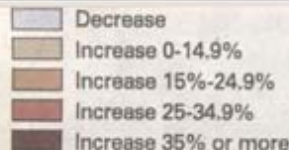
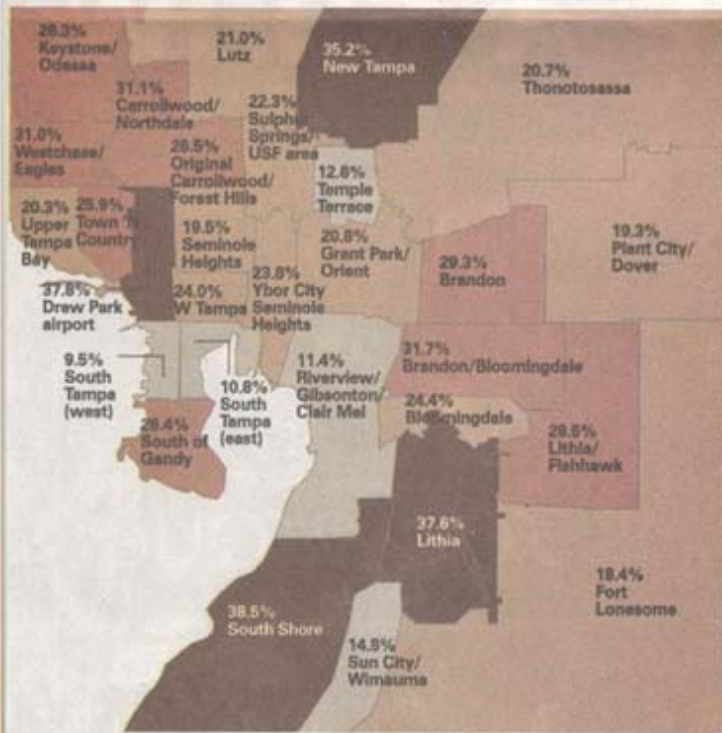


SOARING HOME VALUES

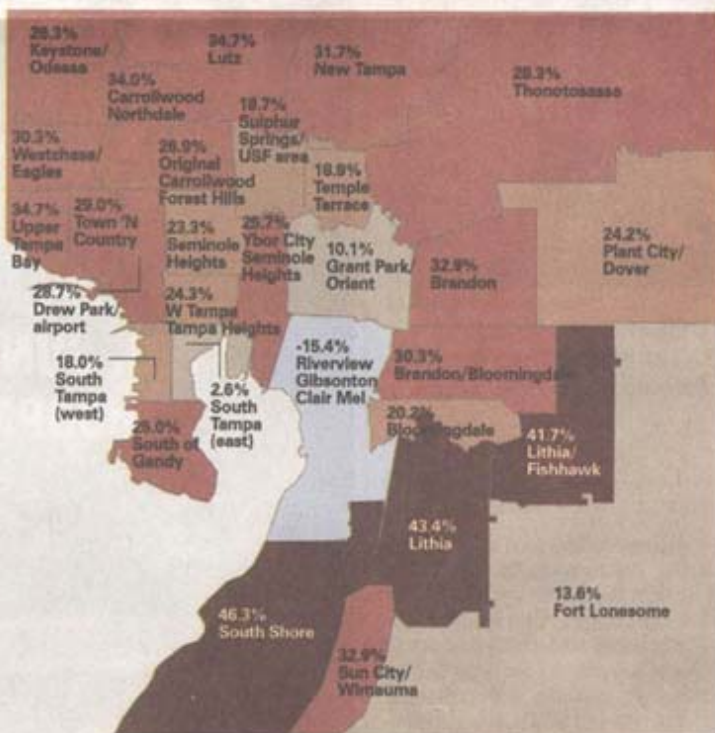
These are price comparisons of homes sold in third and fourth quarters last year vs. homes sold in the same quarters of 2004. The *Times* is updating this table and map every quarter. These statistics should be viewed as a snapshot more than a trend. The percentages can fluctuate significantly as sales patterns change. The sales don't include those of new homes where the buyer purchased the lot first.



3RD QUARTER 2005



4TH QUARTER 2005



	Sales in 3rd quarter, 2005	Median price, 2005	Price change, 2004-2005
Brandon	507	\$197,000	29.3%
Brandon/Bloomingdale	506	\$228,950	31.7%
Bloomingdale	289	\$240,000	24.4%
Carrollwood/Northdale	426	\$226,750	31.1%
Drew Park/ airport	92	\$185,000	37.8%
Fort Lonesome	31	\$213,000	18.4%
Grant Park/Orient	135	\$122,000	20.8%
Keystone/Odessa	132	\$403,750	26.3%
Lithia	718	\$227,000	37.6%
Lithia/Fishhawk	323	\$334,000	28.5%
Lutz	376	\$290,900	21.0%
New Tampa	531	\$338,100	35.2%
Original Carrollwood/Forest Hills	179	\$215,000	26.5%
Plant City/Dover	258	\$173,050	19.3%
Riverview/Gibsonton/ Clair Mel	299	\$185,143	11.4%
Seminole Heights	352	\$164,000	19.5%
South of Gandy	185	\$189,900	28.4%
South Shore	284	\$253,100	38.5%
South Tampa (west)	185	\$330,000	9.5%
South Tampa (east)	177	\$435,000	10.8%
Sulphur Springs/ USF area	293	\$123,500	22.3%
Sun City/Wimauma	180	\$210,000	14.8%
Temple Terrace	114	\$185,750	12.6%
Thonotosassa	67	\$235,300	20.7%
Town 'N Country	219	\$170,000	25.9%
Upper Tampa Bay	199	\$250,000	20.3%
Westchase/Eagles	285	\$379,900	31.0%
West Tampa/Tampa Heights	185	\$160,000	24.0%
Ybor City/ Seminole Heights (east)	391	\$130,000	23.8%
Total	7,918	\$223,500	24.2%

	Sales in 4th quarter, 2005	Median price, 2005	Price change, 2004-2005
Brandon	490	\$220,000	32.9%
Brandon/Bloomingdale	359	\$232,000	30.3%
Bloomingdale	211	\$245,000	20.2%
Carrollwood/Northdale	346	\$240,000	34.0%
Drew Park/ airport	81	\$180,000	28.7%
Fort Lonesome	19	\$250,000	13.6%
Grant Park/Orient	152	\$120,000	10.1%
Keystone/Odessa	90	\$422,700	26.3%
Lithia	417	\$243,800	43.4%
Lithia/Fishhawk	173	\$350,000	41.7%
Lutz	259	\$327,300	34.7%
New Tampa	384	\$368,700	31.7%
Original Carrollwood/Forest Hills	159	\$199,900	26.9%
Plant City/Dover	227	\$177,000	24.2%
Riverview/Gibsonton/ Clair Mel	197	\$145,000	-15.4%
Seminole Heights	271	\$166,500	23.3%
South of Gandy	137	\$195,000	25.0%
South Shore	214	\$262,100	46.3%
South Tampa (west)	129	\$325,000	18.0%
South Tampa (east)	130	\$400,000	2.6%
Sulphur Springs/ USF area	335	\$130,000	18.7%
Sun City/Wimauma	129	\$226,000	32.9%
Temple Terrace	95	\$192,000	18.9%
Thonotosassa	68	\$256,450	28.3%
Town 'N Country	215	\$187,000	29.0%
Upper Tampa Bay	168	\$252,500	34.7%
Westchase/Eagles	243	\$410,400	30.3%
West Tampa/Tampa Heights	164	\$167,750	24.3%
Ybor City/ Seminole Heights (east)	322	\$133,250	25.7%
Total	6,184	\$225,800	27.6%