	2.58
08/31/2019	2052	327,716	315,738	96%	59	5416	2.64
09/30/2019	1832	307,747	296,143	96%	55	5452	2.98
10/31/2019	1831	306,083	295,932	97%	56	5528	3.02
11/30/2019	1723	300,569	288,226	96%	55	5459	3.17
12/31/2019	1975	317,888	305,423	96%	60	5268	2.67
01/31/2020	1431	307,739	296,372	96%	59	5419	3.79
02/29/2020	1736	325,174	312,908	96%	58	5432	3.13
03/31/2020	2107	322,876	309,704	96%	57	5761	2.73
04/30/2020	1586	317,564	306,894	97%	48	5564	3.51
05/31/2020	1404	319,808	306,348	96%	49	5064	3.61
06/30/2020	2124	349,150	334,198	96%	60	4422	2.08
07/31/2020	2475	352,929	341,726	97%	59	4222	1.71
08/31/2020	2225	359,958	350,124	97%	51	4027	1.81
09/30/2020	2156	371,198	361,595	97%	43	3925	1.82
10/31/2020	2297	372,007	362,990	98%	42	3996	1.74
11/30/2020	2015	369,699	361,009	98%	39	3806	1.89
12/31/2020	2301	371,735	360,902	97%	39	3442	1.50
01/31/2021	1747	357,415	348,830	98%	39	3035	1.74
02/28/2021	1951	363,325	353,446	97%	45	2634	1.35
03/31/2021	2566	388,919	379,564	98%	41	2299	0.90
04/30/2021	2573	401,386	397,802	99%	33	2280	0.89
05/31/2021	2301	395,924	395,472	100%	23	2281	0.99
06/30/2021	2395	403,989	403,384	100%	21	2420	1.01
07/31/2021	2202	416,376	413,325	99%	18	2662	1.21
08/31/2021	2177	402,144	401,523	100%	19	2600	1.19
09/30/2021	2070	417,139	412,337	99%	18	2545	1.23
10/31/2021	2014	413,750	410,250	99%	20	2535	1.26
11/30/2021	2020	439,593	435,952	99%	19	2386	1.18
12/31/2021	2228	448,706	443,017	99%	21	2220	1.00
01/31/2022	1806	432,545	429,210	99%	20	2072	1.15
02/28/2022	1985	436,718	438,396	100%	22	1978	1.00
03/31/2022	2307	462,208	466,617	101%	17	2005	0.87
04/30/2022	2099	456,352	463,332	102%	13	2324	1.11
05/31/2022	2142	480,576	485,572	101%	14	2652	1.24
06/30/2022	2049	486,877	489,702	101%	14	3418	1.67
07/31/2022	1675	492,226	484,757	98%	16	3726	2.22
08/31/2022	1845	477,424	468,042	98%	21	3792	2.06
09/30/2022	1379	464,323	452,488	97%	24	3976	2.88
10/31/2022	1488	496,713	481,289	97%	29	4325	2.91
11/30/2022	1190	462,108	447,495	97%	32	4471	3.76
12/31/2022	1421	511,654	491,299	96%	46	4300	3.03
01/31/2023	1044	483,368	464,995	96%	46	4052	3.88
02/28/2023	1401	498,961	481,543	97%	47	3950	2.82
03/31/2023	1995	485,590	469,701	97%	46	3811	1.91
04/30/2023	1686	528,716	514,365	97%	44	3497	2.07

Pinellas REALTOR® Organization April - 2023

Top 5 Unit Sales by County and Property Type

***Counties with the same % of Sales maybe Included.**

Property Type	Hernando	Hillsborough	Manatee	Pasco	Pinellas	T
Casa MÃ³vil - Antes de 1976					0%	
Casa Prefabricada - Posterior a 1977	0%	0%		0%	0%	
Condo - Hotel					0%	
Condominium		1%	0%	1%	26%	2
Dock-Rackominium		0%				
Manufactured Home - Post 1977	0%			0%	1%	
Mobile Home - Pre 1976			0%	0%	2%	
Single Family Residence	2%	7%	1%	9%	38%	5
Townhouse		2%	0%	0%	4%	
Villa		0%		1%	3%	
Total	**2%**	**10%**	**2%**	**12%**	**75%**	**1**



Source: Stellar MLS

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Board/Association:	State	Month	Year
Pinellas Suncoast	FL	April	2023

National Association of Realtors®
700 Eleventh Street, NW
Washington, DC 20001-4507

Email: data@realtors.com
Fax: 202-383-7568
Questions: 202-383-1276

Single-Family Units
Number of Bedrooms

Price Range	2 or Less	3	4 or More	Total
$ 1 - 49,999				
$ 50,000 - 59,999				
$ 60,000 - 69,999	2			2
$ 70,000 - 79,999				
$ 80,000 - 89,999	1	1		2
$ 90,000 - 99,999				
$ 100,000 - 119,999				
$ 120,000 - 139,999	5	1		6
$ 140,000 - 159,999	6	3		9
$ 160,000 - 179,999	9	2		11
$ 180,000 - 199,999	8	6	1	15
$ 200,000 - 249,999	38	23	2	63
$ 250,000 - 299,999	60	51	8	119
$ 300,000 - 349,999	56	72	9	137
$ 350,000 - 399,999	37	80	37	154
$ 400,000 - 499,999	36	126	59	221
$ 500,000 - 599,999	15	67	45	127
$ 600,000 - 699,999	4	37	24	65
$ 700,000 - 799,999	2	16	19	37
$ 800,000 - 899,999	2	13	17	32
$ 900,000 - 999,999	2	2	9	13
$ 1,000,000 - and over	2	22	59	83
Total	**285**	**522**	**289**	**1096**

Condominium / Cooperative Units
Number of Bedrooms

Price Range	2 or Less	3	4 or More	Total
$ 1 - 49,999				
$ 50,000 - 59,999	1			1
$ 60,000 - 69,999				
$ 70,000 - 79,999	1			1
$ 80,000 - 89,999	5			5
$ 90,000 - 99,999	3			3
$ 100,000 - 119,999	14			14
$ 120,000 - 139,999	22			22
$ 140,000 - 159,999	27			27
$ 160,000 - 179,999	27			27
$ 180,000 - 199,999	25	1		26
$ 200,000 - 249,999	93	4		97
$ 250,000 - 299,999	69	13		82
$ 300,000 - 349,999	31	4	2	37
$ 350,000 - 399,999	32	10	1	43
$ 400,000 - 499,999	37	12	2	51
$ 500,000 - 599,999	22	20		42
$ 600,000 - 699,999	18	8		26
$ 700,000 - 799,999	18	6	1	25
$ 800,000 - 899,999	4	11		15
$ 900,000 - 999,999	5	7	1	13
$ 1,000,000 - and over	14	12	7	33
Total	**468**	**108**	**14**	**590**

Active Listings
(Unsold Homes)

Price Range	M-SF	M-Condo
$ 1 - 49,999		1
$ 50,000 - 59,999		
$ 60,000 - 69,999	1	
$ 70,000 - 79,999	1	2
$ 80,000 - 89,999		3
$ 90,000 - 99,999	1	3
$ 100,000 - 119,999	1	24
$ 120,000 - 139,999	6	44
$ 140,000 - 159,999	8	61
$ 160,000 - 179,999	3	75
$ 180,000 - 199,999	11	85
$ 200,000 - 249,999	47	207
$ 250,000 - 299,999	96	151
$ 300,000 - 349,999	109	119
$ 350,000 - 399,999	166	98
$ 400,000 - 499,999	255	143
$ 500,000 - 599,999	204	98
$ 600,000 - 699,999	101	97
$ 700,000 - 799,999	89	61
$ 800,000 - 899,999	64	53
$ 900,000 - 999,999	45	30
$ 1,000,000 - and over	398	201
Total	**1606**	**1556**

Sales Pending
(Under Contract)

Price Range	M-SF	M-Condo
$ 1 - 49,999		1
$ 50,000 - 59,999	1	
$ 60,000 - 69,999		1
$ 70,000 - 79,999	2	1
$ 80,000 - 89,999		1
$ 90,000 - 99,999	3	3
$ 100,000 - 119,999	3	14
$ 120,000 - 139,999	8	31
$ 140,000 - 159,999	11	34
$ 160,000 - 179,999	14	54
$ 180,000 - 199,999	29	44
$ 200,000 - 249,999	102	129
$ 250,000 - 299,999	203	113
$ 300,000 - 349,999	186	61
$ 350,000 - 399,999	202	42
$ 400,000 - 499,999	286	74
$ 500,000 - 599,999	201	56
$ 600,000 - 699,999	107	52
$ 700,000 - 799,999	63	47
$ 800,000 - 899,999	48	27
$ 900,000 - 999,999	38	39
$ 1,000,000 - and over	178	116
Total	**1685**	**940**

Time On Market Sort	M-SF	M-Condo
0 - 30	699	344
31-60	161	113
61-90	63	37
91-120	73	34
121-over	100	62
Total	**1096**	**590**

Source: Stellar MLS

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