



Greater Tampa Association of Realtors®

Four Year Sales and Inventory History 2006 - 2010

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-MAY-06	2,587	275,002	268,427	98%	49	16,405	6.3
01-JUN-06	2,500	292,537	284,849	97%	50	17,721	7.1
01-JUL-06	2,073	280,617	273,240	97%	53	18,341	8.8
01-AUG-06	2,095	277,275	270,373	98%	56	18,789	9.0
01-SEP-06	1,838	273,571	265,081	97%	58	19,107	10.4
01-OCT-06	1,745	273,341	264,578	97%	60	19,356	11.1
01-NOV-06	1,717	271,162	261,525	96%	63	19,416	11.3
01-DEC-06	2,063	269,580	260,635	97%	56	18,764	9.1
01-JAN-07	1,260	274,109	261,075	95%	75	19,988	15.9
01-FEB-07	1,378	267,826	257,385	96%	76	20,591	14.9
01-MAR-07	1,614	269,365	258,143	96%	84	21,034	13.0
01-APR-07	1,482	276,351	264,995	96%	86	21,868	14.8
01-MAY-07	1,631	282,650	269,797	95%	84	22,032	13.5
01-JUN-07	1,802	287,516	274,916	96%	86	22,025	12.2
01-JUL-07	1,589	283,304	270,520	95%	85	21,984	13.8
01-AUG-07	1,556	273,336	260,598	95%	93	21,934	14.1
01-SEP-07	1,154	265,050	252,824	95%	89	21,913	19.0
01-OCT-07	1,255	277,293	262,272	95%	101	21,957	17.5
01-NOV-07	1,074	264,756	249,970	94%	96	21,830	20.3
01-DEC-07	1,188	278,190	264,606	95%	100	21,120	17.8
01-JAN-08	852	263,437	248,872	94%	110	21,391	25.1
01-FEB-08	975	250,179	235,235	94%	109	21,543	22.1
01-MAR-08	1,218	244,205	230,172	94%	112	21,618	17.7
01-APR-08	1,330	238,127	223,206	94%	112	21,475	16.1
01-MAY-08	1,401	263,868	242,591	92%	116	21,181	15.1
01-JUN-08	1,481	241,694	226,929	94%	115	21,091	14.2
01-JUL-08	1,431	237,719	224,105	94%	111	21,071	14.7
01-AUG-08	1,416	222,420	209,355	94%	111	20,847	14.7
01-SEP-08	1,429	218,322	205,013	94%	111	21,051	14.7
01-OCT-08	1,279	198,785	186,425	94%	99	20,896	16.3
01-NOV-08	1,082	194,420	181,435	93%	101	20,703	19.1
01-DEC-08	1,335	194,378	183,062	94%	101	20,122	15.1
01-JAN-09	1,034	173,392	160,658	93%	102	19,649	19.0
01-FEB-09	1,217	169,983	158,042	93%	99	19,314	15.9
01-MAR-09	1,526	177,305	165,410	93%	113	18,900	12.4
01-APR-09	1,574	164,732	154,124	94%	111	18,389	11.7
01-MAY-09	1,572	173,740	162,716	94%	112	17,689	11.3
01-JUN-09	1,876	181,017	170,166	94%	109	17,207	9.2
01-JUL-09	1,885	187,677	176,596	94%	108	16,934	9.0
01-AUG-09	1,691	173,748	164,709	95%	105	16,713	9.9
01-SEP-09	1,785	174,323	164,737	95%	103	16,537	9.3
01-OCT-09	1,782	164,948	155,770	94%	104	16,238	9.1
01-NOV-09	1,707	173,874	163,734	94%	99	16,156	9.5
01-DEC-09	1,729	172,748	163,295	95%	109	15,649	9.1
01-JAN-10	1,168	162,746	154,934	95%	108	15,231	13.0
01-FEB-10	1,408	158,784	149,953	94%	103	15,040	10.7
01-MAR-10	1,839	170,623	160,691	94%	110	14,532	7.9
01-APR-10	1,866	170,403	161,429	95%	99	13,341	7.1



**Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2010**

Sales by Price Range - Single Family Homes & Villas

Price Range	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	YTD Total	Curr Month	YTD
\$1 - 49,999	122	138	170	160									590	11.26%	12.44%
\$50,000 - 59,999	26	46	50	46									168	3.24%	3.54%
\$60,000 - 69,999	39	28	51	46									164	3.24%	3.46%
\$70,000 - 79,999	26	37	52	52									167	3.66%	3.52%
\$80,000 - 89,999	40	37	54	63									194	4.43%	4.09%
\$90,000 - 99,999	36	49	60	54									199	3.80%	4.20%
\$100,000 - 119,999	91	113	120	134									458	9.43%	9.66%
\$120,000 - 139,999	96	118	134	161									509	11.33%	10.73%
\$140,000 - 159,999	87	89	114	116									406	8.16%	8.56%
\$160,000 - 179,999	57	77	89	103									326	7.25%	6.87%
\$180,000 - 199,999	50	72	83	96									301	6.76%	6.35%
\$200,000 - 249,999	80	100	150	137									467	9.64%	9.85%
\$250,000 - 299,999	41	46	81	91									259	6.40%	5.46%
\$300,000 - 349,999	31	31	56	42									160	2.96%	3.37%
\$350,000 - 399,999	18	20	32	27									97	1.90%	2.05%
\$400,000 - 499,999	19	28	28	37									112	2.60%	2.36%
\$500,000 - 599,999	10	9	20	21									60	1.48%	1.27%
\$600,000 - 699,999	4	10	10	13									37	0.91%	0.78%
\$700,000 - 799,999	2	1	8	8									19	0.56%	0.40%
\$800,000 - 899,999	1	3	2	4									10	0.28%	0.21%
\$900,000 - 999,999	1	3	2	2									8	0.14%	0.17%
\$1,000,000 - and over	9	5	10	8									32	0.56%	0.67%
Current Year	886	1,060	1,376	1,421									4,743		
Previous Year	832	951	1,211	1,226	1,267	1,487	1,500	1,351	1,390	1,364	1,318	1,262	15,159		
Change from last month		19.64%	29.81%	3.27%											
Change from last year	6.49%	11.46%	13.63%	15.91%											
Current YTD	886	1,946	3,322	4,743											
Previous YTD	832	1,783	2,994	4,220	5,487	6,974	8,474	9,825	11,215	12,579	13,897	15,159			
% Change YTD	6.49%	9.14%	10.96%	12.39%											



**Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2010**

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

Price Range	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	YTD Total	Curr Month	YTD
\$1 - 49,999	55	67	102	99									323	26.40%	24.66%
\$50,000 - 59,999	19	30	25	38									112	10.13%	8.55%
\$60,000 - 69,999	26	26	32	23									107	6.13%	8.17%
\$70,000 - 79,999	12	18	25	24									79	6.40%	6.03%
\$80,000 - 89,999	9	23	26	23									81	6.13%	6.18%
\$90,000 - 99,999	14	12	30	15									71	4.00%	5.42%
\$100,000 - 119,999	22	20	43	27									112	7.20%	8.55%
\$120,000 - 139,999	15	18	23	23									79	6.13%	6.03%
\$140,000 - 159,999	10	17	17	20									64	5.33%	4.89%
\$160,000 - 179,999	13	14	21	19									67	5.07%	5.11%
\$180,000 - 199,999	9	10	17	15									51	4.00%	3.89%
\$200,000 - 249,999	15	12	22	16									65	4.27%	4.96%
\$250,000 - 299,999	9	7	10	16									42	4.27%	3.21%
\$300,000 - 349,999	5	5	3	4									17	1.07%	1.30%
\$350,000 - 399,999	4	3	3	6									16	1.60%	1.22%
\$400,000 - 499,999	2	1	5	3									11	0.80%	0.84%
\$500,000 - 599,999	1	2	3	0									6	0.00%	0.46%
\$600,000 - 699,999	0	1	0	1									2	0.27%	0.15%
\$700,000 - 799,999	0	0	1	2									3	0.53%	0.23%
\$800,000 - 899,999	0	0	1	0									1	0.00%	0.08%
\$900,000 - 999,999	0	0	0	0									0	0.00%	0.00%
\$1,000,000 - and over	0	0	0	1									1	0.27%	0.08%
Current Year	240	286	409	375									1,310		
Previous Year	165	211	239	299	273	326	341	303	350	353	330	358	3,548		
Change from last month		19.17%	43.01%	-8.31%											
Change from last year	45.45%	35.55%	71.13%	25.42%											
Current YTD	240	526	935	1,310											
Previous YTD	165	376	615	914	1,187	1,513	1,854	2,157	2,507	2,860	3,190	3,548			
% Change YTD	45.45%	39.89%	52.03%	43.33%											



Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2010
Sales by Price Range - Overall

Price Range	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	YTD Total	Curr Month	YTD
\$1 - 49,999	202	241	300	290									1,033	15.54%	16.45%
\$50,000 - 59,999	51	80	82	93									306	4.98%	4.87%
\$60,000 - 69,999	68	60	89	77									294	4.13%	4.68%
\$70,000 - 79,999	40	60	82	82									264	4.39%	4.20%
\$80,000 - 89,999	50	62	82	91									285	4.88%	4.54%
\$90,000 - 99,999	51	61	91	73									276	3.91%	4.39%
\$100,000 - 119,999	114	136	165	163									578	8.74%	9.20%
\$120,000 - 139,999	112	137	157	185									591	9.91%	9.41%
\$140,000 - 159,999	97	109	132	138									476	7.40%	7.58%
\$160,000 - 179,999	71	91	111	123									396	6.59%	6.30%
\$180,000 - 199,999	60	82	101	111									354	5.95%	5.64%
\$200,000 - 249,999	95	112	172	154									533	8.25%	8.49%
\$250,000 - 299,999	50	55	91	107									303	5.73%	4.82%
\$300,000 - 349,999	36	36	59	46									177	2.47%	2.82%
\$350,000 - 399,999	22	23	35	33									113	1.77%	1.80%
\$400,000 - 499,999	21	29	33	40									123	2.14%	1.96%
\$500,000 - 599,999	11	11	23	21									66	1.13%	1.05%
\$600,000 - 699,999	4	11	10	14									39	0.75%	0.62%
\$700,000 - 799,999	2	1	9	10									22	0.54%	0.35%
\$800,000 - 899,999	1	3	3	4									11	0.21%	0.18%
\$900,000 - 999,999	1	3	2	2									8	0.11%	0.13%
\$1,000,000 - and over	9	5	10	9									33	0.48%	0.53%
Current Year	1,168	1,408	1,839	1,866									6,281		
Previous Year	1,033	1,216	1,525	1,573	1,570	1,875	1,880	1,686	1,781	1,769	1,687	1,674	19,269		
Change from last month		20.55%	30.61%	1.47%											
Change from last year		15.79%	20.59%	18.63%											
Current YTD	1,168	2,576	4,415	6,281											
Previous YTD	1,033	2,249	3,774	5,347	6,917	8,792	10,672	12,358	14,139	15,908	17,595	19,269			
% Change YTD	13.07%	14.54%	16.98%	17.47%											



Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2010
Sales by Bedroom Count

Bedrooms	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	YTD Total	Curr Month	YTD
0	0	2	0	2	0	0	0	0	0	0	0	0	4	0.11%	0.06%
1	37	50	54	70	0	0	0	0	0	0	0	0	211	3.75%	3.36%
2	267	337	421	430	0	0	0	0	0	0	0	0	1,455	23.04%	23.17%
3	515	590	821	828	0	0	0	0	0	0	0	0	2,754	44.37%	43.85%
4	287	362	462	431	0	0	0	0	0	0	0	0	1,542	23.10%	24.55%
5	50	60	70	92	0	0	0	0	0	0	0	0	272	4.93%	4.33%
6+	12	7	11	13	0	0	0	0	0	0	0	0	43	0.70%	0.68%
Total	1,168	1,408	1,839	1,866	0	0	0	0	0	0	0	0	6,281	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	YTD Total	Curr Month	YTD
1	200	233	291	315	0	0	0	0	0	0	0	0	1,039	16.88%	16.54%
2	763	939	1,202	1,219	0	0	0	0	0	0	0	0	4,123	65.33%	65.64%
3	168	199	285	260	0	0	0	0	0	0	0	0	912	13.93%	14.52%
4	27	28	50	58	0	0	0	0	0	0	0	0	163	3.11%	2.60%
5	8	5	8	10	0	0	0	0	0	0	0	0	31	0.54%	0.49%
6+	2	4	3	4	0	0	0	0	0	0	0	0	13	0.21%	0.21%
Total	1,168	1,408	1,839	1,866	0	0	0	0	0	0	0	0	6,281	100.00%	100.00%



Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2010
Sales by Housing Style

Style	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	YTD Total	Curr Month	YTD
Single Family Home	862	1,038	1,354	1,378	0	0	0	0	0	0	0	0	4,632	73.85%	73.75%
Condominium	141	163	229	241	0	0	0	0	0	0	0	0	774	12.92%	12.32%
Townhouse	98	122	180	134	0	0	0	0	0	0	0	0	534	7.18%	8.50%
Villa	24	22	22	43	0	0	0	0	0	0	0	0	111	2.30%	1.77%
Manufactured	17	23	19	22	0	0	0	0	0	0	0	0	81	1.18%	1.29%
Manufactured/Mobile In Pa	11	28	18	17	0	0	0	0	0	0	0	0	74	0.91%	1.18%
Manufactured/Mobile Out	9	6	9	22	0	0	0	0	0	0	0	0	46	1.18%	0.73%
Planned Unit Development	0	2	6	7	0	0	0	0	0	0	0	0	15	0.38%	0.24%
Modular	3	2	2	1	0	0	0	0	0	0	0	0	8	0.05%	0.13%
Co-Op	2	1	0	1	0	0	0	0	0	0	0	0	4	0.05%	0.06%
Half Duplex	1	1	0	0	0	0	0	0	0	0	0	0	2	0.00%	0.03%
Mobile	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Mobile With Single In Land	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Total	1,168	1,408	1,839	1,866	0	0	0	0	0	0	0	0	6,281	100.00%	100.00%



Greater Tampa Association of Realtors®

Multiple Listing One Month Sales and Inventory Report - April 1 to April 30, 2010

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	290	15.54%	36,568	32,822	90.00%	92	1,006	3.5
\$50,000 - 59,999	93	4.98%	60,047	54,690	91.00%	71	517	5.6
\$60,000 - 69,999	77	4.13%	70,351	64,449	92.00%	135	598	7.8
\$70,000 - 79,999	82	4.39%	81,263	74,290	91.00%	115	525	6.4
\$80,000 - 89,999	91	4.88%	89,451	84,091	94.00%	134	503	5.5
\$90,000 - 99,999	73	3.91%	100,068	94,338	94.00%	87	628	8.6
\$100,000 - 119,999	163	8.74%	114,612	110,439	96.00%	100	949	5.8
\$120,000 - 139,999	185	9.91%	133,349	128,969	97.00%	99	1,114	6.0
\$140,000 - 159,999	138	7.40%	156,281	149,028	95.00%	86	957	6.9
\$160,000 - 179,999	123	6.59%	175,756	168,380	96.00%	84	885	7.2
\$180,000 - 199,999	111	5.95%	195,745	188,400	96.00%	99	734	6.6
\$200,000 - 249,999	154	8.25%	229,734	220,754	96.00%	83	1,199	7.8
\$250,000 - 299,999	107	5.73%	282,169	270,711	96.00%	95	894	8.4
\$300,000 - 349,999	46	2.47%	347,701	323,950	93.00%	106	520	11.3
\$350,000 - 399,999	33	1.77%	389,534	370,301	95.00%	139	516	15.6
\$400,000 - 499,999	40	2.14%	459,538	440,329	96.00%	133	505	12.6
\$500,000 - 599,999	21	1.13%	580,559	553,613	95.00%	102	327	15.6
\$600,000 - 699,999	14	0.75%	675,962	653,469	97.00%	87	213	15.2
\$700,000 - 799,999	10	0.54%	784,031	722,117	92.00%	172	137	13.7
\$800,000 - 899,999	4	0.21%	948,500	846,006	89.00%	294	112	28.0
\$900,000 - 999,999	2	0.11%	1,100,000	955,000	87.00%	40	88	44.0
\$1,000,000 - and over	9	0.48%	1,967,000	1,776,889	90.00%	175	414	46.0
Totals	1,866	100.00%	170,403	161,429	95.00%	99	13,341	7.2

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 April 30, 2010

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	1,033	16.45%	37,221	33,388	90.00%	89	1,006	3.9
\$50,000 - 59,999	306	4.87%	59,660	54,253	91.00%	97	517	6.8
\$60,000 - 69,999	294	4.68%	69,717	64,395	92.00%	111	598	8.1
\$70,000 - 79,999	264	4.20%	80,186	74,232	93.00%	112	525	8.0
\$80,000 - 89,999	285	4.54%	89,253	84,014	94.00%	134	503	7.1
\$90,000 - 99,999	276	4.39%	98,585	94,175	96.00%	100	628	9.1
\$100,000 - 119,999	578	9.20%	113,316	109,537	97.00%	98	949	6.6
\$120,000 - 139,999	591	9.41%	133,710	128,977	96.00%	97	1,114	7.5
\$140,000 - 159,999	476	7.58%	155,795	149,485	96.00%	92	957	8.0
\$160,000 - 179,999	396	6.30%	174,995	168,842	96.00%	101	885	8.9
\$180,000 - 199,999	354	5.64%	197,799	188,801	95.00%	105	734	8.3
\$200,000 - 249,999	533	8.49%	231,493	221,523	96.00%	104	1,199	9.0
\$250,000 - 299,999	303	4.82%	284,433	271,794	96.00%	108	894	11.8
\$300,000 - 349,999	177	2.82%	341,846	322,017	94.00%	120	520	11.8
\$350,000 - 399,999	113	1.80%	391,133	370,708	95.00%	146	516	18.3
\$400,000 - 499,999	123	1.96%	471,837	442,581	94.00%	148	505	16.4
\$500,000 - 599,999	66	1.05%	589,173	548,847	93.00%	135	327	19.8
\$600,000 - 699,999	39	0.62%	684,995	646,607	94.00%	188	213	21.9
\$700,000 - 799,999	22	0.35%	800,618	738,280	92.00%	141	137	24.9
\$800,000 - 899,999	11	0.18%	923,441	846,484	92.00%	192	112	40.7
\$900,000 - 999,999	8	0.13%	1,071,063	956,813	89.00%	144	88	44.0
\$1,000,000 - and over	33	0.53%	1,883,054	1,711,780	91.00%	213	414	50.2
Totals	6,281	100.00%	166,439	157,433	95.00%	105	13,341	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.