



DistressedSales

Tampa Bay Residential Real Estate Report – April 2009

Real Estate Done Right



Distressed Sales

Hillsborough County

Type of Sale	% of All Sales	Average List Price per Square Foot	Average Sale Price per Square Foot	Sale Price as % of Conventional Sale Price
Conventional Sale	53%	\$112	\$103	
Bank Owned Sale	31%	\$58	\$55	54%
Short Sale	16%	\$88	\$83	80%
Total		\$91	\$85	

Pinellas County

Type of Sale	% of All Sales	Average List Price per Square Foot	Average Sale Price per Square Foot	Sale Price as % of Conventional Sale Price
Conventional Sale	69%	\$166	\$132	
Bank Owned Sale	22%	\$72	\$70	53%
Short Sale	9%	\$143	\$118	89%
Total		\$143	\$117	

Pasco County

Type of Sale	% of All Sales	Average List Price per Square Foot	Average Sale Price per Square Foot	Sale Price as % of Conventional Sale Price
Conventional Sale	64%	\$94	\$80	
Bank Owned Sale	22%	\$65	\$59	74%
Short Sale	14%	\$79	\$72	90%
Total		\$85	\$74	

Polk County

Type of Sale	% of All Sales	Average List Price per Square Foot	Average Sale Price per Square Foot	Sale Price as % of Conventional Sale Price
Conventional Sale	36%	\$90	\$83	
Bank Owned Sale	51%	\$54	\$50	59%
Short Sale	12%	\$69	\$63	75%
Total		\$69	\$63	

Tampa Bay Aggregate

Type of Sale	% of All Sales	Average List Price per Square Foot	Average Sale Price per Square Foot	Sale Price as % of Conventional Sale Price
Conventional Sale	57%	\$126	\$107	
Bank Owned Sale	30%	\$61	\$57	53%
Short Sale	13%	\$95	\$85	79%
Total		\$103	\$90	

- Distressed Sales represent 43% of all sales.
- Bank Owned sales prices are 53% of conventional sales prices, down 2% from March
- The proportion of Bank Owned Sales is up 4% in Hillsborough and 6% in Polk, down 2% in Pinellas, and flat in Pasco
- Short Sales prices are 79% of conventional sales prices, up 1% from March
- Short sale inventory is up slightly from 12% in March to 13% in April.

