



Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2009
Sales by Housing Style

| Style | Jan-09 | Feb-09 | Mar-09 | Apr-09 | May-09 | Jun-09 | Jul-09 | Aug-09 | Sep-09 | Oct-09 | Nov-09 | Dec-09 | YTD Total | Curr Month | YTD |
|----------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|------------------|-------------------|----------------|
| Single Family Home | 818 | 939 | 1,183 | 1,195 | 1,241 | 1,467 | 1,473 | 1,314 | 1,344 | 1,298 | 0 | 0 | 12,272 | 75.38% | 77.54% |
| Condominium | 95 | 107 | 140 | 193 | 173 | 193 | 198 | 161 | 182 | 198 | 0 | 0 | 1,640 | 11.50% | 10.36% |
| Townhouse | 70 | 102 | 99 | 105 | 99 | 131 | 143 | 141 | 164 | 141 | 0 | 0 | 1,195 | 8.19% | 7.55% |
| Villa | 14 | 12 | 23 | 31 | 25 | 18 | 25 | 28 | 33 | 35 | 0 | 0 | 244 | 2.03% | 1.54% |
| Manufactured/Mobile In Pa | 10 | 21 | 24 | 17 | 4 | 13 | 6 | 8 | 10 | 15 | 0 | 0 | 128 | 0.87% | 0.81% |
| Manufactured | 9 | 9 | 22 | 11 | 7 | 24 | 10 | 10 | 12 | 12 | 0 | 0 | 126 | 0.70% | 0.80% |
| Manufactured/Mobile Out | 11 | 15 | 17 | 6 | 8 | 9 | 12 | 9 | 9 | 9 | 0 | 0 | 105 | 0.52% | 0.66% |
| Half Duplex | 4 | 6 | 7 | 9 | 5 | 8 | 4 | 2 | 5 | 3 | 0 | 0 | 53 | 0.17% | 0.33% |
| Planned Unit Development | 1 | 3 | 4 | 5 | 6 | 7 | 7 | 3 | 3 | 8 | 0 | 0 | 47 | 0.46% | 0.30% |
| Co-Op | 0 | 2 | 0 | 1 | 1 | 1 | 0 | 1 | 3 | 0 | 0 | 0 | 9 | 0.00% | 0.06% |
| Modular | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 1 | 3 | 0 | 0 | 7 | 0.17% | 0.04% |
| Mobile | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0.00% | 0.01% |
| Mobile With Single In Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00% | 0.00% |
| Total | 1,033 | 1,216 | 1,520 | 1,573 | 1,569 | 1,872 | 1,878 | 1,677 | 1,767 | 1,722 | 0 | 0 | 15,827 | 100.00% | 100.00% |



Greater Tampa Association of Realtors®

Multiple Listing One Month Sales and Inventory Report - October 1 to October 31, 2009

| Price Range | Sold Units | Market Share | Average List | Average Sale | % List to Sell | Avg DOM | Inventory on Market | Months Supply |
|------------------------|--------------|----------------|----------------|----------------|----------------|------------|---------------------|---------------|
| | | | Price | Price | | | | |
| \$1 - 49,999 | 215 | 12.49% | 35,940 | 32,953 | 92.00% | 85 | 909 | 4.2 |
| \$50,000 - 59,999 | 80 | 4.65% | 59,637 | 54,718 | 92.00% | 108 | 474 | 5.9 |
| \$60,000 - 69,999 | 81 | 4.70% | 68,611 | 64,803 | 94.00% | 97 | 509 | 6.3 |
| \$70,000 - 79,999 | 71 | 4.12% | 80,900 | 74,212 | 92.00% | 101 | 531 | 7.5 |
| \$80,000 - 89,999 | 65 | 3.77% | 88,611 | 84,350 | 95.00% | 118 | 553 | 8.5 |
| \$90,000 - 99,999 | 67 | 3.89% | 98,852 | 94,278 | 95.00% | 128 | 606 | 9.0 |
| \$100,000 - 119,999 | 165 | 9.58% | 115,403 | 110,211 | 96.00% | 97 | 1,010 | 6.1 |
| \$120,000 - 139,999 | 183 | 10.63% | 134,523 | 129,145 | 96.00% | 114 | 1,215 | 6.6 |
| \$140,000 - 159,999 | 163 | 9.47% | 154,089 | 149,442 | 97.00% | 100 | 1,071 | 6.6 |
| \$160,000 - 179,999 | 141 | 8.19% | 174,530 | 169,052 | 97.00% | 100 | 920 | 6.5 |
| \$180,000 - 199,999 | 99 | 5.75% | 196,758 | 189,392 | 96.00% | 114 | 854 | 8.6 |
| \$200,000 - 249,999 | 156 | 9.06% | 234,111 | 221,076 | 94.00% | 107 | 1,337 | 8.6 |
| \$250,000 - 299,999 | 85 | 4.94% | 281,954 | 272,118 | 97.00% | 128 | 959 | 11.3 |
| \$300,000 - 349,999 | 43 | 2.50% | 338,372 | 318,740 | 94.00% | 76 | 575 | 13.4 |
| \$350,000 - 399,999 | 37 | 2.15% | 392,936 | 368,226 | 94.00% | 111 | 566 | 15.3 |
| \$400,000 - 499,999 | 31 | 1.80% | 469,242 | 441,947 | 94.00% | 98 | 604 | 19.5 |
| \$500,000 - 599,999 | 20 | 1.16% | 590,200 | 545,042 | 92.00% | 101 | 349 | 17.5 |
| \$600,000 - 699,999 | 5 | 0.29% | 691,770 | 632,540 | 91.00% | 163 | 239 | 47.8 |
| \$700,000 - 799,999 | 4 | 0.23% | 834,975 | 743,125 | 89.00% | 219 | 175 | 43.8 |
| \$800,000 - 899,999 | 3 | 0.17% | 1,033,300 | 841,333 | 81.00% | 181 | 128 | 42.7 |
| \$900,000 - 999,999 | 2 | 0.12% | 910,000 | 912,500 | 100.00% | 8 | 95 | 47.5 |
| \$1,000,000 - and over | 6 | 0.35% | 1,516,500 | 1,231,667 | 81.00% | 152 | 430 | 71.7 |
| Totals | 1,722 | 100.00% | 165,964 | 156,775 | 94.00% | 105 | 14,109 | 8.2 |

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by
The data reflects only The sales published through My Florida Regional MLS and does not include all sales in The Reported areas.
Neither The Association/Board nor The MFRMLS is in any way responsible for its accuracy.



Greater Tampa Association of Realtors®

Multiple Listing YTD Sales and Inventory Report - January 1 to October 31, 2009

| Price Range | Sold Units | Market Share | Average List | Average Sale | % List to Sell | Avg DOM | Inventory on Market | Months Supply |
|------------------------|---------------|----------------|----------------|----------------|----------------|------------|---------------------|---------------|
| | | | Price | Price | | | | |
| \$1 - 49,999 | 2,228 | 14.08% | 37,406 | 32,510 | 87.00% | 85 | 909 | 4.1 |
| \$50,000 - 59,999 | 695 | 4.39% | 59,701 | 54,303 | 91.00% | 88 | 474 | 6.8 |
| \$60,000 - 69,999 | 687 | 4.34% | 69,074 | 64,186 | 93.00% | 92 | 509 | 7.4 |
| \$70,000 - 79,999 | 626 | 3.96% | 80,582 | 74,217 | 92.00% | 100 | 531 | 8.5 |
| \$80,000 - 89,999 | 633 | 4.00% | 89,624 | 84,396 | 94.00% | 103 | 553 | 8.7 |
| \$90,000 - 99,999 | 610 | 3.85% | 99,563 | 94,355 | 95.00% | 113 | 606 | 9.9 |
| \$100,000 - 119,999 | 1,382 | 8.73% | 115,097 | 109,784 | 95.00% | 101 | 1,010 | 7.3 |
| \$120,000 - 139,999 | 1,534 | 9.69% | 134,191 | 129,080 | 96.00% | 111 | 1,215 | 7.9 |
| \$140,000 - 159,999 | 1,356 | 8.57% | 154,990 | 149,145 | 96.00% | 112 | 1,071 | 7.9 |
| \$160,000 - 179,999 | 1,148 | 7.25% | 175,629 | 168,990 | 96.00% | 102 | 920 | 8.0 |
| \$180,000 - 199,999 | 930 | 5.88% | 197,916 | 188,798 | 95.00% | 107 | 854 | 9.2 |
| \$200,000 - 249,999 | 1,500 | 9.48% | 233,134 | 221,778 | 95.00% | 117 | 1,337 | 8.9 |
| \$250,000 - 299,999 | 826 | 5.22% | 285,982 | 272,471 | 95.00% | 117 | 959 | 11.6 |
| \$300,000 - 349,999 | 544 | 3.44% | 342,159 | 321,624 | 94.00% | 118 | 575 | 10.6 |
| \$350,000 - 399,999 | 330 | 2.09% | 394,760 | 369,278 | 94.00% | 127 | 566 | 17.2 |
| \$400,000 - 499,999 | 344 | 2.17% | 478,836 | 442,735 | 92.00% | 147 | 604 | 17.6 |
| \$500,000 - 599,999 | 176 | 1.11% | 579,816 | 538,465 | 93.00% | 147 | 349 | 19.8 |
| \$600,000 - 699,999 | 86 | 0.54% | 692,949 | 636,552 | 92.00% | 181 | 239 | 27.8 |
| \$700,000 - 799,999 | 57 | 0.36% | 812,592 | 739,100 | 91.00% | 197 | 175 | 30.7 |
| \$800,000 - 899,999 | 30 | 0.19% | 945,083 | 839,809 | 89.00% | 232 | 128 | 42.7 |
| \$900,000 - 999,999 | 26 | 0.16% | 1,053,188 | 934,008 | 89.00% | 244 | 95 | 36.5 |
| \$1,000,000 - and over | 79 | 0.50% | 1,659,552 | 1,424,780 | 86.00% | 169 | 430 | 54.4 |
| Totals | 15,827 | 100.00% | 174,563 | 163,884 | 94.00% | 107 | 14,109 | 8.9 |

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Greater Tampa Association of Realtors®
 Four Year Sales and Inventory History 2005 - 2009
 Compiled from Monthly Sales and Inventory Reports

| Month | Monthly Sales | Average List Price | Average Sale Price | % Diff Sell/List | Avg DOM | Current Inventory | Months Inventory |
|-----------|---------------|--------------------|--------------------|------------------|---------|-------------------|------------------|
| 01-NOV-05 | 2,450 | 268,163 | 263,205 | 98% | 34 | 8,702 | 3.6 |
| 01-DEC-05 | 2,819 | 266,549 | 261,488 | 98% | 35 | 9,311 | 3.3 |
| 01-JAN-06 | 1,812 | 260,815 | 255,158 | 98% | 41 | 10,980 | 6.1 |
| 01-FEB-06 | 1,879 | 262,204 | 256,674 | 98% | 45 | 12,392 | 6.6 |
| 01-MAR-06 | 2,597 | 267,973 | 261,920 | 98% | 43 | 13,894 | 5.4 |
| 01-APR-06 | 2,245 | 273,882 | 266,764 | 97% | 46 | 15,043 | 6.7 |
| 01-MAY-06 | 2,587 | 275,002 | 268,427 | 98% | 49 | 16,382 | 6.3 |
| 01-JUN-06 | 2,500 | 292,537 | 284,849 | 97% | 50 | 17,698 | 7.1 |
| 01-JUL-06 | 2,073 | 280,617 | 273,240 | 97% | 53 | 18,318 | 8.8 |
| 01-AUG-06 | 2,094 | 277,395 | 270,490 | 98% | 56 | 18,766 | 9.0 |
| 01-SEP-06 | 1,838 | 273,571 | 265,081 | 97% | 58 | 19,084 | 10.4 |
| 01-OCT-06 | 1,745 | 273,341 | 264,578 | 97% | 60 | 19,333 | 11.1 |
| 01-NOV-06 | 1,717 | 271,162 | 261,525 | 96% | 63 | 19,393 | 11.3 |
| 01-DEC-06 | 2,063 | 269,580 | 260,635 | 97% | 56 | 18,741 | 9.1 |
| 01-JAN-07 | 1,260 | 274,109 | 261,075 | 95% | 75 | 19,966 | 15.8 |
| 01-FEB-07 | 1,378 | 267,826 | 257,385 | 96% | 76 | 20,569 | 14.9 |
| 01-MAR-07 | 1,614 | 269,365 | 258,143 | 96% | 84 | 21,012 | 13.0 |
| 01-APR-07 | 1,482 | 276,351 | 264,995 | 96% | 86 | 21,846 | 14.7 |
| 01-MAY-07 | 1,631 | 282,650 | 269,797 | 95% | 84 | 22,010 | 13.5 |
| 01-JUN-07 | 1,802 | 287,516 | 274,916 | 96% | 86 | 22,003 | 12.2 |
| 01-JUL-07 | 1,589 | 283,304 | 270,520 | 95% | 85 | 21,962 | 13.8 |
| 01-AUG-07 | 1,556 | 273,336 | 260,598 | 95% | 93 | 21,912 | 14.1 |
| 01-SEP-07 | 1,154 | 265,050 | 252,824 | 95% | 89 | 21,891 | 19.0 |
| 01-OCT-07 | 1,255 | 277,293 | 262,272 | 95% | 101 | 21,935 | 17.5 |
| 01-NOV-07 | 1,074 | 264,756 | 249,970 | 94% | 96 | 21,807 | 20.3 |
| 01-DEC-07 | 1,188 | 278,190 | 264,606 | 95% | 100 | 21,097 | 17.8 |
| 01-JAN-08 | 852 | 263,437 | 248,872 | 94% | 110 | 21,368 | 25.1 |
| 01-FEB-08 | 975 | 250,179 | 235,235 | 94% | 109 | 21,520 | 22.1 |
| 01-MAR-08 | 1,218 | 244,205 | 230,172 | 94% | 112 | 21,590 | 17.7 |
| 01-APR-08 | 1,330 | 238,127 | 223,206 | 94% | 112 | 21,443 | 16.1 |
| 01-MAY-08 | 1,401 | 263,868 | 242,591 | 92% | 116 | 21,150 | 15.1 |
| 01-JUN-08 | 1,480 | 241,811 | 227,037 | 94% | 115 | 21,060 | 14.2 |
| 01-JUL-08 | 1,431 | 237,719 | 224,105 | 94% | 111 | 21,039 | 14.7 |
| 01-AUG-08 | 1,416 | 222,420 | 209,355 | 94% | 111 | 20,813 | 14.7 |
| 01-SEP-08 | 1,429 | 218,322 | 205,013 | 94% | 111 | 21,014 | 14.7 |
| 01-OCT-08 | 1,279 | 198,785 | 186,425 | 94% | 99 | 20,854 | 16.3 |
| 01-NOV-08 | 1,080 | 194,310 | 181,298 | 93% | 101 | 20,655 | 19.1 |
| 01-DEC-08 | 1,335 | 194,378 | 183,062 | 94% | 101 | 20,064 | 15.0 |
| 01-JAN-09 | 1,033 | 173,516 | 160,775 | 93% | 102 | 19,583 | 19.0 |
| 01-FEB-09 | 1,216 | 169,987 | 158,032 | 93% | 99 | 19,234 | 15.8 |
| 01-MAR-09 | 1,520 | 177,235 | 165,292 | 93% | 113 | 18,787 | 12.4 |
| 01-APR-09 | 1,573 | 164,703 | 154,126 | 94% | 111 | 18,215 | 11.6 |
| 01-MAY-09 | 1,569 | 173,545 | 162,500 | 94% | 112 | 17,417 | 11.1 |
| 01-JUN-09 | 1,872 | 181,002 | 170,131 | 94% | 109 | 16,780 | 9.0 |
| 01-JUL-09 | 1,878 | 187,539 | 176,412 | 94% | 109 | 16,307 | 8.7 |
| 01-AUG-09 | 1,677 | 173,776 | 164,717 | 95% | 105 | 15,769 | 9.4 |
| 01-SEP-09 | 1,767 | 174,220 | 164,639 | 95% | 104 | 15,146 | 8.6 |
| 01-OCT-09 | 1,722 | 165,964 | 156,775 | 94% | 105 | 14,109 | 8.2 |