

# Groover Companies, Inc.

4200 Dundee Road, Winter Haven Florida 33884

Office Phone (863) 324-6083

Fax (863) 324-0426

Website – [www.GrooverAppraisal.Net](http://www.GrooverAppraisal.Net)

Email – [Desi@groover-co.net](mailto:Desi@groover-co.net)

## Real Estate Appraisers and Consultants

J Desi Groover, St. Cert. Gen. REA RZ1313

Mark McCurdy, St. Cert. Gen. REA RZ2906

William R Hattaway, St. Cert. Res REA RD4875

Carolyn Cabanas, Reg. Trainee Appraiser RI20888

Debbie Groover, Reg. Trainee Appraiser RI8112

Allison M Gibson, Reg. Trainee Appraiser RI19866

Brian Smith, Reg. Trainee Appraiser RI22482

Eric Pospichal, Reg. Trainee Appraiser RI22684

## Sales Volume Report

Sales Volume Study - Qualified Only	Year 2002	Year 2003	Year 2004	Year 2005	Year 2006	Year 2007	Year 2008
SFR \$50,000 to \$100,000	1520	1492	1500	1542	902	592	
SFR \$100,001 to \$150,000	1255	1880	2647	2599	1479	990	
SFR \$150,001 to \$200,000	458	825	1491	3689	2855	1806	
SFR \$200,001 to \$250,000	152	276	530	2018	3482	1618	
SFR \$250,001 to \$300,000	52	104	234	782	1914	873	
SFR \$300,001 to \$400,000	39	73	156	535	1688	802	
SFR \$400,001 to \$500,000	13	18	41	126	483	304	
SFR \$500,001 to \$750,000	6	6	19	56	154	117	
SFR \$750,001 or over	0	0	4	12	21	39	
Total Sales Volume - Qualified	3495	4674	6622	11359	12978	7141	0

Sales Volume Study - Qualified Only	Year 2002	Year 2003	Year 2004	Year 2005	Year 2006	Year 2007	Year 2008
SFR \$50,000 to \$100,000	43.49%	31.92%	22.65%	13.58%	6.95%	8.29%	
SFR \$100,001 to \$150,000	35.91%	40.22%	39.97%	22.88%	11.40%	13.86%	
SFR \$150,001 to \$200,000	13.10%	17.65%	22.52%	32.48%	22.00%	25.29%	
SFR \$200,001 to \$250,000	4.35%	5.91%	8.00%	17.77%	26.83%	22.66%	
SFR \$250,001 to \$300,000	1.49%	2.23%	3.53%	6.88%	14.75%	12.23%	
SFR \$300,001 to \$400,000	1.12%	1.56%	2.36%	4.71%	13.01%	11.23%	
SFR \$400,001 to \$500,000	0.37%	0.39%	0.62%	1.11%	3.72%	4.26%	
SFR \$500,001 to \$750,000	0.17%	0.13%	0.29%	0.49%	1.19%	1.64%	
SFR \$750,001 or over	0.00%	0.00%	0.06%	0.11%	0.16%	0.55%	
Total Sales Volume - Qualified	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0

The data above is take from the Polk County Records, for sales codes 0100, 0101, 0160 & 0186, all are qualified sales and all are single family houses.

There are no mobile homes included and no houses on land with an area greater than 10 acres.

The above data is includes all of Polk County.

The above reflects information derived from Polk Property Appraiser Records, and not from the much lower volume reflected by sales through the MLS system and area Realtors. The information shows a trend in the sales volume of homes that reflects that lower valued homes \$50,000 to \$100,000 have declined significantly from the year 2002 until the present. During the same period the number of sales greater than \$400,000 has continued to increase and there has been no decline in the sales percentage of overall sales throughout the study period.

The percentage analysis of overall sales best reflects the changes, where in 2002 43.49% of the overall sales volume was for properties between \$50,000 and \$100,000, but in 2007 this price range only contributed 8.29% of the sales volume. At the same time in 2002 the sales volume for properties in \$200,000 to \$250,000 price range was only 4.35%, but in 2007 it had increased to 22.66% of overall sales. The information reflects a dramatic shift in sales values over a short 6 year period, and would indicate that the typical home today sells for much more than it did in 2002.

Written by  
J Desi Groover  
St Cert Gen REA RZ1313  
Groover Companies, Inc.  
4200 Dundee Road,  
Winter Haven, Florida 33884  
(863) 324-6083 Office  
(863) 324-0426 Fax