



DistressedSales

Tampa Bay Residential Real Estate Report – May 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%	\$110	\$101	
Bank Owned Sale	29%	\$55	\$53	53%
Short Sale	15%	\$91	\$84	83%
Total		\$91	\$85	

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	71%	\$181	\$134	
Bank Owned Sale	20%	\$78	\$78	58%
Short Sale	9%	\$127	\$105	79%
Total		\$156	\$120	

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	64%	\$99	\$81	
Bank Owned Sale	22%	\$62	\$56	69%
Short Sale	14%	\$80	\$72	89%
Total		\$88	\$74	

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	45%	\$84	\$78	
Bank Owned Sale	42%	\$52	\$51	65%
Short Sale	13%	\$63	\$60	76%
Total		\$68	\$64	

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	60%	\$131	\$107	
Bank Owned Sale	27%	\$60	\$58	55%
Short Sale	13%	\$93	\$83	78%
Total		\$107	\$91	

- Short sales increased from 12% of all sales in April to 13% in May.
- The proportion of Bank Owned Sales is down from April in every county.
- Polk continues to be the only county with more distressed sales than conventional.
- Polk and Hillsborough are the least healthy counties in our study, with distressed sales representing 55% of sales in Polk and 44% of all sales in Hillsborough.

