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Pinellas County Real Estate Market Statistics for August 2010:

Clearwater, FL (September 9, 2010) – The Pinellas Realtor® Organization today released marketplace statistics for Pinellas County for the month of August 2010

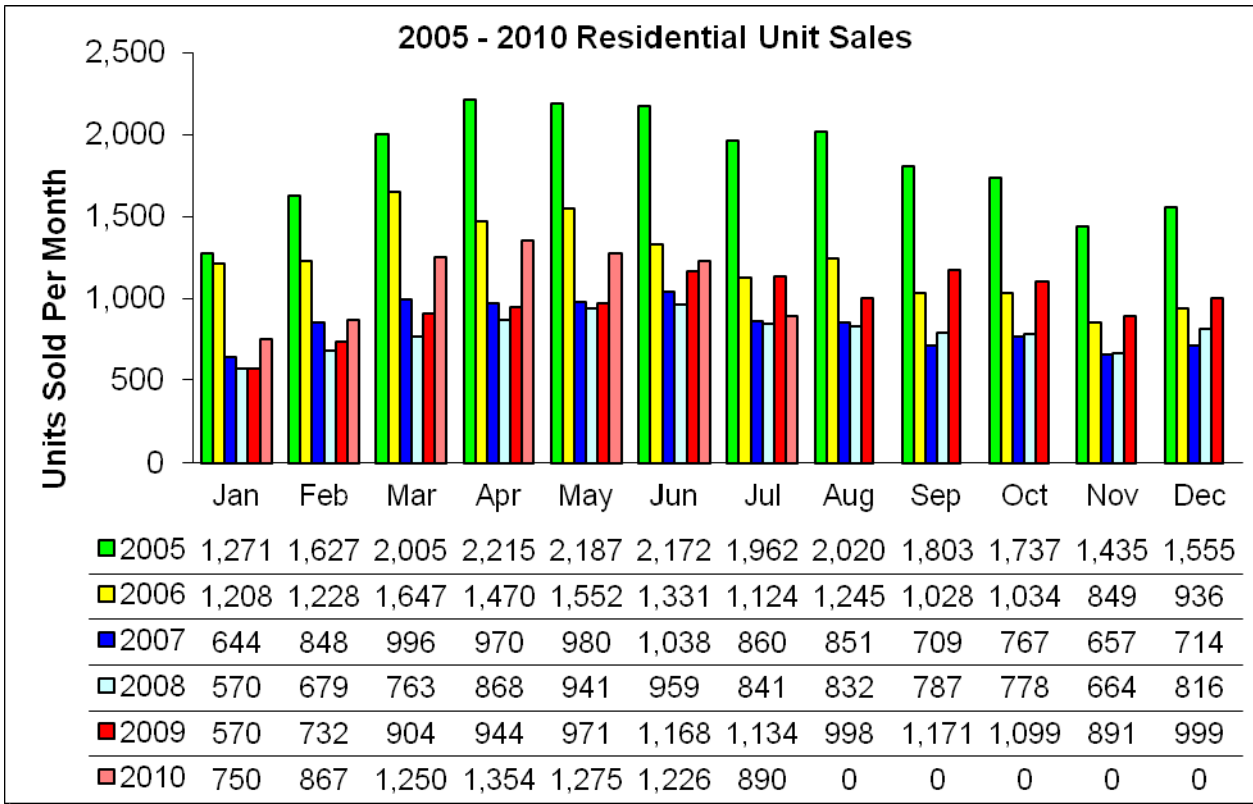
Overall residential unit sales in August were down 2.61%. Single family home sales dipped by 8.1% but condo sales climbed by 8.1% compared to August 2009. All residential listings were about the same as a year ago. Single family listings grew by 5% and condo listings dropped 4.3% from last year at this time.

The median price for single family homes declined to \$135,000 for a 4.9% drop while condo median price fell by 17.2% from August 2009.

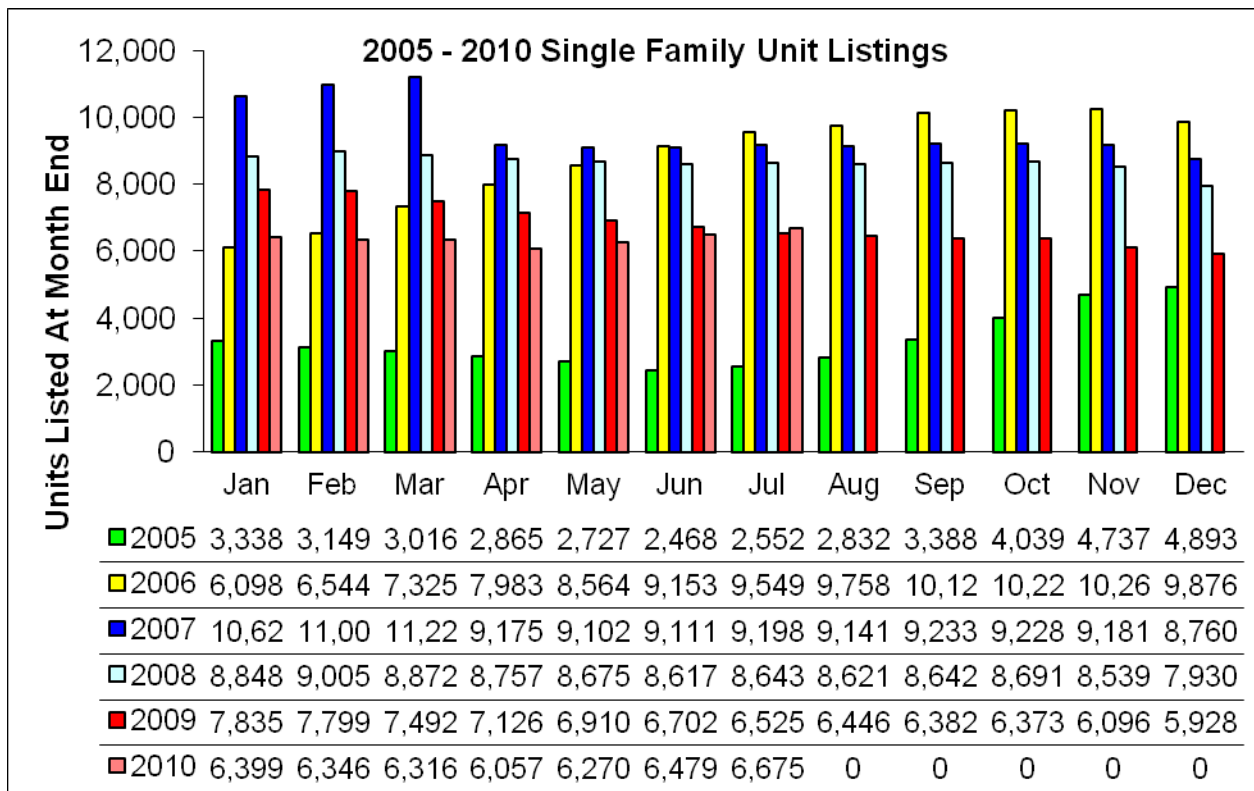
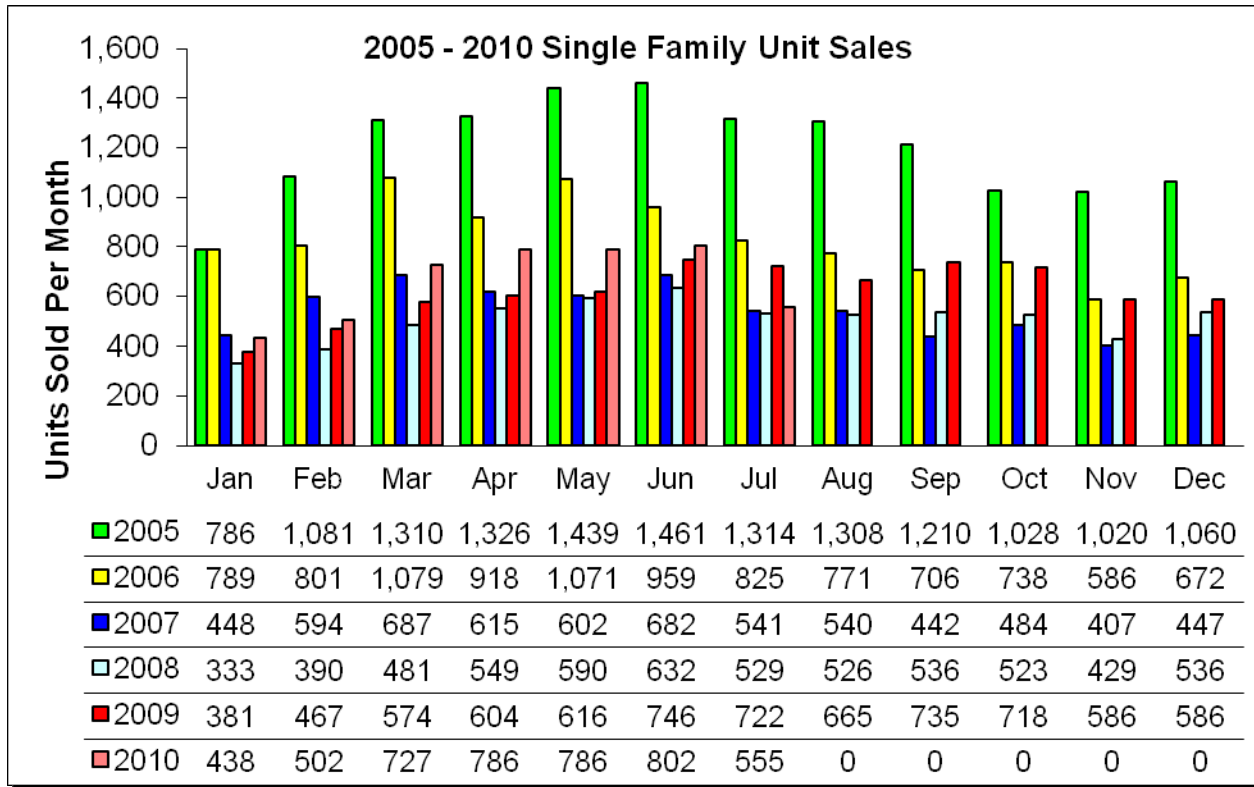
Pending contracts also dropped sharply from August 2009: 6.8% for single family and 10.2% for condos. Bank owned properties and short sales continue to dominate pending contracts, accounting for 55.8% of the new business written in August. Lack of financing is also a continuing problem for the market with only 27% financed by conventional lending. 51% of closings are all cash deals.

Of the homes available for sale currently, almost 31% are bank related, and 39.9% of the total number of homes sold in August was bank related sales.

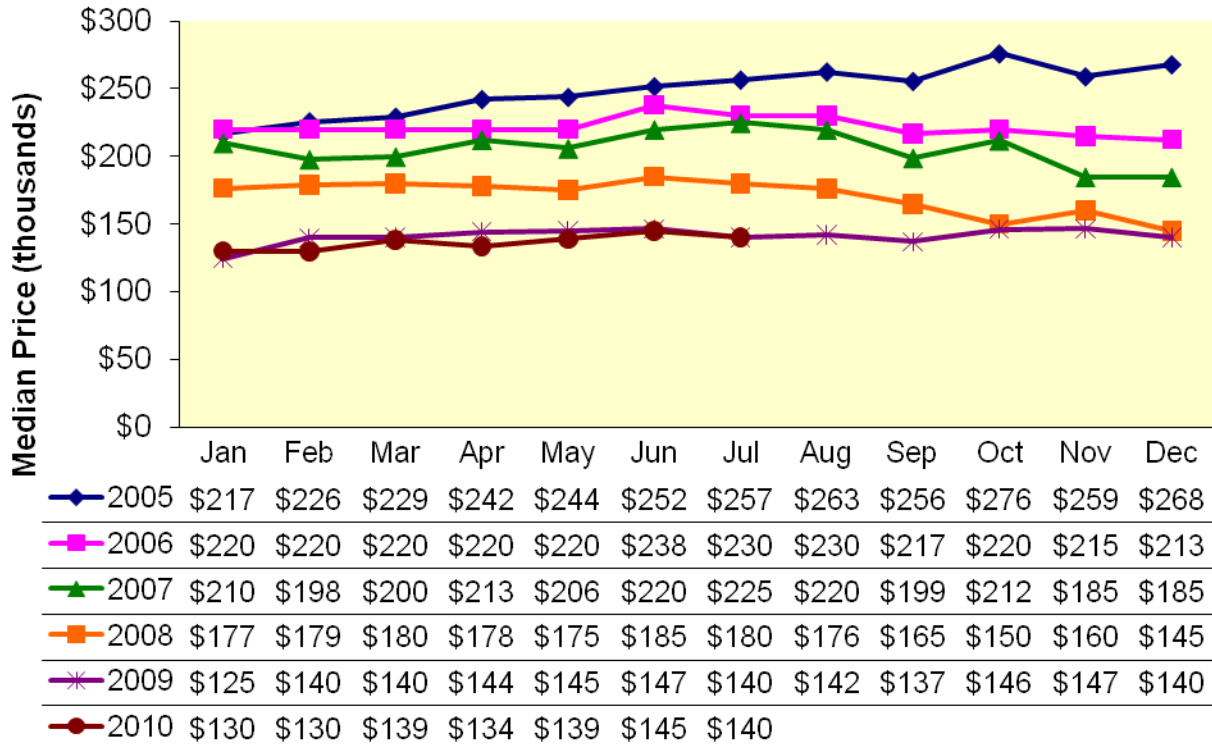
Residential	Aug 2010	Aug 2009	% Change
Total Property Sales	972	998	-2.61%
Total Dollar Volume	\$173,845,000	\$194,153,000	-10.46%
Average Sales Price	\$178,900	\$194,500	-8.02%
Median Sales Price	\$125,500	\$141,000	-10.99%
Total Active Listings	12,316	12,242	0.60%
Total Pending Contracts	1,131	1,246	-9.23%
Months Supply of Inventory	9	12.8	-29.69%



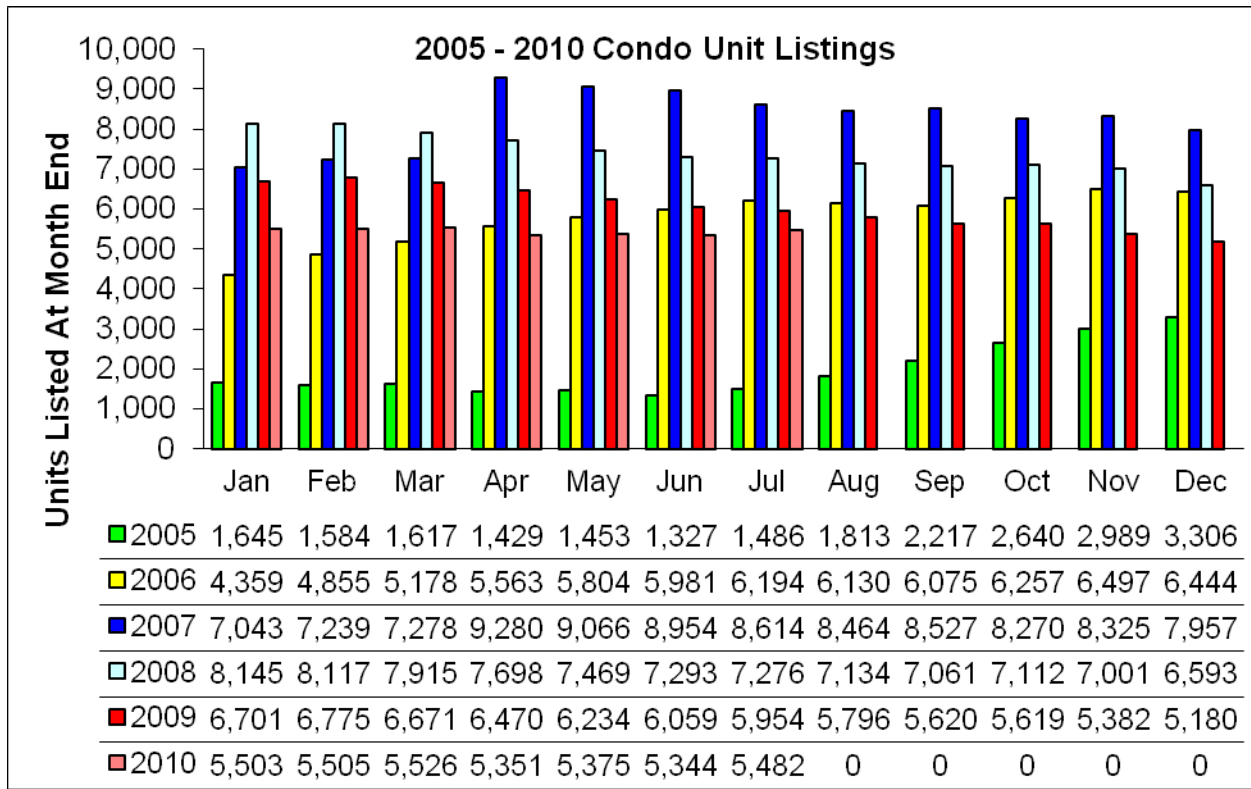
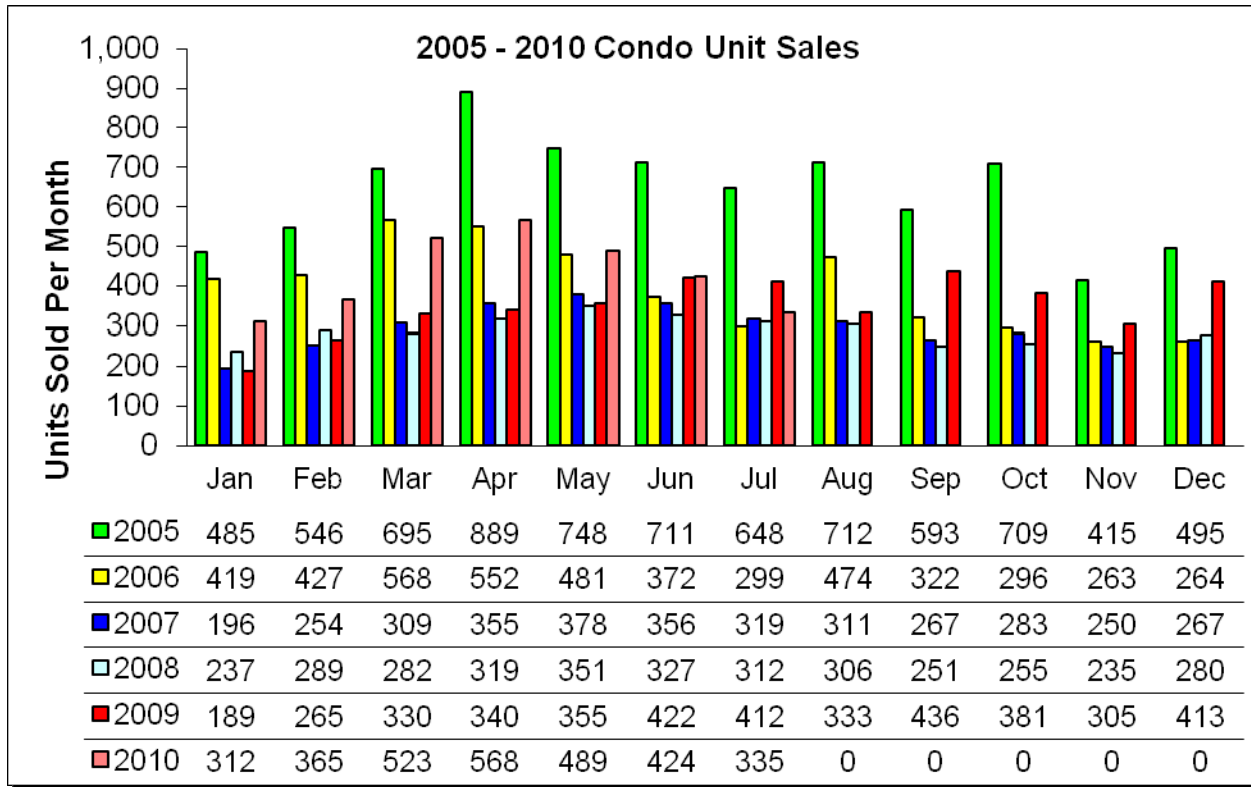
Single Family	Aug 2010	Aug 2009	% Change
Total Property Sales	611	665	8.12%
Total Dollar Volume	\$110,527,700	\$130,129,000	-15.06%
Average Sales Price	\$180,900	\$195,700	-7.56%
Median Sales Price	\$135,000	\$142,000	-4.93%
Total Active Listings	6,770	6,446	5.03%
Total Pending Contracts	746	801	-6.87%
Months Supply of Inventory	7.5	10.5	-28.57%



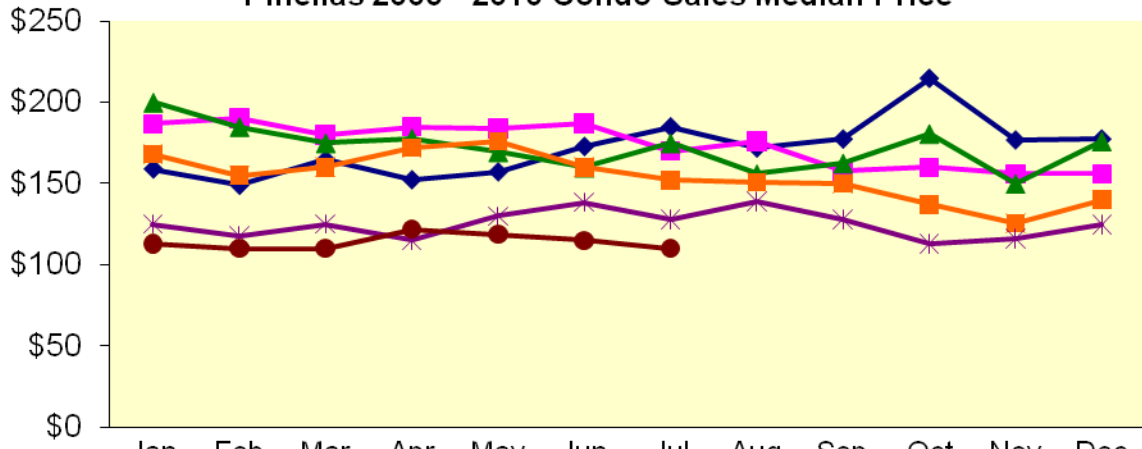
Pinellas 2005 - 2010 Single Family Sales Median Price



Condo	Aug 2010	Aug 2009	% Change
Total Property Sales	360	333	8.11%
Total Dollar Volume	\$63,302,300	\$64,024,000	-1.13%
Average Sales Price	\$175,800	\$192,300	-8.58%
Median Sales Price	\$115,000	\$138,900	-17.21%
Total Active Listings	5,546	5,796	-4.31%
Total Pending Contracts	385	429	-10.26%
Months Supply of Inventory	11	16.4	-32.93%



Pinellas 2005 - 2010 Condo Sales Median Price



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
◆ 2005	\$159	\$149	\$165	\$152	\$157	\$173	\$185	\$172	\$178	\$215	\$177	\$178
■ 2006	\$187	\$190	\$180	\$185	\$184	\$187	\$170	\$176	\$158	\$160	\$156	\$156
▲ 2007	\$200	\$185	\$175	\$178	\$170	\$160	\$175	\$156	\$163	\$181	\$150	\$176
■ 2008	\$168	\$155	\$160	\$172	\$176	\$160	\$152	\$151	\$150	\$137	\$126	\$140
* 2009	\$125	\$118	\$125	\$115	\$130	\$139	\$128	\$139	\$128	\$113	\$116	\$125
● 2010	\$113	\$110	\$110	\$122	\$119	\$115	\$110					

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