



**Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2012**

Sales by Price Range - Single Family Homes & Villa's

Price Range	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	YTD Total	Curr Month	YTD
\$1 - 49,999	162	162	198	159	166	178							1,025	10.57%	11.80%
\$50,000 - 59,999	48	46	66	68	59	62							349	3.68%	4.02%
\$60,000 - 69,999	50	63	59	50	75	57							354	3.38%	4.08%
\$70,000 - 79,999	35	57	58	61	77	66							354	3.92%	4.08%
\$80,000 - 89,999	47	55	75	75	75	72							399	4.28%	4.60%
\$90,000 - 99,999	53	61	75	70	83	78							420	4.63%	4.84%
\$100,000 - 119,999	99	111	145	130	129	146							760	8.67%	8.75%
\$120,000 - 139,999	97	108	151	121	153	138							768	8.19%	8.84%
\$140,000 - 159,999	82	101	104	100	123	106							616	6.29%	7.09%
\$160,000 - 179,999	57	98	113	94	117	104							583	6.18%	6.71%
\$180,000 - 199,999	52	66	86	78	101	84							467	4.99%	5.38%
\$200,000 - 249,999	109	119	137	164	173	204							906	12.11%	10.43%
\$250,000 - 299,999	53	77	83	100	126	140							579	8.31%	6.67%
\$300,000 - 349,999	45	47	55	49	71	63							330	3.74%	3.80%
\$350,000 - 399,999	24	26	29	43	45	61							228	3.62%	2.63%
\$400,000 - 499,999	12	28	30	39	48	50							207	2.97%	2.38%
\$500,000 - 599,999	3	15	19	17	30	32							116	1.90%	1.34%
\$600,000 - 699,999	10	12	11	15	16	15							79	0.89%	0.91%
\$700,000 - 799,999	5	3	4	8	11	6							37	0.36%	0.43%
\$800,000 - 899,999	5	0	5	3	3	8							24	0.48%	0.28%
\$900,000 - 999,999	2	3	4	2	2	2							15	0.12%	0.17%
\$1,000,000 - and over	5	8	12	13	17	12							67	0.71%	0.77%
Current Year	1,055	1,266	1,519	1,459	1,700	1,684							8,683		
Previous Year	1,033	1,194	1,676	1,511	1,518	1,640	1,497	1,580	1,418	1,249	1,156	1,348	16,820		
Change from last month		20.00%	19.98%	-3.95%	16.52%	-0.94%									
Change from last year	2.13%	6.03%	-9.37%	-3.44%	11.99%	2.68%									
Current YTD	1,055	2,321	3,840	5,299	6,999	8,683									
Previous YTD	1,033	2,227	3,903	5,414	6,932	8,572	10,069	11,649	13,067	14,316	15,472	16,820			
% Change YTD	2.13%	4.22%	-1.61%	-2.12%	0.97%	1.29%									



**Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2012**

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

Price Range	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	YTD Total	Curr Month	YTD
\$1 - 49,999	85	115	115	95	119	95							624	22.67%	26.34%
\$50,000 - 59,999	30	34	38	35	38	24							199	5.73%	8.40%
\$60,000 - 69,999	31	26	40	36	38	35							206	8.35%	8.70%
\$70,000 - 79,999	29	24	29	28	37	46							193	10.98%	8.15%
\$80,000 - 89,999	13	19	28	24	28	25							137	5.97%	5.78%
\$90,000 - 99,999	11	20	20	23	22	24							120	5.73%	5.07%
\$100,000 - 119,999	25	31	31	28	25	29							169	6.92%	7.13%
\$120,000 - 139,999	12	13	23	19	23	26							116	6.21%	4.90%
\$140,000 - 159,999	10	21	26	29	21	25							132	5.97%	5.57%
\$160,000 - 179,999	10	20	19	19	20	23							111	5.49%	4.69%
\$180,000 - 199,999	10	13	13	9	10	16							71	3.82%	3.00%
\$200,000 - 249,999	15	21	22	16	17	18							109	4.30%	4.60%
\$250,000 - 299,999	9	7	13	11	11	14							65	3.34%	2.74%
\$300,000 - 349,999	7	2	7	10	7	4							37	0.95%	1.56%
\$350,000 - 399,999	3	4	2	8	5	5							27	1.19%	1.14%
\$400,000 - 499,999	4	2	8	4	4	2							24	0.48%	1.01%
\$500,000 - 599,999	0	1	4	2	2	3							12	0.72%	0.51%
\$600,000 - 699,999	0	0	2	0	3	1							6	0.24%	0.25%
\$700,000 - 799,999	0	0	0	0	2	2							4	0.48%	0.17%
\$800,000 - 899,999	0	0	0	1	0	1							2	0.24%	0.08%
\$900,000 - 999,999	0	0	0	1	1	0							2	0.00%	0.08%
\$1,000,000 - and over	0	0	0	1	1	1							3	0.24%	0.13%
Current Year	304	373	440	399	434	419							2,369		
Previous Year	375	435	521	480	434	411	413	429	370	364	352	356	4,940		
Change from last month		22.70%	17.96%	-9.32%	8.77%	-3.46%									
Change from last year	-18.93%	-14.25%	-15.55%	-16.88%	0.00%	1.95%									
Current YTD	304	677	1,117	1,516	1,950	2,369									
Previous YTD	375	810	1,331	1,811	2,245	2,656	3,069	3,498	3,868	4,232	4,584	4,940			
% Change YTD	-18.93%	-16.42%	-16.08%	-16.29%	-13.14%	-10.81%									



Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2012
Sales by Price Range - Overall

Price Range	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	YTD Total	Curr Month	YTD
\$1 - 49,999	278	320	361	289	331	295							1,874	13.73%	16.38%
\$50,000 - 59,999	87	90	121	108	104	94							604	4.37%	5.28%
\$60,000 - 69,999	86	93	106	95	117	97							594	4.51%	5.19%
\$70,000 - 79,999	67	86	91	90	117	115							566	5.35%	4.95%
\$80,000 - 89,999	60	76	103	102	104	101							546	4.70%	4.77%
\$90,000 - 99,999	65	81	96	93	106	102							543	4.75%	4.75%
\$100,000 - 119,999	127	144	177	159	156	178							941	8.28%	8.23%
\$120,000 - 139,999	112	122	175	141	177	165							892	7.68%	7.80%
\$140,000 - 159,999	93	124	135	130	144	131							757	6.10%	6.62%
\$160,000 - 179,999	67	120	134	113	137	127							698	5.91%	6.10%
\$180,000 - 199,999	63	80	101	87	111	100							542	4.65%	4.74%
\$200,000 - 249,999	124	140	159	180	190	222							1,015	10.33%	8.87%
\$250,000 - 299,999	62	84	96	111	137	154							644	7.17%	5.63%
\$300,000 - 349,999	52	49	62	59	78	67							367	3.12%	3.21%
\$350,000 - 399,999	27	30	31	51	50	66							255	3.07%	2.23%
\$400,000 - 499,999	16	31	39	43	52	52							233	2.42%	2.04%
\$500,000 - 599,999	3	16	23	19	32	35							128	1.63%	1.12%
\$600,000 - 699,999	10	12	13	15	19	16							85	0.74%	0.74%
\$700,000 - 799,999	5	3	4	8	13	8							41	0.37%	0.36%
\$800,000 - 899,999	5	0	5	4	3	9							26	0.42%	0.23%
\$900,000 - 999,999	2	3	4	3	3	2							17	0.09%	0.15%
\$1,000,000 - and over	5	8	12	14	18	13							70	0.60%	0.61%
Current Year	1,416	1,712	2,048	1,914	2,199	2,149							11,438		
Previous Year	1,447	1,675	2,281	2,071	2,009	2,103	1,962	2,064	1,836	1,668	1,559	1,756	22,431		
Change from last month		20.90%	19.63%	-6.54%	14.89%	-2.27%									
Change from last year		2.21%	-10.21%	-7.58%	9.46%	2.19%									
Current YTD	1,416	3,128	5,176	7,090	9,289	11,438									
Previous YTD	1,447	3,122	5,403	7,474	9,483	11,586	13,548	15,612	17,448	19,116	20,675	22,431			
% Change YTD	-2.14%	0.19%	-4.20%	-5.14%	-2.05%	-1.28%									



Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2012
Sales by Bedroom Count

Bedrooms	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	YTD Total	Curr Month	YTD
0	0	0	0	1	3	2	0	0	0	0	0	0	6	0.09%	0.05%
1	51	63	71	57	62	68	0	0	0	0	0	0	372	3.16%	3.25%
2	355	425	507	454	500	450	0	0	0	0	0	0	2,691	20.94%	23.53%
3	577	693	874	820	879	861	0	0	0	0	0	0	4,704	40.07%	41.13%
4	362	422	485	483	611	628	0	0	0	0	0	0	2,991	29.22%	26.15%
5	65	81	93	85	118	121	0	0	0	0	0	0	563	5.63%	4.92%
6+	6	28	18	14	26	19	0	0	0	0	0	0	111	0.88%	0.97%
Total	1,416	1,712	2,048	1,914	2,199	2,149	0	0	0	0	0	0	11,438	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	YTD Total	Curr Month	YTD
1	224	244	310	265	277	301	0	0	0	0	0	0	1,621	14.01%	14.17%
2	914	1,141	1,356	1,268	1,424	1,376	0	0	0	0	0	0	7,479	64.03%	65.39%
3	242	261	315	310	414	400	0	0	0	0	0	0	1,942	18.61%	16.98%
4	31	56	56	59	71	63	0	0	0	0	0	0	336	2.93%	2.94%
5	3	6	6	7	10	7	0	0	0	0	0	0	39	0.33%	0.34%
6+	2	4	5	5	3	2	0	0	0	0	0	0	21	0.09%	0.18%
Total	1,416	1,712	2,048	1,914	2,199	2,149	0	0	0	0	0	0	11,438	100.00%	100.00%



Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2012
Sales by Housing Style

Style	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	YTD Total	Curr Month	YTD
Single Family Home	1,025	1,216	1,473	1,412	1,650	1,620	0	0	0	0	0	0	8,396	75.38%	73.40%
Condominium	179	207	243	222	239	237	0	0	0	0	0	0	1,327	11.03%	11.60%
Townhouse	125	166	196	175	195	181	0	0	0	0	0	0	1,038	8.42%	9.08%
Manufactured/Mobile Home	46	61	77	52	55	42	0	0	0	0	0	0	333	1.95%	2.91%
Villa	30	50	46	47	50	64	0	0	0	0	0	0	287	2.98%	2.51%
Half Duplex	9	11	9	4	9	4	0	0	0	0	0	0	46	0.19%	0.40%
Co-Op	0	0	1	2	0	1	0	0	0	0	0	0	4	0.05%	0.03%
Planned Unit Development	1	0	2	0	1	0	0	0	0	0	0	0	4	0.00%	0.03%
Modular	1	1	1	0	0	0	0	0	0	0	0	0	3	0.00%	0.03%
Total	1,416	1,712	2,048	1,914	2,199	2,149	0	0	0	0	0	0	11,438	100.00%	100.00%



Greater Tampa Association of Realtors®

Multiple Listing One Month Sales and Inventory Report - June 1 to June 30, 2012

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	295	13.73%	36,486	33,639	92.00%	78	710	2.4
\$50,000 - 59,999	94	4.37%	58,588	53,914	92.00%	96	291	3.1
\$60,000 - 69,999	97	4.51%	68,343	64,028	94.00%	96	311	3.2
\$70,000 - 79,999	115	5.35%	77,042	74,436	97.00%	103	259	2.3
\$80,000 - 89,999	101	4.70%	90,029	83,966	93.00%	126	264	2.6
\$90,000 - 99,999	102	4.75%	98,782	94,108	95.00%	92	276	2.7
\$100,000 - 119,999	178	8.28%	112,949	108,904	96.00%	95	432	2.4
\$120,000 - 139,999	165	7.68%	134,211	129,064	96.00%	94	543	3.3
\$140,000 - 159,999	131	6.10%	154,842	148,993	96.00%	94	487	3.7
\$160,000 - 179,999	127	5.91%	172,864	169,151	98.00%	71	467	3.7
\$180,000 - 199,999	100	4.65%	195,249	188,086	96.00%	89	488	4.9
\$200,000 - 249,999	222	10.33%	231,106	222,616	96.00%	76	773	3.5
\$250,000 - 299,999	154	7.17%	285,049	272,250	96.00%	94	609	4.0
\$300,000 - 349,999	67	3.12%	336,985	323,643	96.00%	92	310	4.6
\$350,000 - 399,999	66	3.07%	382,722	370,769	97.00%	91	280	4.2
\$400,000 - 499,999	52	2.42%	444,839	432,529	97.00%	66	282	5.4
\$500,000 - 599,999	35	1.63%	567,655	544,152	96.00%	129	185	5.3
\$600,000 - 699,999	16	0.74%	666,511	638,131	96.00%	97	137	8.6
\$700,000 - 799,999	8	0.37%	797,625	751,375	94.00%	55	103	12.9
\$800,000 - 899,999	9	0.42%	882,222	849,767	96.00%	102	74	8.2
\$900,000 - 999,999	2	0.09%	985,000	970,000	98.00%	4	51	25.5
\$1,000,000 - and over	13	0.60%	1,559,656	1,392,810	89.00%	289	259	19.9
Totals	2,149	100.00%	180,648	172,771	96.00%	91	7,591	3.5

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 June 30, 2012

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	1,874	16.38%	37,039	33,701	91.00%	90	710	2.3
\$50,000 - 59,999	604	5.28%	58,383	54,362	93.00%	105	291	2.9
\$60,000 - 69,999	594	5.19%	68,113	64,187	94.00%	88	311	3.1
\$70,000 - 79,999	566	4.95%	77,923	74,242	95.00%	101	259	2.8
\$80,000 - 89,999	546	4.77%	89,015	84,363	95.00%	107	264	2.9
\$90,000 - 99,999	543	4.75%	99,017	94,379	95.00%	96	276	3.1
\$100,000 - 119,999	941	8.23%	114,257	109,402	96.00%	102	432	2.8
\$120,000 - 139,999	892	7.80%	133,960	128,930	96.00%	99	543	3.7
\$140,000 - 159,999	757	6.62%	154,057	149,108	97.00%	99	487	3.9
\$160,000 - 179,999	698	6.10%	174,156	169,043	97.00%	86	467	4.0
\$180,000 - 199,999	542	4.74%	196,202	189,298	96.00%	96	488	5.4
\$200,000 - 249,999	1,015	8.87%	231,010	223,115	97.00%	94	773	4.6
\$250,000 - 299,999	644	5.63%	283,454	272,706	96.00%	104	609	5.7
\$300,000 - 349,999	367	3.21%	335,703	322,789	96.00%	89	310	5.1
\$350,000 - 399,999	255	2.23%	386,247	370,656	96.00%	106	280	6.6
\$400,000 - 499,999	233	2.04%	464,267	442,650	95.00%	107	282	7.3
\$500,000 - 599,999	128	1.12%	566,127	543,607	96.00%	130	185	8.7
\$600,000 - 699,999	85	0.74%	687,636	644,607	94.00%	136	137	9.7
\$700,000 - 799,999	41	0.36%	778,467	740,499	95.00%	115	103	15.1
\$800,000 - 899,999	26	0.23%	870,862	837,637	96.00%	96	74	17.1
\$900,000 - 999,999	17	0.15%	1,055,220	958,294	91.00%	104	51	18.0
\$1,000,000 - and over	70	0.61%	1,614,212	1,433,065	89.00%	197	259	22.2
Totals	11,438	100.00%	168,424	160,534	95.00%	98	7,591	4.0

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Greater Tampa Association of Realtors®

Four Year Sales and Inventory History 2008 - 2012

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-JUL-08	1,431	237,719	224,105	94%	111	21,017	14.7
01-AUG-08	1,416	222,420	209,355	94%	111	20,803	14.7
01-SEP-08	1,429	218,322	205,013	94%	111	21,006	14.7
01-OCT-08	1,280	198,963	186,612	94%	99	20,855	16.3
01-NOV-08	1,082	194,420	181,435	93%	101	20,641	19.1
01-DEC-08	1,336	194,626	183,319	94%	101	20,088	15.0
01-JAN-09	1,035	173,384	160,662	93%	102	19,617	19.0
01-FEB-09	1,218	169,982	158,051	93%	99	19,281	15.8
01-MAR-09	1,526	177,339	165,433	93%	113	18,860	12.4
01-APR-09	1,575	164,722	154,116	94%	111	18,362	11.7
01-MAY-09	1,573	173,786	162,765	94%	112	17,660	11.2
01-JUN-09	1,876	181,023	170,174	94%	109	17,233	9.2
01-JUL-09	1,885	187,677	176,649	94%	108	17,003	9.0
01-AUG-09	1,693	173,764	164,732	95%	105	16,831	9.9
01-SEP-09	1,789	174,273	164,700	95%	104	16,719	9.3
01-OCT-09	1,788	165,655	156,349	94%	104	16,499	9.2
01-NOV-09	1,712	173,700	163,572	94%	99	16,466	9.6
01-DEC-09	1,738	172,544	163,080	95%	109	16,055	9.2
01-JAN-10	1,175	162,475	154,625	95%	108	15,849	13.5
01-FEB-10	1,425	158,880	150,103	94%	103	15,925	11.2
01-MAR-10	1,861	170,550	160,631	94%	110	15,941	8.6
01-APR-10	1,968	170,683	161,633	95%	100	15,776	8.0
01-MAY-10	1,893	172,105	163,367	95%	99	15,660	8.3
01-JUN-10	2,200	179,506	170,597	95%	101	15,970	7.3
01-JUL-10	1,559	173,742	164,732	95%	98	16,236	10.4
01-AUG-10	1,669	170,939	161,267	94%	101	16,512	9.9
01-SEP-10	1,628	169,786	160,231	94%	94	16,788	10.3
01-OCT-10	1,446	160,657	151,125	94%	102	16,598	11.5
01-NOV-10	1,421	163,780	154,290	94%	103	16,701	11.8
01-DEC-10	1,899	163,043	154,278	95%	101	16,484	8.7
01-JAN-11	1,447	142,209	134,856	95%	99	16,187	11.2
01-FEB-11	1,675	143,685	135,543	94%	98	15,706	9.4
01-MAR-11	2,282	147,803	139,851	95%	104	14,942	6.5
01-APR-11	2,072	159,008	150,293	95%	109	14,262	6.9
01-MAY-11	2,011	160,846	152,387	95%	106	13,837	6.9
01-JUN-11	2,103	171,241	162,508	95%	117	13,355	6.4
01-JUL-11	1,964	163,959	155,586	95%	106	12,796	6.5
01-AUG-11	2,067	166,170	157,902	95%	111	12,515	6.1
01-SEP-11	1,840	170,742	160,167	94%	111	12,329	6.7
01-OCT-11	1,677	160,120	151,398	95%	111	12,012	7.2
01-NOV-11	1,582	154,770	147,026	95%	102	11,869	7.5
01-DEC-11	1,830	167,779	158,912	95%	110	11,414	6.2
01-JAN-12	1,416	151,232	144,001	95%	106	11,016	7.8
01-FEB-12	1,712	157,475	149,820	95%	101	10,587	6.2
01-MAR-12	2,048	161,636	152,977	95%	105	9,975	4.9
01-APR-12	1,914	172,933	165,374	96%	99	9,462	4.9
01-MAY-12	2,199	178,469	170,389	95%	89	8,674	3.9
01-JUN-12	2,149	180,648	172,771	96%	91	7,591	3.5