



# DistressedSales

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Tampa Bay Residential Real Estate Report – February 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	51%	\$111	\$103	
Bank Owned Sale	37%	\$63	\$60	58%
Short Sale	12%	\$101	\$93	90%
<b>Total</b>		<b>\$92</b>	<b>\$86</b>	

## 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	65%	\$166	\$132	
Bank Owned Sale	26%	\$89	\$75	57%
Short Sale	9%	\$125	\$108	81%
<b>Total</b>		<b>\$142</b>	<b>\$115</b>	

## 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	60%	\$97	\$79	
Bank Owned Sale	30%	\$62	\$56	71%
Short Sale	10%	\$90	\$82	104%
<b>Total</b>		<b>\$86</b>	<b>\$73</b>	

## 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	40%	\$81	\$75	
Bank Owned Sale	53%	\$56	\$53	71%
Short Sale	7%	\$74	\$66	87%
<b>Total</b>		<b>\$68</b>	<b>\$63</b>	

## 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	55%	\$125	\$106	
Bank Owned Sale	35%	\$67	\$61	58%
Short Sale	10%	\$103	\$92	87%
<b>Total</b>		<b>\$103</b>	<b>\$89</b>	

- Short sale inventory is down from 11% in January to 10% in February, likely a direct result of the moratorium on new foreclosure filings.
- The proportion of Bank Owned Sales is up from January in every county.
- In Pasco, Short Sales are now more expensive than conventional sales.
- Polk and Hillsborough are the least healthy counties in our study, with distressed sales representing 60% of sales in Polk and 49% of all sales in Hillsborough.

