



**Greater Tampa 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	181	195	260	219	203	206	181	203	184	140	148		2,120	13.07%	13.74%
\$50,000 - 59,999	47	56	66	76	62	62	61	50	48	48	45		621	3.98%	4.02%
\$60,000 - 69,999	53	64	79	63	59	59	67	73	52	46	48		663	4.24%	4.30%
\$70,000 - 79,999	51	49	99	73	60	68	58	63	63	69	54		707	4.77%	4.58%
\$80,000 - 89,999	46	46	82	56	64	71	56	52	62	70	46		651	4.06%	4.22%
\$90,000 - 99,999	54	62	74	74	69	78	65	62	50	57	47		692	4.15%	4.48%
\$100,000 - 119,999	82	91	146	128	147	146	143	140	140	116	98		1,377	8.66%	8.92%
\$120,000 - 139,999	85	119	153	149	143	138	148	134	117	107	111		1,404	9.81%	9.10%
\$140,000 - 159,999	77	106	134	115	112	130	119	129	131	99	93		1,245	8.22%	8.07%
\$160,000 - 179,999	66	68	117	103	114	106	98	111	101	88	77		1,049	6.80%	6.80%
\$180,000 - 199,999	52	55	87	76	57	97	71	99	74	66	63		797	5.57%	5.16%
\$200,000 - 249,999	73	106	128	119	151	154	148	164	131	130	117		1,421	10.34%	9.21%
\$250,000 - 299,999	54	77	90	77	88	99	103	100	93	75	80		936	7.07%	6.06%
\$300,000 - 349,999	39	32	51	59	60	56	52	75	60	49	25		558	2.21%	3.62%
\$350,000 - 399,999	19	21	28	37	34	47	27	40	30	28	26		337	2.30%	2.18%
\$400,000 - 499,999	22	14	35	32	41	55	45	37	29	21	27		358	2.39%	2.32%
\$500,000 - 599,999	11	12	16	12	19	26	19	16	20	10	12		173	1.06%	1.12%
\$600,000 - 699,999	5	7	10	12	13	14	13	11	8	5	5		103	0.44%	0.67%
\$700,000 - 799,999	5	6	3	6	6	7	8	5	7	9	3		65	0.27%	0.42%
\$800,000 - 899,999	4	2	2	5	5	3	3	4	3	4	0		35	0.00%	0.23%
\$900,000 - 999,999	3	1	7	4	1	5	4	2	3	2	4		36	0.35%	0.23%
\$1,000,000 - and over	4	5	8	16	9	12	8	8	7	5	3		85	0.27%	0.55%
Current Year	1,033	1,194	1,675	1,511	1,517	1,639	1,497	1,578	1,413	1,244	1,132		15,433		
Previous Year	891	1,073	1,391	1,494	1,476	1,711	1,200	1,286	1,233	1,078	1,055	1,360	13,888		
Change from last month		15.59%	40.28%	-9.79%	0.40%	8.04%	-8.66%	5.41%	-10.46%	-11.96%	-9.00%				
Change from last year	15.94%	11.28%	20.42%	1.14%	2.78%	-4.21%	24.75%	22.71%	14.60%	15.40%	7.30%				
Current YTD	1,033	2,227	3,902	5,413	6,930	8,569	10,066	11,644	13,057	14,301	15,433				
Previous YTD	891	1,964	3,355	4,849	6,325	8,036	9,236	10,522	11,755	12,833	13,888	15,248			
% Change YTD	15.94%	13.39%	16.30%	11.63%	9.57%	6.63%	8.99%	10.66%	11.08%	11.44%	11.12%				



**Greater Tampa 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	151	193	213	187	144	128	139	130	96	104	88		1,573	25.66%	34.43%
\$50,000 - 59,999	45	38	50	46	44	35	40	32	37	37	28		432	8.16%	9.46%
\$60,000 - 69,999	31	37	45	45	38	35	29	34	31	43	34		402	9.91%	8.80%
\$70,000 - 79,999	21	19	28	35	27	29	27	19	29	22	21		277	6.12%	6.06%
\$80,000 - 89,999	21	19	22	27	29	28	17	28	32	21	29		273	8.45%	5.98%
\$90,000 - 99,999	15	9	29	21	19	18	22	14	8	18	14		187	4.08%	4.09%
\$100,000 - 119,999	21	22	24	21	21	20	19	28	28	16	29		249	8.45%	5.45%
\$120,000 - 139,999	14	23	19	24	21	20	20	24	19	18	16		218	4.66%	4.77%
\$140,000 - 159,999	13	19	21	23	24	23	23	24	20	16	22		228	6.41%	4.99%
\$160,000 - 179,999	10	19	20	9	15	14	24	25	20	15	14		185	4.08%	4.05%
\$180,000 - 199,999	7	6	7	9	9	11	9	15	11	6	8		98	2.33%	2.14%
\$200,000 - 249,999	10	16	16	11	14	26	16	28	21	20	21		199	6.12%	4.36%
\$250,000 - 299,999	7	6	12	4	11	10	8	9	2	14	5		88	1.46%	1.93%
\$300,000 - 349,999	5	2	5	5	3	5	5	3	6	6	5		50	1.46%	1.09%
\$350,000 - 399,999	1	2	4	4	4	3	5	7	3	1	3		37	0.87%	0.81%
\$400,000 - 499,999	1	2	3	3	4	2	6	3	3	2	3		32	0.87%	0.70%
\$500,000 - 599,999	0	2	0	3	3	2	2	1	2	1	2		18	0.58%	0.39%
\$600,000 - 699,999	1	0	1	2	1	0	1	2	0	2	1		11	0.29%	0.24%
\$700,000 - 799,999	0	1	0	0	0	1	0	2	0	0	0		4	0.00%	0.09%
\$800,000 - 899,999	0	0	0	1	0	0	0	1	1	1	0		4	0.00%	0.09%
\$900,000 - 999,999	0	0	0	0	1	0	0	0	0	0	0		1	0.00%	0.02%
\$1,000,000 - and over	1	0	1	0	0	1	0	0	0	0	0		3	0.00%	0.07%
Current Year	375	435	520	480	432	411	412	429	369	363	343		4,569		
Previous Year	242	290	415	400	349	423	316	341	349	317	311	406	3,753		
Change from last month		16.00%	19.54%	-7.69%	-10.00%	-4.86%	0.24%	4.13%	-13.99%	-1.63%	-5.51%				
Change from last year	54.96%	50.00%	25.30%	20.00%	23.78%	-2.84%	30.38%	25.81%	5.73%	14.51%	10.29%				
Current YTD	375	810	1,330	1,810	2,242	2,653	3,065	3,494	3,863	4,226	4,569				
Previous YTD	242	532	947	1,347	1,696	2,119	2,435	2,776	3,125	3,442	3,753	4,159			
% Change YTD	54.96%	52.26%	40.44%	34.37%	32.19%	25.20%	25.87%	25.86%	23.62%	22.78%	21.74%				



Greater Tampa 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	356	411	519	455	380	364	349	368	312	278	260		4,052	17.07%	19.65%
\$50,000 - 59,999	93	101	126	133	112	103	107	85	86	91	80		1,117	5.25%	5.42%
\$60,000 - 69,999	86	108	132	113	101	98	97	113	87	94	85		1,114	5.58%	5.40%
\$70,000 - 79,999	76	71	132	111	88	99	92	85	95	95	79		1,023	5.19%	4.96%
\$80,000 - 89,999	67	66	105	85	95	102	74	82	97	93	76		942	4.99%	4.57%
\$90,000 - 99,999	71	72	106	97	88	99	90	78	58	76	62		897	4.07%	4.35%
\$100,000 - 119,999	104	116	174	152	171	167	163	168	169	134	130		1,648	8.54%	7.99%
\$120,000 - 139,999	100	143	174	176	167	159	170	159	136	126	128		1,638	8.40%	7.94%
\$140,000 - 159,999	94	125	158	139	136	155	143	156	154	115	117		1,492	7.68%	7.24%
\$160,000 - 179,999	76	87	137	113	131	120	122	136	122	103	92		1,239	6.04%	6.01%
\$180,000 - 199,999	59	61	94	85	66	108	80	114	85	72	72		896	4.73%	4.35%
\$200,000 - 249,999	83	122	145	130	167	180	165	192	152	150	138		1,624	9.06%	7.88%
\$250,000 - 299,999	61	83	103	81	99	109	111	109	95	89	85		1,025	5.58%	4.97%
\$300,000 - 349,999	44	34	56	64	64	61	57	78	66	55	30		609	1.97%	2.95%
\$350,000 - 399,999	20	23	32	41	38	50	32	47	33	29	29		374	1.90%	1.81%
\$400,000 - 499,999	23	16	38	35	45	57	51	40	32	23	30		390	1.97%	1.89%
\$500,000 - 599,999	11	14	16	15	22	28	21	17	22	11	14		191	0.92%	0.93%
\$600,000 - 699,999	6	7	11	14	14	14	14	13	8	7	6		114	0.39%	0.55%
\$700,000 - 799,999	5	7	3	6	6	8	8	7	7	9	3		69	0.20%	0.33%
\$800,000 - 899,999	4	2	2	6	5	3	3	5	4	5	0		39	0.00%	0.19%
\$900,000 - 999,999	3	1	7	4	2	5	4	2	3	2	4		37	0.26%	0.18%
\$1,000,000 - and over	5	5	9	16	9	13	8	8	7	5	3		88	0.20%	0.43%
Current Year	1,447	1,675	2,279	2,071	2,006	2,102	1,961	2,062	1,830	1,662	1,523		20,618		
Previous Year	1,175	1,425	1,860	1,967	1,891	2,200	1,559	1,668	1,627	1,444	1,421	1,806	18,237		
Change from last month		15.76%	36.06%	-9.13%	-3.14%	4.79%	-6.71%	5.15%	-11.25%	-9.18%	-8.36%				
Change from last year		17.54%	22.53%	5.29%	6.08%	-4.45%	25.79%	23.62%	12.48%	15.10%	7.18%				
Current YTD	1,447	3,122	5,401	7,472	9,478	11,580	13,541	15,603	17,433	19,095	20,618				
Previous YTD	1,175	2,600	4,460	6,427	8,318	10,518	12,077	13,745	15,372	16,816	18,237	20,043			
% Change YTD	23.15%	20.08%	21.10%	16.26%	13.95%	10.10%	12.12%	13.52%	13.41%	13.55%	13.06%				



Greater Tampa 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	1	0	1	1	1	0	2	1	0	1	2	0	10	0.13%	0.05%
1	83	100	102	85	92	76	73	78	68	39	55	0	851	3.61%	4.13%
2	360	421	616	500	437	436	434	419	407	431	350	0	4,811	22.98%	23.33%
3	614	699	901	876	847	905	823	879	776	651	630	0	8,601	41.37%	41.72%
4	316	377	560	503	529	562	523	569	474	451	406	0	5,270	26.66%	25.56%
5	64	66	89	96	88	109	92	100	95	77	67	0	943	4.40%	4.57%
6+	9	12	10	10	12	14	14	16	10	12	13	0	132	0.85%	0.64%
Total	1,447	1,675	2,279	2,071	2,006	2,102	1,961	2,062	1,830	1,662	1,523	0	20,618	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	286	314	411	341	306	313	296	304	275	227	229	0	3,302	15.04%	16.02%
2	938	1,084	1,498	1,353	1,310	1,344	1,261	1,295	1,184	1,091	998	0	13,356	65.53%	64.78%
3	181	227	313	308	313	362	349	394	314	299	256	0	3,316	16.81%	16.08%
4	38	39	47	48	66	69	43	60	46	35	31	0	522	2.04%	2.53%
5	3	9	8	15	10	14	7	7	10	9	7	0	99	0.46%	0.48%
6+	1	2	2	6	1	0	5	2	1	1	2	0	23	0.13%	0.11%
Total	1,447	1,675	2,279	2,071	2,006	2,102	1,961	2,062	1,830	1,662	1,523	0	20,618	100.00%	100.00%



Greater Tampa 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	1,001	1,163	1,636	1,478	1,481	1,585	1,460	1,532	1,360	1,202	1,087	0	14,985	71.37%	72.68%
Condominium	248	284	313	296	259	229	233	220	215	209	173	0	2,679	11.36%	12.99%
Townhouse	124	151	207	184	173	182	179	208	154	154	168	0	1,884	11.03%	9.14%
Manufactured/Mobile H	32	38	70	65	44	42	42	45	42	45	41	0	506	2.69%	2.45%
Villa	32	31	39	33	36	54	37	46	53	42	45	0	448	2.95%	2.17%
Half Duplex	4	5	9	7	4	5	9	7	4	7	5	0	66	0.33%	0.32%
Planned Unit Developpr	2	2	5	4	8	3	1	2	1	0	1	0	29	0.07%	0.14%
Modular	1	1	0	3	0	2	0	1	0	3	1	0	12	0.07%	0.06%
Co-Op	3	0	0	0	0	0	0	1	0	0	2	0	6	0.13%	0.03%
Mobile	0	0	0	0	1	0	0	0	1	0	0	0	2	0.00%	0.01%
Manufactured	0	0	0	1	0	0	0	0	0	0	0	0	1	0.00%	0.00%
Total	1,447	1,675	2,279	2,071	2,006	2,102	1,961	2,062	1,830	1,662	1,523	0	20,618	100.00%	100.00%



Greater Tampa Association of Realtors®

Multiple Listing One Month Sales and Inventory Report - November 1 to November 30, 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	260	17.07%	36,282	32,622	90.00%	97	1,025	3.9
\$50,000 - 59,999	80	5.25%	59,102	54,263	92.00%	77	422	5.3
\$60,000 - 69,999	85	5.58%	69,362	64,439	93.00%	97	462	5.4
\$70,000 - 79,999	79	5.19%	78,354	74,143	95.00%	113	411	5.2
\$80,000 - 89,999	76	4.99%	88,944	84,478	95.00%	130	431	5.7
\$90,000 - 99,999	62	4.07%	98,050	94,326	96.00%	125	410	6.6
\$100,000 - 119,999	130	8.54%	114,557	109,756	96.00%	96	732	5.6
\$120,000 - 139,999	128	8.40%	138,931	129,979	94.00%	111	771	6.0
\$140,000 - 159,999	117	7.68%	156,311	150,409	96.00%	79	646	5.5
\$160,000 - 179,999	92	6.04%	175,167	170,252	97.00%	100	554	6.0
\$180,000 - 199,999	72	4.73%	195,226	188,682	97.00%	89	526	7.3
\$200,000 - 249,999	138	9.06%	230,847	221,959	96.00%	110	857	6.2
\$250,000 - 299,999	85	5.58%	290,508	271,537	93.00%	81	642	7.6
\$300,000 - 349,999	30	1.97%	336,009	319,878	95.00%	112	366	12.2
\$350,000 - 399,999	29	1.90%	390,730	373,145	95.00%	120	326	11.2
\$400,000 - 499,999	30	1.97%	466,944	437,323	94.00%	140	331	11.0
\$500,000 - 599,999	14	0.92%	561,561	545,447	97.00%	167	192	13.7
\$600,000 - 699,999	6	0.39%	669,650	616,583	92.00%	562	163	27.2
\$700,000 - 799,999	3	0.20%	800,333	735,000	92.00%	69	111	37.0
\$800,000 - 899,999	0	0.00%	0	0	0.00%		63	
\$900,000 - 999,999	4	0.26%	1,010,510	945,260	94.00%	41	56	14.0
\$1,000,000 - and over	3	0.20%	1,660,000	1,425,000	86.00%	171	282	94.0
Totals	1,523	100.00%	154,625	146,436	95.00%	103	9,779	6.4

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.



Greater Tampa Association of Realtors®

Multiple Listing YTD Sales and Inventory Report - January 1 to November 30, 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	4,052	19.65%	36,167	32,531	90.00%	94	1,025	2.8
\$50,000 - 59,999	1,117	5.42%	58,398	54,262	93.00%	101	422	4.2
\$60,000 - 69,999	1,114	5.40%	68,593	64,375	94.00%	112	462	4.6
\$70,000 - 79,999	1,023	4.96%	79,160	74,404	94.00%	111	411	4.4
\$80,000 - 89,999	942	4.57%	88,681	84,422	95.00%	113	431	5.0
\$90,000 - 99,999	897	4.35%	99,375	94,325	95.00%	118	410	5.0
\$100,000 - 119,999	1,648	7.99%	114,372	109,596	96.00%	110	732	4.9
\$120,000 - 139,999	1,638	7.94%	134,861	129,246	96.00%	106	771	5.2
\$140,000 - 159,999	1,492	7.24%	155,026	149,434	96.00%	99	646	4.8
\$160,000 - 179,999	1,239	6.01%	175,524	169,015	96.00%	101	554	4.9
\$180,000 - 199,999	896	4.35%	196,808	188,815	96.00%	110	526	6.5
\$200,000 - 249,999	1,624	7.88%	231,306	222,652	96.00%	105	857	5.8
\$250,000 - 299,999	1,025	4.97%	284,322	272,458	96.00%	103	642	6.9
\$300,000 - 349,999	609	2.95%	337,500	321,977	95.00%	111	366	6.6
\$350,000 - 399,999	374	1.81%	389,099	370,655	95.00%	133	326	9.6
\$400,000 - 499,999	390	1.89%	467,259	441,796	95.00%	119	331	9.3
\$500,000 - 599,999	191	0.93%	577,737	541,309	94.00%	142	192	11.1
\$600,000 - 699,999	114	0.55%	676,242	639,864	95.00%	164	163	15.7
\$700,000 - 799,999	69	0.33%	791,698	732,590	93.00%	242	111	17.7
\$800,000 - 899,999	39	0.19%	919,974	847,950	92.00%	242	63	17.8
\$900,000 - 999,999	37	0.18%	1,046,023	935,385	89.00%	191	56	16.7
\$1,000,000 - and over	88	0.43%	2,052,734	1,789,876	87.00%	207	282	35.3
Totals	20,618	100.00%	158,793	150,266	95.00%	107	9,779	5.2

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Greater Tampa 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-DEC-07	1,188	278,190	264,606	95%	100	21,073	17.7
01-JAN-08	852	263,437	248,872	94%	110	21,323	25.0
01-FEB-08	975	250,179	235,235	94%	109	21,468	22.0
01-MAR-08	1,218	244,205	230,172	94%	112	21,541	17.7
01-APR-08	1,330	238,127	223,206	94%	112	21,420	16.1
01-MAY-08	1,401	263,868	242,591	92%	116	21,133	15.1
01-JUN-08	1,481	241,694	226,929	94%	115	21,048	14.2
01-JUL-08	1,431	237,719	224,105	94%	111	21,022	14.7
01-AUG-08	1,416	222,420	209,355	94%	111	20,809	14.7
01-SEP-08	1,429	218,322	205,013	94%	111	21,013	14.7
01-OCT-08	1,280	198,963	186,612	94%	99	20,862	16.3
01-NOV-08	1,082	194,420	181,435	93%	101	20,650	19.1
01-DEC-08	1,336	194,626	183,319	94%	101	20,098	15.0
01-JAN-09	1,035	173,384	160,662	93%	102	19,628	19.0
01-FEB-09	1,218	169,982	158,051	93%	99	19,292	15.8
01-MAR-09	1,526	177,339	165,433	93%	113	18,873	12.4
01-APR-09	1,575	164,722	154,116	94%	111	18,375	11.7
01-MAY-09	1,573	173,786	162,765	94%	112	17,673	11.2
01-JUN-09	1,876	181,023	170,174	94%	109	17,246	9.2
01-JUL-09	1,885	187,677	176,649	94%	108	17,017	9.0
01-AUG-09	1,693	173,764	164,732	95%	105	16,843	9.9
01-SEP-09	1,789	174,273	164,700	95%	104	16,732	9.4
01-OCT-09	1,788	165,655	156,349	94%	104	16,514	9.2
01-NOV-09	1,712	173,700	163,572	94%	99	16,482	9.6
01-DEC-09	1,738	172,544	163,080	95%	109	16,072	9.2
01-JAN-10	1,175	162,475	154,625	95%	108	15,862	13.5
01-FEB-10	1,425	158,880	150,103	94%	103	15,941	11.2
01-MAR-10	1,860	170,567	160,648	94%	110	15,952	8.6
01-APR-10	1,967	170,705	161,651	95%	100	15,779	8.0
01-MAY-10	1,891	172,193	163,451	95%	99	15,660	8.3
01-JUN-10	2,200	179,506	170,597	95%	101	15,964	7.3
01-JUL-10	1,559	173,742	164,732	95%	98	16,227	10.4
01-AUG-10	1,668	170,988	161,320	94%	101	16,491	9.9
01-SEP-10	1,627	169,872	160,329	94%	94	16,758	10.3
01-OCT-10	1,444	160,796	151,253	94%	102	16,557	11.5
01-NOV-10	1,421	163,780	154,290	94%	103	16,644	11.7
01-DEC-10	1,898	163,073	154,307	95%	101	16,409	8.6
01-JAN-11	1,447	142,209	134,856	95%	99	16,105	11.1
01-FEB-11	1,675	143,685	135,543	94%	98	15,612	9.3
01-MAR-11	2,279	147,942	139,984	95%	104	14,841	6.5
01-APR-11	2,071	158,893	150,173	95%	109	14,109	6.8
01-MAY-11	2,006	160,949	152,471	95%	106	13,629	6.8
01-JUN-11	2,102	171,228	162,490	95%	117	13,005	6.2
01-JUL-11	1,961	164,081	155,707	95%	106	12,337	6.3
01-AUG-11	2,062	166,128	157,854	95%	110	11,851	5.7
01-SEP-11	1,830	170,809	160,222	94%	111	11,373	6.2
01-OCT-11	1,662	160,139	151,329	94%	111	10,569	6.4
01-NOV-11	1,523	154,625	146,436	95%	103	9,779	6.4