

BRIGHTER MARKET IN JUNE

June was a great month for writing new sales contracts. A whopping 46% more properties went under contract than occurred in June a year ago. True, a lot of the contracts were on foreclosed homes—but it's a good thing as these properties tend to close more quickly. In the second quarter 2011 the average single family price was \$173,100 and average price for condos was \$119,900. The average quarterly price for the Tampa Bay area (Hillsborough, Pasco, and Pinellas Counties) was \$190,800 for single family and \$148,300 for Condos.

With the inventory currently at its lowest point since December, 2005, you would expect prices to begin rising, and it seems they did. The median price in June was \$132,100 for single family homes and \$95,000 for condos, the highest so far this year in both categories. Granted, one month doesn't make a trend, but there has been a steady upward trend for the first six months this year.

Overall residential market sales increased from 1,226 to 1,320 or 7.7% from June 2010 to June 2011. The median sales price for the same time period dipped 11% from \$135,000 to \$120,000, but is up \$20,000 month over month. Active listings fell by 22% from June 2010 to June 2011.

Single family listings are down from 6,479 to 4,655 or 28%. The median sales price is down from \$144,000 to \$132,000, an 8.8% decline from June 2011. Single family sales showed a 2% decrease for the same time period.

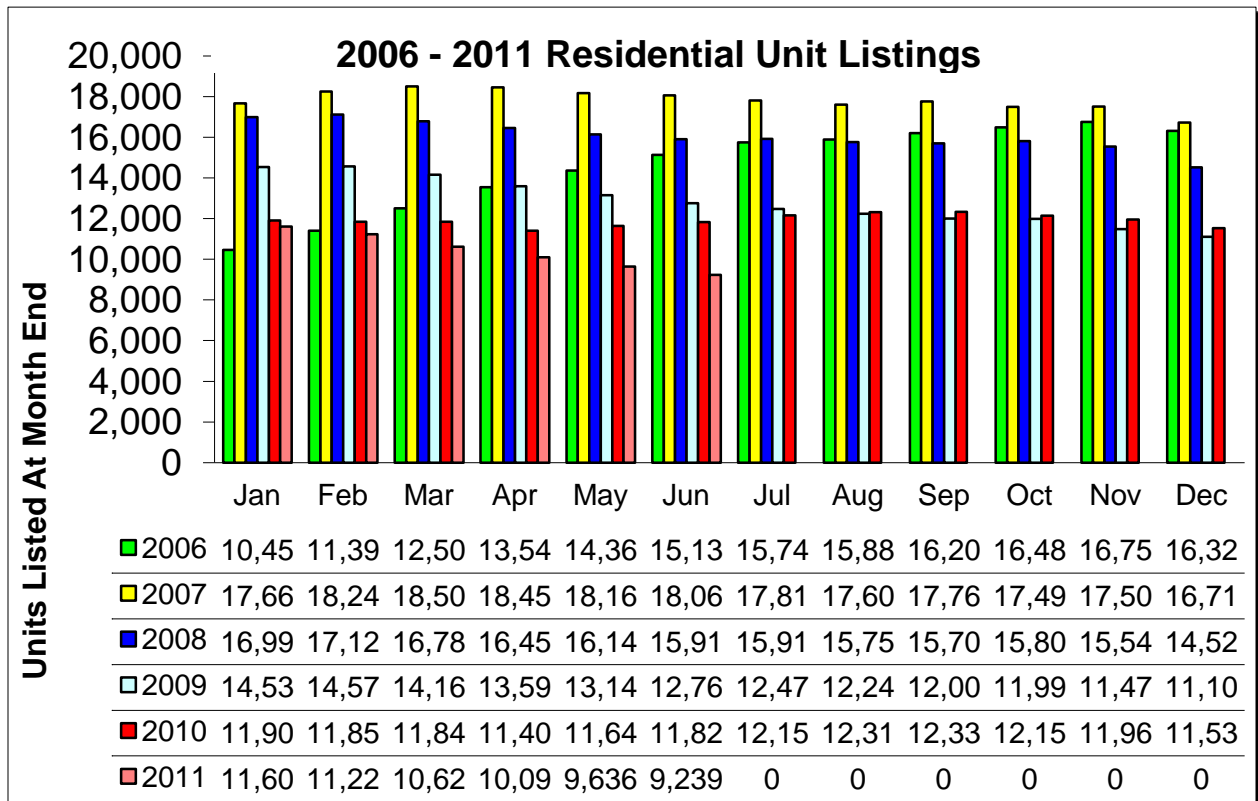
Condo sales from June 2010 to June 2011 are up nearly 26%. The median sales price for condos has been fluctuating between \$75,000 and \$95,000, for June it is \$95,000, a decrease of 17% from June 2010. Condo listings decreased from 5,344 to 4,584 or 14% for the same time period.

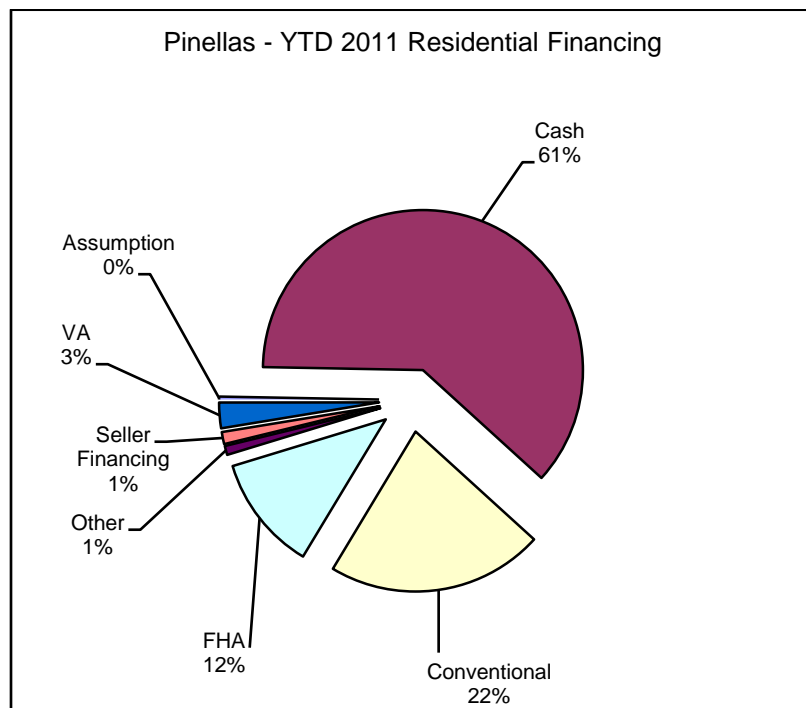
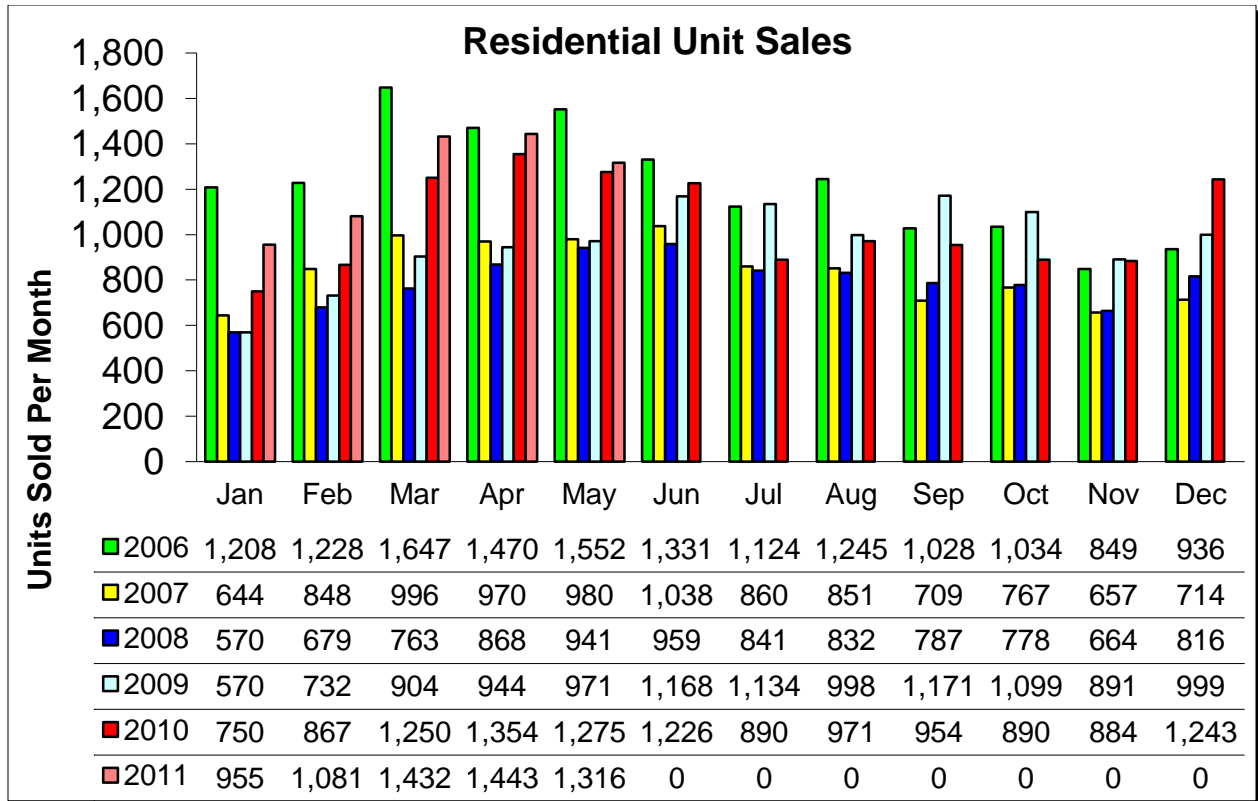
Agents are complaining there is no inventory out there, and there's some truth to that as the number of properties available is nearing 2005 levels when we had a boom market. Over half the properties sold in June sold within the first 90 days. The average days on market for foreclosures was 77 days. Non-distressed properties took an average of 113 days to sell and short sales as always are taking the longest amount of time to sale at 179 days.

DAYS ON MARKET

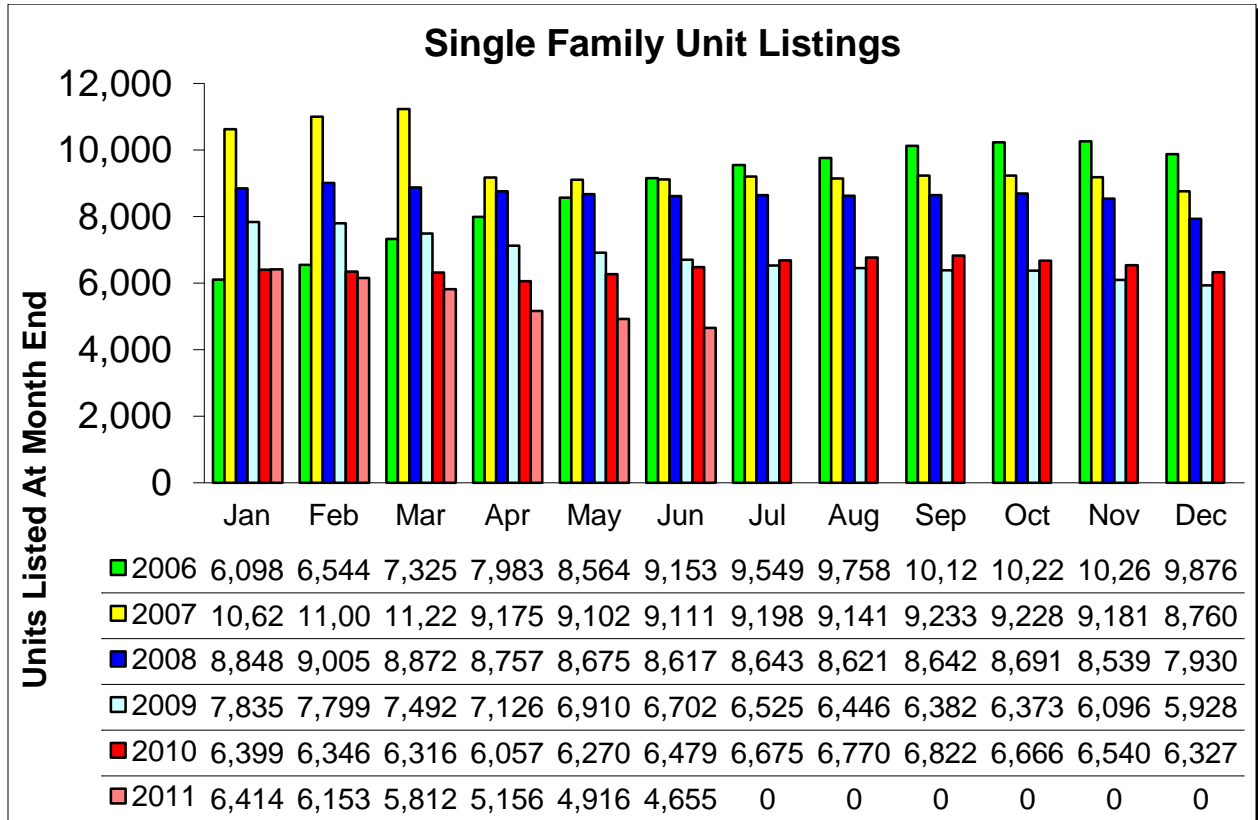
	June 10	June 11	Unit Change	% Change
0-90 DOM	569	657	88	15.5
91-180 DOM	167	282	115	68.9
181+ DOM	136	231	95	69.9

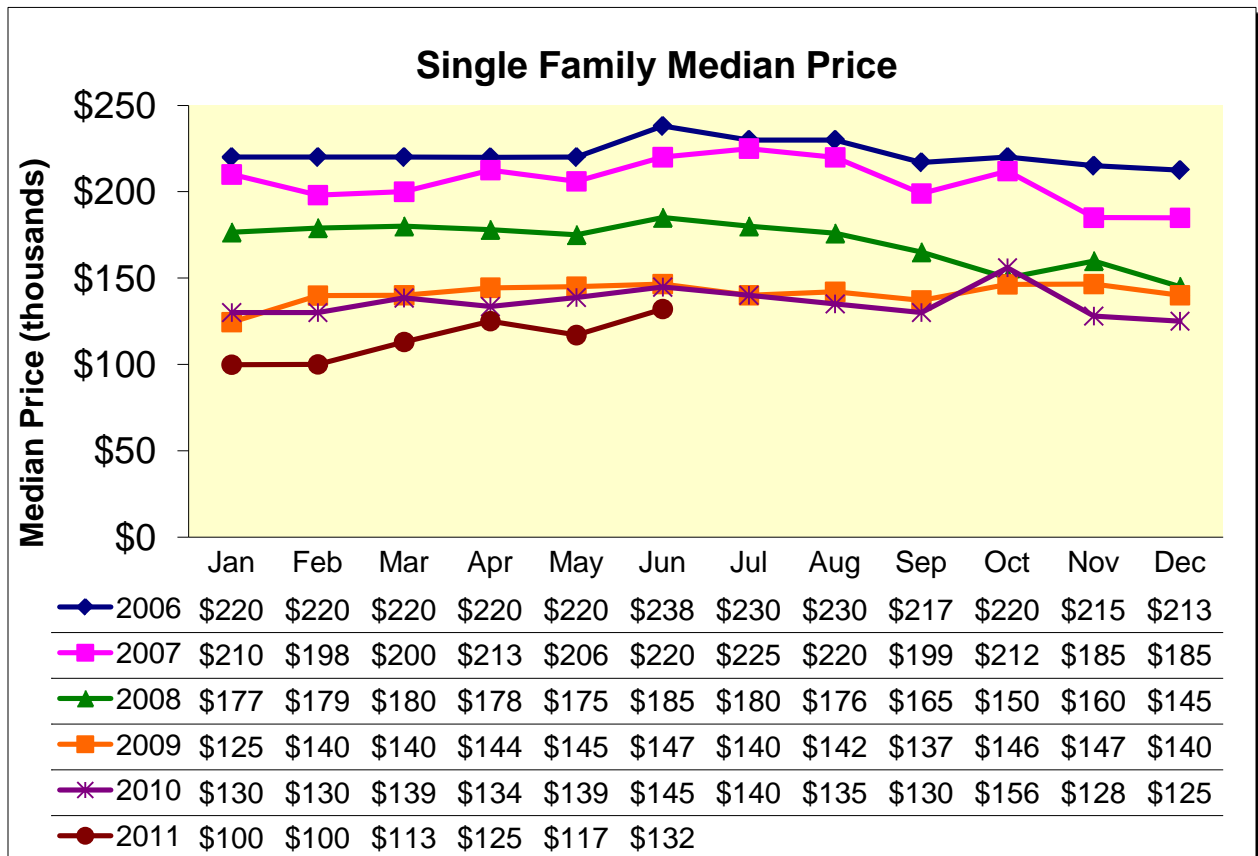
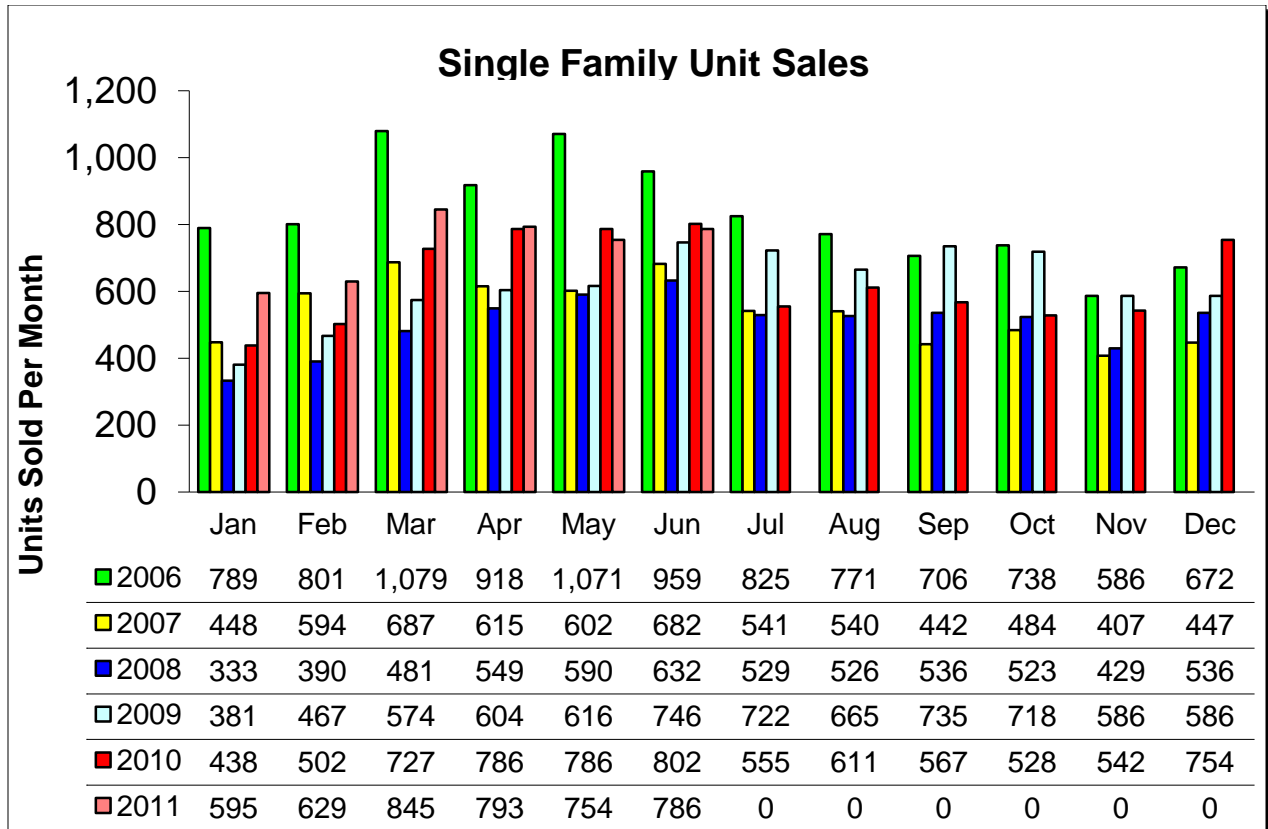
Residential	June 2011	June 2010	% Change
Total Property Sales	1,321	1,227	7.66%
Total Dollar Volume	\$234,93,7000	\$236,680,800	-0.74%
Average Sales Price	\$176,700	\$192,900	-8.40%
Median Sales Price	\$118,300	\$135,000	-12.37%
Total Active Listings	9,239	11,823	-21.86%
Total Pending Contracts	1,566	1,066	46.90%
Months Supply of Inventory	8.3	9.6	-13.54%





Single Family	June 2011	June 2010	% Change
Total Property Sales	786	802	-2.00%
Total Dollar Volume	\$153,181,200	\$159,720,300	-4.09%
Average Sales Price	\$190,400	\$199,200	-4.42%
Median Sales Price	\$125,000	\$144,800	-13.67%
Total Active Listings	4,655	6,479	-28.15%
Total Pending Contracts	1,045	695	50.36%
Months Supply of Inventory	8.2	8	-6.25%





Condo	May 2011	May 2010	% Change
Total Property Sales	534	424	25.94%
Total Dollar Volume	\$81,555,900	\$76,773,700	6.23%
Average Sales Price	\$149,300	\$181,100	-17.56%
Median Sales Price	\$90,000	\$115,000	-21.74%
Total Active Listings	4,584	5,344	-14.22%
Total Pending Contracts	521	370	40.81%
Months Supply of Inventory	9.2	12	-23.33%

