

Mid Florida Distressed Sales Report November 2009

Central Florida Counties of Charlotte, Hillsborough, Lake,
Manatee, Orange, Osceola, Polk, Pinellas, Pasco,
Sarasota, Seminole, Volusia

*Counties not reporting, or with insufficient data for analysis:
Alachua, Brevard, Citrus, Collier, Desoto, Glades, Hardee, Hernando, Highlands, Indian River,
Lee, Marion, Sumter*



Distressed Sales

Charlotte 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	54%	\$108	\$98	
Bank Owned Sale	28%	\$56	\$55	56%
Short Sale	18%	\$85	\$76	77%
Total		\$89	\$82	

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	60%	\$107	\$101	
Bank Owned Sale	20%	\$58	\$57	57%
Short Sale	20%	\$81	\$77	76%
Total		\$92	\$87	

Lake 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%	\$96	\$89	
Bank Owned Sale	40%	\$61	\$60	67%
Short Sale	19%	\$73	\$70	79%
Total		\$78	\$74	

Manatee 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%	\$150	\$136	
Bank Owned Sale	19%	\$73	\$70	51%
Short Sale	25%	\$99	\$91	67%
Total		\$122	\$112	

Orange 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	34%	\$117	\$109	
Bank Owned Sale	45%	\$56	\$57	53%
Short Sale	21%	\$80	\$77	71%
Total		\$82	\$79	



Distressed Sales

Osceola 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	26%	\$96	\$89	
Bank Owned Sale	51%	\$59	\$60	67%
Short Sale	23%	\$66	\$62	69%
Total		\$70	\$68	

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	42%	\$87	\$81	
Bank Owned Sale	43%	\$49	\$48	60%
Short Sale	15%	\$65	\$64	80%
Total		\$67	\$64	

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	75%	\$125	\$116	
Bank Owned Sale	8%	\$65	\$63	54%
Short Sale	17%	\$124	\$116	100%
Total		\$120	\$112	

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	67%	\$84	\$80	
Bank Owned Sale	13%	\$62	\$61	76%
Short Sale	20%	\$77	\$72	90%
Total		\$80	\$76	

Sarasota 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	62%	\$167	\$150	
Bank Owned Sale	14%	\$75	\$73	49%
Short Sale	24%	\$105	\$96	64%
Total		\$139	\$127	



Distressed Sales

Seminole 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%	\$114	\$107	
Bank Owned Sale	32%	\$65	\$64	60%
Short Sale	19%	\$84	\$81	75%
Total		\$93	\$88	

Volusia 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%	\$90	\$83	
Bank Owned Sale	44%	\$51	\$50	60%
Short Sale	16%	\$71	\$67	81%
Total		\$70	\$66	

Mid-Florida 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	51%	\$116	\$108	
Bank Owned Sale	29%	\$58	\$58	54%
Short Sale	20%	\$87	\$82	76%
Total		\$94	\$88	

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