



**Mid Florida Regional Multiple Listing Service  
2008 Monthly MLS Statistics  
Reported by County**

**UNITS SOLD / AVERAGE DAYS ON MARKET**

	Jan *		Feb *		Mar *		1st Quarter Units Sold	Year to Date Units Sold	%Total
	Units Sold	Days	Units Sold	Days	Units Sold	Days			
Brevard	6	68	10	90	14	81	30	<b>30</b>	0.30%
Hillsborough	567	125	585	115	878	118	2,030	<b>2,030</b>	20.29%
Lake *	160	153	246	139	251	144	657	<b>657</b>	6.57%
Marion	17	111	14	114	34	112	65	<b>65</b>	0.65%
Orange *	460	128	550	128	657	132	1,667	<b>1,667</b>	16.66%
Osceola *	117	126	162	142	187	145	466	<b>466</b>	4.66%
Other	2	48	2	15	5	170	9	<b>9</b>	0.09%
Other-GTAR	1	56	0	0	0	0	1	<b>1</b>	0.00%
Pasco	299	120	281	109	469	158	1,049	<b>1,049</b>	10.49%
Pinellas	568	110	463	114	761	113	1,792	<b>1,792</b>	17.91%
Polk	280	132	324	139	434	142	1,038	<b>1,038</b>	10.38%
Seminole *	197	111	218	118	259	117	674	<b>674</b>	6.74%
Sumter	27	89	35	123	42	97	104	<b>104</b>	1.04%
Volusia	116	118	135	115	171	140	422	<b>422</b>	4.22%
<b>Totals</b>	<b>2,817</b>		<b>3,025</b>		<b>4,162</b>		<b>10,004</b>	<b>10,004</b>	<b>100.00%</b>

**2008 TOTAL SALES VOLUME**

	Jan *	Feb *	Mar *	1st Quarter	Year to Date	%Total
Brevard	\$732,210	\$1,892,400	\$2,592,400	\$5,217,010	<b>\$5,217,010</b>	0.21%
Hillsborough	\$153,041,823	\$144,645,604	\$217,648,535	\$515,335,962	<b>\$515,335,962</b>	21.15%
Lake *	\$31,131,632	\$55,468,905	\$52,547,057	\$139,147,594	<b>\$139,147,594</b>	5.71%
Marion	\$2,285,200	\$2,189,826	\$5,619,900	\$10,094,926	<b>\$10,094,926</b>	0.41%
Orange *	\$152,135,582	\$161,494,370	\$214,008,579	\$527,638,531	<b>\$527,638,531</b>	21.66%
Osceola *	\$26,827,611	\$42,025,695	\$44,188,708	\$113,042,014	<b>\$113,042,014</b>	4.64%
Other	\$539,000	\$600,000	\$676,850	\$1,815,850	<b>\$1,815,850</b>	0.07%
Other-GTAR	\$325,000	\$0	\$0	\$325,000	<b>\$325,000</b>	0.01%
Pasco	\$53,105,588	\$46,643,699	\$80,890,090	\$180,639,377	<b>\$180,639,377</b>	7.41%
Pinellas	\$152,336,161	\$121,669,406	\$197,414,936	\$471,420,503	<b>\$471,420,503</b>	19.35%
Polk	\$49,056,119	\$53,930,667	\$71,767,054	\$174,753,840	<b>\$174,753,840</b>	7.17%
Seminole *	\$63,721,507	\$59,350,304	\$73,535,928	\$196,607,739	<b>\$196,607,739</b>	8.07%
Sumter	\$4,920,050	\$6,201,925	\$7,558,151	\$18,680,126	<b>\$18,680,126</b>	0.77%
Volusia	\$27,173,933	\$22,972,023	\$31,467,599	\$81,613,555	<b>\$81,613,555</b>	3.35%
<b>Totals</b>	<b>\$717,331,416</b>	<b>\$719,084,824</b>	<b>\$999,915,787</b>	<b>\$2,436,332,027</b>	<b>\$2,436,332,027</b>	<b>100.00%</b>



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**2008 AVERAGE & MEDIAN SALE PRICES**

	Jan *		Feb *		Mar *		Average Sale Price	
	Average	Median	Average	Median	Average	Median	1st Quarter	Year to Date
<b>Brevard</b>	\$122,035	\$127,430	\$189,240	\$165,000	\$185,171	\$113,700	\$173,900	<b>\$173,900</b>
<b>Hillsborough</b>	\$269,915	\$200,000	\$247,257	\$190,000	\$247,891	\$192,436	\$253,860	<b>\$253,860</b>
<b>Lake *</b>	\$194,573	\$182,250	\$225,483	\$188,750	\$209,351	\$175,000	\$211,792	<b>\$211,792</b>
<b>Marion</b>	\$134,424	\$69,000	\$156,416	\$170,000	\$165,291	\$144,050	\$155,307	<b>\$155,307</b>
<b>Orange *</b>	\$330,730	\$229,700	\$293,626	\$225,788	\$325,736	\$232,500	\$316,520	<b>\$316,520</b>
<b>Osceola *</b>	\$229,296	\$196,000	\$259,418	\$210,000	\$236,303	\$200,000	\$242,579	<b>\$242,579</b>
<b>Other</b>	\$269,500	\$269,500	\$300,000	\$300,000	\$135,370	\$135,400	\$201,761	<b>\$201,761</b>
<b>Other-GTAR</b>	\$325,000	\$325,000	\$0	\$0	\$0	\$0	\$325,000	<b>\$325,000</b>
<b>Pasco</b>	\$177,611	\$152,500	\$165,992	\$141,500	\$172,474	\$156,200	\$172,202	<b>\$172,202</b>
<b>Pinellas</b>	\$268,197	\$172,250	\$262,785	\$171,500	\$259,415	\$175,000	\$263,069	<b>\$263,069</b>
<b>Polk</b>	\$175,200	\$154,100	\$166,453	\$158,000	\$165,362	\$153,950	\$168,356	<b>\$168,356</b>
<b>Seminole *</b>	\$323,459	\$232,000	\$272,249	\$235,000	\$283,923	\$230,000	\$291,703	<b>\$291,703</b>
<b>Sumter</b>	\$182,224	\$172,000	\$177,198	\$165,000	\$179,956	\$162,250	\$179,617	<b>\$179,617</b>
<b>Volusia</b>	\$234,258	\$158,700	\$170,163	\$159,900	\$184,021	\$157,400	\$193,397	<b>\$193,397</b>
<b>Totals</b>	\$254,644		\$237,714		\$240,249		\$243,536	<b>\$243,536</b>

**2008 AVERAGE COST PER SQUARE FOOT**

	Jan *		Feb *		Mar *		1st Quarter		Year to Date
	Tot SqFt	Avg Cost	Tot SqFt	Avg Cost	Tot SqFt	Avg Cost	Tot SqFt	Avg Cost	
<b>Brevard</b>	7,652	\$95.69	18,303	\$103.39	22,349	\$116.00	48,304	\$108.00	<b>\$108.00</b>
<b>Hillsborough</b>	1,104,820	\$138.52	1,093,882	\$132.23	1,655,796	\$131.45	3,854,498	\$133.70	<b>\$133.70</b>
<b>Lake *</b>	283,393	\$109.85	453,556	\$122.30	448,275	\$117.22	1,185,224	\$117.40	<b>\$117.40</b>
<b>Marion</b>	24,043	\$95.05	23,011	\$95.16	53,324	\$105.39	100,378	\$100.57	<b>\$100.57</b>
<b>Orange *</b>	893,936	\$170.19	1,049,290	\$153.91	1,369,136	\$156.31	3,312,362	\$159.29	<b>\$159.29</b>
<b>Osceola *</b>	219,749	\$122.08	318,626	\$131.90	350,971	\$125.90	889,346	\$127.11	<b>\$127.11</b>
<b>Other</b>	3,575	\$150.77	3,013	\$199.14	7,940	\$85.25	14,528	\$124.99	<b>\$124.99</b>
<b>Other-GTAR</b>	1,904	\$170.69	0	\$0.00	0	\$0.00	1,904	\$170.69	<b>\$170.69</b>
<b>Pasco</b>	497,782	\$106.68	468,299	\$99.60	789,709	\$102.43	1,755,790	\$102.88	<b>\$102.88</b>
<b>Pinellas</b>	862,758	\$176.57	703,100	\$173.05	1,184,464	\$166.67	2,750,322	\$171.41	<b>\$171.41</b>
<b>Polk</b>	473,124	\$103.69	547,704	\$98.47	743,790	\$96.49	1,764,618	\$99.03	<b>\$99.03</b>
<b>Seminole *</b>	406,923	\$156.59	426,391	\$139.19	528,768	\$139.07	1,362,082	\$144.34	<b>\$144.34</b>
<b>Sumter</b>	38,590	\$127.50	50,333	\$123.22	59,202	\$127.67	148,125	\$126.11	<b>\$126.11</b>
<b>Volusia</b>	194,890	\$139.43	217,698	\$105.52	284,568	\$110.58	697,156	\$117.07	<b>\$117.07</b>
<b>Totals</b>	5,013,139	\$143.09	5,373,206	\$133.83	7,498,292	\$133.35	17,884,637	\$136.22	<b>\$136.22</b>

This data represents single-family attached and detached sales. Reported sales are dependent upon timeliness of sales and totality of information reported by participants. The data reflects or the sales published through the Mid Florida Regional MLS and does not include all sales in the reported areas. Neither the Association nor the MFRMLS is in any way responsible for its accuracy.



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**UNITS SOLD / AVERAGE DAYS ON MARKET**

	<u>Apr *</u>		<u>May *</u>		<u>June *</u>		<u>2nd Quarter Units Sold</u>	<u>Mid Year Total Units Sold</u>	<u>%Total</u>
	<u>Units Sold</u>	<u>Days</u>	<u>Units Sold</u>	<u>Days</u>	<u>Units Sold</u>	<u>Days</u>			
Brevard	18	136	17	147	16	105	51	81	0.34%
Hillsborough	916	122	968	127	1,038	114	2,922	4,952	20.57%
Lake *	259	151	284	139	264	134	807	1,464	6.08%
Marion	32	123	22	93	24	140	78	143	0.59%
Orange *	699	120	808	114	910	122	2,417	4,084	16.97%
Osceola *	220	152	227	134	250	128	697	1,163	4.83%
Other	0	0	5	87	2	141	7	16	0.07%
Other-GTAR	0	0	1	44	0	0	1	2	0.01%
Pasco	452	119	490	107	486	111	1,428	2,477	10.29%
Pinellas	860	118	923	107	916	118	2,699	4,491	18.66%
Polk	410	144	436	147	476	147	1,322	2,360	9.81%
Seminole *	291	116	343	114	344	111	978	1,652	6.86%
Sumter	44	130	46	84	30	68	120	224	0.93%
Volusia	181	130	171	149	186	123	538	960	3.99%
<b>Totals</b>	<b>4,382</b>		<b>4,741</b>		<b>4,942</b>		<b>14,065</b>	<b>24,069</b>	<b>100.00%</b>

**2008 TOTAL SALES VOLUME**

	<u>Apr *</u>	<u>May *</u>	<u>June *</u>	<u>2nd Quarter</u>	<u>Mid Year Total</u>	<u>%Total</u>
	Brevard	\$3,207,492	\$5,778,016	\$5,297,942	\$14,283,450	\$19,500,460
Hillsborough	\$219,789,610	\$240,747,338	\$248,434,257	\$708,971,205	\$1,224,307,167	21.36%
Lake *	\$53,625,087	\$56,791,677	\$50,777,301	\$161,194,065	\$300,341,659	5.24%
Marion	\$5,420,400	\$8,510,300	\$4,975,400	\$18,906,100	\$29,001,026	0.51%
Orange *	\$192,056,858	\$231,922,490	\$262,757,465	\$686,736,813	\$1,214,375,344	21.19%
Osceola *	\$55,790,054	\$45,144,896	\$56,691,947	\$157,626,897	\$270,668,911	4.72%
Other	\$0	\$2,002,000	\$175,000	\$2,177,000	\$3,992,850	0.07%
Other-GTAR	\$0	\$149,000	\$0	\$149,000	\$474,000	0.01%
Pasco	\$72,502,401	\$81,046,086	\$77,387,390	\$230,935,877	\$411,575,254	7.18%
Pinellas	\$211,888,809	\$257,573,354	\$227,063,637	\$696,525,800	\$1,167,946,303	20.38%
Polk	\$69,367,791	\$74,180,850	\$82,544,233	\$226,092,874	\$400,846,714	6.99%
Seminole *	\$76,825,990	\$99,005,176	\$95,876,772	\$271,707,938	\$468,315,677	8.17%
Sumter	\$7,597,375	\$8,866,450	\$5,829,750	\$22,293,575	\$40,973,701	0.71%
Volusia	\$33,049,318	\$34,154,538	\$30,562,527	\$97,766,383	\$179,379,938	3.13%
<b>Totals</b>	<b>\$1,001,121,185</b>	<b>\$1,145,872,171</b>	<b>\$1,148,373,621</b>	<b>\$3,295,366,977</b>	<b>\$5,731,699,004</b>	<b>100.00%</b>



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**2008 AVERAGE & MEDIAN SALE PRICES**

	Apr *		May *		June *		Average Sale Price	
	Average	Median	Average	Median	Average	Median	2nd Quarter	Mid Year
<b>Brevard</b>	\$178,194	\$177,250	\$339,883	\$225,000	\$331,121	\$170,000	\$280,068	<b>\$240,746</b>
<b>Hillsborough</b>	\$239,945	\$185,000	\$248,706	\$189,000	\$239,339	\$192,000	\$242,632	<b>\$247,235</b>
<b>Lake *</b>	\$207,047	\$175,000	\$199,971	\$181,250	\$192,338	\$170,750	\$199,745	<b>\$205,151</b>
<b>Marion</b>	\$169,388	\$162,500	\$386,832	\$158,500	\$207,308	\$173,750	\$242,386	<b>\$202,804</b>
<b>Orange *</b>	\$274,759	\$215,650	\$287,033	\$216,150	\$288,744	\$225,000	\$284,128	<b>\$297,349</b>
<b>Osceola *</b>	\$253,591	\$210,450	\$198,876	\$175,000	\$226,768	\$187,910	\$226,150	<b>\$232,733</b>
<b>Other</b>	\$0	\$0	\$400,400	\$180,000	\$87,500	\$87,500	\$311,000	<b>\$249,553</b>
<b>Other-GTAR</b>	\$0	\$0	\$149,000	\$149,000	\$0	\$0	\$149,000	<b>\$237,000</b>
<b>Pasco</b>	\$160,404	\$143,550	\$165,400	\$146,450	\$159,233	\$143,925	\$161,720	<b>\$166,159</b>
<b>Pinellas</b>	\$246,382	\$175,000	\$279,061	\$175,000	\$247,886	\$179,900	\$258,068	<b>\$260,064</b>
<b>Polk</b>	\$169,190	\$145,000	\$170,140	\$150,000	\$173,412	\$155,125	\$171,023	<b>\$169,850</b>
<b>Seminole *</b>	\$264,007	\$216,000	\$288,645	\$228,000	\$278,712	\$225,000	\$277,820	<b>\$283,484</b>
<b>Sumter</b>	\$172,668	\$171,000	\$192,749	\$153,500	\$194,325	\$192,500	\$185,780	<b>\$182,918</b>
<b>Volusia</b>	\$182,593	\$162,500	\$199,734	\$157,000	\$164,315	\$147,600	\$181,722	<b>\$186,854</b>
<b>Totals</b>	\$228,462		\$241,694		\$232,370		\$234,296	<b>\$238,136</b>

**2008 AVERAGE COST PER SQUARE FOOT**

	Apr *		May *		June *		2nd Quarter		Year to Date
	Tot SqFt	Avg Cost	Tot SqFt	Avg Cost	Tot SqFt	Avg Cost	Tot SqFt	Avg Cost	
<b>Brevard</b>	32,755	\$97.92	36,715	\$157.37	40,413	\$131.09	109,883	\$129.99	<b>\$123.27</b>
<b>Hillsborough</b>	1,678,168	\$130.97	1,837,996	\$130.98	1,988,143	\$124.96	5,504,307	\$128.80	<b>\$130.82</b>
<b>Lake *</b>	461,414	\$116.22	511,814	\$110.96	480,229	\$105.74	1,453,457	\$110.90	<b>\$113.82</b>
<b>Marion</b>	49,474	\$109.56	40,426	\$210.52	39,936	\$124.58	129,836	\$145.62	<b>\$125.97</b>
<b>Orange *</b>	1,383,178	\$138.85	1,611,109	\$143.95	1,842,394	\$142.62	4,836,681	\$141.99	<b>\$149.02</b>
<b>Osceola *</b>	432,157	\$129.10	422,305	\$106.90	484,771	\$116.95	1,339,233	\$117.70	<b>\$121.45</b>
<b>Other</b>	0	\$0.00	10,585	\$189.14	2,883	\$60.70	13,468	\$161.64	<b>\$142.62</b>
<b>Other-GTAR</b>	0	\$0.00	994	\$149.90	0	\$0.00	994	\$149.90	<b>\$163.56</b>
<b>Pasco</b>	734,701	\$98.68	825,022	\$98.24	816,422	\$94.79	2,376,145	\$97.19	<b>\$99.61</b>
<b>Pinellas</b>	1,297,031	\$163.36	1,452,228	\$177.36	1,436,644	\$158.05	4,185,903	\$166.40	<b>\$168.38</b>
<b>Polk</b>	707,119	\$98.10	759,347	\$97.69	845,952	\$97.58	2,312,418	\$97.77	<b>\$98.32</b>
<b>Seminole *</b>	561,535	\$136.81	711,923	\$139.07	703,408	\$136.30	1,976,866	\$137.44	<b>\$140.26</b>
<b>Sumter</b>	61,033	\$124.48	63,950	\$138.65	44,611	\$130.68	169,594	\$131.45	<b>\$128.96</b>
<b>Volusia</b>	305,215	\$108.28	299,742	\$113.95	294,651	\$103.72	899,608	\$108.68	<b>\$112.34</b>
<b>Total/average</b>	7,703,780	\$129.95	8,584,156	\$133.49	9,020,457	\$127.31	25,308,393	\$130.21	<b>\$132.70</b>

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**UNITS SOLD / AVERAGE DAYS ON MARKET**

	July *		Aug *		Sept *		3rd Quarter Units Sold	Year to Date Units Sold	%Total
	Units Sold	Days	Units Sold	Days	Units Sold	Days			
Brevard	11	85	12	106	15	81	38	119	0.31%
Hillsborough	1,026	120	957	107	1,010	113	2,993	7,945	20.89%
Lake *	274	141	271	140	236	133	781	2,245	5.90%
Marion	27	133	17	83	27	109	71	214	0.56%
Orange *	852	116	801	112	845	114	2,498	6,582	17.30%
Osceola *	280	123	234	122	298	116	812	1,975	5.19%
Other	5	272	9	98	7	180	21	37	0.10%
Other-GTAR	0	0	2	67	1	131	3	5	0.01%
Pasco	485	108	481	104	438	115	1,404	3,881	10.20%
Pinellas	836	127	829	112	779	113	2,444	6,935	18.23%
Polk	437	141	402	130	447	123	1,286	3,646	9.58%
Seminole *	362	108	283	116	305	113	950	2,602	6.84%
Sumter	31	100	29	134	33	152	93	317	0.83%
Volusia	192	125	182	120	203	113	577	1,537	4.04%
<b>Totals</b>	<b>4,818</b>		<b>4,509</b>		<b>4,644</b>		<b>13,971</b>	<b>38,040</b>	<b>100.00%</b>

**2008 TOTAL SALES VOLUME**

	July *		Aug *		Sept *		3rd Quarter	Year to Date	%Total
Brevard	\$3,215,251		\$4,601,900		\$2,105,078		\$9,922,229	\$29,422,689	0.34%
Hillsborough	\$246,624,910		\$220,732,549		\$222,142,941		\$689,500,400	\$1,913,807,567	21.86%
Lake *	\$54,107,436		\$48,468,736		\$40,206,551		\$142,782,723	\$443,124,382	5.06%
Marion	\$4,929,900		\$3,218,256		\$3,786,882		\$11,935,038	\$40,936,064	0.47%
Orange *	\$234,773,460		\$199,582,166		\$193,171,671		\$627,527,297	\$1,841,902,641	21.04%
Osceola *	\$56,564,881		\$44,984,660		\$61,694,681		\$163,244,222	\$433,913,133	4.96%
Other	\$2,743,848		\$1,887,500		\$1,188,775		\$5,820,123	\$9,812,973	0.11%
Other-GTAR	\$0		\$85,500		\$95,000		\$180,500	\$654,500	0.01%
Pasco	\$78,292,517		\$74,236,056		\$66,792,742		\$219,321,315	\$630,896,569	7.21%
Pinellas	\$203,976,587		\$199,216,707		\$178,845,071		\$582,038,365	\$1,749,984,668	19.99%
Polk	\$70,673,625		\$62,461,023		\$67,309,625		\$200,444,273	\$601,290,987	6.87%
Seminole *	\$100,206,539		\$76,340,274		\$75,795,804		\$252,342,617	\$720,658,294	8.23%
Sumter	\$6,728,900		\$6,389,200		\$5,245,680		\$18,363,780	\$59,337,481	0.68%
Volusia	\$33,407,189		\$32,590,585		\$32,909,177		\$98,906,951	\$278,286,889	3.18%
<b>Totals</b>	<b>\$1,096,245,043</b>		<b>\$974,795,112</b>		<b>\$951,289,678</b>		<b>\$3,022,329,833</b>	<b>\$8,754,028,837</b>	<b>100.00%</b>



**Mid Florida Regional Multiple Listing Service  
2008 Monthly MLS Statistics  
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**2008 AVERAGE & MEDIAN SALE PRICES**

	July *		Aug *		Sept *		Average Sale Price	
	Average	Median	Average	Median	Average	Median	3rd Quarter	Year to Date
Brevard	\$292,296	\$195,000	\$383,492	\$242,500	\$140,339	\$131,500	\$261,111	\$247,249
Hillsborough	\$240,375	\$185,000	\$230,651	\$180,000	\$219,944	\$164,488	\$230,371	\$240,882
Lake *	\$197,472	\$165,000	\$178,851	\$165,900	\$170,367	\$150,000	\$182,820	\$197,383
Marion	\$182,589	\$163,000	\$189,309	\$140,000	\$140,255	\$135,000	\$168,099	\$191,290
Orange *	\$275,556	\$210,000	\$249,166	\$206,000	\$228,606	\$189,200	\$251,212	\$279,839
Osceola *	\$202,017	\$175,000	\$192,242	\$160,000	\$207,029	\$165,000	\$201,040	\$219,703
Other	\$548,770	\$222,000	\$209,722	\$199,900	\$169,825	\$140,000	\$277,149	\$265,215
Other-GTAR	\$0	\$0	\$42,750	\$42,750	\$95,000	\$95,000	\$60,167	\$130,900
Pasco	\$161,428	\$148,000	\$154,337	\$140,000	\$152,495	\$138,750	\$156,212	\$162,560
Pinellas	\$243,991	\$171,750	\$240,310	\$170,000	\$229,583	\$160,000	\$238,150	\$252,341
Polk	\$161,725	\$145,000	\$155,376	\$139,950	\$150,581	\$140,000	\$155,866	\$164,918
Seminole *	\$276,814	\$226,000	\$269,754	\$220,000	\$248,511	\$207,400	\$265,624	\$276,963
Sumter	\$217,061	\$182,000	\$220,317	\$170,000	\$158,960	\$140,000	\$197,460	\$187,184
Volusia	\$173,996	\$149,000	\$179,069	\$145,250	\$162,114	\$130,000	\$171,416	\$181,058
<b>Totals</b>	<b>\$227,531</b>		<b>\$216,189</b>		<b>\$204,843</b>		<b>\$216,329</b>	<b>\$230,127</b>

**2008 AVERAGE COST PER SQUARE FOOT**

	July *		Aug *		Sept *		3rd Quarter		Year to Date
	Tot SqFt	Avg Cost	Tot SqFt	Avg Cost	Tot SqFt	Avg Cost	Tot SqFt	Avg Cost	
Brevard	23,307	\$137.95	30,505	\$150.86	24,114	\$87.30	77,926	\$127.33	<b>\$124.61</b>
Hillsborough	1,975,576	\$124.84	1,817,716	\$121.43	1,877,065	\$118.35	5,670,357	\$121.60	<b>\$127.34</b>
Lake *	516,061	\$104.85	492,353	\$98.44	424,171	\$94.79	1,432,585	\$99.67	<b>\$108.84</b>
Marion	40,763	\$120.94	26,927	\$119.52	40,527	\$93.44	108,217	\$110.29	<b>\$120.96</b>
Orange *	1,680,552	\$139.70	1,568,126	\$127.27	1,601,552	\$120.62	4,850,230	\$129.38	<b>\$141.69</b>
Osceola *	535,337	\$105.66	436,885	\$102.97	595,255	\$103.64	1,567,477	\$104.14	<b>\$114.31</b>
Other	14,249	\$192.56	14,534	\$129.87	11,946	\$99.51	40,729	\$142.90	<b>\$142.79</b>
Other-GTAR	0	\$0.00	2,183	\$39.17	1,240	\$76.61	3,423	\$52.73	<b>\$103.54</b>
Pasco	816,578	\$95.88	815,950	\$90.98	737,389	\$90.58	2,369,917	\$92.54	<b>\$97.03</b>
Pinellas	1,278,669	\$159.52	1,303,103	\$152.88	1,224,383	\$146.07	3,806,155	\$152.92	<b>\$162.90</b>
Polk	759,592	\$93.04	701,066	\$89.09	774,301	\$86.93	2,234,959	\$89.69	<b>\$95.26</b>
Seminole *	735,920	\$136.16	577,823	\$132.12	587,967	\$128.91	1,901,710	\$132.69	<b>\$137.51</b>
Sumter	48,642	\$138.34	49,263	\$129.70	46,734	\$112.25	144,639	\$126.96	<b>\$128.34</b>
Volusia	325,349	\$102.68	300,660	\$108.40	345,479	\$95.26	971,488	\$101.81	<b>\$108.36</b>
<b>Totals</b>	<b>8,750,595</b>	<b>\$125.28</b>	<b>8,137,094</b>	<b>\$119.80</b>	<b>8,292,123</b>	<b>\$114.72</b>	<b>25,179,812</b>	<b>\$120.03</b>	<b>\$128.03</b>

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**Mid Florida Regional Multiple Listing Service  
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**UNITS SOLD / AVERAGE DAYS ON MARKET**

	Oct *		Nov *		Dec *		4th Quarter Units Sold	Year End Units Sold	%Total
	Units Sold	Days	Units Sold	Days	Units Sold	Days			
Brevard	8	77	12	123	13	94	33	152	0.30%
Hillsborough	866	101	781	101	907	106	2,554	10,499	20.75%
Lake *	267	121	215	141	261	138	743	2,988	5.91%
Marion	18	166	24	157	23	100	65	279	0.55%
Orange *	750	113	680	108	923	112	2,353	8,935	17.66%
Osceola *	303	112	235	95	327	105	865	2,840	5.61%
Other	3	43	7	147	9	135	19	56	0.11%
Other-GTAR	0	0	1	113	1	145	2	7	0.01%
Pasco	440	109	360	102	391	111	1,191	5,072	10.03%
Pinellas	756	107	664	102	785	101	2,205	9,140	18.07%
Polk	416	122	359	104	412	119	1,187	4,833	9.55%
Seminole *	262	98	213	112	291	110	766	3,368	6.66%
Sumter	19	130	24	164	28	132	71	388	0.77%
Volusia	157	143	167	110	174	139	498	2,035	4.02%
<b>Totals</b>	<b>4,265</b>		<b>3,742</b>		<b>4,545</b>		<b>12,552</b>	<b>50,592</b>	<b>100.00%</b>

**2008 TOTAL SALES VOLUME**

	Oct *	Nov *	Dec *	4th Quarter	Totals	%Total
Brevard	\$764,471	\$5,385,330	\$1,871,000	\$8,020,801	\$37,443,490	0.34%
Hillsborough	\$173,661,366	\$147,263,282	\$183,301,480	\$504,226,128	\$2,418,033,695	21.78%
Lake *	\$48,839,280	\$36,399,373	\$44,087,143	\$129,325,796	\$572,450,178	5.16%
Marion	\$2,879,400	\$3,656,250	\$3,778,725	\$10,314,375	\$51,250,439	0.46%
Orange *	\$161,738,649	\$151,693,659	\$187,989,369	\$501,421,677	\$2,343,324,318	21.11%
Osceola *	\$56,002,176	\$38,391,642	\$51,650,815	\$146,044,633	\$579,957,766	5.22%
Other	\$442,900	\$1,490,500	\$1,458,421	\$3,391,821	\$13,204,794	0.12%
Other-GTAR	\$0	\$148,700	\$60,000	\$208,700	\$863,200	0.01%
Pasco	\$64,198,675	\$49,834,986	\$52,665,351	\$166,699,012	\$797,595,581	7.18%
Pinellas	\$157,102,920	\$132,500,968	\$155,762,087	\$445,365,975	\$2,195,350,643	19.77%
Polk	\$59,630,971	\$49,988,546	\$55,615,633	\$165,235,150	\$766,526,137	6.90%
Seminole *	\$69,105,764	\$46,237,351	\$67,289,935	\$182,633,050	\$903,291,344	8.14%
Sumter	\$3,049,790	\$3,790,900	\$4,014,700	\$10,855,390	\$70,192,871	0.63%
Volusia	\$27,531,059	\$22,649,848	\$24,778,646	\$74,959,553	\$353,246,442	3.18%
<b>Totals</b>	<b>\$824,947,421</b>	<b>\$689,431,335</b>	<b>\$834,323,305</b>	<b>\$2,348,702,061</b>	<b>\$11,102,730,898</b>	<b>100.00%</b>



**Mid Florida Regional Multiple Listing Service  
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**2008 AVERAGE & MEDIAN SALE PRICES**

	Oct *		Nov *		Dec *		4th Quarter	Year End Average
	Average	Median	Average	Median	Average	Median		
Brevard	\$95,559	\$77,500	\$448,778	\$220,500	\$143,923	\$119,900	\$243,055	<b>\$246,339</b>
Hillsborough	\$200,533	\$157,000	\$188,557	\$150,000	\$202,096	\$153,900	\$197,426	<b>\$230,311</b>
Lake *	\$182,919	\$155,000	\$169,299	\$149,000	\$168,916	\$152,000	\$174,059	<b>\$191,583</b>
Marion	\$159,967	\$128,250	\$152,344	\$159,250	\$164,292	\$177,500	\$158,683	<b>\$183,693</b>
Orange *	\$215,652	\$180,500	\$223,079	\$180,000	\$203,672	\$173,250	\$213,099	<b>\$262,263</b>
Osceola *	\$184,826	\$155,000	\$163,369	\$144,000	\$157,954	\$140,000	\$168,838	<b>\$204,210</b>
Other	\$147,633	\$147,000	\$212,929	\$180,000	\$162,047	\$150,000	\$178,517	<b>\$235,800</b>
Other-GTAR	\$0	\$0	\$148,700	\$148,700	\$60,000	\$60,000	\$104,350	<b>\$123,314</b>
Pasco	\$145,906	\$130,000	\$138,431	\$125,000	\$134,694	\$122,000	\$139,966	<b>\$157,255</b>
Pinellas	\$207,808	\$146,500	\$199,550	\$146,500	\$198,423	\$145,000	\$201,980	<b>\$240,192</b>
Polk	\$143,344	\$130,750	\$139,244	\$126,000	\$134,989	\$124,450	\$139,204	<b>\$158,603</b>
Seminole *	\$263,762	\$199,000	\$217,077	\$183,824	\$231,237	\$185,000	\$238,424	<b>\$268,198</b>
Sumter	\$160,515	\$154,900	\$157,954	\$162,500	\$143,382	\$131,000	\$152,893	<b>\$180,909</b>
Volusia	\$175,357	\$141,000	\$135,628	\$120,000	\$142,406	\$124,500	\$150,521	<b>\$173,585</b>
<b>Totals</b>	<b>\$193,423</b>		<b>\$184,241</b>		<b>\$2,248,032</b>		<b>\$187,118</b>	<b>\$219,456</b>

**2008 AVERAGE COST PER SQUARE FOOT**

	Oct *		Nov *		Dec *		4rd Quarter		Year End Average
	Tot SqFt	Avg Cost	Tot SqFt	Avg Cost	Tot SqFt	Avg Cost	Tot SqFt	Avg Cost	
Brevard	9,901	\$77.21	31,664	\$170.08	25,927	\$72.16	67,492	\$118.84	<b>\$123.33</b>
Hillsborough	1,566,913	\$110.83	1,418,570	\$103.81	1,727,570	\$106.10	4,713,053	\$106.99	<b>\$122.48</b>
Lake *	502,595	\$97.17	408,856	\$89.03	488,504	\$90.25	1,399,955	\$92.38	<b>\$104.63</b>
Marion	29,564	\$97.40	36,942	\$98.97	36,899	\$102.41	103,405	\$99.75	<b>\$115.99</b>
Orange *	1,442,023	\$112.16	1,330,966	\$113.97	1,747,535	\$107.57	4,520,524	\$110.92	<b>\$133.75</b>
Osceola *	580,711	\$96.44	436,009	\$88.05	617,128	\$83.70	1,633,848	\$89.39	<b>\$106.81</b>
Other	5,070	\$87.36	12,909	\$115.46	18,010	\$80.98	35,989	\$94.25	<b>\$126.10</b>
Other-GTAR	0	\$0.00	2,007	\$74.09	1,512	\$39.68	3,519	\$59.31	<b>\$87.72</b>
Pasco	732,942	\$87.59	603,489	\$82.58	652,147	\$80.76	1,988,578	\$83.83	<b>\$93.94</b>
Pinellas	1,135,460	\$138.36	1,018,236	\$130.13	1,194,615	\$130.39	3,348,311	\$133.01	<b>\$155.80</b>
Polk	727,384	\$81.98	640,782	\$78.01	737,469	\$75.41	2,105,635	\$78.47	<b>\$91.06</b>
Seminole *	520,049	\$132.88	408,779	\$113.11	571,105	\$117.82	1,499,933	\$121.76	<b>\$134.01</b>
Sumter	27,050	\$112.75	35,247	\$107.55	35,680	\$112.52	97,977	\$110.80	<b>\$125.27</b>
Volusia	270,139	\$101.91	273,899	\$82.69	293,355	\$84.47	837,393	\$89.52	<b>\$103.72</b>
<b>Totals</b>	<b>7,549,801</b>	<b>\$109.27</b>	<b>6,658,355</b>	<b>\$103.54</b>	<b>8,147,456</b>	<b>\$102.40</b>	<b>22,355,612</b>	<b>\$105.06</b>	<b>\$122.37</b>

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