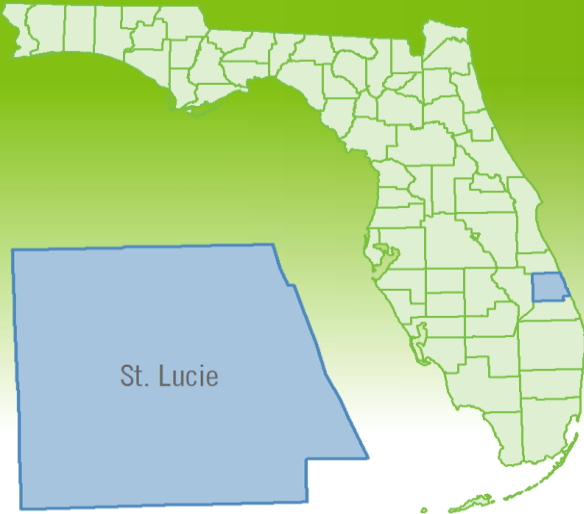


Monthly Market Detail - December 2013

Single Family Homes

St. Lucie County



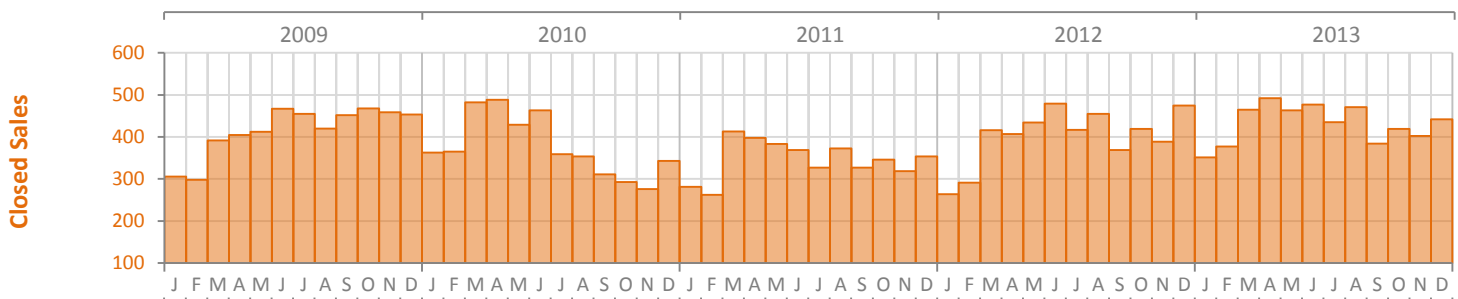
Summary Statistics	December 2013	December 2012	Percent Change Year-over-Year
Closed Sales	442	475	-6.9%
Paid in Cash	224	266	-15.8%
New Pending Sales	446	637	-30.0%
New Listings	637	513	24.2%
Median Sale Price	\$125,000	\$104,900	19.2%
Average Sale Price	\$143,161	\$127,671	12.1%
Median Days on Market	54	78	-30.8%
Average Percent of Original List Price Received	93.5%	91.3%	2.4%
Pending Inventory	1,070	(No Data)	N/A
Inventory (Active Listings)	2,224	1,987	11.9%
Months Supply of Inventory	5.2	5.0	4.1%

Closed Sales

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Month	Closed Sales	Percent Change Year-over-Year
December 2013	442	-6.9%
November 2013	402	3.3%
October 2013	419	0.0%
September 2013	384	4.1%
August 2013	471	3.5%
July 2013	435	4.3%
June 2013	477	-0.4%
May 2013	463	6.7%
April 2013	492	20.9%
March 2013	465	11.8%
February 2013	377	29.6%
January 2013	351	33.0%
December 2012	475	34.2%

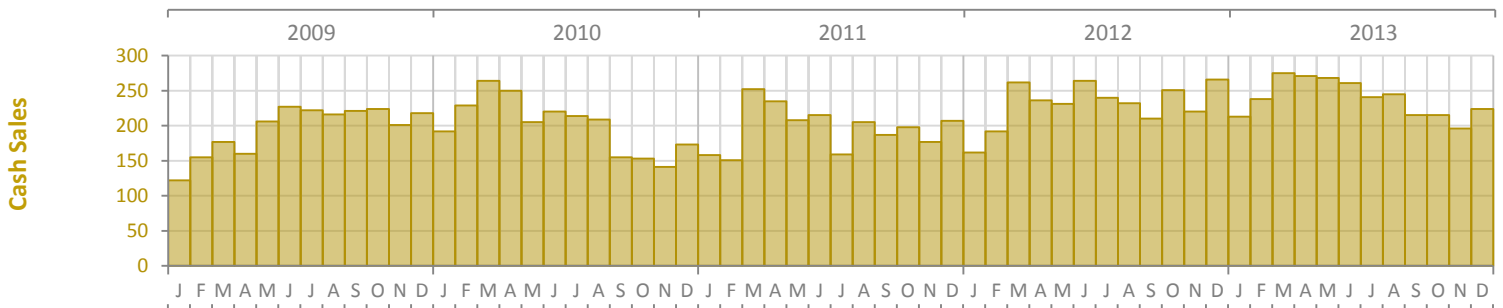


Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note: Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
December 2013	224	-15.8%
November 2013	196	-10.9%
October 2013	215	-14.3%
September 2013	215	2.4%
August 2013	245	5.6%
July 2013	241	0.4%
June 2013	261	-1.1%
May 2013	268	16.0%
April 2013	271	14.8%
March 2013	275	5.0%
February 2013	238	24.0%
January 2013	213	31.5%
December 2012	266	28.5%

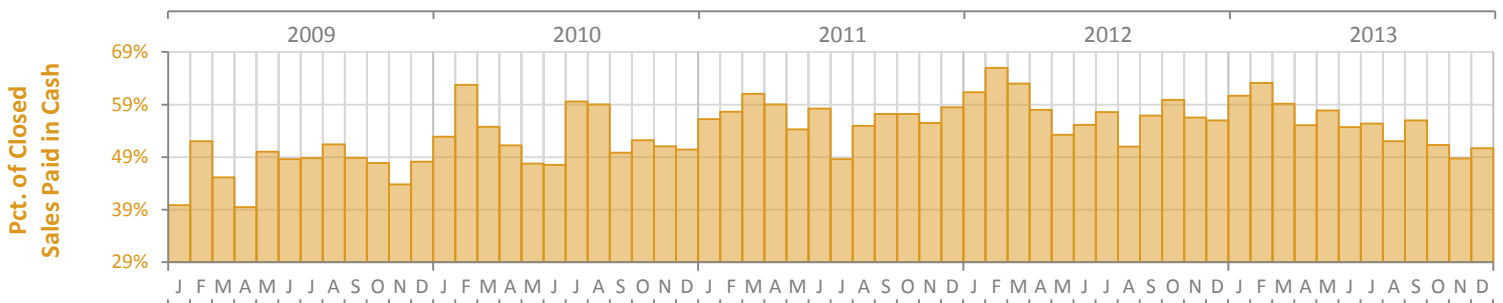


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note: This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
December 2013	50.7%	-9.5%
November 2013	48.8%	-13.8%
October 2013	51.3%	-14.3%
September 2013	56.0%	-1.6%
August 2013	52.0%	2.0%
July 2013	55.4%	-3.7%
June 2013	54.7%	-0.7%
May 2013	57.9%	8.8%
April 2013	55.1%	-5.0%
March 2013	59.1%	-6.1%
February 2013	63.1%	-4.3%
January 2013	60.7%	-1.1%
December 2012	56.0%	-4.2%

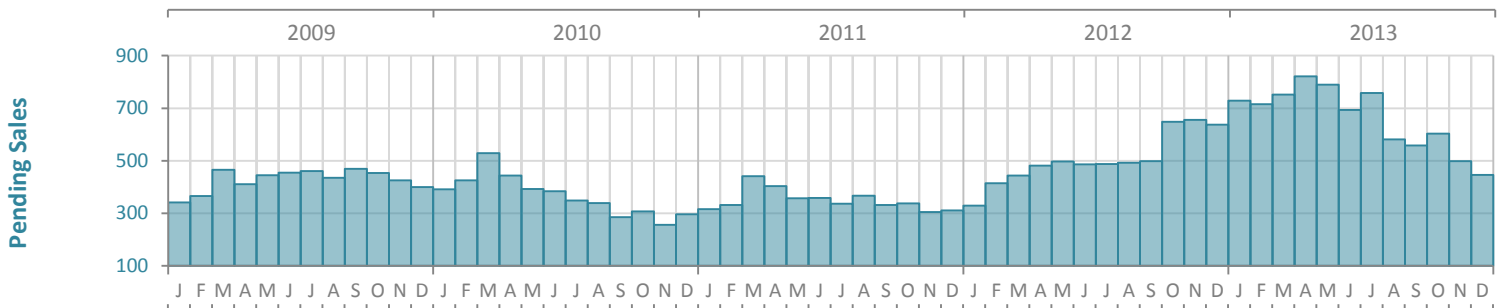


New Pending Sales

The number of property listings that went from "Active" to "Pending" status during the month

Economists' note: Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
December 2013	446	-30.0%
November 2013	499	-23.9%
October 2013	603	-6.9%
September 2013	558	12.0%
August 2013	581	17.8%
July 2013	758	55.6%
June 2013	693	42.6%
May 2013	790	59.0%
April 2013	821	70.7%
March 2013	752	69.4%
February 2013	715	72.3%
January 2013	729	121.6%
December 2012	637	104.8%

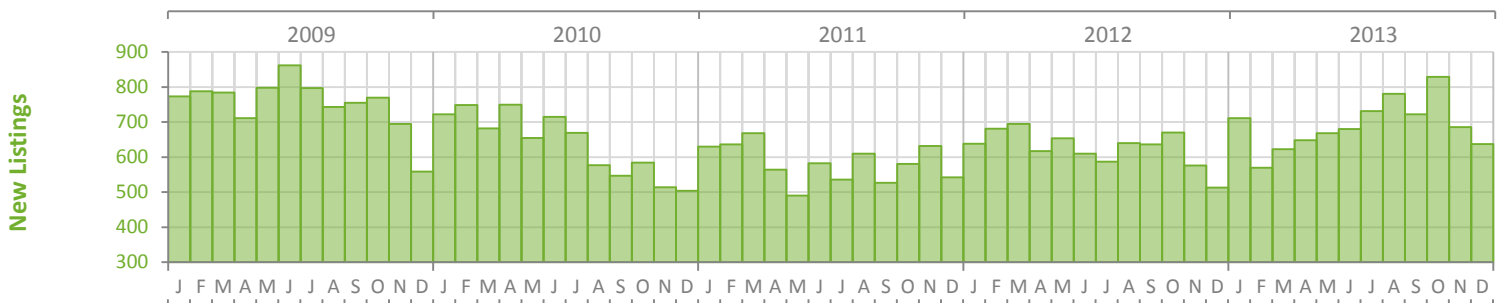


New Listings

The number of properties put onto the market during the month

Economists' note: In a recovering market, we expect that new listings will eventually rise as sellers raise their estimations of value. But this increase will take place only after the market has turned up, so New Listings are a *lagging* indicator of the health of the market. Also be aware of properties which have been withdrawn from the market and then relisted. These are not really New Listings.

Month	New Listings	Percent Change Year-over-Year
December 2013	637	24.2%
November 2013	686	19.1%
October 2013	829	23.7%
September 2013	722	13.5%
August 2013	781	22.0%
July 2013	731	24.5%
June 2013	680	11.5%
May 2013	668	2.1%
April 2013	648	5.0%
March 2013	623	-10.4%
February 2013	570	-16.3%
January 2013	711	11.4%
December 2012	513	-5.4%



Monthly Market Detail - December 2013

Single Family Homes

St. Lucie County

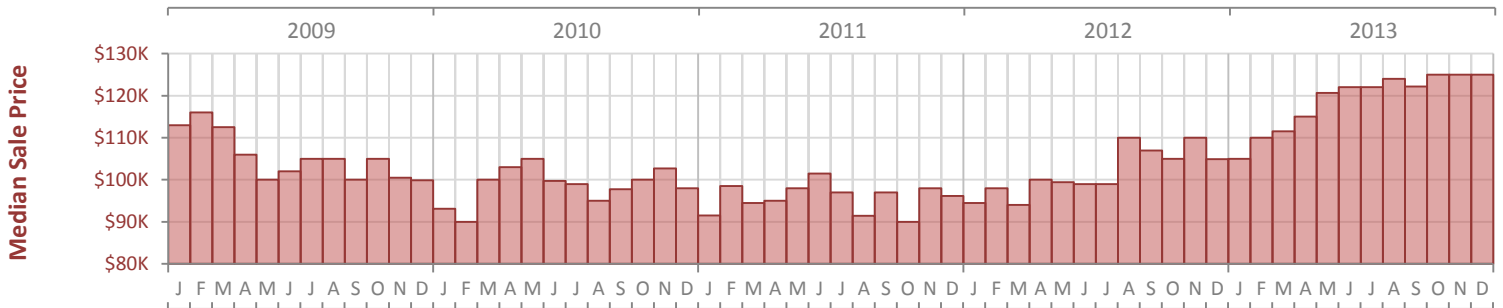


Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area.

Month	Median Sale Price	Percent Change Year-over-Year
December 2013	\$125,000	19.2%
November 2013	\$125,000	13.6%
October 2013	\$125,000	19.0%
September 2013	\$122,208	14.2%
August 2013	\$124,000	12.7%
July 2013	\$122,000	23.2%
June 2013	\$122,000	23.3%
May 2013	\$120,700	21.4%
April 2013	\$115,000	15.0%
March 2013	\$111,500	18.6%
February 2013	\$110,000	12.2%
January 2013	\$105,000	11.2%
December 2012	\$104,900	9.1%

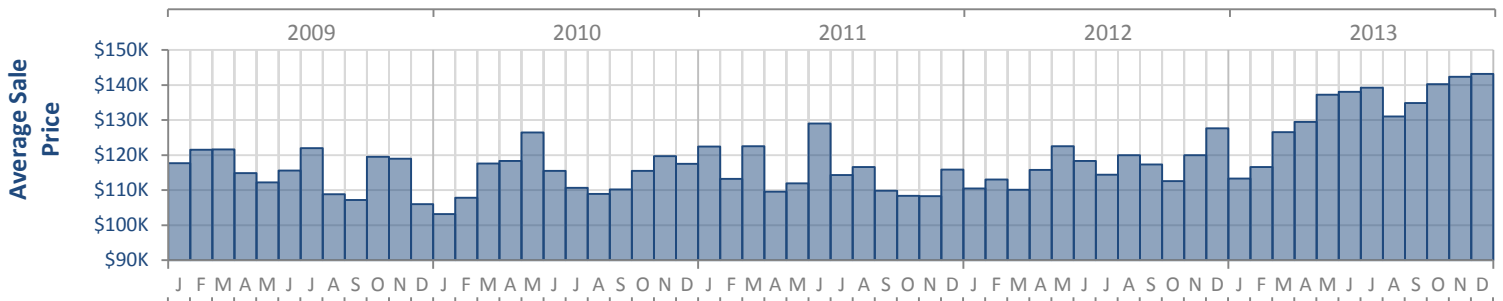


Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Economists' note: As noted above, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
December 2013	\$143,161	12.1%
November 2013	\$142,394	18.7%
October 2013	\$140,293	24.6%
September 2013	\$134,901	15.0%
August 2013	\$131,007	9.2%
July 2013	\$139,272	21.7%
June 2013	\$138,030	16.6%
May 2013	\$137,281	12.1%
April 2013	\$129,434	11.8%
March 2013	\$126,578	15.0%
February 2013	\$116,607	3.2%
January 2013	\$113,355	2.6%
December 2012	\$127,671	10.2%

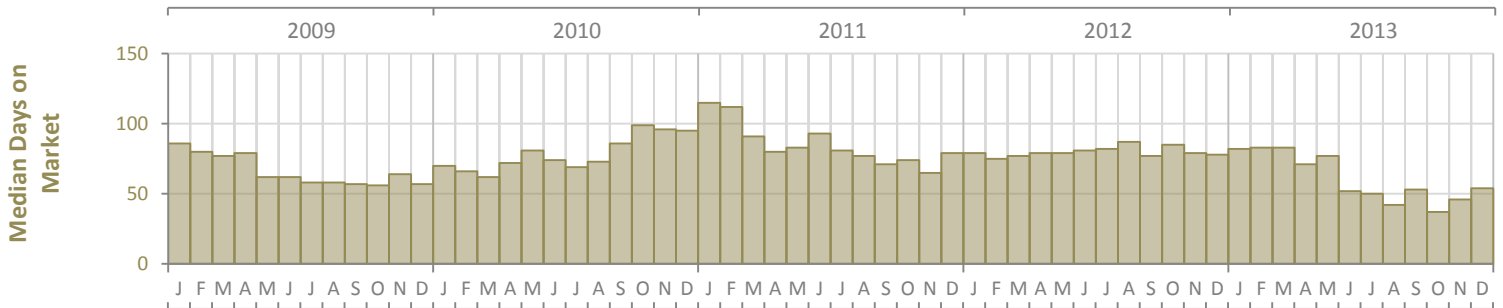


Median Days on Market

The median number of days that properties sold during the month were on the market

Economists' note: Median Days on Market is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. We use the median rather than the average because the median is not particularly sensitive to sales of homes that took an unusually large amount of time to sell relative to the vast majority of homes in the market.

Month	Median Days on Market	Percent Change Year-over-Year
December 2013	54	-30.8%
November 2013	46	-41.8%
October 2013	37	-56.5%
September 2013	53	-31.2%
August 2013	42	-51.7%
July 2013	50	-39.0%
June 2013	52	-35.8%
May 2013	77	-2.5%
April 2013	71	-10.1%
March 2013	83	7.8%
February 2013	83	10.7%
January 2013	82	3.8%
December 2012	78	-1.3%

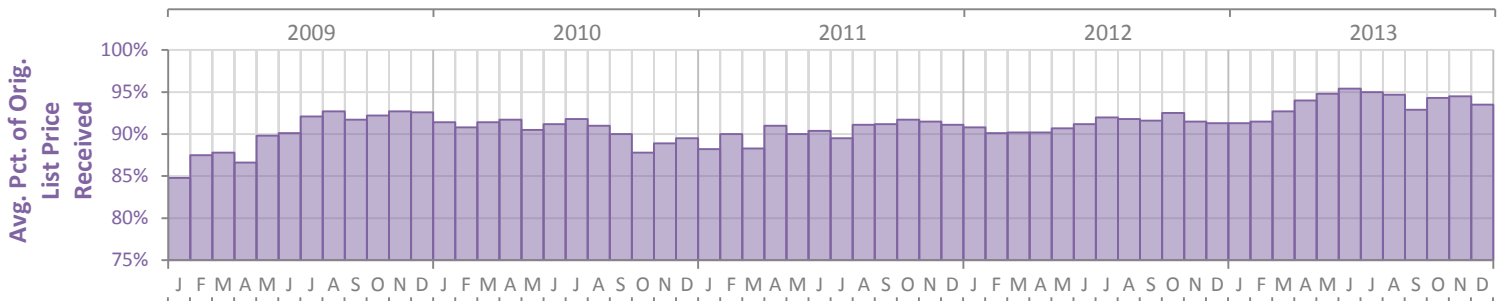


Average Percent of Original List Price Received

The average of the sale price (as a percentage of the original list price) across all properties selling during the month

Economists' note: The Average Percent of Original List Price Received is an indicator of market conditions, in that in a recovering market, the measure rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market that has shifted from down to up, and is another *lagging* indicator.

Month	Avg. Pct. of Orig. List Price Received	Percent Change Year-over-Year
December 2013	93.5%	2.4%
November 2013	94.5%	3.3%
October 2013	94.3%	1.9%
September 2013	92.9%	1.4%
August 2013	94.7%	3.2%
July 2013	95.0%	3.3%
June 2013	95.4%	4.6%
May 2013	94.8%	4.5%
April 2013	94.0%	4.2%
March 2013	92.7%	2.8%
February 2013	91.5%	1.6%
January 2013	91.3%	0.6%
December 2012	91.3%	0.2%

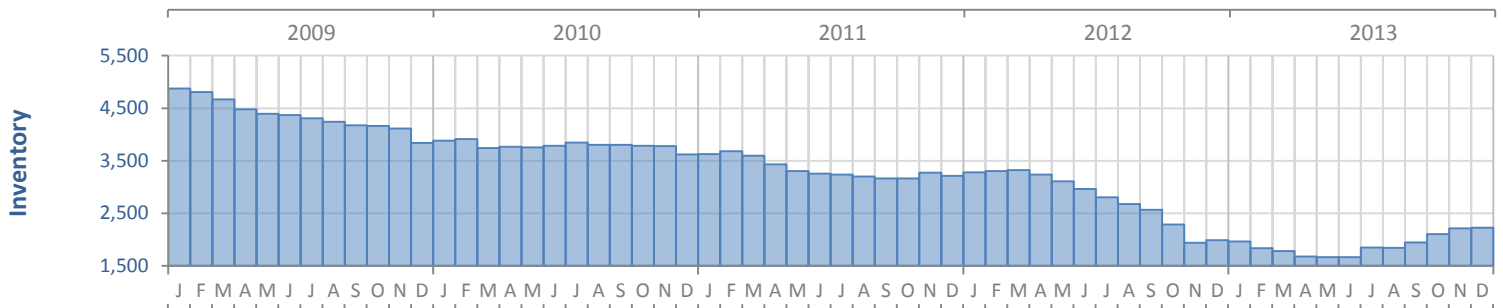


Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note: There are a number of ways to calculate Inventory, so these numbers may not match up to others you see in your market. We calculate Inventory by counting the number of active listings on the last day of the month, and hold this number to compare with the same month the following year.

Month	Inventory	Percent Change Year-over-Year
December 2013	2,224	11.9%
November 2013	2,213	14.1%
October 2013	2,104	-8.1%
September 2013	1,947	-24.1%
August 2013	1,841	-31.3%
July 2013	1,846	-34.2%
June 2013	1,664	-43.8%
May 2013	1,666	-46.4%
April 2013	1,680	-48.1%
March 2013	1,781	-46.4%
February 2013	1,838	-44.4%
January 2013	1,967	-40.0%
December 2012	1,987	-38.1%

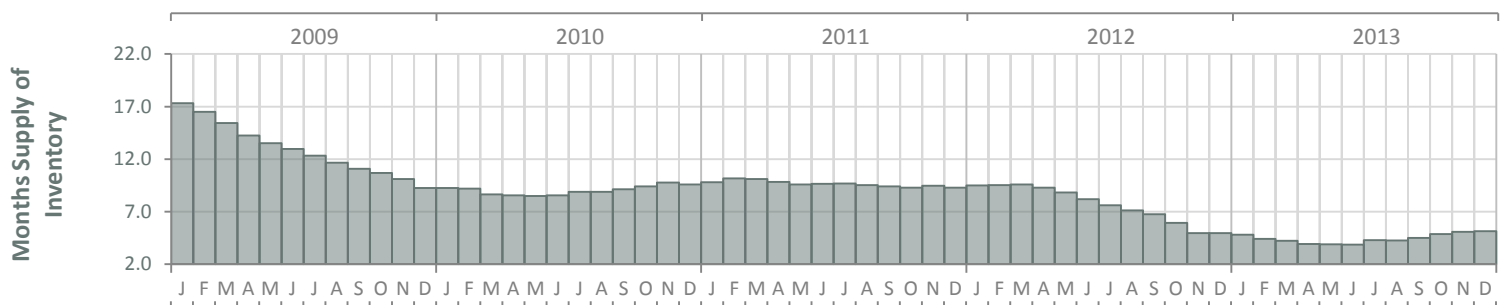


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note: This is an indicator of the state of the market, whether it is a buyers' market or a sellers' market. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 Months of Inventory. Higher numbers indicate a buyers' market, lower numbers a sellers' market.

Month	Months Supply	Percent Change Year-over-Year
December 2013	5.2	4.1%
November 2013	5.1	2.8%
October 2013	4.9	-18.3%
September 2013	4.5	-33.6%
August 2013	4.3	-40.2%
July 2013	4.3	-43.6%
June 2013	3.9	-52.7%
May 2013	3.9	-56.0%
April 2013	3.9	-57.7%
March 2013	4.2	-55.7%
February 2013	4.4	-53.5%
January 2013	4.8	-49.4%
December 2012	5.0	-46.6%



Monthly Market Detail - December 2013

Single Family Homes

St. Lucie County

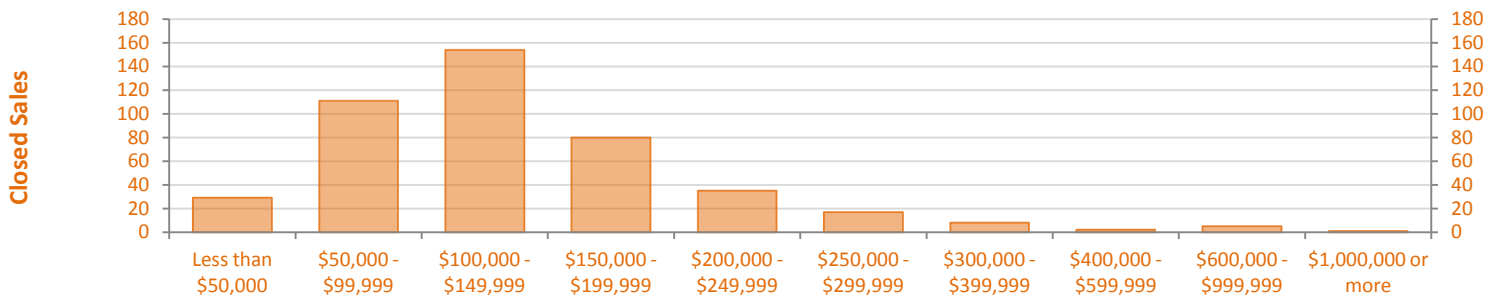


Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	29	-45.3%
\$50,000 - \$99,999	111	-34.7%
\$100,000 - \$149,999	154	6.2%
\$150,000 - \$199,999	80	48.1%
\$200,000 - \$249,999	35	118.8%
\$250,000 - \$299,999	17	30.8%
\$300,000 - \$399,999	8	-42.9%
\$400,000 - \$599,999	2	-33.3%
\$600,000 - \$999,999	5	-16.7%
\$1,000,000 or more	1	0.0%

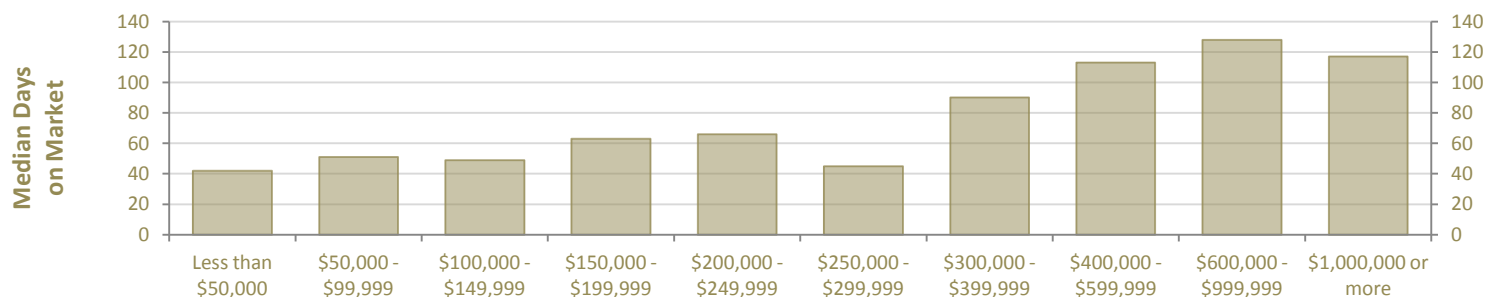


Median Days on Market by Sale Price

The median number of days that properties sold during the month were on the market

Economists' note: Median Days on Market is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took less time to sell, and 50% of homes took more time to sell. We use the median rather than the average because the median is not particularly sensitive to sales of homes that took an unusually large amount of time to sell relative to the vast majority of homes in the market.

Sale Price	Median Days on Market	Percent Change Year-over-Year
Less than \$50,000	42	-42.5%
\$50,000 - \$99,999	51	-37.0%
\$100,000 - \$149,999	49	-23.4%
\$150,000 - \$199,999	63	-24.1%
\$200,000 - \$249,999	66	-41.6%
\$250,000 - \$299,999	45	-57.1%
\$300,000 - \$399,999	90	-3.2%
\$400,000 - \$599,999	113	156.8%
\$600,000 - \$999,999	128	-8.6%
\$1,000,000 or more	117	-73.9%



Monthly Market Detail - December 2013

Single Family Homes

St. Lucie County

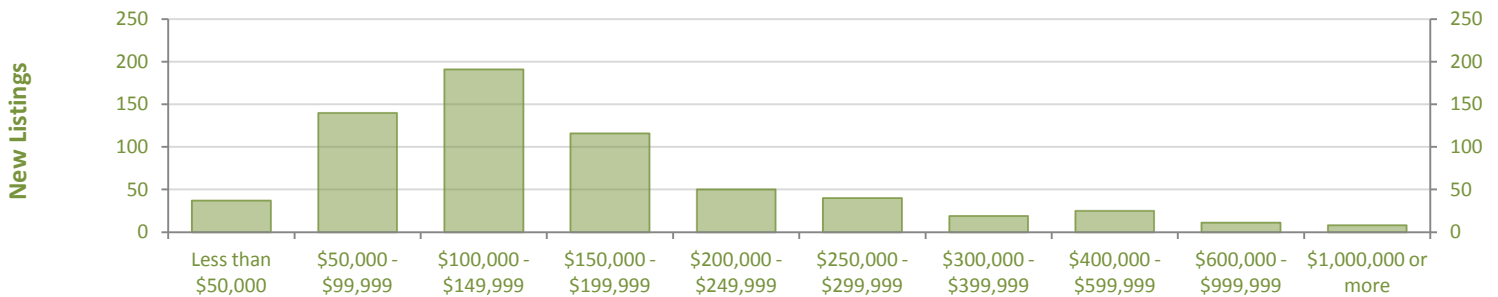


New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: In a recovering market, we expect that new listings will eventually rise as sellers raise their estimations of value. But this increase will take place only after the market has turned up, so New Listings are a lagging indicator of the health of the market. Also be aware of properties which have been withdrawn from the market and then relisted. These are not really New Listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	37	-5.1%
\$50,000 - \$99,999	140	-11.4%
\$100,000 - \$149,999	191	20.9%
\$150,000 - \$199,999	116	73.1%
\$200,000 - \$249,999	50	38.9%
\$250,000 - \$299,999	40	122.2%
\$300,000 - \$399,999	19	0.0%
\$400,000 - \$599,999	25	150.0%
\$600,000 - \$999,999	11	175.0%
\$1,000,000 or more	8	100.0%

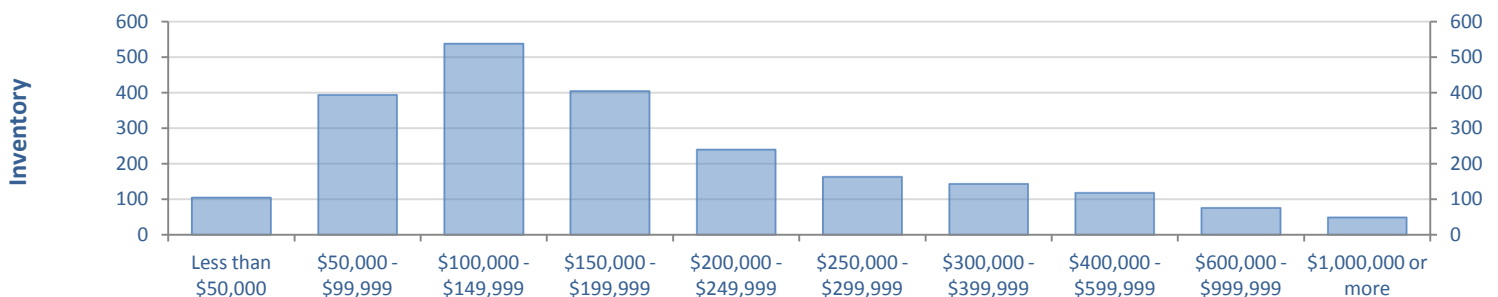


Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note: There are a number of ways to calculate Inventory, so these numbers may not match up to others you see in your market. We calculate Inventory by counting the number of active listings on the last day of the month, and hold this number to compare with the same month the following year.

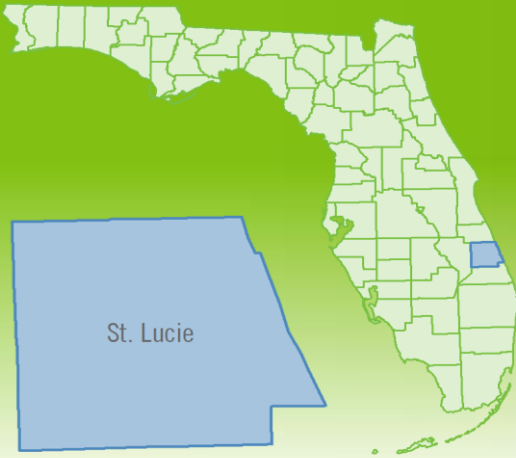
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	104	-23.5%
\$50,000 - \$99,999	393	-18.6%
\$100,000 - \$149,999	537	10.5%
\$150,000 - \$199,999	404	35.6%
\$200,000 - \$249,999	239	50.3%
\$250,000 - \$299,999	163	31.5%
\$300,000 - \$399,999	143	15.3%
\$400,000 - \$599,999	118	53.2%
\$600,000 - \$999,999	75	17.2%
\$1,000,000 or more	48	33.3%



Monthly Market Detail - December 2013

Single Family Homes

St. Lucie County



		December 2013	December 2012	Percent Change Year-over-Year
Traditional	Closed Sales	251	333	-24.6%
	Median Sale Price	\$145,000	\$115,000	26.1%
Foreclosure/REO	Closed Sales	148	37	300.0%
	Median Sale Price	\$107,750	\$95,000	13.4%
Short Sale	Closed Sales	43	105	-59.0%
	Median Sale Price	\$123,600	\$85,000	45.4%

