

FOR IMMEDIATE RELEASE



CONTACT: Krista Reznik
Director of Communication and Marketing
PHONE: (727) 216-3034

Pinellas County Real Estate Statistics for December 2010

Clearwater, FL (December 8, 2010) – The Pinellas Realtor® Organization today released marketplace statistics for Pinellas County for the month of December 2010.

Is the real estate recovery finally here? The statistics for December 2010 give us indications that it may or may not be. Traditionally, sales slump around the holidays; however, December 2010 seems to have bucked the trend, as condo and single family sales are up double digits across the board. On the other hand, when you start looking at the types of sales, it becomes more evident that the recovery may not be here quite yet. In December short sales and foreclosures accounted for nearly half of all sales, when previous statistics have shown that short sales and foreclosures usually account for just over one third of all sales. The increase in short sale and foreclosure closings is likely a result of the expiration of the foreclosure moratorium and banks wanting to get REO properties off their books before the end of the year.

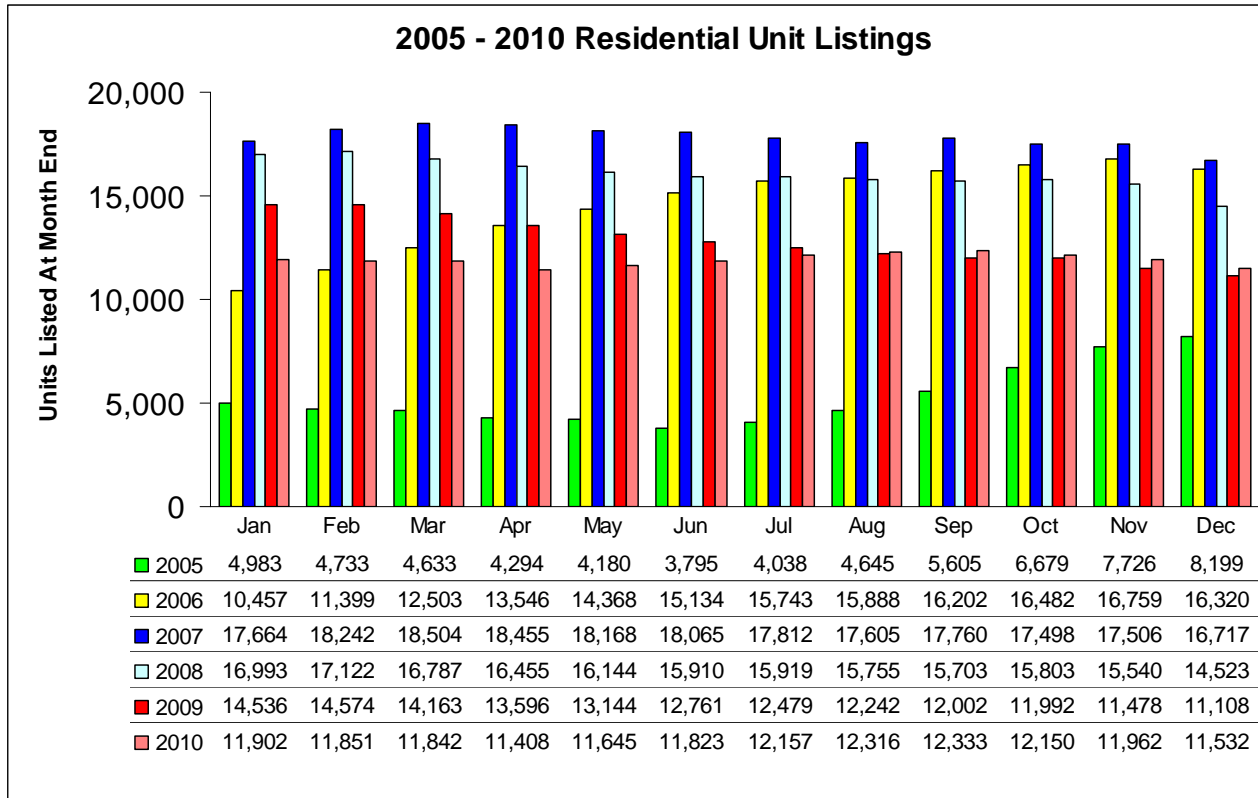
Sales of all residential properties were up 24.4%, or an additional 244 units in December, as compared to the same time period last year. The median sale price of all residential sales dropped from \$133,000 to \$118,000, or down 11% since December 2009. The increase in short sale and foreclosure closings for December had a strong impact here.

One small bright spot in the market is that this is the fourth straight month that overall residential listings have dropped. If January's statistics show a drop for the fifth consecutive month, this may show signs of a recovery. In previous years, listings tend to jump in January, when the holiday season comes to an end and kids go back to school. Overall residential listings were up 7.2% from December 2009 to December 2010.

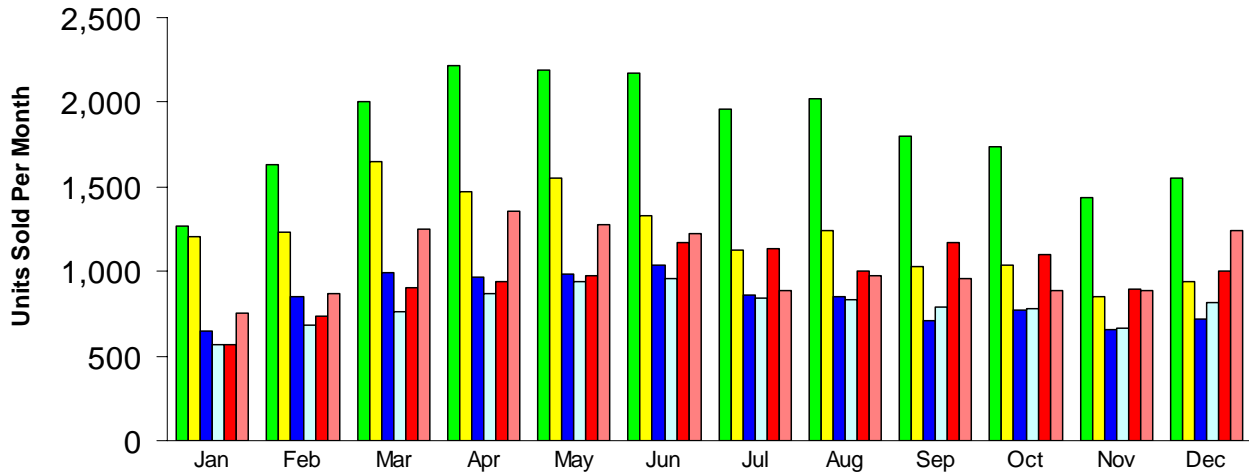
Single family home sales increased almost 29% in December 2010, as compared to December 2009. This also marks the fourth straight month of increased single family sales. However, the median sales price fell for single family homes by almost \$15,000, or 11% from December 2009. The drop in the single family median home price is largely a result of the increased closings of short sales and foreclosures. For December 2010, more than half of all sales were foreclosures or short sales. Single family listings rose 6.7%, from 5,928 in December 2009 to 6,327 in December 2010.

Condo sales also fared well in December, as sales increased by 18% or 76 additional units sold from December 2009. While volume is increasing, the median condo sales price fell 19% from December 2009. This represents a drop of almost \$24,000 in the median sales price mostly a result of the increase of foreclosures and short sales. Condo listings were up less than one percent.

Residential	Dec 2010	Dec 2009	% Change
Total Property Sales	1,243	1,090	14.04%
Total Dollar Volume	\$153,613,900	\$211,699,100	11.11%
Average Sales Price	\$203,700	\$194,200	-2.57%
Median Sales Price	\$125,000	\$133,000	-11.13%
Total Active Listings	6,327	11,108	3.82%
Total Pending Contracts	657	946	8.14%
Month Supply of Inventory	8.2	12	-22.50%

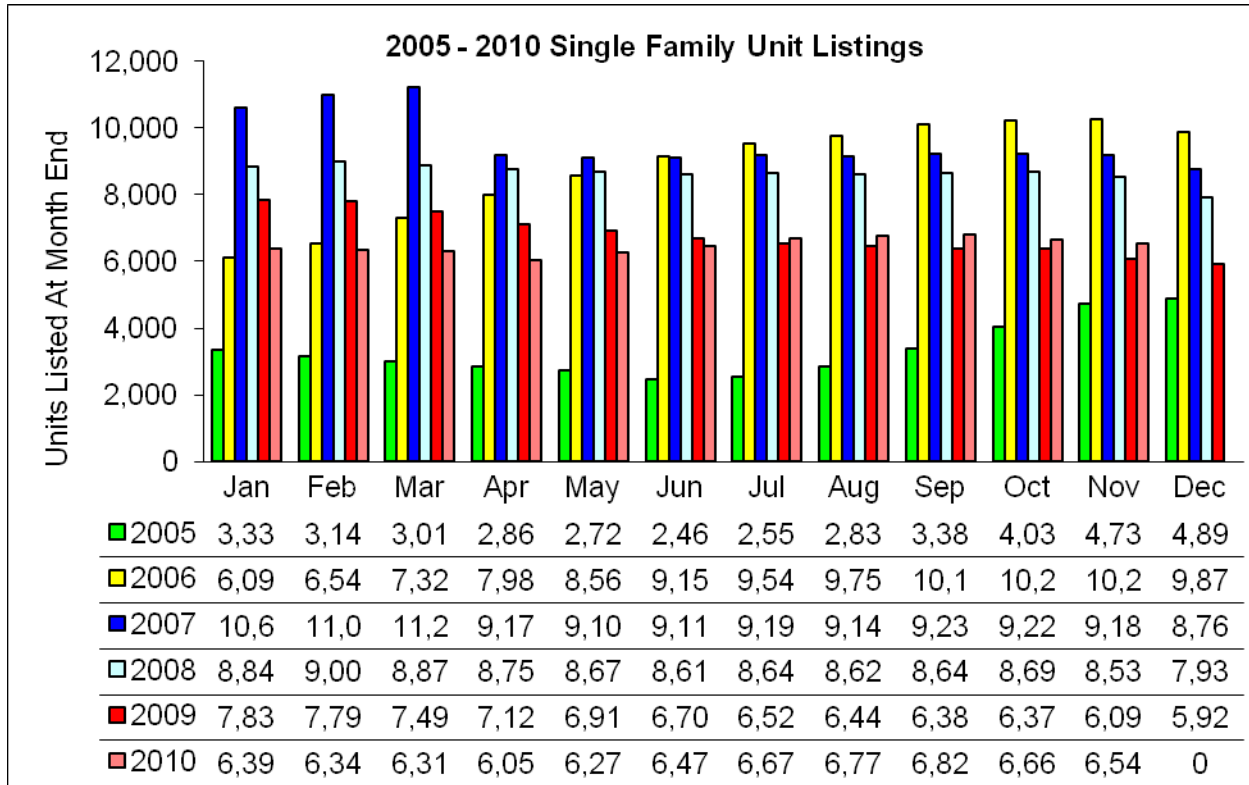


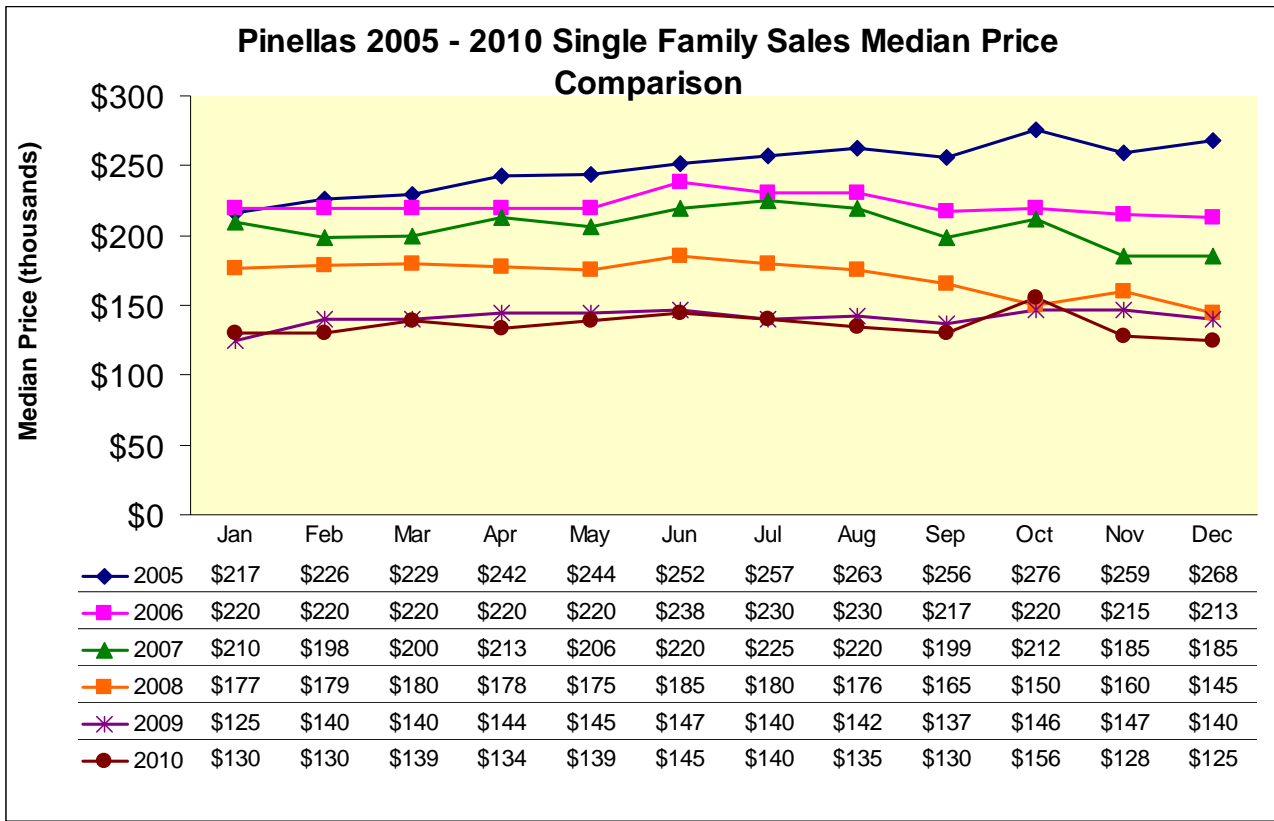
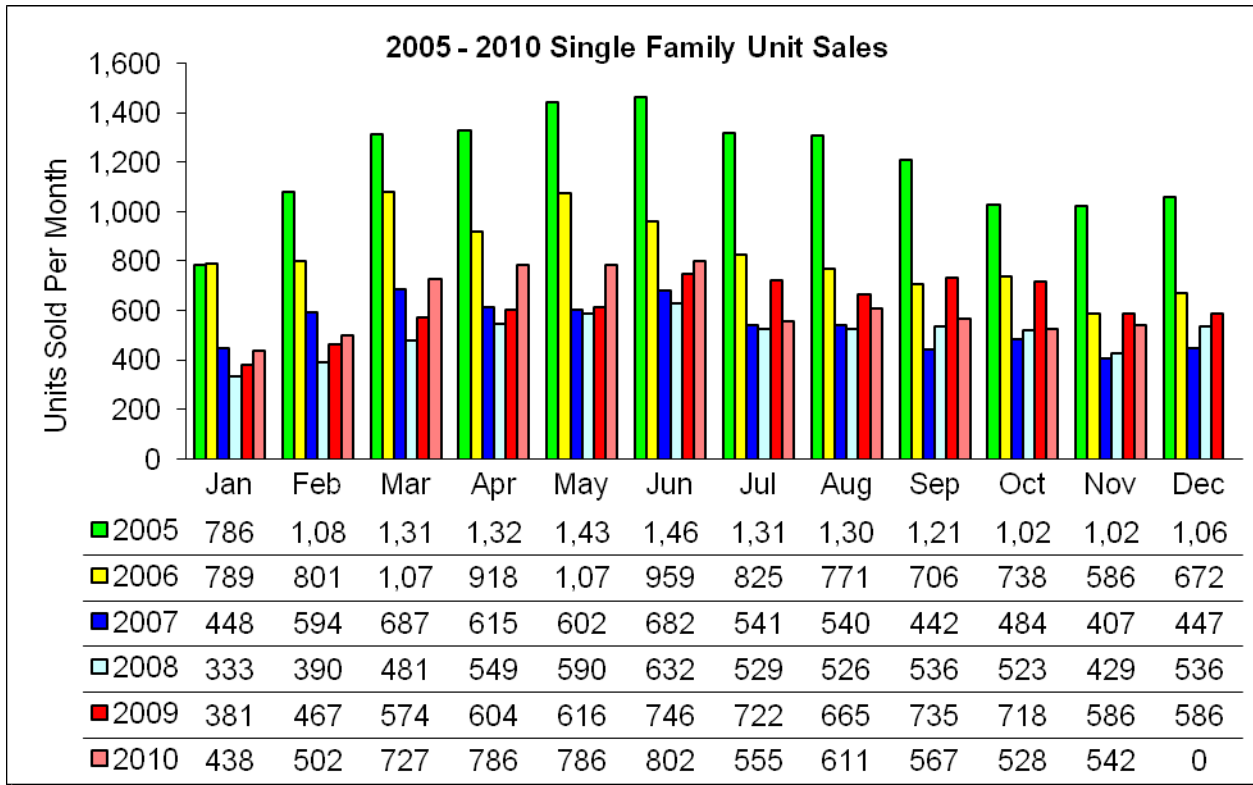
2005 - 2010 Residential Unit Sales



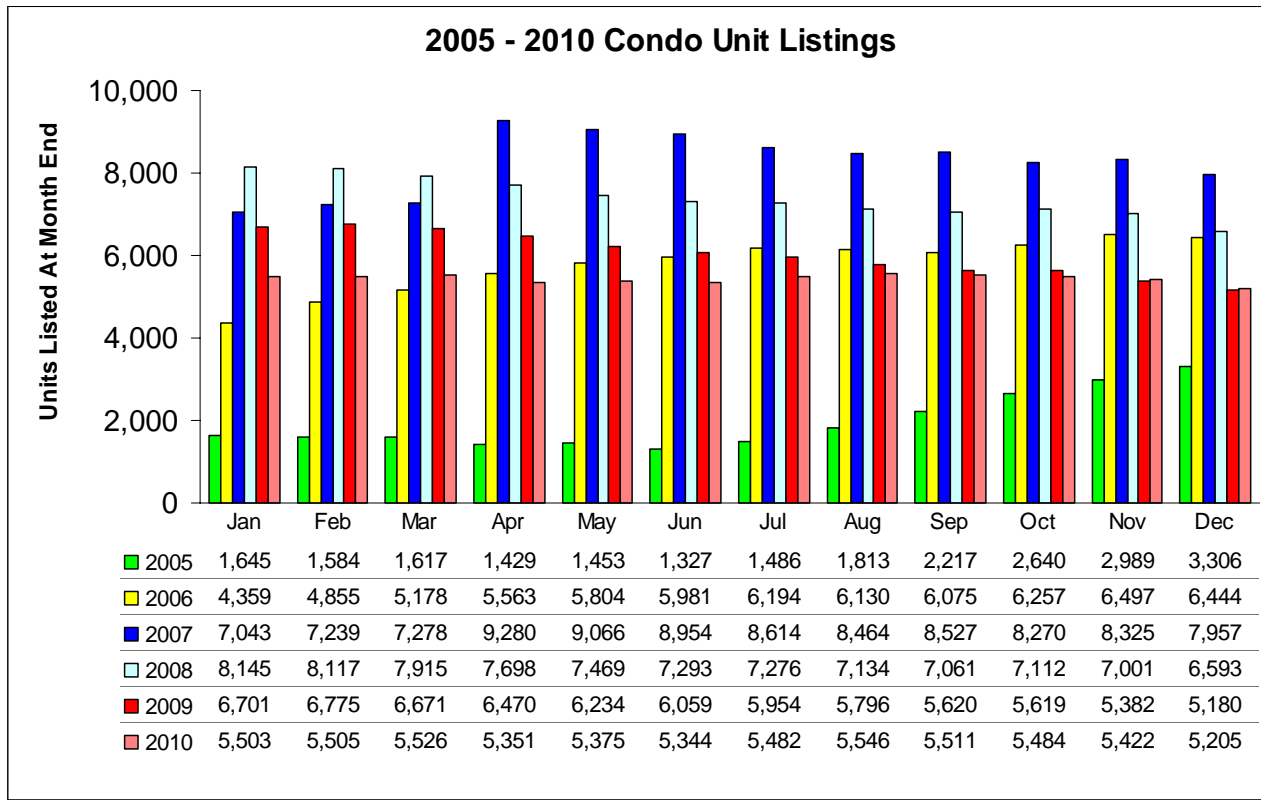
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2005	1,271	1,627	2,005	2,215	2,187	2,172	1,962	2,020	1,803	1,737	1,435	1,555
2006	1,208	1,228	1,647	1,470	1,552	1,331	1,124	1,245	1,028	1,034	849	936
2007	644	848	996	970	980	1,038	860	851	709	767	657	714
2008	570	679	763	868	941	959	841	832	787	778	664	816
2009	570	732	904	944	971	1,168	1,134	998	1,171	1,099	891	999
2010	750	867	1,250	1,354	1,275	1,226	890	971	954	890	884	1,243

Single Family	Dec 2010	Dec 2009	% Change
Total Property Sales	754	586	28.57%
Total Dollar Volume	\$153,613,900	\$116,728,700	31.60%
Average Sales Price	\$203,700	\$199,200	2.26%
Median Sales Price	\$125,000	\$140,00	-10.71%
Total Active Listings	6,327	5,928	6.73%
Total Pending Contracts	67	531	23.73%
Months Supply of Inventory	8.2	10.9	-24.77%

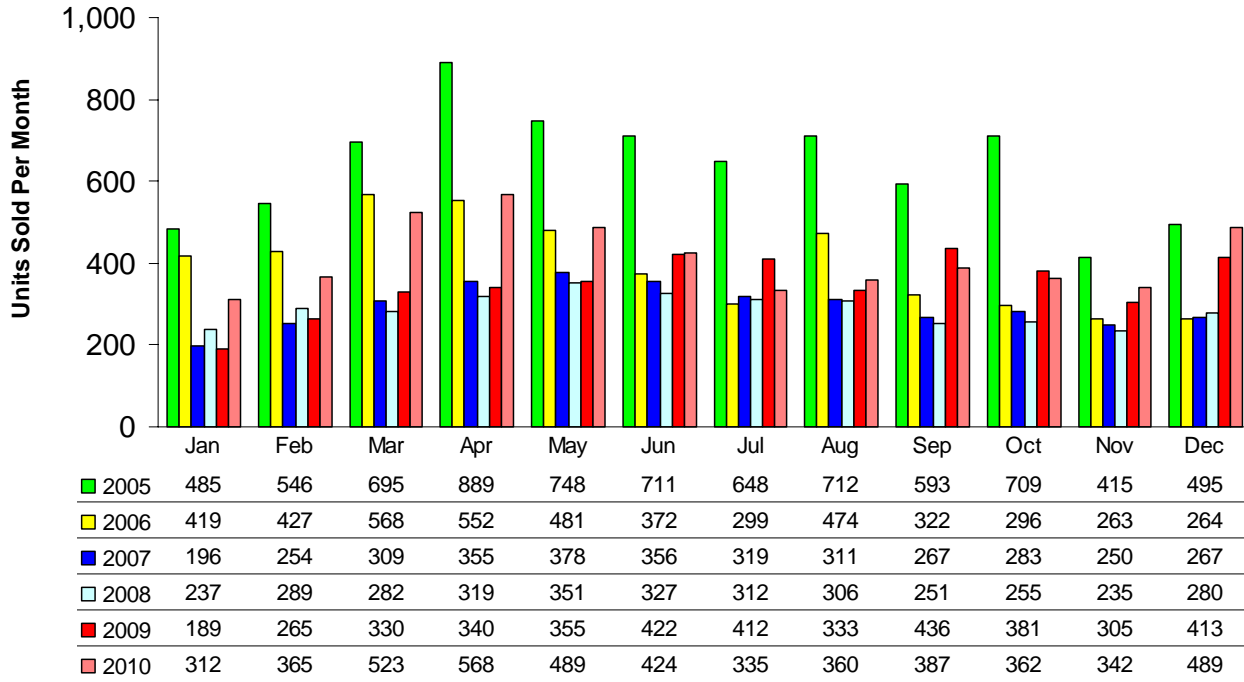




Condo	Dec 2010	Dec 2009	% Change
Total Property Sales	489	413	18.40%
Total Dollar Volume	\$81,600,000	\$78,935,000	3.38%
Average Sales Price	\$166,900	\$191,100	-12.66%
Median Sales Price	\$101,000	\$124,900	-19.14%
Total Active Listings	5,205	5,180	0.48%
Total Pending Contracts	366	359	1.95%
Months Supply of Inventory	10.5	12.8	-17.97%



2005 - 2010 Condo Unit Sales



Pinellas 2005 - 2010 Condo Sales Median Price Comparison

