

# GTAR MLS Statistics for August 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	944	982	6,857	7,873
Condominium Sales	125	198	823	1,271
Townhouse Sales	99	134	687	1,039
Villa Sales	17	30	154	203
Total Residential Sales*	1,221	1,381	8,748	10,781
Commercial Sales	9	21	96	141
Total Dollar Volume for Residential Sales	\$219,413,814	\$279,088,301	\$1,675,795,348	\$2,278,858,150
Total Dollar Volume for Condominiums	\$ 25,317,625	\$ 44,538,318	\$ 160,227,996	\$ 270,973,985
Total Dollar Volume for Townhouses	\$ 17,052,552	\$ 28,851,808	\$ 128,669,824	\$ 232,878,917
Total Dollar Volume for Villas	\$ 2,663,883	\$ 5,475,000	\$ 27,052,025	\$ 39,828,938
Total Dollar Volume for Vacant Land	\$ 8,169,390	\$ 5,859,142	\$ 41,552,610	\$ 74,638,319
Total Dollar Volume for Duplexes/Tri's/Quads	\$ 1,055,898	\$ 1,404,000	\$ 11,252,784	\$ 18,565,023
Total Dollar Volume for Commercial Sales	\$ 3,930,498	\$ 9,057,090	\$ 43,480,408	\$ 83,265,118
New Residential Listings*	3,364	4,658	29,520	37,786
New Commercial Listings	107	153	924	963
Average Residential Sales Price	\$ 217,322	\$ 282,666	\$ 239,107	\$ 286,054
Average Condo Sale Price	\$ 202,541	\$ 224,941	\$ 193,103	\$ 205,464
Average Townhouse Sales Price	\$ 172,248	\$ 215,312	\$ 191,336	\$ 223,878
Average Villa Sales Price	\$ 156,699	\$ 182,500	\$ 184,460	\$ 195,427
Total Residential Contracts	2,508	2,061	----	----
Total Residential Listings*	----	----	20,148	21,657
Total Commercial Listings	----	----	1,062	1,002

\*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	152
31 to 60 Days	244
61 to 90 Days	192
91 to 120 Days	168
Over 120 Days	631

Type of Financing	# Units
Cash	334
Conventional	629
FHA	273
VA	65
Assumption	48
Other	34

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

## August 2008

STAT AREA	Number of Sales	Average Sold Price	Total Sold Price	Avg. DOM
Rural East Hillsborough	12	\$242,708	\$2,912,496	143
Brandon	202	\$222,721	\$44,989,642	100
Plant City	33	\$156,500	\$5,164,500	103
Sun City, Ruskin, Apollo Bch.	65	\$223,692	\$14,539,980	156
New Tampa	68	\$296,672	\$20,173,696	108
Pasco	188	\$199,244	\$37,457,872	126
Temple Terrace/USF	21	\$183,543	\$3,854,403	109
North Central	43	\$106,441	\$4,576,963	90
Central Tampa	42	\$ 85,332	\$3,583,944	78
East Tampa	17	\$127,167	\$2,161,839	76
S. Tampa/Davis Islands	77	\$438,673	\$33,777,821	129
Town & Country	44	\$168,408	\$7,409,952	98
Carrollwood	71	\$273,494	\$19,418,074	120
Lutz/North West	61	\$317,912	\$19,392,632	123
<b>TOTALS</b>	<b>944</b>	<b>\$217,322</b>	<b>\$219,413,814</b>	<b>111</b>

## 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
<b>TOTALS</b>	<b>1003</b>	<b>\$233,943</b>	<b>\$246,845,877</b>	<b>117</b>

Price Class	Single-Family Unit Sales Number of Bedrooms			Condo/Co-op	Total Units
	< 2	3	>4		
\$ 29,999 or under	11	2	1	0	14
\$ 30,000—\$ 39,999	14	14	1	2	31
\$ 40,000—\$ 49,999	10	16	3	8	37
\$ 50,000—\$ 59,999	13	17	1	10	41
\$ 60,000—\$ 69,999	13	16	1	6	36
\$ 70,000—\$ 79,999	5	16	1	8	30
\$ 80,000—\$ 89,999	13	13	4	7	37
\$ 90,000—\$ 99,999	8	19	1	7	35
\$100,000—\$119,999	26	34	10	15	85
\$120,000—\$139,999	19	66	16	11	112
\$140,000—\$159,999	18	77	23	19	137
\$160,000—\$179,999	9	61	34	6	110
\$180,000—\$199,999	8	47	37	4	96
\$200,000—\$249,999	7	79	95	10	191
\$250,000—\$299,999	5	35	70	1	111
\$300,000—\$399,999	2	25	71	5	103
\$400,000—\$499,999	2	9	34	6	51
\$500,000 and over	1	9	53	12	75
<b>Totals</b>	<b>184</b>	<b>555</b>	<b>456</b>	<b>137</b>	<b>1,332</b>
Median (thousands) \$	102.5	155.0	249.6	125.0	171.0
Mean (thousands) \$	113.5	172.4	305.5	206.8	213.3

## 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	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%
<b>Current Year</b>	<b>791</b>	<b>813</b>	<b>1,162</b>	<b>1,235</b>	<b>1,316</b>	<b>1,394</b>	<b>1,336</b>	<b>1,327</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9,374</b>	<b>100%</b>	<b>100%</b>
<b>Previous Year</b>	<b>1,209</b>	<b>1,339</b>	<b>1,549</b>	<b>1,430</b>	<b>1,425</b>	<b>1,533</b>	<b>1,341</b>	<b>1,467</b>	<b>1,117</b>	<b>1,239</b>	<b>1,078</b>	<b>1,377</b>	<b>11,293</b>		
<b>%Change</b>	<b>-35%</b>	<b>-39%</b>	<b>-25%</b>	<b>-14%</b>	<b>-8%</b>	<b>-9%</b>	<b>0%</b>	<b>-10%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>-17%</b>		
<b>Current YTD</b>	<b>791</b>	<b>1,604</b>	<b>2,766</b>	<b>4,001</b>	<b>5,317</b>	<b>6,711</b>	<b>8,047</b>	<b>9,374</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9,374</b>		
<b>Previous YTD</b>	<b>1,209</b>	<b>2,548</b>	<b>4,097</b>	<b>5,527</b>	<b>6,952</b>	<b>8,485</b>	<b>9,826</b>	<b>11,293</b>	<b>12,410</b>	<b>13,649</b>	<b>14,727</b>	<b>16,104</b>	<b>11,293</b>		
<b>%Change YTD</b>	<b>-35%</b>	<b>-37%</b>	<b>-32%</b>	<b>-28%</b>	<b>-24%</b>	<b>-21%</b>	<b>-18%</b>	<b>-17%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>-17%</b>		

Prepared 9/9/2008

**Additional statistics are available at [www.GTAR.org](http://www.GTAR.org)!**