



**Greater Tampa Association of REALTORS®
Monthly Sales Trend Indicator
2008**

Sales by Price Range - Single Family Homes

Price Range	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Total	Curr Month	YTD
\$1 - \$49,999	20	17	31	35	47	45	45	72	60	91	85	85	633	8.72%	5.49%
\$50 - \$59,999	14	16	18	28	23	16	28	27	21	33	20	35	279	3.59%	2.42%
\$60 - \$69,999	11	19	32	31	35	25	22	26	32	36	27	32	328	3.28%	2.85%
\$70 - \$79,999	18	16	14	17	24	18	18	23	28	24	22	29	251	2.97%	2.18%
\$80 - \$89,999	9	11	11	20	17	33	30	21	23	29	21	32	257	3.28%	2.23%
\$90 - \$99,999	16	15	17	14	14	13	23	21	23	18	29	28	231	2.87%	2.00%
\$100 - \$119,999	21	31	38	41	51	49	65	55	78	62	66	83	640	8.51%	5.55%
\$120 - \$139,999	32	47	60	73	82	84	81	78	107	86	69	99	898	10.15%	7.79%
\$140 - \$159,999	53	50	85	95	89	116	83	105	116	112	86	90	1,080	9.23%	9.37%
\$160 - \$179,999	65	63	115	101	109	118	109	97	101	87	64	76	1,105	7.79%	9.59%
\$180 - \$199,999	69	66	92	85	102	101	95	87	86	63	56	51	953	5.23%	8.27%
\$200 - \$249,999	120	104	154	164	149	167	155	170	137	126	89	131	1,666	13.44%	14.46%
\$250 - \$299,999	57	67	91	103	85	115	98	101	98	77	65	82	1,039	8.41%	9.02%
\$300 - \$349,999	39	48	43	48	69	67	63	53	50	44	40	38	602	3.90%	5.22%
\$350 - \$399,999	35	31	44	35	40	56	43	40	35	32	22	20	433	2.05%	3.76%
\$400 - \$499,999	29	29	40	48	60	54	65	40	32	25	34	21	477	2.15%	4.14%
\$500 - \$599,999	12	10	24	17	23	19	30	25	25	16	14	18	233	1.85%	2.02%
\$600 - \$699,999	10	11	9	19	19	16	11	15	9	8	10	7	144	0.72%	1.25%
\$700 - \$799,999	5	5	8	10	5	9	6	2	7	6	2	5	70	0.51%	0.61%
\$800 - \$899,999	3	2	3	5	8	4	5	4	8	3	3	6	54	0.62%	0.47%
\$900 - \$999,999	2	3	3	2	3	3	9	3	3	0	2	2	35	0.21%	0.30%
\$1,000,000 and over	10	10	9	8	17	11	12	11	14	6	1	5	114	0.51%	0.99%
Current Year	650	671	941	999	1071	1,139	1096	1076	1093	984	827	975	11,522	100.00%	100.00%
Previous Year	825	936	1,042	986	986	1,074	983	1,027	792	894	781	820	11,146		
% Change	-21%	-28%	-10%	1%	9%	6%	11%	5%	38%	10%	6%	19%	3%		
Current YTD	650	1,321	2,262	3,261	4,332	5,471	6,567	7,643	8,736	9,720	10,547	11,522	11,522		
Previous YTD	825	1,761	2,803	3,789	4,775	5,849	6,832	7,859	8,651	9,545	10,326	11,146	11,146		
% Change YTD	-21%	-25%	-19%	-14%	-9%	-6%	-4%	-3%	1%	2%	2%	3%	3%		

Sales by Price Range - Condominiums

Price Range	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Total	Curr Month	YTD
\$1 - \$49,999	3	5	5	12	3	5	4	10	5	10	7	16	85	15.69%	6.80%
\$50 - \$59,999	0	1	0	3	1	3	2	10	3	5	8	11	47	10.78%	3.76%
\$60 - \$69,999	2	3	1	6	4	10	5	6	9	3	3	8	60	7.84%	4.80%
\$70 - \$79,999	1	2	4	6	6	3	8	8	6	7	9	2	62	1.96%	4.96%
\$80 - \$89,999	2	2	5	6	13	7	10	7	7	9	7	4	79	3.92%	6.32%
\$90 - \$99,999	4	1	5	4	7	8	4	7	7	6	3	5	61	4.90%	4.88%
\$100 - \$119,999	6	10	20	18	13	15	12	12	10	7	14	13	150	12.75%	12.00%
\$120 - \$139,999	6	7	13	18	13	21	17	11	13	11	6	2	138	1.96%	11.04%
\$140 - \$159,999	6	8	8	11	3	17	9	18	12	4	5	6	107	5.88%	8.56%
\$160 - \$179,999	6	5	7	3	4	9	7	6	3	6	5	7	68	6.86%	5.44%
\$180 - \$199,999	6	6	6	7	2	4	11	4	3	3	9	5	66	4.90%	5.28%
\$200 - \$249,999	7	6	11	17	8	16	9	10	9	9	6	8	116	7.84%	9.28%
\$250 - \$299,999	2	1	4	2	14	4	6	1	4	1	5	6	50	5.88%	4.00%
\$300 - \$349,999	3	1	5	3	3	4	0	2	2	4	4	1	32	0.98%	2.56%
\$350 - \$399,999	0	3	2	2	3	3	3	3	1	3	2	3	28	2.94%	2.24%
\$400 - \$499,999	1	4	3	0	3	4	6	5	2	2	2	2	34	1.96%	2.72%
\$500 - \$599,999	1	3	2	2	1	0	2	3	2	0	0	2	18	1.96%	1.44%
\$600 - \$699,999	1	3	1	0	1	1	1	2	0	0	2	0	12	0.00%	0.96%
\$700 - \$799,999	1	0	1	2	1	1	0	0	1	0	1	0	8	0.00%	0.64%
\$800 - \$899,999	0	0	1	1	0	0	1	0	0	2	0	1	6	0.98%	0.48%
\$900 - \$999,999	1	0	2	0	1	0	0	5	0	0	0	0	9	0.00%	0.72%
\$1,000,000 and over	3	3	1	2	1	2	0	2	0	0	0	0	14	0.00%	1.12%
Current Year	62	74	107	125	105	137	117	132	99	92	98	102	1,250	100.00%	100.00%
Previous Year	249	257	345	310	288	300	243	270	209	226	189	450	3,336		
% Change	-75%	-71%	-69%	-60%	-64%	-54%	-52%	-51%	-53%	-59%	-48%	-77%	-63%		
Current YTD	62	136	243	368	473	610	727	859	958	1,050	1,148	1,250	1,250		
Previous YTD	249	506	851	1,161	1,449	1,749	1,992	2,262	2,471	2,697	2,886	3,336	3,336		
% Change YTD	-75%	-73%	-71%	-68%	-67%	-65%	-64%	-62%	-61%	-61%	-60%	-63%	-63%		



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Sales by Price Range - Duplex / Townhomes / Villas

Price Range	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Total	Curr Month	YTD
\$1 - \$49,999	0	0	1	0	1	0	2	0	0	2	6	1	13	0.77%	0.94%
\$50 - \$59,999	0	0	0	0	0	1	0	0	1	2	2	1	7	0.77%	0.50%
\$60 - \$69,999	0	0	0	1	1	1	0	2	1	1	2	2	11	1.54%	0.79%
\$70 - \$79,999	2	0	1	0	2	2	1	1	4	5	2	4	24	3.08%	1.73%
\$80 - \$89,999	0	0	2	1	2	1	4	6	2	6	3	7	34	5.38%	2.45%
\$90 - \$99,999	3	2	3	6	4	2	5	7	10	14	9	8	73	6.15%	5.26%
\$100 - \$119,999	16	7	9	17	17	14	20	16	29	14	24	20	203	15.38%	14.63%
\$120 - \$139,999	13	11	19	23	19	15	20	29	28	12	21	26	236	20.00%	17.00%
\$140 - \$159,999	12	8	13	20	22	23	19	16	24	17	11	16	201	12.31%	14.48%
\$160 - \$179,999	7	7	19	15	16	13	17	11	17	18	9	11	160	8.46%	11.53%
\$180 - \$199,999	3	12	16	8	16	9	9	7	12	12	3	8	115	6.15%	8.29%
\$200 - \$249,999	13	6	8	7	20	13	9	9	12	9	7	16	129	12.31%	9.29%
\$250 - \$299,999	2	8	12	5	8	9	10	8	5	6	2	5	80	3.85%	5.76%
\$300 - \$349,999	2	1	5	1	5	5	4	2	3	1	4	1	34	0.77%	2.45%
\$350 - \$399,999	2	4	2	3	1	3	1	1	1	1	4	1	24	0.77%	1.73%
\$400 - \$499,999	2	2	3	2	3	3	1	1	2	0	0	1	20	0.77%	1.44%
\$500 - \$599,999	1	0	1	1	3	0	1	1	2	1	1	1	13	0.77%	0.94%
\$600 - \$699,999	0	0	0	0	0	2	0	1	0	0	1	1	5	0.77%	0.36%
\$700 - \$799,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$800 - \$899,999	0	0	0	0	0	0	0	1	0	0	0	0	1	0.00%	0.07%
\$900 - \$999,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$1,000,000 and over	1	0	0	1	0	2	0	0	0	1	0	0	5	0.00%	0.36%
Current Year	79	68	114	111	140	118	123	119	153	122	111	130	1,388	100.00%	100.00%
Previous Year	135	146	162	134	151	159	115	170	116	119	108	107	1,622		
% Change	-41%	-53%	-30%	-17%	-7%	-26%	7%	-30%	32%	3%	3%	21%	-14%		
Current YTD	79	147	261	372	512	630	753	872	1,025	1,147	1,258	1,388	1,388		
Previous YTD	135	281	443	577	728	887	1,002	1,172	1,288	1,407	1,515	1,622	1,622		
% Change YTD	-41%	-48%	-41%	-36%	-30%	-29%	-25%	-26%	-20%	-18%	-17%	-14%	-14%		

Sales by Price Range - Overall

Price Range	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Total	Curr Month	YTD
\$1 - \$49,999	23	22	37	47	51	50	51	82	65	103	98	102	731	8.45%	5.16%
\$50 - \$59,999	14	17	18	31	24	20	30	37	25	40	30	47	333	3.89%	2.35%
\$60 - \$69,999	13	22	33	38	40	36	27	34	42	40	32	42	399	3.48%	2.82%
\$70 - \$79,999	21	18	19	23	32	23	27	32	38	36	33	35	337	2.90%	2.38%
\$80 - \$89,999	11	13	18	27	32	41	44	34	32	44	31	43	370	3.56%	2.61%
\$90 - \$99,999	23	18	25	24	25	23	32	35	40	38	41	41	365	3.40%	2.58%
\$100 - \$119,999	43	48	67	76	81	78	97	83	117	83	104	116	993	9.61%	7.01%
\$120 - \$139,999	51	65	92	114	114	120	118	118	148	109	96	127	1,272	10.52%	8.98%
\$140 - \$159,999	71	66	106	126	114	156	111	139	152	133	102	112	1,388	9.28%	9.80%
\$160 - \$179,999	78	75	141	119	129	140	133	114	121	111	78	94	1,333	7.79%	9.41%
\$180 - \$199,999	78	84	114	100	120	114	115	98	101	78	68	64	1,134	5.30%	8.01%
\$200 - \$249,999	140	116	173	188	177	196	173	189	158	144	102	155	1,911	12.84%	13.50%
\$250 - \$299,999	61	76	107	110	107	128	114	110	107	84	72	93	1,169	7.71%	8.26%
\$300 - \$349,999	44	50	53	52	77	76	67	57	55	49	48	40	668	3.31%	4.72%
\$350 - \$399,999	37	38	48	40	44	62	47	44	37	36	28	24	485	1.99%	3.43%
\$400 - \$499,999	32	35	46	50	66	61	72	46	36	27	36	24	531	1.99%	3.75%
\$500 - \$599,999	14	13	27	20	27	19	33	29	29	17	15	21	264	1.74%	1.86%
\$600 - \$699,999	11	14	10	19	20	19	12	18	9	8	13	8	161	0.66%	1.14%
\$700 - \$799,999	6	5	9	12	6	10	6	2	8	6	3	5	78	0.41%	0.55%
\$800 - \$899,999	3	2	4	6	8	4	6	5	8	5	3	7	61	0.58%	0.43%
\$900 - \$999,999	3	3	5	2	4	3	9	8	3	0	2	2	44	0.17%	0.31%
\$1,000,000 and over	14	13	10	11	18	15	12	13	14	7	1	5	133	0.41%	0.94%
Current Year	791	813	1,162	1,235	1,316	1,394	1,336	1,327	1,345	1,198	1,036	1,207	14,160	100.00%	100.00%
Previous Year	1,209	1,339	1,549	1,430	1,425	1,533	1,341	1,467	1,117	1,239	1,078	1,377	16,104		
% Change	-35%	-39%	-25%	-14%	-8%	-9%	0%	-10%	20%	-3%	-4%	-12%	-12%		
Current YTD	791	1,604	2,766	4,001	5,317	6,711	8,047	9,374	10,719	11,917	12,953	14,160	14,160		
Previous YTD	1,209	2,548	4,097	5,527	6,952	8,485	9,826	11,293	12,410	13,649	14,727	16,104	16,104		
% Change YTD	-35%	-37%	-32%	-28%	-24%	-21%	-18%	-17%	-14%	-13%	-12%	-12%	-12%		

Greater Tampa Association of REALTORS®
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Type of Financing

Loan Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Total	Curr Month	YTD
All Cash	148	174	205	271	253	273	264	322	311	322	307	336	3,186	27.84%	22.50%
ARM	0	1	0	0	1	1	0	1	0	0	0	0	4	0.00%	0.03%
Assume Conventional	61	51	53	39	39	40	30	31	18	27	9	8	406	0.66%	2.87%
Assume FHA / VA	3	5	13	8	10	13	9	15	6	6	5	7	100	0.58%	0.71%
Assume Private	0	1	0	0	0	0	1	1	0	0	0	0	3	0.00%	0.02%
Balloon Mortgage	0	0	0	0	0	2	1	2	1	2	0	2	10	0.17%	0.07%
Combination	3	3	3	6	4	2	2	5	4	4	2	3	41	0.25%	0.29%
Deed Agreement	0	0	0	0	1	0	1	0	0	0	0	0	2	0.00%	0.01%
Lease Opt Purchase	0	0	0	0	3	0	0	0	0	0	0	0	3	0.00%	0.02%
New Conventional	488	471	651	627	691	715	656	597	579	504	426	491	6,896	40.68%	48.70%
New FHA	54	59	152	209	230	246	277	264	334	247	220	269	2,561	22.29%	18.09%
New Private	3	8	8	12	8	12	11	17	9	11	6	7	112	0.58%	0.79%
New VA	19	27	60	48	55	80	72	60	70	65	49	71	676	5.88%	4.77%
Other	9	13	16	15	19	10	12	12	13	8	12	12	151	0.99%	1.07%
Second Mortgage	0	0	0	0	1	0	0	0	0	0	0	1	2	0.08%	0.01%
Wrap-Around	3	0	1	0	1	0	0	0	0	2	0	0	7	0.00%	0.05%
Total	791	813	1,162	1,235	1,316	1,394	1,336	1,327	1,345	1,198	1,036	1,207	14,160	100.00%	100.00%

Sales by Bedroom Count

Bedrooms	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Total	Curr Month	YTD
0	0	0	0	3	0	0	0	0	0	0	1	2	6	0.17%	0.04%
1	20	18	23	40	25	33	26	36	23	18	24	18	304	1.49%	2.15%
2	169	186	232	259	283	277	254	269	273	246	232	223	2,903	18.48%	20.50%
3	336	329	523	525	585	574	555	573	604	526	442	545	6,117	45.15%	43.20%
4	220	237	326	351	360	431	414	364	371	344	280	340	4,038	28.17%	28.52%
5	34	38	56	48	53	70	74	79	69	52	50	68	691	5.63%	4.88%
6+	12	5	2	9	10	9	13	6	5	12	7	11	101	0.91%	0.71%
Total	791	813	1,162	1,235	1,316	1,394	1,336	1,327	1,345	1,198	1,036	1,207	14,160	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Total	Curr Month	YTD
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
1	119	100	134	178	165	173	151	187	170	173	169	162	1,881	13.42%	13.28%
2	509	539	793	816	876	916	878	852	903	804	668	791	9,345	65.53%	66.00%
3	130	139	191	204	214	250	255	237	221	176	161	213	2,391	17.65%	16.89%
4	25	33	40	31	44	47	45	46	42	37	32	30	452	2.49%	3.19%
5	5	2	4	4	8	6	5	4	7	5	5	10	65	0.83%	0.46%
6+	3	0	0	2	9	2	2	1	2	3	1	1	26	0.08%	0.18%
Total	791	813	1,162	1,235	1,316	1,394	1,336	1,327	1,345	1,198	1,036	1,207	14,160	100.00%	100.00%

Sales by Ownership Type

Ownership	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Total	Curr Month	YTD
Condominium	75	79	115	144	124	157	127	149	112	103	111	116	1,412	9.61%	9.97%
Co-op	2	1	3	4	3	1	1	2	2	0	0	0	19	0.00%	0.13%
Fee Simple	714	733	1044	1087	1189	1236	1208	1176	1231	1095	925	1091	12,729	90.39%	89.89%
Land Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Planned Unit Dev	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Total	791	813	1,162	1,235	1,316	1,394	1,336	1,327	1,345	1,198	1,036	1,207	14,160	100.00%	100.00%



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Sales by Housing Style

Style	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Total	Curr Month	YTD
½ Duplex	2	1	4	4	7	3	3	2	4	7	4	2	43	0.17%	0.30%
Condo	62	73	106	125	105	137	115	132	99	92	98	102	1,246	8.45%	8.80%
Co-op	0	1	1	0	0	0	2	0	0	0	0	0	4	0.00%	0.03%
Manufactured	4	7	10	8	10	4	10	13	7	4	4	18	99	1.49%	0.70%
Mobile	21	42	35	36	42	27	29	28	28	25	15	15	343	1.24%	2.42%
Modular	1	0	0	1	0	0	0	2	0	0	0	0	4	0.00%	0.03%
PUD	3	3	4	4	4	1	5	6	4	2	3	8	47	0.66%	0.33%
Single Family	621	619	892	950	1015	1107	1052	1027	1054	953	805	934	11,029	77.38%	77.89%
Town Home	59	53	90	84	106	95	98	96	118	95	90	112	1,096	9.28%	7.74%
Villa	18	14	20	23	27	20	22	21	31	20	17	16	249	1.33%	1.76%
Total	791	813	1,162	1,235	1,316	1,394	1,336	1,327	1,345	1,198	1,036	1,207	14,160	100.00%	100.00%

This data represents single-family attached and detached sales. Reported sales are dependent upon timeliness of sales and totality of information reported by participants. The data reflects only the sales published through the Mid Florida Regional MLS and does not include all sales in the reported areas. Neither the Association nor the MFRMLS is in any way responsible for its accuracy.