

Premier Team's Real Estate Market Conditions Report Residential

This report is an overview of data compiled from the Manatee Association of Realtors Multiple Listing Service. It reveals the statistical data for Residential Single Family Homes listed and sold. (It does not include mobile homes or condos). An understanding of this report helps us consult buyers and sellers in our local market. Nowhere else will you find this type of data for Manatee County. Thank you for allowing us to be your real estate experts!

Total Real Estate Market Overview for December 1 - 31, 2007

Price Range (1,000's)	Number Of Current Active Listings	Number of Expired / Withdrawn Last 30 Days	Number Of Pending Sale	Number of Closings Last 30 Days	Number of Closings Last 6 Months	Supply And Demand (Months)	Average List Price	Average Sold Price	List/ Sale Price Ratio %	Avg Days On Market	Market Direction
0-100	36	4	4	8	33	4.5	71,956	65,813	91%	87	Up
100-150	207	32	27	7	45	29.6	135,443	128,801	95%	83	Down
150-200	535	90	56	32	164	16.7	198,466	177,294	89%	127	Up
200-250	532	103	64	38	196	14.0	244,754	223,987	92%	123	Up
250-300	519	103	54	22	160	23.6	292,805	269,327	92%	91	Down
300-350	349	56	26	10	92	34.9	357,740	316,154	88%	92	Down
350-400	349	76	35	10	70	34.9	397,430	369,140	93%	130	Down
400-450	231	34	11	11	61	21.0	446,772	413,682	93%	115	Up
450-500	230	51	18	1	45	230.0	519,900	485,000	93%	19	Down
500-550	129	20	13	5	28	25.8	570,980	515,196	90%	43	Up
550-600	175	29	9	5	26	35.0	619,580	562,051	91%	132	Up
600-650	92	8	4	2	16	46.0	687,450	636,250	93%	56	Down
650-700	133	21	7	1	21	133.0	799,000	650,000	81%	164	Down
700-800	141	31	5	3	24	47.0	903,143	746,667	83%	175	Down
800-1M	190	26	15	0	14	0.0			0%		Down
1-2M	208	29	8	5	15	41.6	1,575,800	1,358,000	86%	239	Up
2-3M	56	6	1	3	5	18.7	2,715,000	2,308,333	85%	148	Up
3-4M	13	0	1	0	0	0.0			0%		Down
4-5M	6	0	0	0	0	0.0			0%		Down
5M-UP	4	1	1	0	0	0.0			0%		Down
Dec Subtotal	4131	720	359	163	1015	25.3	Average	Average	89%	115	Down
							389,345	347,794			
							Median	Median			
6 Months Ago	4287	751	405	186	1290	23.0			93%	104	Down
							Median	Median			
							299,000	280,750			
								-12.98%			
1 Year Ago	4098	779	408	176	1238	23.3			96%	85	Down
							Median	Median			
							285,850	275,000			
								-11.16%			
Active Listings DOWN 5.12% over last month							Year to Year Median Price Percent Difference: -11.16%				
Active Listings UP 0.81% over last year.							Dollar Difference: (\$30,694.00)				
Sales UP 1.24% over last month.											
Sales DOWN 7.39% from last year.							Today's Median Price Compared to 2005's High of \$349,900 is -30.18% or -\$105,594.				