



HomeEncounter
Real Estate Done Right

Historic Distressed Sale Report

September 2005 – September 2008

2005 Tri-County Aggregate - September

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	99.8%	\$168	\$165	100%
Distressed	0.2%	\$85	\$84	51%
Total		\$168	\$165	

2006 Tri-County Aggregate - September

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	99.2%	\$165	\$160	100%
Distressed	0.8%	\$104	\$101	63%
Total		\$164	\$159	

2007 Tri-County Aggregate - September

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	94.3%	\$162	\$153	100%
Distressed	5.7%	\$102	\$97	63%
Total		\$164	\$159	

2008 Tri-County Aggregate - September

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	72.4%	\$135	\$126	100%
Distressed	27.6%	\$90	\$86	68%
Total		\$123	\$115	

All data is extracted from the Mid Florida Regional MLS and is interpreted through the Home Encounter Residential Real Estate Report for September, 2008. Contact Peter Murphy for information on the data and interpretation of this Report.