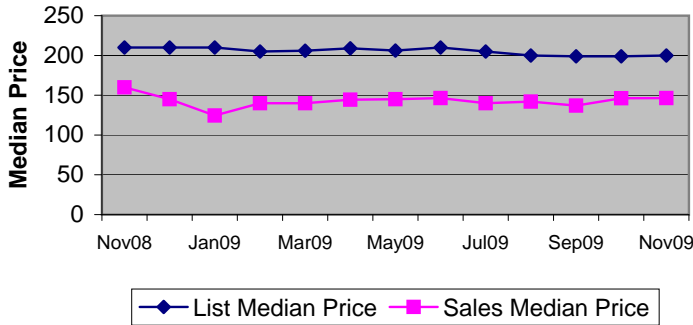
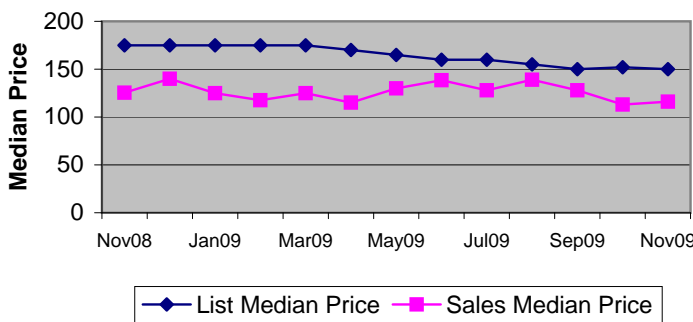


Residential Sales and Listing Analysis

2009 Single Family List Price to Sale Price



2009 Condo List Price to Sale Price



Listings By Price Class

Price Class	SF	Condo
\$29,999 or under	56	51
\$30,000 - \$39,999	59	126
\$40,000 - \$49,999	73	216
\$50,000 - \$59,999	131	258
\$60,000 - \$69,999	146	292
\$70,000 - \$79,999	174	238
\$80,000 - \$89,999	190	231
\$90,000 - \$99,999	209	304
\$100,000 - \$119,999	352	349
\$120,000 - \$139,999	511	459
\$140,000 - \$159,999	463	289
\$160,000 - \$179,999	389	257
\$180,000 - \$199,999	362	264
\$200,000 - \$249,999	543	380
\$250,000 - \$299,999	398	389
\$300,000 - \$399,999	494	449
\$400,000 - \$499,999	352	249
\$500,000 - \$599,999	254	157
\$600,000 - \$699,999	180	90
\$700,000 - \$799,999	144	69
\$800,000 - \$899,999	98	57
\$900,000 - \$999,999	90	36
Over \$1,000,000	429	154
Totals	6,097	5,364
Median (thousands)	199.9	150
Average (thousands):	400.1	251.4

Absorption Rate**

	Single Family				Condo			
	2006	2007	2008	2009	2006	2007	2008	2009
Jan	12.9%	4.2%	3.8%	4.9%	9.6%	2.8%	2.9%	2.8%
Feb	12.2%	5.4%	4.3%	6.0%	8.8%	3.5%	3.6%	3.9%
Mar	14.7%	6.1%	5.4%	7.7%	11.0%	4.2%	3.6%	4.9%
Apr	11.5%	6.7%	6.3%	8.5%	9.9%	3.8%	4.1%	5.3%
May	12.5%	6.6%	6.8%	8.9%	8.3%	4.2%	4.7%	5.7%
Jun	10.5%	7.5%	7.3%	11.1%	6.2%	4.0%	4.5%	7.0%
Jul	8.6%	5.9%	6.1%	11.1%	4.8%	3.7%	4.3%	6.9%
Aug	7.9%	5.9%	6.1%	10.3%	7.7%	3.7%	4.3%	5.7%
Sep	7.0%	4.8%	6.2%	11.5%	5.3%	3.1%	3.6%	7.8%
Oct	7.2%	5.2%	6.0%	11.3%	4.7%	3.4%	3.6%	6.8%
Nov	5.7%	4.4%	5.0%	9.6%	4.0%	3.0%	3.4%	5.7%
Dec	6.8%	5.1%	6.8%		4.1%	3.4%	4.2%	

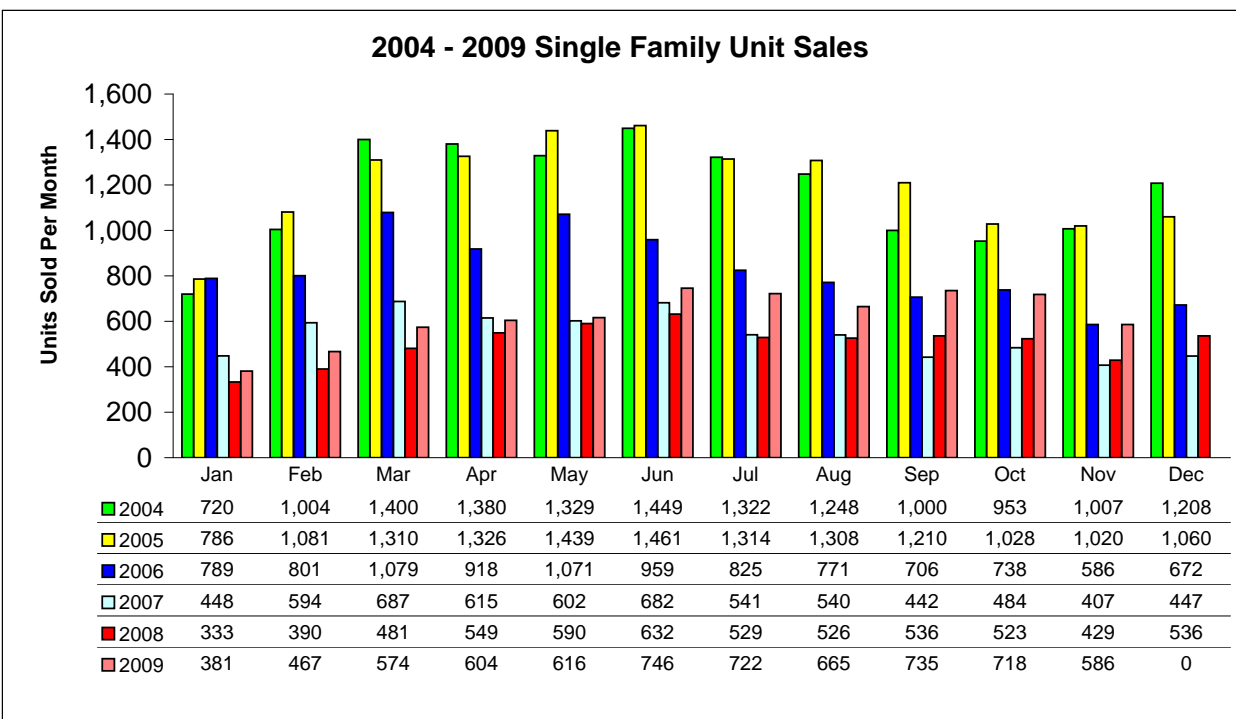
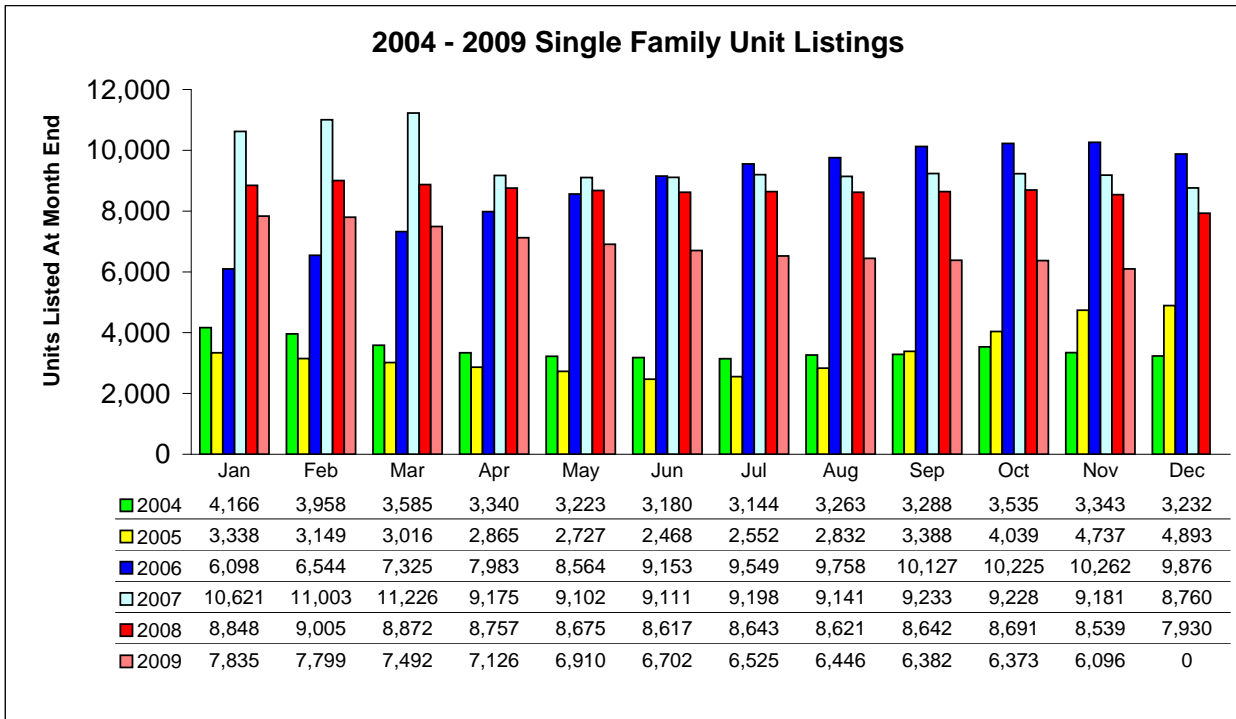
**Pinellas Realtor®
Organization**

Additional Information

**Absorption Rate (Inventory Turnover) is determined by dividing the number of units sold during the month by the total number of listings in the MLS.

Residential Graphical data represents the combined Single Family and Condo Sales data.

Single Family Listing and Sales Comparison By Unit



2009 Single Family Unit Sales

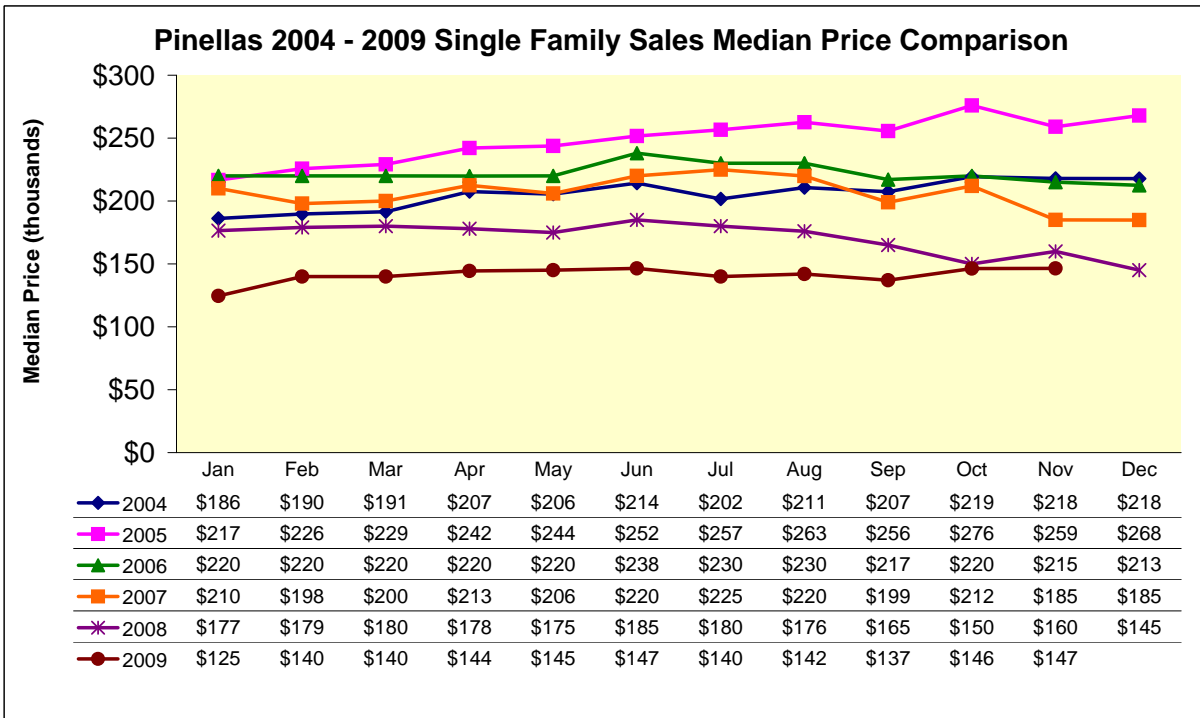
MTD Comparisons		YTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2008 Units	6,054	Units	333	390	481	549	590	632	529	526	536	523	429	536
		% of YTD	5.5%	6.4%	7.9%	9.1%	9.7%	10.4%	8.7%	8.7%	8.9%	8.6%	7.1%	8.9%
2009 Units	6,814	Units	381	467	574	604	616	746	722	665	735	718	586	
		% Change	14.4%	19.7%	19.3%	10.0%	4.4%	18.0%	36.5%	26.4%	37.1%	37.3%	36.6%	
2008 Median Price		(thousands)	\$176.5	\$179.0	\$180.0	\$178.0	\$175.0	\$185.0	\$180.0	\$175.9	\$165.0	\$150.0	\$159.9	\$145.0
2009 Median Price		(thousands)	\$124.5	\$139.9	\$140.0	\$144.4	\$145.0	\$146.5	\$140.0	\$142.0	\$137.0	\$146.3	\$146.5	
		% Change	-29.5%	-21.8%	-22.2%	-18.9%	-17.1%	-20.8%	-22.2%	-19.3%	-17.0%	-2.5%	-8.4%	
2008 Mean Price		(thousands)	\$242.8	\$248.5	\$262.6	\$236.3	\$301.3	\$252.1	\$252.0	\$240.5	\$229.4	\$199.7	\$208.3	\$204.0
2009 Mean Price		(thousands)	\$191.2	\$199.3	\$198.2	\$201.9	\$202.1	\$201.7	\$188.6	\$195.7	\$180.5	\$190.9	\$196.2	
		% Change	-21.3%	-19.8%	-24.5%	-14.6%	-32.9%	-20.0%	-25.2%	-18.6%	-21.3%	-4.4%	-5.8%	

YTD Comparisons		MTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2008 MTD	5,518	Units	333	723	1,204	1,753	2,343	2,975	3,504	4,030	4,566	5,089	5,518	6,054
2009 MTD	6,814	Units	381	848	1,422	2,026	2,642	3,388	4,110	4,775	5,510	6,228	6,814	
% Change 2009 MTD	23.5%		14.4%	17.3%	18.1%	15.6%	12.8%	13.9%	17.3%	18.5%	20.7%	22.4%	23.5%	

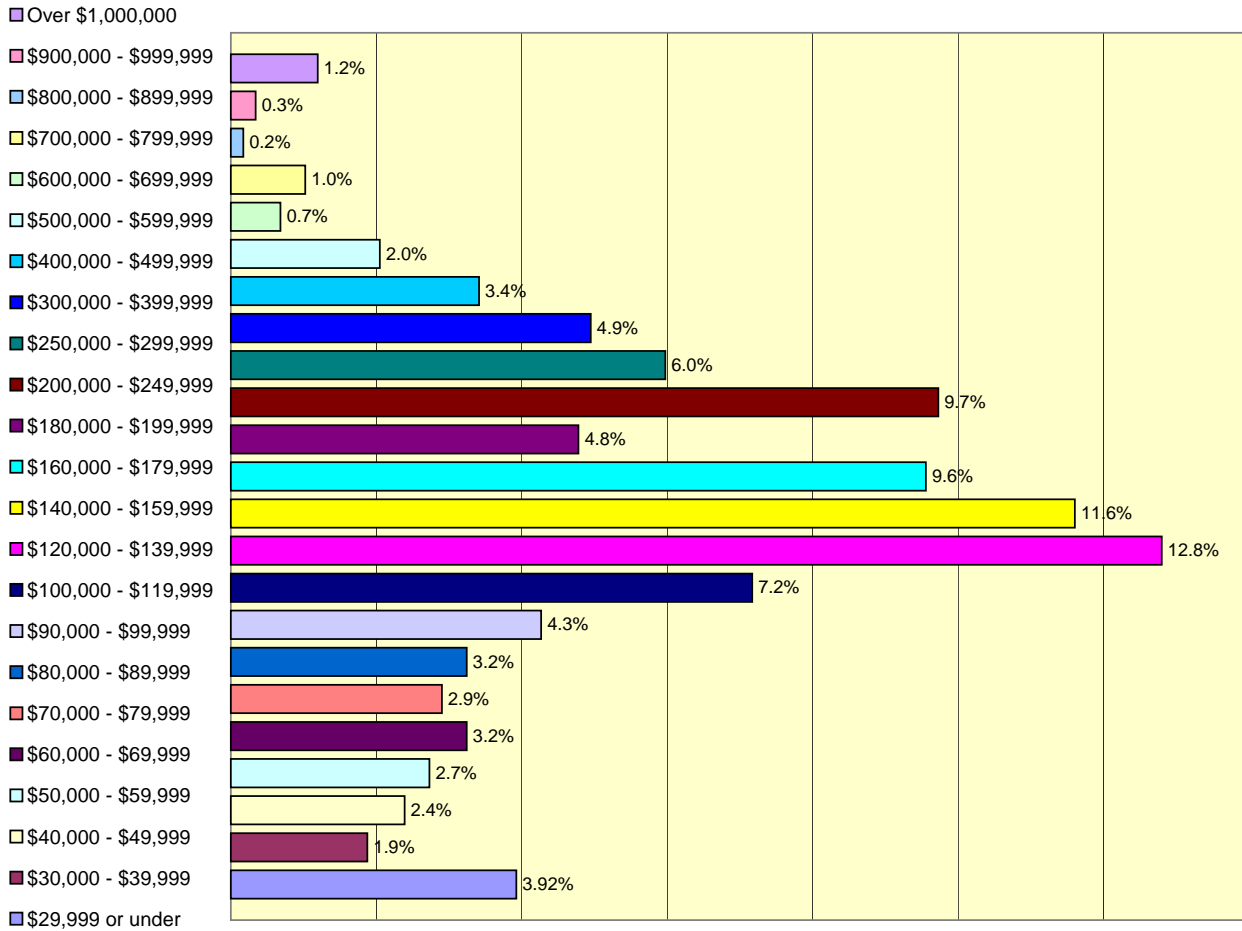
Prices by Bedroom		YTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2009 Prices (thousands)														
2 or Less	Median Price		\$73.3	\$97.0	\$82.2	\$87.5	\$100.0	\$105.0	\$92.0	\$98.0	\$99.0	\$98.0	\$106.8	
	Mean Price		\$84.3	\$106.2	\$104.4	\$98.3	\$106.3	\$106.8	\$105.9	\$104.6	\$102.2	\$110.8	\$109.1	
3	Median Price		\$145.0	\$142.0	\$150.0	\$156.0	\$157.0	\$150.0	\$150.0	\$146.0	\$144.6	\$158.0	\$160.0	
	Mean Price		\$213.5	\$182.4	\$171.6	\$185.7	\$189.8	\$183.7	\$192.0	\$172.6	\$169.8	\$176.6	\$188.6	
4 or More	Median Price		\$250.0	\$256.0	\$251.3	\$290.0	\$298.0	\$289.0	\$262.5	\$275.0	\$249.5	\$261.1	\$258.0	
	Mean Price		\$361.3	\$430.8	\$430.3	\$414.6	\$396.9	\$400.1	\$326.4	\$413.4	\$334.8	\$359.6	\$362.3	

Single Family Unit Sales			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Price Class	YTD Total	% of YTD												
\$29,999 or under	343	5.03%	23	20	51	35	32	25	26	42	33	33	23	
\$30,000 - \$39,999	200	2.94%	21	17	16	17	21	20	18	21	21	17	11	
\$40,000 - \$49,999	231	3.39%	17	18	26	22	14	15	32	16	30	27	14	
\$50,000 - \$59,999	234	3.43%	23	17	18	26	25	21	25	17	24	22	16	
\$60,000 - \$69,999	276	4.05%	21	17	27	26	24	37	28	24	32	21	19	
\$70,000 - \$79,999	248	3.64%	17	23	21	15	19	22	29	21	33	31	17	
\$80,000 - \$89,999	259	3.80%	12	20	11	19	22	29	25	29	34	39	19	
\$90,000 - \$99,999	271	3.98%	13	21	17	25	25	26	33	33	34	19	25	
\$100,000 - \$119,999	564	8.28%	37	35	43	50	44	78	58	58	62	57	42	
\$120,000 - \$139,999	676	9.92%	31	46	50	59	60	76	83	60	73	63	75	
\$140,000 - \$159,999	613	9.00%	22	37	46	50	58	66	62	59	67	78	68	
\$160,000 - \$179,999	462	6.78%	25	28	41	36	36	48	47	47	51	47	56	
\$180,000 - \$199,999	374	5.49%	14	30	36	21	33	51	39	42	40	40	28	
\$200,000 - \$249,999	654	9.60%	32	45	51	64	54	74	65	55	69	88	57	
\$250,000 - \$299,999	369	5.42%	17	17	31	38	35	41	50	32	37	36	35	
\$300,000 - \$399,999	435	6.38%	23	26	33	38	48	50	50	51	41	46	29	
\$400,000 - \$499,999	224	3.29%	11	22	19	21	23	27	20	22	18	21	20	
\$500,000 - \$599,999	131	1.92%	6	12	14	15	12	11	7	17	15	10	12	
\$600,000 - \$699,999	89	1.31%	7	5	6	8	15	9	11	6	9	9	4	
\$700,000 - \$799,999	37	0.54%	1	0	2	4	2	5	6	2	6	3	6	
\$800,000 - \$899,999	35	0.51%	3	3	5	2	7	5	2	5	0	2	1	
\$900,000 - \$999,999	11	0.16%	0	1	2	3	0	1	1	0	0	1	2	
Over \$1,000,000	78	1.14%	5	7	8	10	7	9	5	6	6	8	7	
2009 Totals	6,814	-	381	467	574	604	616	746	722	665	735	718	586	

Single Family Sales Median Price Comparison



2009 November Single Family Sales - Price Class Analysis



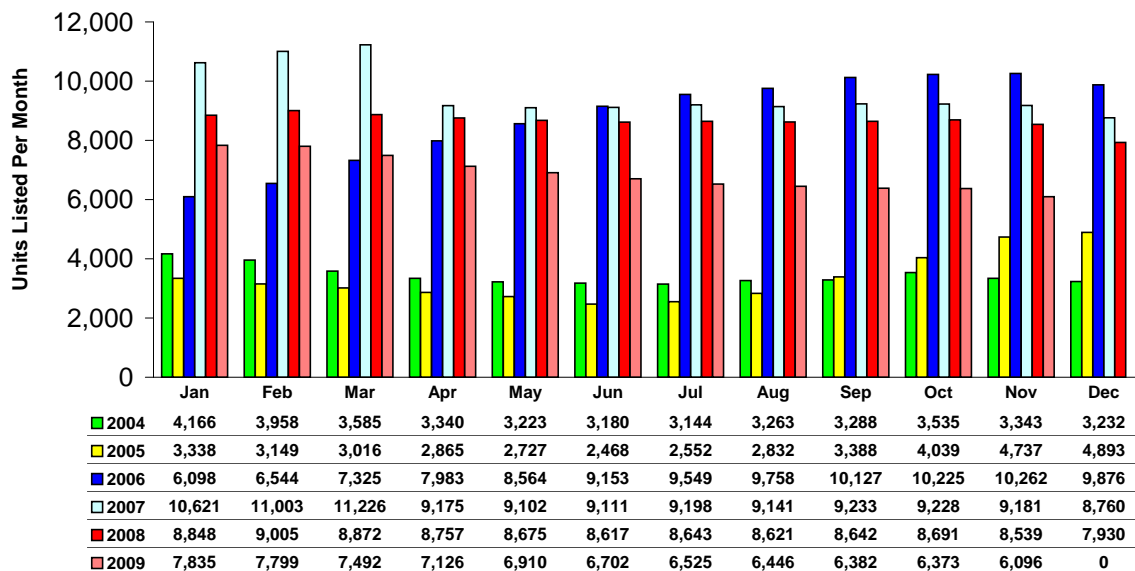
2009 Single Family Unit Listings

Single Family MTD	YTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Previous Year (2008)	103,840	Units	8,848	9,005	8,872	8,757	8,675	8,617	8,643	8,621	8,642	8,691	8,539	7,930
		% of YTD	8.5%	8.7%	8.5%	8.4%	8.4%	8.3%	8.3%	8.3%	8.3%	8.4%	8.2%	7.6%
Current Year (2009)	75,686	Units	7,835	7,799	7,492	7,126	6,910	6,702	6,525	6,446	6,382	6,373	6,096	
		% Change	-11.4%	-13.4%	-15.6%	-18.6%	-20.3%	-22.2%	-24.5%	-25.2%	-26.2%	-26.7%	-28.6%	

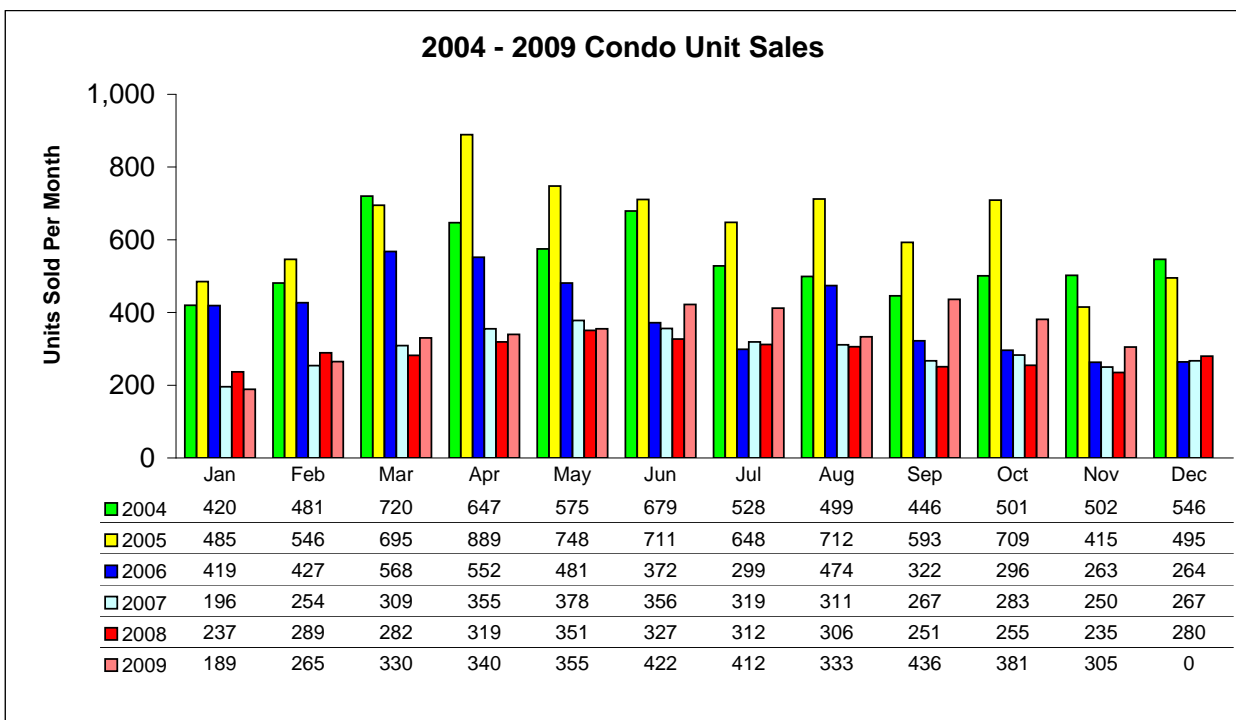
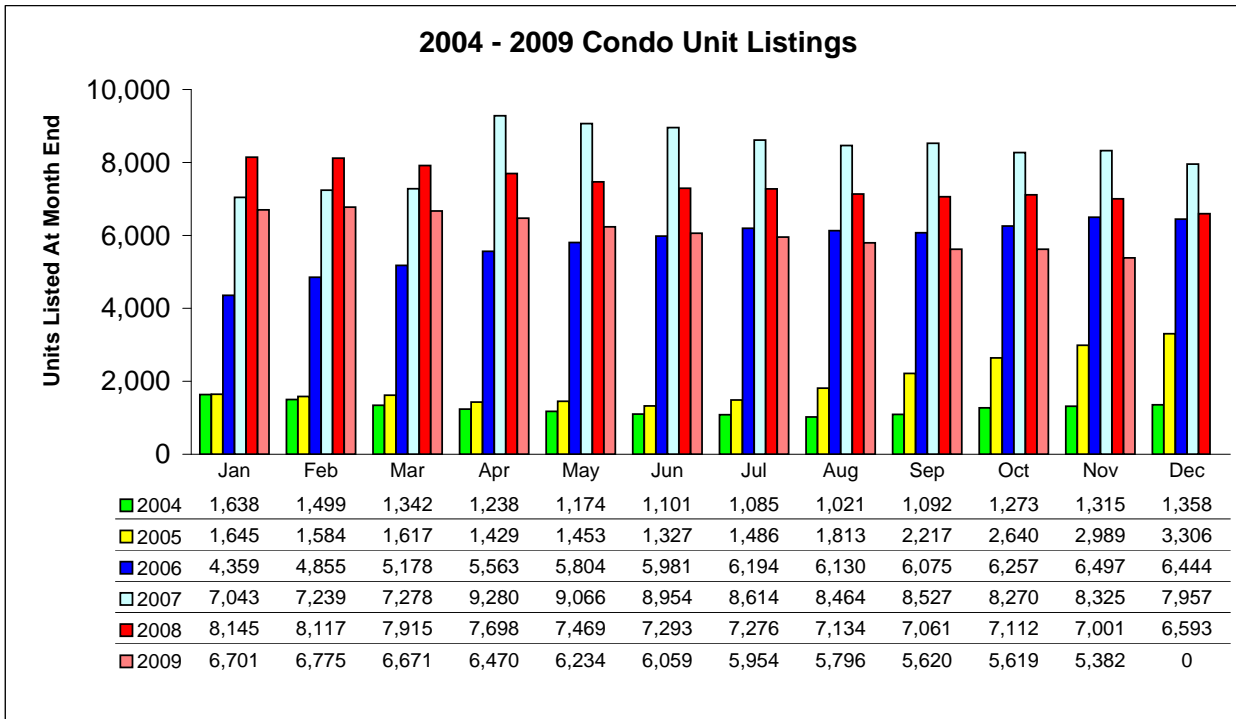
Single Family YTD	MTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2008 MTD	95,910	Units	8,848	17,853	26,725	35,482	44,157	52,774	61,417	70,038	78,680	87,371	95,910	103,840
2009 MTD	75,686	Units	7,835	15,634	23,126	30,252	37,162	43,864	50,389	56,835	63,217	69,590	75,686	
% Change 2009 MTD	-21.1%		-11.4%	-12.4%	-13.5%	-14.7%	-15.8%	-16.9%	-18.0%	-18.9%	-19.7%	-20.4%	-21.1%	

Single Family Unit Listings			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Price Class	YTD Total	% of YTD												
\$29,999 or under	664	0.88%	67	85	56	59	54	41	57	64	63	62	56	
\$30,000 - \$39,999	688	0.91%	60	68	70	55	59	63	58	58	69	69	59	
\$40,000 - \$49,999	931	1.23%	77	82	92	87	89	85	81	87	89	89	73	
\$50,000 - \$59,999	1,350	1.78%	105	123	119	121	128	125	117	123	130	128	131	
\$60,000 - \$69,999	1,705	2.25%	181	163	153	144	160	163	155	145	148	147	146	
\$70,000 - \$79,999	1,926	2.54%	179	193	177	161	174	160	163	182	180	183	174	
\$80,000 - \$89,999	2,282	3.02%	217	232	218	213	206	201	204	192	206	203	190	
\$90,000 - \$99,999	2,590	3.42%	266	265	266	239	234	219	227	224	221	220	209	
\$100,000 - \$119,999	4,168	5.51%	410	406	397	395	389	380	345	363	366	365	352	
\$120,000 - \$139,999	5,908	7.81%	592	611	579	524	514	493	499	487	548	550	511	
\$140,000 - \$159,999	5,720	7.56%	656	589	541	537	502	480	469	469	507	507	463	
\$160,000 - \$179,999	5,029	6.64%	537	547	520	498	455	426	423	437	400	397	389	
\$180,000 - \$199,999	4,733	6.25%	489	483	504	459	442	426	414	417	367	370	362	
\$200,000 - \$249,999	7,169	9.47%	809	788	741	698	663	640	605	547	569	566	543	
\$250,000 - \$299,999	5,273	6.97%	587	586	554	523	482	459	430	431	413	410	398	
\$300,000 - \$399,999	6,402	8.46%	713	699	656	598	587	588	561	524	490	492	494	
\$400,000 - \$499,999	4,236	5.60%	426	422	406	396	375	384	379	366	367	363	352	
\$500,000 - \$599,999	3,234	4.27%	311	296	314	328	313	305	289	286	268	270	254	
\$600,000 - \$699,999	2,409	3.18%	253	250	234	219	234	217	219	214	194	195	180	
\$700,000 - \$799,999	1,642	2.17%	153	152	155	154	142	152	150	146	147	147	144	
\$800,000 - \$899,999	1,345	1.78%	142	146	128	131	133	122	122	101	101	100	98	
\$900,000 - \$999,999	1,119	1.48%	111	107	105	104	100	106	101	98	98	99	90	
Over \$1,000,000	5,164	6.82%	494	506	507	483	475	467	457	464	441	441	429	
2009 Totals	75,687		7,835	7,799	7,492	7,126	6,910	6,702	6,525	6,446	6,382	6,373	6,097	

2004 - 2009 Single Family Unit Listings



Condo Listing and Sales Comparison By Unit



2009 Condo Unit Sales

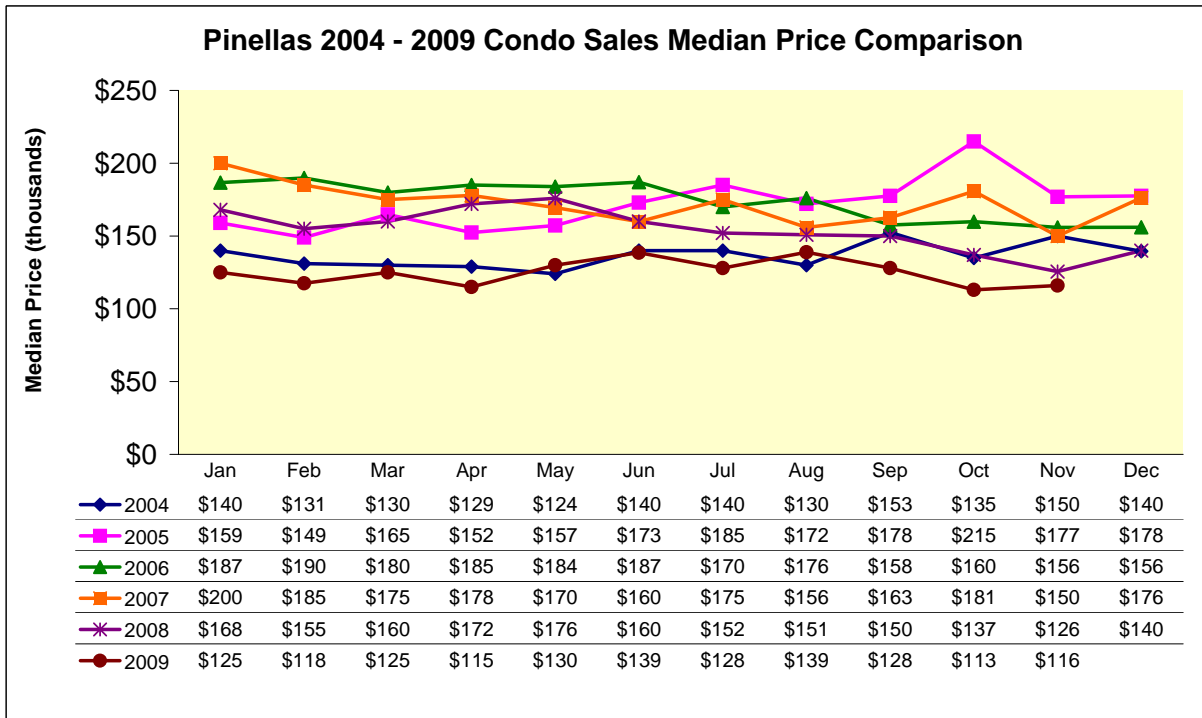
MTD Comparisons		YTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2008 Units	3,444	Units	237	289	282	319	351	327	312	306	251	255	235	280
		% of YTD	6.9%	8.4%	8.2%	9.3%	10.2%	9.5%	9.1%	8.9%	7.3%	7.4%	6.8%	8.1%
2009 Units	3,768	Units	189	265	330	340	355	422	412	333	436	381	305	
		% Change	-20.3%	-8.3%	17.0%	6.6%	1.1%	29.1%	32.1%	8.8%	73.7%	49.4%	29.8%	
2008 Median Price		(thousands)	\$168.0	\$155.0	\$160.0	\$172.0	\$175.9	\$160.0	\$152.0	\$150.8	\$150.0	\$137.0	\$125.5	\$140.0
2009 Median Price		(thousands)	\$125.0	\$117.5	\$125.0	\$115.0	\$130.0	\$138.5	\$128.0	\$138.9	\$128.0	\$113.0	\$116.0	
		% Change	-25.6%	-24.2%	-21.9%	-33.1%	-26.1%	-13.4%	-15.8%	-7.9%	-14.7%	-17.5%	-7.6%	
2008 Mean Price		(thousands)	\$302.3	\$275.3	\$253.9	\$271.5	\$246.5	\$235.6	\$238.6	\$244.6	\$227.9	\$227.3	\$183.2	\$179.8
2009 Mean Price		(thousands)	\$193.9	\$158.6	\$169.5	\$166.3	\$189.9	\$194.4	\$188.4	\$192.3	\$178.4	\$164.1	\$168.5	
		% Change	-35.9%	-42.4%	-33.2%	-38.7%	-23.0%	-17.5%	-21.0%	-21.4%	-21.7%	-27.8%	-8.0%	

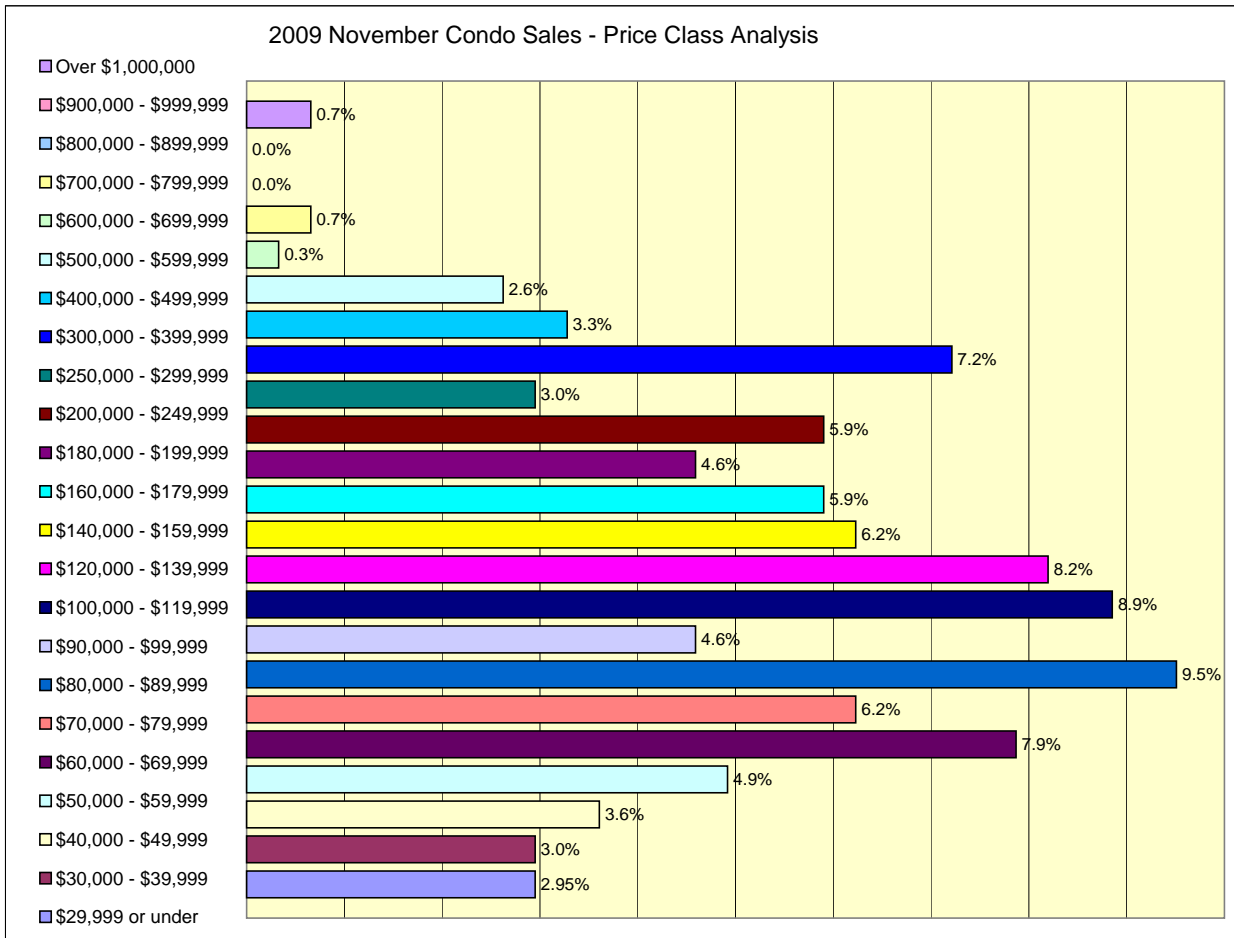
YTD Comparisons		MTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2008 MTD	3,164	Units	237	526	808	1,127	1,478	1,805	2,117	2,423	2,674	2,929	3,164	3,444
2009 MTD	3,768	Units	189	454	784	1,124	1,479	1,901	2,313	2,646	3,082	3,463	3,768	
% Change 2009 MTD	19.1%		-20.3%	-13.7%	-3.0%	-0.3%	0.1%	5.3%	9.3%	9.2%	15.3%	18.2%	19.1%	

Condo Unit Sales

Price Class	YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
\$29,999 or under	78	2.07%	5	5	4	10	4	7	12	5	8	9	9	
\$30,000 - \$39,999	124	3.29%	7	7	9	17	10	16	11	13	13	12	9	
\$40,000 - \$49,999	167	4.43%	4	12	17	13	15	17	22	14	14	28	11	
\$50,000 - \$59,999	203	5.39%	9	18	19	17	25	10	27	19	25	19	15	
\$60,000 - \$69,999	245	6.50%	16	16	26	22	17	22	26	22	24	30	24	
\$70,000 - \$79,999	224	5.94%	10	19	17	22	19	23	23	21	25	26	19	
\$80,000 - \$89,999	226	6.00%	6	17	18	22	15	26	22	15	32	24	29	
\$90,000 - \$99,999	171	4.54%	10	14	16	19	15	12	18	14	17	22	14	
\$100,000 - \$119,999	355	9.42%	22	28	28	33	37	45	33	23	43	36	27	
\$120,000 - \$139,999	307	8.15%	20	20	29	28	37	35	25	21	45	22	25	
\$140,000 - \$159,999	265	7.03%	13	29	32	15	24	29	33	28	29	14	19	
\$160,000 - \$179,999	205	5.44%	8	11	17	22	20	18	22	19	27	23	18	
\$180,000 - \$199,999	142	3.77%	6	7	15	16	9	18	14	18	12	13	14	
\$200,000 - \$249,999	287	7.62%	12	18	27	20	26	36	33	25	37	35	18	
\$250,000 - \$299,999	197	5.23%	14	10	15	15	23	30	21	18	22	20	9	
\$300,000 - \$399,999	232	6.16%	5	17	21	23	19	30	28	24	24	19	22	
\$400,000 - \$499,999	132	3.50%	7	6	8	13	16	21	15	11	13	12	10	
\$500,000 - \$599,999	83	2.20%	6	6	4	6	7	11	12	7	9	7	8	
\$600,000 - \$699,999	43	1.14%	3	2	1	1	6	10	5	7	6	1	1	
\$700,000 - \$799,999	26	0.69%	2	0	1	3	4	1	2	2	4	5	2	
\$800,000 - \$899,999	21	0.56%	1	3	0	0	3	2	2	3	4	3	0	
\$900,000 - \$999,999	14	0.37%	0	0	2	2	1	2	2	2	2	1	0	
Over \$1,000,000	21	0.56%	3	0	4	1	3	1	4	2	1	0	2	
2009 Totals	3,768	-	189	265	330	340	355	422	412	333	436	381	305	

Condo Sales Median Price Comparison



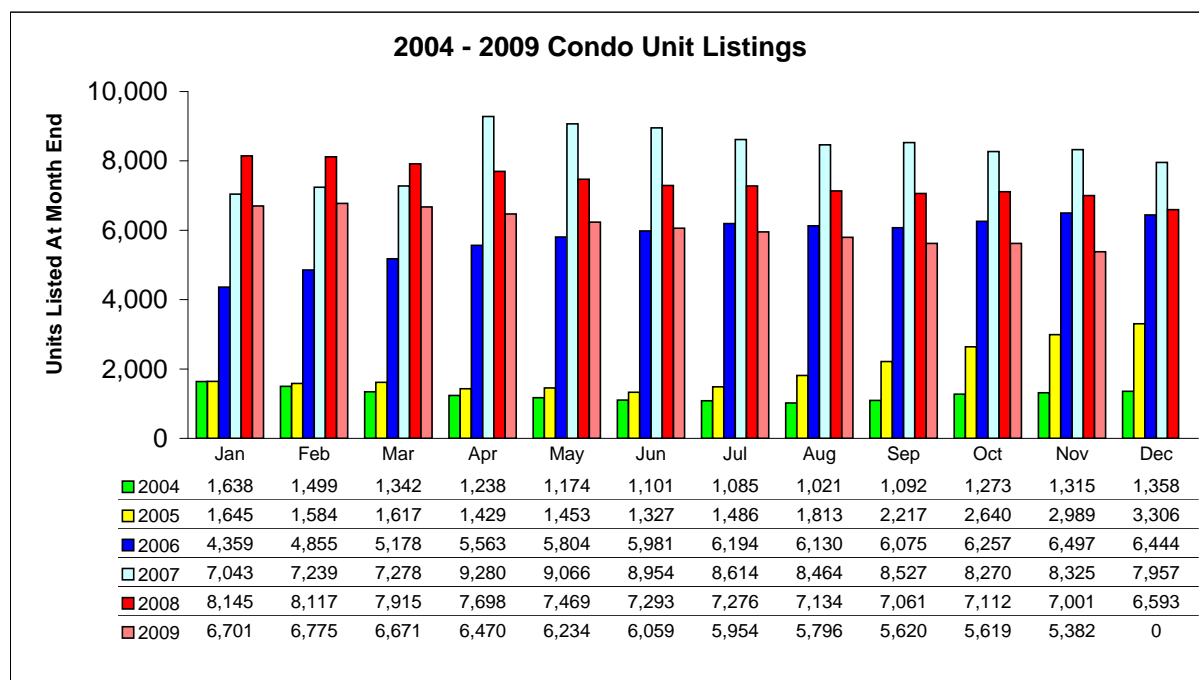


2009 Condo Unit Listings

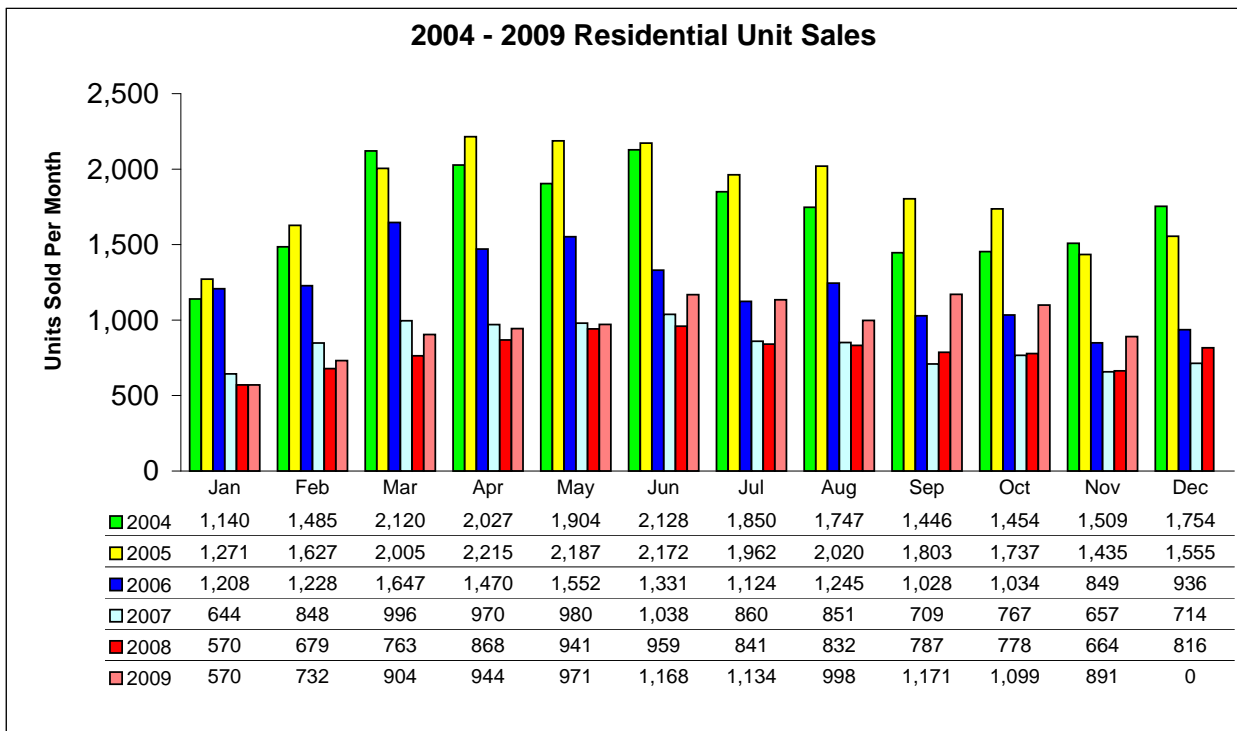
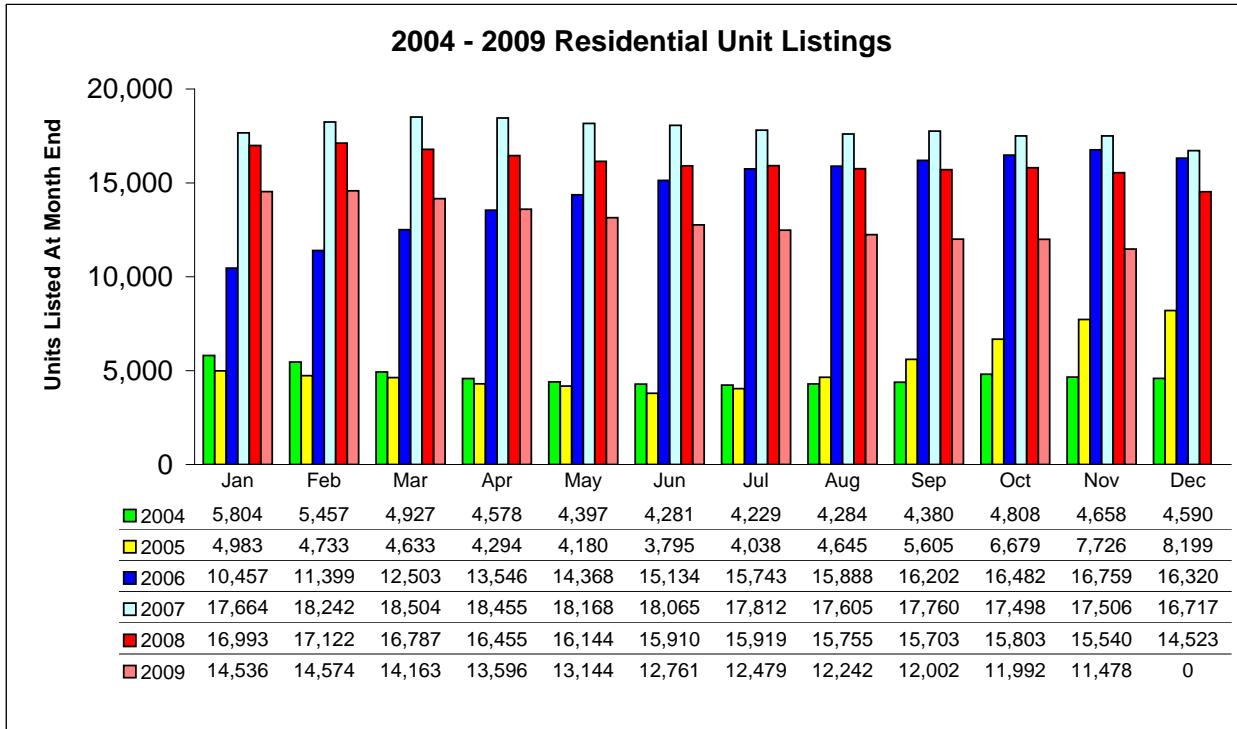
Condo MTD	YTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Previous Year (2008)	88,814	Units	8,145	8,117	7,915	7,698	7,469	7,293	7,276	7,134	7,061	7,112	7,001	6,593
		% of YTD	9.2%	9.1%	8.9%	8.7%	8.4%	8.2%	8.2%	8.0%	8.0%	8.0%	7.9%	7.4%
Current Year (2009)	67,281	Units	6,701	6,775	6,671	6,470	6,234	6,059	5,954	5,796	5,620	5,619	5,382	
		% Change	-17.7%	-16.5%	-15.7%	-16.0%	-16.5%	-16.9%	-18.2%	-18.8%	-20.4%	-21.0%	-23.1%	

Condo YTD	MTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2008 MTD	82,221	Units	8,145	16,262	24,177	31,875	39,344	46,637	53,913	61,047	68,108	75,220	82,221	88,814
2009 MTD	67,281	Units	6,701	13,476	20,147	26,617	32,851	38,910	44,864	50,660	56,280	61,899	67,281	
% Change 2009 MTD	-18.2%		-17.7%	-17.1%	-16.7%	-16.5%	-16.5%	-16.6%	-16.8%	-17.0%	-17.4%	-17.7%	-18.2%	

Condo Unit Listings			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Price Class	YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
\$29,999 or under	322	0.48%	11	14	21	19	18	26	33	40	45	44	51	
\$30,000 - \$39,999	1,093	1.62%	52	64	78	88	87	106	119	105	135	133	126	
\$40,000 - \$49,999	1,913	2.84%	132	151	148	151	175	184	174	192	195	195	216	
\$50,000 - \$59,999	2,431	3.61%	186	195	201	192	217	220	220	227	256	259	258	
\$60,000 - \$69,999	3,067	4.56%	228	235	267	279	278	301	286	286	308	307	292	
\$70,000 - \$79,999	2,953	4.39%	276	282	275	267	283	268	273	288	252	251	238	
\$80,000 - \$89,999	2,975	4.42%	286	283	294	290	283	276	262	261	255	254	231	
\$90,000 - \$99,999	3,568	5.30%	333	332	337	336	347	318	335	321	302	303	304	
\$100,000 - \$119,999	4,913	7.30%	551	511	510	474	469	441	425	410	387	386	349	
\$120,000 - \$139,999	6,011	8.94%	646	659	598	570	533	536	520	508	491	491	459	
\$140,000 - \$159,999	4,040	6.01%	445	423	393	403	400	361	355	331	319	321	289	
\$160,000 - \$179,999	3,366	5.00%	346	360	343	327	297	286	296	298	278	278	257	
\$180,000 - \$199,999	3,308	4.92%	320	334	330	311	311	313	298	274	276	277	264	
\$200,000 - \$249,999	5,410	8.04%	588	612	588	563	496	473	453	439	410	408	380	
\$250,000 - \$299,999	4,718	7.01%	498	513	493	458	417	396	406	380	384	384	389	
\$300,000 - \$399,999	5,868	8.72%	599	598	605	580	519	542	532	515	464	465	449	
\$400,000 - \$499,999	3,285	4.88%	334	336	334	324	323	290	287	283	263	262	249	
\$500,000 - \$599,999	2,227	3.31%	201	229	235	238	219	207	190	192	179	180	157	
\$600,000 - \$699,999	1,264	1.88%	161	145	125	126	115	113	112	100	89	88	90	
\$700,000 - \$799,999	1,045	1.55%	110	110	111	110	106	99	90	79	80	81	69	
\$800,000 - \$899,999	798	1.19%	97	89	95	88	77	59	60	56	60	60	57	
\$900,000 - \$999,999	660	0.98%	68	78	80	81	74	63	59	51	35	35	36	
Over \$1,000,000	2,028	3.02%	233	222	210	195	190	181	169	160	157	157	154	
2009 Totals	67,263		6,701	6,775	6,671	6,470	6,234	6,059	5,954	5,796	5,620	5,619	5,364	



Residential Listing and Sales Comparison By Unit
Combined Single Family and Condo Data



2009 Residential Unit Sales

MTD Comparisons		YTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2008 Units	9,498	Units	570	679	763	868	941	959	841	832	787	778	664	816
		% of YTD	6.0%	7.1%	8.0%	9.1%	9.9%	10.1%	8.9%	8.8%	8.3%	8.2%	7.0%	8.6%
2009 Units	10,582	Units	570	732	904	944	971	1,168	1,134	998	1,171	1,099	891	
		% Change	0.0%	7.8%	18.5%	8.8%	3.2%	21.8%	34.8%	20.0%	48.8%	41.3%	34.2%	

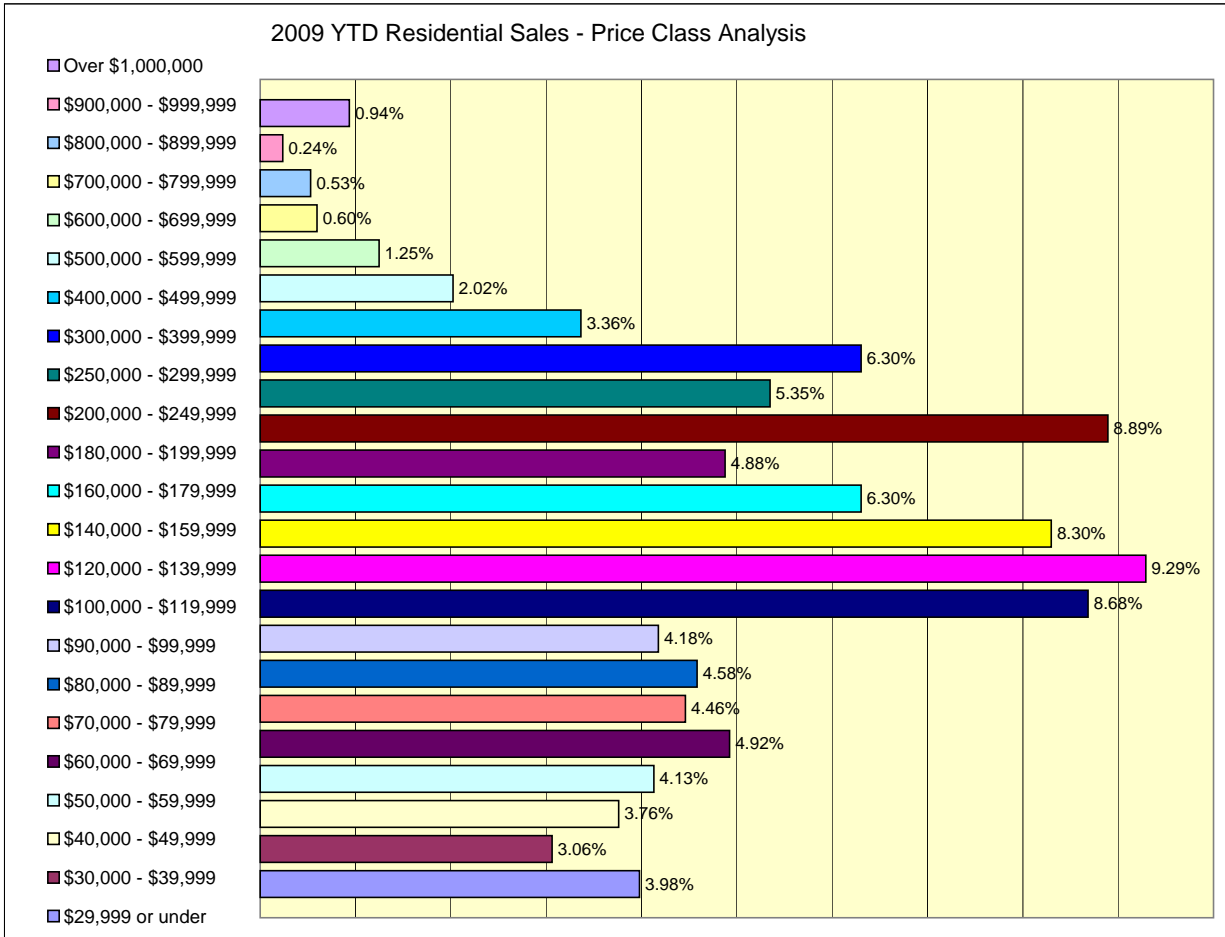
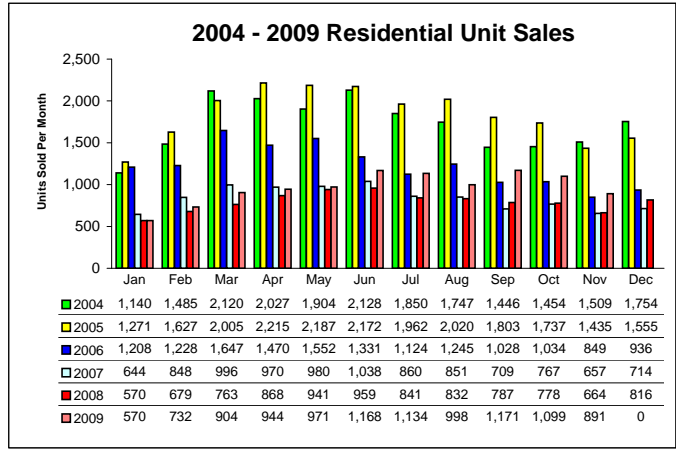
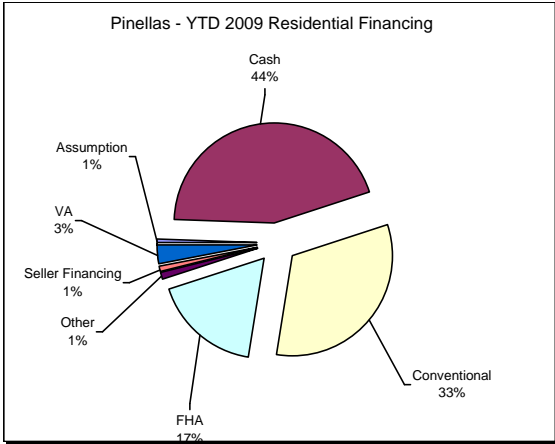
YTD Comparisons		MTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2008 MTD	8,682	Units	570	1,249	2,012	2,880	3,821	4,780	5,621	6,453	7,240	8,018	8,682	9,498
2009 MTD	10,582	Units	570	1,302	2,206	3,150	4,121	5,289	6,423	7,421	8,592	9,691	10,582	
% Change 2009 MTD	21.9%		0.0%	4.2%	9.6%	9.4%	7.9%	10.6%	14.3%	15.0%	18.7%	20.9%	21.9%	

2009 Price		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Median Sales Price	thousands	124.7	131.8	136.2	135.0	140.0	145.0	136.2	141.0	131.5	137.5	137.0	
Mean Sales Price	thousands	192.1	184.5	187.7	189.1	197.7	199.0	188.5	194.5	179.5	181.3	181.5	

Residential Sales														
Price Class	YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
\$29,999 or under	421	3.98%	28	25	55	45	36	32	38	47	41	42	32	
\$30,000 - \$39,999	324	3.06%	28	24	25	34	31	36	29	34	34	29	20	
\$40,000 - \$49,999	398	3.76%	21	30	43	35	29	32	54	30	44	55	25	
\$50,000 - \$59,999	437	4.13%	32	35	37	43	50	31	52	36	49	41	31	
\$60,000 - \$69,999	521	4.92%	37	33	53	48	41	59	54	46	56	51	43	
\$70,000 - \$79,999	472	4.46%	27	42	38	37	38	45	52	42	58	57	36	
\$80,000 - \$89,999	485	4.58%	18	37	29	41	37	55	47	44	66	63	48	
\$90,000 - \$99,999	442	4.18%	23	35	33	44	40	38	51	47	51	41	39	
\$100,000 - \$119,999	919	8.68%	59	63	71	83	81	123	91	81	105	93	69	
\$120,000 - \$139,999	983	9.29%	51	66	79	87	97	111	108	81	118	85	100	
\$140,000 - \$159,999	878	8.30%	35	66	78	65	82	95	95	87	96	92	87	
\$160,000 - \$179,999	667	6.30%	33	39	58	58	56	66	69	66	78	70	74	
\$180,000 - \$199,999	516	4.88%	20	37	51	37	42	69	53	60	52	53	42	
\$200,000 - \$249,999	941	8.89%	44	63	78	84	80	110	98	80	106	123	75	
\$250,000 - \$299,999	566	5.35%	31	27	46	53	58	71	71	50	59	56	44	
\$300,000 - \$399,999	667	6.30%	28	43	54	61	67	80	78	75	65	65	51	
\$400,000 - \$499,999	356	3.36%	18	28	27	34	39	48	35	33	31	33	30	
\$500,000 - \$599,999	214	2.02%	12	18	18	21	19	22	19	24	24	17	20	
\$600,000 - \$699,999	132	1.25%	10	7	7	9	21	19	16	13	15	10	5	
\$700,000 - \$799,999	63	0.60%	3	0	3	7	6	6	8	4	10	8	8	
\$800,000 - \$899,999	56	0.53%	4	6	5	2	10	7	4	8	4	5	1	
\$900,000 - \$999,999	25	0.24%	0	1	4	5	1	3	3	2	2	2	2	
Over \$1,000,000	99	0.94%	8	7	12	11	10	10	9	8	7	8	9	
2009 Totals	10,582	-	570	732	904	944	971	1,168	1,134	998	1,171	1,099	891	

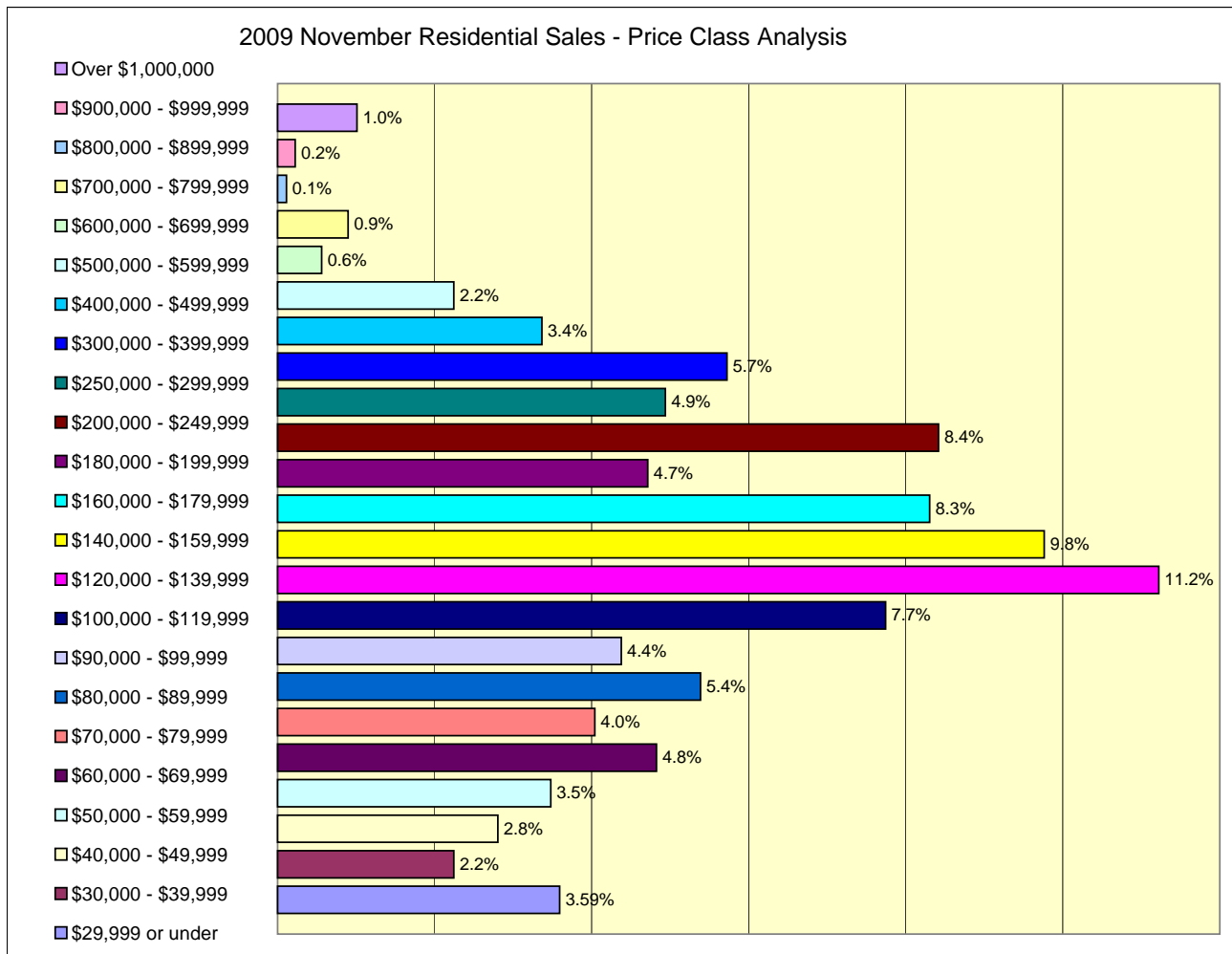
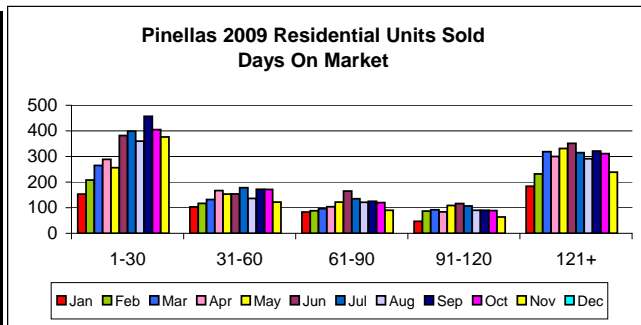
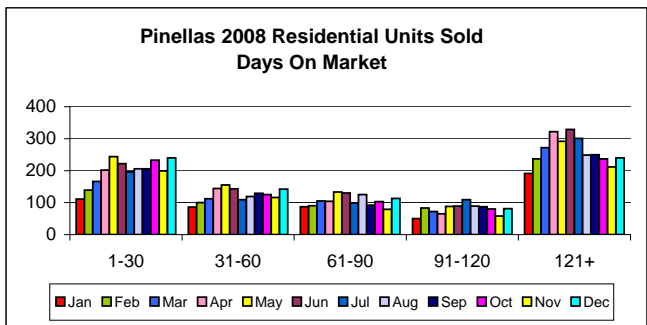
Days On Market	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1-30	3,550	33.58%	153	208	265	289	256	382	399	360	457	405	376
31-60	1,605	15.18%	103	117	132	167	153	154	178	136	172	171	122
61-90	1,249	11.81%	83	88	96	104	122	165	135	121	125	120	90
91-120	975	9.22%	47	87	92	84	109	116	107	90	90	89	64
121-180	1,347	12.74%	73	112	139	124	146	137	132	133	123	132	96
180+	1,847	17.47%	111	120	180	176	185	214	183	158	198	179	143

Financing	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Assumption	53	0.51%	2	1	6	4	3	6	10	2	10	8	1
Cash	4,632	44.40%	288	345	427	426	432	485	449	423	519	468	370
Conventional	3,401	32.60%	175	264	310	325	333	388	399	302	334	309	262
FHA	1,812	17.37%	74	85	117	137	141	204	201	179	246	231	197
Other	120	1.15%	2	5	3	6	7	18	8	30	8	21	12
Seller Financing	94	0.90%	5	5	11	11	11	5	14	12	5	9	6
VA	320	3.07%	14	19	19	28	31	41	39	35	29	32	33



Pinellas Realtor Organization - PRO - Suncoast MLS
 Data reported here represents the combined Single Family and Condominium/Co-op Sales. The reported sales for the former Greater Clearwater Association of REALTORS (GCAR) and the St Petersburg Suncoast Association of REALTORS (SSAR) have been combined and averages calculated where appropriate for trend comparisons.

Reported sales are dependent upon timeliness of sales and totality of information reported by participants. The data reflects only the sales published through the Pinellas Realtor Organization MLS and does not include all sales in the reported areas. Neither PRO nor the Suncoast MLS is in any way responsible for its accuracy.



2009 Combined Listings

Residential MTD		YTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2008 Units	192,654	Units	16,993	17,122	16,787	16,455	16,144	15,910	15,919	15,755	15,703	15,803	15,540	14,523
		% of YTD	8.8%	8.9%	8.7%	8.5%	8.4%	8.3%	8.3%	8.2%	8.2%	8.2%	8.1%	7.5%
2009 Units	142,967	Units	14,536	14,574	14,163	13,596	13,144	12,761	12,479	12,242	12,002	11,992	11,478	
		% Change	-14.5%	-14.9%	-15.6%	-17.4%	-18.6%	-19.8%	-21.6%	-22.3%	-23.6%	-24.1%	-26.1%	

Residential YTD		MTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2008 MTD	178,131	Units	16,993	34,115	50,902	67,357	83,501	99,411	115,330	131,085	146,788	162,591	178,131	192,654
2009 MTD	142,967	Units	14,536	29,110	43,273	56,869	70,013	82,774	95,253	107,495	119,497	131,489	142,967	
% Change 2009 MTD	-19.7%		-14.5%	-14.7%	-15.0%	-15.6%	-16.2%	-16.7%	-17.4%	-18.0%	-18.6%	-19.1%	-19.7%	

Residential Listings			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Price Class	YTD Total	% of YTD												
\$29,999 or under	986	0.69%	78	99	77	78	72	67	90	104	108	106	107	
\$30,000 - \$39,999	1,781	1.25%	112	132	148	143	146	169	177	163	204	202	185	
\$40,000 - \$49,999	2,844	1.99%	209	233	240	238	264	269	255	279	284	284	289	
\$50,000 - \$59,999	3,781	2.64%	291	318	320	313	345	345	337	350	386	387	389	
\$60,000 - \$69,999	4,772	3.34%	409	398	420	423	438	464	441	431	456	454	438	
\$70,000 - \$79,999	4,879	3.41%	455	475	452	428	457	428	436	470	432	434	412	
\$80,000 - \$89,999	5,257	3.68%	503	515	512	503	489	477	466	453	461	457	421	
\$90,000 - \$99,999	6,158	4.31%	599	597	603	575	581	537	562	545	523	523	513	
\$100,000 - \$119,999	9,081	6.35%	961	917	907	869	858	821	770	773	753	751	701	
\$120,000 - \$139,999	11,919	8.34%	1,238	1,270	1,177	1,094	1,047	1,029	1,019	995	1,039	1,041	970	
\$140,000 - \$159,999	9,760	6.83%	1,101	1,012	934	940	902	841	824	800	826	828	752	
\$160,000 - \$179,999	8,395	5.87%	883	907	863	825	752	712	719	735	678	675	646	
\$180,000 - \$199,999	8,041	5.63%	809	817	834	770	753	739	712	691	643	647	626	
\$200,000 - \$249,999	12,579	8.80%	1,397	1,400	1,329	1,261	1,159	1,113	1,058	986	979	974	923	
\$250,000 - \$299,999	9,991	6.99%	1,085	1,099	1,047	981	899	855	836	811	797	794	787	
\$300,000 - \$399,999	12,270	8.58%	1,312	1,297	1,261	1,178	1,106	1,130	1,093	1,039	954	957	943	
\$400,000 - \$499,999	7,521	5.26%	760	758	740	720	698	674	666	649	630	625	601	
\$500,000 - \$599,999	5,461	3.82%	512	525	549	566	532	512	479	478	447	450	411	
\$600,000 - \$699,999	3,673	2.57%	414	395	359	345	349	330	331	314	283	283	270	
\$700,000 - \$799,999	2,687	1.88%	263	262	266	264	248	251	240	225	227	228	213	
\$800,000 - \$899,999	2,143	1.50%	239	235	223	219	210	181	182	178	161	160	155	
\$900,000 - \$999,999	1,779	1.24%	179	185	185	185	174	169	160	149	133	134	126	
Over \$1,000,000	7,192	5.03%	727	728	717	678	665	648	626	624	598	598	583	
2009 Totals	142,950	-	14,536	14,574	14,163	13,596	13,144	12,761	12,479	12,242	12,002	11,992	11,461	

2004 - 2009 Residential Listing Comparison

