



**Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2009**

Sales by Price Range - Single Family Homes & Villa's

Price Range	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
\$1 - 49,999	121	133	167	161	153	154	146	134	134				1,303	10.03%	11.71%
\$50,000 - 59,999	36	51	34	49	51	43	53	50	37				404	2.77%	3.63%
\$60,000 - 69,999	37	25	46	46	51	38	42	42	50				377	3.74%	3.39%
\$70,000 - 79,999	35	31	37	34	50	53	48	42	33				363	2.47%	3.26%
\$80,000 - 89,999	27	28	42	40	39	59	43	44	45				367	3.37%	3.30%
\$90,000 - 99,999	30	20	42	46	55	59	61	52	47				412	3.52%	3.70%
\$100,000 - 119,999	64	99	109	117	96	129	107	119	114				954	8.53%	8.57%
\$120,000 - 139,999	77	87	97	129	118	161	159	137	159				1,124	11.90%	10.10%
\$140,000 - 159,999	72	74	119	122	100	150	136	135	116				1,024	8.68%	9.20%
\$160,000 - 179,999	68	74	86	99	107	110	119	102	101				866	7.56%	7.78%
\$180,000 - 199,999	45	61	83	68	82	86	90	75	101				691	7.56%	6.21%
\$200,000 - 249,999	96	117	133	113	133	145	174	148	146				1,205	10.93%	10.83%
\$250,000 - 299,999	34	45	67	71	84	95	104	84	84				668	6.29%	6.00%
\$300,000 - 349,999	25	37	50	47	44	66	66	52	56				443	4.19%	3.98%
\$350,000 - 399,999	15	27	26	27	30	38	40	36	30				269	2.25%	2.42%
\$400,000 - 499,999	17	19	27	24	30	41	42	45	36				281	2.69%	2.52%
\$500,000 - 599,999	13	8	10	13	15	23	25	20	18				145	1.35%	1.30%
\$600,000 - 699,999	8	5	5	9	9	13	7	5	12				73	0.90%	0.66%
\$700,000 - 799,999	4	2	10	2	5	5	12	6	4				50	0.30%	0.45%
\$800,000 - 899,999	1	1	3	0	5	5	5	2	3				25	0.22%	0.22%
\$900,000 - 999,999	1	2	3	2	2	1	5	2	2				20	0.15%	0.18%
\$1,000,000 - and over	6	5	9	7	6	10	11	5	8				67	0.60%	0.60%
Current Year	832	951	1,205	1,226	1,265	1,484	1,495	1,337	1,336				11,131		
Previous Year	689	758	951	1,054	1,109	1,189	1,148	1,116	1,153	1,037	855	1,050	12,109		
Change from last month		14.30%	26.71%	1.74%	3.18%	17.31%	0.74%	-10.57%	-0.07%						
Change from last year	20.75%	25.46%	26.71%	16.32%	14.07%	24.81%	30.23%	19.80%	15.87%						
Current YTD	832	1,783	2,988	4,214	5,479	6,963	8,458	9,795	11,131						
Previous YTD	689	1,447	2,398	3,452	4,561	5,750	6,898	8,014	9,167	10,204	11,059	12,109			
% Change YTD	20.75%	23.22%	24.60%	22.07%	20.13%	21.10%	22.62%	22.22%	21.42%						



**Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2009**

Sales by Price Range - Condominiums, Townhouses and Co-Op's

Price Range	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
\$1 - 49,999	26	27	47	72	65	75	79	69	77				537	22.71%	21.53%
\$50,000 - 59,999	9	11	10	24	26	14	19	25	28				166	8.26%	6.66%
\$60,000 - 69,999	9	12	15	25	21	15	27	20	33				177	9.73%	7.10%
\$70,000 - 79,999	10	21	19	21	13	26	28	11	19				168	5.60%	6.74%
\$80,000 - 89,999	13	16	18	21	15	22	20	29	22				176	6.49%	7.06%
\$90,000 - 99,999	8	7	9	10	11	17	13	15	23				113	6.78%	4.53%
\$100,000 - 119,999	20	31	24	25	23	30	23	27	22				225	6.49%	9.02%
\$120,000 - 139,999	13	23	12	15	20	29	25	22	31				190	9.14%	7.62%
\$140,000 - 159,999	10	17	22	19	15	15	22	13	17				150	5.01%	6.01%
\$160,000 - 179,999	9	7	13	18	19	15	20	16	11				128	3.24%	5.13%
\$180,000 - 199,999	9	11	13	14	11	14	21	15	21				129	6.19%	5.17%
\$200,000 - 249,999	7	7	12	14	15	22	18	17	18				130	5.31%	5.21%
\$250,000 - 299,999	4	7	5	5	10	14	6	9	7				67	2.06%	2.69%
\$300,000 - 349,999	9	6	9	5	1	9	7	7	2				55	0.59%	2.21%
\$350,000 - 399,999	1	3	4	4	1	2	0	3	4				22	1.18%	0.88%
\$400,000 - 499,999	4	3	1	4	1	3	7	3	2				28	0.59%	1.12%
\$500,000 - 599,999	2	0	2	1	1	0	3	0	1				10	0.29%	0.40%
\$600,000 - 699,999	1	1	1	1	2	1	0	1	0				8	0.00%	0.32%
\$700,000 - 799,999	1	0	1	0	1	0	0	0	0				3	0.00%	0.12%
\$800,000 - 899,999	0	0	0	0	0	1	0	1	0				2	0.00%	0.08%
\$900,000 - 999,999	0	0	1	0	1	1	1	0	0				4	0.00%	0.16%
\$1,000,000 - and over	0	0	1	1	1	0	2	0	1				6	0.29%	0.24%
Current Year	165	210	239	299	273	325	341	303	339				2,494		
Previous Year	130	154	211	217	225	251	236	244	231	198	198	241	2,536		
Change from last month		27.27%	13.81%	25.10%	-8.70%	19.05%	4.92%	-11.14%	11.88%						
Change from last year	26.92%	36.36%	13.27%	37.79%	21.33%	29.48%	44.49%	24.18%	46.75%						
Current YTD	165	375	614	913	1,186	1,511	1,852	2,155	2,494						
Previous YTD	130	284	495	712	937	1,188	1,424	1,668	1,899	2,097	2,295	2,536			
% Change YTD	26.92%	32.04%	24.04%	28.23%	26.57%	27.19%	30.06%	29.20%	31.33%						



Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2009
Sales by Price Range - Overall

Price Range	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
\$1 - 49,999	162	180	248	248	226	258	235	217	222				1,996	12.99%	14.22%
\$50,000 - 59,999	49	66	49	83	80	65	75	78	67				612	3.92%	4.36%
\$60,000 - 69,999	51	43	68	79	75	58	74	66	87				601	5.09%	4.28%
\$70,000 - 79,999	47	55	60	57	63	82	79	55	54				552	3.16%	3.93%
\$80,000 - 89,999	43	48	63	62	55	85	66	74	68				564	3.98%	4.02%
\$90,000 - 99,999	38	28	54	57	68	77	79	67	72				540	4.21%	3.85%
\$100,000 - 119,999	86	137	141	143	123	160	132	149	141				1,212	8.25%	8.64%
\$120,000 - 139,999	92	116	113	147	142	194	188	161	192				1,345	11.23%	9.58%
\$140,000 - 159,999	84	91	145	143	116	168	158	149	135				1,189	7.90%	8.47%
\$160,000 - 179,999	78	82	99	120	126	126	141	118	113				1,003	6.61%	7.15%
\$180,000 - 199,999	54	72	96	83	94	100	112	91	124				826	7.26%	5.89%
\$200,000 - 249,999	103	125	147	127	148	168	193	165	164				1,340	9.60%	9.55%
\$250,000 - 299,999	38	53	72	76	95	110	110	93	91				738	5.32%	5.26%
\$300,000 - 349,999	34	43	59	52	46	75	73	59	58				499	3.39%	3.56%
\$350,000 - 399,999	16	30	31	31	32	40	40	39	34				293	1.99%	2.09%
\$400,000 - 499,999	21	22	28	29	31	45	49	49	38				312	2.22%	2.22%
\$500,000 - 599,999	15	8	12	14	16	23	28	20	19				155	1.11%	1.10%
\$600,000 - 699,999	9	6	6	10	11	14	7	6	12				81	0.70%	0.58%
\$700,000 - 799,999	5	2	11	2	6	5	12	6	4				53	0.23%	0.38%
\$800,000 - 899,999	1	1	3	0	5	6	5	3	3				27	0.18%	0.19%
\$900,000 - 999,999	1	2	4	2	3	2	6	2	2				24	0.12%	0.17%
\$1,000,000 - and over	6	5	10	8	7	10	13	5	9				73	0.53%	0.52%
Current Year	1,033	1,215	1,519	1,573	1,568	1,871	1,875	1,672	1,709				14,035		
Previous Year	852	975	1,218	1,330	1,401	1,480	1,431	1,416	1,429	1,279	1,080	1,335	15,226		
Change from last month		17.62%	25.02%	3.55%	-0.32%	19.32%	0.21%	-10.83%	2.21%						
Change from last year		24.62%	24.71%	18.27%	11.92%	26.42%	31.03%	18.08%	19.59%						
Current YTD	1,033	2,248	3,767	5,340	6,908	8,779	10,654	12,326	14,035						
Previous YTD	852	1,827	3,045	4,375	5,776	7,256	8,687	10,103	11,532	12,811	13,891	15,226			
% Change YTD	21.24%	23.04%	23.71%	22.06%	19.60%	20.99%	22.64%	22.00%	21.70%						



**Greater Tampa Association of Realtors®
 Monthly Sales Trend Indicator
 2009
Sales by Bedroom Count**

Bedrooms	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
0	0	2	0	1	0	1	2	1	1	0	0	0	8	0.06%	0.06%
1	28	21	40	45	42	49	43	43	48	0	0	0	359	2.81%	2.56%
2	243	273	325	371	308	386	379	342	371	0	0	0	2,998	21.71%	21.36%
3	448	535	641	704	674	811	792	718	742	0	0	0	6,065	43.42%	43.21%
4	258	315	419	377	455	524	547	462	451	0	0	0	3,808	26.39%	27.13%
5	47	60	83	64	77	87	97	97	80	0	0	0	692	4.68%	4.93%
6+	9	9	11	11	12	13	15	9	16	0	0	0	105	0.94%	0.75%
Total	1,033	1,215	1,519	1,573	1,568	1,871	1,875	1,672	1,709	0	0	0	14,035	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	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
1	208	192	260	260	225	289	264	252	271	0	0	0	2,221	15.86%	15.82%
2	644	803	953	1,062	1,056	1,205	1,219	1,067	1,126	0	0	0	9,135	65.89%	65.09%
3	147	185	246	218	235	303	317	286	250	0	0	0	2,187	14.63%	15.58%
4	29	29	48	28	46	62	64	60	50	0	0	0	416	2.93%	2.96%
5	4	5	8	2	4	7	9	7	8	0	0	0	54	0.47%	0.38%
6+	1	1	4	3	2	5	2	0	4	0	0	0	22	0.23%	0.16%
Total	1,033	1,215	1,519	1,573	1,568	1,871	1,875	1,672	1,709	0	0	0	14,035	100.00%	100.00%



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	1,182	1,195	1,240	1,466	1,470	1,309	1,303	0	0	0	10,922	76.24%	77.82%
Condominium	95	107	140	193	173	193	198	161	176	0	0	0	1,436	10.30%	10.23%
Townhouse	70	101	99	105	99	131	143	141	160	0	0	0	1,049	9.36%	7.47%
Villa	14	12	23	31	25	18	25	28	33	0	0	0	209	1.93%	1.49%
Manufactured/Mobile In Pa	10	21	24	17	4	13	6	8	10	0	0	0	113	0.59%	0.81%
Manufactured	9	9	22	11	7	24	10	10	6	0	0	0	108	0.35%	0.77%
Manufactured/Mobile Out	11	15	17	6	8	9	12	9	9	0	0	0	96	0.53%	0.68%
Half Duplex	4	6	7	9	5	8	4	2	5	0	0	0	50	0.29%	0.36%
Planned Unit Development	1	3	4	5	6	7	7	3	3	0	0	0	39	0.18%	0.28%
Co-Op	0	2	0	1	1	1	0	1	3	0	0	0	9	0.18%	0.06%
Modular	1	0	1	0	0	1	0	0	1	0	0	0	4	0.06%	0.03%
Mobile With Single In Land	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Mobile	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Total	1,033	1,215	1,519	1,573	1,568	1,871	1,875	1,672	1,709	0	0	0	14,035	100.00%	100.00%



Greater Tampa Association of Realtors®

Multiple Listing One Month Sales and Inventory Report - September 1 - September 30, 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	222	12.99%	35,481	32,082	90.00%	76	909	4.1
\$50,000 - 59,999	67	3.92%	58,374	54,062	93.00%	74	460	6.9
\$60,000 - 69,999	87	5.09%	68,232	64,163	94.00%	90	509	5.9
\$70,000 - 79,999	54	3.16%	77,044	74,081	96.00%	92	555	10.3
\$80,000 - 89,999	68	3.98%	89,586	84,675	95.00%	112	561	8.3
\$90,000 - 99,999	72	4.21%	97,970	94,098	96.00%	135	619	8.6
\$100,000 - 119,999	141	8.25%	115,370	110,359	96.00%	104	1,020	7.2
\$120,000 - 139,999	192	11.23%	132,098	128,563	97.00%	114	1,271	6.6
\$140,000 - 159,999	135	7.90%	153,856	148,961	97.00%	103	1,086	8.0
\$160,000 - 179,999	113	6.61%	175,262	168,867	96.00%	95	964	8.5
\$180,000 - 199,999	124	7.26%	196,246	188,474	96.00%	108	852	6.9
\$200,000 - 249,999	164	9.60%	233,576	222,446	95.00%	95	1,313	8.0
\$250,000 - 299,999	91	5.32%	282,529	271,221	96.00%	111	979	10.8
\$300,000 - 349,999	58	3.39%	339,863	321,713	95.00%	122	611	10.5
\$350,000 - 399,999	34	1.99%	389,494	374,063	96.00%	126	586	17.2
\$400,000 - 499,999	38	2.22%	475,895	442,922	93.00%	131	659	17.3
\$500,000 - 599,999	19	1.11%	583,005	541,149	93.00%	165	373	19.6
\$600,000 - 699,999	12	0.70%	677,425	634,237	94.00%	160	245	20.4
\$700,000 - 799,999	4	0.23%	748,665	703,750	94.00%	94	191	47.8
\$800,000 - 899,999	3	0.18%	859,933	828,333	96.00%	38	122	40.7
\$900,000 - 999,999	2	0.12%	962,500	910,000	95.00%	107	90	45.0
\$1,000,000 - and over	9	0.53%	1,941,333	1,604,889	83.00%	162	458	50.9
Totals	1,709	100.00%	176,011	166,468	95.00%	103	14,433	8.5

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information reported by participants. 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 September 30, 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	1,996	14.22%	37,472	32,425	87.00%	85	909	4.1
\$50,000 - 59,999	612	4.36%	59,649	54,253	91.00%	85	460	6.8
\$60,000 - 69,999	601	4.28%	69,179	64,095	93.00%	92	509	7.6
\$70,000 - 79,999	552	3.93%	80,422	74,220	92.00%	99	555	9.1
\$80,000 - 89,999	564	4.02%	89,746	84,392	94.00%	101	561	9.0
\$90,000 - 99,999	540	3.85%	99,487	94,361	95.00%	110	619	10.3
\$100,000 - 119,999	1,212	8.64%	114,959	109,725	95.00%	101	1,020	7.6
\$120,000 - 139,999	1,345	9.58%	134,185	129,074	96.00%	110	1,271	8.5
\$140,000 - 159,999	1,189	8.47%	155,134	149,085	96.00%	114	1,086	8.2
\$160,000 - 179,999	1,003	7.15%	175,815	168,990	96.00%	102	964	8.7
\$180,000 - 199,999	826	5.89%	198,035	188,703	95.00%	106	852	9.3
\$200,000 - 249,999	1,340	9.55%	232,980	221,838	95.00%	119	1,313	8.8
\$250,000 - 299,999	738	5.26%	286,504	272,583	95.00%	116	979	11.9
\$300,000 - 349,999	499	3.56%	342,601	321,882	94.00%	122	611	11.0
\$350,000 - 399,999	293	2.09%	394,990	369,411	94.00%	129	586	18.0
\$400,000 - 499,999	312	2.22%	479,942	442,890	92.00%	150	659	19.0
\$500,000 - 599,999	155	1.10%	578,475	537,445	93.00%	154	373	21.7
\$600,000 - 699,999	81	0.58%	693,022	636,800	92.00%	182	245	27.2
\$700,000 - 799,999	53	0.38%	810,903	738,796	91.00%	195	191	32.4
\$800,000 - 899,999	27	0.19%	935,281	839,640	90.00%	238	122	40.7
\$900,000 - 999,999	24	0.17%	1,065,120	935,800	88.00%	264	90	33.8
\$1,000,000 - and over	73	0.52%	1,671,309	1,440,652	86.00%	171	458	56.5
Totals	14,035	100.00%	175,807	164,944	94.00%	107	14,433	9.3

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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-OCT-05	2,348	274,512	269,948	98%	32	7,640	3.3
01-NOV-05	2,450	268,163	263,205	98%	34	8,700	3.6
01-DEC-05	2,819	266,549	261,488	98%	35	9,309	3.3
01-JAN-06	1,812	260,815	255,158	98%	41	10,978	6.1
01-FEB-06	1,879	262,204	256,674	98%	45	12,390	6.6
01-MAR-06	2,597	267,973	261,920	98%	43	13,892	5.3
01-APR-06	2,245	273,882	266,764	97%	46	15,041	6.7
01-MAY-06	2,587	275,002	268,427	98%	49	16,380	6.3
01-JUN-06	2,500	292,537	284,849	97%	50	17,696	7.1
01-JUL-06	2,073	280,617	273,240	97%	53	18,316	8.8
01-AUG-06	2,094	277,395	270,490	98%	56	18,764	9.0
01-SEP-06	1,838	273,571	265,081	97%	58	19,082	10.4
01-OCT-06	1,745	273,341	264,578	97%	60	19,331	11.1
01-NOV-06	1,717	271,162	261,525	96%	63	19,391	11.3
01-DEC-06	2,063	269,580	260,635	97%	56	18,739	9.1
01-JAN-07	1,260	274,109	261,075	95%	75	19,964	15.8
01-FEB-07	1,378	267,826	257,385	96%	76	20,567	14.9
01-MAR-07	1,614	269,365	258,143	96%	84	21,010	13.0
01-APR-07	1,482	276,351	264,995	96%	86	21,844	14.7
01-MAY-07	1,631	282,650	269,797	95%	84	22,008	13.5
01-JUN-07	1,802	287,516	274,916	96%	86	22,001	12.2
01-JUL-07	1,589	283,304	270,520	95%	85	21,960	13.8
01-AUG-07	1,556	273,336	260,598	95%	93	21,910	14.1
01-SEP-07	1,154	265,050	252,824	95%	89	21,888	19.0
01-OCT-07	1,255	277,293	262,272	95%	101	21,932	17.5
01-NOV-07	1,074	264,756	249,970	94%	96	21,804	20.3
01-DEC-07	1,188	278,190	264,606	95%	100	21,094	17.8
01-JAN-08	852	263,437	248,872	94%	110	21,365	25.1
01-FEB-08	975	250,179	235,235	94%	109	21,517	22.1
01-MAR-08	1,218	244,205	230,172	94%	112	21,585	17.7
01-APR-08	1,330	238,127	223,206	94%	112	21,436	16.1
01-MAY-08	1,401	263,868	242,591	92%	116	21,142	15.1
01-JUN-08	1,480	241,811	227,037	94%	115	21,053	14.2
01-JUL-08	1,431	237,719	224,105	94%	111	21,032	14.7
01-AUG-08	1,416	222,420	209,355	94%	111	20,805	14.7
01-SEP-08	1,429	218,322	205,013	94%	111	21,003	14.7
01-OCT-08	1,279	198,785	186,425	94%	99	20,837	16.3
01-NOV-08	1,080	194,310	181,298	93%	101	20,638	19.1
01-DEC-08	1,335	194,378	183,062	94%	101	20,046	15.0
01-JAN-09	1,033	173,516	160,775	93%	102	19,565	18.9
01-FEB-09	1,215	169,940	157,983	93%	99	19,209	15.8
01-MAR-09	1,519	177,286	165,341	93%	113	18,744	12.3
01-APR-09	1,573	164,703	154,126	94%	111	18,151	11.5
01-MAY-09	1,568	173,375	162,321	94%	112	17,310	11.0
01-JUN-09	1,871	181,019	170,145	94%	109	16,607	8.9
01-JUL-09	1,875	187,323	176,239	94%	108	16,004	8.5
01-AUG-09	1,672	173,915	164,810	95%	106	15,300	9.2
01-SEP-09	1,709	176,011	166,468	95%	103	14,433	8.4