



**Manatee Association of Realtors®
Monthly Sales Trend Indicator
2011**

Sales by Price Range - Single Family Homes & Villas

Price Range	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
\$1 - 49,999	21	28	25	36	28	25	17	17	17	22	11	15	262	6.91%	9.91%
\$50,000 - 59,999	8	11	9	10	12	7	8	7	8	8	12	5	105	2.30%	3.97%
\$60,000 - 69,999	6	8	15	9	12	8	5	10	6	8	9	4	100	1.84%	3.78%
\$70,000 - 79,999	7	8	9	4	16	8	5	3	6	13	8	12	99	5.53%	3.74%
\$80,000 - 89,999	6	6	10	4	12	9	10	7	9	3	3	7	86	3.23%	3.25%
\$90,000 - 99,999	7	5	10	8	12	6	6	7	10	5	7	11	94	5.07%	3.55%
\$100,000 - 119,999	16	17	17	12	21	18	17	23	14	18	15	15	203	6.91%	7.67%
\$120,000 - 139,999	18	24	21	19	14	25	15	22	15	23	27	19	242	8.76%	9.15%
\$140,000 - 159,999	10	20	24	25	20	22	20	14	19	19	15	21	229	9.68%	8.66%
\$160,000 - 179,999	13	14	25	14	17	11	20	12	11	11	12	16	176	7.37%	6.65%
\$180,000 - 199,999	9	13	18	8	9	13	13	14	12	8	7	10	134	4.61%	5.07%
\$200,000 - 249,999	16	19	21	16	36	29	26	26	17	20	18	26	270	11.98%	10.21%
\$250,000 - 299,999	9	13	18	19	16	20	31	16	19	12	11	13	197	5.99%	7.45%
\$300,000 - 349,999	10	7	14	9	15	9	17	17	10	10	10	9	137	4.15%	5.18%
\$350,000 - 399,999	4	6	5	11	6	6	11	9	9	7	4	10	88	4.61%	3.33%
\$400,000 - 499,999	9	6	8	6	7	11	8	6	7	3	4	8	83	3.69%	3.14%
\$500,000 - 599,999	2	5	3	7	7	4	5	4	9	1	5	5	57	2.30%	2.16%
\$600,000 - 699,999	0	4	3	6	3	2	2	1	1	2	2	7	33	3.23%	1.25%
\$700,000 - 799,999	3	1	2	2	0	1	2	0	2	1	0	2	16	0.92%	0.60%
\$800,000 - 899,999	0	0	0	1	2	1	2	1	2	0	0	0	9	0.00%	0.34%
\$900,000 - 999,999	1	0	1	0	0	0	1	0	2	0	1	1	7	0.46%	0.26%
\$1,000,000 - and over	0	0	3	3	1	2	3	1	3	1	0	1	18	0.46%	0.68%
Current Year	175	215	261	229	266	237	244	217	208	195	181	217	2,645		
Previous Year	142	176	255	218	240	236	195	211	199	174	178	216	2,440		
Change from last month		22.86%	21.40%	-12.26%	16.16%	-10.90%	2.95%	-11.07%	-4.15%	-6.25%	-7.18%	19.89%			
Change from last year	23.24%	22.16%	2.35%	5.05%	10.83%	0.42%	25.13%	2.84%	4.52%	12.07%	1.69%	0.46%			
Current YTD	175	390	651	880	1,146	1,383	1,627	1,844	2,052	2,247	2,428	2,645			
Previous YTD	142	318	573	791	1,031	1,267	1,462	1,673	1,872	2,046	2,224	2,440			
% Change YTD	23.24%	22.64%	13.61%	11.25%	11.15%	9.16%	11.29%	10.22%	9.62%	9.82%	9.17%	8.40%			



**Manatee Association of Realtors®
Monthly Sales Trend Indicator
2011**

Sales by Price Range - Condominiums, Townhouses and Co-Op

Price Range	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
\$1 - 49,999	22	20	33	24	26	19	15	19	16	17	21	21	253	24.71%	27.50%
\$50,000 - 59,999	5	7	7	7	11	11	5	4	3	4	10	7	81	8.24%	8.80%
\$60,000 - 69,999	1	1	13	8	5	1	1	3	8	4	4	6	55	7.06%	5.98%
\$70,000 - 79,999	3	4	5	7	9	9	4	6	4	5	1	7	64	8.24%	6.96%
\$80,000 - 89,999	6	4	8	0	4	4	1	4	3	5	2	9	50	10.59%	5.43%
\$90,000 - 99,999	2	0	3	6	4	2	5	2	1	4	5	7	41	8.24%	4.46%
\$100,000 - 119,999	5	5	15	11	10	6	4	2	4	6	3	6	77	7.06%	8.37%
\$120,000 - 139,999	4	6	6	7	5	8	4	5	4	2	5	5	61	5.88%	6.63%
\$140,000 - 159,999	5	5	4	7	6	0	4	1	1	3	0	3	39	3.53%	4.24%
\$160,000 - 179,999	1	2	3	2	1	3	3	2	2	0	1	1	21	1.18%	2.28%
\$180,000 - 199,999	2	3	0	3	2	2	2	1	2	2	1	2	22	2.35%	2.39%
\$200,000 - 249,999	2	3	7	11	4	5	3	2	5	1	3	1	47	1.18%	5.11%
\$250,000 - 299,999	2	5	2	3	5	4	3	4	2	0	1	2	33	2.35%	3.59%
\$300,000 - 349,999	2	1	7	3	1	5	0	1	0	1	1	4	26	4.71%	2.83%
\$350,000 - 399,999	0	0	2	2	4	1	4	2	0	2	2	0	19	0.00%	2.07%
\$400,000 - 499,999	1	0	4	1	2	1	1	0	0	0	2	2	14	2.35%	1.52%
\$500,000 - 599,999	1	0	0	0	1	1	0	0	2	0	1	1	7	1.18%	0.76%
\$600,000 - 699,999	1	0	2	0	1	0	1	1	0	0	1	0	7	0.00%	0.76%
\$700,000 - 799,999	0	0	0	0	1	0	0	0	0	0	0	0	1	0.00%	0.11%
\$800,000 - 899,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$900,000 - 999,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$1,000,000 - and over	0	0	0	0	0	0	0	1	0	0	0	1	2	1.18%	0.22%
Current Year	65	66	121	102	102	82	60	60	57	56	64	85	920		
Previous Year	45	64	98	95	90	80	46	51	66	66	55	76	832		
Change from last month		1.54%	83.33%	-15.70%	0.00%	-19.61%	-26.83%	0.00%	-5.00%	-1.75%	14.29%	32.81%			
Change from last year	44.44%	3.13%	23.47%	7.37%	13.33%	2.50%	30.43%	17.65%	-13.64%	-15.15%	16.36%	11.84%			
Current YTD	65	131	252	354	456	538	598	658	715	771	835	920			
Previous YTD	45	109	207	302	392	472	518	569	635	701	756	832			
% Change YTD	44.44%	20.18%	21.74%	17.22%	16.33%	13.98%	15.44%	15.64%	12.60%	9.99%	10.45%	10.58%			



Manatee Association of Realtors®
Monthly Sales Trend Indicator
2011
Sales by Price Range - Overall

Price Range	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
\$1 - 49,999	47	64	71	73	64	50	33	44	38	47	37	46	614	14.38%	16.26%
\$50,000 - 59,999	13	20	22	20	27	18	15	14	12	14	25	14	214	4.38%	5.67%
\$60,000 - 69,999	7	9	31	19	19	9	6	15	16	14	13	12	170	3.75%	4.50%
\$70,000 - 79,999	11	14	20	12	26	18	14	10	10	19	11	20	185	6.25%	4.90%
\$80,000 - 89,999	13	11	19	6	18	14	11	12	14	9	5	16	148	5.00%	3.92%
\$90,000 - 99,999	11	8	13	14	16	8	11	9	11	9	12	18	140	5.63%	3.71%
\$100,000 - 119,999	21	22	36	23	33	25	21	25	19	24	20	22	291	6.88%	7.71%
\$120,000 - 139,999	22	30	28	27	20	34	19	28	19	25	32	24	308	7.50%	8.16%
\$140,000 - 159,999	15	25	29	33	26	23	24	15	20	22	15	24	271	7.50%	7.18%
\$160,000 - 179,999	15	17	28	16	18	14	23	14	13	11	13	17	199	5.31%	5.27%
\$180,000 - 199,999	11	16	18	11	11	15	15	15	14	10	8	12	156	3.75%	4.13%
\$200,000 - 249,999	18	22	29	27	40	35	29	29	22	21	21	28	321	8.75%	8.50%
\$250,000 - 299,999	11	18	20	22	21	24	34	20	21	12	12	15	230	4.69%	6.09%
\$300,000 - 349,999	12	8	21	12	17	14	17	18	10	11	11	14	165	4.38%	4.37%
\$350,000 - 399,999	4	6	7	13	11	7	15	11	9	9	6	10	108	3.13%	2.86%
\$400,000 - 499,999	10	6	13	7	9	12	9	6	7	3	6	10	98	3.13%	2.60%
\$500,000 - 599,999	3	5	3	7	8	5	5	4	12	1	6	6	65	1.88%	1.72%
\$600,000 - 699,999	1	4	5	6	4	2	3	2	1	2	3	7	40	2.19%	1.06%
\$700,000 - 799,999	3	1	2	2	1	1	2	0	2	1	0	2	17	0.63%	0.45%
\$800,000 - 899,999	0	0	0	1	2	1	2	1	2	0	0	0	9	0.00%	0.24%
\$900,000 - 999,999	1	0	1	0	0	0	1	0	2	0	1	1	7	0.31%	0.19%
\$1,000,000 - and over	0	0	3	3	1	2	3	2	3	1	0	2	20	0.63%	0.53%
Current Year	249	306	419	354	392	331	312	294	277	265	257	320	3,776		
Previous Year	201	262	373	337	344	327	250	276	278	247	243	309	3,447		
Change from last month		22.89%	36.93%	-15.51%	10.73%	-15.56%	-5.74%	-5.77%	-5.78%	-4.33%	-3.02%	24.51%			
Change from last year		16.79%	12.33%	5.04%	13.95%	1.22%	24.80%	6.52%	-0.36%	7.29%	5.76%	3.56%			
Current YTD	249	555	974	1,328	1,720	2,051	2,363	2,657	2,934	3,199	3,456	3,776			
Previous YTD	201	463	836	1,173	1,517	1,844	2,094	2,370	2,648	2,895	3,138	3,447			
% Change YTD	23.88%	19.87%	16.51%	13.21%	13.38%	11.23%	12.85%	12.11%	10.80%	10.50%	10.13%	9.54%			



Manatee Association of Realtors®
Monthly Sales Trend Indicator
2011
Sales by Bedroom Count

Bedrooms	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
0	0	0	0	0	0	1	1	0	0	0	0	0	2	0.00%	0.05%
1	9	12	25	24	17	19	9	9	13	15	10	13	175	4.06%	4.63%
2	88	124	164	143	151	109	84	99	87	106	93	129	1,377	40.31%	36.47%
3	105	123	173	140	171	151	147	129	119	109	114	123	1,604	38.44%	42.48%
4	36	41	49	46	44	46	66	48	50	31	35	50	542	15.63%	14.35%
5	10	4	7	0	7	4	5	6	5	4	4	5	61	1.56%	1.62%
6+	1	2	1	1	2	1	0	3	3	0	1	0	15	0.00%	0.40%
Total	249	306	419	354	392	331	312	294	277	265	257	320	3,776	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
1	46	59	62	59	55	45	31	36	41	46	39	43	562	13.44%	14.88%
2	161	211	305	258	282	237	213	207	178	194	187	232	2,665	72.50%	70.58%
3	31	31	40	31	48	37	55	43	49	22	27	39	453	12.19%	12.00%
4	11	5	9	6	5	11	12	4	9	3	3	5	83	1.56%	2.20%
5	0	0	1	0	1	1	1	0	0	0	1	1	6	0.31%	0.16%
6+	0	0	2	0	1	0	0	4	0	0	0	0	7	0.00%	0.19%
Total	249	306	419	354	392	331	312	294	277	265	257	320	3,776	100.00%	100.00%



Manatee Association of Realtors®
Monthly Sales Trend Indicator
2011
Sales by Housing Style

Style	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
Single Family Home	162	197	237	207	242	217	237	207	198	181	170	199	2,454	62.19%	64.99%
Condominium	59	56	106	92	94	76	51	54	56	53	58	78	833	24.38%	22.06%
Villa	13	18	24	22	24	20	7	10	10	14	11	18	191	5.63%	5.06%
Manufactured/Mobile H	8	22	35	21	21	8	7	13	10	14	12	16	187	5.00%	4.95%
Townhouse	5	7	15	7	8	6	9	6	1	3	6	5	78	1.56%	2.07%
Half Duplex	1	2	1	0	3	3	1	3	2	0	0	2	18	0.63%	0.48%
Co-Op	1	3	0	3	0	0	0	0	0	0	0	2	9	0.63%	0.24%
Planned Unit Developpr	0	1	0	2	0	1	0	0	0	0	0	0	4	0.00%	0.11%
Modular	0	0	1	0	0	0	0	1	0	0	0	0	2	0.00%	0.05%
Total	249	306	419	354	392	331	312	294	277	265	257	320	3,776	100.00%	100.00%



Manatee Association of Realtors®

Multiple Listing One Month Sales and Inventory Report - December 1 to December 31, 2011

Price Range	Sold Units	Market Share	Average List	Average Sale	% List to Sell	Avg DOM	Inventory on Market	Months Supply
			Price	Price				
\$1 - 49,999	46	14.38%	38,853	34,851	90.00%	132	236	5.1
\$50,000 - 59,999	14	4.38%	57,079	52,991	93.00%	128	114	8.1
\$60,000 - 69,999	12	3.75%	69,585	65,045	93.00%	269	94	7.8
\$70,000 - 79,999	20	6.25%	79,507	73,920	93.00%	112	102	5.1
\$80,000 - 89,999	16	5.00%	92,731	84,706	91.00%	195	73	4.6
\$90,000 - 99,999	18	5.63%	104,122	93,867	90.00%	159	75	4.2
\$100,000 - 119,999	22	6.88%	113,320	108,132	95.00%	118	141	6.4
\$120,000 - 139,999	24	7.50%	132,740	127,303	96.00%	126	148	6.2
\$140,000 - 159,999	24	7.50%	155,492	148,690	96.00%	120	128	5.3
\$160,000 - 179,999	17	5.31%	179,253	170,585	95.00%	122	93	5.5
\$180,000 - 199,999	12	3.75%	203,895	189,183	93.00%	214	112	9.3
\$200,000 - 249,999	28	8.75%	236,935	219,434	93.00%	135	211	7.5
\$250,000 - 299,999	15	4.69%	283,915	265,670	94.00%	205	194	12.9
\$300,000 - 349,999	14	4.38%	350,242	323,280	92.00%	112	121	8.6
\$350,000 - 399,999	10	3.13%	393,763	374,054	95.00%	235	107	10.7
\$400,000 - 499,999	10	3.13%	504,496	458,960	91.00%	142	146	14.6
\$500,000 - 599,999	6	1.88%	588,317	542,833	92.00%	273	98	16.3
\$600,000 - 699,999	7	2.19%	663,700	643,094	97.00%	161	63	9.0
\$700,000 - 799,999	2	0.63%	832,000	750,000	90.00%	30	40	20.0
\$800,000 - 899,999	0	0.00%	0	0	0.00%		28	
\$900,000 - 999,999	1	0.31%	997,500	997,000	100.00%	262	19	19.0
\$1,000,000 - and over	2	0.63%	1,221,359	1,196,359	98.00%	666	87	43.5
Totals	320	100.00%	191,665	179,548	94.00%	153	2,430	7.6

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants.

The data reflects only The sales published through My Florida Regional MLS and does not include all sales in The Reported areas.

Neither The Association/Board nor The MFRMLS is in any way responsible for its accuracy.



Manatee Association of Realtors®

Multiple Listing YTD Sales and Inventory Report - January 1 to December 31, 2011

Price Range	Sold Units	Market Share	Average List	Average Sale	% List to Sell	Avg DOM	Inventory on Market	Months Supply
			Price	Price				
\$1 - 49,999	614	16.26%	38,375	33,992	89.00%	128	236	4.6
\$50,000 - 59,999	214	5.67%	59,273	53,938	91.00%	161	114	6.4
\$60,000 - 69,999	170	4.50%	68,859	64,341	93.00%	139	94	6.6
\$70,000 - 79,999	185	4.90%	80,539	74,170	92.00%	135	102	6.6
\$80,000 - 89,999	148	3.92%	91,157	84,163	92.00%	166	73	5.9
\$90,000 - 99,999	140	3.71%	100,574	93,873	93.00%	127	75	6.4
\$100,000 - 119,999	291	7.71%	116,499	109,280	94.00%	143	141	5.8
\$120,000 - 139,999	308	8.16%	135,087	128,895	95.00%	123	148	5.8
\$140,000 - 159,999	271	7.18%	157,325	148,575	94.00%	124	128	5.7
\$160,000 - 179,999	199	5.27%	177,894	167,919	94.00%	109	93	5.6
\$180,000 - 199,999	156	4.13%	201,672	188,530	93.00%	119	112	8.6
\$200,000 - 249,999	321	8.50%	236,253	221,744	94.00%	131	211	7.9
\$250,000 - 299,999	230	6.09%	290,049	271,134	93.00%	156	194	10.1
\$300,000 - 349,999	165	4.37%	344,842	322,690	94.00%	164	121	8.8
\$350,000 - 399,999	108	2.86%	392,643	369,288	94.00%	148	107	11.9
\$400,000 - 499,999	98	2.60%	482,852	442,893	92.00%	182	146	17.9
\$500,000 - 599,999	65	1.72%	594,769	546,078	92.00%	185	98	18.1
\$600,000 - 699,999	40	1.06%	675,625	646,910	96.00%	184	63	18.9
\$700,000 - 799,999	17	0.45%	810,735	741,782	91.00%	170	40	28.2
\$800,000 - 899,999	9	0.24%	901,811	834,000	92.00%	240	28	37.3
\$900,000 - 999,999	7	0.19%	1,096,357	941,000	86.00%	261	19	32.6
\$1,000,000 - and over	20	0.53%	1,750,486	1,524,121	87.00%	237	87	52.2
Totals	3,776	100.00%	184,023	171,051	93.00%	140	2,430	7.7

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Manatee Association of Realtors®
Four Year Sales and Inventory History 2007 - 2011
Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sale Price	% Diff Sell/List	Avg DOM	Current Inventory	Months Inventory
01-JAN-08	202	322,950	293,174	91%	112	6,940	34.4
01-FEB-08	223	283,295	257,336	91%	110	6,821	30.6
01-MAR-08	261	282,089	255,789	91%	119	6,665	25.5
01-APR-08	310	311,143	283,121	91%	116	6,288	20.3
01-MAY-08	325	295,819	267,377	90%	116	5,717	17.6
01-JUN-08	326	304,995	275,126	90%	124	5,451	16.7
01-JUL-08	255	281,131	258,743	92%	103	4,862	19.1
01-AUG-08	179	291,327	262,191	90%	127	4,597	25.7
01-SEP-08	170	261,184	230,360	88%	130	4,467	26.3
01-OCT-08	182	220,697	197,500	89%	111	4,390	24.1
01-NOV-08	183	219,493	199,244	91%	101	4,345	23.7
01-DEC-08	211	234,514	211,160	90%	129	4,270	20.2
01-JAN-09	169	201,771	182,424	90%	108	4,173	24.7
01-FEB-09	207	195,551	176,885	90%	130	4,178	20.2
01-MAR-09	257	213,454	188,829	88%	137	4,093	15.9
01-APR-09	282	198,552	179,283	90%	145	3,909	13.9
01-MAY-09	267	193,440	174,805	90%	145	3,724	13.9
01-JUN-09	284	202,288	185,208	92%	152	3,631	12.8
01-JUL-09	262	214,363	192,310	90%	146	3,539	13.5
01-AUG-09	221	219,382	201,123	92%	152	3,514	15.9
01-SEP-09	271	229,219	209,257	91%	133	3,500	12.9
01-OCT-09	278	217,749	201,955	93%	130	3,496	12.6
01-NOV-09	245	210,080	193,605	92%	146	3,510	14.3
01-DEC-09	294	201,513	184,879	92%	157	3,489	11.9
01-JAN-10	201	207,672	191,631	92%	125	3,524	17.5
01-FEB-10	262	216,910	200,359	92%	133	3,516	13.4
01-MAR-10	373	197,666	182,991	93%	138	3,568	9.6
01-APR-10	337	208,168	191,682	92%	133	3,574	10.6
01-MAY-10	344	201,370	186,909	93%	127	3,460	10.1
01-JUN-10	327	199,425	185,236	93%	108	3,525	10.8
01-JUL-10	250	190,699	177,783	93%	127	3,428	13.7
01-AUG-10	276	184,738	170,023	92%	126	3,453	12.5
01-SEP-10	278	195,487	179,333	92%	124	3,458	12.4
01-OCT-10	247	179,371	166,617	93%	113	3,400	13.8
01-NOV-10	243	172,515	159,819	93%	121	3,501	14.4
01-DEC-10	309	209,504	191,952	92%	131	3,397	11.0
01-JAN-11	249	171,646	159,125	93%	119	3,396	13.6
01-FEB-11	306	160,942	149,258	93%	140	3,243	10.6
01-MAR-11	419	180,746	164,552	91%	139	3,086	7.4
01-APR-11	354	188,411	174,279	92%	134	2,887	8.2
01-MAY-11	392	174,138	162,637	93%	159	2,704	6.9
01-JUN-11	331	187,132	173,275	93%	129	2,611	7.9
01-JUL-11	312	222,472	206,373	93%	151	2,495	8.0
01-AUG-11	294	189,261	176,996	94%	145	2,531	8.6
01-SEP-11	277	213,445	200,195	94%	133	2,542	9.2
01-OCT-11	265	156,436	146,851	94%	149	2,540	9.6
01-NOV-11	257	168,409	157,959	94%	110	2,539	9.9
01-DEC-11	320	191,665	179,548	94%	153	2,430	7.6