

DAVIS ISLANDS REAL ESTATE ACTIVITY REPORT

AUGUST 09



OVERALL MARKET OUTLOOK: **CAUTIOUSLY UPTRENDING**

- DAYS ON MARKET TREND: **DOWNTRENDING**
- MARKET PRICE TREND: **NEUTRAL**
- MARKET ACTIVITY TREND: **UPTRENDING**

From our analysis we believe the Davis Islands Real Estate Market Outlook is **CAUTIOUSLY UPTRENDING**. There are three trend areas we analyze to help determine market outlook (Days on Market Trend, Market Price Trend and Market Activity Trend). The Days on Market (DOM) average for all Davis Islands real estate price categories was 181 days, this is even with July's number of 180, and well off the highs of the year at over 300. The second trend of Sold Market Price came in for August at an average sales price of \$565,500 which was down from \$814,000 the prior month and well off the highs from the first quarter of 2009. The final trend was Market Activity. There are currently 78 active properties on the market which slightly higher than July and significantly higher than the active listings in the first quarter. At the same time the number of pending and solds came in at 11 and 6 respectively, which was higher than last month's numbers of 10 and 3. On a side note we have continued to notice more short sale properties entering the market. This will most likely have a negative impact on price, while at the same time allowing for potentially more sales.

Prepared By:

Cristan & Jennifer Fadal
Century 21 Fisher & Associates
cristan.fadal@century21.com
(813) 391-9240

www.dwellintampa.com

CENTUR 21 FISHER & ASSOCIATES
DAVIS ISLANDS '09 DAYS ON MARKET TREND
 provided by Cristan & Jennifer Fadal, Agents

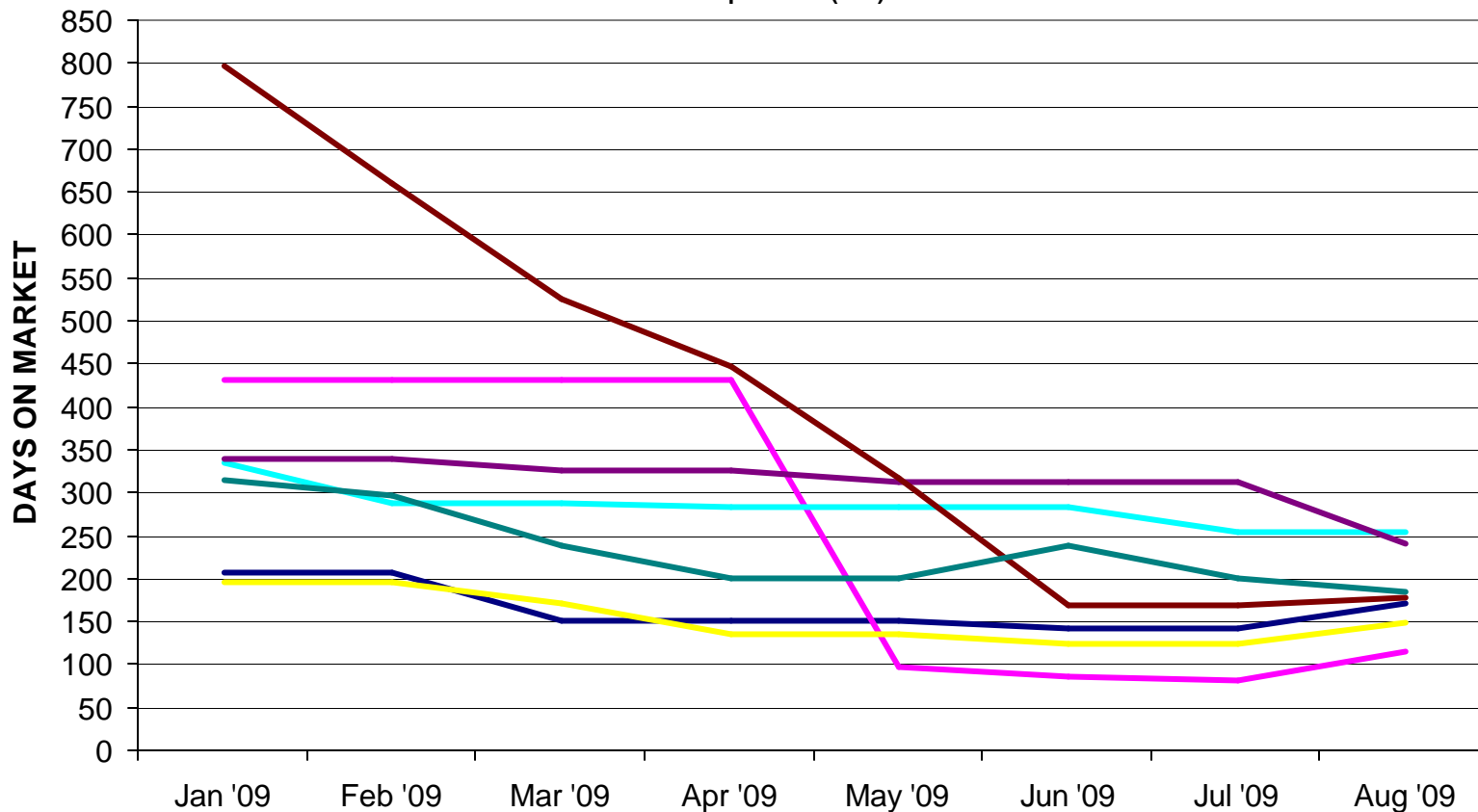
www.dwellintampa.com - (813) 391

SOLD								
	Jan '09	Feb '09	Mar '09	Apr '09	May '09	Jun '09	Jul '09	Aug '09
<\$300K	256	100			37	237		148
\$301K - \$400K						0		
\$401K - \$600K			74		348		108	29
\$601K - \$800K	40	22		85	257		54	
\$801K - \$1M			102		133			
\$1.1M - \$2M	84	155				0	379	35
>\$2M						386		
ACTIVE								
	Jan '09	Feb '09	Mar '09	Apr '09	May '09	Jun '09	Jul '09	Aug '09
<\$300K	204	204	147	147	147	140	140	169
\$301K - \$400K	428	428	429	429	94	83	78	112
\$401K - \$600K	193	193	169	133	133	122	122	145
\$601K - \$800K	333	284	285	280	280	280	252	252
\$801K - \$1M	337	337	324	324	310	310	310	238
\$1.1M - \$2M	794	658	523	443	313	167	167	174
>\$2M	311	294	236	197	197	236	197	182

DAVIS ISLANDS DAYS ON MARKET TREND '09

provided by Cristan & Jennifer Fadal, Century 21 Fisher & Assoc.

www.dwellintampa.com - (813) 391-9240



— <\$300K — \$301K - \$400K — \$401K - \$600K — \$601K - \$800K — \$801K - \$1M — \$1.1M - \$2M — >\$2M

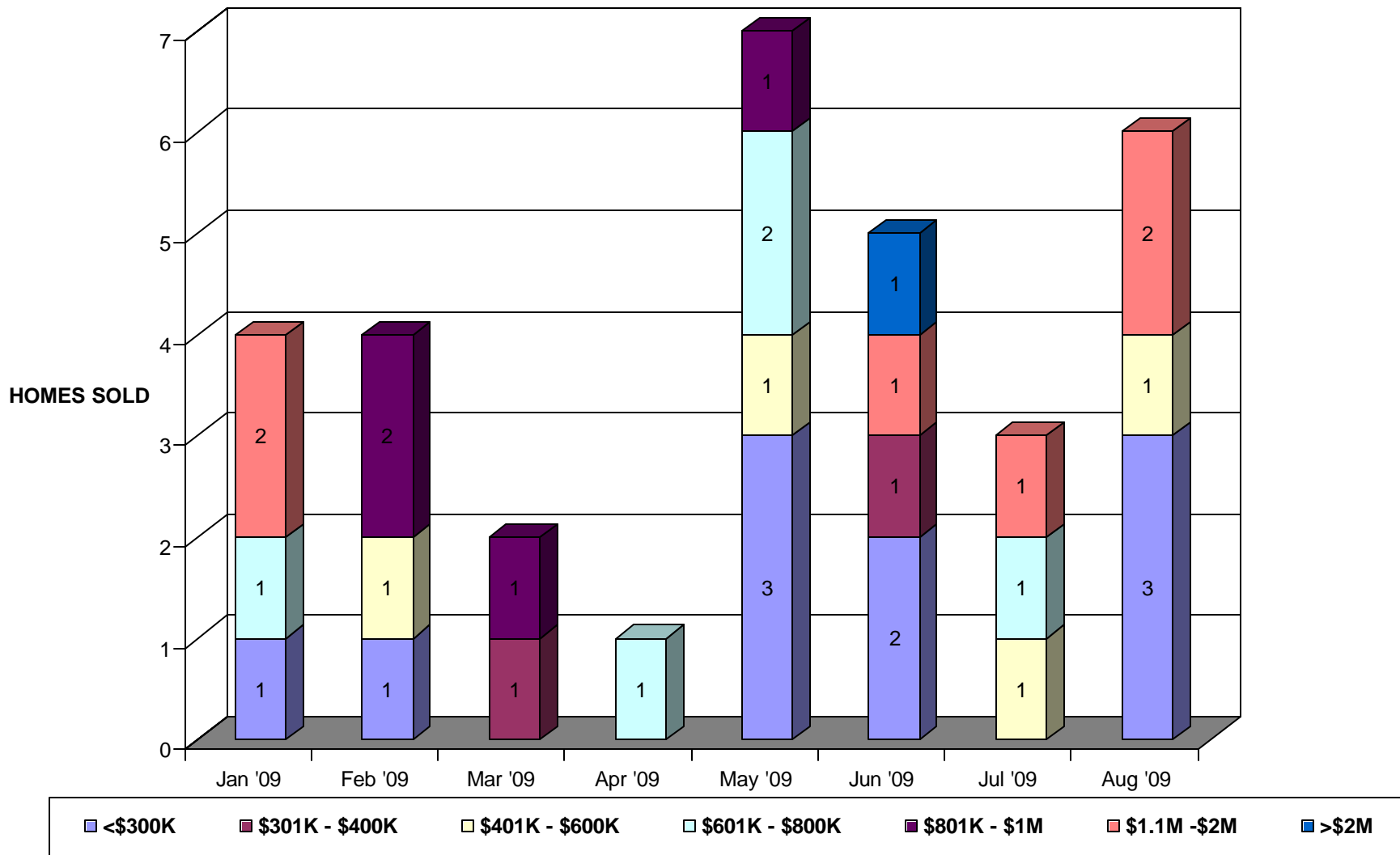
**CRISTAN & JENNIFER FADAL - CENTUR 21 FISHER & ASSOCIATES
DAVIS ISLANDS 09 ACTIVITY TREND**

SOLD								
	Jan '09	Feb '09	Mar '09	Apr '09	May '09	Jun '09	Jul '09	Aug '09
<\$300K	1	1			3	2		3
\$301K - \$400K			1			1		
\$401K - \$600K		1			1		1	1
\$601K - \$800K	1			1	2		1	
\$801K - \$1M		2	1		1			
\$1.1M - \$2M	2					1	1	2
>\$2M						1		
PENDING								
	Jan '09	Feb '09	Mar '09	Apr '09	May '09	Jun '09	Jul '09	Aug '09
<\$300K			1	1	2	5	6	6
\$301K - \$400K								1
\$401K - \$600K							1	1
\$601K - \$800K								1
\$801K - \$1M								
\$1.1M - \$2M							2	
>\$2M							1	2
ACTIVE								
	Jan '09	Feb '09	Mar '09	Apr '09	May '09	Jun '09	Jul '09	Aug '09
<\$300K	5	5	7	8	8	9	9	10
\$301K - \$400K	2	2	2	2	5	10	11	11
\$401K - \$600K	3	3	4	6	8	10	12	11
\$601K - \$800K	6	7	7	8	8	8	10	11
\$801K - \$1M	3	3	4	4	5	5	5	5
\$1.1M - \$2M	5	6	7	9	10	14	14	15
>\$2M	5	6	11	12	12	13	14	15

Cristan & Jennifer Fadal
 Century 21 Fisher & Assoc.
www.dwellintampa.com
 (813) 391-9240
cristan.fadal@century21.com

DAVIS ISLANDS '09 SALES TREND

provided by Cristan and Jennifer Fadal, Century 21 Fisher and Assoc
www.dwellintampa.com - (813) 391-9240



DAVIS ISLANDS ACTIVE PROPERTY TREND ' 09

provided by Cristan and Jennifer Fadal, Century 21 Fisher and Assoc.

www.dwellintampa.com - (813) 391- 9240

