

GTAR MLS Statistics for July 2008

These figures do not include private sales or new construction unless entered into MLS

	2008	2007	Year to Date 2008	Year to Date 2007
Residential-Home Sales	1,003	985	5,913	6,891
Condominium Sales	115	171	698	1,073
Townhouse Sales	95	110	588	905
Villa Sales	22	19	137	173
Total Residential Sales*	1,269	1,328	7,527	9,400
Commercial Sales	13	17	87	120
Total Dollar Volume for Residential Sales	\$246,845,877	\$301,643,804	\$1,456,381,534	\$1,999,769,849
Total Dollar Volume for Condominiums	\$ 18,496,945	\$ 35,463,861	\$ 134,910,371	\$ 226,435,667
Total Dollar Volume for Townhouses	\$ 16,115,135	\$ 23,965,920	\$ 111,617,272	\$ 204,027,109
Total Dollar Volume for Villas	\$ 3,745,588	\$ 3,073,497	\$ 24,388,142	\$ 34,353,938
Total Dollar Volume for Vacant Land	\$ 6,195,112	\$ 7,830,144	\$ 33,383,220	\$ 68,789,177
Total Dollar Volume for Duplexes/Tri's/Quads	\$ 770,580	\$ 1,521,002	\$ 10,196,886	\$ 17,161,023
Total Dollar Volume for Commercial Sales	\$ 3,841,006	\$ 14,590,131	\$ 39,549,910	\$ 74,208,028
New Residential Listings*	3,634	4,208	26,156	33,128
New Commercial Listings	96	139	817	810
Average Residential Sales Price	\$ 233,943	\$ 299,970	\$ 242,219	\$ 286,537
Average Condo Sale Price	\$ 160,843	\$ 207,391	\$ 191,755	\$ 202,681
Average Townhouse Sales Price	\$ 169,633	\$ 217,872	\$ 194,063	\$ 225,102
Average Villa Sales Price	\$ 170,254	\$ 161,763	\$ 188,425	\$ 197,273
Total Residential Contracts	2,522	2,419	----	----
Total Residential Listings*	----	----	20,194	21,497
Total Commercial Listings	----	----	1,054	930

*Residential, Condos, Townhouses, Patio Homes, Vacant Land, Duplexes, Tri's and Quads does not include activity in area 299

Time on Market	# Units
Less than 30 Days	124
31 to 60 Days	217
61 to 90 Days	225
91 to 120 Days	171
Over 120 Days	642

Type of Financing	# Units
Cash	273
Conventional	679
FHA	286
VA	72
Assumption	41
Other	26

MLS Map Area Codes	
Rural E Hillsborough	238,242,250,251,253,255,274,276-281
Brandon	268, 269, 270, 271, 273, 275
Plant City	252, 254, 256, 257
Sun City/Ruskin, Apollo Bch	282, 283, 284
New Tampa	236, 237, 249
Pasco	171-196
Temple Terrace/USF	239, 244, 245, 247
North Central	220, 224, 240, 241, 243, 246, 248
Central Tampa	201-203, 205-207, 260-264
East Tampa	265-267, 272
S. Tampa/Davis Islands	208-217
Town & Country	204, 222, 223
Carrollwood	221, 225-227, 232
Lutz/North West	228-231, 233-235

July 2008

STAT AREA	Number of Sales	Average Sold Price	Total Sold Price	Avg. DOM
Rural East Hillsborough	12	\$307,434	\$3,689,208	166
Brandon	237	\$240,121	\$56,908,677	99
Plant City	30	\$163,130	\$4,893,900	119
Sun City, Ruskin, Apollo Bch.	58	\$197,377	\$11,447,866	156
New Tampa	73	\$299,618	\$21,872,114	121
Pasco	169	\$195,880	\$33,103,720	106
Temple Terrace/USF	23	\$155,113	\$3,567,599	122
North Central	57	\$104,703	\$5,968,071	92
Central Tampa	48	\$110,556	\$5,306,688	96
East Tampa	21	\$158,933	\$3,337,593	105
S. Tampa/Davis Islands	79	\$485,770	\$38,375,830	113
Town & Country	38	\$211,203	\$8,025,714	118
Carrollwood	87	\$282,990	\$24,620,130	116
Lutz/North West	71	\$362,377	\$25,728,767	115
TOTALS	1003	\$233,943	\$246,845,877	117

June 2008

STAT AREA	Number of Sales	Average Sold Price	Total Sold Price	Avg. DOM
Rural East Hillsborough	17	\$232,489	\$3,952,313	196
Brandon	269	\$226,699	\$60,982,031	96
Plant City	40	\$180,447	\$7,217,880	124
Sun City, Ruskin, Apollo Bch.	66	\$191,798	\$12,658,668	126
New Tampa	62	\$371,500	\$23,033,000	128
Pasco	166	\$204,418	\$33,933,388	136
Temple Terrace/USF	23	\$161,160	\$3,706,680	129
North Central	55	\$102,658	\$5,646,190	100
Central Tampa	40	\$117,311	\$4,692,440	67
East Tampa	12	\$145,100	\$1,741,200	48
S. Tampa/Davis Islands	78	\$405,696	\$31,644,288	147
Town & Country	37	\$204,211	\$7,555,807	118
Carrollwood	55	\$324,556	\$17,850,580	104
Lutz/North West	72	\$334,409	\$24,077,448	120
TOTALS	992	\$228,747	\$238,691,913	117

Price Class	Single-Family Unit Sales Number of Bedrooms			Condo/ Co-op	Total Units
	< 2	3	>4		
\$ 29,999 or under	7	3	0	1	11
\$ 30,000—\$ 39,999	5	6	1	2	14
\$ 40,000—\$ 49,999	8	10	2	2	22
\$ 50,000—\$ 59,999	12	11	1	2	26
\$ 60,000—\$ 69,999	7	11	1	5	24
\$ 70,000—\$ 79,999	3	13	0	8	24
\$ 80,000—\$ 89,999	14	21	2	9	46
\$ 90,000—\$ 99,999	10	12	5	4	31
\$100,000—\$119,999	28	42	12	13	95
\$120,000—\$139,999	23	62	10	17	112
\$140,000—\$159,999	10	71	18	10	109
\$160,000—\$179,999	13	81	35	7	136
\$180,000—\$199,999	9	54	40	10	113
\$200,000—\$249,999	2	63	100	10	175
\$250,000—\$299,999	5	25	78	6	114
\$300,000—\$399,999	6	27	83	3	119
\$400,000—\$499,999	2	9	56	6	73
\$500,000 and over	2	7	64	4	77
Totals	166	528	508	119	1,321
Median (thousands) \$	113.0	160.0	269.0	134.3	180.0
Mean (thousands) \$	127.8	173.5	328.8	174.1	227.6

Sales by Price Range—Overall

Price Range	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Total	Current Month	YTD
\$1—\$49,999	23	22	37	47	51	50	51	0	0	0	0	0	281	3.82%	3.49%
\$50—\$59,999	14	17	18	31	24	20	30	0	0	0	0	0	154	2.25%	1.91%
\$60—\$69,999	13	22	33	38	40	36	27	0	0	0	0	0	209	2.02%	2.60%
\$70—\$79,999	21	18	19	23	32	23	27	0	0	0	0	0	163	2.02%	2.03%
\$80—\$89,999	11	13	18	27	32	41	44	0	0	0	0	0	186	3.29%	2.31%
\$90—\$99,999	23	18	25	24	25	23	32	0	0	0	0	0	170	2.40%	2.11%
\$100—\$119,999	43	48	67	76	81	78	97	0	0	0	0	0	490	7.26%	6.09%
\$120—\$139,999	51	65	92	114	114	120	118	0	0	0	0	0	674	8.83%	8.38%
\$140—\$159,999	71	66	106	126	114	156	111	0	0	0	0	0	750	8.31%	9.32%
\$160—\$179,999	78	75	141	119	129	140	133	0	0	0	0	0	815	9.96%	10.13%
\$180—\$199,999	78	84	114	100	120	114	115	0	0	0	0	0	725	8.61%	9.01%
\$200—\$249,999	140	116	173	188	177	196	173	0	0	0	0	0	1,163	12.95%	14.45%
\$250—\$299,999	61	76	107	110	107	128	114	0	0	0	0	0	703	8.53%	8.74%
\$300—\$349,999	44	50	53	52	77	76	67	0	0	0	0	0	419	5.01%	5.21%
\$350—\$399,999	37	38	48	40	44	62	47	0	0	0	0	0	316	3.52%	3.93%
\$400—\$499,999	32	35	46	50	66	61	72	0	0	0	0	0	362	5.39%	4.50%
\$500—\$599,999	14	13	27	20	27	19	33	0	0	0	0	0	153	2.47%	1.90%
\$600—\$699,999	11	14	10	19	20	19	12	0	0	0	0	0	105	0.90%	1.30%
\$700—\$799,999	6	5	9	12	6	10	6	0	0	0	0	0	54	0.45%	0.67%
\$800—\$899,999	3	2	4	6	8	4	6	0	0	0	0	0	33	0.45%	0.41%
\$900—\$999,999	3	3	5	2	4	3	9	0	0	0	0	0	29	0.67%	0.36%
\$1,000,000 and over	14	13	10	11	18	15	12	0	0	0	0	0	93	0.90%	1.16%
Current Year	791	813	1,162	1,235	1,316	1,394	1,336	0	0	0	0	0	8,047	100%	100%
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	9,826		
%Change	-35%	-39%	-25%	-14%	-8%	-9%	0%	0%	0%	0%	0%	0%	-18%		
Current YTD	791	1,604	2,766	4,001	5,317	6,711	8,047	0	0	0	0	0	8,047		
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	9,826		
%Change YTD	-35%	-37%	-32%	-28%	-24%	-21%	-18%	0%	0%	0%	0%	0%	-18%		

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Additional statistics are available at www.GTAR.org!