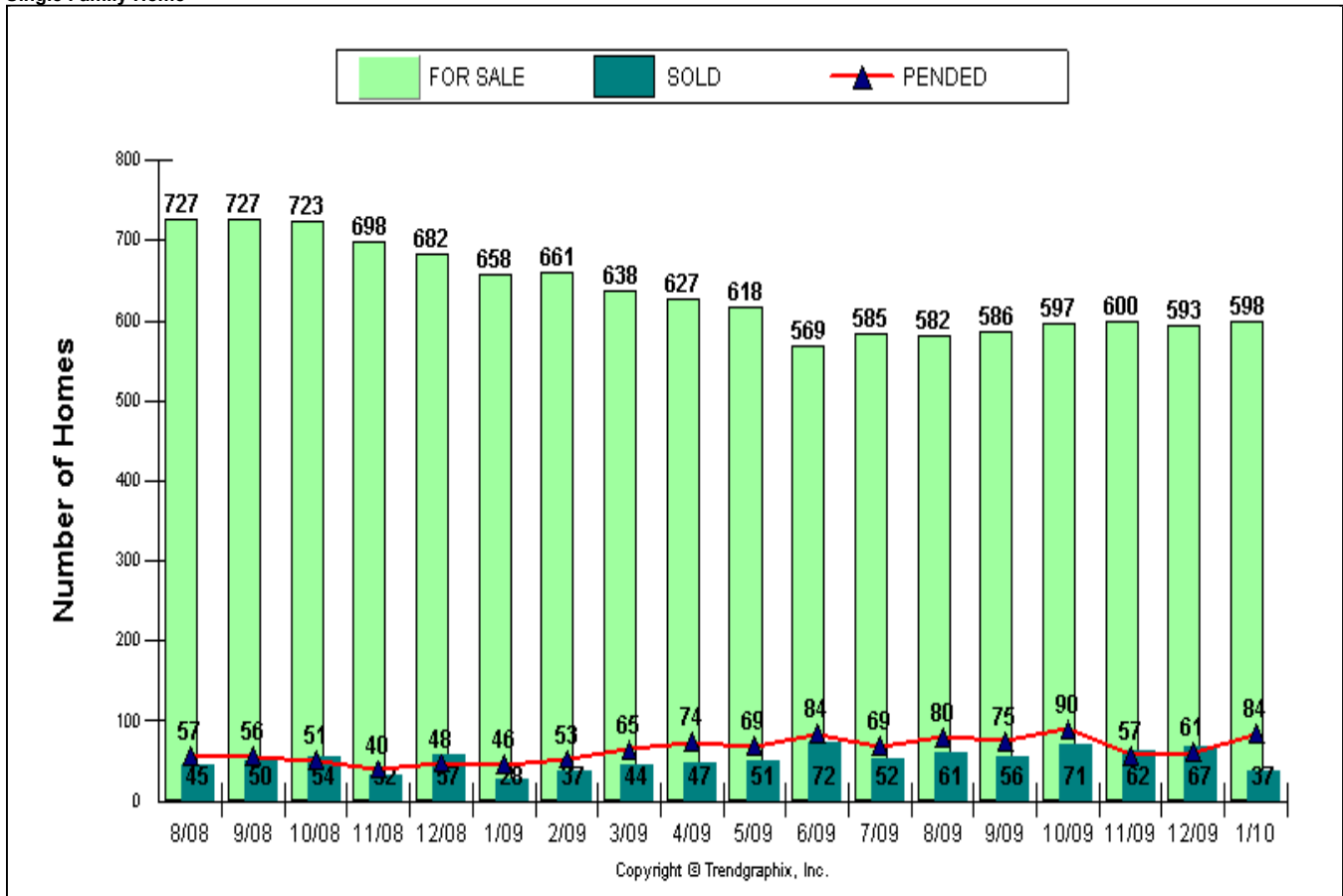


Facts and Trends™

Published Feb. 2010**



Location : ZIP 33701 , ZIP 33704 , ZIP 33713
 Number of Homes For Sale vs. Sold vs. Pended (Aug. 2008 - Jan. 2010)
 Price Range: \$0 - No Limit, SQFT Range: 0 - No Limit, Year Built: 0 - No Limit
 Single Family Home



	1 month			1 year			18 months		
	Dec 09	Jan 10	% Change	Jan 09	Jan 10	% Change	Aug 08	Jan 10	% Change
For Sale	593	598	0.8% ↑	658	598	-9.1% ↓	727	598	-17.7% ↓
Sold	67	37	-44.8% ↓	28	37	32.1% ↑	45	37	-17.8% ↓
Pended	61	84	37.7% ↑	46	84	82.6% ↑	57	84	47.4% ↑

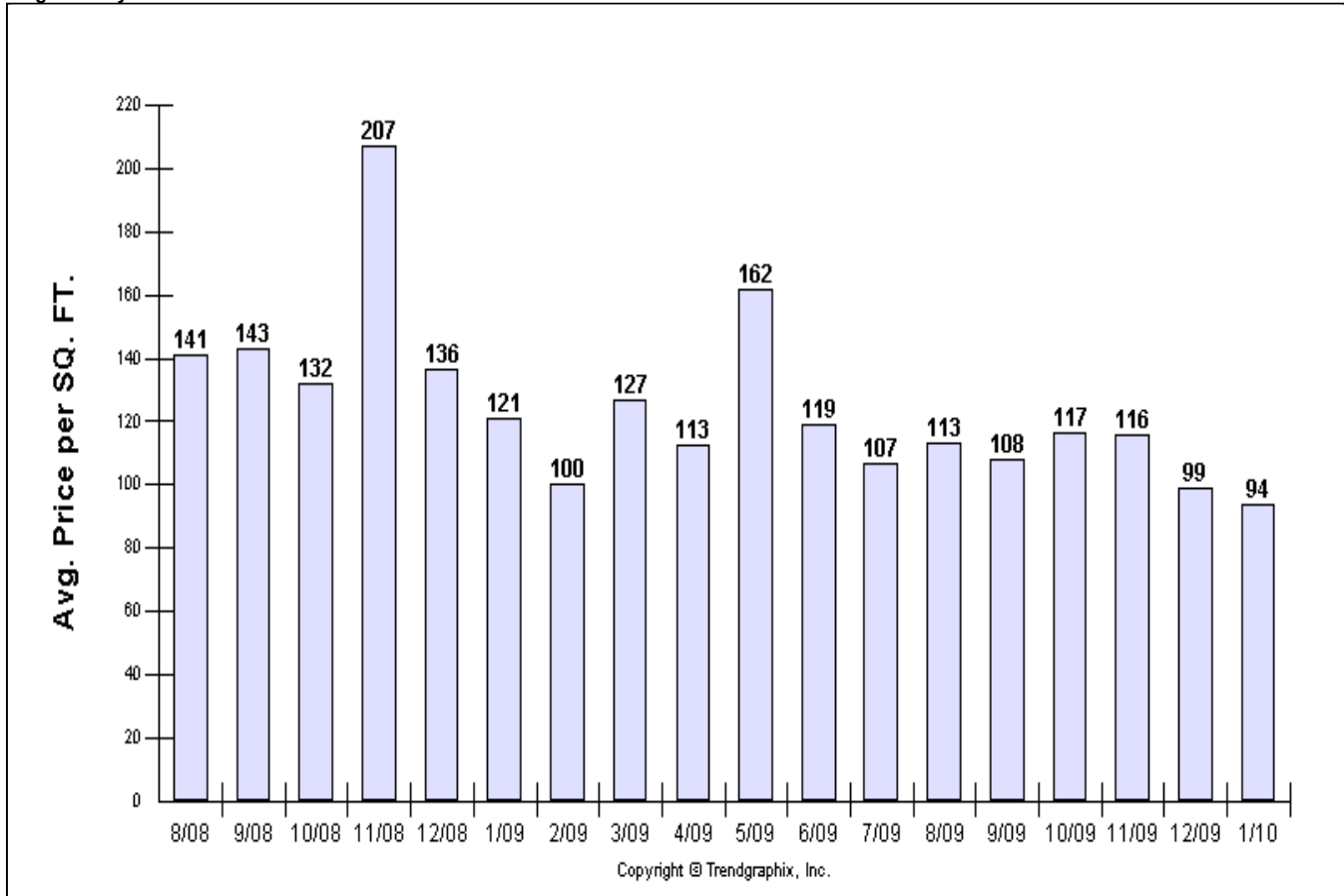
Date	8/08	9/08	10/08	11/08	12/08	1/09	2/09	3/09	4/09	5/09	6/09	7/09	8/09	9/09	10/09	11/09	12/09	1/10
For Sale	727	727	723	698	682	658	661	638	627	618	569	585	582	586	597	600	593	598
New Listing	136	148	136	105	104	148	114	131	129	120	122	144	141	142	151	113	99	142
Sold	45	50	54	32	57	28	37	44	47	51	72	52	61	56	71	62	67	37
Pended	57	56	51	40	48	46	53	65	74	69	84	69	80	75	90	57	61	84
Mon of Inv. on Sold	16.2	14.5	13.4	21.8	12	23.5	17.9	14.5	13.3	12.1	7.9	11.3	9.5	10.5	8.4	9.7	8.9	16.2
Mon of Inv. on Pended	12.8	13	14.2	17.5	14.2	14.3	12.5	9.8	8.5	9	6.8	8.5	7.3	7.8	6.6	10.5	9.7	7.1
Absorption Rt. on Sold	6.2	6.9	7.5	4.6	8.4	4.3	5.6	6.9	7.5	8.3	12.7	8.9	10.5	9.6	11.9	10.3	11.3	6.2
Absorption Rt. on Pended	7.8	7.7	7.1	5.7	7	7	8	10.2	11.8	11.2	14.8	11.8	13.7	12.8	15.1	9.5	10.3	14
Avg. Act Price	358	354	346	356	363	374	387	389	393	407	417	402	381	400	392	414	409	393
Avg. Sld Price	196	229	174	324	212	186	136	197	158	246	179	137	157	144	162	161	129	141
Avg. Sq Ft Price	141.1	142.7	131.9	207.3	136.4	120.9	100.3	127	112.9	162.2	119.4	106.6	113.1	107.9	116.7	116.1	99.1	94
Sold/List Diff. %	94	80	94	97	92	90	89	81	90	87	91	94	93	92	93	94	95	92
Days on Market	93	98	111	84	91	104	104	70	84	104	103	96	93	84	75	98	90	87
Sold/Orig LP Diff. %	82	69	84	93	75	79	71	72	83	77	82	84	82	84	83	83	86	77
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	177	144	124	119	115	175	95	100	115	110	125	130	118	128	128	135	105	85

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Facts and Trends™

Published Feb. 2010**

Location : ZIP 33701 , ZIP 33704 , ZIP 33713
 Average Home Sold Price per SQFT (Aug. 2008 - Jan. 2010)
 Price Range: \$0 - No Limit, SQFT Range: 0 - No Limit, Year Built: 0 - No Limit
 Single Family Home



	1 month			1 year			18 months											
	Dec 09	Jan 10	% Change	Jan 09	Jan 10	% Change	Aug 08	Jan 10	% Change									
Avg. Sq. Ft. Price	99	94	-5.2% ↓	121	94	-22.2% ↓	141	94	-33.4% ↓									
Date	8/08	9/08	10/08	11/08	12/08	1/09	2/09	3/09	4/09	5/09	6/09	7/09	8/09	9/09	10/09	11/09	12/09	1/10
For Sale	727	727	723	698	682	658	661	638	627	618	569	585	582	586	597	600	593	598
New Listing	136	148	136	105	104	148	114	131	129	120	122	144	141	142	151	113	99	142
Sold	45	50	54	32	57	28	37	44	47	51	72	52	61	56	71	62	67	37
Pended	57	56	51	40	48	46	53	65	74	69	84	69	80	75	90	57	61	84
Mon of Inv. on Sold	16.2	14.5	13.4	21.8	12	23.5	17.9	14.5	13.3	12.1	7.9	11.3	9.5	10.5	8.4	9.7	8.9	16.2
Mon of Inv. on Pended	12.8	13	14.2	17.5	14.2	14.3	12.5	9.8	8.5	9	6.8	8.5	7.3	7.8	6.6	10.5	9.7	7.1
Absorption Rt. on Sold	6.2	6.9	7.5	4.6	8.4	4.3	5.6	6.9	7.5	8.3	12.7	8.9	10.5	9.6	11.9	10.3	11.3	6.2
Absorption Rt. on Pended	7.8	7.7	7.1	5.7	7	7	8	10.2	11.8	11.2	14.8	11.8	13.7	12.8	15.1	9.5	10.3	14
Avg. Act Price	358	354	346	356	363	374	387	389	393	407	417	402	381	400	392	414	409	393
Avg. Sld Price	196	229	174	324	212	186	136	197	158	246	179	137	157	144	162	161	129	141
Avg. Sq Ft Price	141.1	142.7	131.9	207.3	136.4	120.9	100.3	127	112.9	162.2	119.4	106.6	113.1	107.9	116.7	116.1	99.1	94
Sold/List Diff. %	94	80	94	97	92	90	89	81	90	87	91	94	93	92	93	94	95	92
Days on Market	93	98	111	84	91	104	104	70	84	104	103	96	93	84	75	98	90	87
Sold/Orig LP Diff. %	82	69	84	93	75	79	71	72	83	77	82	84	82	84	83	83	86	77
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	177	144	124	119	115	175	95	100	115	110	125	130	118	128	128	135	105	85

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Facts and Trends™

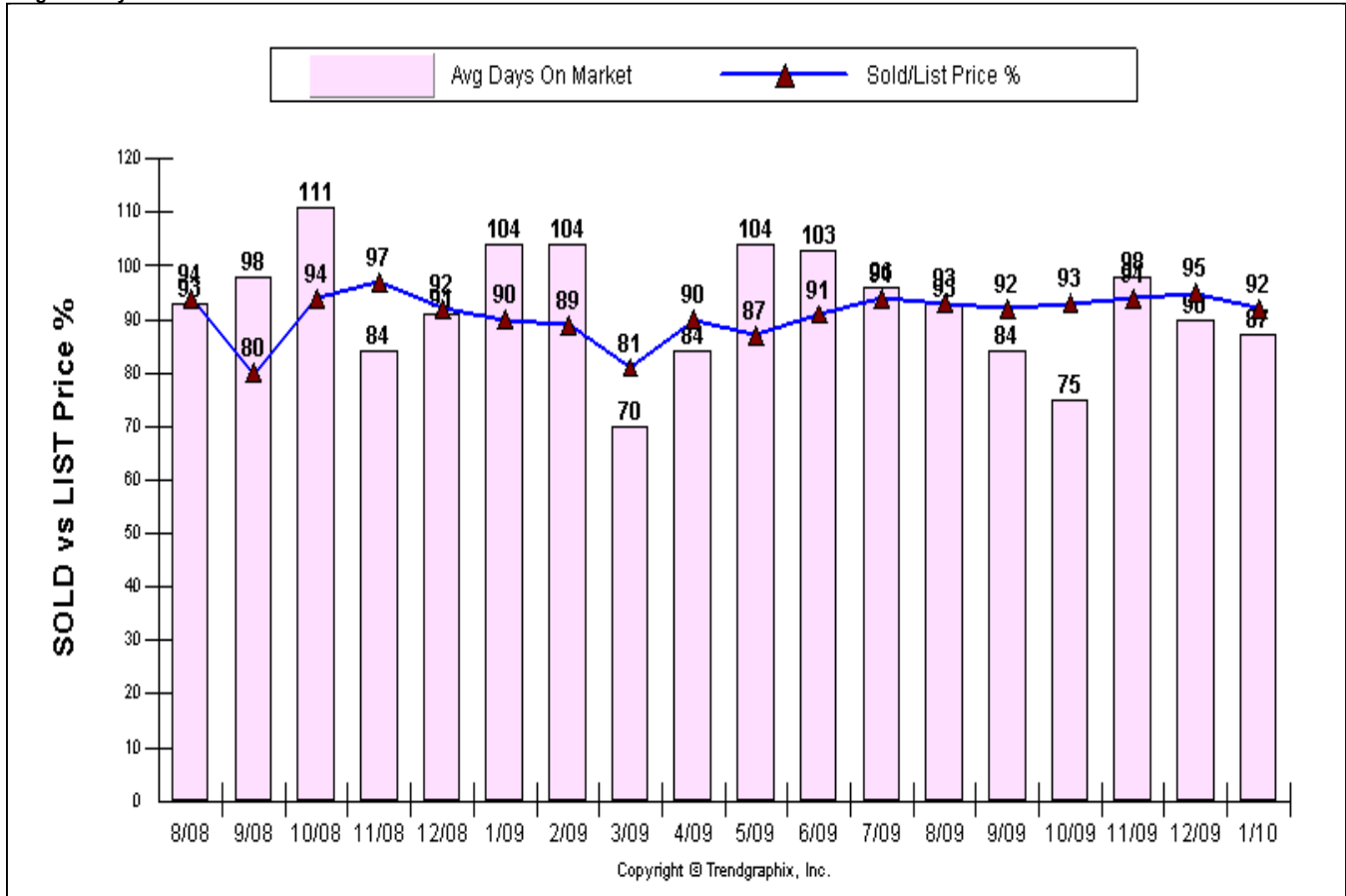
Published Feb. 2010**

Location : ZIP 33701 , ZIP 33704 , ZIP 33713

Avg DOM & SP/LP % (Aug. 2008 - Jan. 2010)

Price Range: \$0 - No Limit, SQFT Range: 0 - No Limit, Year Built: 0 - No Limit

Single Family Home



	1 month			1 year			18 months		
	Dec 09	Jan 10	% Change	Jan 09	Jan 10	% Change	Aug 08	Jan 10	% Change
Avg. Days on Market	90	87	-3.3% ↓	104	87	-16.3% ↓	93	87	-6.5% ↓
Sold/List Diff. %	95	92	-3.2% ↓	90	92	2.2% ↑	94	92	-2.1% ↓

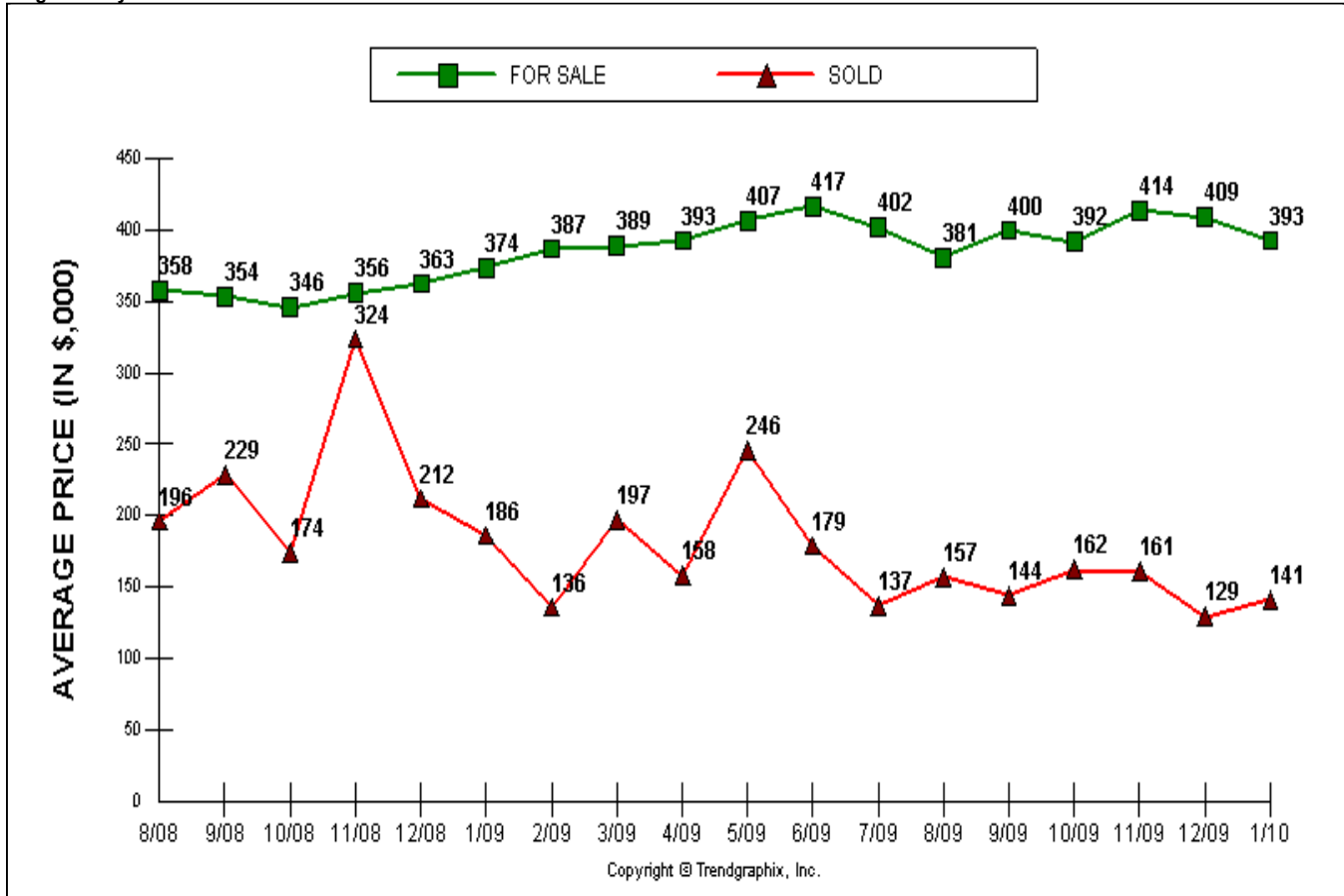
Date	8/08	9/08	10/08	11/08	12/08	1/09	2/09	3/09	4/09	5/09	6/09	7/09	8/09	9/09	10/09	11/09	12/09	1/10
For Sale	727	727	723	698	682	658	661	638	627	618	569	585	582	586	597	600	593	598
New Listing	136	148	136	105	104	148	114	131	129	120	122	144	141	142	151	113	99	142
Sold	45	50	54	32	57	28	37	44	47	51	72	52	61	56	71	62	67	37
Pended	57	56	51	40	48	46	53	65	74	69	84	69	80	75	90	57	61	84
Mon of Inv. on Sold	16.2	14.5	13.4	21.8	12	23.5	17.9	14.5	13.3	12.1	7.9	11.3	9.5	10.5	8.4	9.7	8.9	16.2
Mon of Inv. on Pended	12.8	13	14.2	17.5	14.2	14.3	12.5	9.8	8.5	9	6.8	8.5	7.3	7.8	6.6	10.5	9.7	7.1
Absorption Rt. on Sold	6.2	6.9	7.5	4.6	8.4	4.3	5.6	6.9	7.5	8.3	12.7	8.9	10.5	9.6	11.9	10.3	11.3	6.2
Absorption Rt. on Pended	7.8	7.7	7.1	5.7	7	7	8	10.2	11.8	11.2	14.8	11.8	13.7	12.8	15.1	9.5	10.3	14
Avg. Act Price	358	354	346	356	363	374	387	389	393	407	417	402	381	400	392	414	409	393
Avg. Sld Price	196	229	174	324	212	186	136	197	158	246	179	137	157	144	162	161	129	141
Avg. Sq Ft Price	141.1	142.7	131.9	207.3	136.4	120.9	100.3	127	112.9	162.2	119.4	106.6	113.1	107.9	116.7	116.1	99.1	94
Sold/List Diff. %	94	80	94	97	92	90	89	81	90	87	91	94	93	92	93	94	95	92
Days on Market	93	98	111	84	91	104	104	70	84	104	103	96	93	84	75	98	90	87
Sold/Orig LP Diff. %	82	69	84	93	75	79	71	72	83	77	82	84	82	84	83	83	86	77
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	177	144	124	119	115	175	95	100	115	110	125	130	118	128	128	135	105	85

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Facts and Trends™

Published Feb. 2010**

Location : ZIP 33701 , ZIP 33704 , ZIP 33713
 Avg Price For Sale & Sold (Aug. 2008 - Jan. 2010)
 Price Range: \$0 - No Limit, SQFT Range: 0 - No Limit, Year Built: 0 - No Limit
 Single Family Home



	1 month			1 year			18 months		
	Dec 09	Jan 10	% Change	Jan 09	Jan 10	% Change	Aug 08	Jan 10	% Change
Avg. Active Price	409	393	-3.9% ↓	374	393	5.1% ↑	358	393	9.8% ↑
Avg. Sold Price	129	141	9.3% ↑	186	141	-24.2% ↓	196	141	-28.1% ↓

Date	8/08	9/08	10/08	11/08	12/08	1/09	2/09	3/09	4/09	5/09	6/09	7/09	8/09	9/09	10/09	11/09	12/09	1/10
For Sale	727	727	723	698	682	658	661	638	627	618	569	585	582	586	597	600	593	598
New Listing	136	148	136	105	104	148	114	131	129	120	122	144	141	142	151	113	99	142
Sold	45	50	54	32	57	28	37	44	47	51	72	52	61	56	71	62	67	37
Pended	57	56	51	40	48	46	53	65	74	69	84	69	80	75	90	57	61	84
Mon of Inv. on Sold	16.2	14.5	13.4	21.8	12	23.5	17.9	14.5	13.3	12.1	7.9	11.3	9.5	10.5	8.4	9.7	8.9	16.2
Mon of Inv. on Pended	12.8	13	14.2	17.5	14.2	14.3	12.5	9.8	8.5	9	6.8	8.5	7.3	7.8	6.6	10.5	9.7	7.1
Absorption Rt. on Sold	6.2	6.9	7.5	4.6	8.4	4.3	5.6	6.9	7.5	8.3	12.7	8.9	10.5	9.6	11.9	10.3	11.3	6.2
Absorption Rt. on Pended	7.8	7.7	7.1	5.7	7	7	8	10.2	11.8	11.2	14.8	11.8	13.7	12.8	15.1	9.5	10.3	14
Avg. Act Price	358	354	346	356	363	374	387	389	393	407	417	402	381	400	392	414	409	393
Avg. Sld Price	196	229	174	324	212	186	136	197	158	246	179	137	157	144	162	161	129	141
Avg. Sq Ft Price	141.1	142.7	131.9	207.3	136.4	120.9	100.3	127	112.9	162.2	119.4	106.6	113.1	107.9	116.7	116.1	99.1	94
Sold/List Diff. %	94	80	94	97	92	90	89	81	90	87	91	94	93	92	93	94	95	92
Days on Market	93	98	111	84	91	104	104	70	84	104	103	96	93	84	75	98	90	87
Sold/Orig LP Diff. %	82	69	84	93	75	79	71	72	83	77	82	84	82	84	83	83	86	77
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	177	144	124	119	115	175	95	100	115	110	125	130	118	128	128	135	105	85

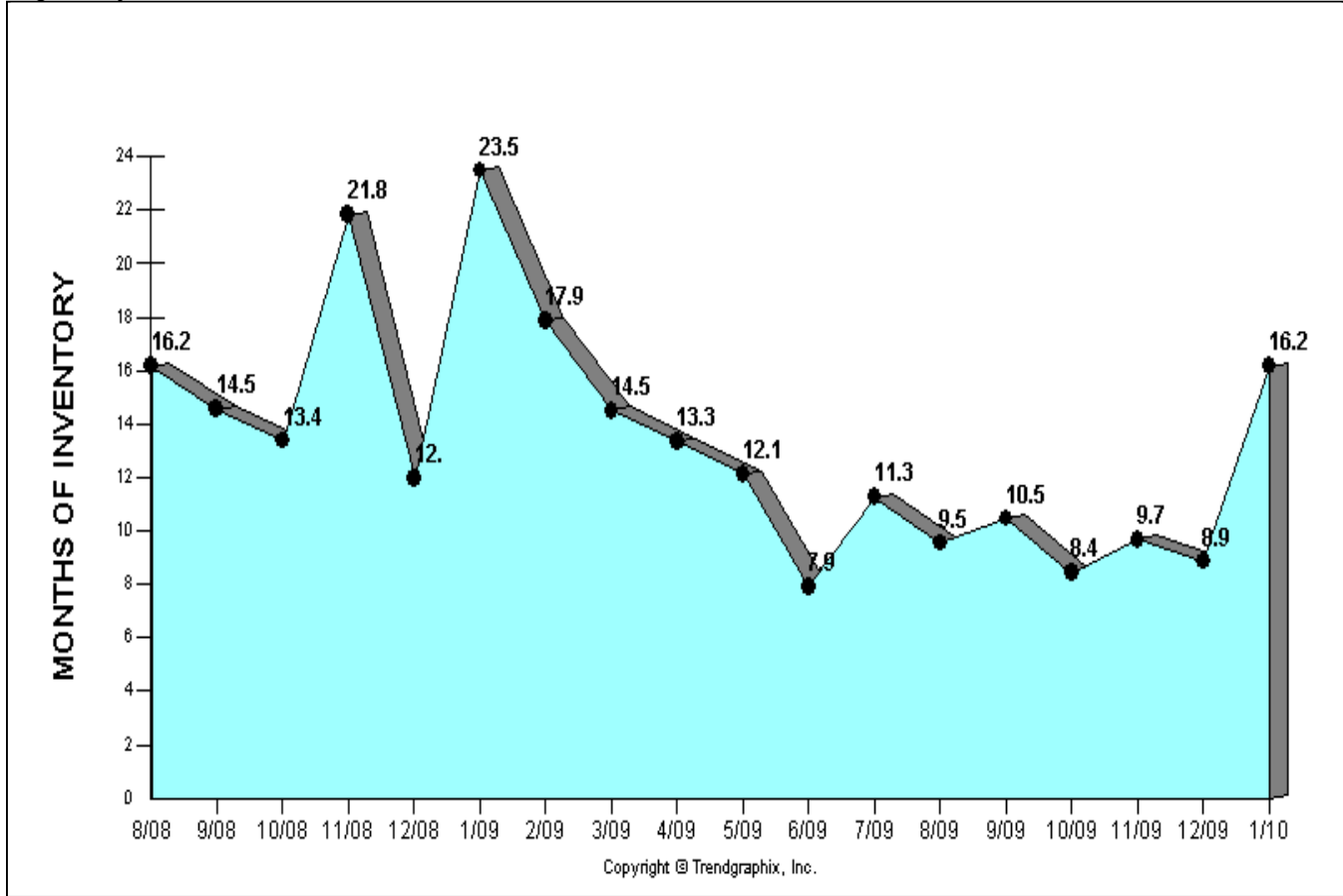
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Facts and Trends™

Published Feb. 2010**



Location : ZIP 33701 , ZIP 33704 , ZIP 33713
 Months of Inventory based on Closed Sales (Aug. 2008 - Jan. 2010)
 Price Range: \$0 - No Limit, SQFT Range: 0 - No Limit, Year Built: 0 - No Limit
 Single Family Home



	1 month			1 year			18 months											
	Dec 09	Jan 10	% Change	Jan 09	Jan 10	% Change	Aug 08	Jan 10	% Change									
Months of Inventory (Closed Sales)	8.9	16.2	82% ↑	23.5	16.2	-31.1% ↓	16.2	16.2	0%									
Date	8/08	9/08	10/08	11/08	12/08	1/09	2/09	3/09	4/09	5/09	6/09	7/09	8/09	9/09	10/09	11/09	12/09	1/10
For Sale	727	727	723	698	682	658	661	638	627	618	569	585	582	586	597	600	593	598
New Listing	136	148	136	105	104	148	114	131	129	120	122	144	141	142	151	113	99	142
Sold	45	50	54	32	57	28	37	44	47	51	72	52	61	56	71	62	67	37
Pended	57	56	51	40	48	46	53	65	74	69	84	69	80	75	90	57	61	84
Mon of Inv. on Sold	16.2	14.5	13.4	21.8	12	23.5	17.9	14.5	13.3	12.1	7.9	11.3	9.5	10.5	8.4	9.7	8.9	16.2
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Absorption Rt. on Sold	6.2	6.9	7.5	4.6	8.4	4.3	5.6	6.9	7.5	8.3	12.7	8.9	10.5	9.6	11.9	10.3	11.3	6.2
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Avg. Act Price	358	354	346	356	363	374	387	389	393	407	417	402	381	400	392	414	409	393
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Avg. Sq Ft Price	141.1	142.7	131.9	207.3	136.4	120.9	100.3	127	112.9	162.2	119.4	106.6	113.1	107.9	116.7	116.1	99.1	94
Sold/List Diff. %	94	80	94	97	92	90	89	81	90	87	91	94	93	92	93	94	95	92
Days on Market	93	98	111	84	91	104	104	70	84	104	103	96	93	84	75	98	90	87
Sold/Orig LP Diff. %	82	69	84	93	75	79	71	72	83	77	82	84	82	84	83	83	86	77
Avg CDOM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Median Price	177	144	124	119	115	175	95	100	115	110	125	130	118	128	128	135	105	85

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