



DistressedSales

Tampa Bay Residential Real Estate Report – September 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	51%	\$114	\$107	
Bank Owned Sale	26%	\$56	\$55	51%
Short Sale	24%	\$86	\$80	75%
Total		\$92	\$88	

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	65%	\$140	\$128	
Bank Owned Sale	17%	\$67	\$65	51%
Short Sale	18%	\$116	\$105	82%
Total		\$123	\$113	

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	54%	\$133	\$85	
Bank Owned Sale	22%	\$60	\$60	70%
Short Sale	24%	\$81	\$76	89%
Total		\$105	\$77	

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	37%	\$89	\$83	
Bank Owned Sale	48%	\$49	\$49	59%
Short Sale	16%	\$67	\$64	78%
Total		\$67	\$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	54%	\$124	\$109	
Bank Owned Sale	26%	\$57	\$56	51%
Short Sale	21%	\$91	\$85	77%
Total		\$100	\$91	

- Conventional Sales represent just over one half of the market at 54% of all transactions
- Bank Owned sales continue to lead short sales in volume of transactions
- Short Sales sell at 23% discount from Conventional, down 4% from last month
- Bank Sales sell at a 49% discount from Conventional, down 3% from last month
- Banks continue to drop prices on their inventory, even as conventional sale prices are slowly increasing.

