



Monthly Market Activity Report

August 2009

The market trends showing fewer listings and increased sales continued in August.

- The number of new listings added in August was down 12.26% from August 2008.
- Total inventory on the market at the end of August was down over 36% from last year.
- Pending contracts rose over 68% compared to August 2008.
- Median price fell more than 17%; however the drop was far less than previous months and we have been basically in the same price range since October 2008.
- Days on market dipped slightly from August 2008.
- Price per square foot was down a little over 18% compared to last year.
- The supply-demand ratio shows a very large decline, reflecting the lower inventory and new listings on the market.
- Months supply of inventory overall is at its lowest point in 2 years. Currently we have a 9 month supply.
- The housing affordability index continues to be very high, 197 in August. That means a family with median income for Pinellas County can easily afford a median priced home and more.

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This research is brought to you by the Pinellas REALTOR® Organization and the Suncoast MLS as a member benefit.

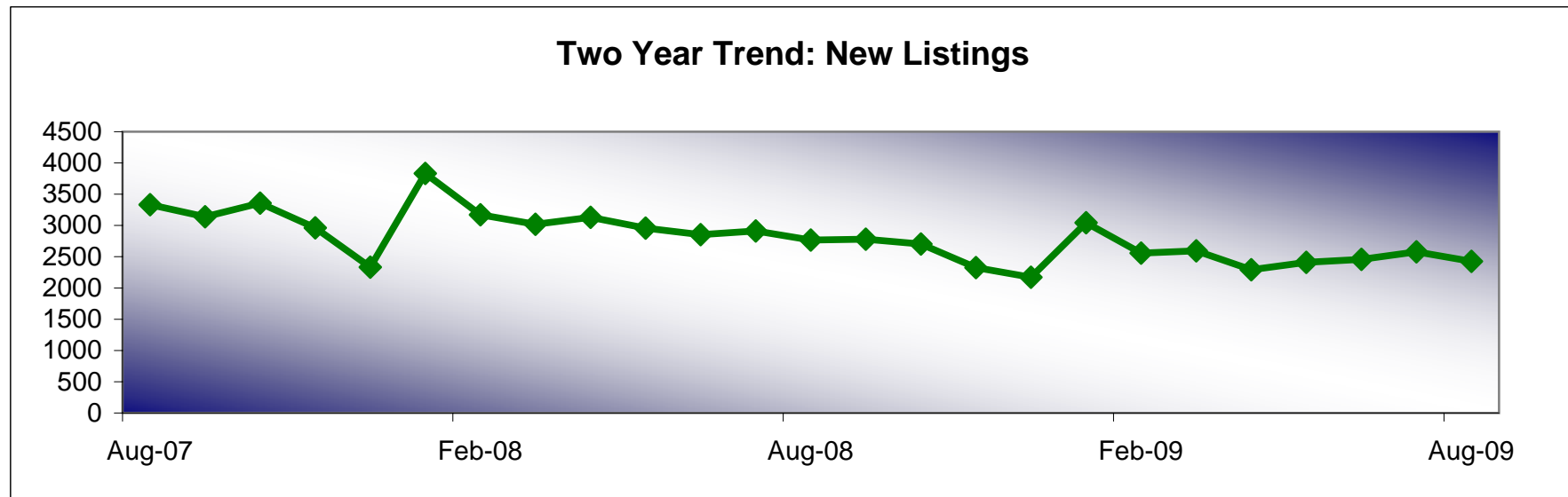
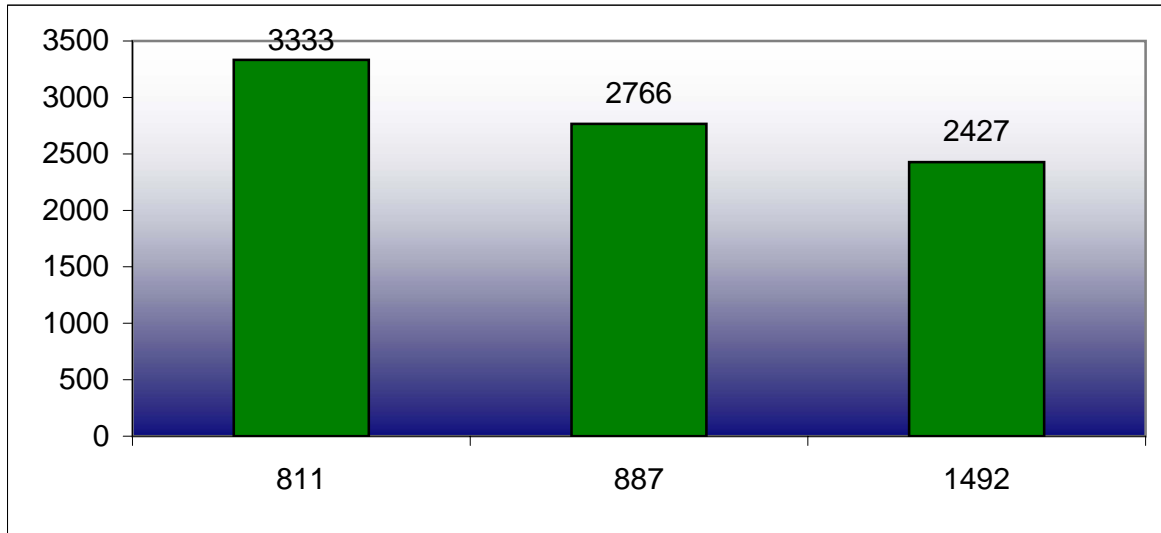
New Listings

August 2009-2,427



Pinellas REALTOR Organization

Month	Current Year	Previous Year	% Change
Aug-08	2766	3333	-17.01%
Sep-08	2780	3139	-11.44%
Oct-08	2704	3358	-19.48%
Nov-08	2326	2962	-21.47%
Dec-08	2172	2334	-6.94%
Jan-09	3045	3832	-20.54%
Feb-09	2557	3170	-19.34%
Mar-09	2594	3020	-14.11%
Apr-09	2292	3130	-26.77%
May-09	2410	2957	-18.50%
Jun-09	2458	2852	-13.81%
Jul-09	2579	2912	-11.44%
Aug-09	2427	2766	-12.26%
12 Month Avg	2,529	3,036	-16.34%

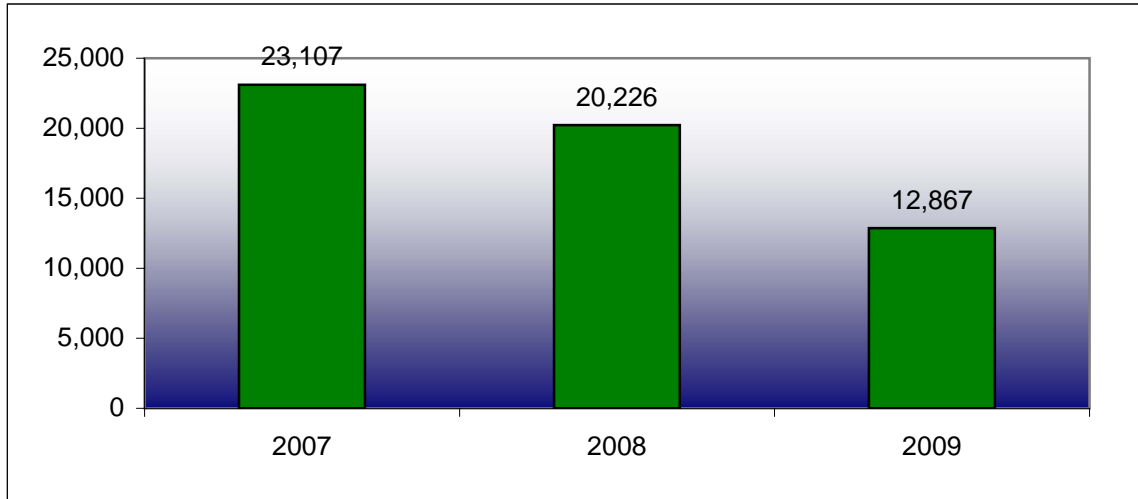


Active Listings

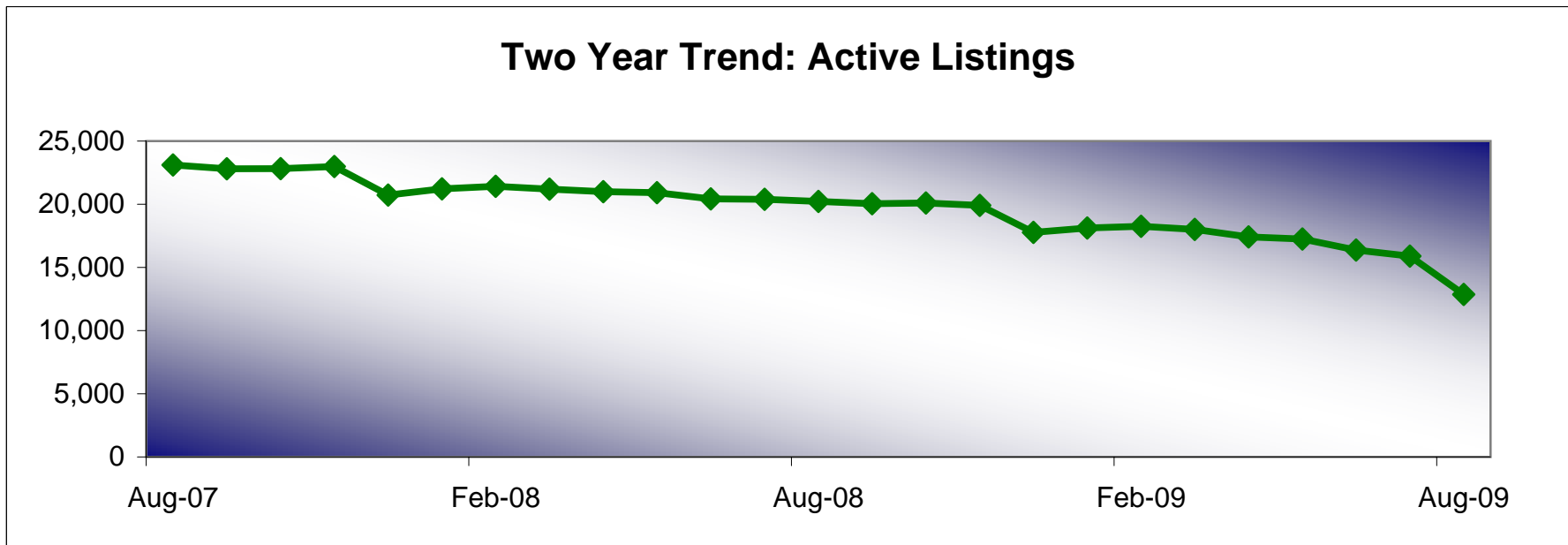
August 2009-12,867



Pinellas REALTOR Organization



Month	Current Year	Previous Year	% Change
Aug-08	20,226	23,107	-12.47%
Sep-08	20,048	22,805	-12.09%
Oct-08	20,098	22,815	-11.91%
Nov-08	19,908	22,992	-13.41%
Dec-08	17,773	20,728	-14.26%
Jan-09	18,117	21,222	-14.63%
Feb-09	18,258	21,424	-14.78%
Mar-09	18,009	21,194	-15.03%
Apr-09	17,417	20,994	-17.04%
May-09	17,243	20,917	-17.56%
Jun-09	16,378	20,420	-19.79%
Jul-09	15,900	20,395	-22.04%
Aug-09	12,867	20,226	-36.38%
12 Month Avg	17,668	21,344	-17.41%



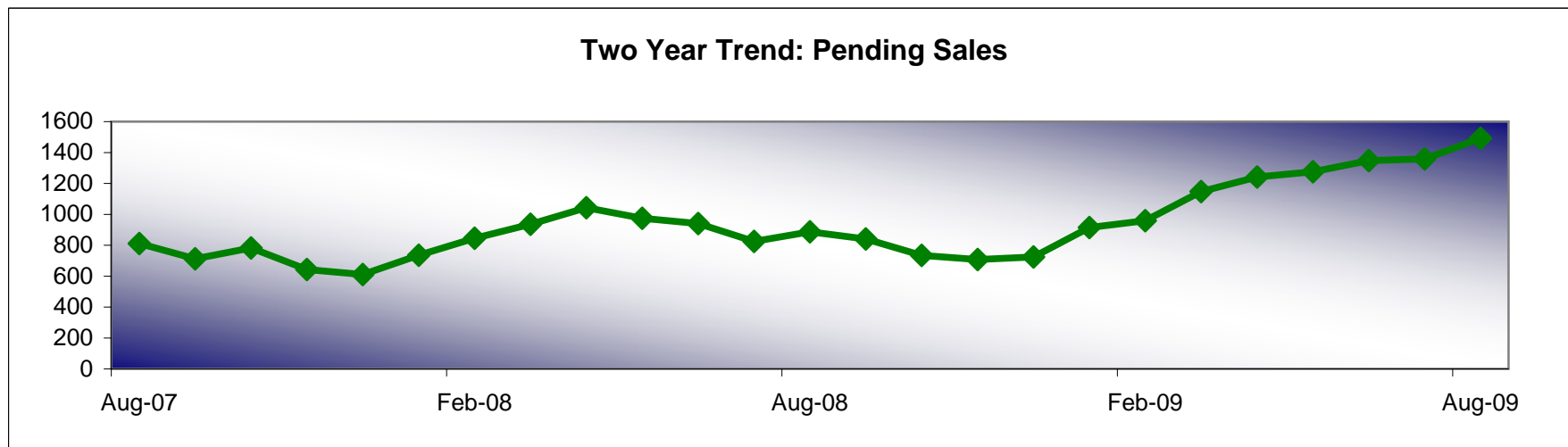
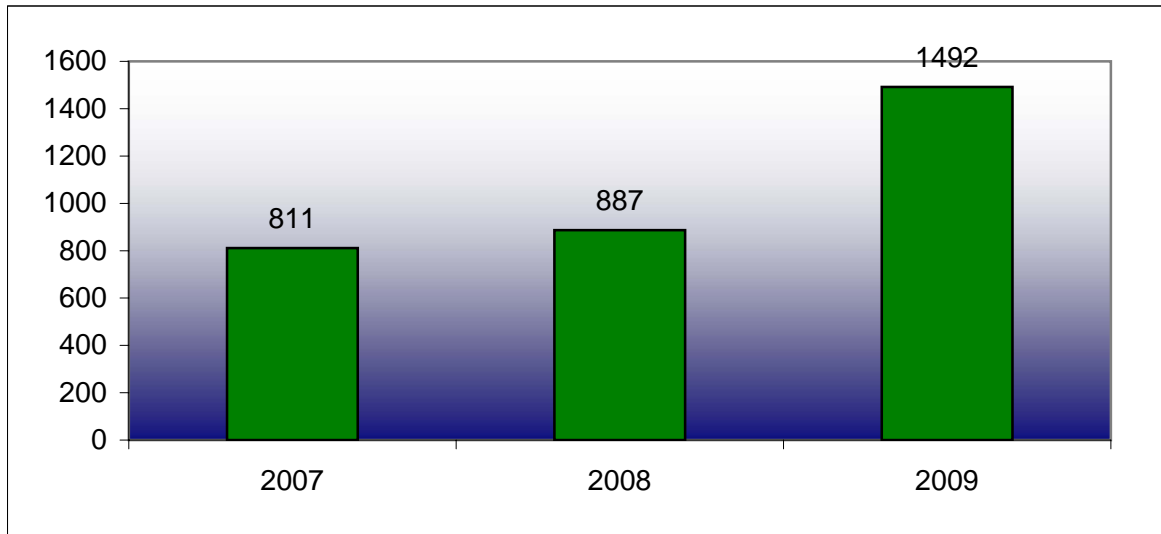
Pending Sales

August 2009 - 1,492



Pinellas REALTOR Organization

Month	Current Year	Previous Year	% Change
Aug-08	887	811	9.37%
Sep-08	841	712	18.12%
Oct-08	734	782	-6.14%
Nov-08	708	643	10.11%
Dec-08	724	611	18.49%
Jan-09	915	735	24.49%
Feb-09	959	845	13.49%
Mar-09	1,147	936	22.54%
Apr-09	1,242	1,043	19.08%
May-09	1,276	975	30.87%
Jun-09	1,348	940	43.40%
Jul-09	1,359	825	64.73%
Aug-09	1,492	887	68.21%
12 Month Avg	1,062	828	27.28%

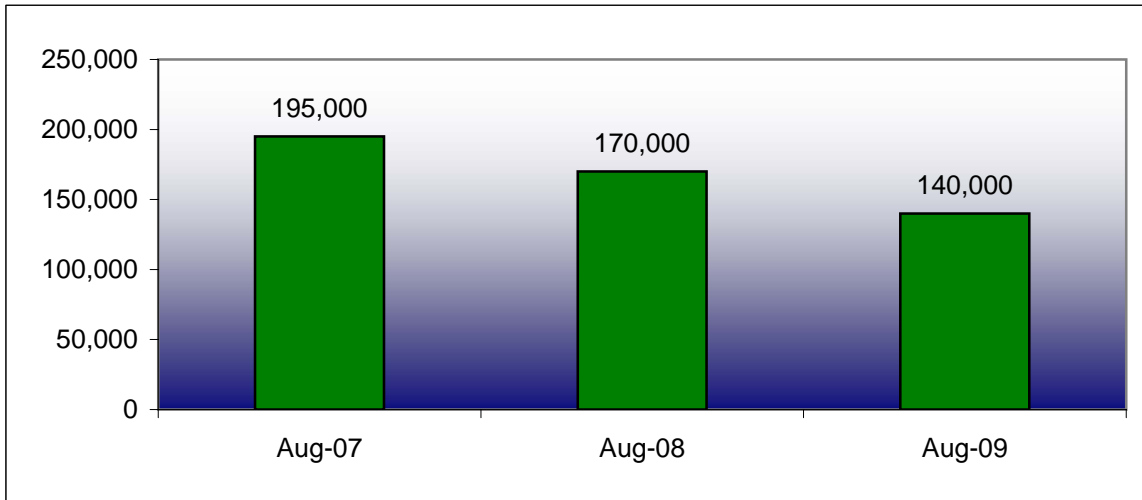


Median Price

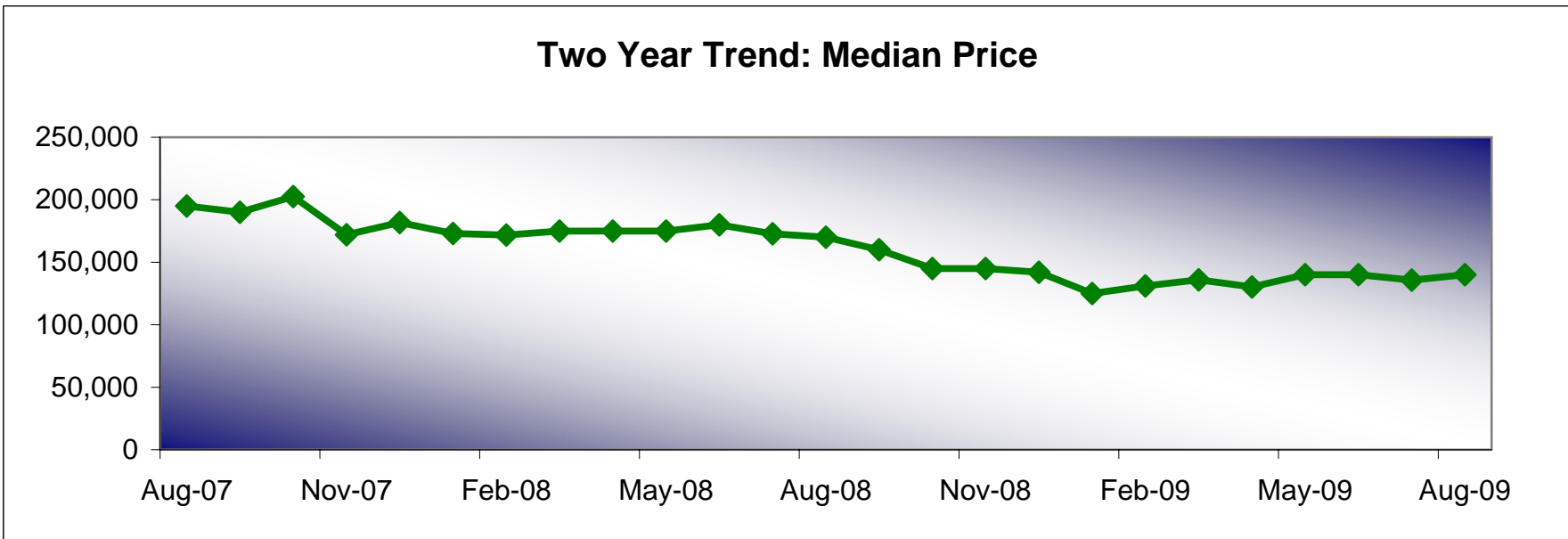
August 2009 - \$140,000



Pinellas REALTOR Organization



Month	Current Year	Previous Year	% Change
Aug-08	170,000	195,000	-12.82%
Sep-08	160,000	190,000	-15.79%
Oct-08	145,000	202,500	-28.40%
Nov-08	145,000	172,000	-15.70%
Dec-08	142,000	181,750	-21.87%
Jan-09	124,950	173,000	-27.77%
Feb-09	131,000	171,750	-23.73%
Mar-09	135,900	175,000	-22.34%
Apr-09	130,250	175,000	-25.57%
May-09	140,000	175,000	-20.00%
Jun-09	140,000	180,000	-22.22%
Jul-09	135,700	172,750	-21.45%
Aug-09	140,000	170,000	-17.65%
12 Mo. Avg.	139,150	178,229	-21.93%

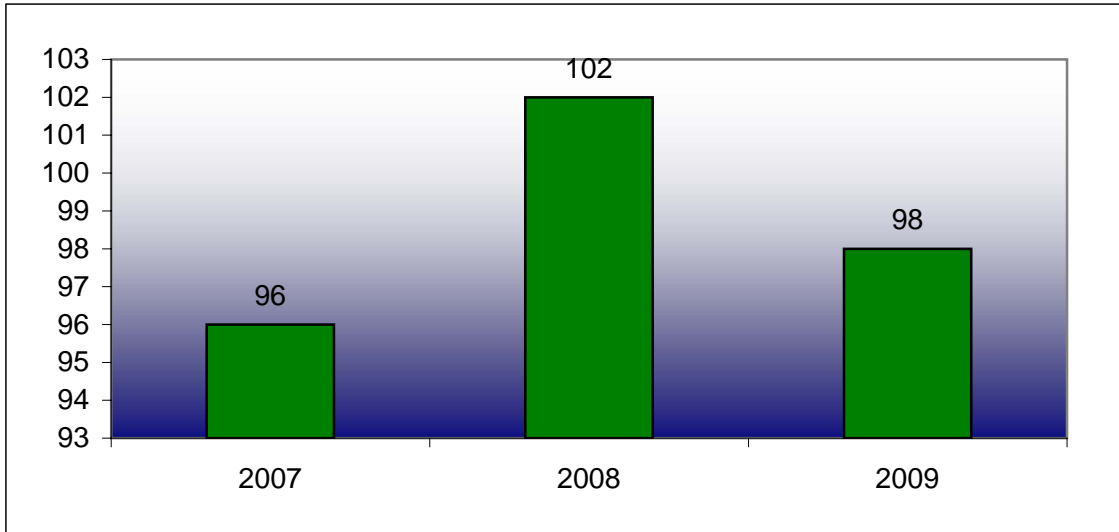


Days on Market Until Sale

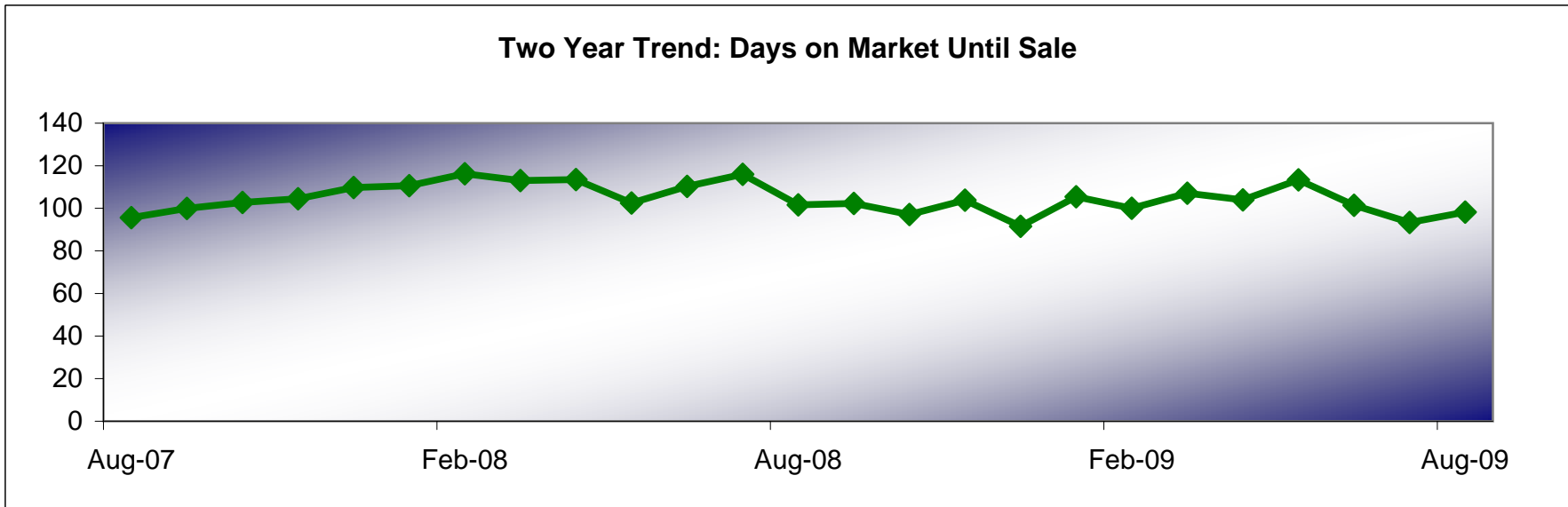
August 2009 - 98



Pinellas REALTOR Organization



Month	Current Year	Previous Year	% Change
Aug-08	102	96	6.24%
Sep-08	102	100	2.29%
Oct-08	97	103	-5.53%
Nov-08	104	105	-0.63%
Dec-08	92	110	-16.62%
Jan-09	105	111	-4.69%
Feb-09	100	116	-13.93%
Mar-09	107	113	-5.28%
Apr-09	104	114	-8.43%
May-09	113	102	10.61%
Jun-09	101	110	-8.04%
Jul-09	93	116	-19.51%
Aug-09	98	102	-3.34%
12 Month Avg	101	108.401	-6.09%

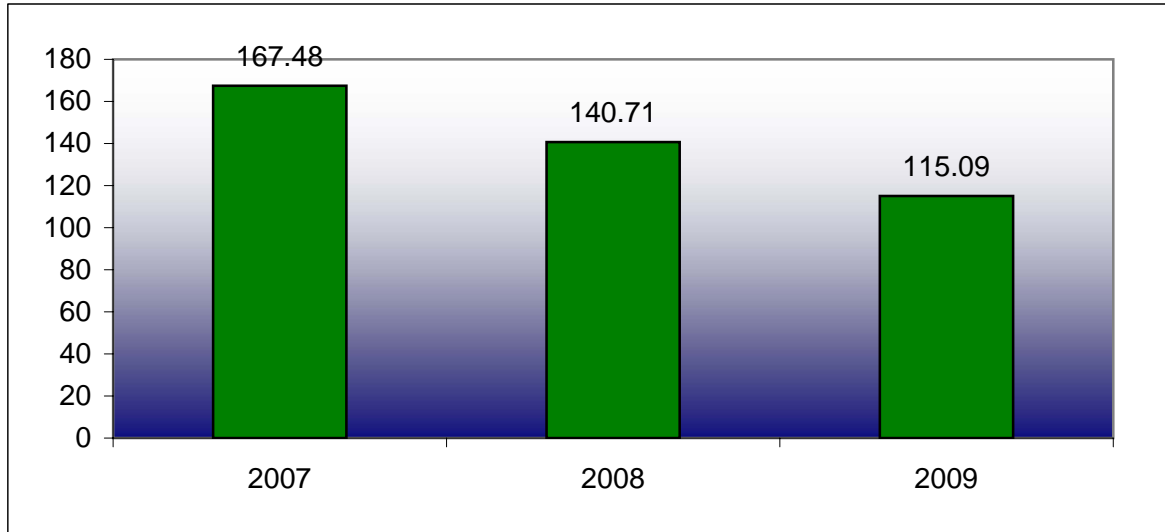


Price Per Square Foot of Listings Sold

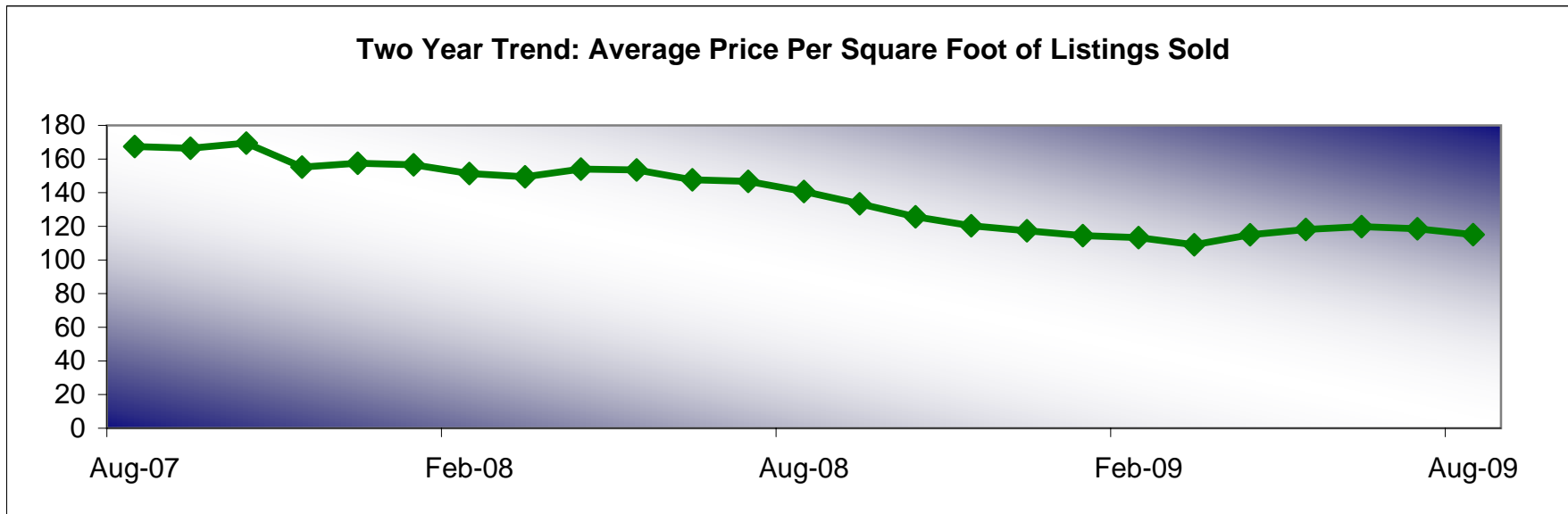
August 2009-\$115.09



Pinellas REALTOR Organization



Month	Current Year	Previous Year	% Change
Aug-08	140.71	167.48	-15.98%
Sep-08	133.43	166.45	-19.84%
Oct-08	125.7	169.44	-25.81%
Nov-08	120.35	155.22	-22.46%
Dec-08	117.38	157.47	-25.46%
Jan-09	114.46	156.59	-26.90%
Feb-09	113.26	151.36	-25.17%
Mar-09	109.04	149.44	-27.03%
Apr-09	115	154.04	-25.34%
May-09	118.16	153.51	-23.03%
Jun-09	119.81	147.64	-18.85%
Jul-09	118.57	146.7	-19.18%
Aug-09	115.09	140.71	-18.21%
12 Month Avg	118.35	154.05	-23.11%

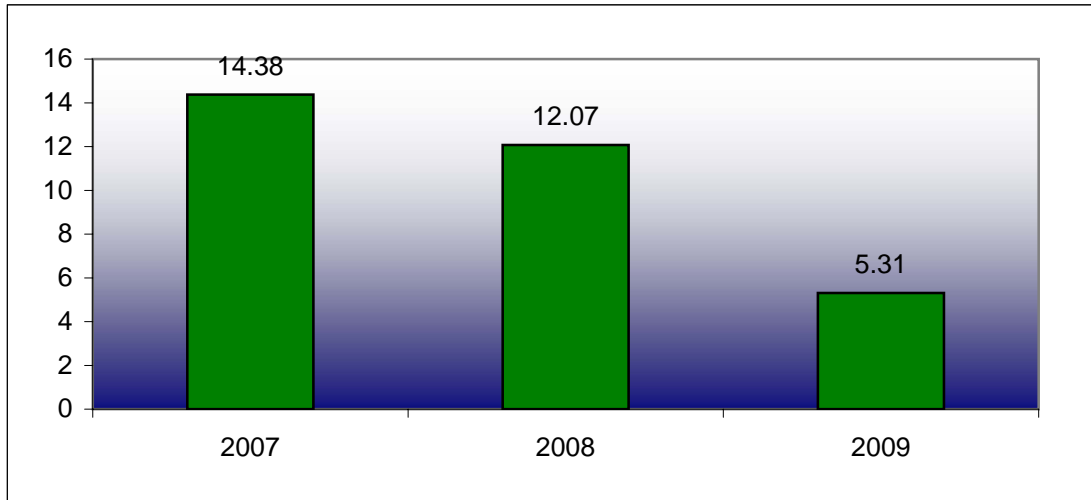


Supply Demand Ratio

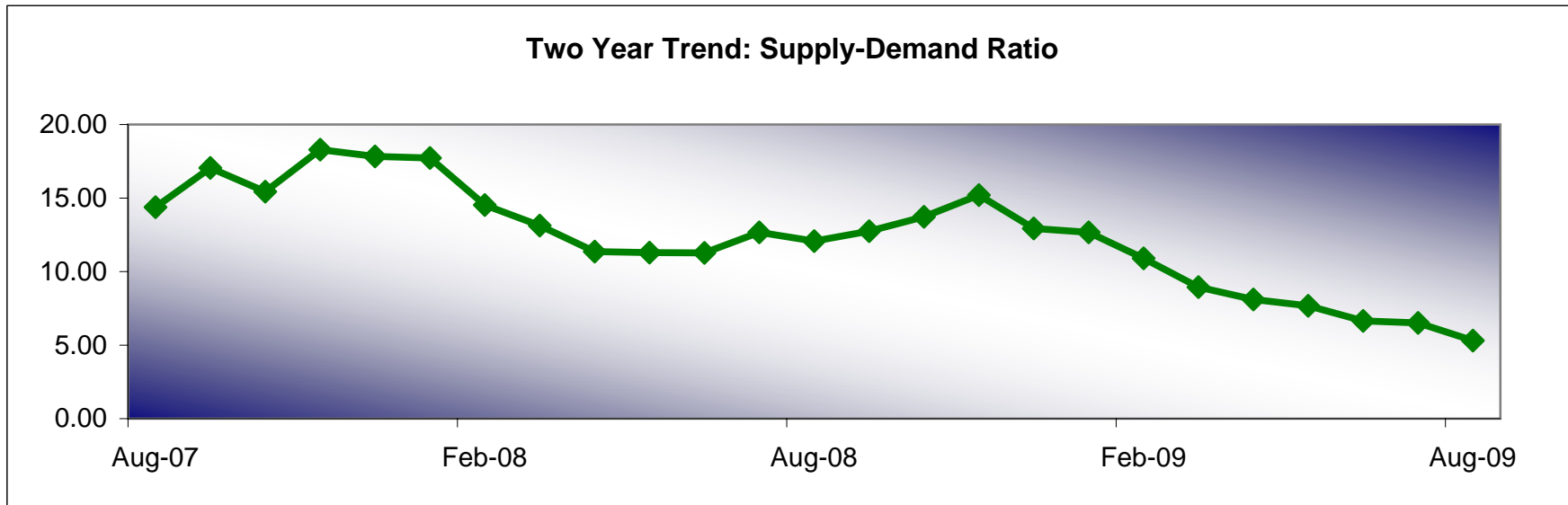


August 2009 - 5.31 Houses per Buyer

Pinellas REALTOR Organization



Month	Current Year	Previous Year	% Change
Aug-08	12.07	14.38	-16.07%
Sep-08	12.74	17.05	-25.26%
Oct-08	13.73	15.43	-11.07%
Nov-08	15.20	18.29	-16.90%
Dec-08	12.93	17.83	-27.48%
Jan-09	12.67	17.72	-28.50%
Feb-09	10.90	14.53	-25.00%
Mar-09	8.95	13.13	-31.84%
Apr-09	8.11	11.36	-28.63%
May-09	7.67	11.30	-32.10%
Jun-09	6.64	11.27	-41.04%
Jul-09	6.51	12.67	-48.63%
Aug-09	5.31	12.07	-56.02%
12 Month Avg	10.11	14.39	-31.04%

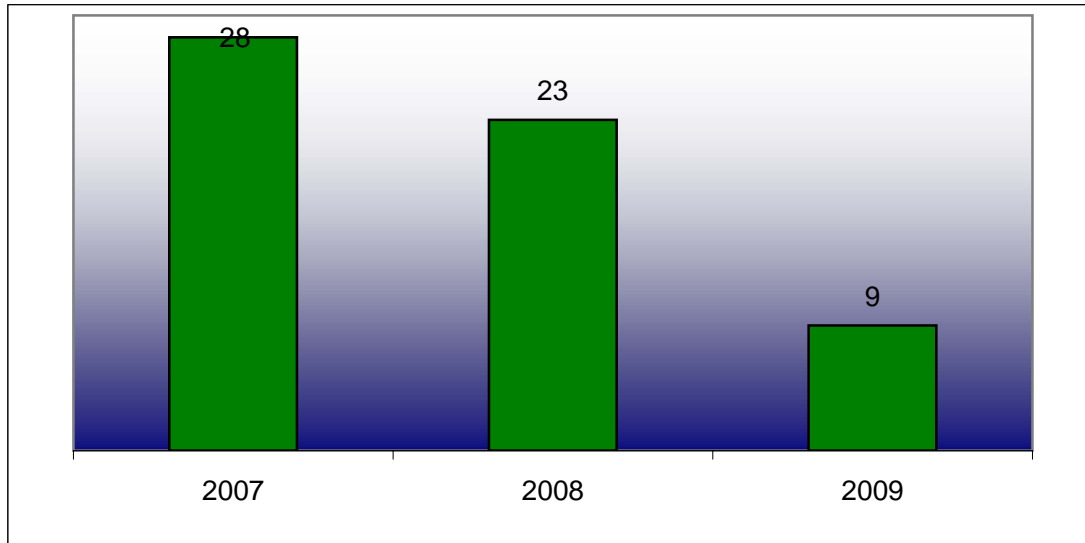


Months Supply of Inventory

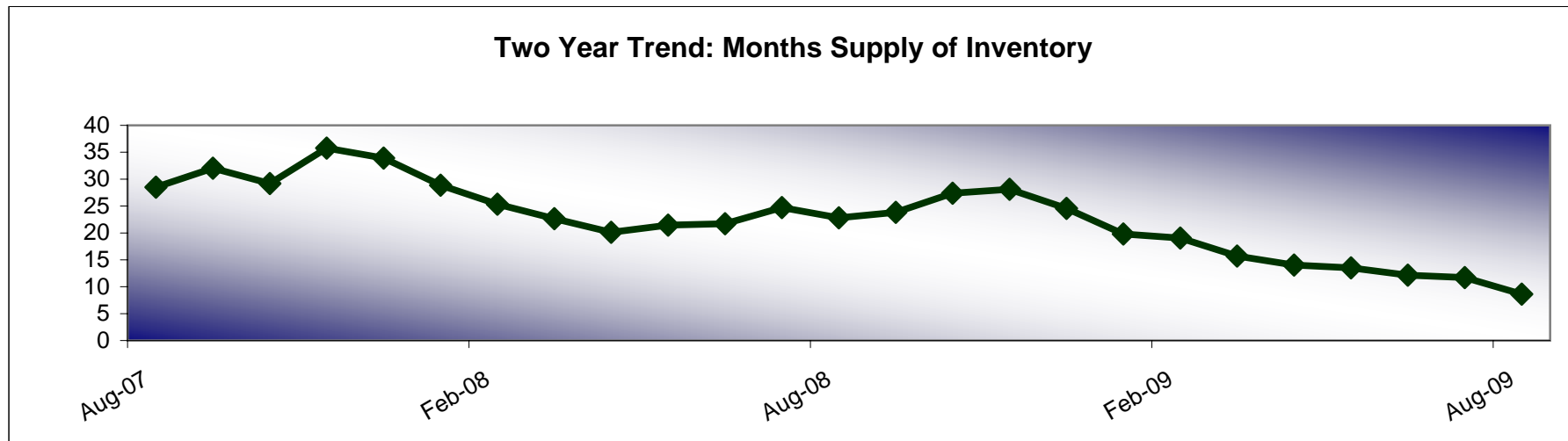
August 2009 - 9 Months



Pinellas REALTOR Organization



Month	Current Year	Previous Year	% Change
Aug-08	23	28	20.0%
Sep-08	24	32	-25.6%
Oct-08	27	29	-6.1%
Nov-08	28	36	-21.4%
Dec-08	25	34	-27.6%
Jan-09	20	29	-31.4%
Feb-09	19	25	-24.9%
Mar-09	16	23	-30.7%
Apr-09	14	20	-30.3%
May-09	14	21	-37.0%
Jun-09	12	22	-44.1%
Jul-09	12	25	-52.7%
Aug-09	9	23	-62.2%
12 Mo. Avg.	18.94	26.5	-28.7%

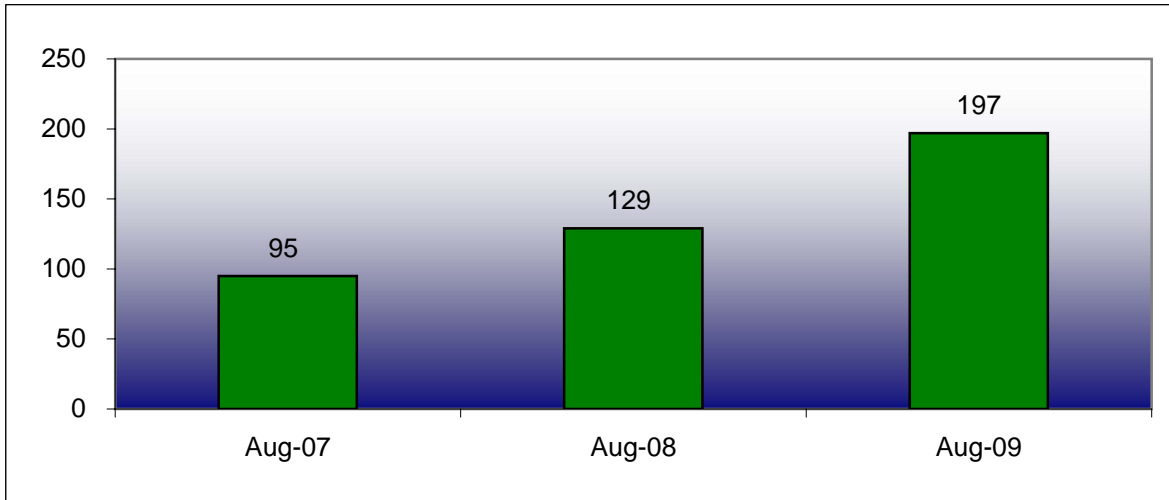


Housing Affordability Index

August 2009 - 197



Pinellas REALTOR Organization



Month	Current Year	Previous Year	% Change
Aug-08	129	95	35.79%
Sep-08	139	104	33.65%
Oct-08	147	102	44.12%
Nov-08	149	113	31.86%
Dec-08	171	112	52.68%
Jan-09	201	127	58.27%
Feb-09	186	129	44.19%
Mar-09	197	126	56.35%
Apr-09	200	128	56.25%
May-09	199	129	54.26%
Jun-09	182	124	46.77%
Jul-09	195	126	54.76%
Aug-09	197	129	52.71%
12 Month Avg	180	121	48.82%

