



**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	0	0	0	0	312	6.69%	4.08%
\$50 - \$59,999	14	16	18	28	23	16	28	27	0	0	0	0	170	2.51%	2.22%
\$60 - \$69,999	11	19	32	31	35	25	22	26	0	0	0	0	201	2.42%	2.63%
\$70 - \$79,999	18	16	14	17	24	18	18	23	0	0	0	0	148	2.14%	1.94%
\$80 - \$89,999	9	11	11	20	17	33	30	21	0	0	0	0	152	1.95%	1.99%
\$90 - \$99,999	16	15	17	14	14	13	23	21	0	0	0	0	133	1.95%	1.74%
\$100 - \$119,999	21	31	38	41	51	49	65	55	0	0	0	0	351	5.11%	4.59%
\$120 - \$139,999	32	47	60	73	82	84	81	78	0	0	0	0	537	7.25%	7.03%
\$140 - \$159,999	53	50	85	95	89	116	83	105	0	0	0	0	676	9.76%	8.84%
\$160 - \$179,999	65	63	115	101	109	118	109	97	0	0	0	0	777	9.01%	10.17%
\$180 - \$199,999	69	66	92	85	102	101	95	87	0	0	0	0	697	8.09%	9.12%
\$200 - \$249,999	120	104	154	164	149	167	155	170	0	0	0	0	1,183	15.80%	15.48%
\$250 - \$299,999	57	67	91	103	85	115	98	101	0	0	0	0	717	9.39%	9.38%
\$300 - \$349,999	39	48	43	48	69	67	63	53	0	0	0	0	430	4.93%	5.63%
\$350 - \$399,999	35	31	44	35	40	56	43	40	0	0	0	0	324	3.72%	4.24%
\$400 - \$499,999	29	29	40	48	60	54	65	40	0	0	0	0	365	3.72%	4.78%
\$500 - \$599,999	12	10	24	17	23	19	30	25	0	0	0	0	160	2.32%	2.09%
\$600 - \$699,999	10	11	9	19	19	16	11	15	0	0	0	0	110	1.39%	1.44%
\$700 - \$799,999	5	5	8	10	5	9	6	2	0	0	0	0	50	0.19%	0.65%
\$800 - \$899,999	3	2	3	5	8	4	5	4	0	0	0	0	34	0.37%	0.44%
\$900 - \$999,999	2	3	3	2	3	3	9	3	0	0	0	0	28	0.28%	0.37%
\$1,000,000 and over	10	10	9	8	17	11	12	11	0	0	0	0	88	1.02%	1.15%
Current Year	650	671	941	999	1071	1,139	1096	1076	0	0	0	0	7,643	100.00%	100.00%
Previous Year	825	936	1,042	986	986	1,074	983	1,027	792	894	781	820	7,859		
% Change	-21%	-28%	-10%	1%	9%	6%	11%	5%	0%	0%	0%	0%	-3%		
Current YTD	650	1,321	2,262	3,261	4,332	5,471	6,567	7,643	0	0	0	0	7,643		
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	7,859		
% Change YTD	-21%	-25%	-19%	-14%	-9%	-6%	-4%	-3%	0%	0%	0%	0%	-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	0	0	0	0	47	7.58%	5.47%
\$50 - \$59,999	0	1	0	3	1	3	2	10	0	0	0	0	20	7.58%	2.33%
\$60 - \$69,999	2	3	1	6	4	10	5	6	0	0	0	0	37	4.55%	4.31%
\$70 - \$79,999	1	2	4	6	6	3	8	8	0	0	0	0	38	6.06%	4.42%
\$80 - \$89,999	2	2	5	6	13	7	10	7	0	0	0	0	52	5.30%	6.05%
\$90 - \$99,999	4	1	5	4	7	8	4	7	0	0	0	0	40	5.30%	4.66%
\$100 - \$119,999	6	10	20	18	13	15	12	12	0	0	0	0	106	9.09%	12.34%
\$120 - \$139,999	6	7	13	18	13	21	17	11	0	0	0	0	106	8.33%	12.34%
\$140 - \$159,999	6	8	8	11	3	17	9	18	0	0	0	0	80	13.64%	9.31%
\$160 - \$179,999	6	5	7	3	4	9	7	6	0	0	0	0	47	4.55%	5.47%
\$180 - \$199,999	6	6	6	7	2	4	11	4	0	0	0	0	46	3.03%	5.36%
\$200 - \$249,999	7	6	11	17	8	16	9	10	0	0	0	0	84	7.58%	9.78%
\$250 - \$299,999	2	1	4	2	14	4	6	1	0	0	0	0	34	0.76%	3.96%
\$300 - \$349,999	3	1	5	3	3	4	0	2	0	0	0	0	21	1.52%	2.44%
\$350 - \$399,999	0	3	2	2	3	3	3	3	0	0	0	0	19	2.27%	2.21%
\$400 - \$499,999	1	4	3	0	3	4	6	5	0	0	0	0	26	3.79%	3.03%
\$500 - \$599,999	1	3	2	2	1	0	2	3	0	0	0	0	14	2.27%	1.63%
\$600 - \$699,999	1	3	1	0	1	1	1	2	0	0	0	0	10	1.52%	1.16%
\$700 - \$799,999	1	0	1	2	1	1	0	0	0	0	0	0	6	0.00%	0.70%
\$800 - \$899,999	0	0	1	1	0	0	1	0	0	0	0	0	3	0.00%	0.35%
\$900 - \$999,999	1	0	2	0	1	0	0	5	0	0	0	0	9	3.79%	1.05%
\$1,000,000 and over	3	3	1	2	1	2	0	2	0	0	0	0	14	1.52%	1.63%
Current Year	62	74	107	125	105	137	117	132	0	0	0	0	859	100.00%	100.00%
Previous Year	249	257	345	310	288	300	243	270	209	226	189	450	2,262		
% Change	-75%	-71%	-69%	-60%	-64%	-54%	-52%	-51%	0%	0%	0%	0%	-62%		
Current YTD	62	136	243	368	473	610	727	859	0	0	0	0	859		
Previous YTD	249	506	851	1,161	1,449	1,749	1,992	2,262	2,471	2,697	2,886	3,336	2,262		
% Change YTD	-75%	-73%	-71%	-68%	-67%	-65%	-64%	-62%	0%	0%	0%	0%	-62%		



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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	0	0	0	4	0.00%	0.46%
\$50 - \$59,999	0	0	0	0	0	1	0	0	0	0	0	0	1	0.00%	0.11%
\$60 - \$69,999	0	0	0	1	1	1	0	2	0	0	0	0	5	1.68%	0.57%
\$70 - \$79,999	2	0	1	0	2	2	1	1	0	0	0	0	9	0.84%	1.03%
\$80 - \$89,999	0	0	2	1	2	1	4	6	0	0	0	0	16	5.04%	1.83%
\$90 - \$99,999	3	2	3	6	4	2	5	7	0	0	0	0	32	5.88%	3.67%
\$100 - \$119,999	16	7	9	17	17	14	20	16	0	0	0	0	116	13.45%	13.30%
\$120 - \$139,999	13	11	19	23	19	15	20	29	0	0	0	0	149	24.37%	17.09%
\$140 - \$159,999	12	8	13	20	22	23	19	16	0	0	0	0	133	13.45%	15.25%
\$160 - \$179,999	7	7	19	15	16	13	17	11	0	0	0	0	105	9.24%	12.04%
\$180 - \$199,999	3	12	16	8	16	9	9	7	0	0	0	0	80	5.88%	9.17%
\$200 - \$249,999	13	6	8	7	20	13	9	9	0	0	0	0	85	7.56%	9.75%
\$250 - \$299,999	2	8	12	5	8	9	10	8	0	0	0	0	62	6.72%	7.11%
\$300 - \$349,999	2	1	5	1	5	5	4	2	0	0	0	0	25	1.68%	2.87%
\$350 - \$399,999	2	4	2	3	1	3	1	1	0	0	0	0	17	0.84%	1.95%
\$400 - \$499,999	2	2	3	2	3	3	1	1	0	0	0	0	17	0.84%	1.95%
\$500 - \$599,999	1	0	1	1	3	0	1	1	0	0	0	0	8	0.84%	0.92%
\$600 - \$699,999	0	0	0	0	0	2	0	1	0	0	0	0	3	0.84%	0.34%
\$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	0.84%	0.11%
\$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	0	0	0	4	0.00%	0.46%
Current Year	79	68	114	111	140	118	123	119	0	0	0	0	872	100.00%	100.00%
Previous Year	135	146	162	134	151	159	115	170	116	119	108	107	1,172		
% Change	-41%	-53%	-30%	-17%	-7%	-26%	7%	-30%	0%	0%	0%	0%	-26%		
Current YTD	79	147	261	372	512	630	753	872	0	0	0	0	872		
Previous YTD	135	281	443	577	728	887	1,002	1,172	1,288	1,407	1,515	1,622	1,172		
% Change YTD	-41%	-48%	-41%	-36%	-30%	-29%	-25%	-26%	0%	0%	0%	0%	-26%		

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	0	0	0	0	363	6.18%	3.87%
\$50 - \$59,999	14	17	18	31	24	20	30	37	0	0	0	0	191	2.79%	2.04%
\$60 - \$69,999	13	22	33	38	40	36	27	34	0	0	0	0	243	2.56%	2.59%
\$70 - \$79,999	21	18	19	23	32	23	27	32	0	0	0	0	195	2.41%	2.08%
\$80 - \$89,999	11	13	18	27	32	41	44	34	0	0	0	0	220	2.56%	2.35%
\$90 - \$99,999	23	18	25	24	25	23	32	35	0	0	0	0	205	2.64%	2.19%
\$100 - \$119,999	43	48	67	76	81	78	97	83	0	0	0	0	573	6.25%	6.11%
\$120 - \$139,999	51	65	92	114	114	120	118	118	0	0	0	0	792	8.89%	8.45%
\$140 - \$159,999	71	66	106	126	114	156	111	139	0	0	0	0	889	10.47%	9.48%
\$160 - \$179,999	78	75	141	119	129	140	133	114	0	0	0	0	929	8.59%	9.91%
\$180 - \$199,999	78	84	114	100	120	114	115	98	0	0	0	0	823	7.39%	8.78%
\$200 - \$249,999	140	116	173	188	177	196	173	189	0	0	0	0	1,352	14.24%	14.42%
\$250 - \$299,999	61	76	107	110	107	128	114	110	0	0	0	0	813	8.29%	8.67%
\$300 - \$349,999	44	50	53	52	77	76	67	57	0	0	0	0	476	4.30%	5.08%
\$350 - \$399,999	37	38	48	40	44	62	47	44	0	0	0	0	360	3.32%	3.84%
\$400 - \$499,999	32	35	46	50	66	61	72	46	0	0	0	0	408	3.47%	4.35%
\$500 - \$599,999	14	13	27	20	27	19	33	29	0	0	0	0	182	2.19%	1.94%
\$600 - \$699,999	11	14	10	19	20	19	12	18	0	0	0	0	123	1.36%	1.31%
\$700 - \$799,999	6	5	9	12	6	10	6	2	0	0	0	0	56	0.15%	0.60%
\$800 - \$899,999	3	2	4	6	8	4	6	5	0	0	0	0	38	0.38%	0.41%
\$900 - \$999,999	3	3	5	2	4	3	9	8	0	0	0	0	37	0.60%	0.39%
\$1,000,000 and over	14	13	10	11	18	15	12	13	0	0	0	0	106	0.98%	1.13%
Current Year	791	813	1,162	1,235	1,316	1,394	1,336	1,327	0	0	0	0	9,374	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	11,293		
% Change	-35%	-39%	-25%	-14%	-8%	-9%	0%	-10%	0%	0%	0%	0%	-17%		
Current YTD	791	1,604	2,766	4,001	5,317	6,711	8,047	9,374	0	0	0	0	9,374		
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	11,293		
% Change YTD	-35%	-37%	-32%	-28%	-24%	-21%	-18%	-17%	0%	0%	0%	0%	-17%		

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Type of Financing

Loan Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Curr	YTD
													Total	Month	
All Cash	148	174	205	271	253	273	264	322	0	0	0	0	1,910	24.27%	20.38%
ARM	0	1	0	0	1	1	0	1	0	0	0	0	4	0.08%	0.04%
Assume Conventional	61	51	53	39	39	40	30	31	0	0	0	0	344	2.34%	3.67%
Assume FHA / VA	3	5	13	8	10	13	9	15	0	0	0	0	76	1.13%	0.81%
Assume Private	0	1	0	0	0	0	1	1	0	0	0	0	3	0.08%	0.03%
Balloon Mortgage	0	0	0	0	0	2	1	2	0	0	0	0	5	0.15%	0.05%
Combination	3	3	3	6	4	2	2	5	0	0	0	0	28	0.38%	0.30%
Deed Agreement	0	0	0	0	1	0	1	0	0	0	0	0	2	0.00%	0.02%
Lease Opt Purchase	0	0	0	0	3	0	0	0	0	0	0	0	3	0.00%	0.03%
New Conventional	488	471	651	627	691	715	656	597	0	0	0	0	4,896	44.99%	52.23%
New FHA	54	59	152	209	230	246	277	264	0	0	0	0	1,491	19.89%	15.91%
New Private	3	8	8	12	8	12	11	17	0	0	0	0	79	1.28%	0.84%
New VA	19	27	60	48	55	80	72	60	0	0	0	0	421	4.52%	4.49%
Other	9	13	16	15	19	10	12	12	0	0	0	0	106	0.90%	1.13%
Second Mortgage	0	0	0	0	1	0	0	0	0	0	0	0	1	0.00%	0.01%
Wrap-Around	3	0	1	0	1	0	0	0	0	0	0	0	5	0.00%	0.05%
Total	791	813	1,162	1,235	1,316	1,394	1,336	1,327	0	0	0	0	9,374	100.00%	100.00%

Sales by Bedroom Count

Bedrooms	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Curr	YTD
													Total	Month	
0	0	0	0	3	0	0	0	0	0	0	0	0	3	0.00%	0.03%
1	20	18	23	40	25	33	26	36	0	0	0	0	221	2.71%	2.36%
2	169	186	232	259	283	277	254	269	0	0	0	0	1,929	20.27%	20.58%
3	336	329	523	525	585	574	555	573	0	0	0	0	4,000	43.18%	42.67%
4	220	237	326	351	360	431	414	364	0	0	0	0	2,703	27.43%	28.84%
5	34	38	56	48	53	70	74	79	0	0	0	0	452	5.95%	4.82%
6+	12	5	2	9	10	9	13	6	0	0	0	0	66	0.45%	0.70%
Total	791	813	1,162	1,235	1,316	1,394	1,336	1,327	0	0	0	0	9,374	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Curr	YTD
													Total	Month	
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	0	0	0	0	1,207	11.38%	12.88%
2	509	539	793	816	876	916	878	852	0	0	0	0	6,179	66.16%	65.92%
3	130	139	191	204	214	250	255	237	0	0	0	0	1,620	19.22%	17.28%
4	25	33	40	31	44	47	45	46	0	0	0	0	311	3.39%	3.32%
5	5	2	4	4	8	6	5	4	0	0	0	0	38	0.38%	0.41%
6+	3	0	0	2	9	2	2	1	0	0	0	0	19	0.08%	0.20%
Total	791	813	1,162	1,235	1,316	1,394	1,336	1,327	0	0	0	0	9,374	100.00%	100.00%

Sales by Ownership Type

Ownership	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Curr	YTD
													Total	Month	
Condominium	75	79	115	144	124	157	127	149	0	0	0	0	970	11.23%	10.35%
Co-op	2	1	3	4	3	1	1	2	0	0	0	0	17	0.15%	0.18%
Fee Simple	714	733	1044	1087	1189	1236	1208	1176	0	0	0	0	8,387	88.62%	89.47%
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	0	0	0	0	9,374	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	0	0	0	0	26	0.15%	0.28%
Condo	62	73	106	125	105	137	115	132	0	0	0	0	855	9.95%	9.12%
Co-op	0	1	1	0	0	0	2	0	0	0	0	0	4	0.00%	0.04%
Manufactured	4	7	10	8	10	4	10	13	0	0	0	0	66	0.98%	0.70%
Mobile	21	42	35	36	42	27	29	28	0	0	0	0	260	2.11%	2.77%
Modular	1	0	0	1	0	0	0	2	0	0	0	0	4	0.15%	0.04%
PUD	3	3	4	4	4	1	5	6	0	0	0	0	30	0.45%	0.32%
Single Family	621	619	892	950	1015	1107	1052	1027	0	0	0	0	7,283	77.39%	77.69%
Town Home	59	53	90	84	106	95	98	96	0	0	0	0	681	7.23%	7.26%
Villa	18	14	20	23	27	20	22	21	0	0	0	0	165	1.58%	1.76%
Total	791	813	1,162	1,235	1,316	1,394	1,336	1,327	0	0	0	0	9,374	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.