

TAMPA FLORIDA MARKET

Time on Market	# Units
Less than 30 Days	82
31 to 60 Days	157
61 to 90 Days	134
91 to 120 Days	128
Over 120 Days	384

Type of Financing	# Units
Cash	197
Conventional	309
FHA	176
VA	39
Assumption	17
Other	19

MLS Map Area Codes	
Rural E Hillsborough	238, 241, 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

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

	2009		2008		Year to Date 2009		Year to Date 2008	
Residential-Home Sales	634	565	634	565	634	565	634	565
Condominium Sales	82	56	82	56	82	56	82	56
Townhouse Sales	68	55	68	55	68	55	68	55
Villa Sales	12	10	12	10	12	10	12	10
Total Residential Sales*	822	707	822	707	822	707	822	707
Commercial Sales	7	10	7	10	7	10	7	10
Total Dollar Volume for Residential Sales	\$109,641,414	\$150,087,727	\$109,641,414	\$150,087,727	\$109,641,414	\$150,087,727	\$109,641,414	\$150,087,727
Total Dollar Volume for Condominiums	\$ 10,140,366	\$ 15,696,576	\$ 10,140,366	\$ 15,696,576	\$ 10,140,366	\$ 15,696,576	\$ 10,140,366	\$ 15,696,576
Total Dollar Volume for Townhouses	\$ 11,738,704	\$ 10,937,905	\$ 11,738,704	\$ 10,937,905	\$ 11,738,704	\$ 10,937,905	\$ 11,738,704	\$ 10,937,905
Total Dollar Volume for Villas	\$ 1,882,668	\$ 1,454,160	\$ 1,882,668	\$ 1,454,160	\$ 1,882,668	\$ 1,454,160	\$ 1,882,668	\$ 1,454,160
Total Dollar Volume for Vacant Land	\$ 5,933,051	\$ 4,975,504	\$ 5,933,051	\$ 4,975,504	\$ 5,933,051	\$ 4,975,504	\$ 5,933,051	\$ 4,975,504
Total Dollar Volume for Duplexes/Tri's/Quads	\$ 1,302,696	\$ 552,700	\$ 1,302,696	\$ 552,700	\$ 1,302,696	\$ 552,700	\$ 1,302,696	\$ 552,700
Total Dollar Volume for Commercial Sales	\$ 3,115,000	\$ 4,560,250	\$ 3,115,000	\$ 4,560,250	\$ 3,115,000	\$ 4,560,250	\$ 3,115,000	\$ 4,560,250
New Residential Listings*	2,767	4,290	2,767	4,290	2,767	4,290	2,767	4,290
New Commercial Listings	64	116	64	116	64	116	64	116
Average Residential Sales Price	\$ 166,886	\$ 256,541	\$ 166,886	\$ 256,541	\$ 166,886	\$ 256,541	\$ 166,886	\$ 256,541
Average Condo Sale Price	\$ 123,663	\$ 280,296	\$ 123,663	\$ 280,296	\$ 123,663	\$ 280,296	\$ 123,663	\$ 280,296
Average Townhouse Sales Price	\$ 172,628	\$ 198,871	\$ 172,628	\$ 198,871	\$ 172,628	\$ 198,871	\$ 172,628	\$ 198,871
Average Villa Sales Price	\$ 156,889	\$ 145,416	\$ 156,889	\$ 145,416	\$ 156,889	\$ 145,416	\$ 156,889	\$ 145,416
Total Residential Contracts	2,604	1,554	---	---	---	---	---	---
Total Residential Listings*	---	---	18,253	21,270	---	---	---	---
Total Commercial Listings	---	---	960	991	---	---	---	---

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

January 2009

STAT AREA	Number of Sales	Average Sold Price	Total Sold Price	Avg. DOM
Rural East Hillsborough	9	\$109,672	\$987,048	103
Brandon	134	\$178,393	\$23,904,662	96
Plant City	15	\$125,323	\$1,879,845	101
Sun City, Ruskin, Apollo Bch	48	\$211,090	\$10,132,320	97
New Tampa	39	\$289,911	\$11,306,529	96
Pasco	90	\$170,669	\$15,360,210	126
Temple Terrace/USF	10	\$ 97,100	\$971,000	98
North Central	63	\$ 65,629	\$4,134,627	108
Central Tampa	47	\$ 57,689	\$2,711,383	91
East Tampa	23	\$ 88,015	\$2,024,345	118
S. Tampa/Davis Islands	49	\$358,075	\$17,545,625	90
Town & Country	47	\$126,638	\$5,951,986	94
Carrollwood	39	\$172,750	\$6,737,250	79
Lutz/North West	21	\$285,454	\$5,994,534	97
TOTALS	634	\$166,886	\$109,641,414	100

December 2008

STAT AREA	Number of Sales	Average Sold Price	Total Sold Price	Avg. DOM
Rural East Hillsborough	15	\$220,367	\$3,305,505	174
Brandon	204	\$184,513	\$39,680,652	98
Plant City	34	\$162,796	\$5,535,064	127
Sun City, Ruskin, Apollo Bch	52	\$195,785	\$10,180,820	111
New Tampa	58	\$271,025	\$15,719,450	88
Pasco	147	\$165,282	\$24,296,454	124
Temple Terrace/USF	19	\$ 80,716	\$1,533,604	65
North Central	54	\$ 73,633	\$3,976,182	108
Central Tampa	53	\$ 80,649	\$4,274,397	82
East Tampa	20	\$118,248	\$3,310,944	101
S. Tampa/Davis Islands	48	\$547,014	\$26,256,672	178
Town & Country	54	\$163,797	\$8,845,038	77
Carrollwood	57	\$196,004	\$11,172,228	96
Lutz/North West	63	\$303,007	\$19,089,441	113
TOTALS	886	\$198,060	\$177,176,451	110

Price Class	Single-Family Unit Sales			Condo/Co-op	Total Units
	< 2	3	> 4		
\$ 29,999 or under	21	12	2	5	40
\$ 30,000-\$ 39,999	17	18	6	6	47
\$ 40,000-\$ 49,999	16	16	5	10	47
\$ 50,000-\$ 59,999	20	14	1	5	40
\$ 60,000-\$ 69,999	16	17	3	7	43
\$ 70,000-\$ 79,999	7	19	6	4	36
\$ 80,000-\$ 89,999	8	15	2	10	35
\$ 90,000-\$ 99,999	6	20	1	4	31
\$100,000-\$119,999	10	42	8	8	68
\$120,000-\$139,999	2	42	24	7	75
\$140,000-\$159,999	4	35	24	2	65
\$160,000-\$179,999	1	40	20	3	64
\$180,000-\$199,999	0	18	24	4	46
\$200,000-\$249,999	3	29	57	2	91
\$250,000-\$299,999	1	7	25	2	35
\$300,000-\$399,999	0	10	28	5	43
\$400,000-\$499,999	0	1	14	1	16
\$500,000 and over	0	7	25	3	35
Totals	132	362	275	88	857
Median (thousands) \$	56.0	120.8	208.0	87.8	130.7
Mean (thousands) \$	65.4	140.1	255.9	127.7	164.5

TAMPA FLORIDA MARKET continued

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For additional or more current information on the residential market in the Tampa area, visit www.rac.net and select "The RAC Report," or contact either of the following RAC members:

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