

Yearly Market Detail - 2015

Townhouses and Condos

Florida



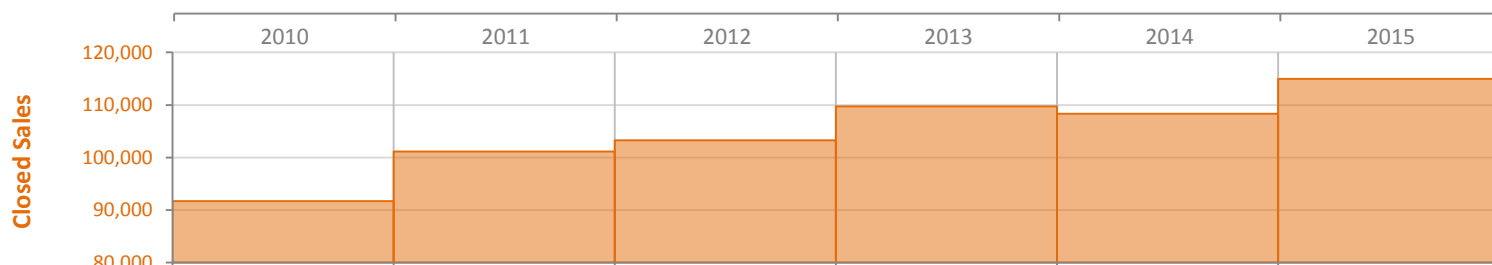
Summary Statistics	2015	2014	Percent Change Year-over-Year
Closed Sales	114,969	108,354	6.1%
Paid in Cash	72,574	73,046	-0.6%
New Pending Sales	128,933	128,398	0.4%
New Listings	177,111	174,459	1.5%
Median Sale Price	\$150,000	\$140,000	7.1%
Average Sale Price	\$232,711	\$224,330	3.7%
Median Days on Market	52	57	-8.8%
Average Percent of Original List Price Received	93.0%	92.6%	0.4%
Pending Inventory	13,560	15,169	-10.6%
Inventory (Active Listings)	52,199	53,132	-1.8%
Months Supply of Inventory	5.4	5.9	-7.5%

Closed Sales

The number of sales transactions which closed during the year

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.

Year	Closed Sales	Percent Change Year-over-Year
2015	114,969	6.1%
2014	108,354	-1.2%
2013	109,710	6.3%
2012	103,247	2.1%
2011	101,119	10.3%
2010	91,696	24.1%

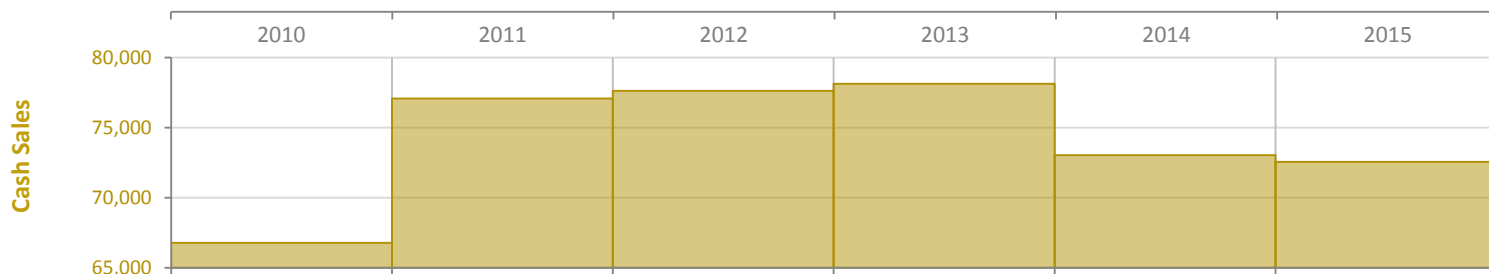


Cash Sales

The number of Closed Sales during the year 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.

Year	Cash Sales	Percent Change Year-over-Year
2015	72,574	-0.6%
2014	73,046	-6.5%
2013	78,126	0.6%
2012	77,642	0.7%
2011	77,078	15.4%
2010	66,781	42.0%

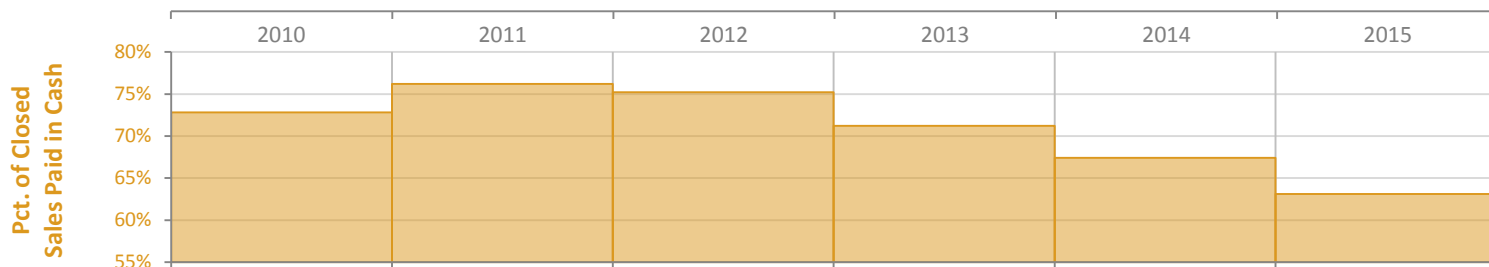


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the year 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.

Year	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
2015	63.1%	-6.4%
2014	67.4%	-5.3%
2013	71.2%	-5.3%
2012	75.2%	-1.3%
2011	76.2%	4.7%
2010	72.8%	14.5%

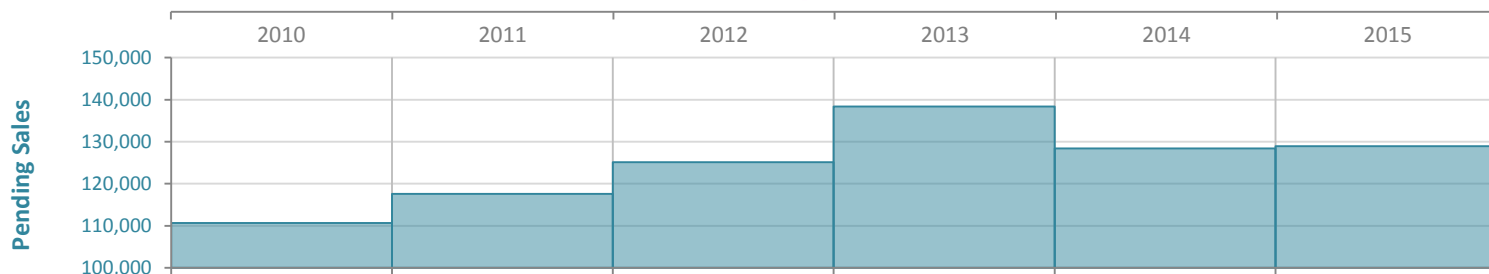


New Pending Sales

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

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.

Year	New Pending Sales	Percent Change Year-over-Year
2015	128,933	0.4%
2014	128,398	-7.2%
2013	138,359	10.6%
2012	125,109	6.4%
2011	117,632	6.3%
2010	110,700	17.4%

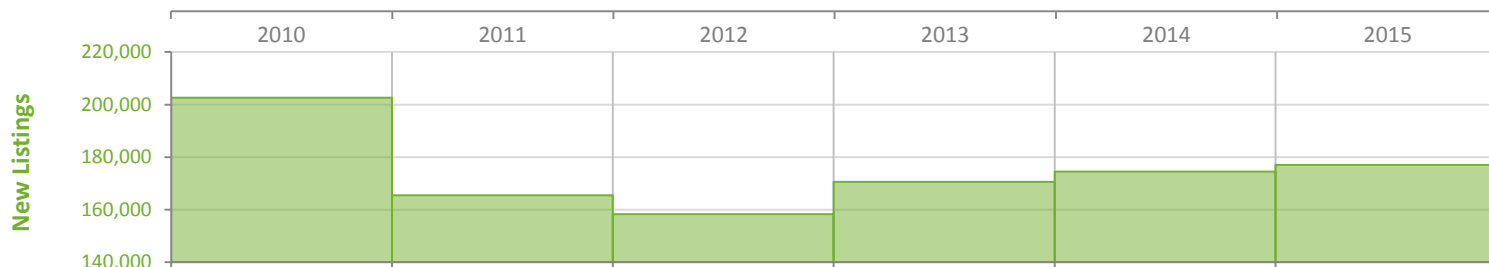


New Listings

The number of properties put onto the market during the year

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.

Year	New Listings	Percent Change Year-over-Year
2015	177,111	1.5%
2014	174,459	2.2%
2013	170,643	7.8%
2012	158,246	-4.4%
2011	165,527	-18.3%
2010	202,618	3.7%



Yearly Market Detail - 2015

Townhouses and Condos

Florida

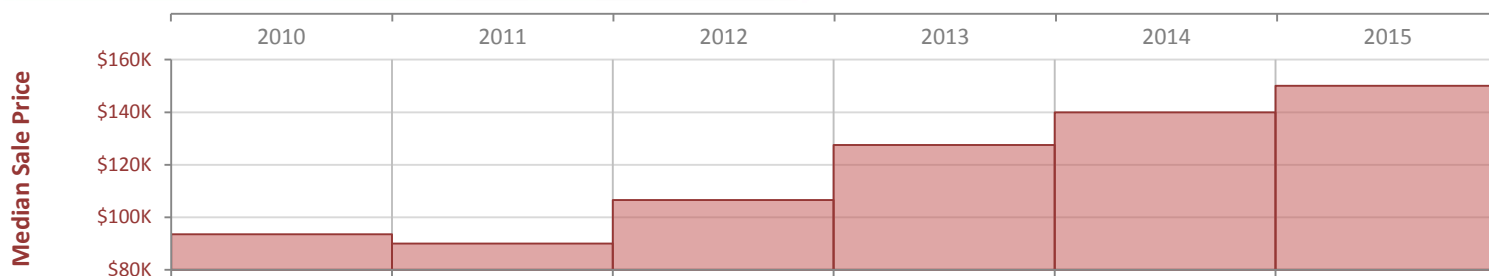


Median Sale Price

The median sale price reported for the year (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.

Year	Median Sale Price	Percent Change Year-over-Year
2015	\$150,000	7.1%
2014	\$140,000	9.8%
2013	\$127,500	19.6%
2012	\$106,617	18.5%
2011	\$90,000	-3.7%
2010	\$93,500	-15.0%

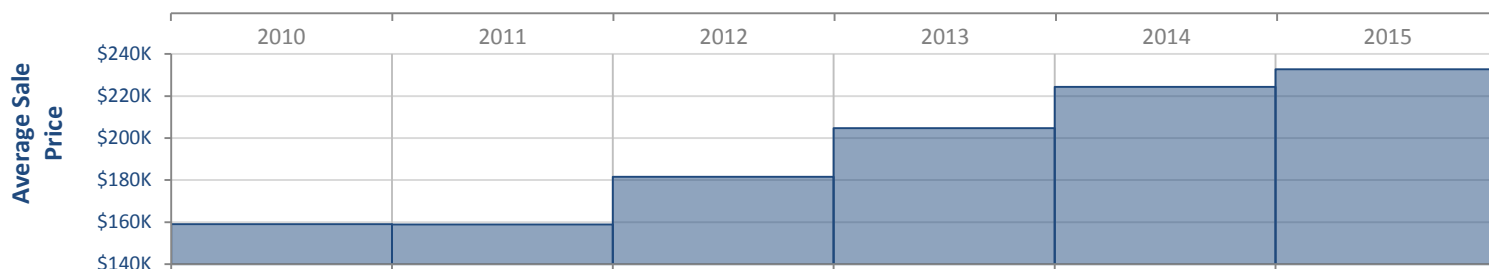


Average Sale Price

The average sale price reported for the year (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.

Year	Average Sale Price	Percent Change Year-over-Year
2015	\$232,711	3.7%
2014	\$224,330	9.6%
2013	\$204,711	12.7%
2012	\$181,666	14.3%
2011	\$158,925	-0.1%
2010	\$159,065	-7.7%

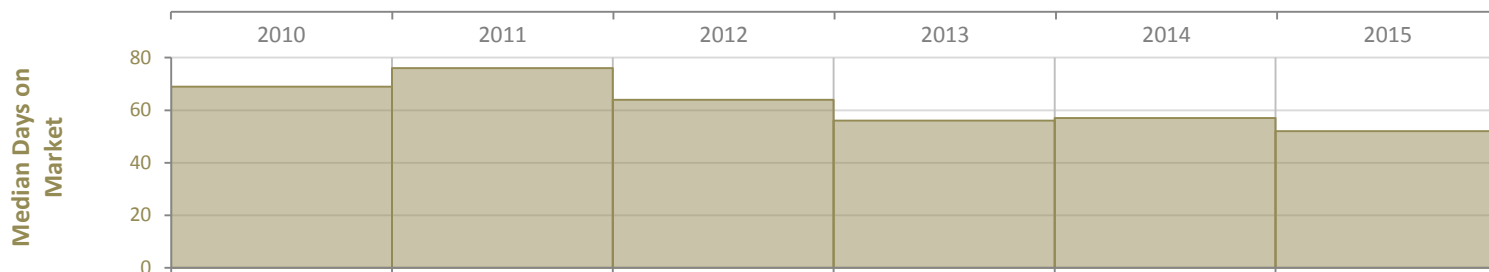


Median Days on Market

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

Economists' note: Median Days on Market is the amount of time the "middle" property selling this year was on the market. That is, 50% of homes selling this year 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.

Year	Median Days on Market	Percent Change Year-over-Year
2015	52	-8.8%
2014	57	1.8%
2013	56	-12.5%
2012	64	-15.8%
2011	76	10.1%
2010	69	-19.8%

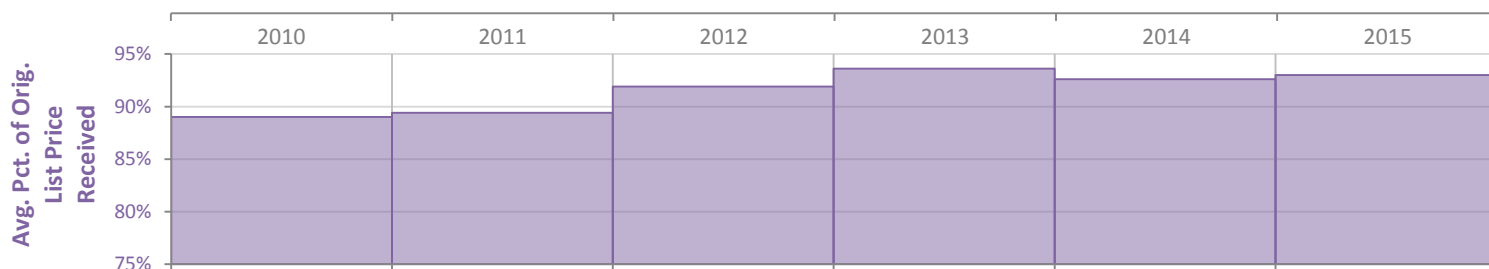


Average Percent of Original List Price Received

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

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.

Year	Avg. Pct. of Orig. List Price Received	Percent Change Year-over-Year
2015	93.0%	0.4%
2014	92.6%	-1.1%
2013	93.6%	1.8%
2012	91.9%	2.8%
2011	89.4%	0.4%
2010	89.0%	4.0%



Yearly Market Detail - 2015

Townhouses and Condos

Florida

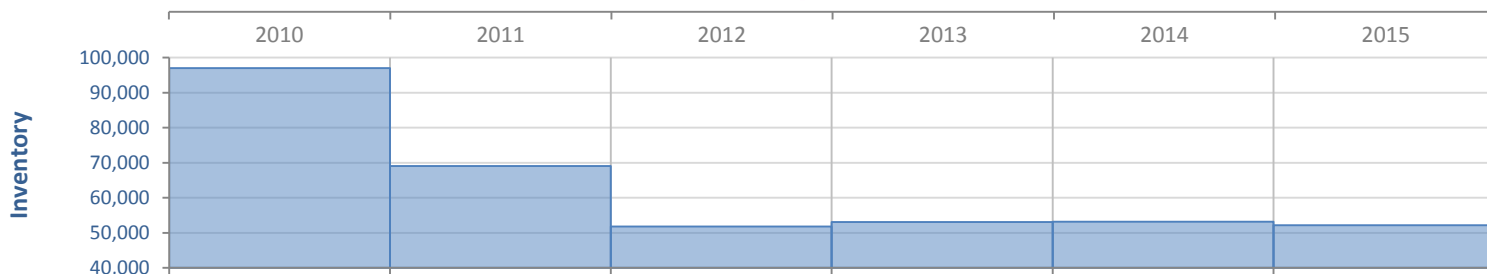


Inventory (Active Listings)

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

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 year, and hold this number to compare with the same calculation for the following year.

Year	Inventory	Percent Change Year-over-Year
2015	52,199	-1.8%
2014	53,132	0.1%
2013	53,102	2.6%
2012	51,775	-25.0%
2011	69,028	-28.9%
2010	97,026	-7.1%

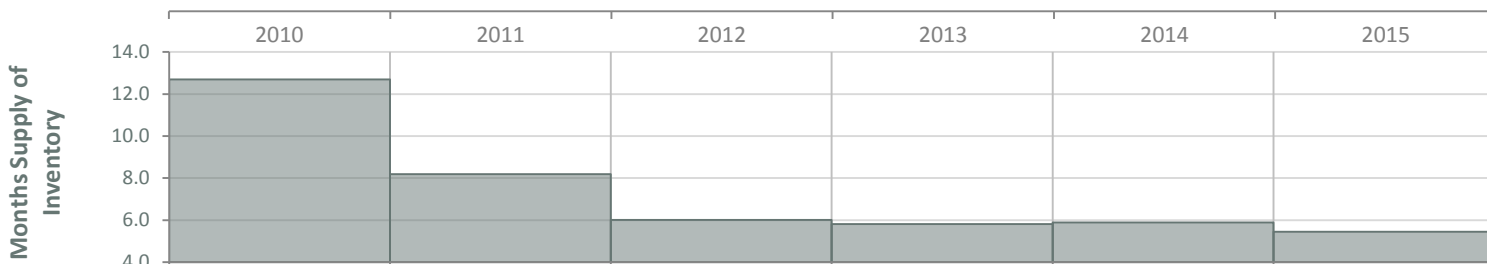


Months Supply of Inventory

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.

Year	Months Supply	Percent Change Year-over-Year
2015	5.4	-7.5%
2014	5.9	1.3%
2013	5.8	-3.5%
2012	6.0	-26.5%
2011	8.2	-35.5%
2010	12.7	N/A



Yearly Market Detail - 2015

Townhouses and Condos

Florida

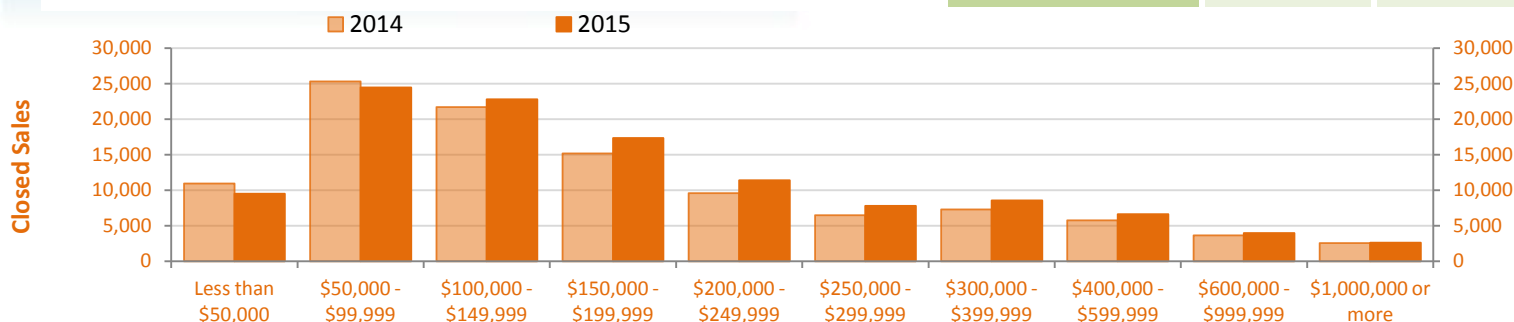


Closed Sales by Sale Price

The number of sales transactions which closed during the year

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	9,505	-12.9%
\$50,000 - \$99,999	24,428	-3.4%
\$100,000 - \$149,999	22,787	5.1%
\$150,000 - \$199,999	17,330	14.3%
\$200,000 - \$249,999	11,400	18.9%
\$250,000 - \$299,999	7,775	20.1%
\$300,000 - \$399,999	8,565	17.7%
\$400,000 - \$599,999	6,627	14.8%
\$600,000 - \$999,999	3,952	8.7%
\$1,000,000 or more	2,600	1.6%

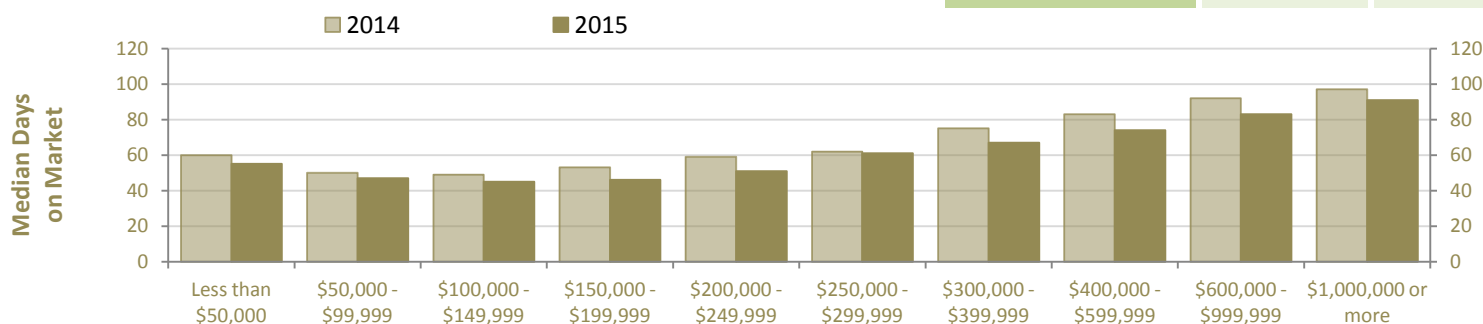


Median Days on Market by Sale Price

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

Economists' note: Median Days on Market is the amount of time the "middle" property selling this year was on the market. That is, 50% of homes selling this year 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	55	-8.3%
\$50,000 - \$99,999	47	-6.0%
\$100,000 - \$149,999	45	-8.2%
\$150,000 - \$199,999	46	-13.2%
\$200,000 - \$249,999	51	-13.6%
\$250,000 - \$299,999	61	-1.6%
\$300,000 - \$399,999	67	-10.7%
\$400,000 - \$599,999	74	-10.8%
\$600,000 - \$999,999	83	-9.8%
\$1,000,000 or more	91	-6.2%



Yearly Market Detail - 2015

Townhouses and Condos

Florida

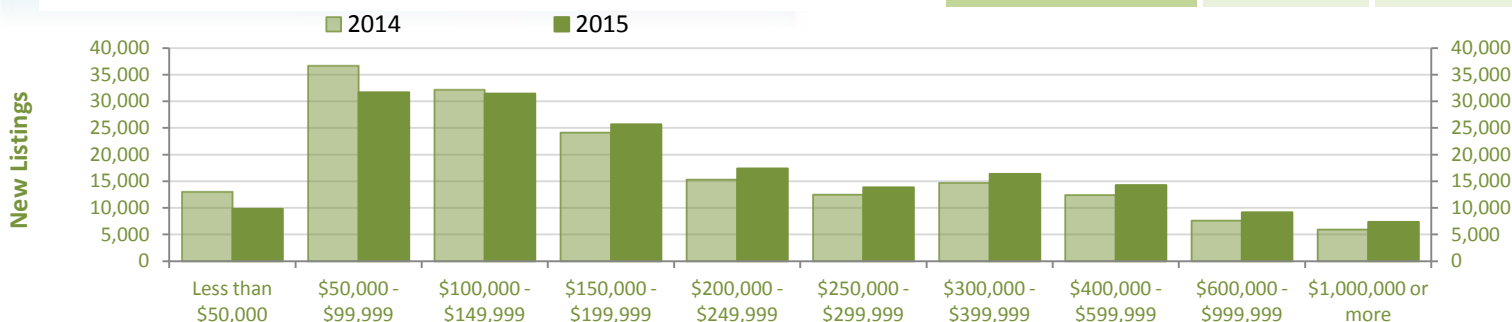


New Listings by Initial Listing Price

The number of properties put onto the market during the year

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	9,858	-24.1%
\$50,000 - \$99,999	31,706	-13.5%
\$100,000 - \$149,999	31,463	-2.2%
\$150,000 - \$199,999	25,676	6.4%
\$200,000 - \$249,999	17,400	13.6%
\$250,000 - \$299,999	13,861	11.3%
\$300,000 - \$399,999	16,346	11.0%
\$400,000 - \$599,999	14,250	14.7%
\$600,000 - \$999,999	9,181	20.3%
\$1,000,000 or more	7,370	23.9%

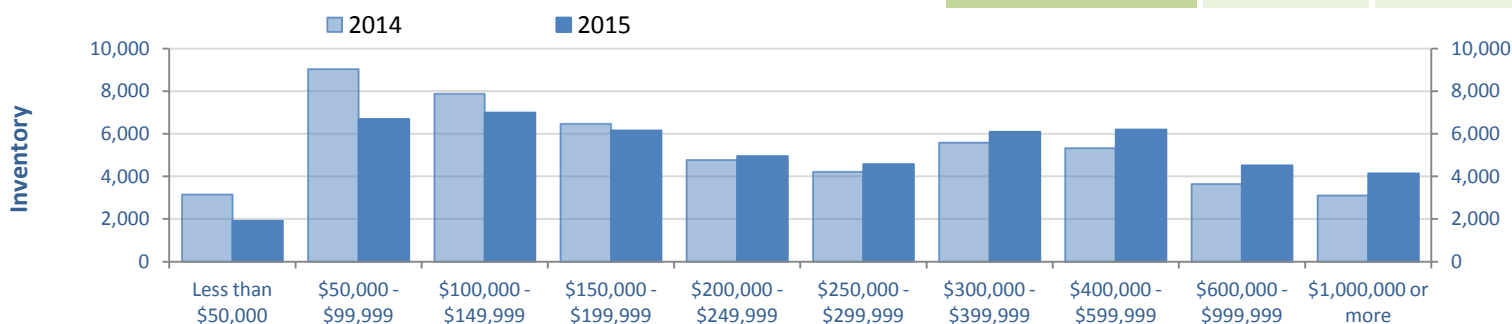


Inventory by Current Listing Price

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

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 year, and hold this number to compare with the same calculation for the following year.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	1,915	-39.2%
\$50,000 - \$99,999	6,685	-26.0%
\$100,000 - \$149,999	6,988	-11.2%
\$150,000 - \$199,999	6,156	-4.8%
\$200,000 - \$249,999	4,950	3.9%
\$250,000 - \$299,999	4,574	8.7%
\$300,000 - \$399,999	6,084	9.0%
\$400,000 - \$599,999	6,198	16.4%
\$600,000 - \$999,999	4,507	23.8%
\$1,000,000 or more	4,142	33.7%



Yearly Distressed Market - 2015

Townhouses and Condos

Florida



		2015	2014	Percent Change Year-over-Year
Traditional	Closed Sales	95,024	83,960	13.2%
	Median Sale Price	\$165,000	\$160,000	3.1%
Foreclosure/REO	Closed Sales	17,203	19,444	-11.5%
	Median Sale Price	\$95,000	\$86,500	9.8%
Short Sale	Closed Sales	2,742	4,950	-44.6%
	Median Sale Price	\$106,000	\$103,000	2.9%

