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Pinellas County Real Estate Market Statistics for October 2010:

Clearwater, FL (November 9, 2010) – The Pinellas Realtor® Organization today released marketplace statistics for Pinellas County for the month of October 2010.

Overall residential unit sales in October were down more than 18%, caused by a plunge in single family home sales with a drop of over 26% compared to last year. Condo sales also fell but at a milder 4.9%. However listings grew by only 1.32%. There was an increase of just under 5% for single family listings accompanied by a decline of 2.4% in condo listings compared to October 2009.

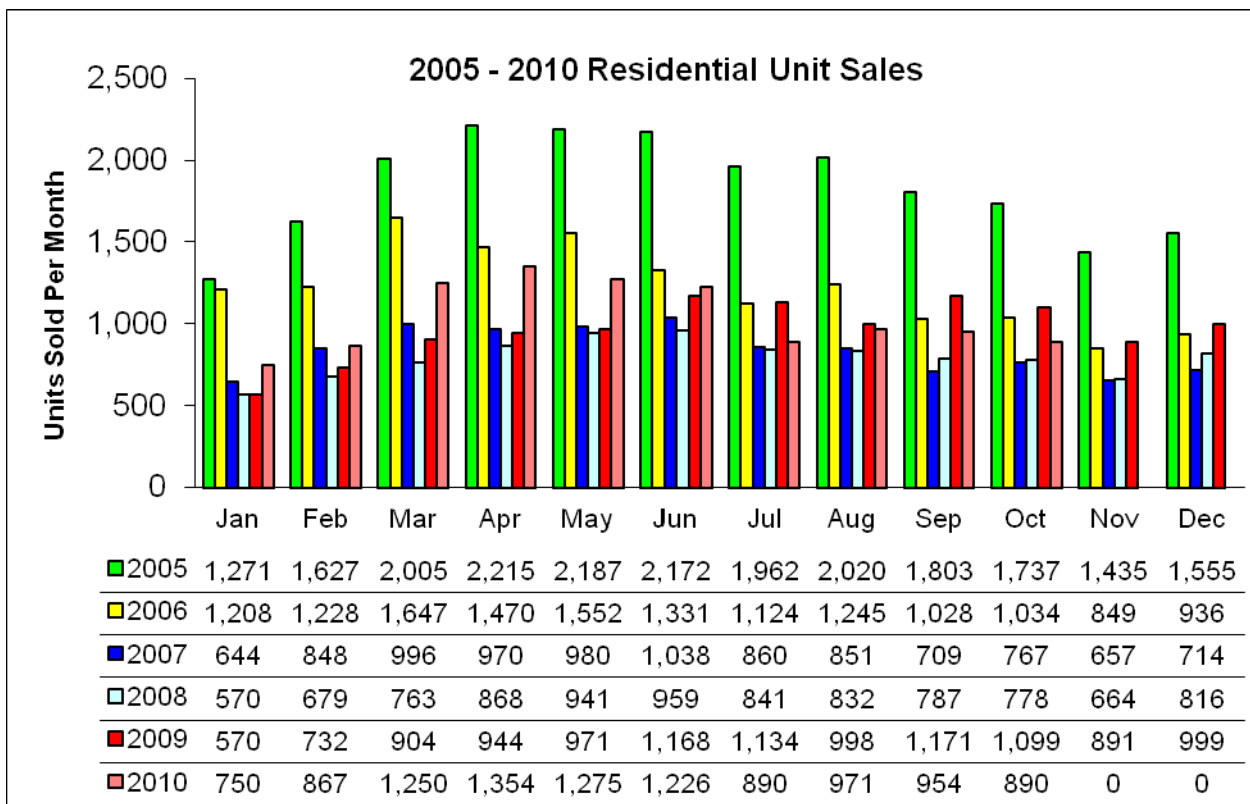
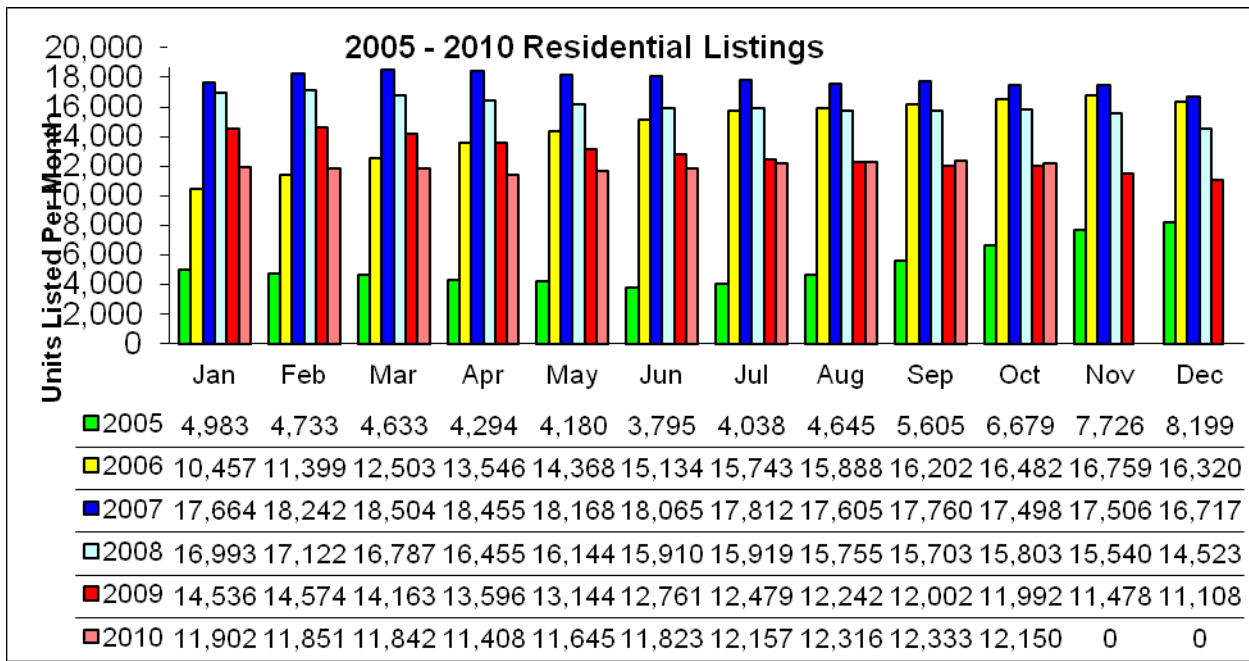
The median price for single family homes rose to \$156,000, a 6.63% increase over last year. The condo median price fell from \$113,000 in October 2009 to \$104,000 this year—just under 8% dip. Looking more closely, the median price for bank related sales was down 6.8% from October 2009 while the median price for non-distressed homes sold was up by 14%.

Pending contracts rose from October 2009 by nearly 4% for single family and about 3.5% for condos.

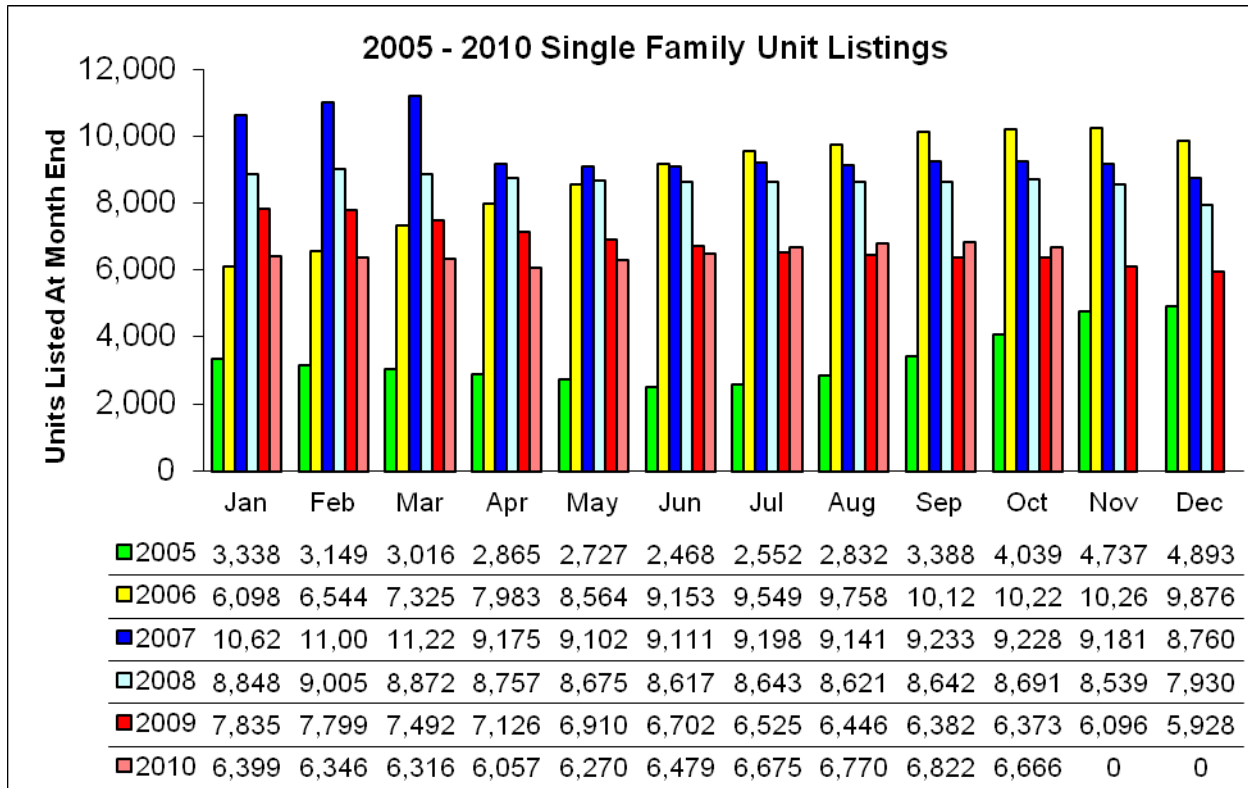
Distressed properties are still the elephant in the room for the Pinellas market. 56.2% of all the contracts written in October were bank owned or short sales. 36.4% of the homes sold in October were bank owned or short sales. Of the homes available for sale in October, almost 40% are bank related and 43.7% of all new listings in October are bank owned or short sales. Nearly 44% of the October new listings were bank related—so it is clear that this challenging market will be with us for a while yet.

Residential	Oct 2010	Oct 2009	% Change
Total Property Sales	891	1,099	-18.93%
Total Dollar Volume	\$168,951,900	\$199,973,800	-15.51%
Average Sales Price	\$189,600	\$181,300	4.58%
Median Sales Price	\$131,000	\$137,500	-4.73%
Total Active Listings	12,150	11,992	1.32%
Total Pending Contracts	1,120	1,543	-27.41%
	9.2	13.2	-30.30%

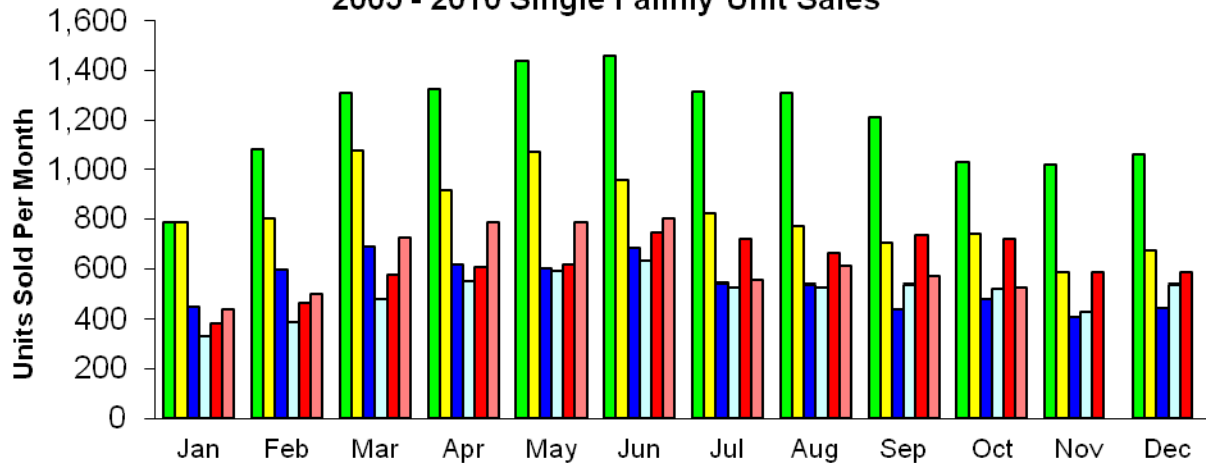
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Single Family	Oct 2010	Oct 2009	% Change
Total Property Sales	528	718	-26.46%
Total Dollar Volume	\$106,405,000	\$137,040,900	-22.36%
Average Sales Price	\$201,500	\$190,900	5.55%
Median Sales Price	\$156,000	\$146,300	6.63%
Total Active Listings	6,666	6,373	4.60%
Total Pending Contracts	734	707	3.82%
Months Supply of Inventory	7.7	11.3	-31.68%

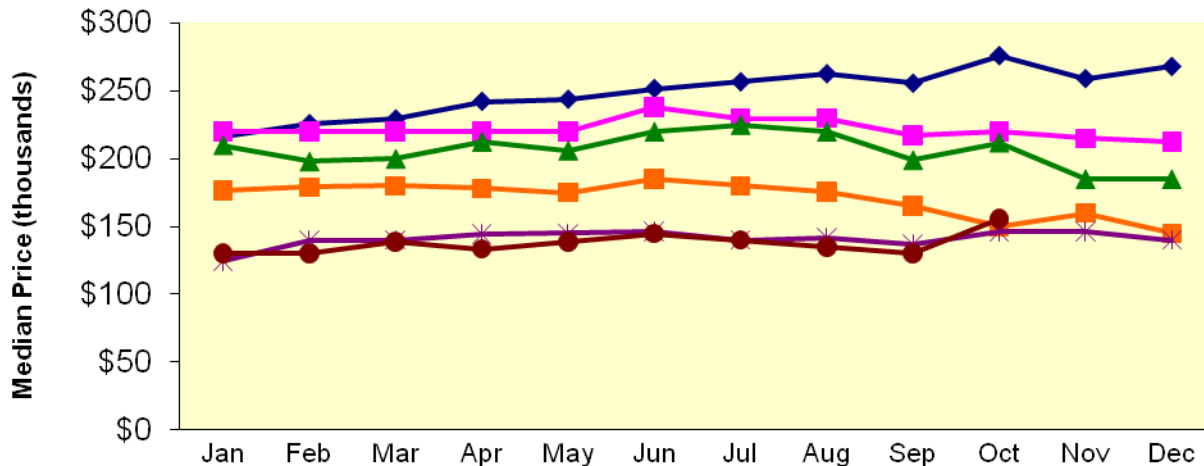


2005 - 2010 Single Family Unit Sales



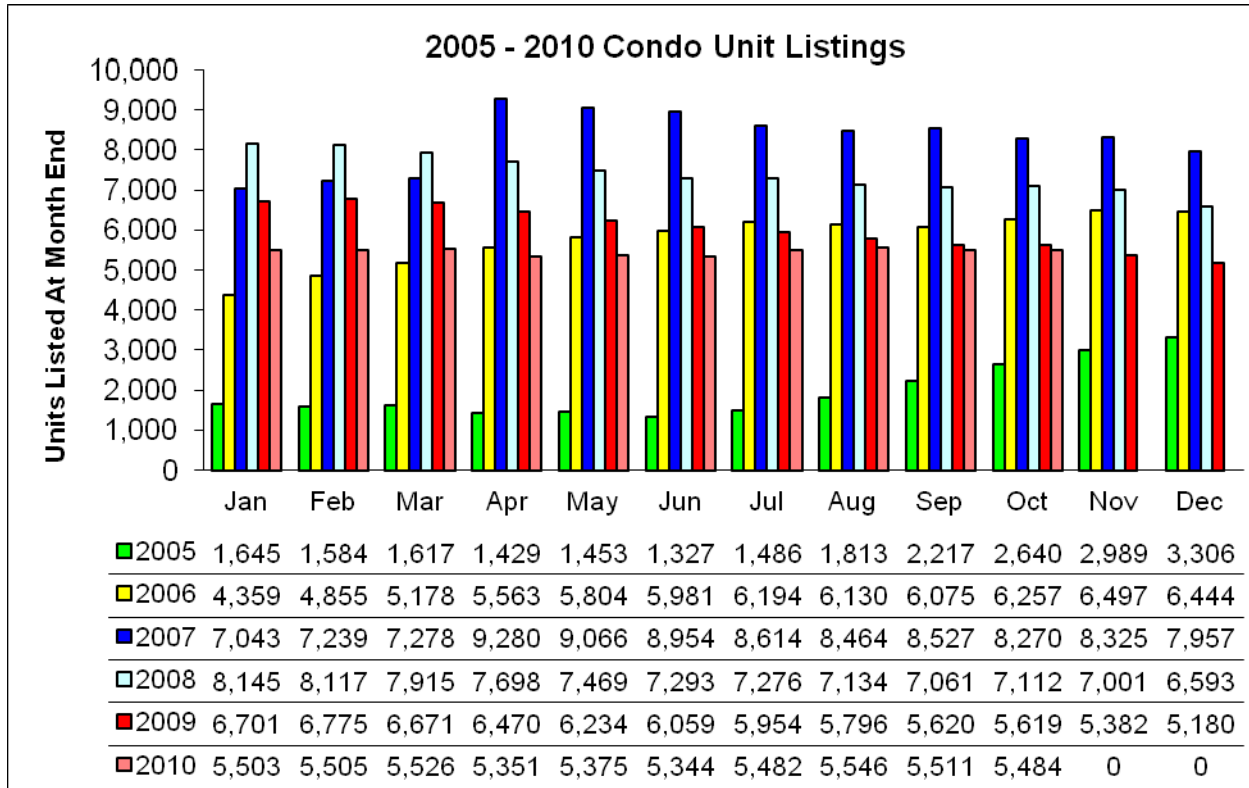
■ 2005	786	1,081	1,310	1,326	1,439	1,461	1,314	1,308	1,210	1,028	1,020	1,060
■ 2006	789	801	1,079	918	1,071	959	825	771	706	738	586	672
■ 2007	448	594	687	615	602	682	541	540	442	484	407	447
■ 2008	333	390	481	549	590	632	529	526	536	523	429	536
■ 2009	381	467	574	604	616	746	722	665	735	718	586	586
■ 2010	438	502	727	786	786	802	555	611	567	528	0	0

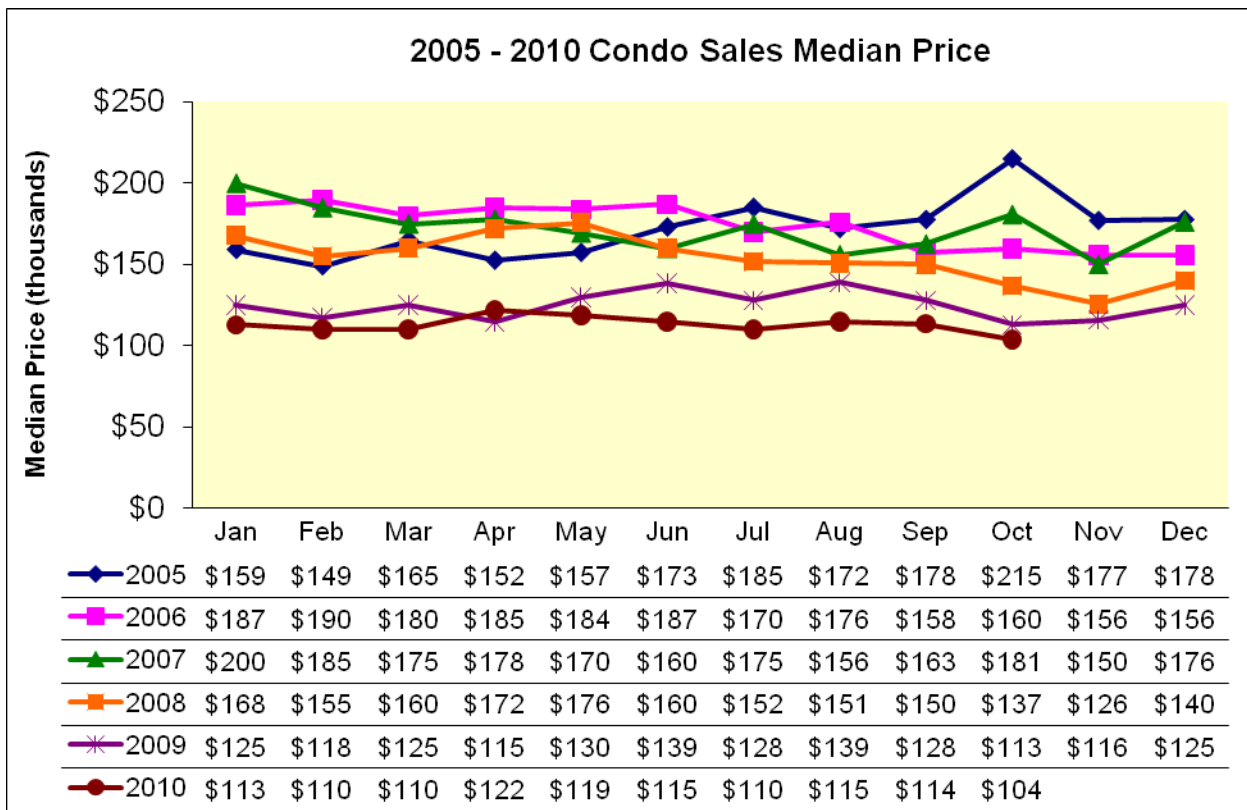
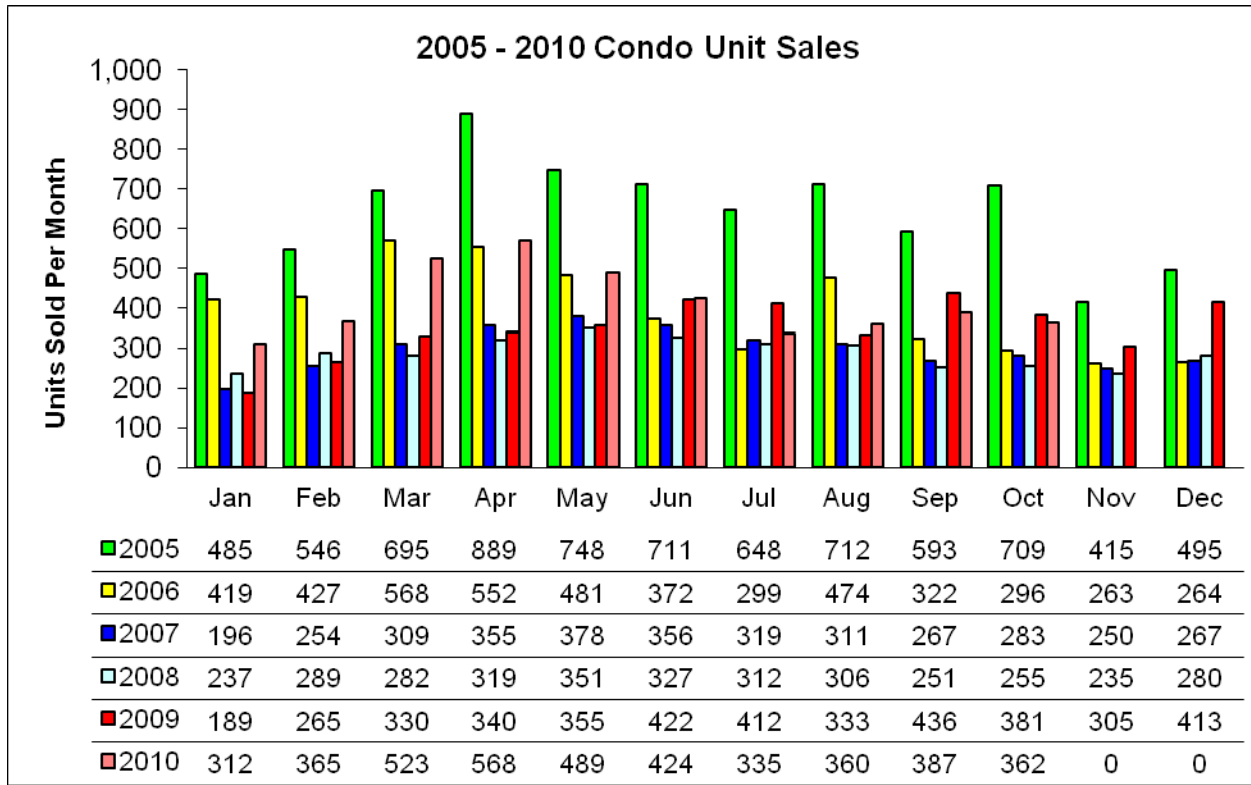
2005 - 2010 Single Family Sales Median Price



◆ 2005	\$217	\$226	\$229	\$242	\$244	\$252	\$257	\$263	\$256	\$276	\$259	\$268
■ 2006	\$220	\$220	\$220	\$220	\$220	\$238	\$230	\$230	\$217	\$220	\$215	\$213
▲ 2007	\$210	\$198	\$200	\$213	\$206	\$220	\$225	\$220	\$199	\$212	\$185	\$185
■ 2008	\$177	\$179	\$180	\$178	\$175	\$185	\$180	\$176	\$165	\$150	\$160	\$145
* 2009	\$125	\$140	\$140	\$144	\$145	\$147	\$140	\$142	\$137	\$146	\$147	\$140
● 2010	\$130	\$130	\$139	\$134	\$139	\$145	\$140	\$135	\$130	\$156		

Condo	Oct 2010	Oct 2009	% Change
Total Property Sales	362	381	-4.99%
Total Dollar Volume	\$62,476,900	\$62,524,000	-0.08%
Average Sales Price	\$172,600	\$164,100	5.18%
Median Sales Price	\$104,000	\$113,000	-7.96%
Total Active Listings	5,484	5,619	-2.40%
Total Pending Contracts	386	373	-3.49%
Months Supply of Inventory	11.2	16.2	-30.86%





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