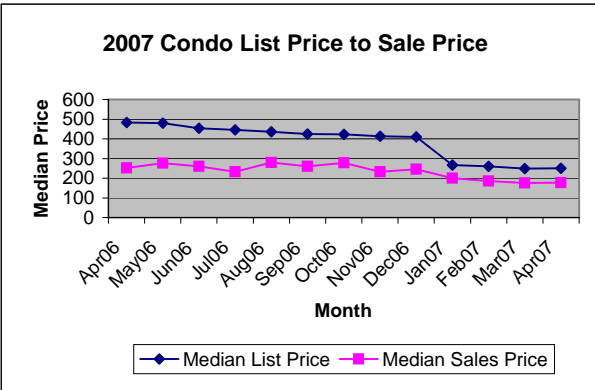
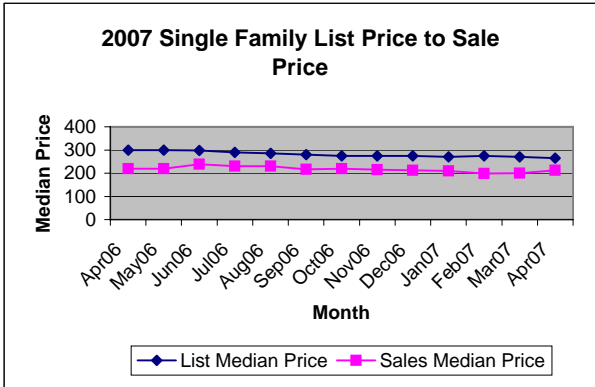


Residential Listing & Sales Analysis



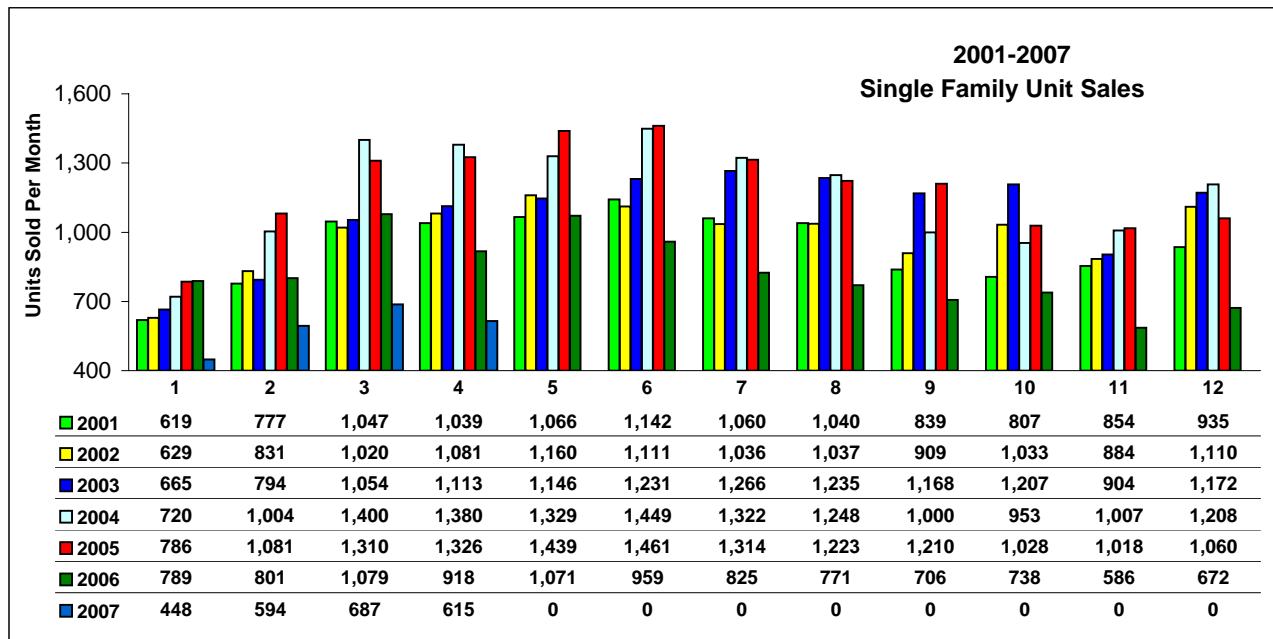
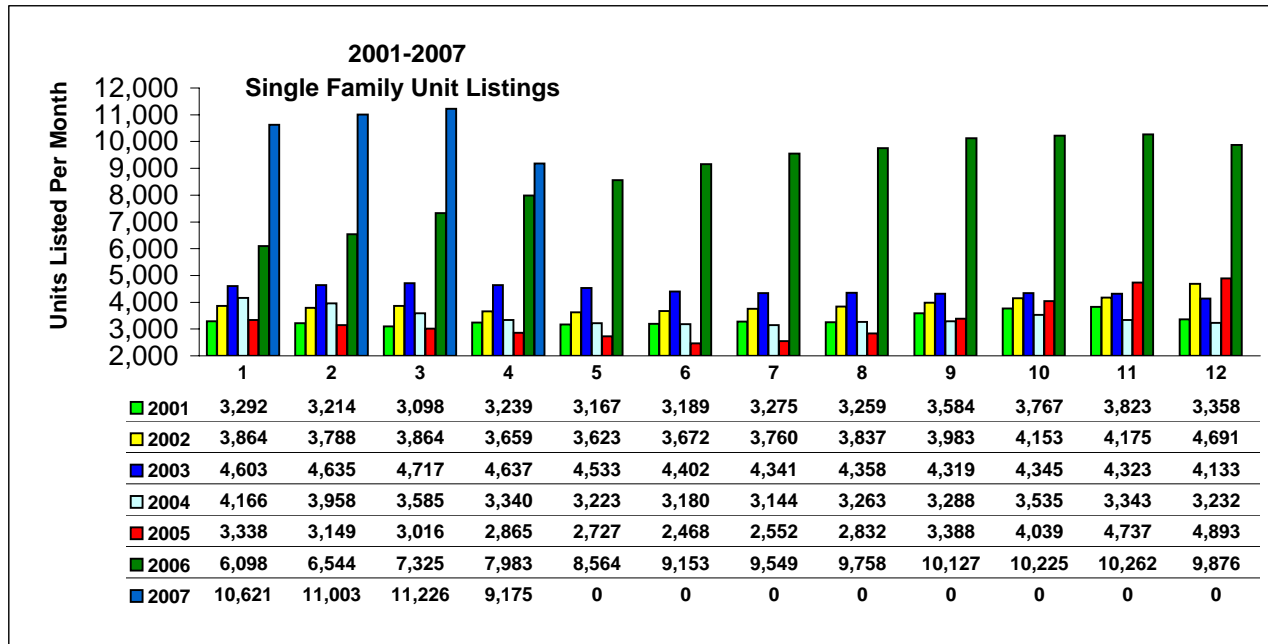
Price Class	LISTINGS	
	UNITS	Condo
\$29,999 or under	6	2
\$30,000 - \$39,999	3	1
\$40,000 - \$49,999	19	21
\$50,000 - \$59,999	16	38
\$60,000 - \$69,999	26	81
\$70,000 - \$79,999	58	144
\$80,000 - \$89,999	58	200
\$90,000 - \$99,999	66	198
\$100,000 - \$119,999	172	426
\$120,000 - \$139,999	402	753
\$140,000 - \$159,999	479	743
\$160,000 - \$179,999	665	563
\$180,000 - \$199,999	776	575
\$200,000 - \$249,999	1,554	894
\$250,000 - \$299,999	1,136	864
\$300,000 - \$399,999	1,137	1,204
\$400,000 - \$499,999	606	762
\$500,000 - \$599,999	458	468
\$600,000 - \$699,999	337	327
\$700,000 - \$799,999	279	271
\$800,000 - \$899,999	197	135
\$900,000 - \$999,999	152	139
Over \$1,000,000	573	471
Totals	9,175	9280
Median (thousands) \$	265	250
Average (thousands) \$	430.3	368.7

	Single Family				Condo			
	2004	2005	2006	2007	2004	2005	2006	2007
Jan	17.3%	23.5%	12.9%	4.2%	25.6%	29.5%	9.6%	2.8%
Feb	25.4%	34.3%	12.2%	5.4%	32.1%	34.5%	8.8%	3.5%
Mar	39.1%	43.4%	14.7%	6.1%	53.7%	43.0%	11.0%	4.2%
Apr	41.3%	46.3%	11.5%	6.7%	52.3%	62.2%	9.9%	3.8%
May	41.2%	52.8%	12.5%		49.0%	51.5%	8.3%	
Jun	45.6%	59.2%	10.5%		61.7%	53.6%	6.2%	
Jul	42.0%	51.5%	8.6%		48.7%	43.6%	4.8%	
Aug	38.2%	43.2%	7.9%		48.9%	39.3%	7.7%	
Sep	30.4%	35.7%	7.0%		40.8%	26.7%	5.3%	
Oct	27.0%	25.5%	7.2%		39.4%	26.9%	4.7%	
Nov	30.1%	21.5%	5.7%		38.2%	13.9%	4.0%	
Dec	37.4%	21.7%	6.8%		40.2%	15.0%	4.1%	

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 & Condo Sales data.
GCAR/SSAR data combined to determine 2001 totals for comparison.
PRO Statistics

Single Family Listing and Sales Comparison by Unit



Single Family Sales Trends

April 2007
Single Family Sales Trends
Pinellas County

2007 Single Family Unit Sales

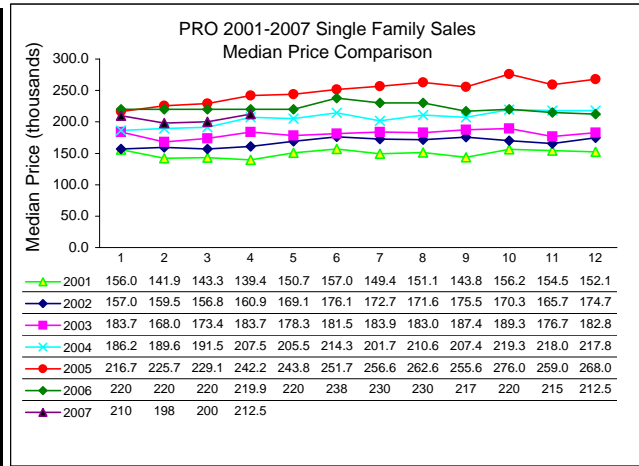
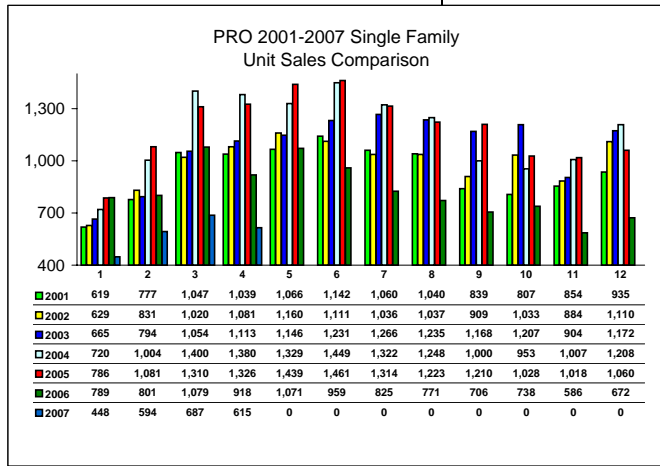
MTD Comparisons		YTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2006 Units	9,915	Units	789	801	1,079	918	1,071	959	825	771	706	738	586	672
		% of YTD	8.0%	8.1%	10.9%	9.3%	10.8%	9.7%	8.3%	7.8%	7.1%	7.4%	5.9%	6.8%
2007 Units	2,344	Units	448	594	687	615								
		% Change	-43.2%	-25.8%	-36.3%	-33.0%								
2006 Median Price	(thousands)		\$220.0	\$220.0	\$220.0	\$219.9	\$220.0	\$238.0	\$230.0	\$230.0	\$217.0	\$220.0	\$215.0	\$212.5
2007 Median Price			\$210.0	\$198.0	\$200.0	\$212.5								
		% Change	-4.5%	-10.0%	-9.1%	-3.4%								
2006 Mean Price	(thousands)		\$282.6	\$295.1	\$302.4	\$288.8	\$296.8	\$325.7	\$300.0	\$287.6	\$296.0	\$279.7	\$269.5	\$294.1
2007 Mean Price			\$316.9	\$270.1	\$282.0	\$294.6								
		% Change	12.1%	-8.5%	-6.7%	2.0%								

2005 YTD Median/Mean = average of Bedroom Count Median/Mean Prices.

YTD Comparisons		MTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2006 MTD	3,587	Units	789	1,590	2,669	3,587	4,658	5,617	6,442	7,213	7,919	8,657	9,243	9,915
2007 MTD	2,344	Units	448	1,042	1,729	2,344								
% Change 2007 MTD	-34.7%		-43.2%	-34.5%	-35.2%	-34.7%								

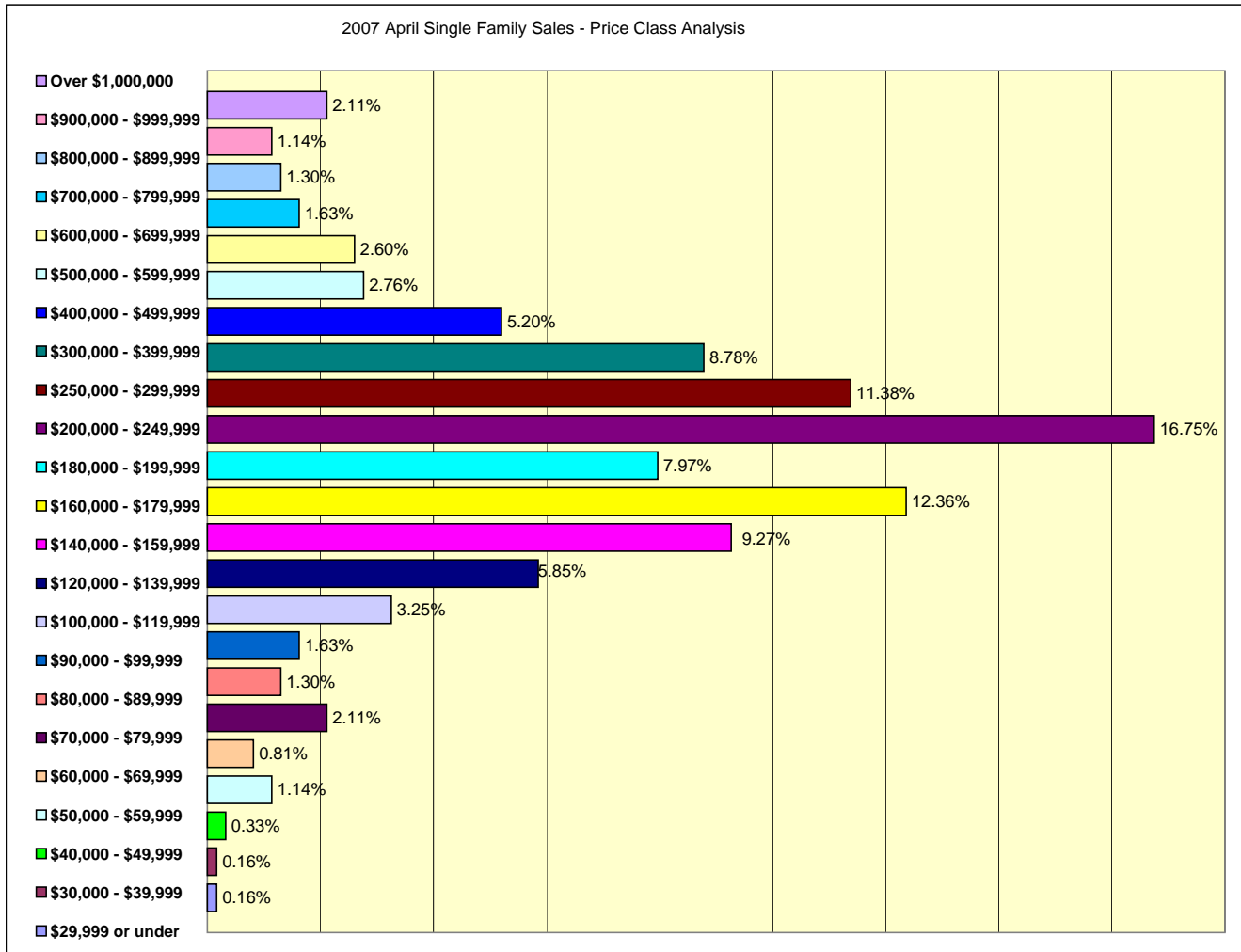
Prices by Bedroom		YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2007 Prices		(thousands)													
2 or Less	Median Price			162.0	155.0	165.0	160.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Mean Price			174.8	171.2	180.5	172.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3	Median Price			241.0	225.0	230.0	225.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Mean Price			288.7	262.9	270.5	280.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
4 or More	Median Price			415.0	360.0	370.0	422.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Mean Price			683.3	521.7	555.8	573.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

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	4	0.17%	2	1	0	1	0	0	0	0	0	0	0	0
\$30,000 - \$39,999	2	0.09%	0	0	1	1	0	0	0	0	0	0	0	0
\$40,000 - \$49,999	7	0.30%	2	1	2	2	0	0	0	0	0	0	0	0
\$50,000 - \$59,999	16	0.68%	2	4	3	7	0	0	0	0	0	0	0	0
\$60,000 - \$69,999	24	1.02%	3	8	8	5	0	0	0	0	0	0	0	0
\$70,000 - \$79,999	37	1.58%	6	6	12	13	0	0	0	0	0	0	0	0
\$80,000 - \$89,999	32	1.37%	7	11	6	8	0	0	0	0	0	0	0	0
\$90,000 - \$99,999	24	1.02%	4	6	4	10	0	0	0	0	0	0	0	0
\$100,000 - \$119,999	101	4.31%	17	34	30	20	0	0	0	0	0	0	0	0
\$120,000 - \$139,999	146	6.23%	27	40	43	36	0	0	0	0	0	0	0	0
\$140,000 - \$159,999	228	9.73%	43	62	66	57	0	0	0	0	0	0	0	0
\$160,000 - \$179,999	273	11.65%	46	67	84	76	0	0	0	0	0	0	0	0
\$180,000 - \$199,999	237	10.11%	50	63	75	49	0	0	0	0	0	0	0	0
\$200,000 - \$249,999	366	15.61%	67	86	110	103	0	0	0	0	0	0	0	0
\$250,000 - \$299,999	253	10.79%	46	68	69	70	0	0	0	0	0	0	0	0
\$300,000 - \$399,999	236	10.07%	49	52	81	54	0	0	0	0	0	0	0	0
\$400,000 - \$499,999	109	4.65%	21	28	28	32	0	0	0	0	0	0	0	0
\$500,000 - \$599,999	65	2.77%	14	20	14	17	0	0	0	0	0	0	0	0
\$600,000 - \$699,999	50	2.13%	7	12	15	16	0	0	0	0	0	0	0	0
\$700,000 - \$799,999	26	1.11%	4	5	7	10	0	0	0	0	0	0	0	0
\$800,000 - \$899,999	28	1.19%	10	4	6	8	0	0	0	0	0	0	0	0
\$900,000 - \$999,999	21	0.90%	3	4	7	7	0	0	0	0	0	0	0	0
Over \$1,000,000	59	2.52%	18	12	16	13	0	0	0	0	0	0	0	0
2007 Total	2,344		448	594	687	615	0	0	0	0	0	0	0	0



Single Family Sales Trends

April 2007
Single Family Sales Trends
Pinellas County



Single Family Listing Trends

April 2007
Single Family
Listing Trends
Pinellas County

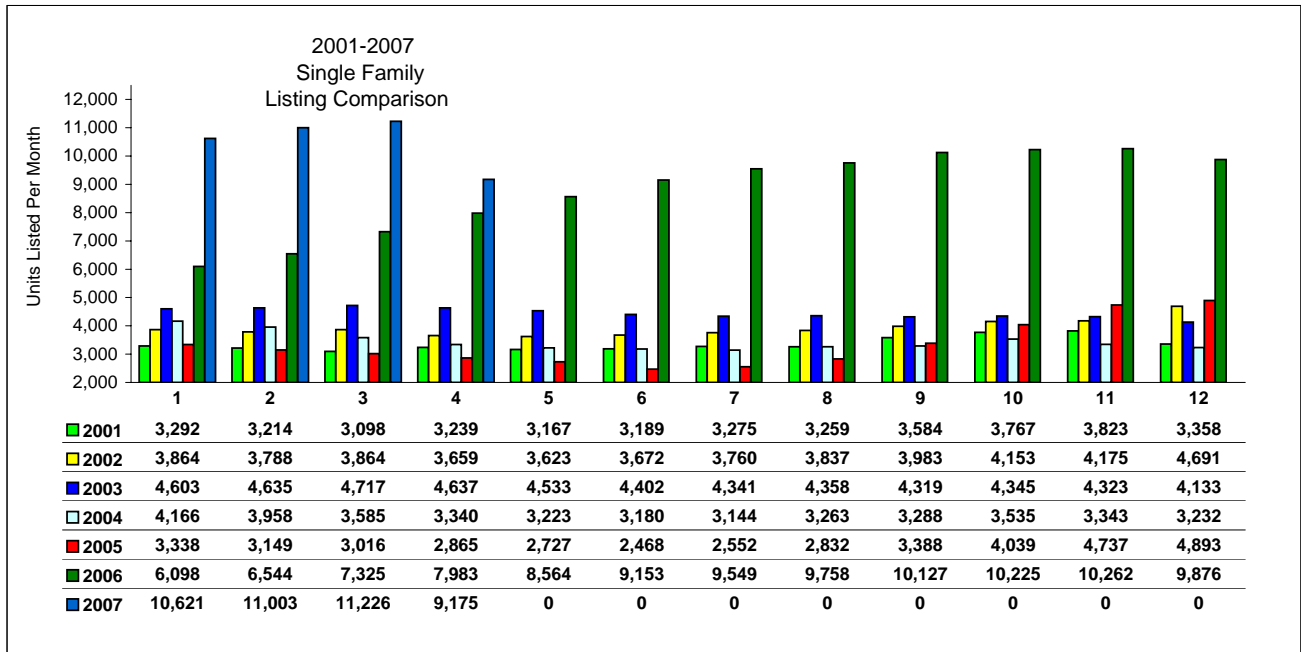
2007 Single Family

Single Family MTD	YTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Previous Year (06)	105,464	Listings % of YTD	6,098	6,544	7,325	7,983	8,564	9,153	9,549	9,758	10,127	10,225	10,262	9,876
			5.8%	6.2%	6.9%	7.6%	8.1%	8.7%	9.1%	9.3%	9.6%	9.7%	9.7%	9.4%
Current Year (07)	42,025	Listings % Change	10,621	11,003	11,226	9,175								
			74.2%	68.1%	53.3%	14.9%								

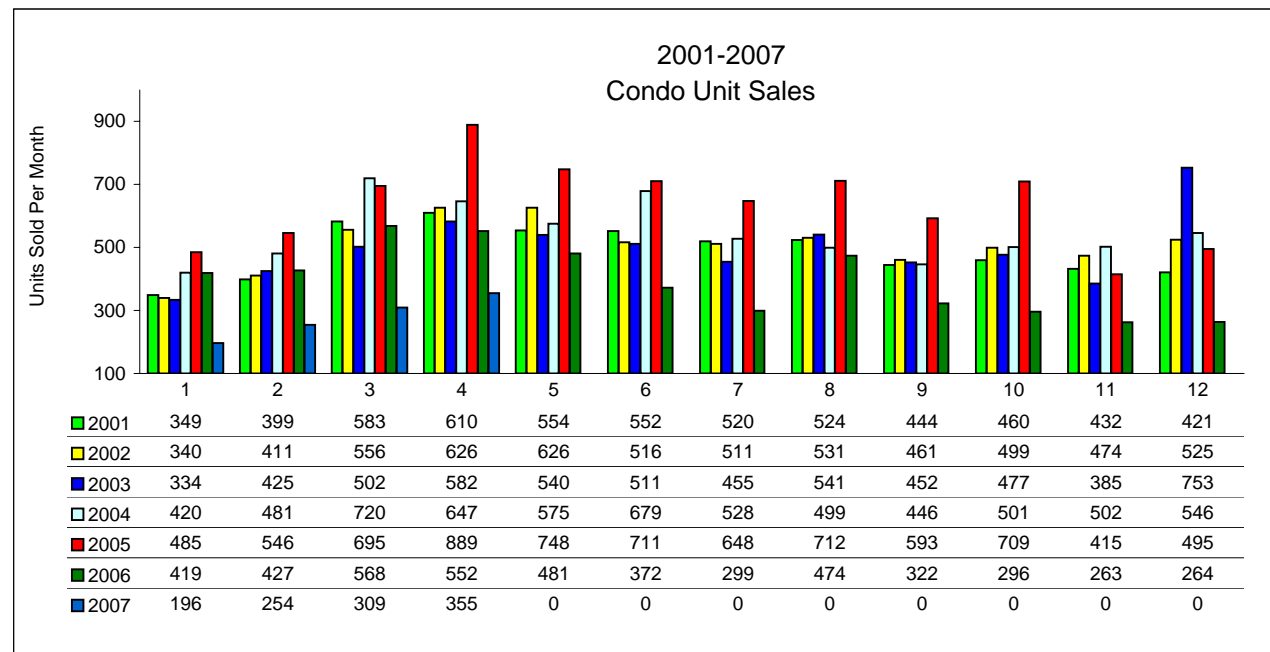
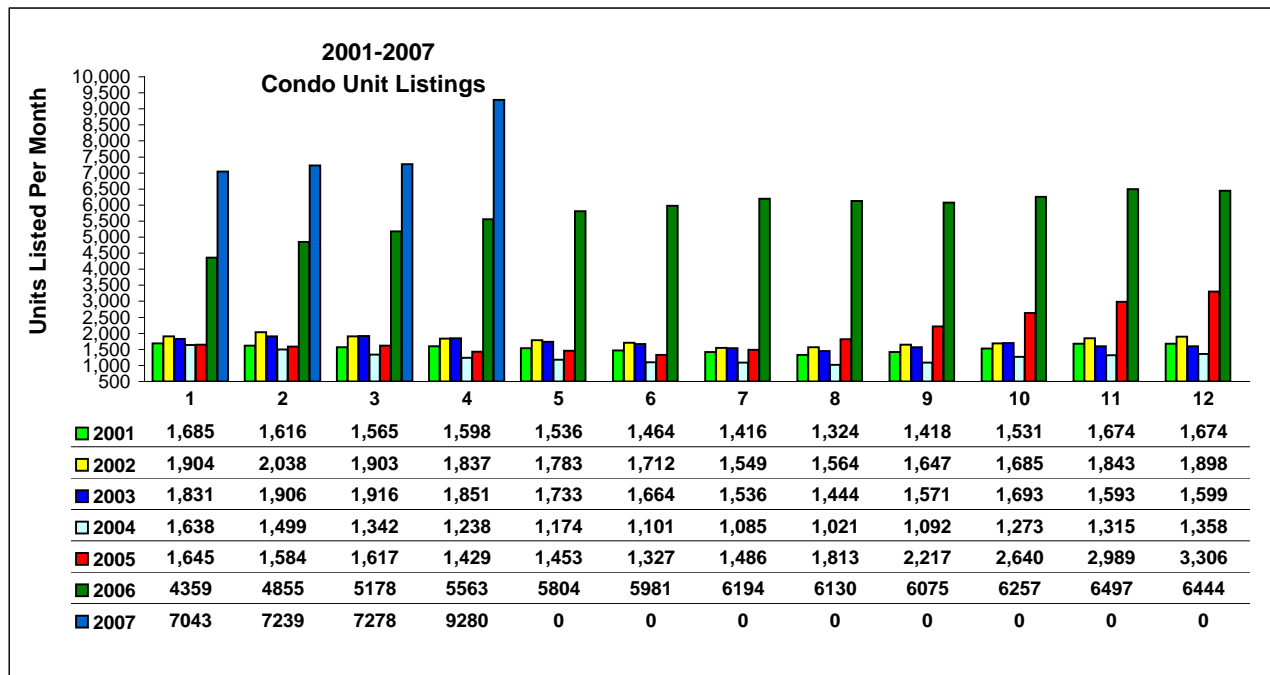
Single Family YTD	MTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Previous Year MTD	27,950		6,098	12,642	19,967	27,950	36,514	45,667	55,216	64,974	75,101	85,326	95,588	105,464
Current Year MTD	42,025		10,621	21,624	32,850	42,025								
% Change Year MTD	50.4%		74.2%	71.0%	64.5%	50.4%								

Single Family Listings

Price Class	YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
\$29,999 or under	24	0.06%	7	5	6	6	0	0	0	0	0	0	0	0
\$30,000 - \$39,999	11	0.03%	4	1	3	3	0	0	0	0	0	0	0	0
\$40,000 - \$49,999	68	0.16%	10	20	19	19	0	0	0	0	0	0	0	0
\$50,000 - \$59,999	64	0.15%	17	15	16	16	0	0	0	0	0	0	0	0
\$60,000 - \$69,999	105	0.25%	24	25	30	26	0	0	0	0	0	0	0	0
\$70,000 - \$79,999	260	0.62%	65	62	75	58	0	0	0	0	0	0	0	0
\$80,000 - \$89,999	283	0.67%	70	76	79	58	0	0	0	0	0	0	0	0
\$90,000 - \$99,999	283	0.67%	77	69	71	66	0	0	0	0	0	0	0	0
\$100,000 - \$119,999	751	1.79%	179	191	209	172	0	0	0	0	0	0	0	0
\$120,000 - \$139,999	1,780	4.24%	448	454	476	402	0	0	0	0	0	0	0	0
\$140,000 - \$159,999	2,225	5.29%	576	585	585	479	0	0	0	0	0	0	0	0
\$160,000 - \$179,999	2,988	7.11%	746	771	806	665	0	0	0	0	0	0	0	0
\$180,000 - \$199,999	3,436	8.18%	859	884	917	776	0	0	0	0	0	0	0	0
\$200,000 - \$249,999	6,757	16.08%	1,697	1,722	1,784	1,554	0	0	0	0	0	0	0	0
\$250,000 - \$299,999	5,383	12.81%	1,356	1,437	1,454	1,136	0	0	0	0	0	0	0	0
\$300,000 - \$399,999	5,311	12.64%	1,354	1,404	1,416	1,137	0	0	0	0	0	0	0	0
\$400,000 - \$499,999	3,053	7.26%	771	832	844	606	0	0	0	0	0	0	0	0
\$500,000 - \$599,999	2,122	5.05%	520	558	586	458	0	0	0	0	0	0	0	0
\$600,000 - \$699,999	1,581	3.76%	409	417	418	337	0	0	0	0	0	0	0	0
\$700,000 - \$799,999	1,371	3.26%	352	383	357	279	0	0	0	0	0	0	0	0
\$800,000 - \$899,999	928	2.21%	251	244	236	197	0	0	0	0	0	0	0	0
\$900,000 - \$999,999	699	1.66%	178	181	188	152	0	0	0	0	0	0	0	0
Over \$1,000,000	2,542	6.05%	651	667	651	573	0	0	0	0	0	0	0	0
2007 Total	42,025		10,621	11,003	11,226	9,175	0	0	0	0	0	0	0	0



Condo Listing and Sales Comparison by Unit



Condo Sales Trends

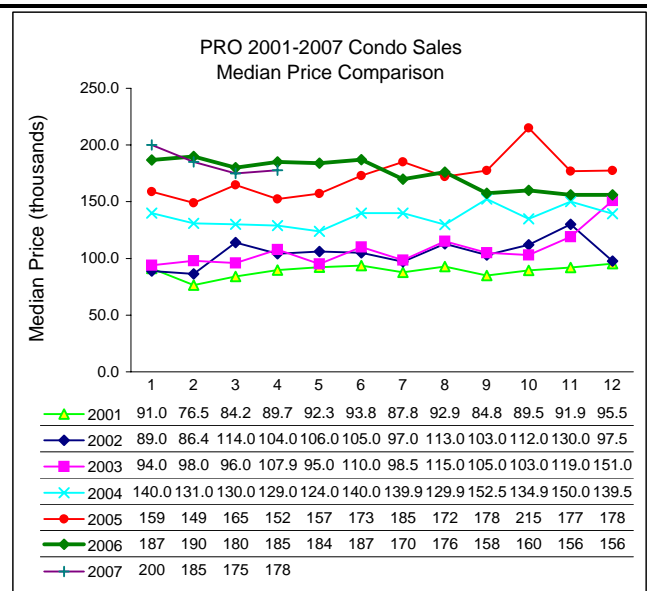
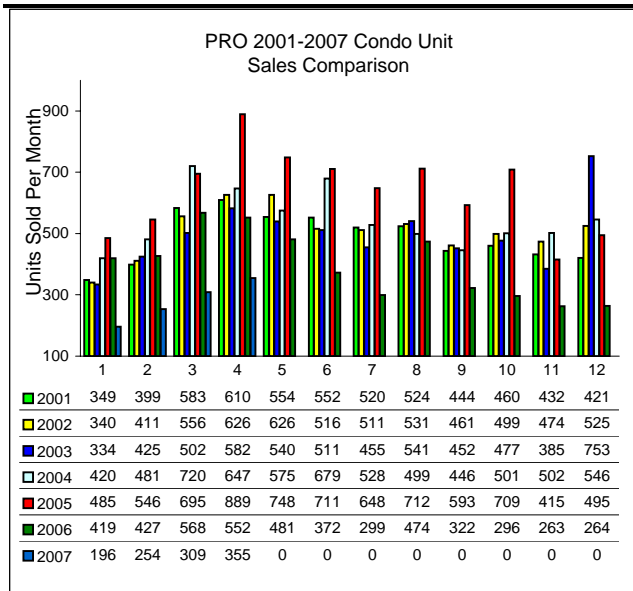
April 2007
Condo
Sales Trends
Pinellas County

2007 Condo Unit Sales

MTD Comparisons	YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2006 Units	4,737	419	427	568	552	481	372	299	474	322	296	263	264
	% of YTD	8.8%	9.0%	12.0%	11.7%	10.2%	7.9%	6.3%	10.0%	6.8%	6.2%	5.6%	5.6%
2007 Units	1,114	196	254	309	355								
	% Change	-53.2%	-40.5%	-45.6%	-35.7%								
2006 Median Price	(thousands)	\$186.7	\$189.9	\$179.9	\$185.0	\$183.9	\$187.0	\$170.0	\$176.0	\$157.5	\$159.9	\$155.9	\$156.0
2007 Median Price		\$200.0	\$185.0	\$175.0	\$177.9								
	% Change	7.1%	-2.6%	-2.7%	-3.8%								
2006 Mean Price	(thousands)	\$263.5	\$273.9	\$243.2	\$252.0	\$275.9	\$260.4	\$233.1	\$279.6	\$260.5	\$277.5	\$233.0	\$245.0
2007 Mean Price		\$297.9	\$268.6	\$256.0	\$241.9								
	% Change	13.1%	-1.9%	5.3%	-4.0%								

YTD Comparisons	MTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2006 MTD	1,966	Units 419	846	1,414	1,966	2,447	2,819	3,118	3,592	3,914	4,210	4,473	4,737
2007 MTD	1,114	Units 196	450	759	1,114								
% Change 2007 MTD	-43.3%	-53.2%	-46.8%	-46.3%	-43.3%								

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	0	0.00%	0	0	0	0	0	0	0	0	0	0	0	0
	\$30,000 - \$39,999	4	0.36%	0	0	3	1	0	0	0	0	0	0	0	0
	\$40,000 - \$49,999	11	0.99%	2	1	5	3	0	0	0	0	0	0	0	0
	\$50,000 - \$59,999	12	1.08%	1	2	6	3	0	0	0	0	0	0	0	0
	\$60,000 - \$69,999	23	2.06%	1	7	7	8	0	0	0	0	0	0	0	0
	\$70,000 - \$79,999	36	3.23%	2	9	15	10	0	0	0	0	0	0	0	0
	\$80,000 - \$89,999	38	3.41%	11	10	7	10	0	0	0	0	0	0	0	0
	\$90,000 - \$99,999	43	3.86%	5	8	15	15	0	0	0	0	0	0	0	0
	\$100,000 - \$119,999	93	8.35%	14	23	26	30	0	0	0	0	0	0	0	0
	\$120,000 - \$139,999	116	10.41%	21	28	28	39	0	0	0	0	0	0	0	0
	\$140,000 - \$159,999	102	9.16%	20	24	28	30	0	0	0	0	0	0	0	0
	\$160,000 - \$179,999	76	6.82%	10	12	23	31	0	0	0	0	0	0	0	0
	\$180,000 - \$199,999	53	4.76%	8	9	18	18	0	0	0	0	0	0	0	0
	\$200,000 - \$249,999	106	9.52%	22	20	30	34	0	0	0	0	0	0	0	0
	\$250,000 - \$299,999	113	10.14%	20	30	27	36	0	0	0	0	0	0	0	0
	\$300,000 - \$399,999	112	10.05%	20	29	24	39	0	0	0	0	0	0	0	0
	\$400,000 - \$499,999	52	4.67%	11	14	14	13	0	0	0	0	0	0	0	0
	\$500,000 - \$599,999	41	3.68%	6	7	8	20	0	0	0	0	0	0	0	0
	\$600,000 - \$699,999	26	2.33%	5	4	8	9	0	0	0	0	0	0	0	0
	\$700,000 - \$799,999	11	0.99%	5	1	4	1	0	0	0	0	0	0	0	0
	\$800,000 - \$899,999	15	1.35%	6	6	3	0	0	0	0	0	0	0	0	0
	\$900,000 - \$999,999	5	0.45%	1	3	1	0	0	0	0	0	0	0	0	0
	Over \$1,000,000	26	2.33%	5	7	9	5	0	0	0	0	0	0	0	0
	2007 Total	1,114		196	254	309	355	0	0	0	0	0	0	0	0

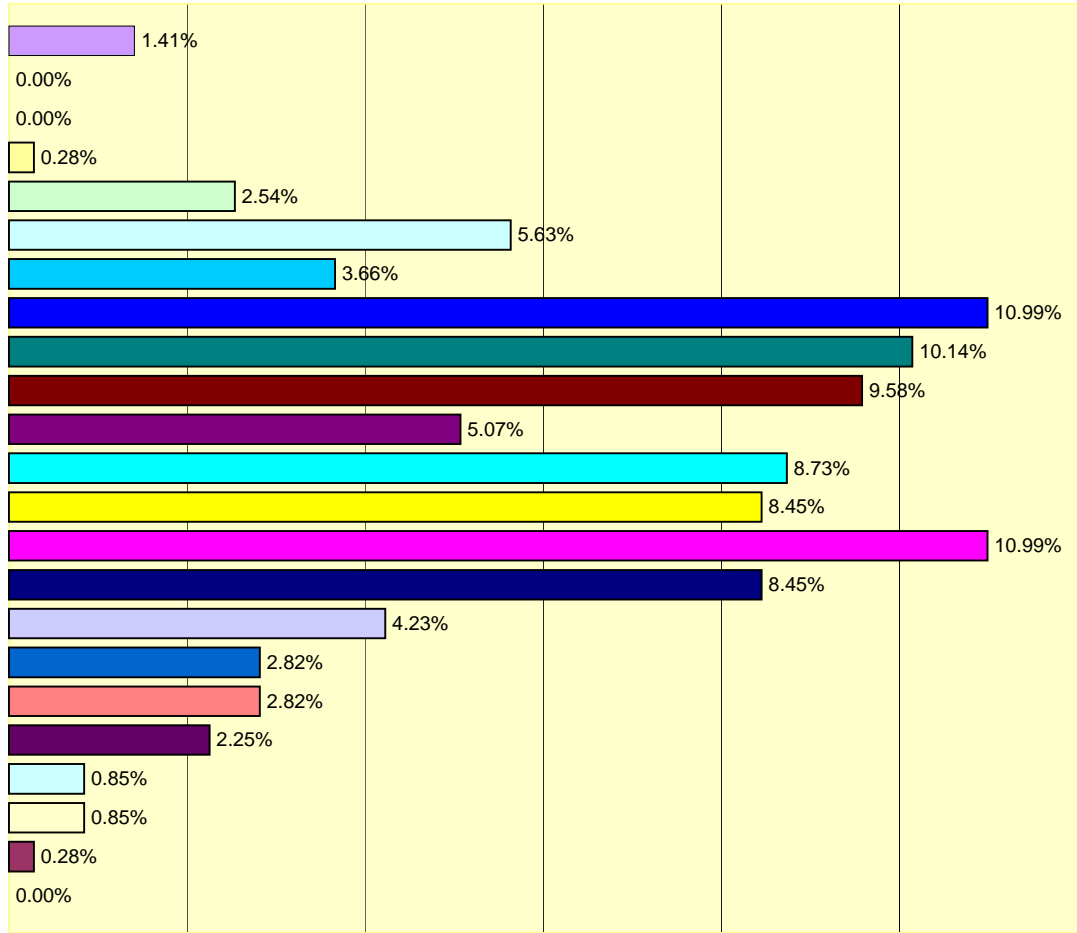


Condo Sales Trends

April 2007
Condo
Sales Trends
Pinellas County

2007 April Condo Sales - Price Class Analysis

- Over \$1,000,000
- \$900,000 - \$999,999
- \$800,000 - \$899,999
- \$700,000 - \$799,999
- \$600,000 - \$699,999
- \$500,000 - \$599,999
- \$400,000 - \$499,999
- \$300,000 - \$399,999
- \$250,000 - \$299,999
- \$200,000 - \$249,999
- \$180,000 - \$199,999
- \$160,000 - \$179,999
- \$140,000 - \$159,999
- \$120,000 - \$139,999
- \$100,000 - \$119,999
- \$90,000 - \$99,999
- \$80,000 - \$89,999
- \$70,000 - \$79,999
- \$60,000 - \$69,999
- \$50,000 - \$59,999
- \$40,000 - \$49,999
- \$30,000 - \$39,999
- \$29,999 or under



Condo Listing Trends

April 2007
Condo
Listing Trends
Pinellas County

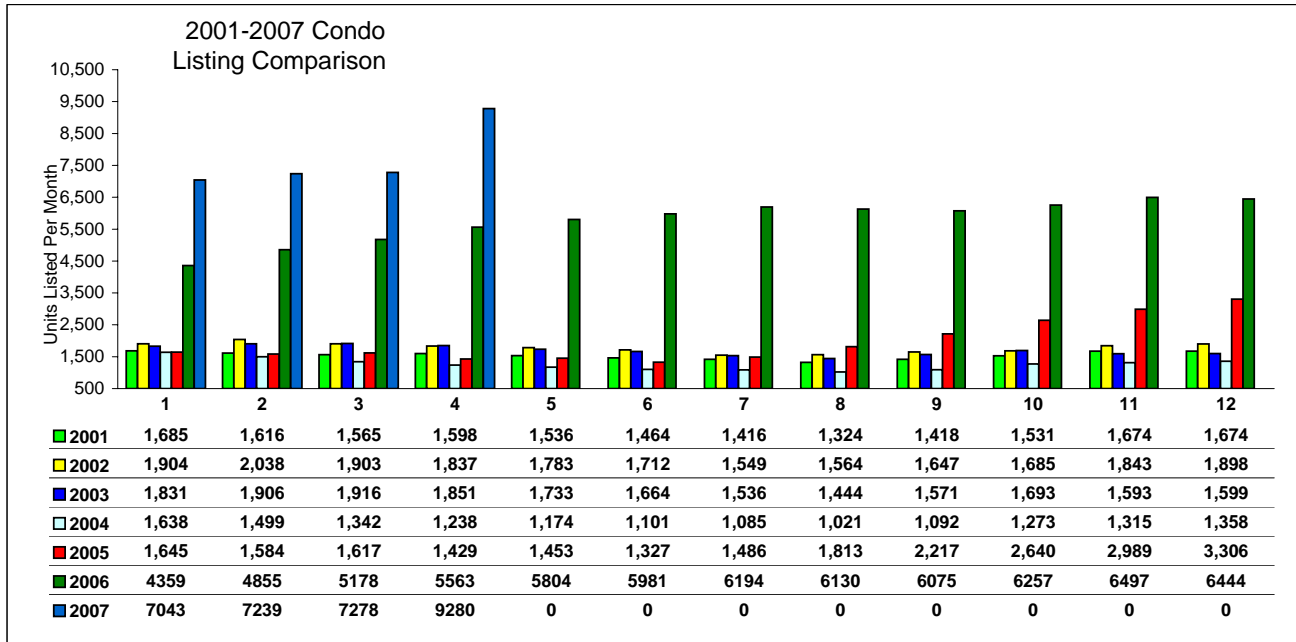
2007 Condo Listings

Condo MTD	YTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Previous Year (06)	69,337	Listings	4,359	4,855	5,178	5,563	5,804	5,981	6,194	6,130	6,075	6,257	6,497	6,444
		% of YTD	6.3%	7.0%	7.5%	8.0%	8.4%	8.6%	8.9%	8.8%	8.8%	9.0%	9.4%	9.3%
Current Year (07)	30,840	Listings	7,043	7,239	7,278	9,280								
		% Change	61.6%	49.1%	40.6%	66.8%								

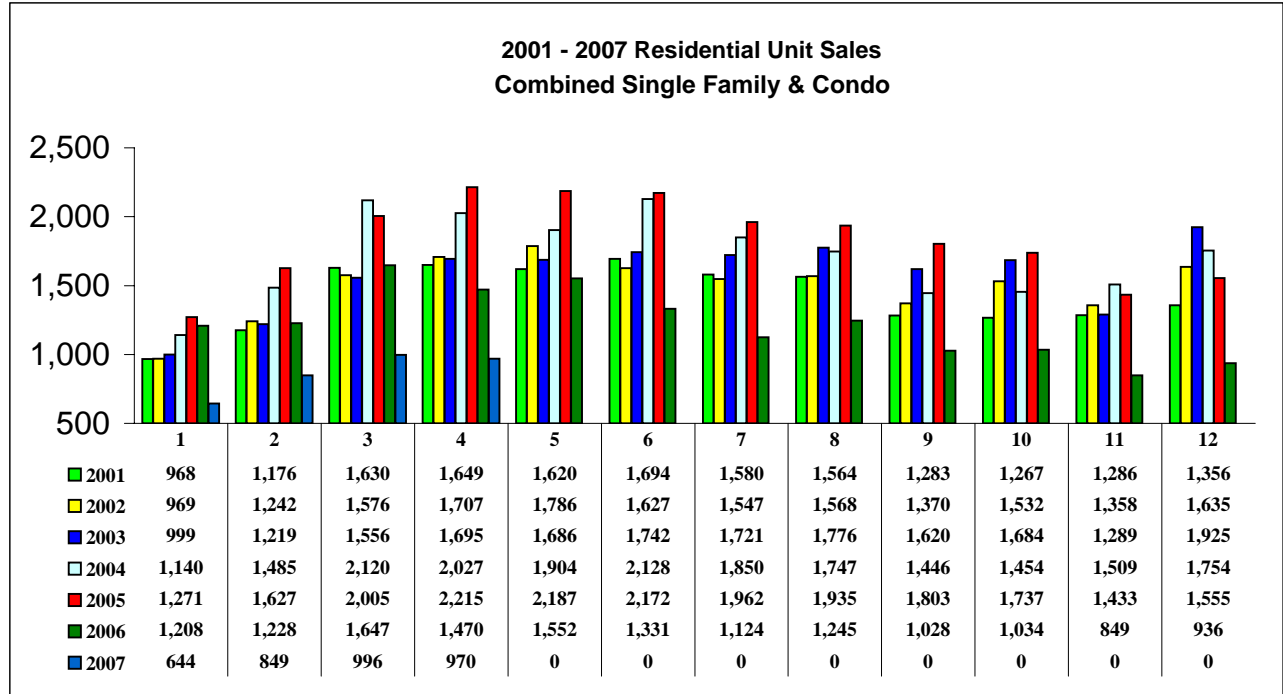
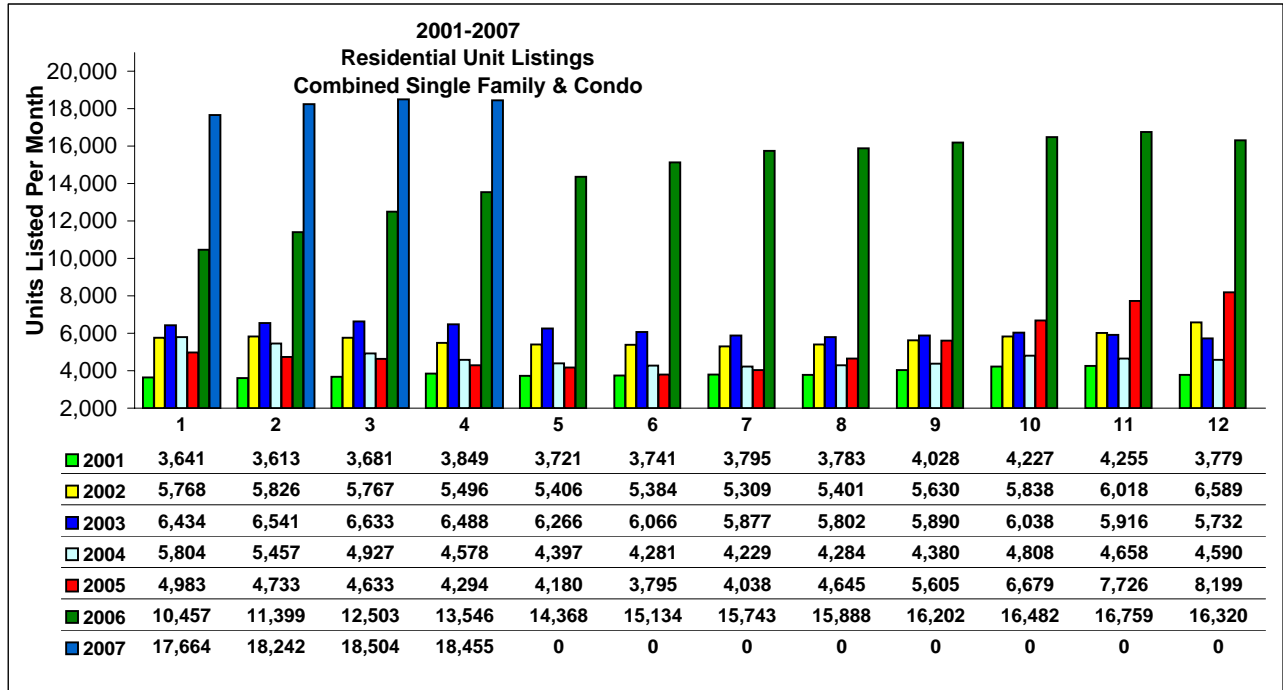
Condo YTD	MTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Previous Year MTD	19,955		4,359	9,214	14,392	19,955	25,759	31,740	37,934	44,064	50,139	56,396	62,893	69,337
Current Year MTD	30,840		7,043	14,282	21,562	30,840								
% Change Year MTD	54.5%		61.6%	55.0%	49.8%	54.5%								

Condo Listings

Price Class	YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
\$29,999 or under	2	0.01%	0	0	0	2	0	0	0	0	0	0	0	0
\$30,000 - \$39,999	7	0.02%	3	2	1	1	0	0	0	0	0	0	0	0
\$40,000 - \$49,999	57	0.18%	9	12	15	21	0	0	0	0	0	0	0	0
\$50,000 - \$59,999	140	0.45%	32	31	39	38	0	0	0	0	0	0	0	0
\$60,000 - \$69,999	262	0.85%	49	63	69	81	0	0	0	0	0	0	0	0
\$70,000 - \$79,999	471	1.53%	103	106	118	144	0	0	0	0	0	0	0	0
\$80,000 - \$89,999	712	2.31%	157	172	183	200	0	0	0	0	0	0	0	0
\$90,000 - \$99,999	754	2.44%	190	186	180	198	0	0	0	0	0	0	0	0
\$100,000 - \$119,999	1,454	4.71%	313	340	375	426	0	0	0	0	0	0	0	0
\$120,000 - \$139,999	2,472	8.02%	512	562	645	753	0	0	0	0	0	0	0	0
\$140,000 - \$159,999	2,476	8.03%	569	578	586	743	0	0	0	0	0	0	0	0
\$160,000 - \$179,999	1,885	6.11%	431	453	438	563	0	0	0	0	0	0	0	0
\$180,000 - \$199,999	1,761	5.71%	384	390	412	575	0	0	0	0	0	0	0	0
\$200,000 - \$249,999	2,829	9.17%	637	652	646	894	0	0	0	0	0	0	0	0
\$250,000 - \$299,999	2,662	8.63%	585	607	606	864	0	0	0	0	0	0	0	0
\$300,000 - \$399,999	3,934	12.76%	911	913	906	1,204	0	0	0	0	0	0	0	0
\$400,000 - \$499,999	2,458	7.97%	563	572	561	762	0	0	0	0	0	0	0	0
\$500,000 - \$599,999	1,566	5.08%	346	378	374	468	0	0	0	0	0	0	0	0
\$600,000 - \$699,999	1,115	3.62%	262	271	255	327	0	0	0	0	0	0	0	0
\$700,000 - \$799,999	834	2.70%	191	187	185	271	0	0	0	0	0	0	0	0
\$800,000 - \$899,999	525	1.70%	146	127	117	135	0	0	0	0	0	0	0	0
\$900,000 - \$999,999	550	1.78%	146	148	117	139	0	0	0	0	0	0	0	0
Over \$1,000,000	1,914	6.21%	504	489	450	471	0	0	0	0	0	0	0	0
2007 Total	30,840		7,043	7,239	7,278	9,280	0	0	0	0	0	0	0	0



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



**Residential
Sales Trends**
(Single Family and Condo)

April 2007
Residential
Sales Trends
Pinellas County

2007 Residential Unit Sales

Combined Single Family/Condo

MTD Comparisons		YTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2006 Units	14,652	Units	1,208	1,228	1,647	1,470	1,552	1,331	1,124	1,245	1,028	1,034	849	936
		% of YTD	8.2%	8.4%	11.2%	10.0%	10.6%	9.1%	7.7%	8.5%	7.0%	7.1%	5.8%	6.4%
2007 Units	3,459	Units	644	849	996	970								
		% Change	-46.7%	-30.9%	-39.5%	-34.0%								

YTD Comparisons		MTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2006 MTD	5,553	Units	1,208	2,436	4,083	5,553	7,105	8,436	9,560	10,805	11,833	12,867	13,716	14,652
2007 MTD	3,458	Units	644	1,492	2,488	3,458								
		% Change	-46.7%	-38.8%	-39.1%	-37.7%								

2007 Price		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Median Sales Price	Thousands	\$207.5	\$196.0	\$196.0	\$200.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Mean Sales Price	Thousands	\$311.1	\$269.3	\$273.9	\$275.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0

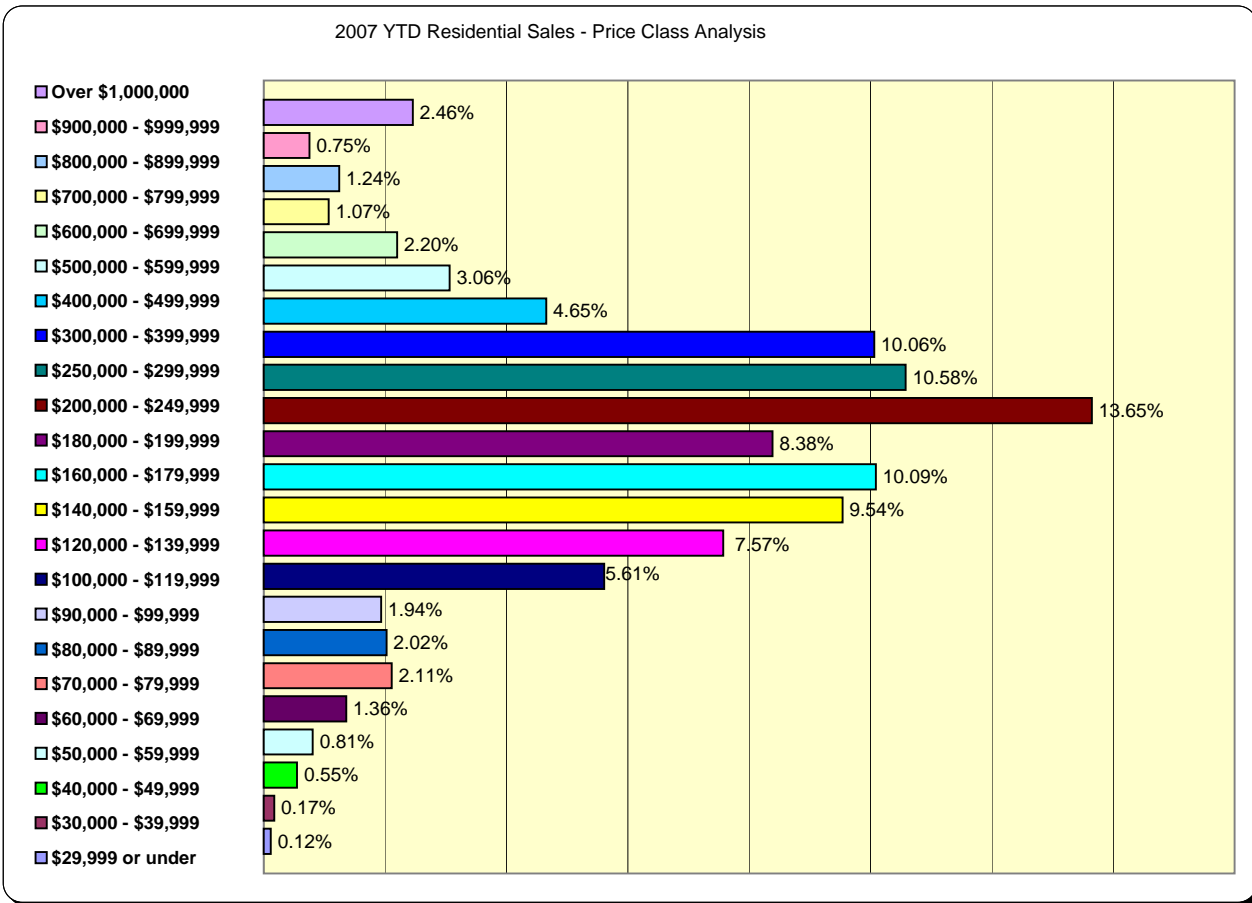
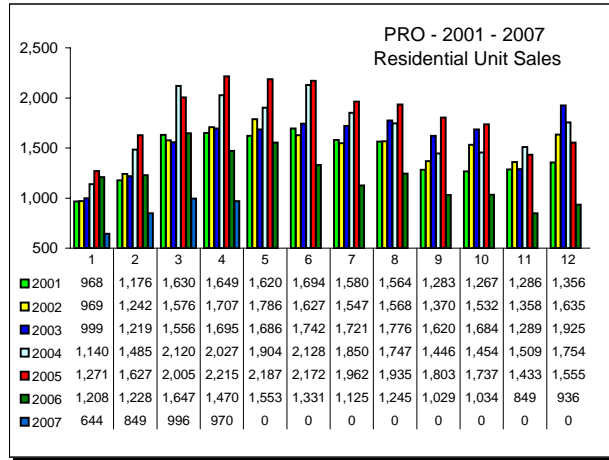
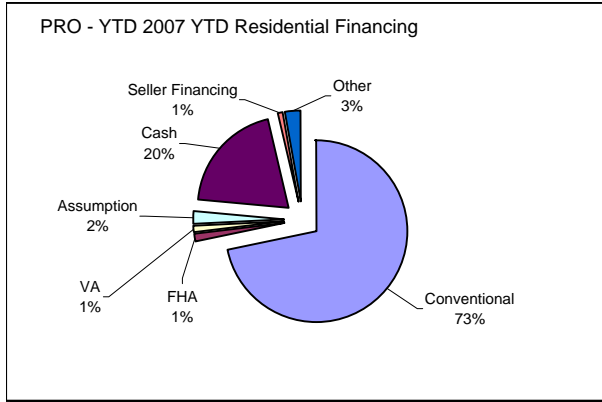
Residential Sales			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Price Class	YTD Total	% of YTD												
\$29,999 or under	4	0.12%	2	1	0	1	0	0	0	0	0	0	0	0
\$30,000 - \$39,999	6	0.17%	0	0	4	2	0	0	0	0	0	0	0	0
\$40,000 - \$49,999	19	0.55%	4	3	7	5	0	0	0	0	0	0	0	0
\$50,000 - \$59,999	28	0.81%	3	6	9	10	0	0	0	0	0	0	0	0
\$60,000 - \$69,999	47	1.36%	4	15	15	13	0	0	0	0	0	0	0	0
\$70,000 - \$79,999	73	2.11%	8	15	27	23	0	0	0	0	0	0	0	0
\$80,000 - \$89,999	70	2.02%	18	21	13	18	0	0	0	0	0	0	0	0
\$90,000 - \$99,999	67	1.94%	9	14	19	25	0	0	0	0	0	0	0	0
\$100,000 - \$119,999	194	5.61%	31	57	56	50	0	0	0	0	0	0	0	0
\$120,000 - \$139,999	262	7.57%	48	68	71	75	0	0	0	0	0	0	0	0
\$140,000 - \$159,999	330	9.54%	63	86	94	87	0	0	0	0	0	0	0	0
\$160,000 - \$179,999	349	10.09%	56	79	107	107	0	0	0	0	0	0	0	0
\$180,000 - \$199,999	290	8.38%	58	72	93	67	0	0	0	0	0	0	0	0
\$200,000 - \$249,999	472	13.65%	89	106	140	137	0	0	0	0	0	0	0	0
\$250,000 - \$299,999	366	10.58%	66	98	96	106	0	0	0	0	0	0	0	0
\$300,000 - \$399,999	348	10.06%	69	81	105	93	0	0	0	0	0	0	0	0
\$400,000 - \$499,999	161	4.65%	32	42	42	45	0	0	0	0	0	0	0	0
\$500,000 - \$599,999	106	3.06%	20	27	22	37	0	0	0	0	0	0	0	0
\$600,000 - \$699,999	76	2.20%	12	16	23	25	0	0	0	0	0	0	0	0
\$700,000 - \$799,999	37	1.07%	9	6	11	11	0	0	0	0	0	0	0	0
\$800,000 - \$899,999	43	1.24%	16	10	9	8	0	0	0	0	0	0	0	0
\$900,000 - \$999,999	26	0.75%	4	7	8	7	0	0	0	0	0	0	0	0
Over \$1,000,000	85	2.46%	23	19	25	18	0	0	0	0	0	0	0	0
2007 Total	3,459		644	849	996	970	0	0	0	0	0	0	0	0

Days On Market		YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1-30	846	26.02%	137	203	241	265	0	0	0	0	0	0	0	0	0
31-60	610	18.76%	111	131	180	188	0	0	0	0	0	0	0	0	0
61-90	431	13.26%	89	113	107	122	0	0	0	0	0	0	0	0	0
91-120	395	12.15%	84	108	112	91	0	0	0	0	0	0	0	0	0
120+	969	29.81%	165	236	310	258	0	0	0	0	0	0	0	0	0

Financing		YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Conventional	2,477	71.73%	479	612	709	677	0	0	0	0	0	0	0	0	0
FHA	49	1.42%	6	11	16	16	0	0	0	0	0	0	0	0	0
VA	33	0.96%	4	8	10	11	0	0	0	0	0	0	0	0	0
Assumption	74	2.14%	12	7	31	24	0	0	0	0	0	0	0	0	0
Cash	695	20.13%	121	172	196	206	0	0	0	0	0	0	0	0	0
Seller Financing	32	0.93%	3	11	7	11	0	0	0	0	0	0	0	0	0
Other	93	2.69%	19	24	27	23	0	0	0	0	0	0	0	0	0

Residential Sales Trends (Single Family and Condo)

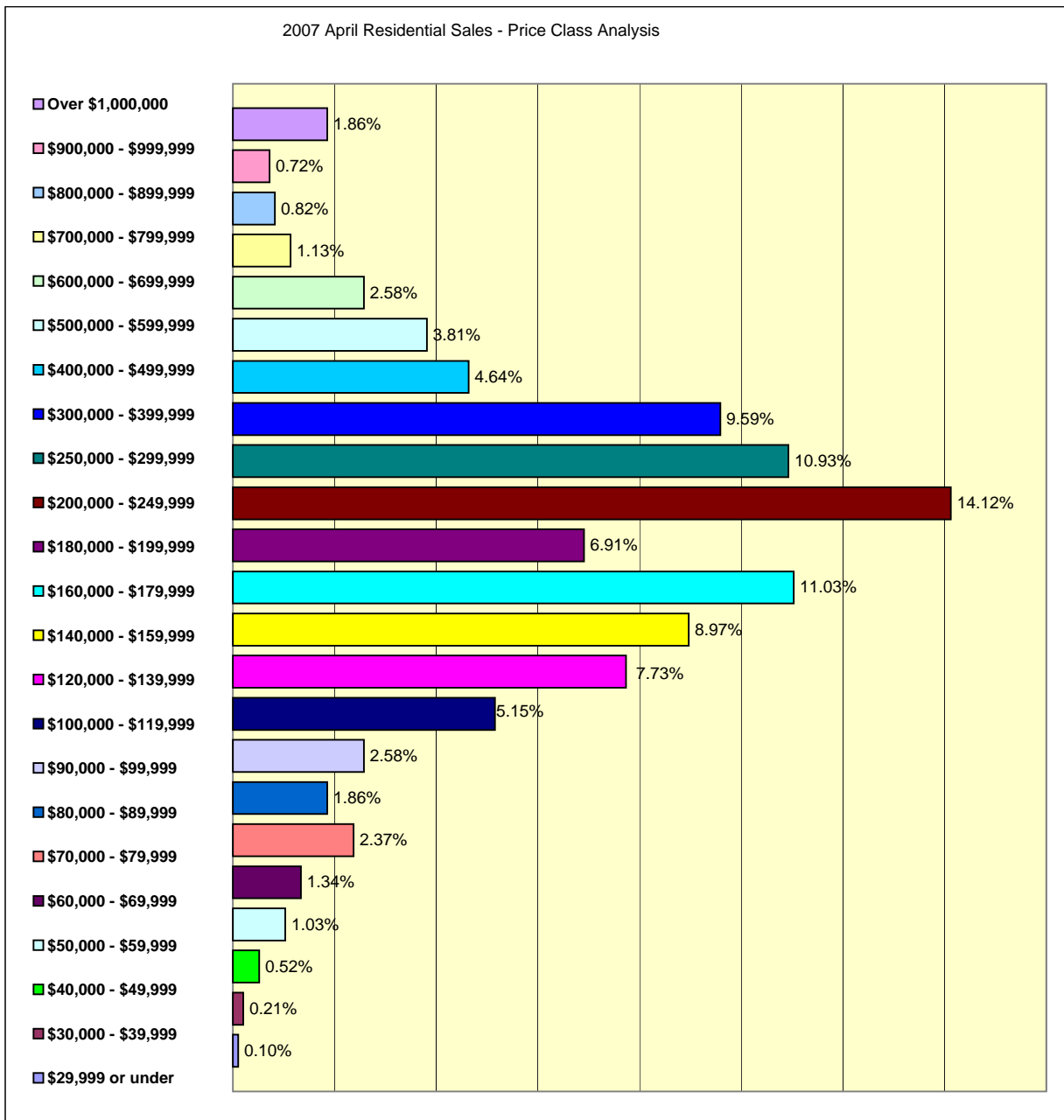
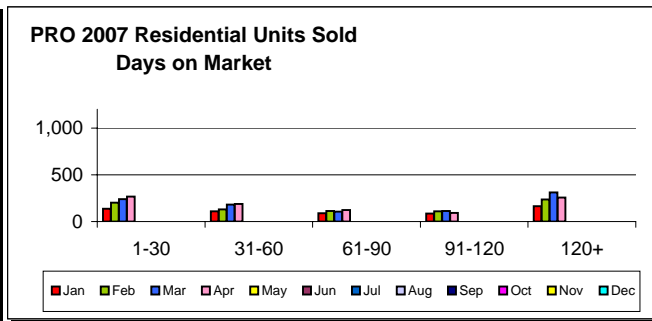
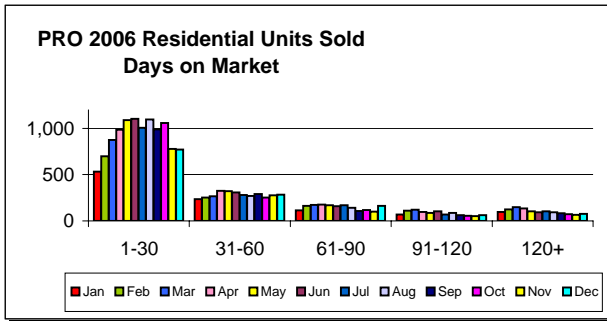
April 2007
Residential
Sales Trends
Pinellas County



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.

Residential Sales Trends (Single Family and Condo)

April 2007
Residential
Sales Trends
Pinellas County



Residential Listing Trends

April 2007
Residential
Listing Trends
Pinellas County

2007 Combined Listings

Residential MTD	YTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Previous Year (06)	174,801	Listings	10,457	11,399	12,503	13,546	14,368	15,134	15,743	15,888	16,202	16,482	16,759	16,320
		% of YTD	9.9%	10.8%	11.9%	12.8%	13.6%	14.3%	14.9%	15.1%	15.4%	15.6%	15.9%	15.5%
Current Year (07)	72,865	Listings	17,664	18,242	18,504	18,455								
% Change		% Change	68.9%	60.0%	48.0%	36.2%								

Residential YTD	MTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Previous Year MTD	47,905		10,457	21,856	34,359	47,905	62,273	77,407	93,150	109,038	125,240	141,722	158,481	174,801
Current Year MTD	72,865		17,664	35,906	54,412	72,865								
% Change Year MTD	52.1%		68.9%	64.3%	58.4%	52.1%								

Residential Listings

Price Class	YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
\$29,999 or under	26	0.04%	7	5	6	8	0	0	0	0	0	0	0	0
\$30,000 - \$39,999	18	0.02%	7	3	4	4	0	0	0	0	0	0	0	0
\$40,000 - \$49,999	125	0.17%	19	32	34	40	0	0	0	0	0	0	0	0
\$50,000 - \$59,999	204	0.28%	49	46	55	54	0	0	0	0	0	0	0	0
\$60,000 - \$69,999	367	0.50%	73	88	99	107	0	0	0	0	0	0	0	0
\$70,000 - \$79,999	731	1.00%	168	168	193	202	0	0	0	0	0	0	0	0
\$80,000 - \$89,999	995	1.37%	227	248	262	258	0	0	0	0	0	0	0	0
\$90,000 - \$99,999	1,037	1.42%	267	255	251	264	0	0	0	0	0	0	0	0
\$100,000 - \$119,999	2,205	3.03%	492	531	584	598	0	0	0	0	0	0	0	0
\$120,000 - \$139,999	4,252	5.84%	960	1,016	1,121	1,155	0	0	0	0	0	0	0	0
\$140,000 - \$159,999	4,701	6.45%	1,145	1,163	1,171	1,222	0	0	0	0	0	0	0	0
\$160,000 - \$179,999	4,873	6.69%	1,177	1,224	1,244	1,228	0	0	0	0	0	0	0	0
\$180,000 - \$199,999	5,197	7.13%	1,243	1,274	1,329	1,351	0	0	0	0	0	0	0	0
\$200,000 - \$249,999	9,586	13.16%	2,334	2,374	2,430	2,448	0	0	0	0	0	0	0	0
\$250,000 - \$299,999	8,045	11.04%	1,941	2,044	2,060	2,000	0	0	0	0	0	0	0	0
\$300,000 - \$399,999	9,245	12.69%	2,265	2,317	2,322	2,341	0	0	0	0	0	0	0	0
\$400,000 - \$499,999	5,511	7.56%	1,334	1,404	1,405	1,368	0	0	0	0	0	0	0	0
\$500,000 - \$599,999	3,688	5.06%	866	936	960	926	0	0	0	0	0	0	0	0
\$600,000 - \$699,999	2,696	3.70%	671	688	673	664	0	0	0	0	0	0	0	0
\$700,000 - \$799,999	2,205	3.03%	543	570	542	550	0	0	0	0	0	0	0	0
\$800,000 - \$899,999	1,453	1.99%	397	371	353	332	0	0	0	0	0	0	0	0
\$900,000 - \$999,999	1,249	1.71%	324	329	305	291	0	0	0	0	0	0	0	0
Over \$1,000,000	4,456	6.12%	1,155	1,156	1,101	1,044	0	0	0	0	0	0	0	0
2007 Total	72,865		17,664	18,242	18,504	18,455	0	0	0	0	0	0	0	0

