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Pinellas County Real Estate Marketplace Statistics for December, 2009: Looking Forward, Looking Back

Clearwater, FL (January 22, 2010) – The Pinellas Realtor® Organization today released marketplace statistics for Pinellas County for the month of December, 2009.

In spite of the holiday season, December was a good month for market activity. We saw the best overall unit sales rate since 2005. The spurt of closings was spurred on by condo sales.

Single family unit sales and 586 were the same as last month, and they were up 9.3% over December 2008. The number of listings on the market continued the slide, down 25.2% from a year ago. At year end there were 5,928 listings on the market. In March 2007, listings at their peak stood at 11,226. Median price was \$140,000, in the range it has been for most of 2009.

Single Family 2008-2009 Year Comparison

| | 2009 | 2008 | \$ Difference | % Difference |
|------------------|-----------------|-----------------|---------------|--------------|
| Total \$ Volume | \$1,498,926,726 | \$1,495,379,443 | \$3,547,283 | .24% |
| Total Unit Sales | 7,652 | 6,111 | 1,541 | 25.22% |
| Median Price | \$142,802 | \$175,000 | -32,198 | -18.4% |
| Average DOM | 90 | 96 | -6 | -5.84% |

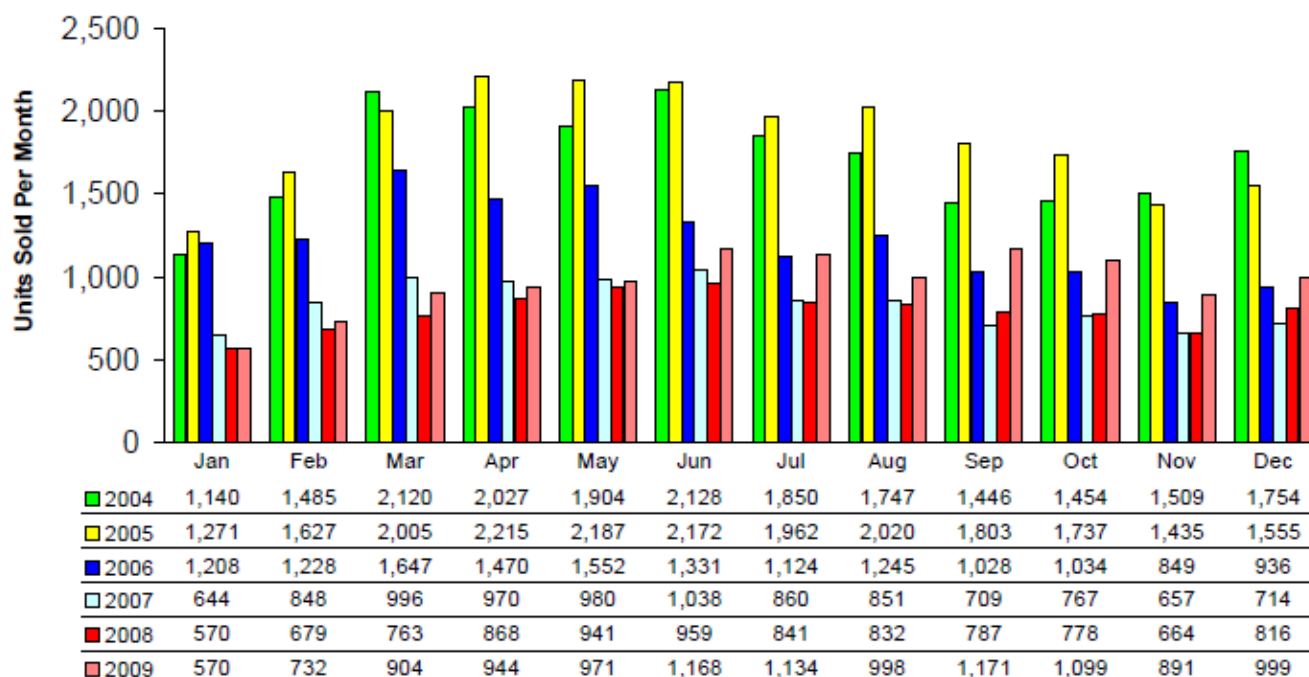
Condo unit sales reached 413, making this December the best December in this segment since 2005. Unit sales were up a whopping 47.5% over the previous year, and listings were down 38%. Median price, at \$124,900 was down 10.8% from December 2008.

Condo/Townhouse/Villa 2008-2009 Year Comparison

| | 2009 | 2008 | \$ Difference | % Difference |
|------------------|---------------|---------------|---------------|--------------|
| Total \$ Volume | \$786,177,008 | \$872,177,543 | -\$86,000,535 | -9.86% |
| Total Unit Sales | 4,405 | 3,601 | 804 | 22.33% |
| Median Price | \$125,000 | \$153,000 | -\$28,000 | -18.3% |
| Average DOM | 118 | 124 | -6 | -4.53% |

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2004 - 2009 Residential Unit Sales

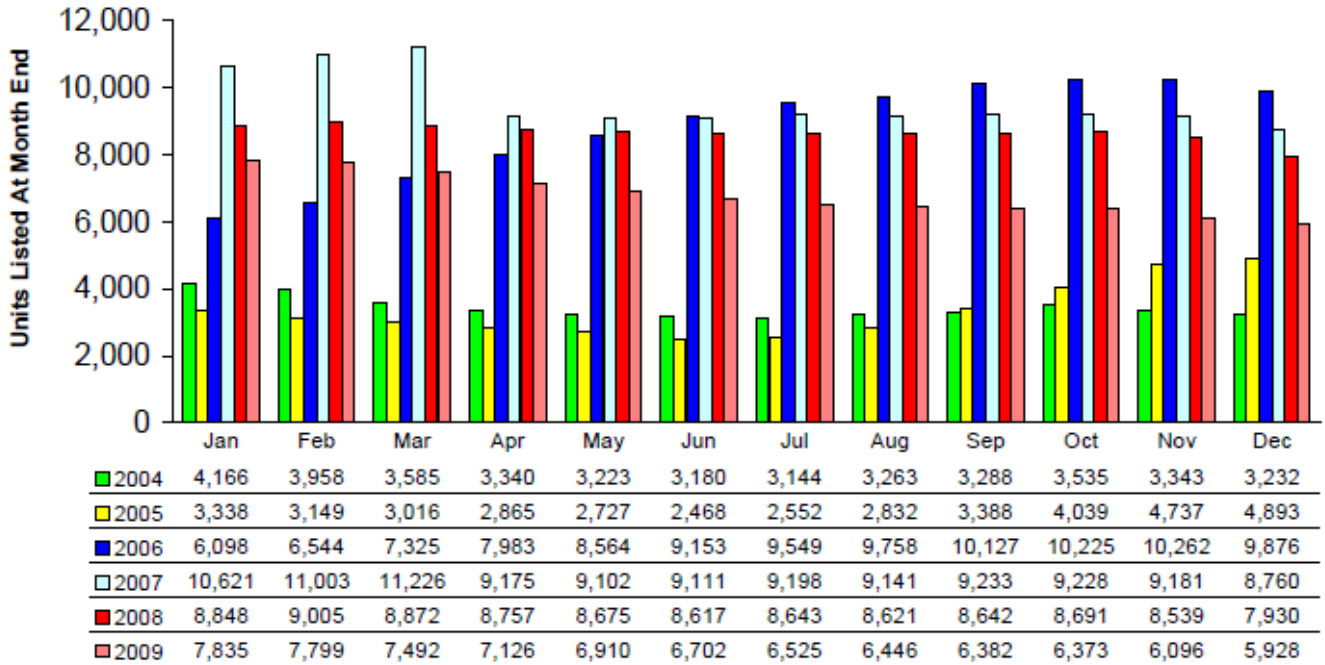


November Monthly Market Comparison

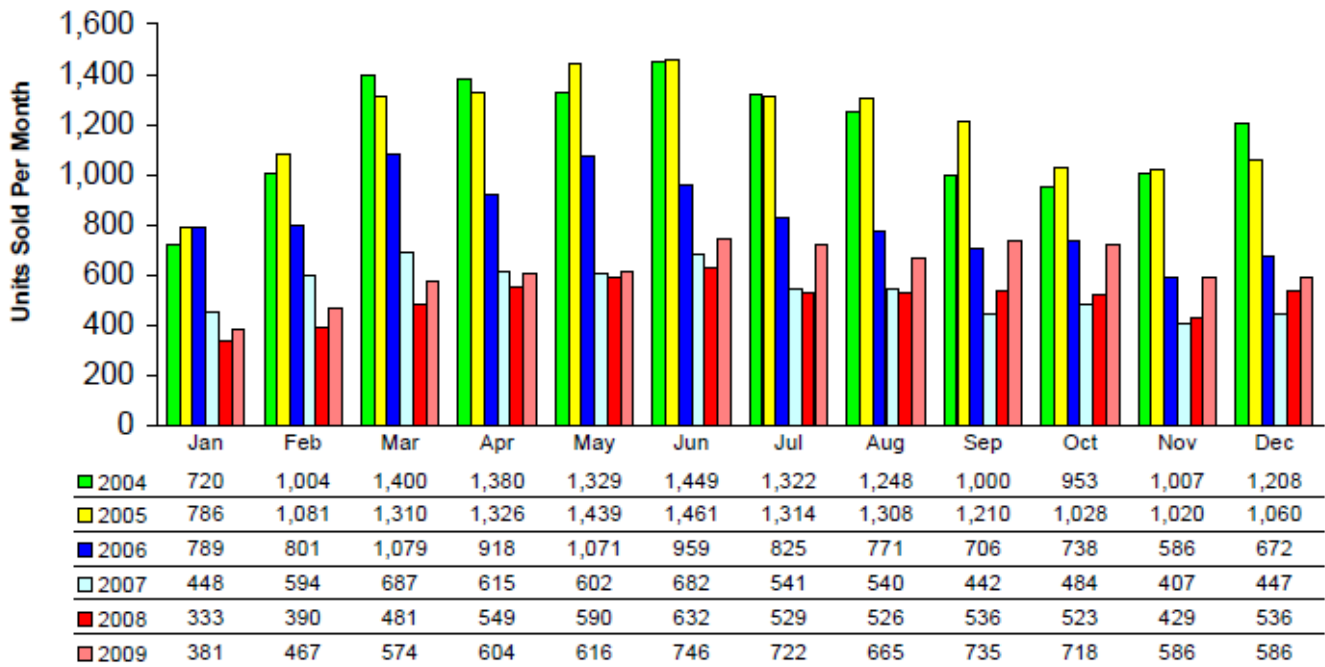
| Pinellas Residential | December-08 | December -09 | % Change |
|-----------------------------|--------------------|---------------------|-----------------|
| Total Property Sales | 816 | 1,090 | 33.58% |
| Total Dollar Volume | \$159,678,000 | \$211,699,100 | 32.58% |
| Average Sales Price | \$195,700 | \$194,200 | -0.77% |
| Median Sales Price | \$144,200 | \$133,000 | -7.77% |
| Total Active Listings | 14,523 | 11,108 | -23.51% |
| Total Pending Listings | 539 | 946 | 75.51% |
| Month Supply of Inventory | 25 | 12 | -52% |

| Pinellas Single Family | December -08 | December -09 | % Change |
|-------------------------------|---------------------|---------------------|-----------------|
| Total Property Sales | 536 | 586 | 9.33% |
| Total Dollar Volume | \$109,334,000 | \$116,728,700 | 6.76% |
| Average Sales Price | \$204,000 | \$199,200 | -2.35% |
| Median Sales Price | \$145,000 | \$140,000 | -3.45% |
| Total Active Listings | 7,930 | 5,928 | -25.25% |
| Total Pending Listings | 384 | 531 | 38.28% |
| Month Supply of Inventory | 19.7 | 10.9 | -44.67% |

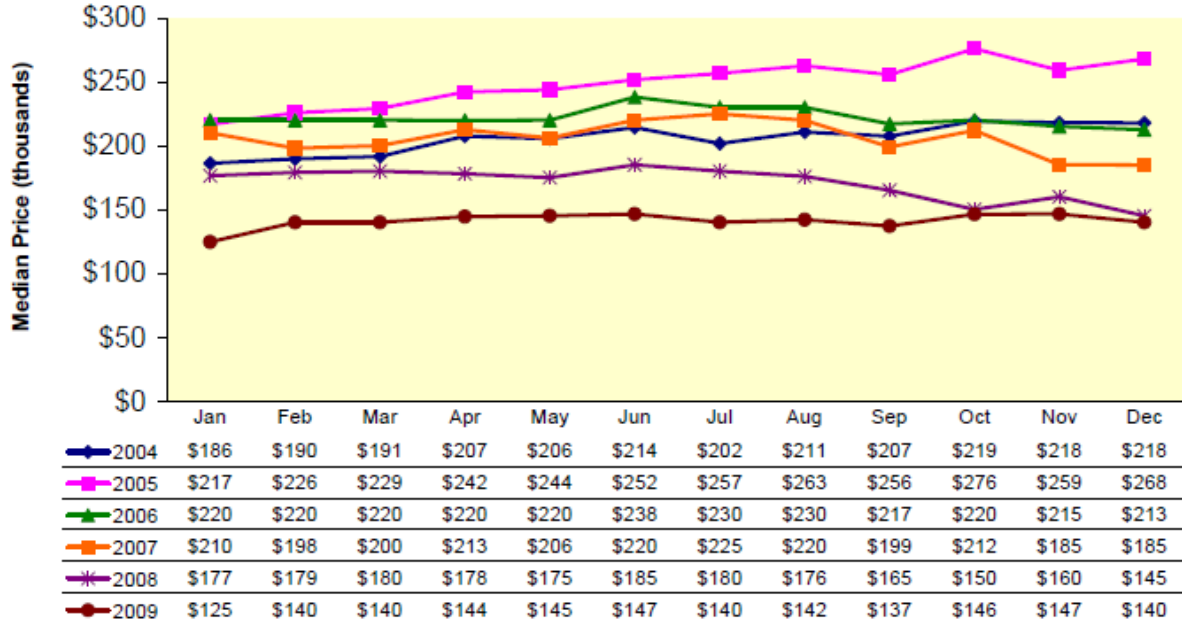
2004 - 2009 Single Family Unit Listings



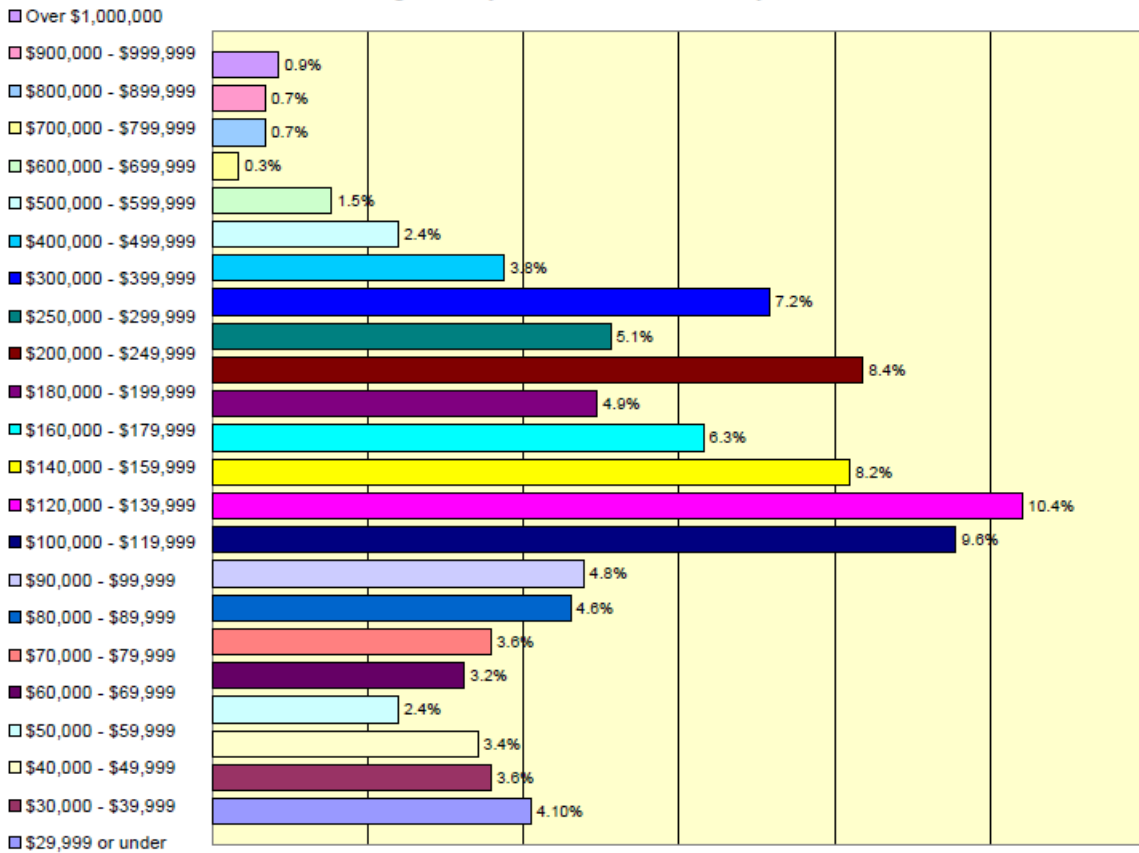
2004 - 2009 Single Family Unit Sales



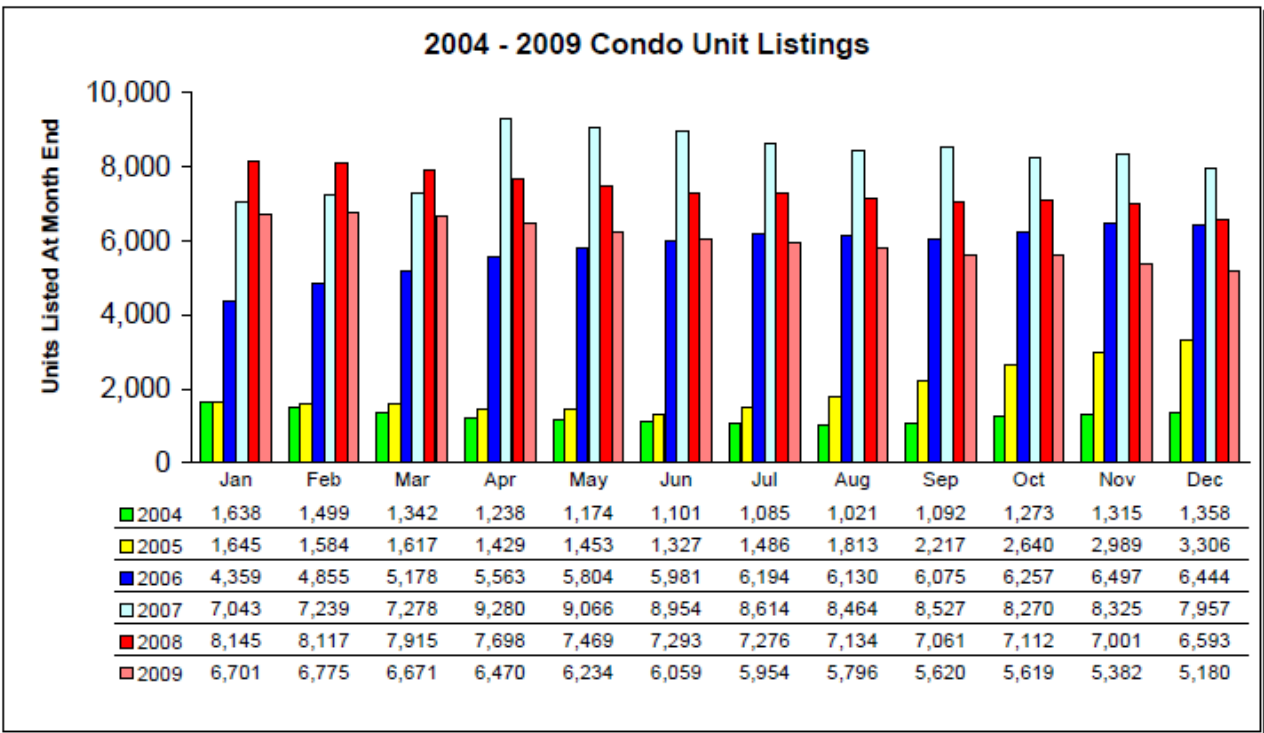
Pinellas 2004 - 2009 Single Family Sales Median Price Comparison

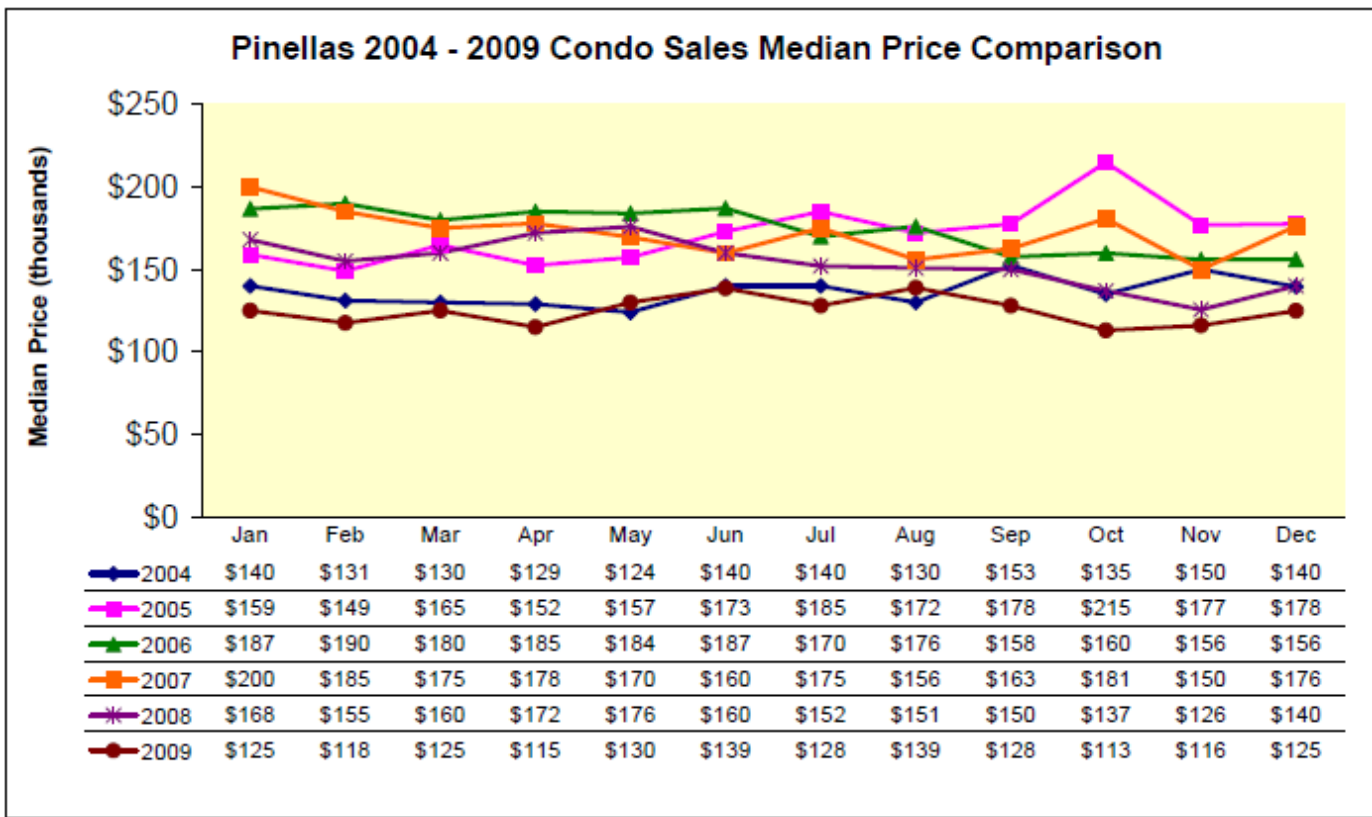
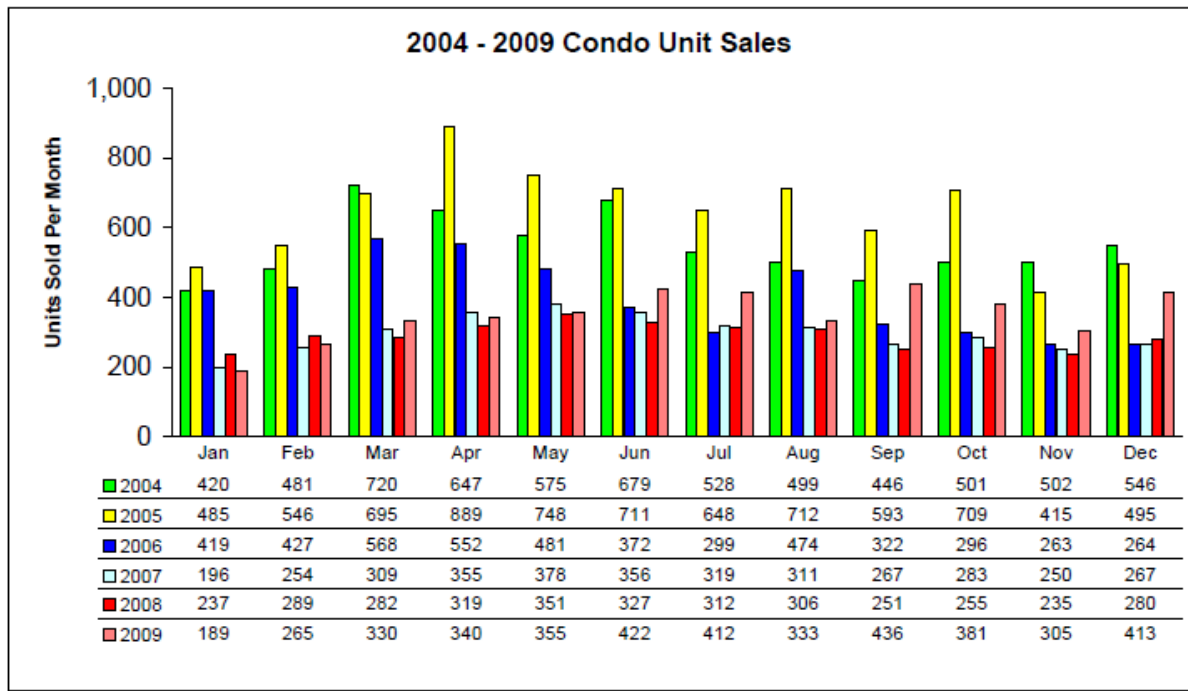


2009 December Single Family Sales - Price Class Analysis



| Pinellas Condo | December -08 | December -09 | % Change |
|---------------------------|---------------------|---------------------|-----------------|
| Total Property Sales | 280 | 413 | 47.5 |
| Total Dollar Volume | \$50,344,000 | \$78,935,300 | 56.79 |
| Average Sales Price | \$179,800 | \$191,100 | 6.28 |
| Median Sales Price | \$140,000 | \$124,900 | -10.79 |
| Total Active Listings | 6,593 | 5,180 | -21.43 |
| Total Pending Listings | 155 | 359 | 131.61 |
| Month Supply of Inventory | 35.5 | 12.8 | -63.94 |





2009 December Condo Sales - Price Class Analysis

