

## Pinellas Realtor Organization - Residential Sales & Listing Analysis - December 2002

Unit Sales by Bedroom	YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2 or Less	4,171	34.82%	208	289	353	420	410	360	344	357	312	366	295	457
3	5,443	45.44%	289	377	475	457	506	516	486	470	419	478	416	554
4 or More	2,365	19.74%	132	165	192	204	244	235	206	210	178	189	173	237
<b>2002 Total</b>	<b>11,979</b>	<b>100.00%</b>	<b>629</b>	<b>831</b>	<b>1,020</b>	<b>1,081</b>	<b>1,160</b>	<b>1,111</b>	<b>1,036</b>	<b>1,037</b>	<b>909</b>	<b>1,033</b>	<b>884</b>	<b>1,248</b>

Single Family Unit Sales			
Price Class	YTD Total	% of YTD	
\$29,999 or under	139	1.16%	
\$30,000 - \$39,999	148	1.24%	
\$40,000 - \$49,999	203	1.69%	
\$50,000 - \$59,999	318	2.65%	
\$60,000 - \$69,999	439	3.66%	
\$70,000 - \$79,999	592	4.94%	
\$80,000 - \$89,999	805	6.72%	
\$90,000 - \$99,999	825	6.89%	
\$100,000 - \$119,999	1,533	12.80%	
\$120,000 - \$139,999	1,493	12.46%	
\$140,000 - \$159,999	1,108	9.25%	
\$160,000 - \$179,999	775	6.47%	
\$180,000 - \$199,999	603	5.03%	
\$200,000 - \$249,999	879	7.34%	
\$250,000 - \$299,999	608	5.08%	
\$300,000 - \$399,999	664	5.54%	
\$400,000 - \$499,999	328	2.74%	
\$500,000 and over	519	4.33%	
<b>2002 Total</b>	<b>11,979</b>		

Single Family Listings			
Price Class	YTD Total	% of YTD	
\$29,999 or under	368	0.78%	
\$30,000 - \$39,999	484	1.03%	
\$40,000 - \$49,999	793	1.68%	
\$50,000 - \$59,999	1,071	2.28%	
\$60,000 - \$69,999	1,586	3.37%	
\$70,000 - \$79,999	1,847	3.92%	
\$80,000 - \$89,999	2,532	5.38%	
\$90,000 - \$99,999	2,227	4.73%	
\$100,000 - \$119,999	4,183	8.89%	
\$120,000 - \$139,999	4,890	10.39%	
\$140,000 - \$159,999	3,489	7.41%	
\$160,000 - \$179,999	2,817	5.98%	
\$180,000 - \$199,999	2,445	5.19%	
\$200,000 - \$249,999	3,413	7.25%	
\$250,000 - \$299,999	2,737	5.81%	
\$300,000 - \$399,999	3,704	7.87%	
\$400,000 - \$499,999	2,302	4.89%	
\$500,000 and over	6,183	13.14%	
<b>2002 Total</b>	<b>47,071</b>		

Absorption Rate**				
	Single Family		Condo	
	2001	2002	2001	2002
Jan	18.8%	16.3%	20.7%	17.9%
Feb	24.2%	21.9%	24.7%	20.2%
Mar	33.8%	26.4%	37.3%	29.2%
Apr	32.1%	29.5%	38.2%	34.1%
May	33.7%	32.0%	36.1%	35.1%
Jun	35.8%	30.3%	37.7%	30.1%
Jul	32.4%	27.6%	36.7%	33.0%
Aug	31.9%	27.0%	39.6%	34.0%
Sep	23.4%	22.8%	31.3%	28.0%
Oct	21.4%	24.9%	30.0%	29.6%
Nov	22.3%	21.2%	25.8%	25.7%
Dec	27.8%	26.6%	25.1%	32.4%

Condo Unit Sales			
Price Class	YTD Total	% of YTD	
\$29,999 or under	172	2.83%	
\$30,000 - \$39,999	338	5.57%	
\$40,000 - \$49,999	464	7.65%	
\$50,000 - \$59,999	403	6.64%	
\$60,000 - \$69,999	462	7.61%	
\$70,000 - \$79,999	593	9.77%	
\$80,000 - \$89,999	517	8.52%	
\$90,000 - \$99,999	351	5.78%	
\$100,000 - \$119,999	426	7.02%	
\$120,000 - \$139,999	344	5.67%	
\$140,000 - \$159,999	317	5.22%	
\$160,000 - \$179,999	275	4.53%	
\$180,000 - \$199,999	196	3.23%	
\$200,000 - \$249,999	347	5.72%	
\$250,000 - \$299,999	300	4.94%	
\$300,000 - \$399,999	310	5.11%	
\$400,000 - \$499,999	124	2.04%	
\$500,000 and over	129	2.13%	
<b>2002 Total</b>	<b>6,068</b>		

Condo Listings			
Price Class	YTD Total	% of YTD	
\$29,999 or under	591	1.26%	
\$30,000 - \$39,999	1,251	2.66%	
\$40,000 - \$49,999	1,316	2.80%	
\$50,000 - \$59,999	1,169	2.48%	
\$60,000 - \$69,999	967	2.05%	
\$70,000 - \$79,999	1,148	2.44%	
\$80,000 - \$89,999	918	1.95%	
\$90,000 - \$99,999	933	1.98%	
\$100,000 - \$119,999	967	2.05%	
\$120,000 - \$139,999	934	1.98%	
\$140,000 - \$159,999	876	1.86%	
\$160,000 - \$179,999	935	1.99%	
\$180,000 - \$199,999	914	1.94%	
\$200,000 - \$249,999	1,641	3.49%	
\$250,000 - \$299,999	1,777	3.78%	
\$300,000 - \$399,999	1,694	3.60%	
\$400,000 - \$499,999	804	1.71%	
\$500,000 and over	2,227	4.73%	
<b>2002 Total</b>	<b>21,062</b>		

### Pinellas Realtor Organization

#### Additional Information

**Absorption Rate** (Inventory Turnover) is determined by dividing the number of units sold during the month by the total number of listings in the MLS.

**Residential Graphical** data represents combined Single Family & Condo Sales.

GCAR/SSAR data combined to determine 2001 totals for comparison.

**PRO Statistics - December 2002**

