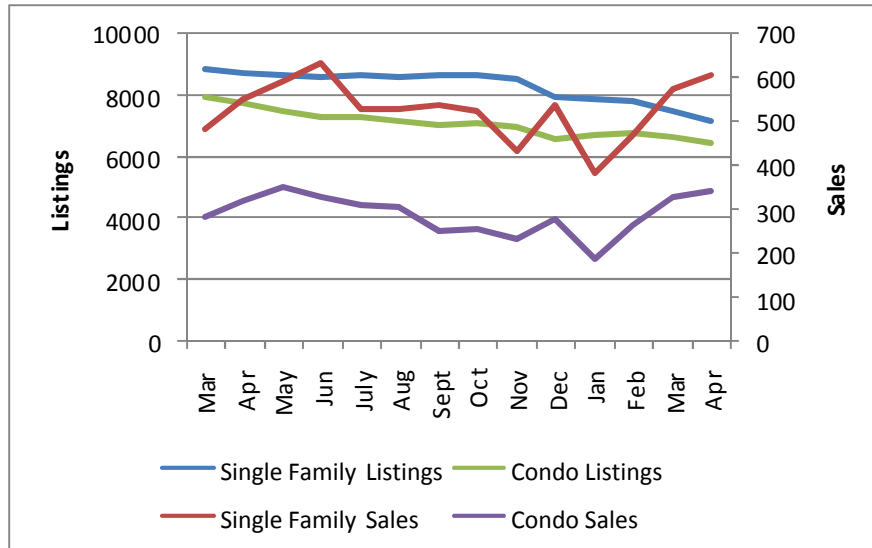
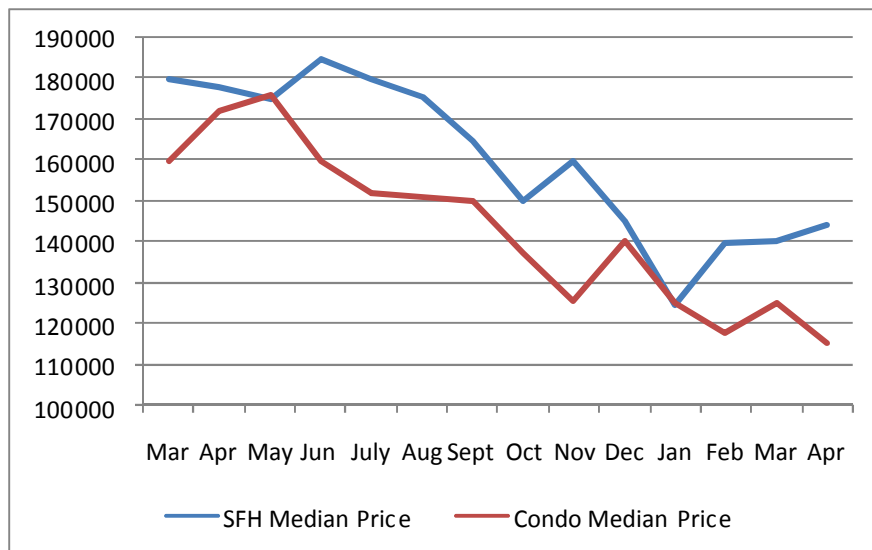


Market Snapshot

(March '08 to April '09)



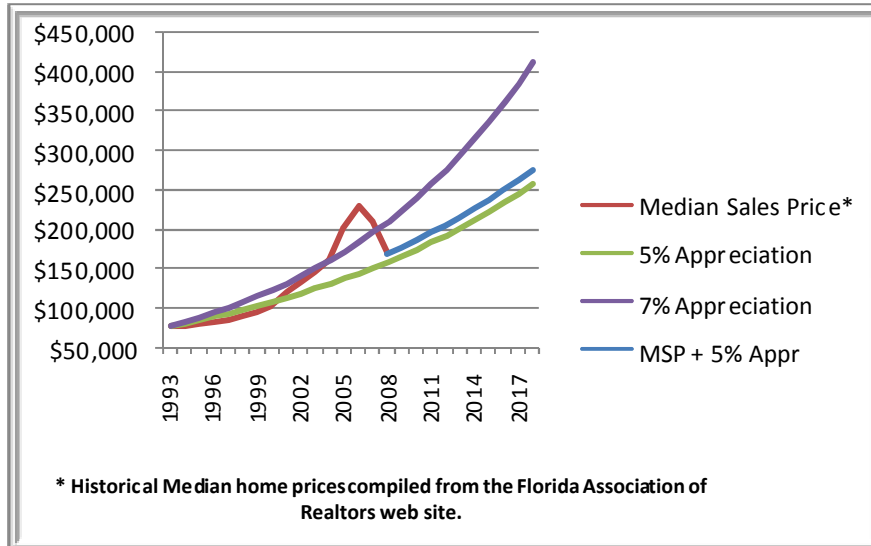
Sales volume continues to grow as buyers pick up properties at lower prices. 48% of all sales in April were cash transactions.



Median selling prices increased in April for homes but were lower for condos.

Statistics compiled from local MLS data

Historical Median Price for Tampa Bay



For the end of the year 2008 the median price for the Tampa Bay area has returned to the 2004 level.