



DistressedSales

Tampa Bay Residential Real Estate Report – July 2009

Real Estate Done Right



Distressed Sales

Hillsborough County

Type of Sale	% of All Sales	Average List Price per Square Foot	Average Sale Price per Square Foot	Sale Price as % of Conventional Sale Price
Conventional Sale	61%	\$114	\$106	
Bank Owned Sale	21%	\$56	\$56	53%
Short Sale	18%	\$89	\$83	79%
Total		\$97	\$91	

Pinellas County

Type of Sale	% of All Sales	Average List Price per Square Foot	Average Sale Price per Square Foot	Sale Price as % of Conventional Sale Price
Conventional Sale	72%	\$171	\$133	
Bank Owned Sale	18%	\$68	\$70	52%
Short Sale	10%	\$111	\$93	70%
Total		\$146	\$117	

Pasco County

Type of Sale	% of All Sales	Average List Price per Square Foot	Average Sale Price per Square Foot	Sale Price as % of Conventional Sale Price
Conventional Sale	63%	\$94	\$82	
Bank Owned Sale	19%	\$62	\$57	70%
Short Sale	18%	\$76	\$68	83%
Total		\$84	\$75	

Polk County

Type of Sale	% of All Sales	Average List Price per Square Foot	Average Sale Price per Square Foot	Sale Price as % of Conventional Sale Price
Conventional Sale	46%	\$87	\$81	
Bank Owned Sale	39%	\$50	\$50	61%
Short Sale	15%	\$67	\$64	79%
Total		\$70	\$66	

Tampa Bay Aggregate

Type of Sale	% of All Sales	Average List Price per Square Foot	Average Sale Price per Square Foot	Sale Price as % of Conventional Sale Price
Conventional Sale	62%	\$128	\$109	
Bank Owned Sale	23%	\$58	\$58	53%
Short Sale	15%	\$88	\$80	73%
Total		\$106	\$93	

- Short sale inventory is up from 13% in June 2009 to 14% in July 2009
- The total number of Conventional sales is down 1% from June 2009.
- The number of Conventional sales is up 1% in Hillsborough from June 2009
- Pinellas is recovering quickly with only 28% of sales distressed.

