

Pinellas Realtor Organization - Residential Sales & Listing Analysis - December 2003

Unit Sales by Bedroom	YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2 or Less	4,726	36.48%	253	305	418	406	394	439	469	431	421	425	334	431
3	5,836	45.05%	308	359	442	517	547	533	561	565	533	543	399	529
4 or More	2,393	18.47%	104	130	194	190	205	259	236	239	214	239	171	212
2003 Total	12,955		665	794	1,054	1,113	1,146	1,231	1,266	1,235	1,168	1,207	904	1,172

Single Family Unit Sales		
Price Class	YTD Total	% of YTD
\$29,999 or under	123	0.95%
\$30,000 - \$39,999	166	1.28%
\$40,000 - \$49,999	160	1.24%
\$50,000 - \$59,999	229	1.77%
\$60,000 - \$69,999	300	2.32%
\$70,000 - \$79,999	429	3.31%
\$80,000 - \$89,999	661	5.10%
\$90,000 - \$99,999	733	5.66%
\$100,000 - \$119,999	1,637	12.64%
\$120,000 - \$139,999	1,839	14.20%
\$140,000 - \$159,999	1,295	10.00%
\$160,000 - \$179,999	999	7.71%
\$180,000 - \$199,999	709	5.47%
\$200,000 - \$249,999	1,113	8.59%
\$250,000 - \$299,999	707	5.46%
\$300,000 - \$399,999	765	5.91%
\$400,000 - \$499,999	418	3.23%
\$500,000 and over	672	5.19%
2003 Total	12,955	

Single Family Listings		
Price Class	YTD Total	% of YTD
\$29,999 or under	332	0.62%
\$30,000 - \$39,999	461	0.86%
\$40,000 - \$49,999	802	1.50%
\$50,000 - \$59,999	965	1.81%
\$60,000 - \$69,999	1,159	2.17%
\$70,000 - \$79,999	1,537	2.88%
\$80,000 - \$89,999	2,120	3.97%
\$90,000 - \$99,999	2,089	3.92%
\$100,000 - \$119,999	4,188	7.85%
\$120,000 - \$139,999	5,658	10.61%
\$140,000 - \$159,999	4,240	7.95%
\$160,000 - \$179,999	3,349	6.28%
\$180,000 - \$199,999	2,771	5.19%
\$200,000 - \$249,999	4,186	7.85%
\$250,000 - \$299,999	3,805	7.13%
\$300,000 - \$399,999	4,441	8.32%
\$400,000 - \$499,999	3,214	6.02%
\$500,000 and over	8,029	15.05%
2003 Total	53,346	

Condo Unit Sales		
Price Class	YTD Total	% of YTD
\$29,999 or under	78	1.31%
\$30,000 - \$39,999	215	3.61%
\$40,000 - \$49,999	370	6.21%
\$50,000 - \$59,999	376	6.31%
\$60,000 - \$69,999	362	6.08%
\$70,000 - \$79,999	516	8.66%
\$80,000 - \$89,999	452	7.59%
\$90,000 - \$99,999	418	7.02%
\$100,000 - \$119,999	422	7.08%
\$120,000 - \$139,999	345	5.79%
\$140,000 - \$159,999	321	5.39%
\$160,000 - \$179,999	254	4.26%
\$180,000 - \$199,999	208	3.49%
\$200,000 - \$249,999	466	7.82%
\$250,000 - \$299,999	306	5.14%
\$300,000 - \$399,999	402	6.75%
\$400,000 - \$499,999	180	3.02%
\$500,000 and over	266	4.47%
2003 Total	5,957	

Condo Listings		
Price Class	YTD Total	% of YTD
\$29,999 or under	143	0.27%
\$30,000 - \$39,999	465	0.87%
\$40,000 - \$49,999	954	1.79%
\$50,000 - \$59,999	991	1.86%
\$60,000 - \$69,999	884	1.66%
\$70,000 - \$79,999	980	1.84%
\$80,000 - \$89,999	965	1.81%
\$90,000 - \$99,999	905	1.70%
\$100,000 - \$119,999	1,044	1.96%
\$120,000 - \$139,999	917	1.72%
\$140,000 - \$159,999	869	1.63%
\$160,000 - \$179,999	889	1.67%
\$180,000 - \$199,999	943	1.77%
\$200,000 - \$249,999	1,676	3.14%
\$250,000 - \$299,999	1,670	3.13%
\$300,000 - \$399,999	2,005	3.76%
\$400,000 - \$499,999	1,125	2.11%
\$500,000 and over	2,912	5.46%
2003 Total	20,337	

Absorption Rate**				
	Single Family		Condo	
	2002	2003	2002	2003
Jan	16.3%	14.4%	17.9%	18.2%
Feb	21.9%	17.1%	20.2%	22.3%
Mar	26.4%	22.3%	29.2%	26.2%
Apr	29.5%	24.0%	34.1%	31.4%
May	32.0%	25.3%	35.1%	31.2%
Jun	30.3%	28.0%	30.1%	30.7%
Jul	27.6%	29.2%	33.0%	29.6%
Aug	27.0%	28.3%	34.0%	37.5%
Sep	22.8%	27.0%	28.0%	28.8%
Oct	24.9%	27.8%	29.6%	28.2%
Nov	21.2%	20.9%	25.7%	24.2%
Dec	26.6%	28.4%	32.4%	47.1%

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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 2003

