



**My Florida Regional Multiple Listing Service  
2009 Monthly MLS Statistics  
Reported by County**

	UNITS SOLD / AVERAGE DAYS ON MARKET									
	Jan*		Feb*		Mar*		1st Quarter	Year To Date	%Total	
	Units Sold	Days	Units Sold	Days	Units Sold	Days	Units Sold	Units Sold		
Brevard	12	98	20	149	13	134	45	45	0.31%	
Charlotte	207	168	260	200	341	172	808	808	5.53%	
DeSoto	7	113	13	105	16	125	36	36	0.25%	
Hillsborough	681	141	812	138	1004	157	2497	2497	17.09%	
Lake	220	151	276	158	332	162	828	828	5.67%	
Lee	17	95	17	179	28	203	62	62	0.42%	
Manatee	271	149	312	168	427	163	1010	1010	6.91%	
Marion	19	172	14	171	26	174	59	59	0.40%	
Orange	732	137	842	134	1199	137	2773	2773	18.98%	
Osceola	288	138	303	130	428	134	1019	1019	6.97%	
Pasco	165	180	224	148	249	154	638	638	4.37%	
Pinellas	85	154	91	133	103	113	279	279	1.91%	
Polk	389	151	449	150	577	157	1415	1415	9.68%	
Sarasota	495	162	576	163	740	165	1811	1811	12.39%	
Seminole	181	153	243	147	307	159	731	731	5.00%	
Sumter	21	171	32	186	24	170	77	77	0.53%	
Volusia	137	163	172	169	214	181	523	523	3.58%	
<b>Totals</b>	<b>3,927</b>	<b>149</b>	<b>4,656</b>	<b>150</b>	<b>6,028</b>	<b>154</b>	<b>14,611</b>	<b>14,611</b>	<b>100.00%</b>	

	2009 TOTAL SALES VOLUME					
	Jan*	Feb*	Mar*	1st Quarter	Year To Date	%Total
Brevard	\$2,872,100	\$4,739,753	\$4,082,900	\$11,694,753	\$11,694,753	0.48%
Charlotte	\$27,366,836	\$35,145,827	\$44,577,326	\$107,089,989	\$107,089,989	4.41%
DeSoto	\$528,100	\$1,045,500	\$1,751,900	\$3,325,500	\$3,325,500	0.14%
Hillsborough	\$115,828,689	\$134,991,483	\$184,406,253	\$435,226,425	\$435,226,425	17.94%
Lake	\$31,781,364	\$43,513,450	\$52,397,948	\$127,692,762	\$127,692,762	5.26%
Lee	\$3,252,669	\$4,294,900	\$4,966,700	\$12,514,269	\$12,514,269	0.52%
Manatee	\$59,366,616	\$65,649,207	\$83,630,184	\$208,646,007	\$208,646,007	8.60%
Marion	\$2,583,609	\$2,456,500	\$4,742,300	\$9,782,409	\$9,782,409	0.40%
Orange	\$140,423,340	\$142,982,529	\$195,081,038	\$478,486,907	\$478,486,907	19.72%
Osceola	\$42,191,439	\$45,396,071	\$59,177,794	\$146,765,304	\$146,765,304	6.05%
Pasco	\$23,845,847	\$32,927,460	\$36,393,772	\$93,167,079	\$93,167,079	3.84%
Pinellas	\$13,710,032	\$12,850,758	\$12,266,241	\$38,827,031	\$38,827,031	1.60%
Polk	\$47,032,018	\$51,015,159	\$66,222,256	\$164,269,433	\$164,269,433	6.77%
Sarasota	\$97,560,906	\$114,241,399	\$153,428,307	\$365,230,612	\$365,230,612	15.05%
Seminole	\$37,512,108	\$52,411,299	\$54,992,822	\$144,916,229	\$144,916,229	5.97%
Sumter	\$2,971,808	\$4,725,500	\$4,254,800	\$11,952,108	\$11,952,108	0.49%
Volusia	\$16,709,388	\$23,608,114	\$26,605,018	\$66,922,520	\$66,922,520	2.76%
<b>Totals</b>	<b>\$665,536,869</b>	<b>\$771,994,909</b>	<b>\$988,977,559</b>	<b>\$2,426,509,337</b>	<b>\$2,426,509,337</b>	<b>100.00%</b>



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**2009 AVERAGE & MEDIAN SALE PRICES**

	Jan*		Feb*		Mar*		Average Sales Price		
	Average	Median	Average	Median	Average	Median	1st Quarter	Year to Date	
<b>Brevard</b>	\$239,342	\$280,000	\$236,988	\$177,000	\$314,069	\$145,000	\$259,883	<b>\$206,000</b>	<b>\$259,883</b>
<b>Charlotte</b>	\$132,207	\$99,000	\$135,176	\$109,000	\$130,725	\$110,000	\$132,537	<b>\$108,000</b>	<b>\$132,537</b>
<b>DeSoto</b>	\$75,443	\$40,000	\$80,423	\$52,500	\$109,494	\$123,750	\$92,375	<b>\$86,750</b>	<b>\$92,375</b>
<b>Hillsborough</b>	\$170,086	\$135,000	\$166,246	\$135,000	\$183,672	\$141,950	\$174,300	<b>\$138,000</b>	<b>\$174,300</b>
<b>Lake</b>	\$144,461	\$133,500	\$157,657	\$135,000	\$157,825	\$140,000	\$154,218	<b>\$136,000</b>	<b>\$154,218</b>
<b>Lee</b>	\$191,333	\$80,000	\$252,641	\$118,000	\$177,382	\$99,500	\$201,843	<b>\$103,500</b>	<b>\$201,843</b>
<b>Manatee</b>	\$219,065	\$162,900	\$210,414	\$153,750	\$195,855	\$147,155	\$206,580	<b>\$150,450</b>	<b>\$206,580</b>
<b>Marion</b>	\$135,979	\$125,000	\$175,464	\$150,000	\$182,396	\$151,000	\$165,804	<b>\$149,900</b>	<b>\$165,804</b>
<b>Orange</b>	\$191,835	\$150,000	\$169,813	\$145,000	\$162,703	\$139,000	\$172,552	<b>\$143,000</b>	<b>\$172,552</b>
<b>Osceola</b>	\$146,498	\$125,000	\$149,822	\$120,000	\$138,266	\$119,900	\$144,029	<b>\$120,000</b>	<b>\$144,029</b>
<b>Pasco</b>	\$144,520	\$135,327	\$146,998	\$134,950	\$146,160	\$135,700	\$146,030	<b>\$135,000</b>	<b>\$146,030</b>
<b>Pinellas</b>	\$161,294	\$100,000	\$141,217	\$105,000	\$119,090	\$77,800	\$139,165	<b>\$98,001</b>	<b>\$139,165</b>
<b>Polk</b>	\$120,905	\$98,000	\$113,620	\$101,000	\$114,770	\$99,900	\$116,091	<b>\$100,000</b>	<b>\$116,091</b>
<b>Sarasota</b>	\$197,093	\$122,580	\$198,336	\$120,000	\$207,336	\$130,000	\$201,673	<b>\$125,000</b>	<b>\$201,673</b>
<b>Seminole</b>	\$207,249	\$165,000	\$215,684	\$180,900	\$179,130	\$155,000	\$198,244	<b>\$165,000</b>	<b>\$198,244</b>
<b>Sumter</b>	\$141,515	\$100,000	\$147,672	\$143,500	\$177,283	\$162,500	\$155,222	<b>\$150,000</b>	<b>\$155,222</b>
<b>Volusia</b>	\$121,966	\$112,000	\$137,256	\$111,000	\$124,323	\$111,000	\$127,959	<b>\$112,000</b>	<b>\$127,959</b>
<b>Totals</b>	\$169,477	\$130,650	\$165,806	\$129,990	\$164,064	\$130,000	\$166,074	\$130,000	<b>\$166,074</b>

**UNITS SOLD / AVERAGE DAYS ON MARKET**

	Apr*		May*		June*		2nd Quarter Units Sold	Mid Year Total Units Sold	%Total
	Units Sold	Days	Units Sold	Days	Units Sold	Days			
<b>Brevard</b>	30	205	11	192	24	215	65	<b>110</b>	0.32%
<b>Charlotte</b>	345	190	384	186	321	179	1050	<b>1858</b>	5.39%
<b>DeSoto</b>	19	129	18	183	23	198	60	<b>96</b>	0.28%
<b>Hillsborough</b>	1033	149	1060	152	1262	156	3355	<b>5852</b>	16.97%
<b>Lake</b>	340	165	299	174	387	177	1026	<b>1854</b>	5.38%
<b>Lee</b>	33	199	20	183	36	219	89	<b>151</b>	0.44%
<b>Manatee</b>	425	189	423	186	450	198	1298	<b>2308</b>	6.69%
<b>Marion</b>	23	206	31	150	32	189	86	<b>145</b>	0.42%
<b>Orange</b>	1232	140	1359	139	1497	143	4088	<b>6861</b>	19.89%
<b>Osceola</b>	442	142	496	133	566	147	1504	<b>2523</b>	7.31%
<b>Pasco</b>	275	149	264	169	325	170	864	<b>1502</b>	4.35%
<b>Pinellas</b>	126	156	115	144	127	132	368	<b>647</b>	1.88%
<b>Polk</b>	581	158	571	153	584	157	1736	<b>3151</b>	9.14%
<b>Sarasota</b>	774	173	750	193	770	195	2294	<b>4105</b>	11.90%
<b>Seminole</b>	325	136	368	158	488	148	1181	<b>1912</b>	5.54%
<b>Sumter</b>	48	170	51	146	37	145	136	<b>213</b>	0.62%
<b>Volusia</b>	229	158	236	161	217	175	682	<b>1205</b>	3.49%
<b>Totals</b>	6,280	157	6,456	159	7,146	163	19,882	<b>34,493</b>	100.00%



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**2009 TOTAL SALES VOLUME**

	<b>Apr*</b>	<b>May*</b>	<b>June*</b>	<b>2nd Quarter</b>	<b>Mid Year Total</b>	<b>%Total</b>
Brevard	\$3,934,291	\$1,937,550	\$4,383,660	\$10,255,501	\$21,950,254	0.39%
Charlotte	\$44,450,770	\$55,037,730	\$48,063,727	\$147,552,227	\$254,642,216	4.48%
DeSoto	\$1,593,017	\$1,387,500	\$1,607,900	\$4,588,417	\$7,913,917	0.14%
Hillsborough	\$167,774,528	\$178,662,856	\$233,400,129	\$579,837,513	\$1,015,063,938	17.87%
Lake	\$44,937,289	\$45,700,384	\$58,066,353	\$148,704,026	\$276,396,788	4.87%
Lee	\$7,105,770	\$3,639,550	\$11,505,440	\$22,250,760	\$34,765,029	0.61%
Manatee	\$88,883,600	\$77,383,935	\$100,010,398	\$266,277,933	\$474,923,940	8.36%
Marion	\$3,376,000	\$3,854,293	\$3,918,273	\$11,148,566	\$20,930,975	0.37%
Orange	\$194,255,005	\$208,824,311	\$232,992,787	\$636,072,103	\$1,114,559,010	19.62%
Osceola	\$60,183,961	\$63,356,325	\$71,319,652	\$194,859,938	\$341,625,242	6.01%
Pasco	\$41,027,484	\$39,444,951	\$49,832,803	\$130,305,238	\$223,472,317	3.93%
Pinellas	\$17,916,854	\$17,839,029	\$16,349,047	\$52,104,930	\$90,931,961	1.60%
Polk	\$64,915,890	\$64,192,131	\$69,980,703	\$199,088,724	\$363,358,157	6.40%
Sarasota	\$167,924,889	\$178,567,377	\$182,070,243	\$528,562,509	\$893,793,121	15.74%
Seminole	\$61,211,420	\$62,120,940	\$93,769,729	\$217,102,089	\$362,018,318	6.37%
Sumter	\$6,244,200	\$8,291,599	\$6,203,300	\$20,739,099	\$32,691,207	0.58%
Volusia	\$29,709,097	\$29,256,828	\$25,078,072	\$84,043,997	\$150,966,517	2.66%
<b>Totals</b>	<b>\$1,005,444,065</b>	<b>\$1,039,497,289</b>	<b>\$1,208,552,216</b>	<b>\$3,253,493,570</b>	<b>\$5,680,002,907</b>	<b>100.00%</b>

**2009 AVERAGE & MEDIAN SALE PRICES**

	<b>Apr*</b>		<b>May*</b>		<b>June*</b>		<b>Average Sale Price</b>		
	<b>Average</b>	<b>Median</b>	<b>Average</b>	<b>Median</b>	<b>Average</b>	<b>Median</b>	<b>2nd Quarter</b>	<b>Year to Date</b>	
Brevard	\$131,143	\$86,563	\$176,141	\$120,000	\$182,653	\$76,500	\$157,777	\$85,625	\$199,548
Charlotte	\$128,843	\$110,000	\$143,327	\$110,500	\$149,731	\$125,000	\$140,526	\$115,000	\$137,052
DeSoto	\$83,843	\$80,000	\$77,083	\$53,500	\$69,909	\$63,700	\$76,474	\$66,875	\$82,437
Hillsborough	\$162,415	\$130,000	\$168,550	\$135,000	\$184,945	\$140,000	\$172,828	\$135,000	\$173,456
Lake	\$132,168	\$125,000	\$152,844	\$135,000	\$150,042	\$130,500	\$144,936	\$131,800	\$149,081
Lee	\$215,326	\$105,000	\$181,978	\$76,025	\$319,596	\$142,000	\$250,009	\$105,000	\$230,232
Manatee	\$209,138	\$160,000	\$182,941	\$149,000	\$222,245	\$174,950	\$205,145	\$161,700	\$205,773
Marion	\$146,783	\$150,000	\$124,332	\$120,900	\$122,446	\$119,000	\$129,634	\$125,000	\$144,352
Orange	\$157,675	\$129,900	\$153,660	\$125,000	\$155,640	\$125,000	\$155,595	\$125,800	\$162,448
Osceola	\$136,163	\$112,750	\$127,735	\$108,000	\$126,006	\$106,125	\$129,561	\$109,000	\$135,404
Pasco	\$149,191	\$142,500	\$149,413	\$140,000	\$153,332	\$140,000	\$150,816	\$140,000	\$148,783
Pinellas	\$142,197	\$96,750	\$155,122	\$91,250	\$128,733	\$100,000	\$141,589	\$97,500	\$140,544
Polk	\$111,731	\$98,000	\$112,421	\$100,000	\$119,830	\$103,500	\$114,682	\$100,000	\$115,315
Sarasota	\$216,957	\$130,000	\$238,090	\$145,000	\$236,455	\$143,500	\$230,411	\$140,000	\$217,733
Seminole	\$188,343	\$156,500	\$168,807	\$149,945	\$192,151	\$165,500	\$183,829	\$157,500	\$189,340
Sumter	\$130,088	\$139,500	\$162,580	\$156,000	\$167,657	\$165,000	\$152,493	\$149,250	\$153,480
Volusia	\$129,734	\$102,000	\$123,970	\$106,500	\$115,567	\$100,000	\$123,232	\$102,700	\$125,283
<b>Totals</b>	<b>\$160,103</b>	<b>\$125,000</b>	<b>\$161,013</b>	<b>\$125,000</b>	<b>\$169,123</b>	<b>\$130,000</b>	<b>\$163,640</b>	<b>\$127,000</b>	<b>\$164,671</b>



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	UNITS SOLD / AVERAGE DAYS ON MARKET						3rd Quarter Units Sold	Year To Date Units Sold	%Total
	July*		Aug*		Sept*				
	Units Sold	Days	Units Sold	Days	Units Sold	Days			
Brevard	22	128	25	148	13	159	60	170	0.31%
Charlotte	329	184	326	191	273	183	928	2786	5.07%
DeSoto	22	190	23	191	22	213	67	163	0.30%
Hillsborough	1310	154	1123	150	1194	151	3627	9479	17.25%
Lake	366	172	335	171	367	162	1068	2922	5.32%
Lee	25	231	14	249	13	170	52	203	0.37%
Manatee	439	197	361	192	436	199	1236	3544	6.45%
Marion	31	170	31	207	28	178	90	235	0.43%
Orange	1523	142	1456	131	1495	137	4474	11335	20.63%
Osceola	581	146	537	143	506	136	1624	4147	7.55%
Pasco	323	171	273	163	277	176	873	2375	4.32%
Pinellas	116	115	127	156	122	127	365	1012	1.84%
Polk	597	165	551	165	585	141	1733	4884	8.89%
Sarasota	720	201	596	195	632	177	1948	6053	11.02%
Seminole	496	148	509	139	439	148	1444	3356	6.11%
Sumter	55	155	50	160	34	166	139	352	0.64%
Volusia	243	183	222	157	262	167	727	1932	3.52%
<b>Totals</b>	<b>7,198</b>	<b>163</b>	<b>6,559</b>	<b>157</b>	<b>6,698</b>	<b>155</b>	<b>20,455</b>	<b>54,948</b>	<b>100.00%</b>

	2009 TOTAL SALES VOLUME						3rd Quarter	Year To Date	%Total
	July*	Aug*	Sept*						
Brevard	\$2,877,567	\$2,296,620	\$2,049,900	\$7,224,087	\$29,174,341	0.32%			
Charlotte	\$51,412,681	\$42,709,257	\$37,141,104	\$131,263,042	\$385,905,258	4.24%			
DeSoto	\$1,775,399	\$1,544,300	\$2,464,700	\$5,784,399	\$13,698,316	0.15%			
Hillsborough	\$246,189,512	\$193,844,151	\$209,285,661	\$649,319,324	\$1,664,383,262	18.28%			
Lake	\$53,723,326	\$47,912,834	\$53,645,292	\$155,281,452	\$431,678,240	4.74%			
Lee	\$14,997,500	\$3,547,347	\$2,316,300	\$20,861,147	\$55,626,176	0.61%			
Manatee	\$100,123,507	\$76,884,840	\$98,030,638	\$275,038,985	\$749,962,925	8.24%			
Marion	\$3,662,800	\$3,799,800	\$4,073,900	\$11,536,500	\$32,467,475	0.36%			
Orange	\$250,016,202	\$234,669,029	\$228,091,375	\$712,776,606	\$1,827,335,616	20.07%			
Osceola	\$74,195,497	\$66,873,077	\$64,077,626	\$205,146,200	\$546,771,442	6.01%			
Pasco	\$48,501,890	\$42,509,861	\$42,518,652	\$133,530,403	\$357,002,720	3.92%			
Pinellas	\$16,499,675	\$16,697,271	\$17,039,480	\$50,236,426	\$141,168,387	1.55%			
Polk	\$71,132,151	\$66,311,873	\$67,363,751	\$204,807,775	\$568,165,932	6.24%			
Sarasota	\$199,459,249	\$140,052,252	\$157,609,630	\$497,121,131	\$1,390,914,252	15.28%			
Seminole	\$91,608,615	\$87,005,947	\$76,424,841	\$255,039,403	\$617,057,721	6.78%			
Sumter	\$8,775,200	\$7,974,383	\$5,624,600	\$22,374,183	\$55,065,390	0.60%			
Volusia	\$28,672,190	\$25,725,487	\$32,696,660	\$87,094,337	\$238,060,854	2.61%			
<b>Totals</b>	<b>\$1,263,622,961</b>	<b>\$1,060,358,329</b>	<b>\$1,100,454,110</b>	<b>\$3,424,435,400</b>	<b>\$9,104,438,307</b>	<b>100.00%</b>			



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	2009 AVERAGE & MEDIAN SALE PRICES								Year to Date
	July*		Aug*		Sept*		Average Sales Price		
	Average	Median	Average	Median	Average	Median	3rd Quarter		
<b>Brevard</b>	\$130,799	\$57,075	\$91,865	\$62,500	\$157,685	\$129,000	\$120,401	<b>\$72,315</b>	<b>\$171,614</b>
<b>Charlotte</b>	\$156,270	\$128,000	\$131,010	\$110,000	\$136,048	\$107,900	\$141,447	<b>\$115,000</b>	<b>\$138,516</b>
<b>DeSoto</b>	\$80,700	\$65,000	\$67,143	\$59,900	\$112,032	\$108,500	\$86,334	<b>\$71,000</b>	<b>\$84,039</b>
<b>Hillsborough</b>	\$187,931	\$145,000	\$172,613	\$136,900	\$175,281	\$137,150	\$179,024	<b>\$140,000</b>	<b>\$175,586</b>
<b>Lake</b>	\$146,785	\$130,000	\$143,023	\$130,000	\$146,172	\$130,000	\$145,395	<b>\$130,000</b>	<b>\$147,734</b>
<b>Lee</b>	\$599,900	\$88,000	\$253,382	\$139,174	\$178,177	\$122,000	\$401,176	<b>\$118,674</b>	<b>\$274,021</b>
<b>Manatee</b>	\$228,072	\$176,400	\$212,977	\$167,800	\$224,841	\$165,500	\$222,523	<b>\$170,000</b>	<b>\$211,615</b>
<b>Marion</b>	\$118,155	\$131,000	\$122,574	\$125,000	\$145,496	\$140,000	\$128,183	<b>\$135,000</b>	<b>\$138,159</b>
<b>Orange</b>	\$164,160	\$135,000	\$161,174	\$125,000	\$152,569	\$120,000	\$159,315	<b>\$125,100</b>	<b>\$161,212</b>
<b>Osceola</b>	\$127,703	\$109,000	\$124,531	\$106,900	\$126,636	\$107,000	\$126,322	<b>\$107,950</b>	<b>\$131,847</b>
<b>Pasco</b>	\$150,161	\$140,000	\$155,714	\$145,000	\$153,497	\$137,100	\$152,956	<b>\$140,000</b>	<b>\$150,317</b>
<b>Pinellas</b>	\$142,239	\$98,500	\$131,475	\$100,000	\$139,668	\$86,500	\$137,634	<b>\$97,500</b>	<b>\$139,494</b>
<b>Polk</b>	\$119,149	\$108,000	\$120,348	\$101,000	\$115,152	\$102,555	\$118,181	<b>\$104,000</b>	<b>\$116,332</b>
<b>Sarasota</b>	\$277,027	\$149,385	\$234,987	\$149,000	\$249,382	\$140,000	\$255,196	<b>\$147,629</b>	<b>\$229,789</b>
<b>Seminole</b>	\$184,695	\$164,050	\$170,935	\$154,900	\$174,088	\$148,810	\$176,620	<b>\$156,188</b>	<b>\$183,867</b>
<b>Sumter</b>	\$159,549	\$156,900	\$159,488	\$140,000	\$165,429	\$161,250	\$160,965	<b>\$155,000</b>	<b>\$156,436</b>
<b>Volusia</b>	\$117,993	\$108,000	\$115,881	\$98,500	\$124,796	\$107,450	\$119,800	<b>\$105,000</b>	<b>\$123,220</b>
<b>Totals</b>	\$175,552	\$132,000	\$161,665	\$128,000	\$164,296	\$127,000	\$167,413	<b>\$129,900</b>	<b>\$165,692</b>