



DistressedSales

Tampa Bay Residential Real Estate Report – August 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	56%	\$108	\$102	
Bank Owned Sale	22%	\$55	\$54	53%
Short Sale	22%	\$84	\$78	77%
Total		\$91	\$86	

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	64%	\$141	\$129	
Bank Owned Sale	20%	\$70	\$67	52%
Short Sale	16%	\$129	\$117	90%
Total		\$125	\$115	

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%	\$86	\$80	
Bank Owned Sale	15%	\$61	\$58	72%
Short Sale	25%	\$83	\$78	97%
Total		\$81	\$76	

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	43%	\$89	\$83	
Bank Owned Sale	41%	\$52	\$51	61%
Short Sale	16%	\$68	\$62	76%
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	57%	\$114	\$106	
Bank Owned Sale	23%	\$59	\$57	54%
Short Sale	20%	\$94	\$86	81%
Total		\$97	\$90	

- MLS reclassified sales type in September which has resulted in a clearer picture of the volume of distressed sale inventory.
- Short sales increased 5% from last month at the expense of Conventional Sales which decreased by the same amount.
- Bank Owned sales are unchanged as a percentage of all sales from the month prior.

