



# DistressedSales

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Tampa Bay Residential Real Estate Report – January 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	49%	\$117	\$108	
Bank Owned Sale	36%	\$67	\$62	58%
Short Sale	15%	\$101	\$92	86%
<b>Total</b>		<b>\$96</b>	<b>\$89</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	66%	\$165	\$139	
Bank Owned Sale	22%	\$88	\$75	54%
Short Sale	12%	\$117	\$101	73%
<b>Total</b>		<b>\$142</b>	<b>\$120</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	57%	\$94	\$83	
Bank Owned Sale	25%	\$64	\$57	68%
Short Sale	18%	\$87	\$79	95%
<b>Total</b>		<b>\$85</b>	<b>\$76</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	41%	\$86	\$79	
Bank Owned Sale	50%	\$58	\$55	69%
Short Sale	9%	\$75	\$68	86%
<b>Total</b>		<b>\$71</b>	<b>\$66</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	54%	\$122	\$108	
Bank Owned Sale	36%	\$67	\$62	57%
Short Sale	11%	\$109	\$99	91%
<b>Total</b>		<b>\$99</b>	<b>\$88</b>	

