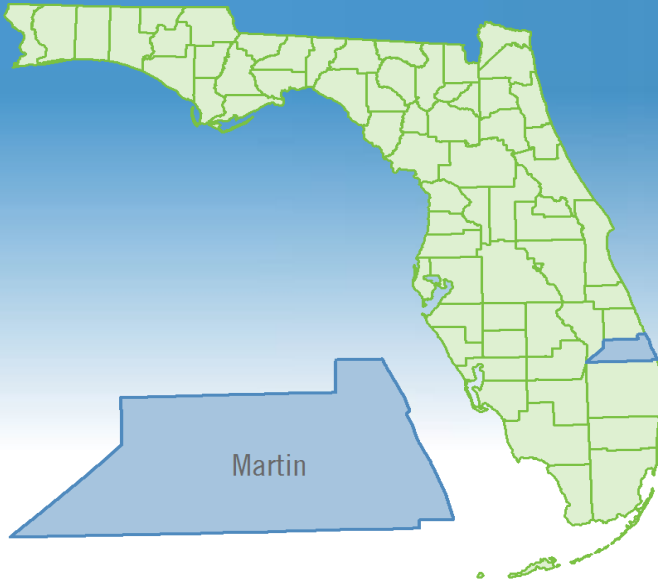


Monthly Market Detail - February 2017

Townhouses and Condos

Martin County



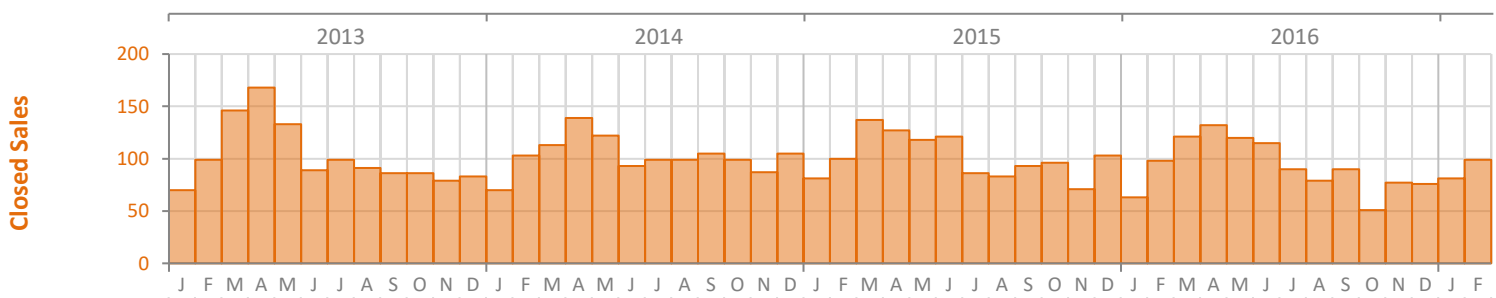
Summary Statistics	February 2017	February 2016	Percent Change Year-over-Year
Closed Sales	99	98	1.0%
Paid in Cash	69	62	11.3%
Median Sale Price	\$129,500	\$132,375	-2.2%
Average Sale Price	\$154,641	\$180,700	-14.4%
Dollar Volume	\$15.3 Million	\$17.7 Million	-13.5%
Median Percent of Original List Price Received	94.6%	93.8%	0.9%
Median Time to Contract	49 Days	35 Days	40.0%
Median Time to Sale	88 Days	76 Days	15.8%
New Pending Sales	138	148	-6.8%
New Listings	145	148	-2.0%
Pending Inventory	166	214	-22.4%
Inventory (Active Listings)	471	406	16.0%
Months Supply of Inventory	5.0	4.1	22.0%

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 comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
February 2017	99	1.0%
January 2017	81	28.6%
December 2016	76	-26.2%
November 2016	77	8.5%
October 2016	51	-46.9%
September 2016	90	-3.2%
August 2016	79	-4.8%
July 2016	90	4.7%
June 2016	115	-5.0%
May 2016	120	1.7%
April 2016	132	3.9%
March 2016	121	-11.7%
February 2016	98	-2.0%



Monthly Market Detail - February 2017

Townhouses and Condos

Martin County

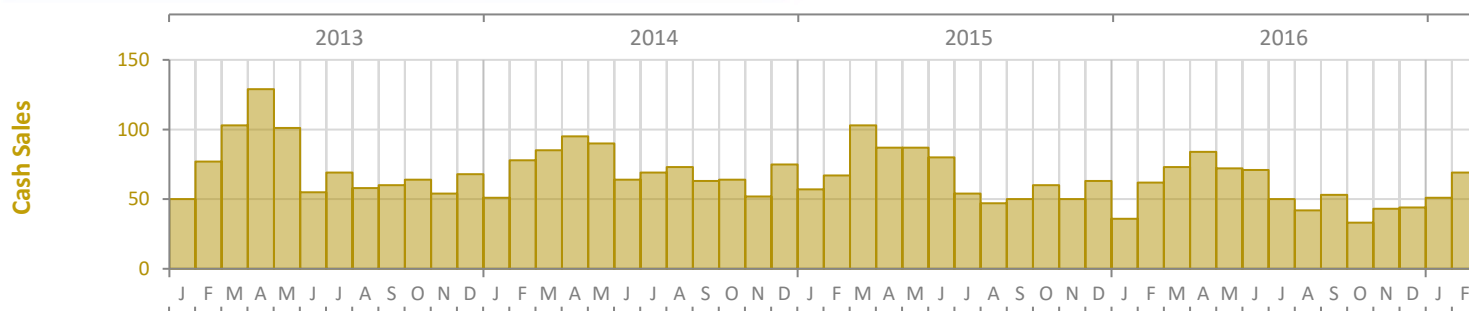


Cash Sales

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
February 2017	69	11.3%
January 2017	51	41.7%
December 2016	44	-30.2%
November 2016	43	-14.0%
October 2016	33	-45.0%
September 2016	53	6.0%
August 2016	42	-10.6%
July 2016	50	-7.4%
June 2016	71	-11.3%
May 2016	72	-17.2%
April 2016	84	-3.4%
March 2016	73	-29.1%
February 2016	62	-7.5%

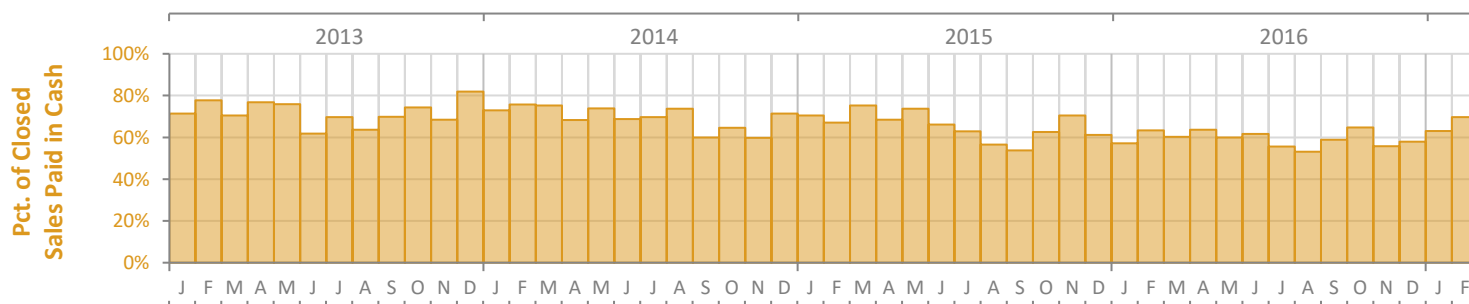


Cash Sales as a Percentage of Closed Sales

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
February 2017	69.7%	10.1%
January 2017	63.0%	10.3%
December 2016	57.9%	-5.4%
November 2016	55.8%	-20.7%
October 2016	64.7%	3.5%
September 2016	58.9%	9.5%
August 2016	53.2%	-6.0%
July 2016	55.6%	-11.5%
June 2016	61.7%	-6.7%
May 2016	60.0%	-18.6%
April 2016	63.6%	-7.2%
March 2016	60.3%	-19.8%
February 2016	63.3%	-5.5%



Monthly Market Detail - February 2017

Townhouses and Condos

Martin County

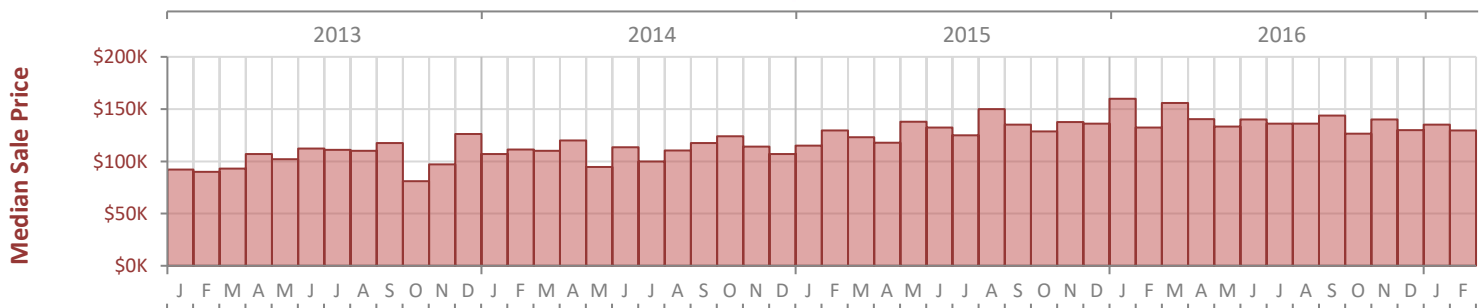


Median Sale Price

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. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
February 2017	\$129,500	-2.2%
January 2017	\$135,000	-15.6%
December 2016	\$130,000	-4.4%
November 2016	\$140,000	1.8%
October 2016	\$126,500	-1.7%
September 2016	\$143,750	6.5%
August 2016	\$136,000	-9.3%
July 2016	\$135,950	8.8%
June 2016	\$140,000	5.7%
May 2016	\$133,250	-3.4%
April 2016	\$140,250	19.1%
March 2016	\$155,750	26.6%
February 2016	\$132,375	2.1%

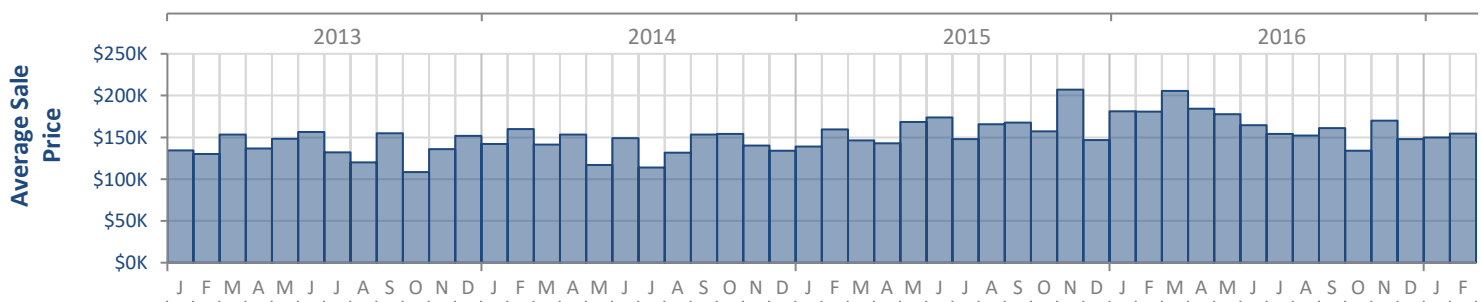


Average Sale Price

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

Economists' note: Usually, 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
February 2017	\$154,641	-14.4%
January 2017	\$149,901	-17.2%
December 2016	\$147,988	0.9%
November 2016	\$169,806	-18.1%
October 2016	\$133,966	-14.7%
September 2016	\$160,992	-4.0%
August 2016	\$152,181	-8.2%
July 2016	\$154,095	4.1%
June 2016	\$164,427	-5.4%
May 2016	\$177,550	5.4%
April 2016	\$184,345	28.9%
March 2016	\$205,465	40.3%
February 2016	\$180,700	13.3%



The sum of the sale prices for all sales which closed during the month

Month	Dollar Volume	Percent Change Year-over-Year
February 2017	\$15.3 Million	-13.5%
January 2017	\$12.1 Million	6.4%
December 2016	\$11.2 Million	-25.6%
November 2016	\$13.1 Million	-11.1%
October 2016	\$6.8 Million	-54.7%
September 2016	\$14.5 Million	-7.1%
August 2016	\$12.0 Million	-12.6%
July 2016	\$13.9 Million	9.0%
June 2016	\$18.9 Million	-10.1%
May 2016	\$21.3 Million	7.2%
April 2016	\$24.3 Million	34.0%
March 2016	\$24.9 Million	24.0%
February 2016	\$17.7 Million	11.0%



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

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
February 2017	94.6%	0.9%
January 2017	94.9%	1.0%
December 2016	94.2%	0.0%
November 2016	94.3%	-1.3%
October 2016	95.1%	-0.7%
September 2016	94.6%	1.6%
August 2016	94.9%	1.3%
July 2016	94.3%	-0.2%
June 2016	94.1%	0.9%
May 2016	94.8%	1.8%
April 2016	93.2%	0.0%
March 2016	94.4%	1.0%
February 2016	93.8%	0.1%

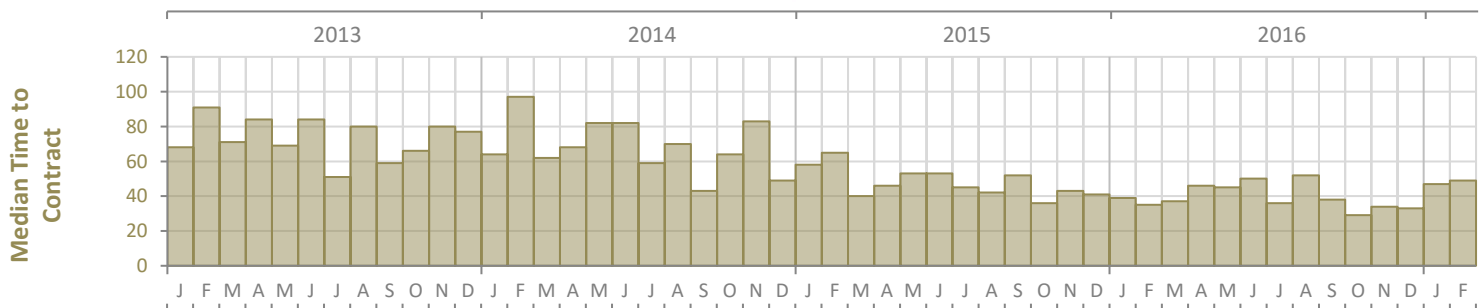


Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
February 2017	49 Days	40.0%
January 2017	47 Days	20.5%
December 2016	33 Days	-19.5%
November 2016	34 Days	-20.9%
October 2016	29 Days	-19.4%
September 2016	38 Days	-26.9%
August 2016	52 Days	23.8%
July 2016	36 Days	-20.0%
June 2016	50 Days	-5.7%
May 2016	45 Days	-15.1%
April 2016	46 Days	0.0%
March 2016	37 Days	-7.5%
February 2016	35 Days	-46.2%

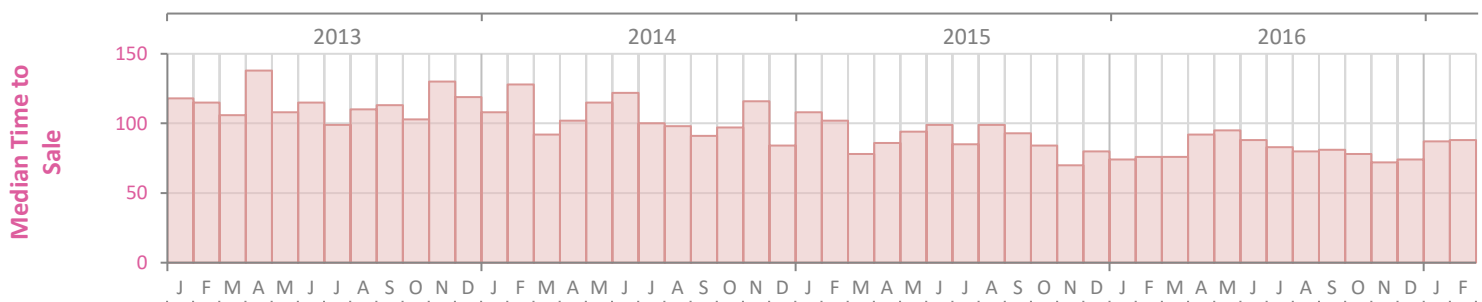


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

Economists' note: Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* 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. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
February 2017	88 Days	15.8%
January 2017	87 Days	17.6%
December 2016	74 Days	-7.5%
November 2016	72 Days	2.9%
October 2016	78 Days	-7.1%
September 2016	81 Days	-12.9%
August 2016	80 Days	-19.2%
July 2016	83 Days	-2.4%
June 2016	88 Days	-11.1%
May 2016	95 Days	1.1%
April 2016	92 Days	7.0%
March 2016	76 Days	-2.6%
February 2016	76 Days	-25.5%



Monthly Market Detail - February 2017

Townhouses and Condos

Martin County

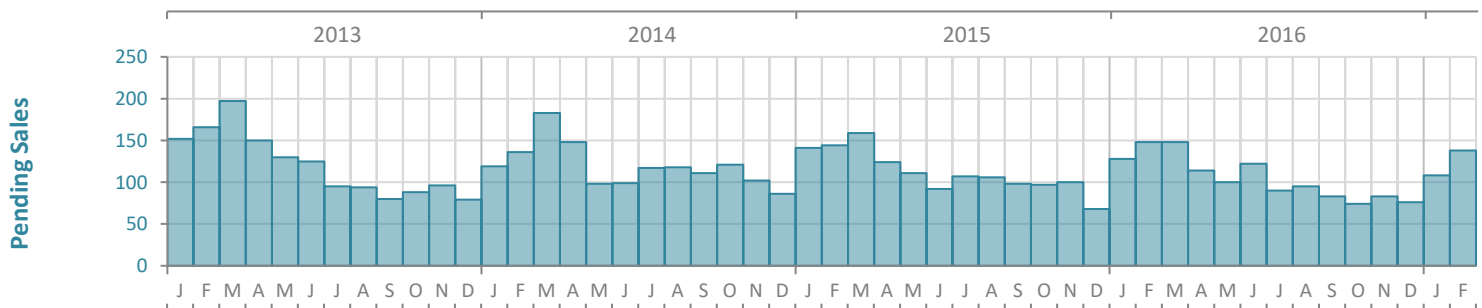


New Pending Sales

The number of listed properties that went under contract 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
February 2017	138	-6.8%
January 2017	108	-15.6%
December 2016	76	11.8%
November 2016	83	-17.0%
October 2016	74	-23.7%
September 2016	83	-15.3%
August 2016	95	-10.4%
July 2016	90	-15.9%
June 2016	122	32.6%
May 2016	100	-9.9%
April 2016	114	-8.1%
March 2016	148	-6.9%
February 2016	148	2.8%

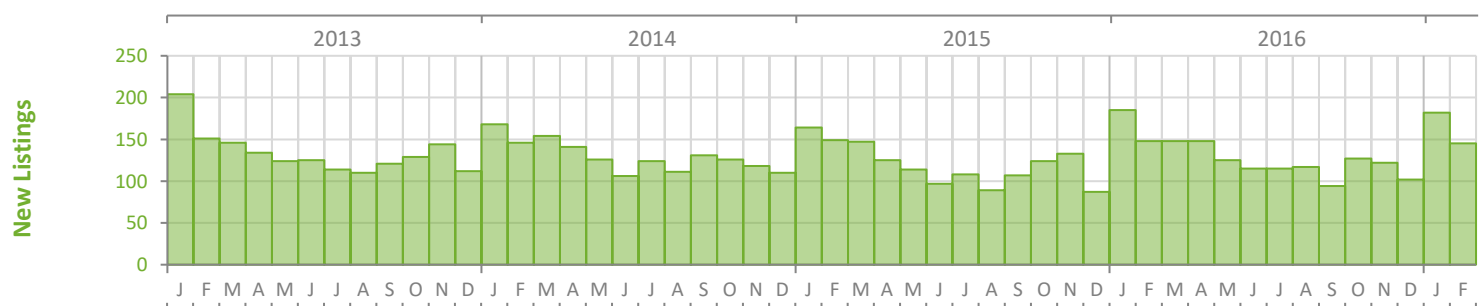


New Listings

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
February 2017	145	-2.0%
January 2017	182	-1.6%
December 2016	102	17.2%
November 2016	122	-8.3%
October 2016	127	2.4%
September 2016	94	-12.1%
August 2016	117	31.5%
July 2016	115	6.5%
June 2016	115	18.6%
May 2016	125	9.6%
April 2016	148	18.4%
March 2016	148	0.7%
February 2016	148	-0.7%



Monthly Market Detail - February 2017

Townhouses and Condos

Martin County

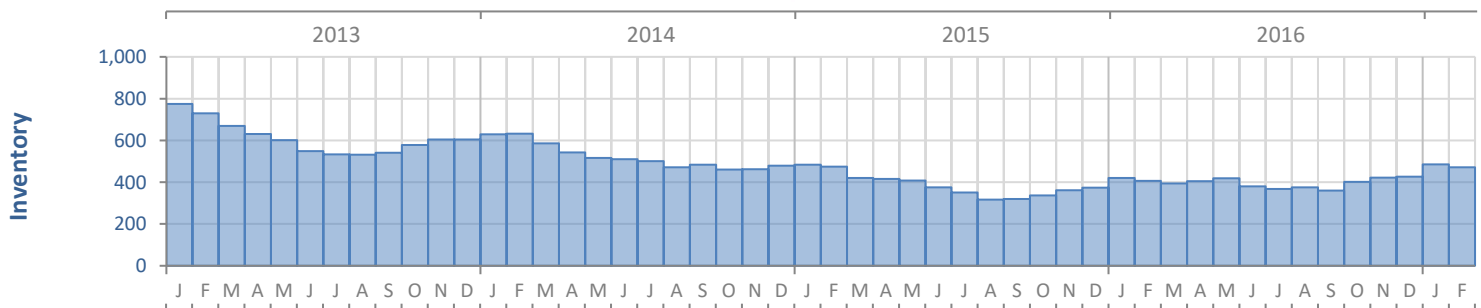


Inventory (Active Listings)

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

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count 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. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
February 2017	471	16.0%
January 2017	485	15.5%
December 2016	427	14.2%
November 2016	422	16.6%
October 2016	401	19.3%
September 2016	360	12.5%
August 2016	375	18.7%
July 2016	368	4.8%
June 2016	380	1.3%
May 2016	418	2.5%
April 2016	405	-2.6%
March 2016	394	-6.4%
February 2016	406	-14.5%

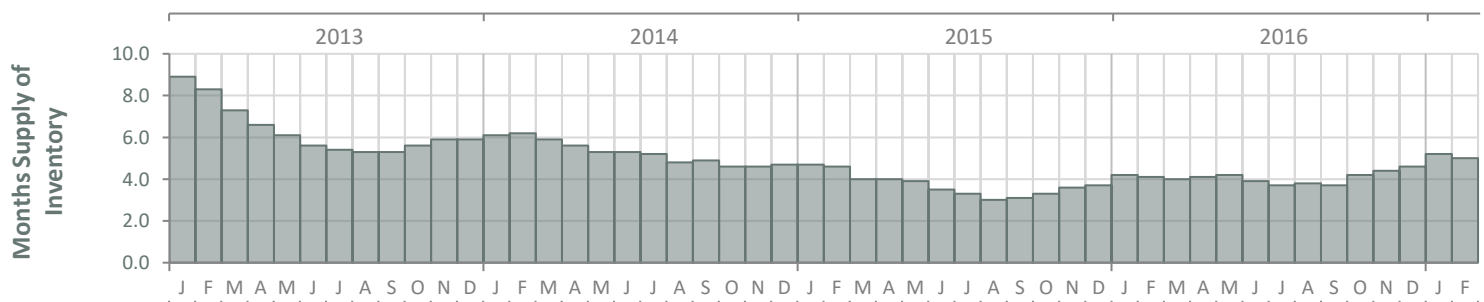


Months Supply of Inventory

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

Economists' note: MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
February 2017	5.0	22.0%
January 2017	5.2	23.8%
December 2016	4.6	24.3%
November 2016	4.4	22.2%
October 2016	4.2	27.3%
September 2016	3.7	19.4%
August 2016	3.8	26.7%
July 2016	3.7	12.1%
June 2016	3.9	11.4%
May 2016	4.2	7.7%
April 2016	4.1	2.5%
March 2016	4.0	0.0%
February 2016	4.1	-10.9%



Monthly Market Detail - February 2017

Townhouses and Condos

Martin County

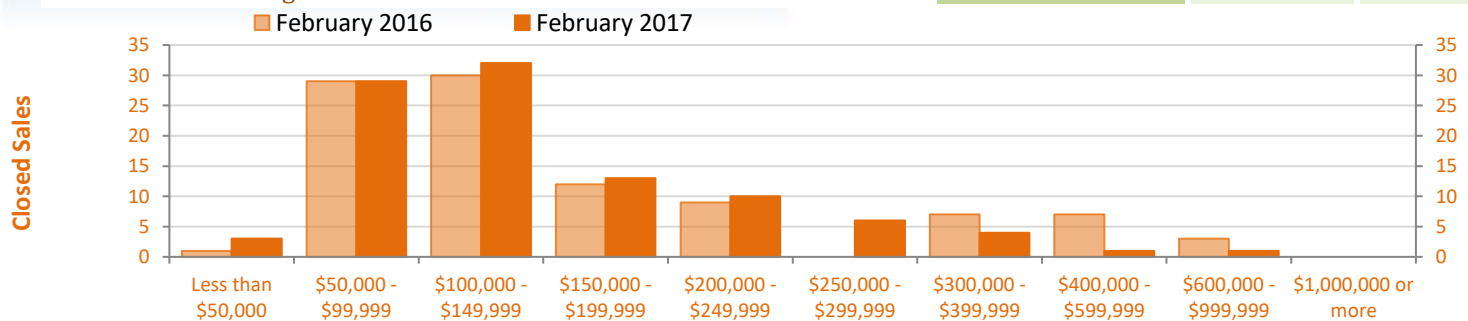


Closed Sales by Sale Price

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 comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	3	200.0%
\$50,000 - \$99,999	29	0.0%
\$100,000 - \$149,999	32	6.7%
\$150,000 - \$199,999	13	8.3%
\$200,000 - \$249,999	10	11.1%
\$250,000 - \$299,999	6	N/A
\$300,000 - \$399,999	4	-42.9%
\$400,000 - \$599,999	1	-85.7%
\$600,000 - \$999,999	1	-66.7%
\$1,000,000 or more	0	N/A

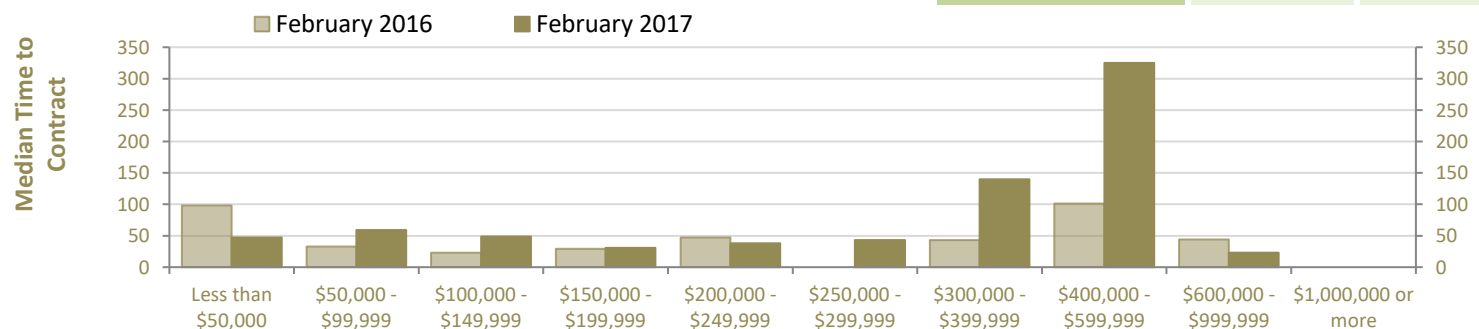


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	47 Days	-52.0%
\$50,000 - \$99,999	59 Days	78.8%
\$100,000 - \$149,999	49 Days	113.0%
\$150,000 - \$199,999	31 Days	6.9%
\$200,000 - \$249,999	38 Days	-19.1%
\$250,000 - \$299,999	43 Days	N/A
\$300,000 - \$399,999	140 Days	225.6%
\$400,000 - \$599,999	325 Days	221.8%
\$600,000 - \$999,999	23 Days	-47.7%
\$1,000,000 or more	(No Sales)	N/A



Monthly Market Detail - February 2017

Townhouses and Condos

Martin County



New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	1	-75.0%
\$50,000 - \$99,999	26	-23.5%
\$100,000 - \$149,999	45	25.0%
\$150,000 - \$199,999	34	70.0%
\$200,000 - \$249,999	14	-30.0%
\$250,000 - \$299,999	13	8.3%
\$300,000 - \$399,999	7	-12.5%
\$400,000 - \$599,999	1	-50.0%
\$600,000 - \$999,999	2	-75.0%
\$1,000,000 or more	2	-50.0%

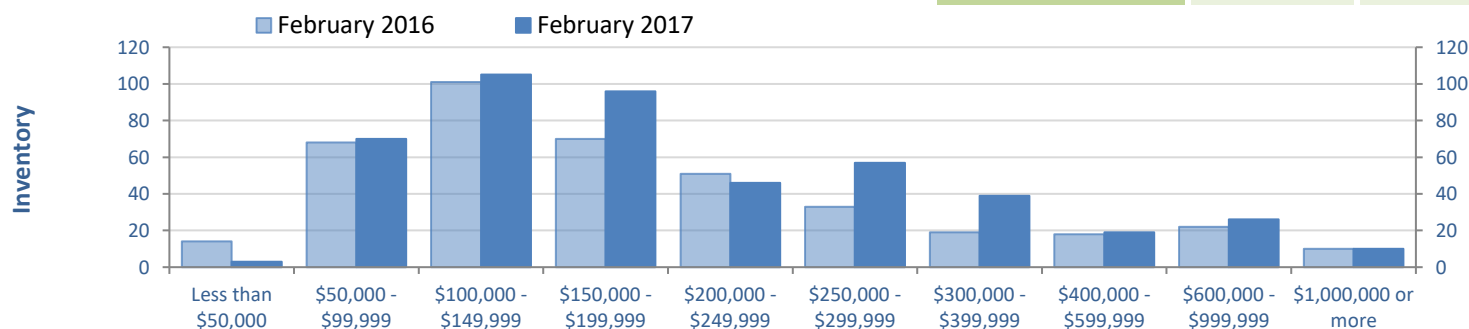


Inventory by Current Listing Price

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

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count 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. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

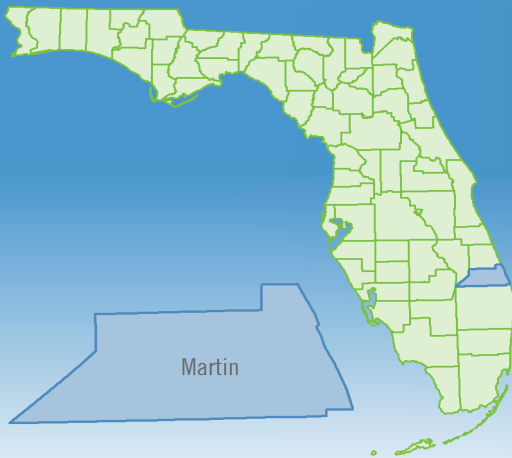
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	3	-78.6%
\$50,000 - \$99,999	70	2.9%
\$100,000 - \$149,999	105	4.0%
\$150,000 - \$199,999	96	37.1%
\$200,000 - \$249,999	46	-9.8%
\$250,000 - \$299,999	57	72.7%
\$300,000 - \$399,999	39	105.3%
\$400,000 - \$599,999	19	5.6%
\$600,000 - \$999,999	26	18.2%
\$1,000,000 or more	10	0.0%



Monthly Distressed Market - February 2017

Townhouses and Condos

Martin County



		February 2017	February 2016	Percent Change Year-over-Year
Traditional	Closed Sales	96	91	5.5%
	Median Sale Price	\$130,000	\$138,000	-5.8%
Foreclosure/REO	Closed Sales	3	7	-57.1%
	Median Sale Price	\$109,900	\$86,207	27.5%
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

