



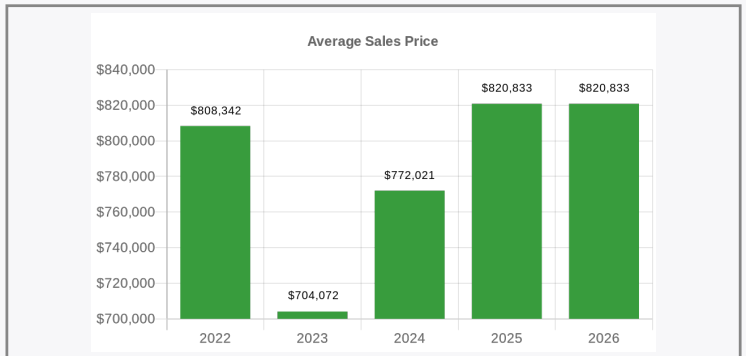
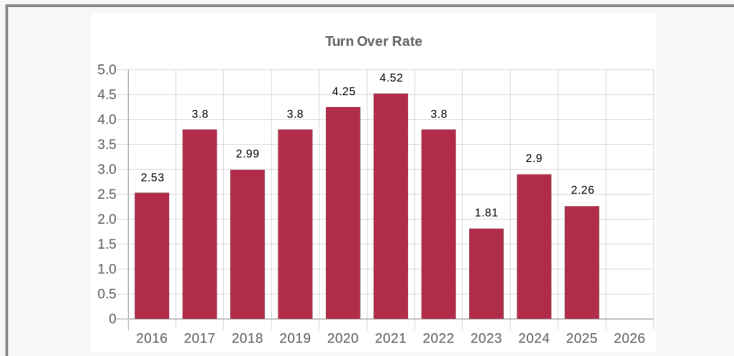
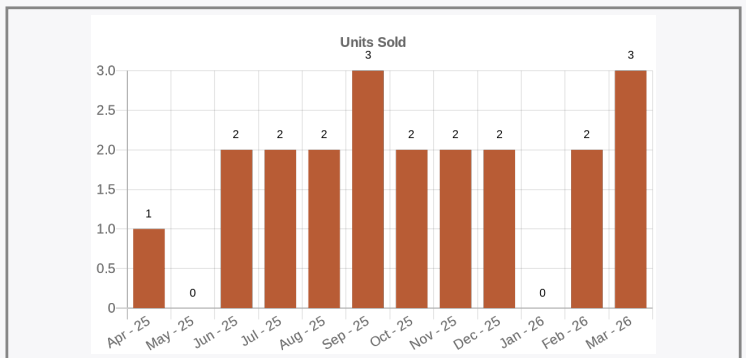
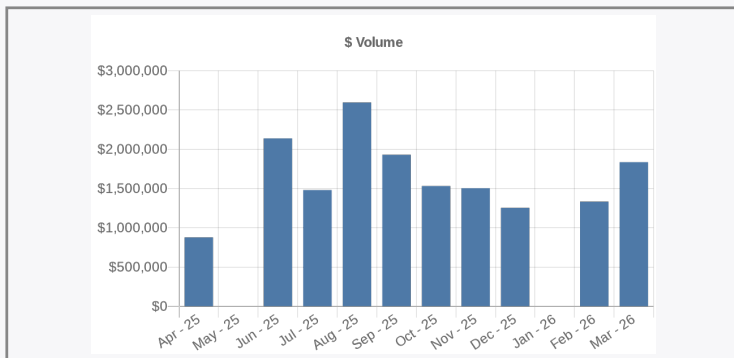
Farm Name: Sherman Vanowen Tampa Reseda

AVERAGE SALES PRICE : \$770,146

TURNOVER RATIO : 2.17

AVERAGE STAY YEARS : 18.35

	AVERAGE SALES PRICE	# OF RECORDS	% OF FARMS
Complete Farm	\$ 401,228	1105	100%
Last 12 Months	\$ 770,146	24	2%
Out Of State	\$ 357,546	13	0%
Absentee	\$ 460,971	284	25%
Owner Occupied	\$ 385,238	821	74%
Focus Farm	\$ 329,000	189	17%
New HomeOwners	\$ 775,684	57	5%
Long Terms HomeOwners	\$ 254,376	650	58%



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