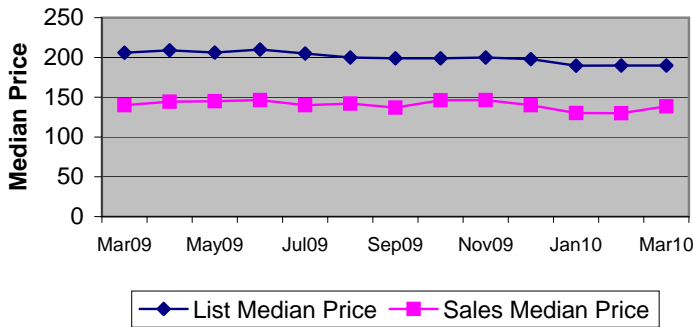
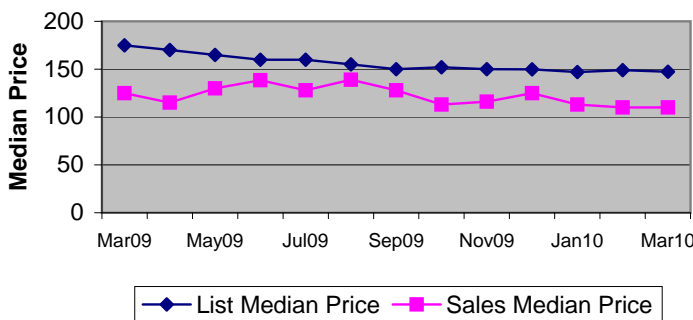


Residential Sales and Listing Analysis

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	88	86
\$30,000 - \$39,999	69	161
\$40,000 - \$49,999	105	275
\$50,000 - \$59,999	142	271
\$60,000 - \$69,999	171	278
\$70,000 - \$79,999	246	271
\$80,000 - \$89,999	214	273
\$90,000 - \$99,999	243	312
\$100,000 - \$119,999	380	384
\$120,000 - \$139,999	481	386
\$140,000 - \$159,999	462	294
\$160,000 - \$179,999	414	258
\$180,000 - \$199,999	368	258
\$200,000 - \$249,999	530	432
\$250,000 - \$299,999	403	386
\$300,000 - \$399,999	488	434
\$400,000 - \$499,999	342	256
\$500,000 - \$599,999	251	135
\$600,000 - \$699,999	188	102
\$700,000 - \$799,999	124	69
\$800,000 - \$899,999	101	56
\$900,000 - \$999,999	99	27
Over \$1,000,000	407	122
Totals	6,316	5,526
Median (thousands)	189.9	147.3
Average (thousands):	384.5	235.4

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%	11.5%	4.2%	3.6%	4.9%	9.5%
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%	

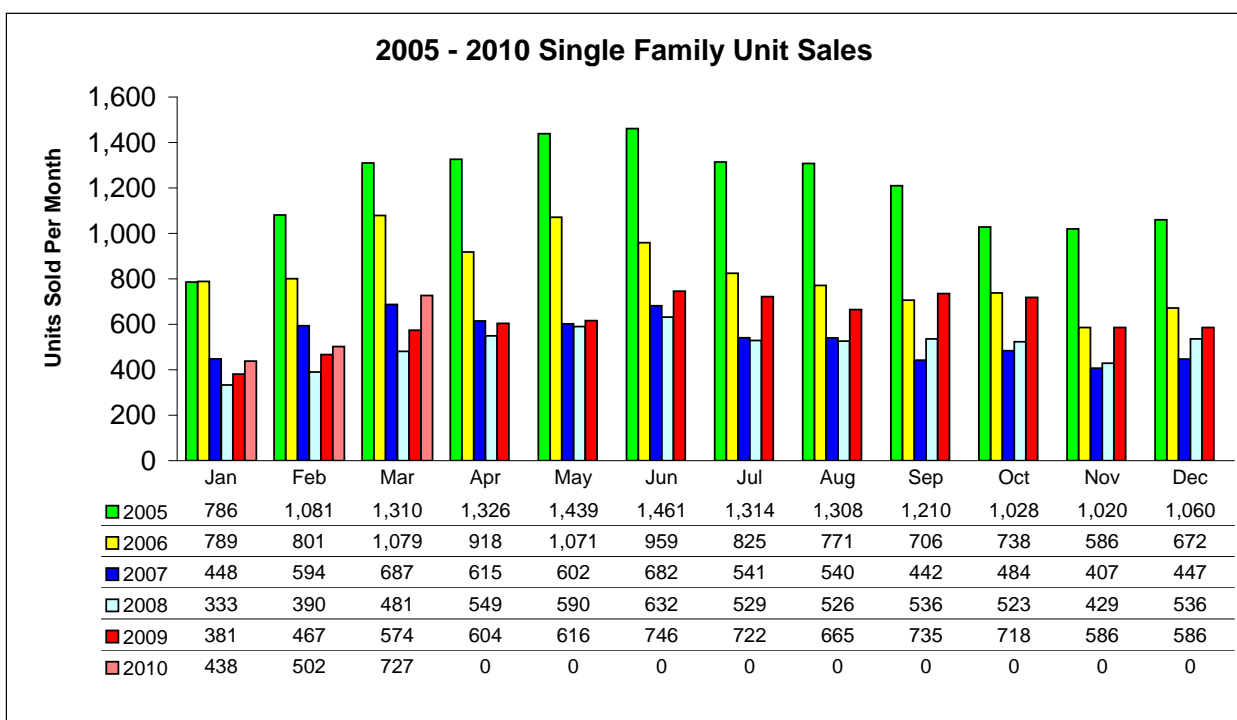
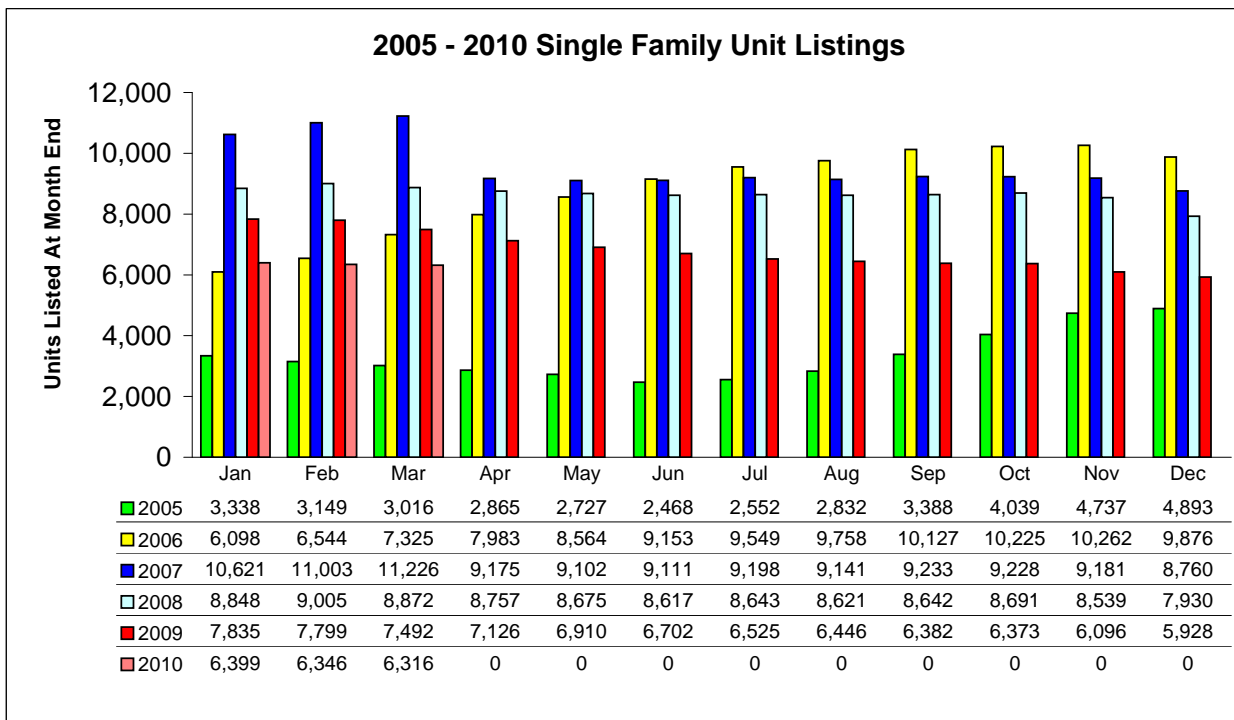
**Pinellas Realtor®
Organization**

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

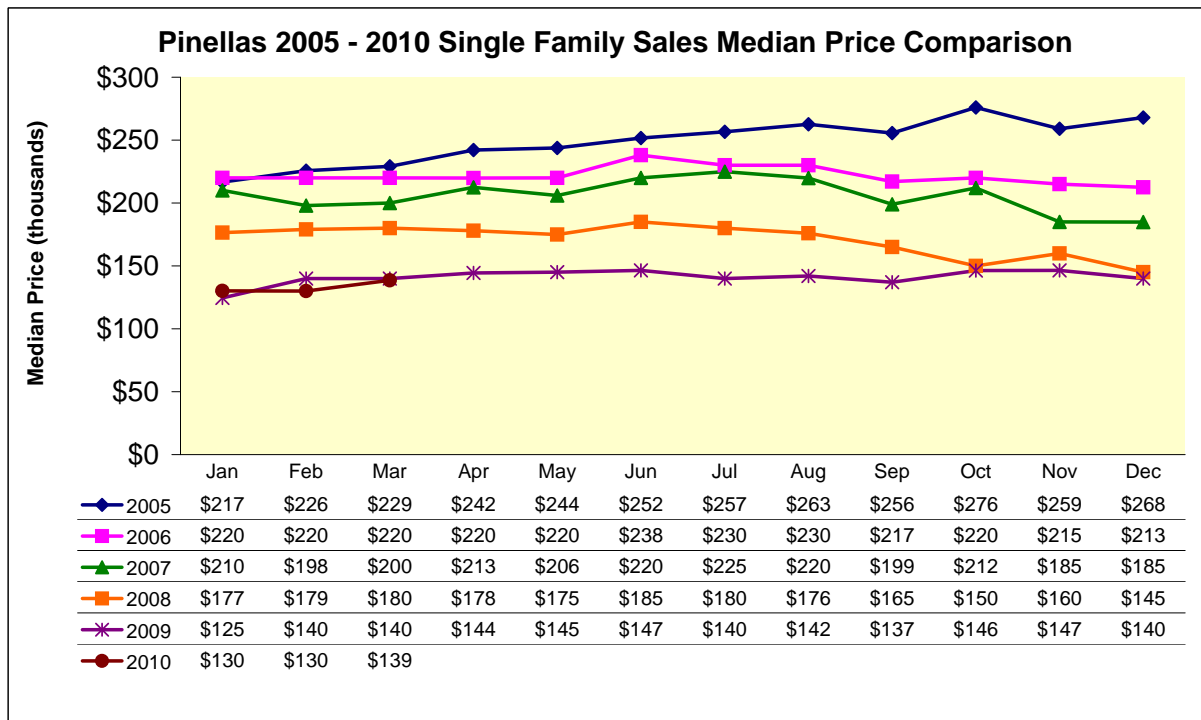
MTD Comparisons		YTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2009 Units	7,400	Units	381	467	574	604	616	746	722	665	735	718	586	586
		% of YTD	5.1%	6.3%	7.8%	8.2%	8.3%	10.1%	9.8%	9.0%	9.9%	9.7%	7.9%	7.9%
2010 Units	1,667	Units	438	502	727									
		% Change	15.0%	7.5%	26.7%									
2009 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	\$138.5									
		% Change	4.5%	-7.1%	-1.1%									
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	\$187.9									
		% Change	-4.2%	-15.1%	-5.2%									

YTD Comparisons		MTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2009 MTD	1,422	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	1,667	Units	438	940	1,667									
% Change 2010 MTD	17.2%		15.0%	10.8%	17.2%									

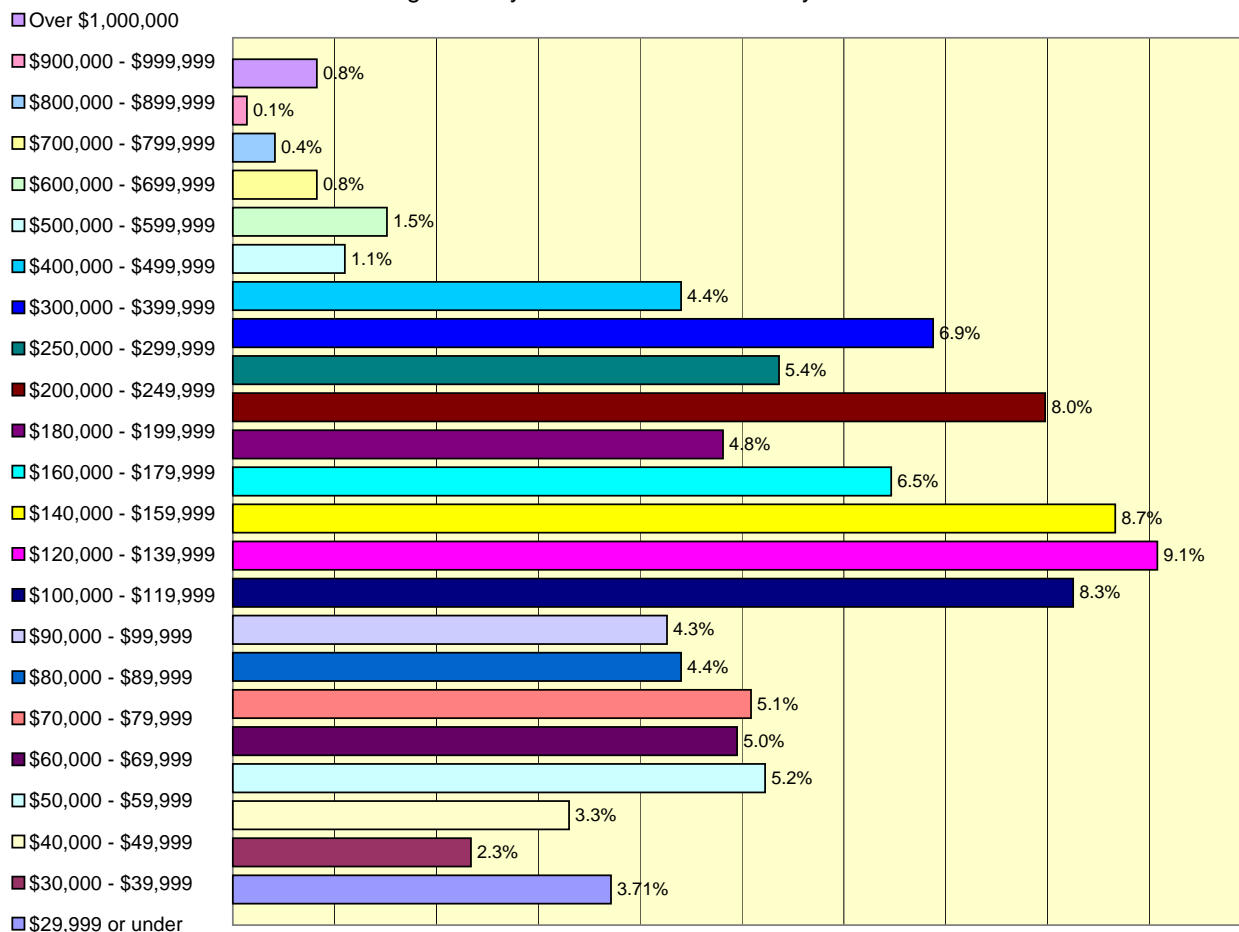
Prices by Bedroom		YTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2010 Prices (thousands)														
2 or Less	Median Price		\$96.0	\$90.0	\$95.0									
	Mean Price		\$111.1	\$107.2	\$107.3									
3	Median Price		\$140.0	\$145.0	\$149.0									
	Mean Price		\$177.3	\$159.4	\$179.8									
4 or More	Median Price		\$247.0	\$285.0	\$288.0									
	Mean Price		\$337.6	\$322.0	\$342.4									

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	77	4.62%	27	23	27									
\$30,000 - \$39,999	48	2.88%	15	16	17									
\$40,000 - \$49,999	63	3.78%	17	22	24									
\$50,000 - \$59,999	76	4.56%	21	17	38									
\$60,000 - \$69,999	83	4.98%	21	26	36									
\$70,000 - \$79,999	77	4.62%	20	20	37									
\$80,000 - \$89,999	77	4.62%	21	24	32									
\$90,000 - \$99,999	73	4.38%	12	30	31									
\$100,000 - \$119,999	133	7.98%	32	41	60									
\$120,000 - \$139,999	166	9.96%	52	48	66									
\$140,000 - \$159,999	134	8.04%	28	43	63									
\$160,000 - \$179,999	116	6.96%	31	38	47									
\$180,000 - \$199,999	77	4.62%	17	25	35									
\$200,000 - \$249,999	139	8.34%	38	43	58									
\$250,000 - \$299,999	84	5.04%	21	24	39									
\$300,000 - \$399,999	114	6.84%	30	34	50									
\$400,000 - \$499,999	53	3.18%	14	7	32									
\$500,000 - \$599,999	24	1.44%	9	7	8									
\$600,000 - \$699,999	22	1.32%	4	7	11									
\$700,000 - \$799,999	10	0.60%	2	2	6									
\$800,000 - \$899,999	5	0.30%	1	1	3									
\$900,000 - \$999,999	2	0.12%	0	1	1									
Over \$1,000,000	14	0.84%	5	3	6									
2010 Totals	1,667	-	438	502	727									

Single Family Sales Median Price Comparison



2010 March Single Family Sales - Price Class Analysis

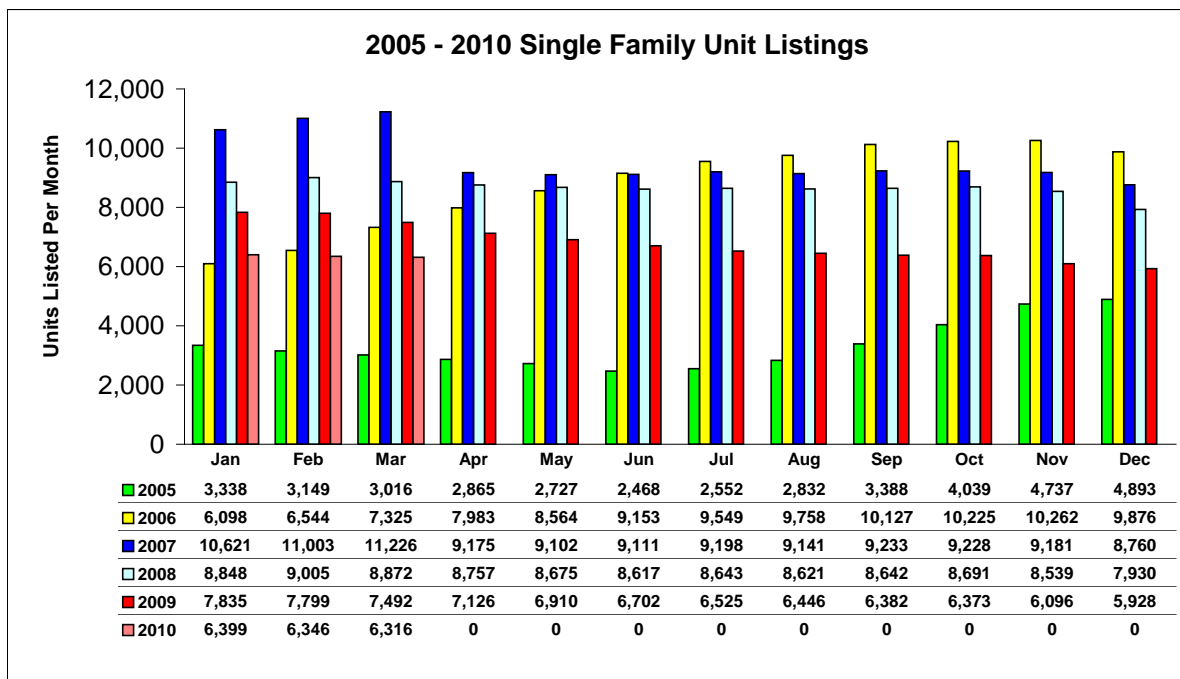


2010 Single Family Unit Listings

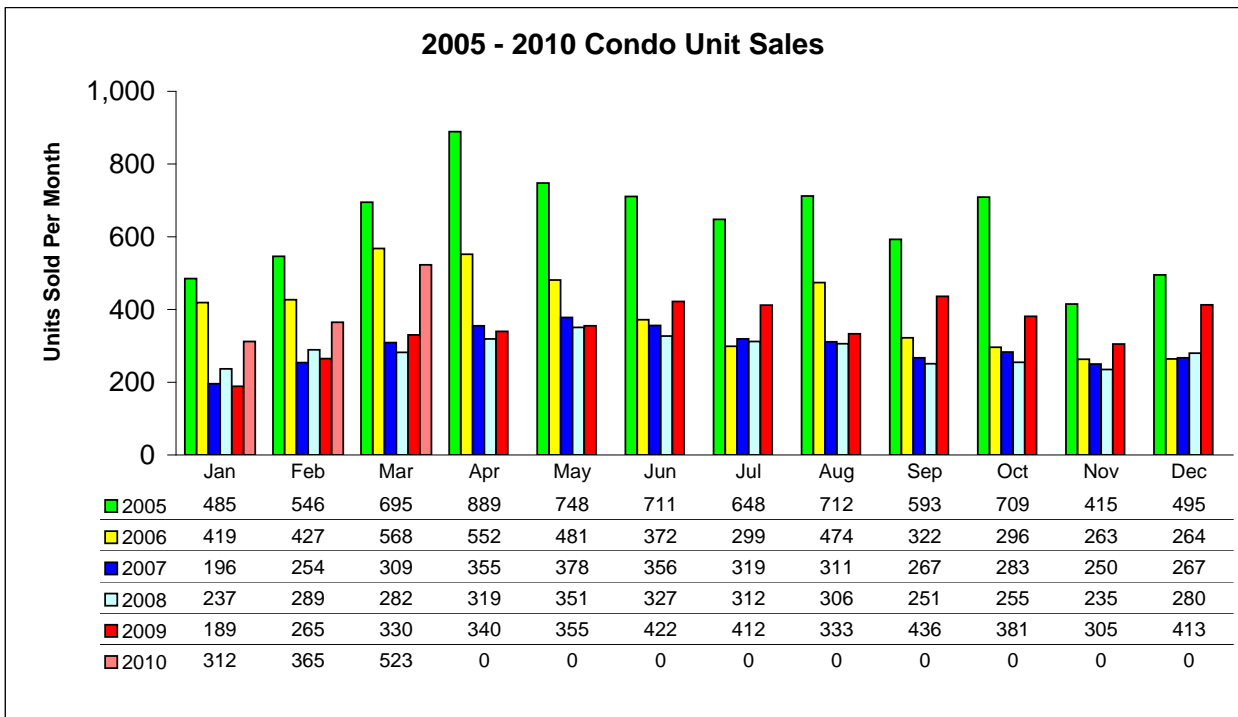
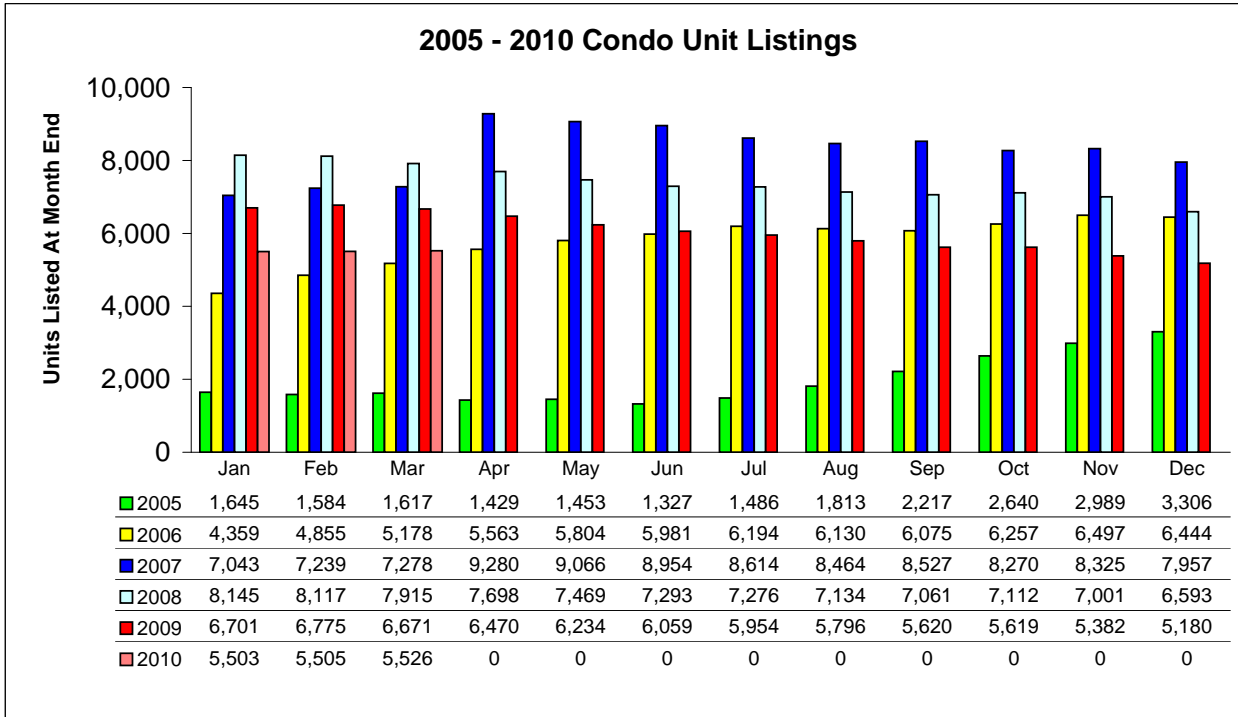
Single Family MTD	YTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Previous Year (2009)	81,614	7,835	7,799	7,492	7,126	6,910	6,702	6,525	6,446	6,382	6,373	6,096	5,928
	% of YTD	9.6%	9.6%	9.2%	8.7%	8.5%	8.2%	8.0%	7.9%	7.8%	7.8%	7.5%	7.3%
Current Year (2010)	19,061	6,399	6,346	6,316									
	% Change	-18.3%	-18.6%	-15.7%									

Single Family YTD	MTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2009 MTD	23,126	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	19,061	6,399	12,745	19,061									
	% Change 2010 MTD	-18.3%	-18.5%	-17.6%									

Price Class	YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
\$29,999 or under	236	1.24%	80	68	88									
\$30,000 - \$39,999	196	1.03%	64	63	69									
\$40,000 - \$49,999	333	1.75%	108	120	105									
\$50,000 - \$59,999	446	2.34%	147	157	142									
\$60,000 - \$69,999	528	2.77%	176	181	171									
\$70,000 - \$79,999	698	3.66%	231	221	246									
\$80,000 - \$89,999	646	3.39%	224	208	214									
\$90,000 - \$99,999	729	3.82%	243	243	243									
\$100,000 - \$119,999	1,143	6.00%	371	392	380									
\$120,000 - \$139,999	1,500	7.87%	520	499	481									
\$140,000 - \$159,999	1,405	7.37%	487	456	462									
\$160,000 - \$179,999	1,234	6.47%	414	406	414									
\$180,000 - \$199,999	1,151	6.04%	404	379	368									
\$200,000 - \$249,999	1,538	8.07%	484	524	530									
\$250,000 - \$299,999	1,200	6.30%	389	408	403									
\$300,000 - \$399,999	1,498	7.86%	511	499	488									
\$400,000 - \$499,999	1,052	5.52%	357	353	342									
\$500,000 - \$599,999	748	3.92%	257	240	251									
\$600,000 - \$699,999	564	2.96%	188	188	188									
\$700,000 - \$799,999	386	2.03%	138	124	124									
\$800,000 - \$899,999	304	1.59%	103	100	101									
\$900,000 - \$999,999	288	1.51%	88	101	99									
Over \$1,000,000	1,238	6.49%	415	416	407									
2010 Totals	19,061		6,399	6,346	6,316									



Condo Listing and Sales Comparison By Unit



2010 Condo Unit Sales

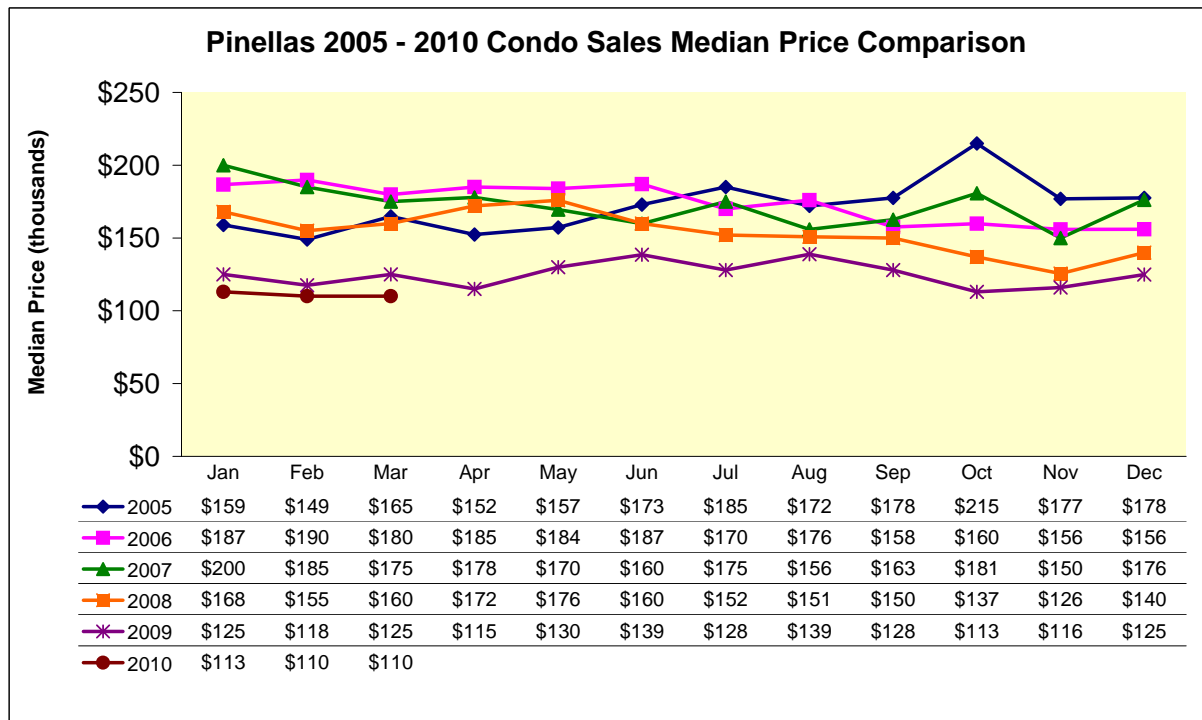
MTD Comparisons		YTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2009 Units	4,181	Units	189	265	330	340	355	422	412	333	436	381	305	413
		% of YTD	4.5%	6.3%	7.9%	8.1%	8.5%	10.1%	9.9%	8.0%	10.4%	9.1%	7.3%	9.9%
2010 Units	1,200	Units	312	365	523									
		% Change	65.1%	37.7%	58.5%									
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	\$110.0									
		% Change	-9.6%	-6.4%	-12.0%									
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	\$198.1									
		% Change	-18.4%	0.9%	16.9%									

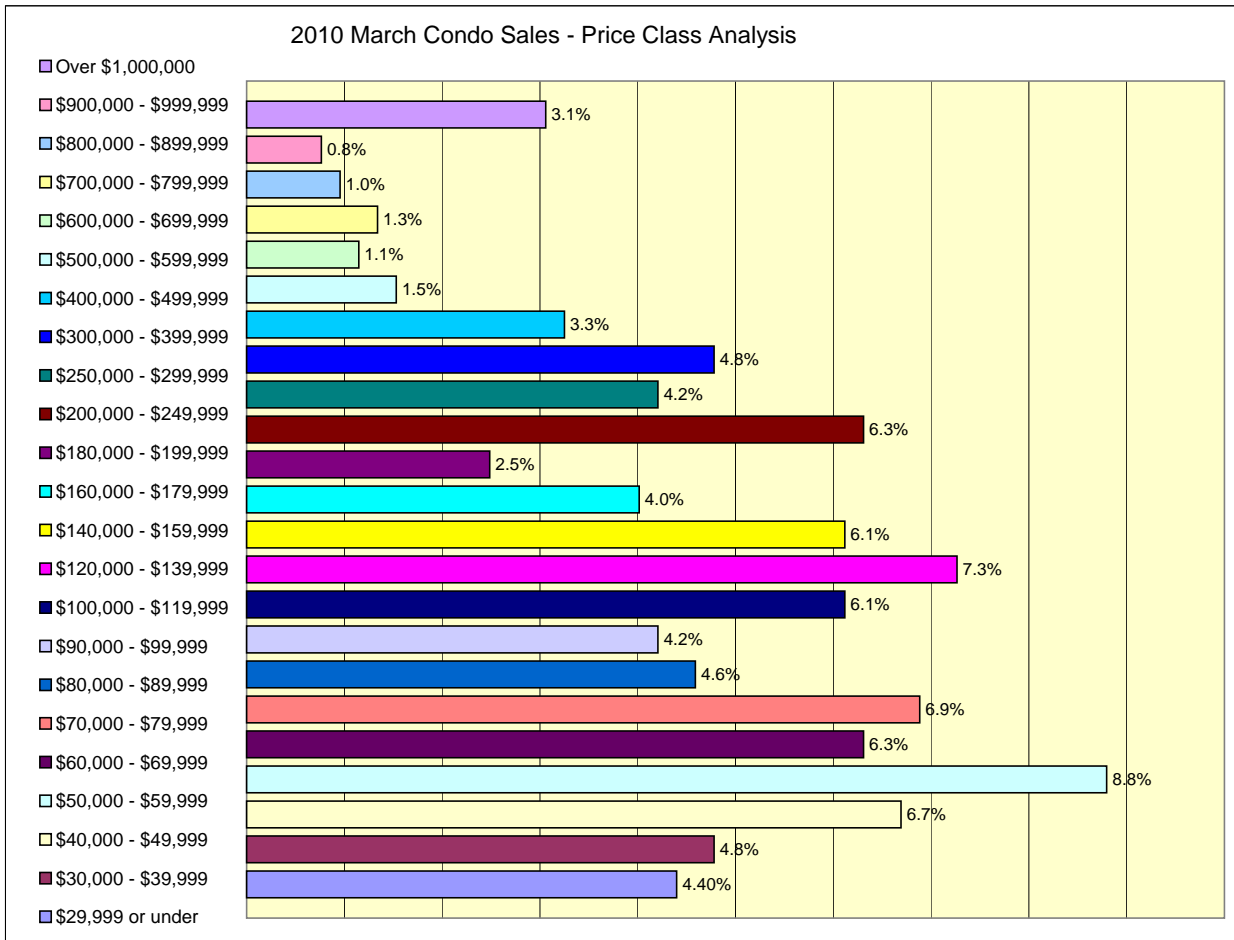
YTD Comparisons		MTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2009 MTD	784	Units	189	454	784	1,124	1,479	1,901	2,313	2,646	3,082	3,463	3,768	4,181
2010 MTD	1,200	Units	312	677	1,200									
% Change 2010 MTD	53.1%		65.1%	49.1%	53.1%									

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	52	4.33%	14	15	23									
\$30,000 - \$39,999	50	4.17%	13	12	25									
\$40,000 - \$49,999	81	6.75%	23	23	35									
\$50,000 - \$59,999	94	7.83%	16	32	46									
\$60,000 - \$69,999	82	6.83%	22	27	33									
\$70,000 - \$79,999	88	7.33%	28	24	36									
\$80,000 - \$89,999	59	4.92%	13	22	24									
\$90,000 - \$99,999	47	3.92%	12	13	22									
\$100,000 - \$119,999	85	7.08%	29	24	32									
\$120,000 - \$139,999	98	8.17%	27	33	38									
\$140,000 - \$159,999	74	6.17%	15	27	32									
\$160,000 - \$179,999	66	5.50%	26	19	21									
\$180,000 - \$199,999	36	3.00%	12	11	13									
\$200,000 - \$249,999	67	5.58%	21	13	33									
\$250,000 - \$299,999	49	4.08%	9	18	22									
\$300,000 - \$399,999	53	4.42%	9	19	25									
\$400,000 - \$499,999	44	3.67%	11	16	17									
\$500,000 - \$599,999	21	1.75%	3	10	8									
\$600,000 - \$699,999	12	1.00%	2	4	6									
\$700,000 - \$799,999	10	0.83%	2	1	7									
\$800,000 - \$899,999	7	0.58%	1	1	5									
\$900,000 - \$999,999	5	0.42%	1	0	4									
Over \$1,000,000	20	1.67%	3	1	16									
2010 Totals	1,200	-	312	365	523									

Condo Sales Median Price Comparison



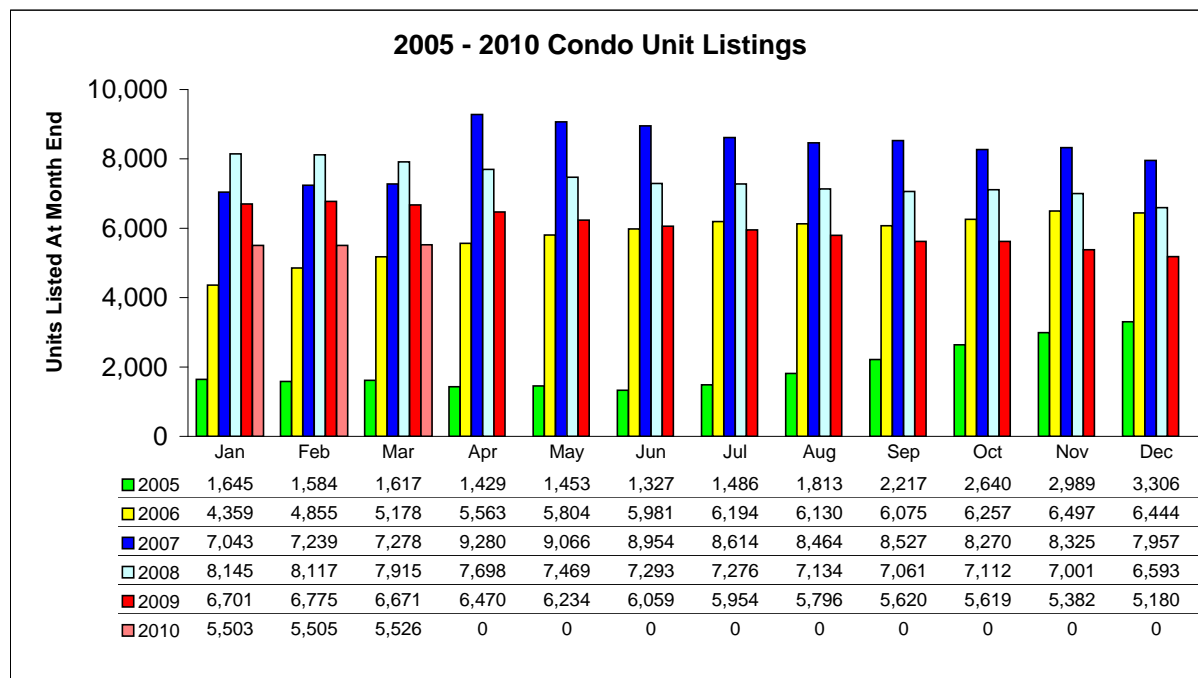


2010 Condo Unit Listings

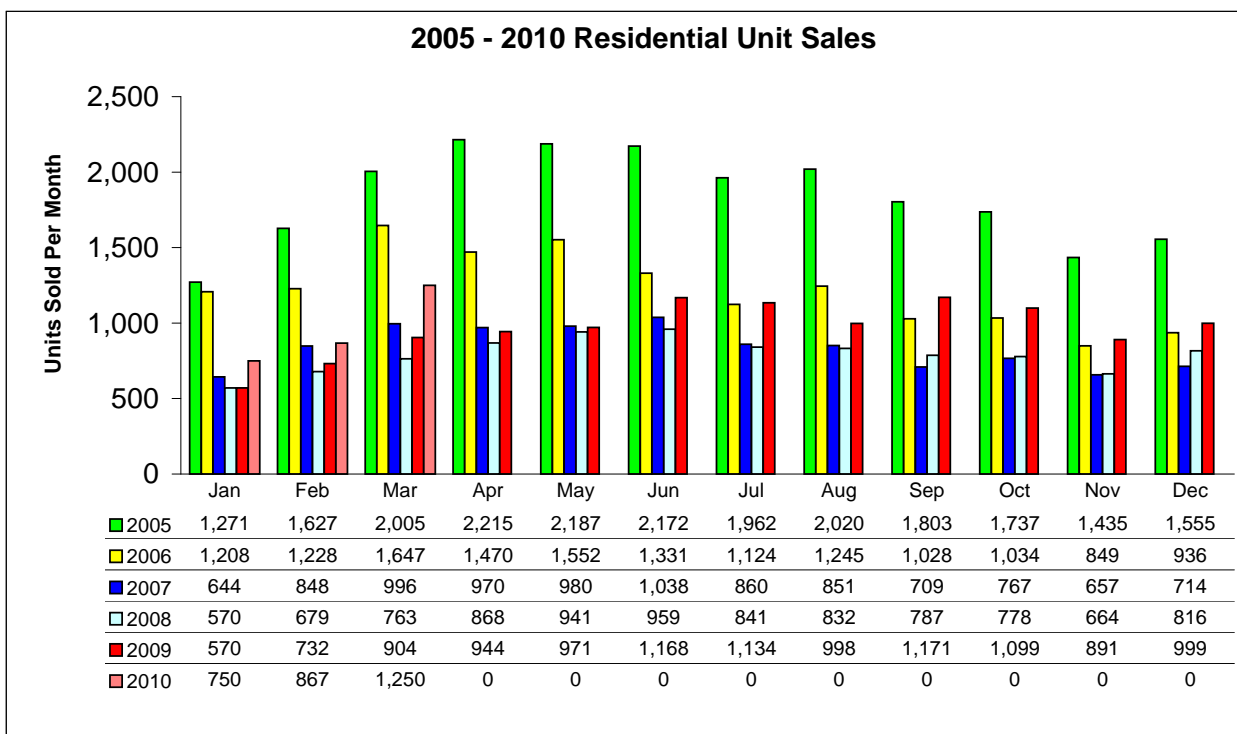
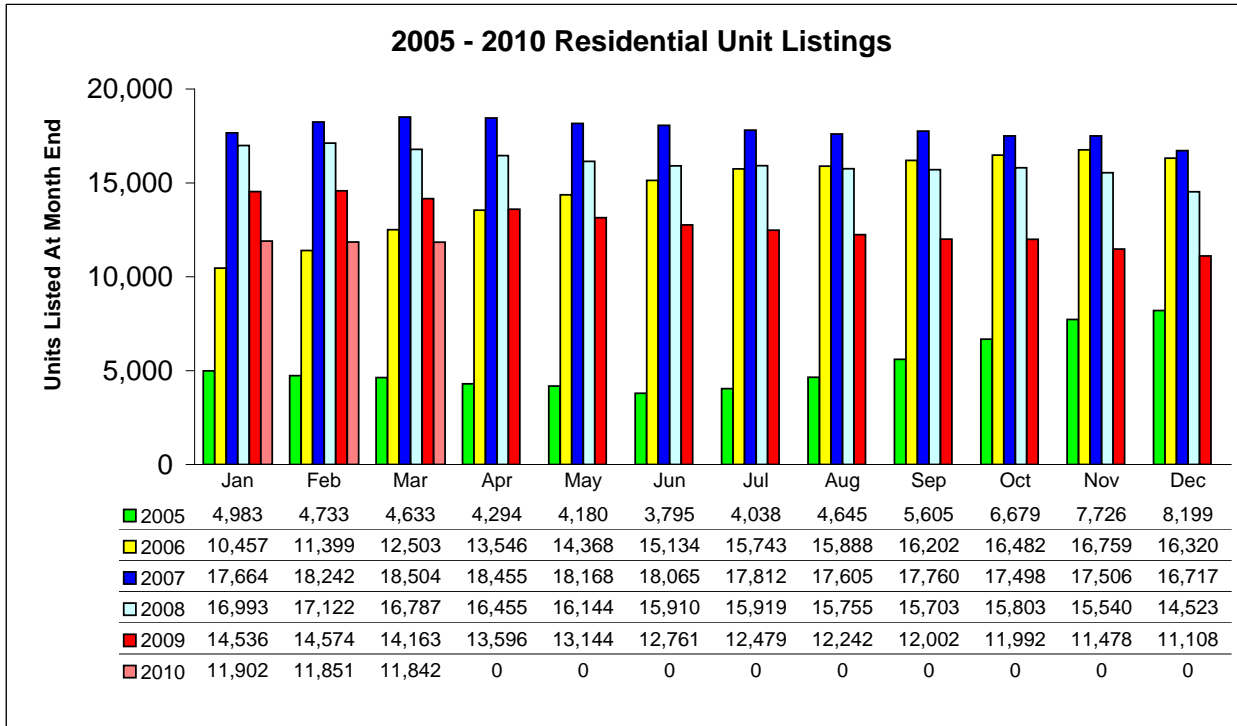
Condo MTD	YTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Previous Year (2009)	72,461	Units	6,701	6,775	6,671	6,470	6,234	6,059	5,954	5,796	5,620	5,619	5,382	5,180
		% of YTD	9.2%	9.3%	9.2%	8.9%	8.6%	8.4%	8.2%	8.0%	7.8%	7.8%	7.4%	7.1%
Current Year (2010)	16,534	Units	5,503	5,505	5,526									
		% Change	-17.9%	-18.7%	-17.2%									

Condo YTD	MTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2009 MTD	20,147	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	16,534	Units	5,503	11,008	16,534									
% Change 2010 MTD	-17.9%		-17.9%	-18.3%	-17.9%									

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	237	1.43%	69	82	86									
\$30,000 - \$39,999	469	2.84%	155	153	161									
\$40,000 - \$49,999	779	4.71%	246	258	275									
\$50,000 - \$59,999	799	4.83%	266	262	271									
\$60,000 - \$69,999	839	5.07%	295	266	278									
\$70,000 - \$79,999	800	4.84%	266	263	271									
\$80,000 - \$89,999	837	5.06%	277	287	273									
\$90,000 - \$99,999	938	5.67%	326	300	312									
\$100,000 - \$119,999	1,132	6.85%	365	383	384									
\$120,000 - \$139,999	1,219	7.37%	424	409	386									
\$140,000 - \$159,999	896	5.42%	309	293	294									
\$160,000 - \$179,999	752	4.55%	242	252	258									
\$180,000 - \$199,999	751	4.54%	242	251	258									
\$200,000 - \$249,999	1,279	7.74%	410	437	432									
\$250,000 - \$299,999	1,194	7.22%	402	406	386									
\$300,000 - \$399,999	1,314	7.95%	438	442	434									
\$400,000 - \$499,999	752	4.55%	248	248	256									
\$500,000 - \$599,999	406	2.46%	141	130	135									
\$600,000 - \$699,999	285	1.72%	91	92	102									
\$700,000 - \$799,999	223	1.35%	74	80	69									
\$800,000 - \$899,999	157	0.95%	51	50	56									
\$900,000 - \$999,999	90	0.54%	33	30	27									
Over \$1,000,000	386	2.33%	133	131	122									
2010 Totals	16,534		5,503	5,505	5,526									



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	2,867	Units	750	867	1,250									
		% Change	31.6%	18.4%	38.3%									

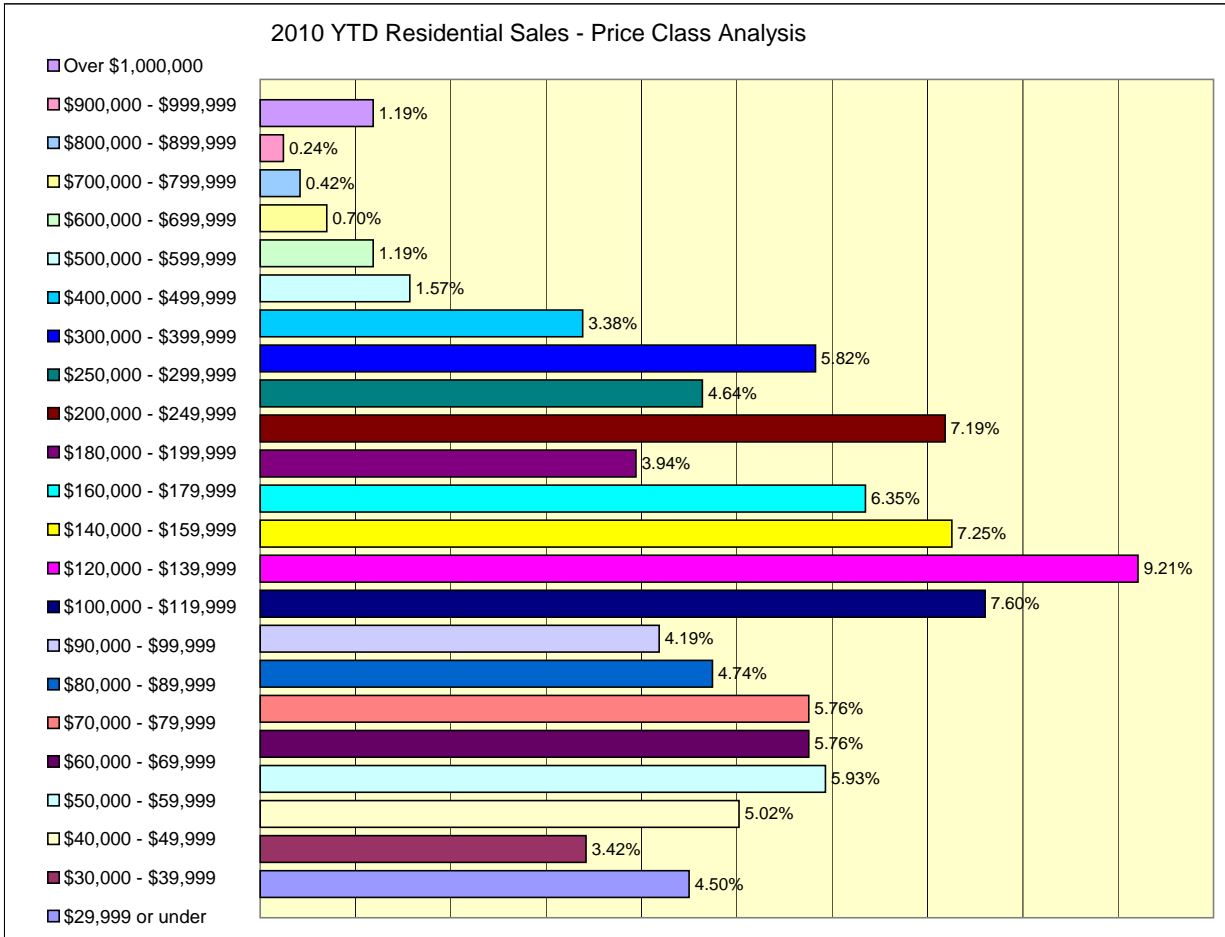
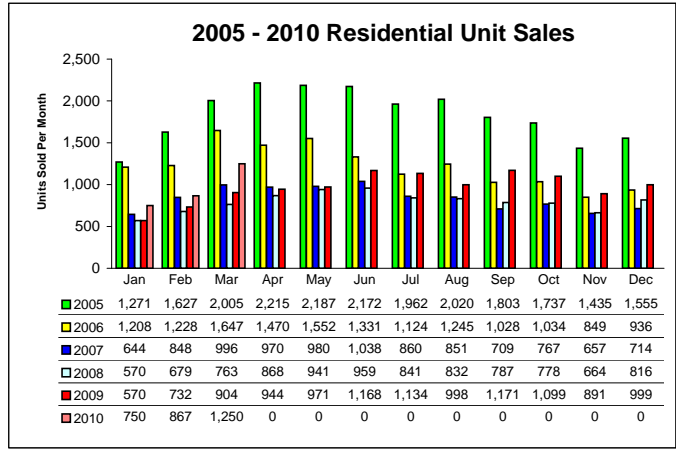
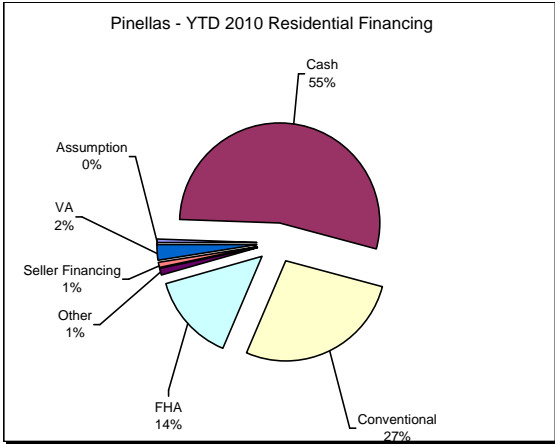
YTD Comparisons		MTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2009 MTD	2,206	Units	570	1,302	2,206	3,150	4,121	5,289	6,423	7,421	8,592	9,691	10,582	11,581
2010 MTD	2,867	Units	750	1,617	2,867									
% Change 2010 MTD	30.0%		31.6%	24.2%	30.0%									

2010 Price		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Median Sales Price	thousands	124.7	131.8										
Mean Sales Price	thousands	192.1	184.5										

Residential Sales														
Price Class	YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
\$29,999 or under	129	4.50%	41	38	50									
\$30,000 - \$39,999	98	3.42%	28	28	42									
\$40,000 - \$49,999	144	5.02%	40	45	59									
\$50,000 - \$59,999	170	5.93%	37	49	84									
\$60,000 - \$69,999	165	5.76%	43	53	69									
\$70,000 - \$79,999	165	5.76%	48	44	73									
\$80,000 - \$89,999	136	4.74%	34	46	56									
\$90,000 - \$99,999	120	4.19%	24	43	53									
\$100,000 - \$119,999	218	7.60%	61	65	92									
\$120,000 - \$139,999	264	9.21%	79	81	104									
\$140,000 - \$159,999	208	7.25%	43	70	95									
\$160,000 - \$179,999	182	6.35%	57	57	68									
\$180,000 - \$199,999	113	3.94%	29	36	48									
\$200,000 - \$249,999	206	7.19%	59	56	91									
\$250,000 - \$299,999	133	4.64%	30	42	61									
\$300,000 - \$399,999	167	5.82%	39	53	75									
\$400,000 - \$499,999	97	3.38%	25	23	49									
\$500,000 - \$599,999	45	1.57%	12	17	16									
\$600,000 - \$699,999	34	1.19%	6	11	17									
\$700,000 - \$799,999	20	0.70%	4	3	13									
\$800,000 - \$899,999	12	0.42%	2	2	8									
\$900,000 - \$999,999	7	0.24%	1	1	5									
Over \$1,000,000	34	1.19%	8	4	22									
2010 Totals	2,867	-	750	867	1,250									

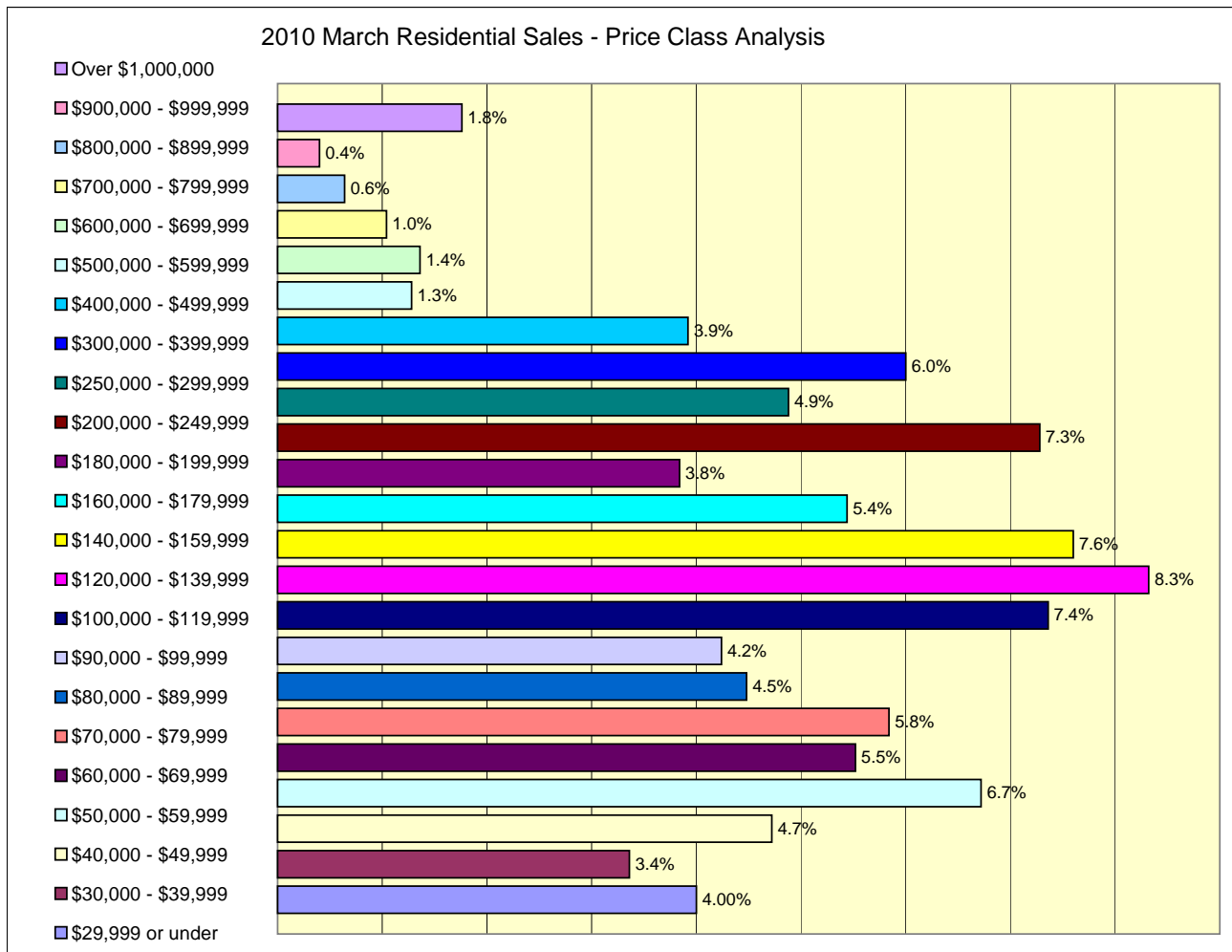
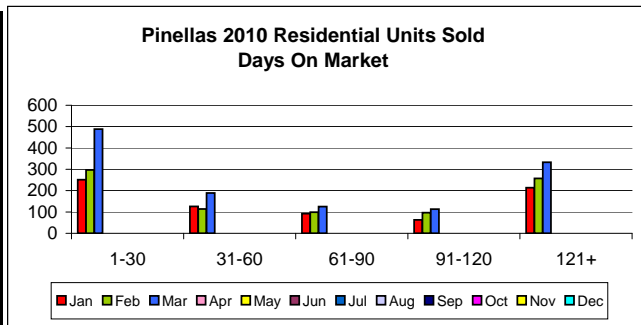
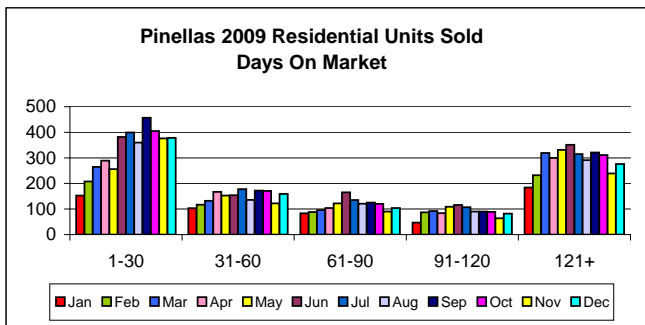
Days On Market	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1-30	1,036	36.25%	251	297	488	0	0	0	0	0	0	0	0
31-60	429	15.01%	126	114	189	0	0	0	0	0	0	0	0
61-90	316	11.06%	92	99	125	0	0	0	0	0	0	0	0
91-120	273	9.55%	63	97	113	0	0	0	0	0	0	0	0
121-180	324	11.34%	83	99	142	0	0	0	0	0	0	0	0
180+	480	16.79%	131	158	191	0	0	0	0	0	0	0	0

Financing	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Assumption	14	0.49%	4	3	7	0	0	0	0	0	0	0	0
Cash	1,526	53.66%	392	487	647	0	0	0	0	0	0	0	0
Conventional	771	27.11%	211	213	347	0	0	0	0	0	0	0	0
FHA	410	14.42%	110	114	186	0	0	0	0	0	0	0	0
Other	27	0.95%	7	8	12	0	0	0	0	0	0	0	0
Seller Financing	28	0.98%	4	8	16	0	0	0	0	0	0	0	0
VA	68	2.39%	12	28	28	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	35,595	Units	11,902	11,851	11,842									
		% Change	-18.1%	-18.7%	-16.4%									

Residential YTD	MTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2009 MTD	43,273	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	35,595	Units	11,902	23,753	35,595									
% Change 2010 MTD	-17.7%		-18.1%	-18.4%	-17.7%									

Residential Listings			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Price Class	YTD Total	% of YTD												
\$29,999 or under	473	1.33%	149	150	174									
\$30,000 - \$39,999	665	1.87%	219	216	230									
\$40,000 - \$49,999	1,112	3.12%	354	378	380									
\$50,000 - \$59,999	1,245	3.50%	413	419	413									
\$60,000 - \$69,999	1,367	3.84%	471	447	449									
\$70,000 - \$79,999	1,498	4.21%	497	484	517									
\$80,000 - \$89,999	1,483	4.17%	501	495	487									
\$90,000 - \$99,999	1,667	4.68%	569	543	555									
\$100,000 - \$119,999	2,275	6.39%	736	775	764									
\$120,000 - \$139,999	2,719	7.64%	944	908	867									
\$140,000 - \$159,999	2,301	6.46%	796	749	756									
\$160,000 - \$179,999	1,986	5.58%	656	658	672									
\$180,000 - \$199,999	1,902	5.34%	646	630	626									
\$200,000 - \$249,999	2,817	7.91%	894	961	962									
\$250,000 - \$299,999	2,394	6.73%	791	814	789									
\$300,000 - \$399,999	2,812	7.90%	949	941	922									
\$400,000 - \$499,999	1,804	5.07%	605	601	598									
\$500,000 - \$599,999	1,154	3.24%	398	370	386									
\$600,000 - \$699,999	849	2.39%	279	280	290									
\$700,000 - \$799,999	609	1.71%	212	204	193									
\$800,000 - \$899,999	461	1.30%	154	150	157									
\$900,000 - \$999,999	378	1.06%	121	131	126									
Over \$1,000,000	1,624	4.56%	548	547	529									
2010 Totals	35,595	-	11,902	11,851	11,842									

2005 - 2010 Residential Listing Comparison

