

GTAR MLS Statistics for October 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	876	786	9,459	9,369
Condominium Sales	90	117	1,447	1,474
Townhouse Sales	95	99	1,223	1,227
Villa Sales	18	9	244	235
Total Residential Sales*	1,091	1,063	12,803	12,775
Commercial Sales	7	20	167	180
Total Dollar Volume for Residential Sales	\$178,249,656	\$217,123,525	\$2,654,186,831	\$2,693,060,700
Total Dollar Volume for Condominiums	\$ 13,163,310	\$ 29,333,070	\$ 299,119,011	\$ 315,288,771
Total Dollar Volume for Townhouses	\$ 15,988,500	\$ 22,572,891	\$ 267,153,802	\$ 273,738,193
Total Dollar Volume for Villas	\$ 2,856,492	\$ 1,776,897	\$ 46,612,657	\$ 45,533,062
Total Dollar Volume for Vacant Land	\$ 1,137,997	\$ 9,670,245	\$ 80,473,467	\$ 89,005,715
Total Dollar Volume for Duplexes/Tri's/Quads	\$ 819,500	\$ 4,353,895	\$ 21,107,387	\$ 24,641,782
Total Dollar Volume for Commercial Sales	\$ 1,874,600	\$ 18,315,820	\$ 91,736,822	\$ 108,178,042
New Residential Listings*	2,863	4,026	44,369	45,532
New Commercial Listings	77	108	1,181	1,212
Average Residential Sales Price	\$ 205,410	\$ 278,844	\$ 233,618	\$ 283,963
Average Condo Sale Price	\$ 146,259	\$ 250,710	\$ 186,247	\$ 211,723
Average Townhouse Sales Price	\$ 168,300	\$ 228,009	\$ 186,425	\$ 221,465
Average Villa Sales Price	\$ 158,694	\$ 197,433	\$ 178,055	\$ 191,985
Total Residential Contracts	2,376	1,718	----	----
Total Residential Listings*	----	----	20,042	21,799
Total Commercial Listings	----	----	1,080	1,037

*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	149
31 to 60 Days	219
61 to 90 Days	202
91 to 120 Days	157
Over 120 Days	527

Type of Financing	# Units
Cash	334
Conventional	534
FHA	257
VA	67
Assumption	34
Other	28

MLS Map Area Codes	# Units
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

October 2008

STAT AREA	Number of Sales	Average Sold Price	Total Sold Price	Avg. DOM
Rural East Hillsborough	7	\$297,214	\$2,080,498	248
Brandon	195	\$186,415	\$36,350,925	94
Plant City	26	\$139,810	\$3,635,060	139
Sun City, Ruskin, Apollo Bch.	61	\$166,039	\$10,128,379	117
New Tampa	55	\$302,229	\$16,622,595	134
Pasco	164	\$183,986	\$30,173,704	123
Temple Terrace/USF	18	\$107,128	\$1,928,304	70
North Central	62	\$ 82,281	\$5,101,422	78
Central Tampa	55	\$ 83,433	\$4,588,815	80
East Tampa	30	\$102,237	\$3,067,110	109
S. Tampa/Davis Islands	59	\$443,465	\$26,164,435	137
Town & Country	42	\$203,613	\$8,551,746	79
Carrollwood	47	\$240,904	\$11,322,488	119
Lutz/North West	55	\$336,985	\$18,534,175	83
TOTALS	876	\$205,410	\$178,249,656	115

September 2008

STAT AREA	Number of Sales	Average Sold Price	Total Sold Price	Avg. DOM
Rural East Hillsborough	13	\$242,708	\$3,155,204	124
Brandon	227	\$196,048	\$44,502,896	95
Plant City	25	\$150,955	\$3,773,875	157
Sun City, Ruskin, Apollo Bch.	60	\$202,945	\$12,176,700	108
New Tampa	46	\$396,822	\$18,253,812	165
Pasco	156	\$182,144	\$28,414,464	132
Temple Terrace/USF	22	\$165,427	\$3,639,394	116
North Central	88	\$ 91,413	\$8,044,344	97
Central Tampa	57	\$106,162	\$6,051,234	88
East Tampa	25	\$106,898	\$2,672,450	62
S. Tampa/Davis Islands	83	\$424,912	\$35,267,696	132
Town & Country	41	\$191,222	\$7,840,102	120
Carrollwood	91	\$270,878	\$24,649,898	124
Lutz/North West	69	\$322,349	\$22,242,081	138
TOTALS	1,003	\$217,920	\$220,684,150	118

Price Class	Single-Family Unit Sales Number of Bedrooms			Condo/Co-op	Total Units
	< 2	3	>4		
\$ 29,999 or under	17	8	3	0	28
\$ 30,000—\$ 39,999	16	10	4	2	32
\$ 40,000—\$ 49,999	13	20	2	8	43
\$ 50,000—\$ 59,999	10	25	4	5	44
\$ 60,000—\$ 69,999	8	23	3	4	38
\$ 70,000—\$ 79,999	9	16	4	7	36
\$ 80,000—\$ 89,999	10	21	2	9	42
\$ 90,000—\$ 99,999	12	12	5	6	35
\$100,000—\$119,999	19	49	10	7	85
\$120,000—\$139,999	19	65	14	11	109
\$140,000—\$159,999	11	74	41	4	130
\$160,000—\$179,999	6	67	29	7	109
\$180,000—\$199,999	5	36	33	3	77
\$200,000—\$249,999	5	45	90	10	150
\$250,000—\$299,999	5	23	58	1	87
\$300,000—\$399,999	3	15	62	8	88
\$400,000—\$499,999	0	7	19	2	28
\$500,000 and over	0	7	35	3	45
Totals	168	523	418	97	1,206
Median (thousands) \$	90.0	142.5	227.3	120.0	156.0
Mean (thousands) \$	99.9	152.9	277.3	167.7	189.8

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	65	103	0	0	531	8.60%	4.46%
\$50—\$59,999	14	17	18	31	24	20	30	37	25	40	0	0	256	3.34%	2.15%
\$60—\$69,999	13	22	33	38	40	36	27	34	42	40	0	0	325	3.34%	2.73%
\$70—\$79,999	21	18	19	23	32	23	27	32	38	36	0	0	269	3.01%	2.26%
\$80—\$89,999	11	13	18	27	32	41	44	34	32	44	0	0	296	3.67%	2.48%
\$90—\$99,999	23	18	25	24	25	23	32	35	40	38	0	0	283	3.17%	2.37%
\$100—\$119,999	43	48	67	76	81	78	97	83	117	83	0	0	773	6.93%	6.49%
\$120—\$139,999	51	65	92	114	114	120	118	118	148	109	0	0	1,049	9.10%	8.80%
\$140—\$159,999	71	66	106	126	114	156	111	139	152	133	0	0	1,174	11.10%	9.85%
\$160—\$179,999	78	75	141	119	129	140	133	114	121	111	0	0	1,161	9.27%	9.74%
\$180—\$199,999	78	84	114	100	120	114	115	98	101	78	0	0	1,002	6.51%	8.41%
\$200—\$249,999	140	116	173	188	177	196	173	189	158	144	0	0	1,654	12.02%	13.88%
\$250—\$299,999	61	76	107	110	107	128	114	110	107	84	0	0	1,004	7.01%	8.42%
\$300—\$349,999	44	50	53	52	77	76	67	57	55	49	0	0	580	4.09%	4.87%
\$350—\$399,999	37	38	48	40	44	62	47	44	37	36	0	0	433	3.01%	3.63%
\$400—\$499,999	32	35	46	50	66	61	72	46	36	27	0	0	471	2.25%	3.95%
\$500—\$599,999	14	13	27	20	27	19	33	29	29	17	0	0	228	1.42%	1.91%
\$600—\$699,999	11	14	10	19	20	19	12	18	9	8	0	0	140	0.67%	1.17%
\$700—\$799,999	6	5	9	12	6	10	6	2	8	6	0	0	70	0.50%	0.59%
\$800—\$899,999	3	2	4	6	8	4	6	5	8	5	0	0	51	0.42%	0.43%
\$900—\$999,999	3	3	5	2	4	3	9	8	3	0	0	0	40	0.00%	0.34%
\$1,000,000 and over	14	13	10	11	18	15	12	13	14	7	0	0	127	0.58%	1.07%
Current Year	791	813	1,162	1,235	1,316	1,394	1,336	1,327	1,345	1,198	0	0	11,917	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	13,649		
%Change	-35%	-39%	-25%	-14%	-8%	-9%	0%	-10%	20%	-3%	0%	0%	-13%		
Current YTD	791	1,604	2,766	4,001	5,317	6,711	8,047	9,374	10,719	11,917	0	0	11,917		
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	13,649		
%Change YTD	-35%	-37%	-32%	-28%	-24%	-21%	-18%	-17%	-14%	-13%	0%	0%	-13%		

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Additional statistics are available at www.GTAR.org!