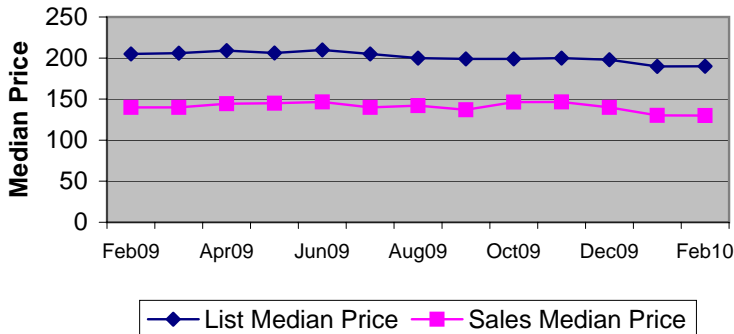
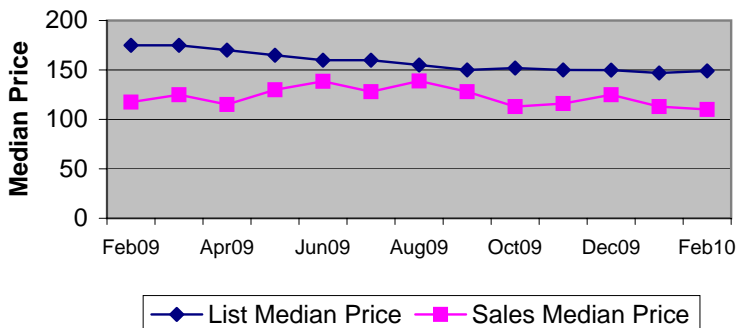


Residential Sales and Listing Analysis

2010 Single Family List Price to Sale Price



2010 Condo List Price to Sale Price



Listings By Price Class

Price Class	SF	Condo
\$29,999 or under	68	82
\$30,000 - \$39,999	63	153
\$40,000 - \$49,999	120	258
\$50,000 - \$59,999	157	262
\$60,000 - \$69,999	181	266
\$70,000 - \$79,999	221	263
\$80,000 - \$89,999	208	287
\$90,000 - \$99,999	243	300
\$100,000 - \$119,999	392	383
\$120,000 - \$139,999	499	409
\$140,000 - \$159,999	456	293
\$160,000 - \$179,999	406	252
\$180,000 - \$199,999	379	251
\$200,000 - \$249,999	524	437
\$250,000 - \$299,999	408	406
\$300,000 - \$399,999	499	442
\$400,000 - \$499,999	353	248
\$500,000 - \$599,999	240	130
\$600,000 - \$699,999	188	92
\$700,000 - \$799,999	124	80
\$800,000 - \$899,999	100	50
\$900,000 - \$999,999	101	30
Over \$1,000,000	416	131
Totals	6,346	5,505
Median (thousands)	189.9	149
Average (thousands):	385.5	239.1

Absorption Rate**

	Single Family				Condo			
	2007	2008	2009	2010	2007	2008	2009	2010
Jan	4.2%	3.8%	4.9%	6.8%	2.8%	2.9%	2.8%	5.7%
Feb	5.4%	4.3%	6.0%	7.9%	3.5%	3.6%	3.9%	6.6%
Mar	6.1%	5.4%	7.7%		4.2%	3.6%	4.9%	
Apr	6.7%	6.3%	8.5%		3.8%	4.1%	5.3%	
May	6.6%	6.8%	8.9%		4.2%	4.7%	5.7%	
Jun	7.5%	7.3%	11.1%		4.0%	4.5%	7.0%	
Jul	5.9%	6.1%	11.1%		3.7%	4.3%	6.9%	
Aug	5.9%	6.1%	10.3%		3.7%	4.3%	5.7%	
Sep	4.8%	6.2%	11.5%		3.1%	3.6%	7.8%	
Oct	5.2%	6.0%	11.3%		3.4%	3.6%	6.8%	
Nov	4.4%	5.0%	9.6%		3.0%	3.4%	5.7%	
Dec	5.1%	6.8%	9.9%		3.4%	4.2%	8.0%	

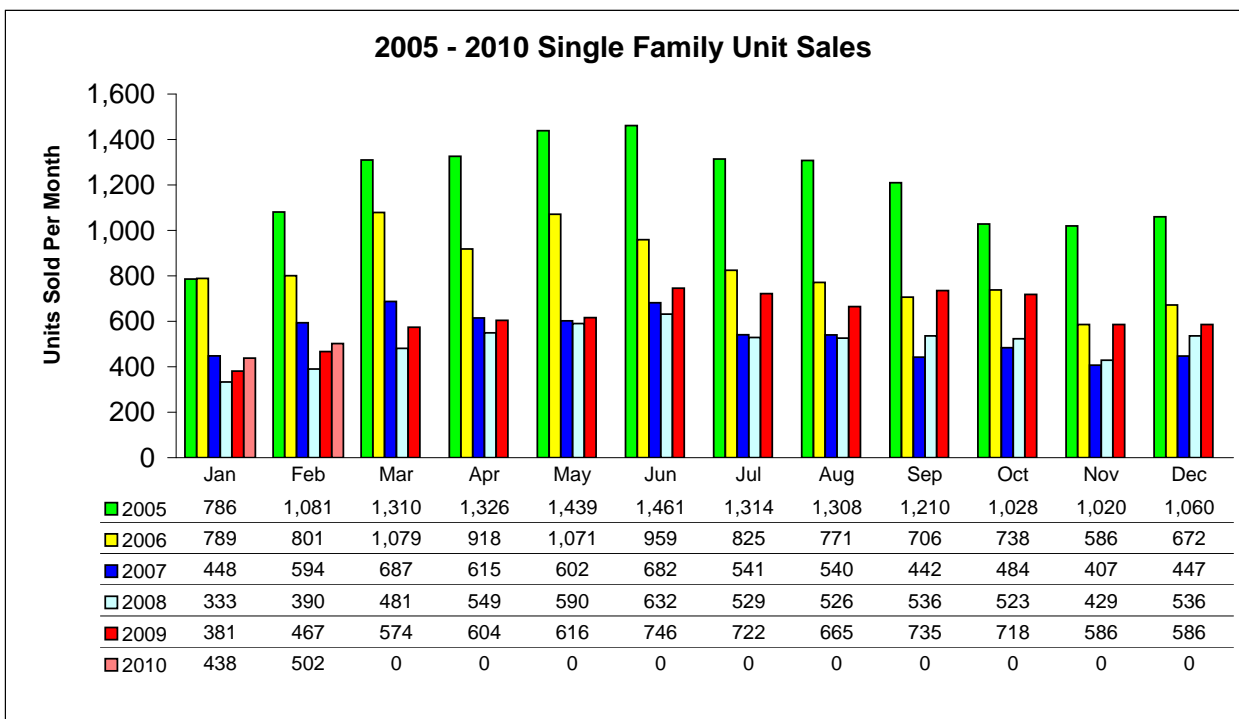
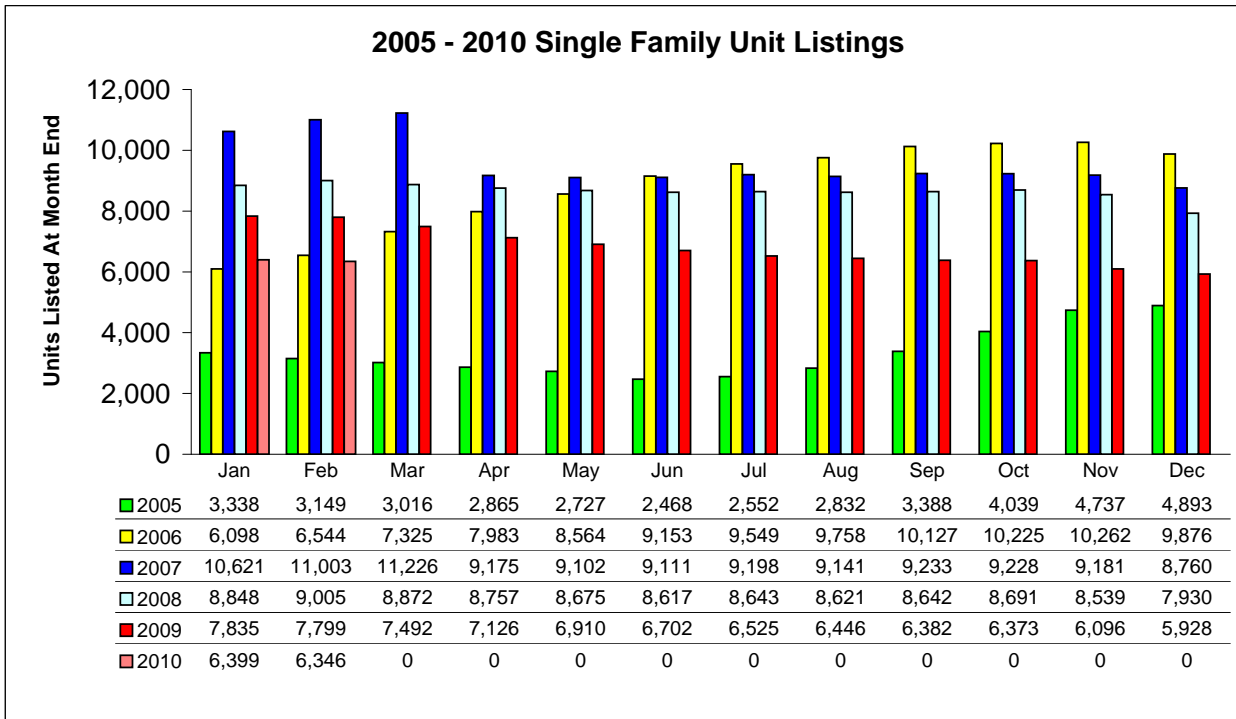
**Pinellas Realtor®
Organization**

Additional Information

**Absorption Rate (Inventory Turnover) is determined by dividing the number of units sold during the month by the total number of listings in the MLS.

Residential Graphical data represents the combined Single Family and Condo Sales data.

Single Family Listing and Sales Comparison By Unit



2010 Single Family Unit Sales

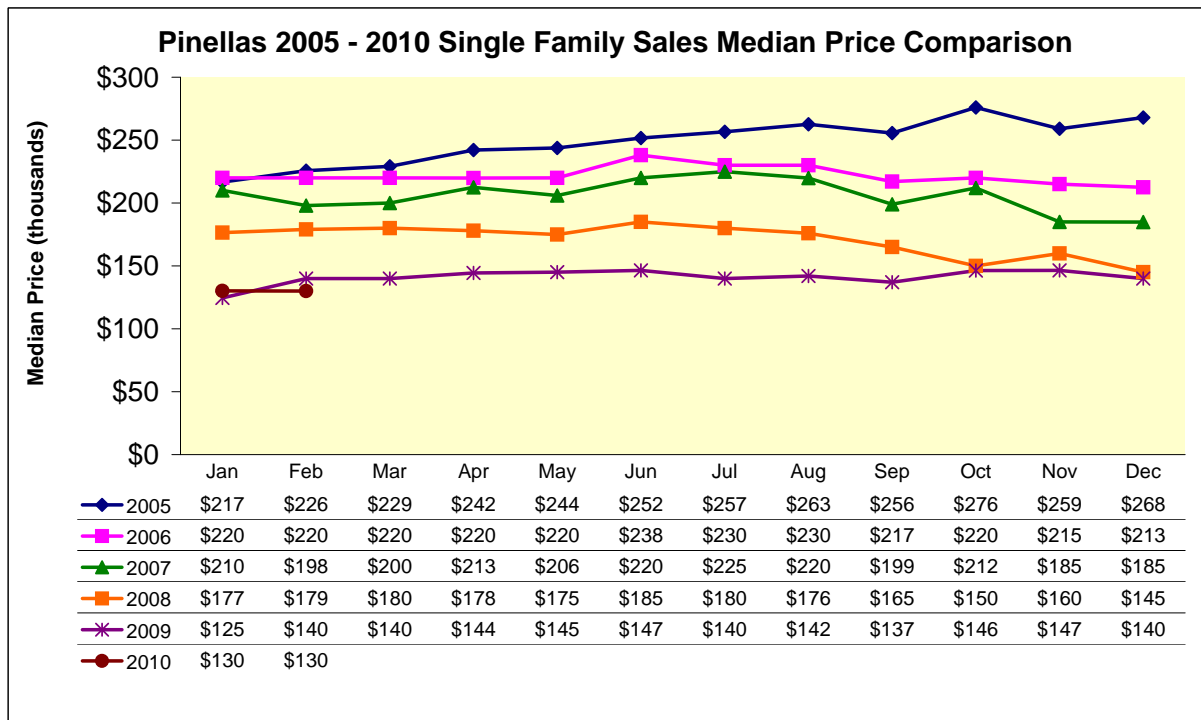
MTD Comparisons		YTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2009 Units	7,400	Units	381	467	574	604	616	746	722	665	735	718	586	586
		% of YTD	5.1%	6.3%	7.8%	8.2%	8.3%	10.1%	9.8%	9.0%	9.9%	9.7%	7.9%	7.9%
2010 Units	940	Units	438	502										
		% Change	15.0%	7.5%										
2009 Median Price		(thousands)	\$124.5	\$139.9	\$140.0	\$144.4	\$145.0	\$146.5	\$140.0	\$142.0	\$137.0	\$146.3	\$146.5	\$140.0
2010 Median Price			\$130.1	\$130.0										
		% Change	4.5%	-7.1%										
2009 Mean Price		(thousands)	\$191.2	\$199.3	\$198.2	\$201.9	\$202.1	\$201.7	\$188.6	\$195.7	\$180.5	\$190.9	\$196.2	\$199.2
2010 Mean Price			\$183.1	\$169.3										
		% Change	-4.2%	-15.1%										

YTD Comparisons		MTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2009 MTD	848	Units	381	848	1,422	2,026	2,642	3,388	4,110	4,775	5,510	6,228	6,814	7,400
2010 MTD	940	Units	438	940										
% Change 2010 MTD	10.8%		15.0%	10.8%										

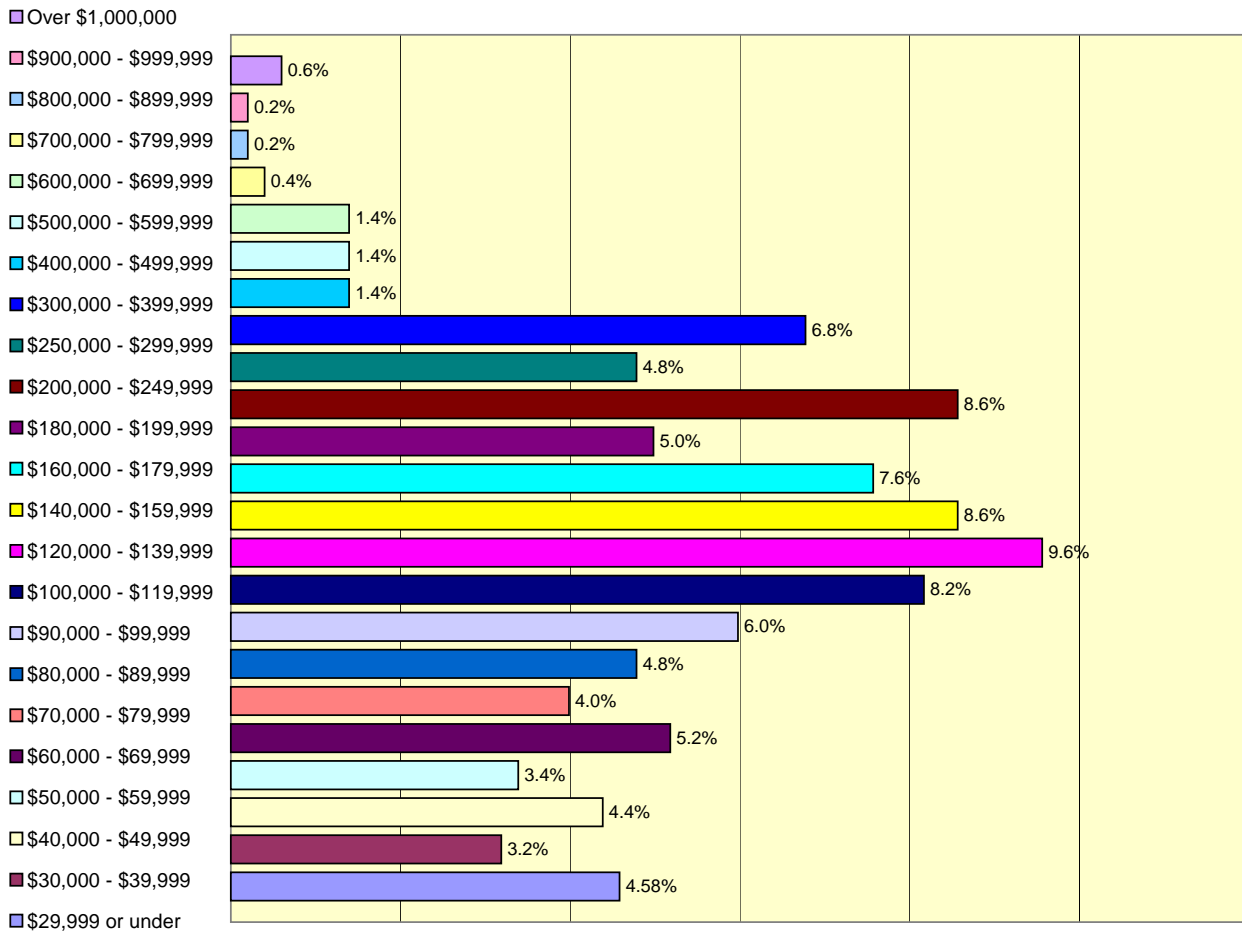
Prices by Bedroom		YTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2010 Prices (thousands)														
2 or Less	Median Price		\$96.0	\$90.0										
	Mean Price		\$111.1	\$107.2										
3	Median Price		\$140.0	\$145.0										
	Mean Price		\$177.3	\$159.4										
4 or More	Median Price		\$247.0	\$285.0										
	Mean Price		\$337.6	\$322.0										

Single Family Unit Sales			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Price Class	YTD Total	% of YTD												
\$29,999 or under	50	5.32%	27	23										
\$30,000 - \$39,999	31	3.30%	15	16										
\$40,000 - \$49,999	39	4.15%	17	22										
\$50,000 - \$59,999	38	4.04%	21	17										
\$60,000 - \$69,999	47	5.00%	21	26										
\$70,000 - \$79,999	40	4.26%	20	20										
\$80,000 - \$89,999	45	4.79%	21	24										
\$90,000 - \$99,999	42	4.47%	12	30										
\$100,000 - \$119,999	73	7.77%	32	41										
\$120,000 - \$139,999	100	10.64%	52	48										
\$140,000 - \$159,999	71	7.55%	28	43										
\$160,000 - \$179,999	69	7.34%	31	38										
\$180,000 - \$199,999	42	4.47%	17	25										
\$200,000 - \$249,999	81	8.62%	38	43										
\$250,000 - \$299,999	45	4.79%	21	24										
\$300,000 - \$399,999	64	6.81%	30	34										
\$400,000 - \$499,999	21	2.23%	14	7										
\$500,000 - \$599,999	16	1.70%	9	7										
\$600,000 - \$699,999	11	1.17%	4	7										
\$700,000 - \$799,999	4	0.43%	2	2										
\$800,000 - \$899,999	2	0.21%	1	1										
\$900,000 - \$999,999	1	0.11%	0	1										
Over \$1,000,000	8	0.85%	5	3										
2010 Totals	940	-	438	502										

Single Family Sales Median Price Comparison



2010 February Single Family Sales - Price Class Analysis

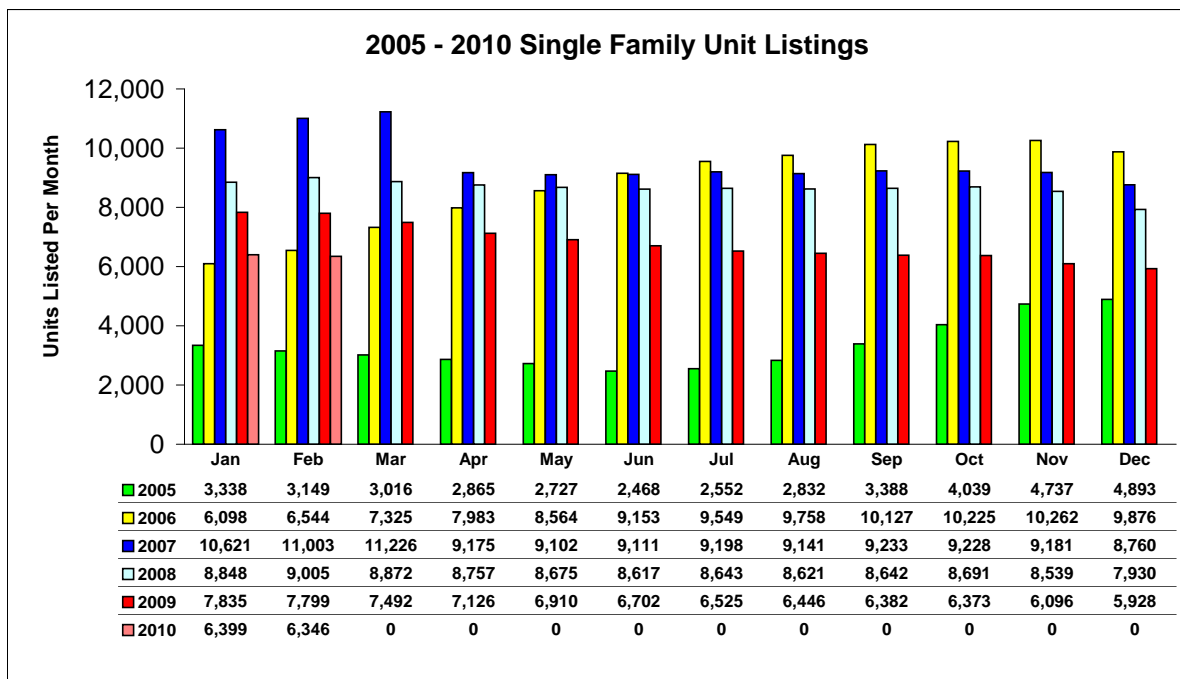


2010 Single Family Unit Listings

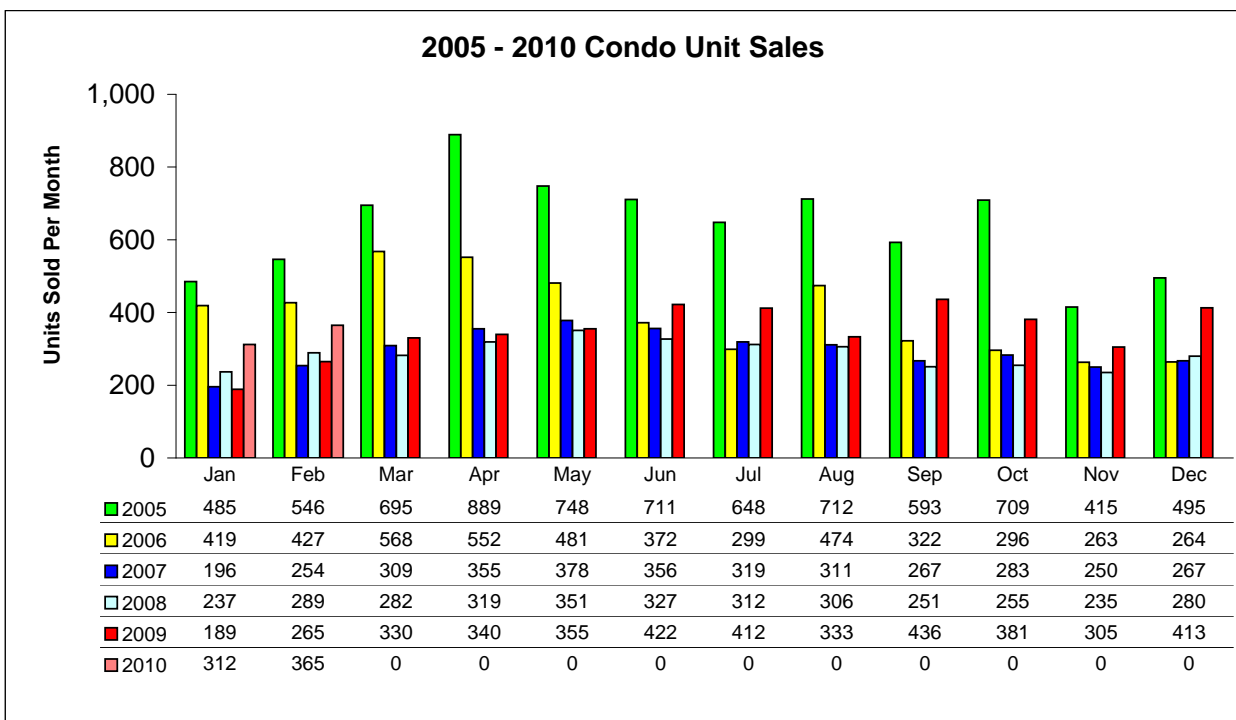
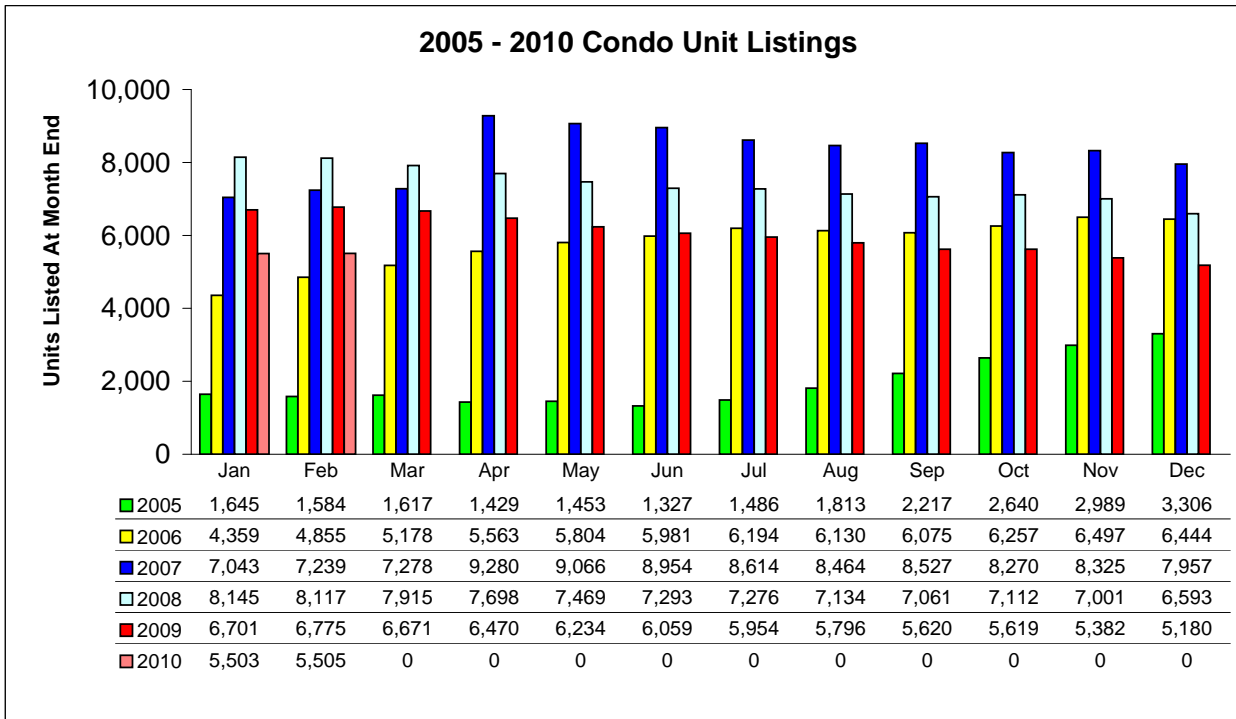
Single Family MTD	YTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Previous Year (2009)	81,614	Units	7,835	7,799	7,492	7,126	6,910	6,702	6,525	6,446	6,382	6,373	6,096	5,928
		% of YTD	9.6%	9.6%	9.2%	8.7%	8.5%	8.2%	8.0%	7.9%	7.8%	7.8%	7.5%	7.3%
Current Year (2010)	12,745	Units	6,399	6,346										
		% Change	-18.3%	-18.6%										

Single Family YTD	MTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2009 MTD	15,634	Units	7,835	15,634	23,126	30,252	37,162	43,864	50,389	56,835	63,217	69,590	75,686	81,614
2010 MTD	12,745	Units	6,399	12,745										
% Change 2010 MTD	-18.5%		-18.3%	-18.5%										

Single Family Unit Listings			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Price Class	YTD Total	% of YTD												
\$29,999 or under	148	1.16%	80	68										
\$30,000 - \$39,999	127	1.00%	64	63										
\$40,000 - \$49,999	228	1.79%	108	120										
\$50,000 - \$59,999	304	2.39%	147	157										
\$60,000 - \$69,999	357	2.80%	176	181										
\$70,000 - \$79,999	452	3.55%	231	221										
\$80,000 - \$89,999	432	3.39%	224	208										
\$90,000 - \$99,999	486	3.81%	243	243										
\$100,000 - \$119,999	763	5.99%	371	392										
\$120,000 - \$139,999	1,019	8.00%	520	499										
\$140,000 - \$159,999	943	7.40%	487	456										
\$160,000 - \$179,999	820	6.43%	414	406										
\$180,000 - \$199,999	783	6.14%	404	379										
\$200,000 - \$249,999	1,008	7.91%	484	524										
\$250,000 - \$299,999	797	6.25%	389	408										
\$300,000 - \$399,999	1,010	7.92%	511	499										
\$400,000 - \$499,999	710	5.57%	357	353										
\$500,000 - \$599,999	497	3.90%	257	240										
\$600,000 - \$699,999	376	2.95%	188	188										
\$700,000 - \$799,999	262	2.06%	138	124										
\$800,000 - \$899,999	203	1.59%	103	100										
\$900,000 - \$999,999	189	1.48%	88	101										
Over \$1,000,000	831	6.52%	415	416										
2010 Totals	12,745		6,399	6,346										



Condo Listing and Sales Comparison By Unit



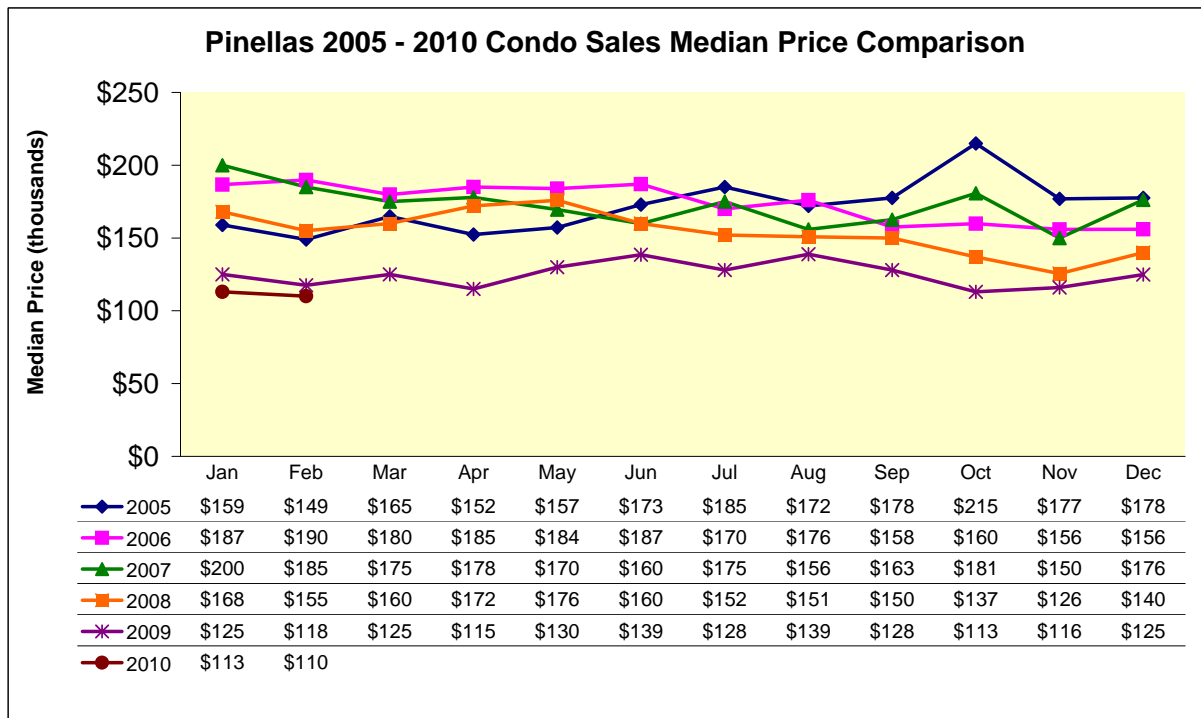
2010 Condo Unit Sales

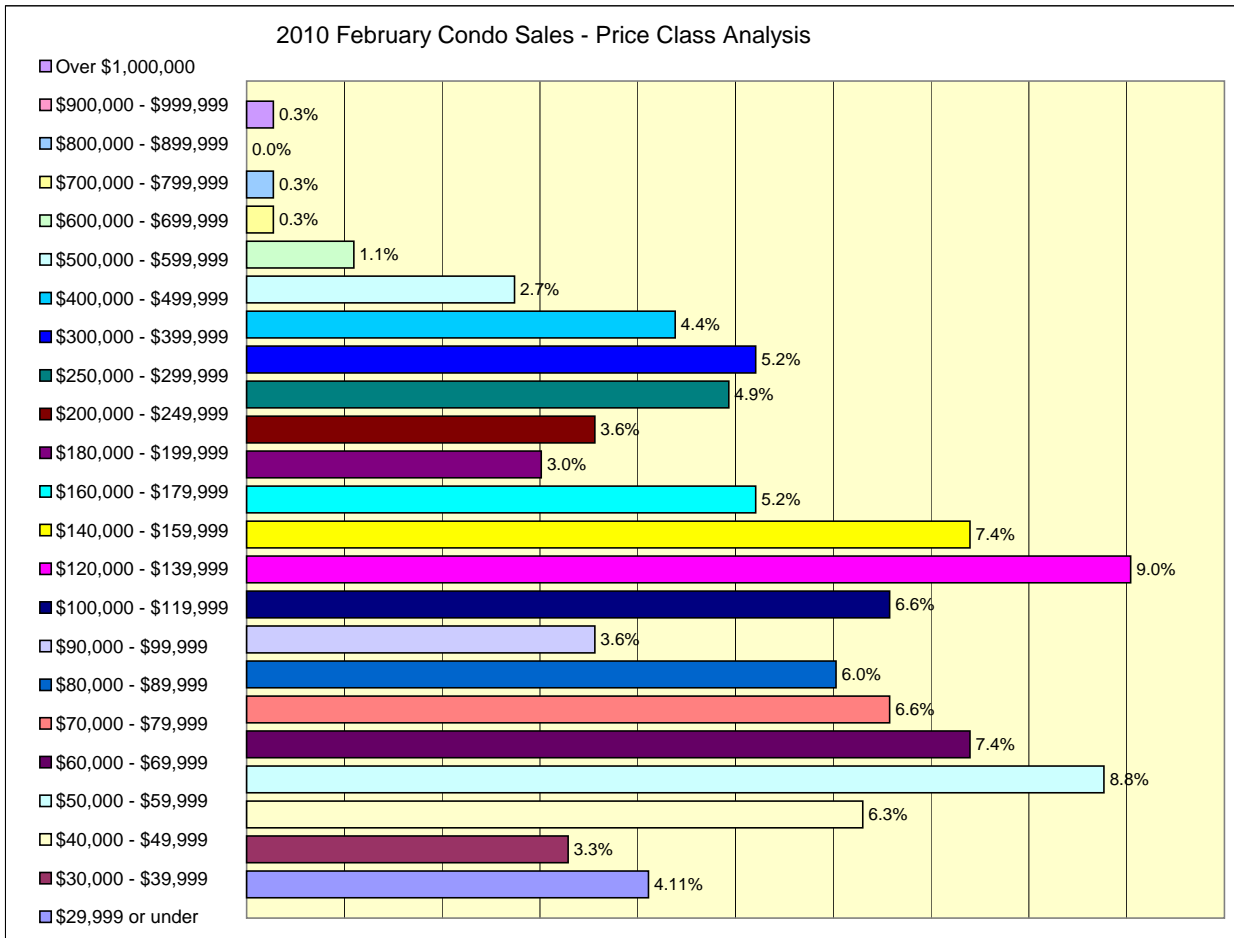
MTD Comparisons		YTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2009 Units	4,181	Units	189	265	330	340	355	422	412	333	436	381	305	413
		% of YTD	4.5%	6.3%	7.9%	8.1%	8.5%	10.1%	9.9%	8.0%	10.4%	9.1%	7.3%	9.9%
2010 Units	677	Units	312	365										
		% Change	65.1%	37.7%										
2009 Median Price		(thousands)	\$125.0	\$117.5	\$125.0	\$115.0	\$130.0	\$138.5	\$128.0	\$138.9	\$128.0	\$113.0	\$116.0	\$124.9
2010 Median Price			\$113.0	\$110.0										
		% Change	-9.6%	-6.4%										
2009 Mean Price		(thousands)	\$193.9	\$158.6	\$169.5	\$166.3	\$189.9	\$194.4	\$188.4	\$192.3	\$178.4	\$164.1	\$168.5	\$191.1
2010 Mean Price			\$158.3	\$160.1										
		% Change	-18.4%	0.9%										

YTD Comparisons		MTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2009 MTD	454	Units	189	454	784	1,124	1,479	1,901	2,313	2,646	3,082	3,463	3,768	4,181
2010 MTD	677	Units	312	677										
% Change 2010 MTD	49.1%		65.1%	49.1%										

Condo Unit Sales														
Price Class	YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
\$29,999 or under	29	4.28%	14	15										
\$30,000 - \$39,999	25	3.69%	13	12										
\$40,000 - \$49,999	46	6.79%	23	23										
\$50,000 - \$59,999	48	7.09%	16	32										
\$60,000 - \$69,999	49	7.24%	22	27										
\$70,000 - \$79,999	52	7.68%	28	24										
\$80,000 - \$89,999	35	5.17%	13	22										
\$90,000 - \$99,999	25	3.69%	12	13										
\$100,000 - \$119,999	53	7.83%	29	24										
\$120,000 - \$139,999	60	8.86%	27	33										
\$140,000 - \$159,999	42	6.20%	15	27										
\$160,000 - \$179,999	45	6.65%	26	19										
\$180,000 - \$199,999	23	3.40%	12	11										
\$200,000 - \$249,999	34	5.02%	21	13										
\$250,000 - \$299,999	27	3.99%	9	18										
\$300,000 - \$399,999	28	4.14%	9	19										
\$400,000 - \$499,999	27	3.99%	11	16										
\$500,000 - \$599,999	13	1.92%	3	10										
\$600,000 - \$699,999	6	0.89%	2	4										
\$700,000 - \$799,999	3	0.44%	2	1										
\$800,000 - \$899,999	2	0.30%	1	1										
\$900,000 - \$999,999	1	0.15%	1	0										
Over \$1,000,000	4	0.59%	3	1										
2010 Totals	677	-	312	365										

Condo Sales Median Price Comparison



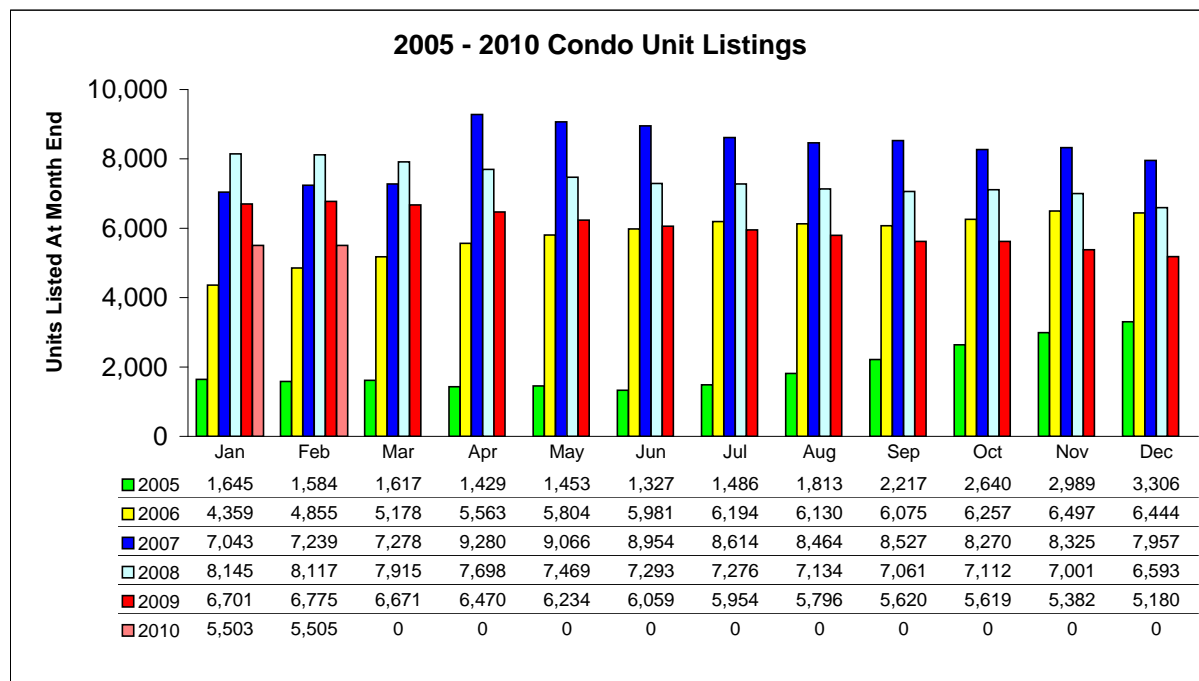


2010 Condo Unit Listings

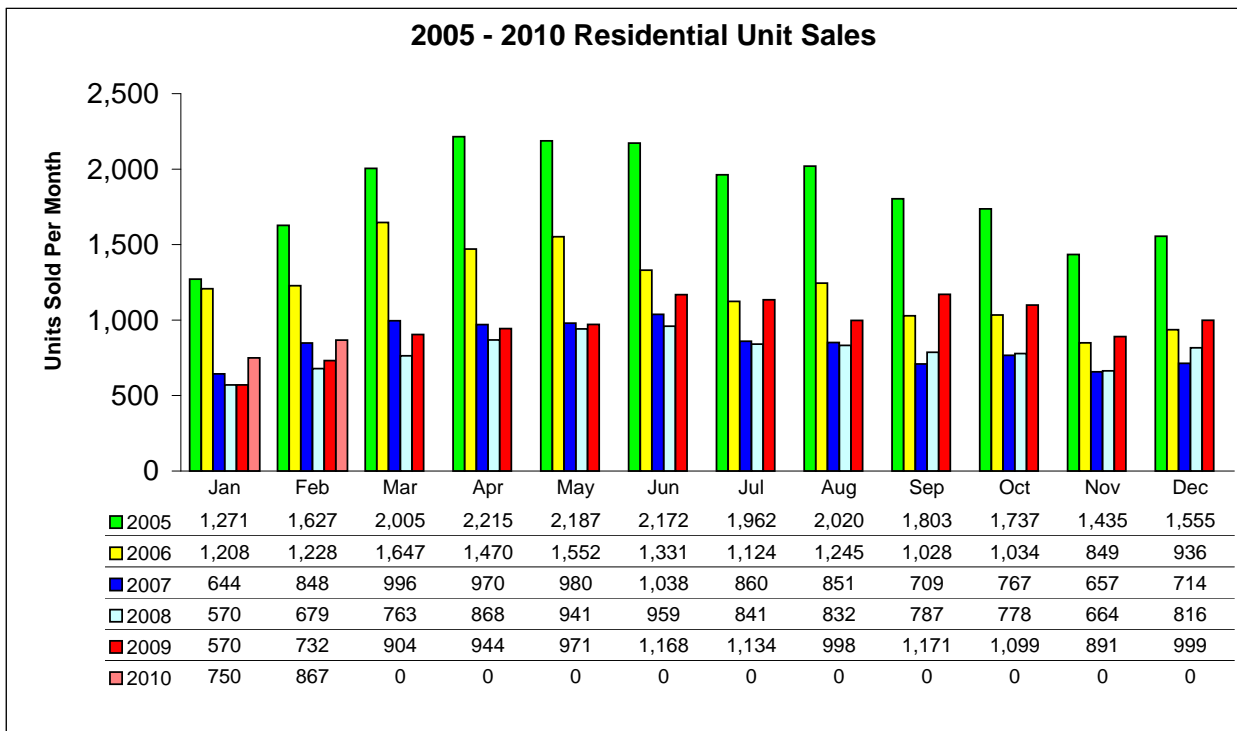
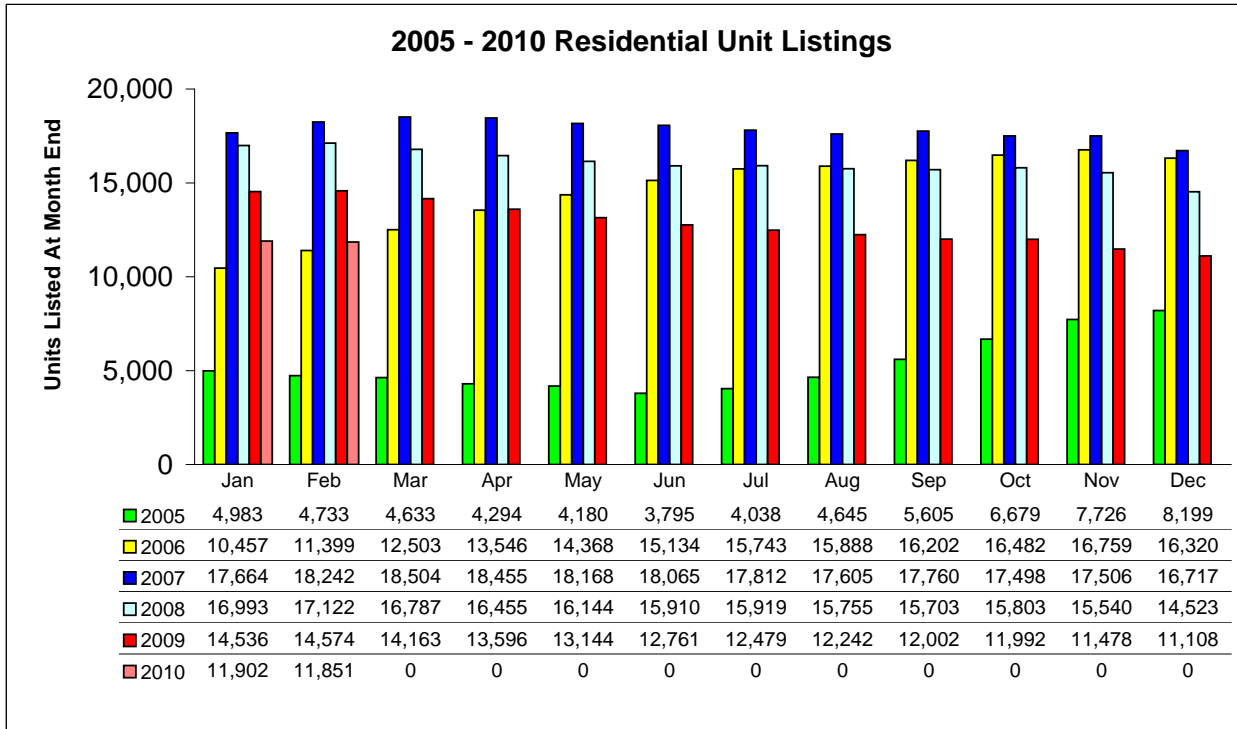
Condo MTD	YTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Previous Year (2009)	72,461	Units	6,701	6,775	6,671	6,470	6,234	6,059	5,954	5,796	5,620	5,619	5,382	5,180
		% of YTD	9.2%	9.3%	9.2%	8.9%	8.6%	8.4%	8.2%	8.0%	7.8%	7.8%	7.4%	7.1%
Current Year (2010)	11,008	Units	5,503	5,505										
		% Change	-17.9%	-18.7%										

Condo YTD	MTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2009 MTD	13,476	Units	6,701	13,476	20,147	26,617	32,851	38,910	44,864	50,660	56,280	61,899	67,281	72,461
2010 MTD	11,008	Units	5,503	11,008										
% Change 2010 MTD	-18.3%		-17.9%	-18.3%										

Condo Unit Listings			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Price Class	YTD Total	% of YTD												
\$29,999 or under	151	1.37%	69	82										
\$30,000 - \$39,999	308	2.80%	155	153										
\$40,000 - \$49,999	504	4.58%	246	258										
\$50,000 - \$59,999	528	4.80%	266	262										
\$60,000 - \$69,999	561	5.10%	295	266										
\$70,000 - \$79,999	529	4.81%	266	263										
\$80,000 - \$89,999	564	5.12%	277	287										
\$90,000 - \$99,999	626	5.69%	326	300										
\$100,000 - \$119,999	748	6.80%	365	383										
\$120,000 - \$139,999	833	7.57%	424	409										
\$140,000 - \$159,999	602	5.47%	309	293										
\$160,000 - \$179,999	494	4.49%	242	252										
\$180,000 - \$199,999	493	4.48%	242	251										
\$200,000 - \$249,999	847	7.69%	410	437										
\$250,000 - \$299,999	808	7.34%	402	406										
\$300,000 - \$399,999	880	7.99%	438	442										
\$400,000 - \$499,999	496	4.51%	248	248										
\$500,000 - \$599,999	271	2.46%	141	130										
\$600,000 - \$699,999	183	1.66%	91	92										
\$700,000 - \$799,999	154	1.40%	74	80										
\$800,000 - \$899,999	101	0.92%	51	50										
\$900,000 - \$999,999	63	0.57%	33	30										
Over \$1,000,000	264	2.40%	133	131										
2010 Totals	11,008		5,503	5,505										



Residential Listing and Sales Comparison By Unit
Combined Single Family and Condo Data



2010 Residential Unit Sales

MTD Comparisons		YTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2009 Units	11,581	Units	570	732	904	944	971	1,168	1,134	998	1,171	1,099	891	999
		% of YTD	4.9%	6.3%	7.8%	8.2%	8.4%	10.1%	9.8%	8.6%	10.1%	9.5%	7.7%	8.6%
2010 Units	1,617	Units	750	867										
		% Change	31.6%	18.4%										

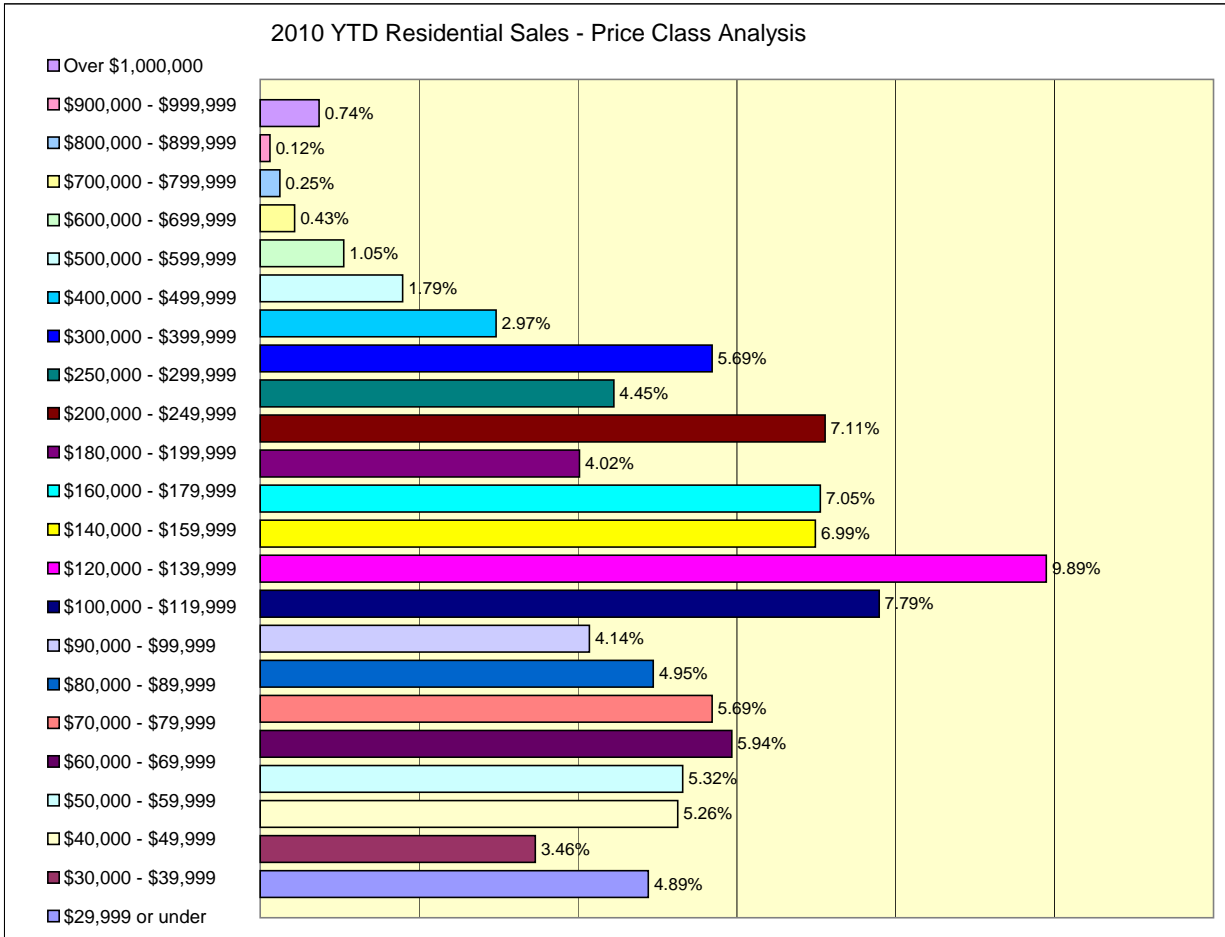
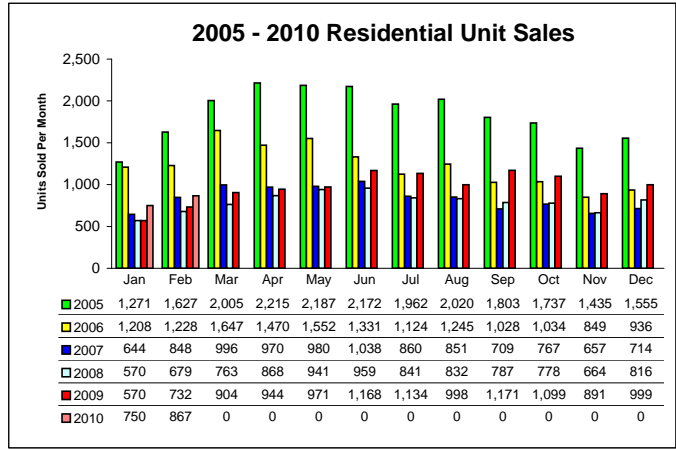
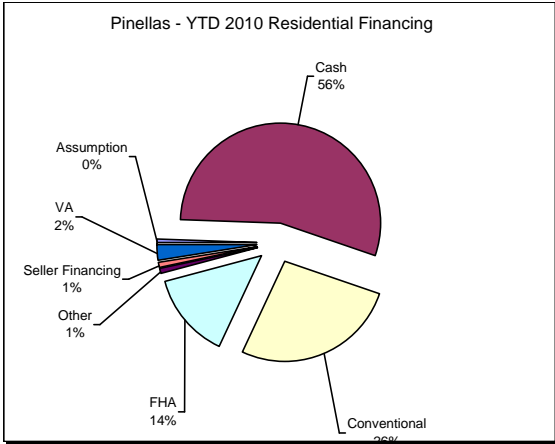
YTD Comparisons		MTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2009 MTD	1,302	Units	570	1,302	2,206	3,150	4,121	5,289	6,423	7,421	8,592	9,691	10,582	11,581
2010 MTD	1,617	Units	750	1,617										
% Change 2010 MTD	24.2%		31.6%	24.2%										

2010 Price		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Median Sales Price	thousands	124.7	131.8	136.2	135.0	140.0	145.0	136.2	141.0	131.5	137.5	137.0	133.0
Mean Sales Price	thousands	192.1	184.5	187.7	189.1	197.7	199.0	188.5	194.5	179.5	181.3	181.5	194.2

Residential Sales														
Price Class	YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
\$29,999 or under	79	4.89%	41	38										
\$30,000 - \$39,999	56	3.46%	28	28										
\$40,000 - \$49,999	85	5.26%	40	45										
\$50,000 - \$59,999	86	5.32%	37	49										
\$60,000 - \$69,999	96	5.94%	43	53										
\$70,000 - \$79,999	92	5.69%	48	44										
\$80,000 - \$89,999	80	4.95%	34	46										
\$90,000 - \$99,999	67	4.14%	24	43										
\$100,000 - \$119,999	126	7.79%	61	65										
\$120,000 - \$139,999	160	9.89%	79	81										
\$140,000 - \$159,999	113	6.99%	43	70										
\$160,000 - \$179,999	114	7.05%	57	57										
\$180,000 - \$199,999	65	4.02%	29	36										
\$200,000 - \$249,999	115	7.11%	59	56										
\$250,000 - \$299,999	72	4.45%	30	42										
\$300,000 - \$399,999	92	5.69%	39	53										
\$400,000 - \$499,999	48	2.97%	25	23										
\$500,000 - \$599,999	29	1.79%	12	17										
\$600,000 - \$699,999	17	1.05%	6	11										
\$700,000 - \$799,999	7	0.43%	4	3										
\$800,000 - \$899,999	4	0.25%	2	2										
\$900,000 - \$999,999	2	0.12%	1	1										
Over \$1,000,000	12	0.74%	8	4										
2010 Totals	1,617	-	750	867										

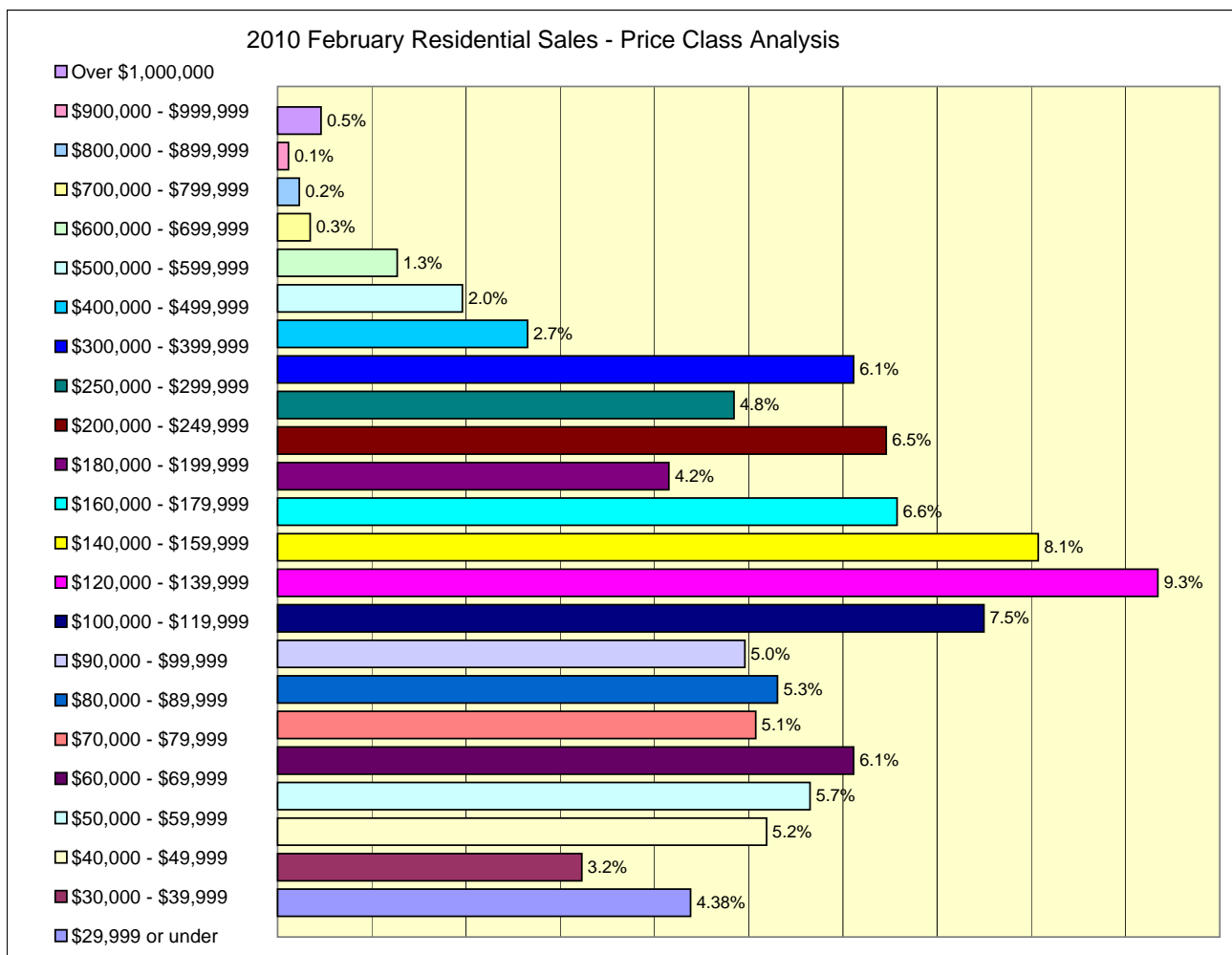
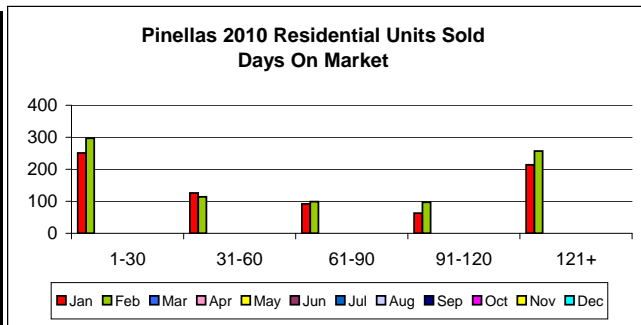
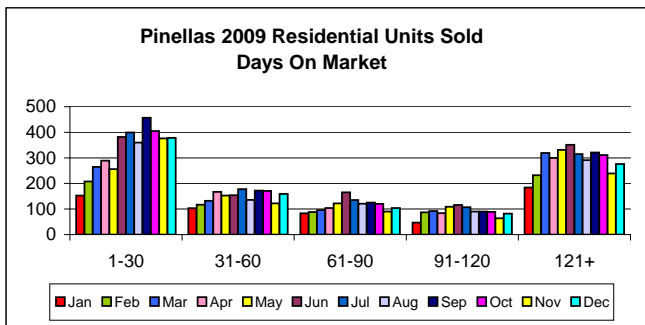
Days On Market	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1-30	548	34.04%	251	297	0	0	0	0	0	0	0	0	0
31-60	240	14.91%	126	114	0	0	0	0	0	0	0	0	0
61-90	191	11.86%	92	99	0	0	0	0	0	0	0	0	0
91-120	160	9.94%	63	97	0	0	0	0	0	0	0	0	0
121-180	182	11.30%	83	99	0	0	0	0	0	0	0	0	0
180+	289	17.95%	131	158	0	0	0	0	0	0	0	0	0

Financing	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Assumption	7	0.44%	4	3	0	0	0	0	0	0	0	0	0
Cash	879	54.90%	392	487	0	0	0	0	0	0	0	0	0
Conventional	424	26.48%	211	213	0	0	0	0	0	0	0	0	0
FHA	224	13.99%	110	114	0	0	0	0	0	0	0	0	0
Other	15	0.94%	7	8	0	0	0	0	0	0	0	0	0
Seller Financing	12	0.75%	4	8	0	0	0	0	0	0	0	0	0
VA	40	2.50%	12	28	0	0	0	0	0	0	0	0	0



Pinellas Realtor Organization - PRO - Suncoast MLS
Data reported here represents the combined Single Family and Condominium/Co-op Sales. The reported sales for the former Greater Clearwater Association of REALTORS (GCAR) and the St Petersburg Suncoast Association of REALTORS (SSAR) have been combined and averages calculated where appropriate for trend comparisons.

Reported sales are dependent upon timeliness of sales and totality of information reported by participants. The data reflects only the sales published through the Pinellas Realtor Organization MLS and does not include all sales in the reported areas. Neither PRO nor the Suncoast MLS is in any way responsible for its accuracy.



2010 Combined Listings

Residential MTD	YTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2009 Units	154,075	Units	14,536	14,574	14,163	13,596	13,144	12,761	12,479	12,242	12,002	11,992	11,478	11,108
		% of YTD	9.4%	9.5%	9.2%	8.8%	8.5%	8.3%	8.1%	7.9%	7.8%	7.8%	7.4%	7.2%
2010 Units	23,753	Units	11,902	11,851										
		% Change	-18.1%	-18.7%										

Residential YTD	MTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2009 MTD	29,110	Units	14,536	29,110	43,273	56,869	70,013	82,774	95,253	107,495	119,497	131,489	142,967	154,075
2010 MTD	23,753	Units	11,902	23,753										
% Change 2010 MTD	-18.4%		-18.1%	-18.4%										

Residential Listings			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Price Class	YTD Total	% of YTD												
\$29,999 or under	299	1.26%	149	150										
\$30,000 - \$39,999	435	1.83%	219	216										
\$40,000 - \$49,999	732	3.08%	354	378										
\$50,000 - \$59,999	832	3.50%	413	419										
\$60,000 - \$69,999	918	3.86%	471	447										
\$70,000 - \$79,999	981	4.13%	497	484										
\$80,000 - \$89,999	996	4.19%	501	495										
\$90,000 - \$99,999	1,112	4.68%	569	543										
\$100,000 - \$119,999	1,511	6.36%	736	775										
\$120,000 - \$139,999	1,852	7.80%	944	908										
\$140,000 - \$159,999	1,545	6.50%	796	749										
\$160,000 - \$179,999	1,314	5.53%	656	658										
\$180,000 - \$199,999	1,276	5.37%	646	630										
\$200,000 - \$249,999	1,855	7.81%	894	961										
\$250,000 - \$299,999	1,605	6.76%	791	814										
\$300,000 - \$399,999	1,890	7.96%	949	941										
\$400,000 - \$499,999	1,206	5.08%	605	601										
\$500,000 - \$599,999	768	3.23%	398	370										
\$600,000 - \$699,999	559	2.35%	279	280										
\$700,000 - \$799,999	416	1.75%	212	204										
\$800,000 - \$899,999	304	1.28%	154	150										
\$900,000 - \$999,999	252	1.06%	121	131										
Over \$1,000,000	1,095	4.61%	548	547										
2010 Totals	23,753	-	11,902	11,851										

2005 - 2010 Residential Listing Comparison

