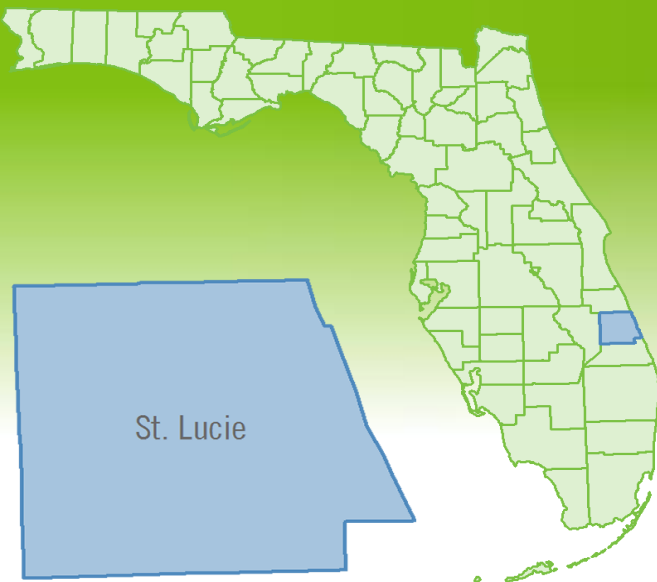


Monthly Market Detail - February 2017

Single Family Homes

St. Lucie County



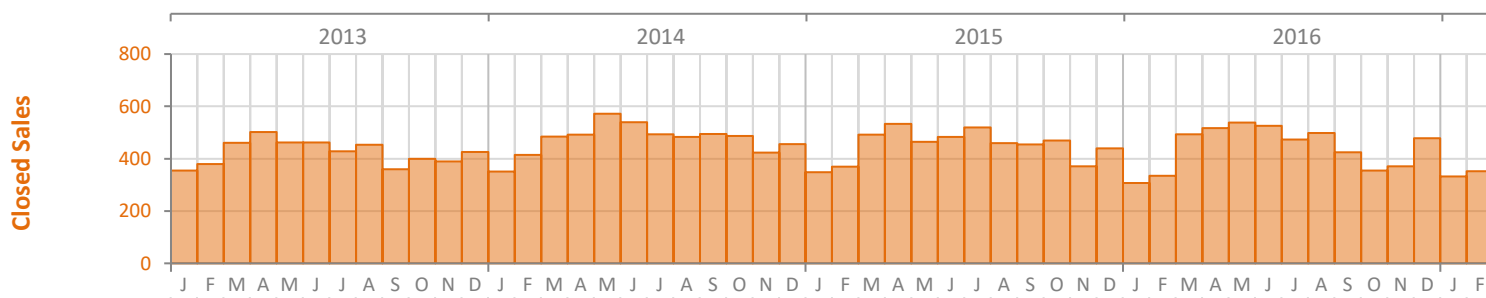
Summary Statistics	February 2017	February 2016	Percent Change Year-over-Year
Closed Sales	352	335	5.1%
Paid in Cash	114	119	-4.2%
Median Sale Price	\$195,000	\$165,000	18.2%
Average Sale Price	\$209,544	\$179,704	16.6%
Dollar Volume	\$73.8 Million	\$60.2 Million	22.5%
Median Percent of Original List Price Received	95.9%	96.0%	-0.1%
Median Time to Contract	48 Days	42 Days	14.3%
Median Time to Sale	88 Days	91 Days	-3.3%
New Pending Sales	587	590	-0.5%
New Listings	661	695	-4.9%
Pending Inventory	917	998	-8.1%
Inventory (Active Listings)	1,814	1,829	-0.8%
Months Supply of Inventory	4.1	4.1	0.0%

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	352	5.1%
January 2017	332	8.1%
December 2016	478	8.9%
November 2016	371	0.0%
October 2016	354	-24.5%
September 2016	425	-6.6%
August 2016	498	8.3%
July 2016	473	-9.0%
June 2016	526	8.9%
May 2016	538	15.7%
April 2016	517	-3.0%
March 2016	493	0.2%
February 2016	335	-9.2%



Monthly Market Detail - February 2017

Single Family Homes

St. Lucie County

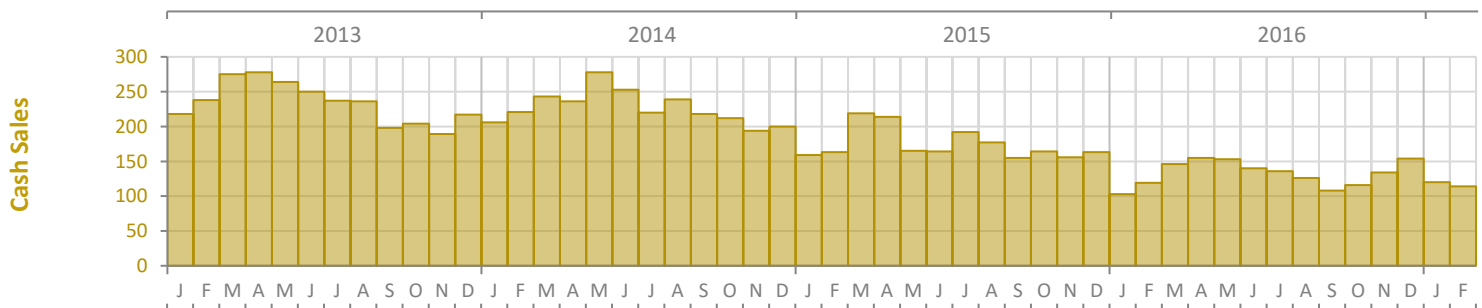


Cash Sales

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	114	-4.2%
January 2017	120	16.5%
December 2016	154	-5.5%
November 2016	134	-14.1%
October 2016	116	-29.3%
September 2016	108	-30.3%
August 2016	126	-28.8%
July 2016	136	-29.2%
June 2016	140	-14.6%
May 2016	153	-7.3%
April 2016	155	-27.6%
March 2016	146	-33.3%
February 2016	119	-27.0%

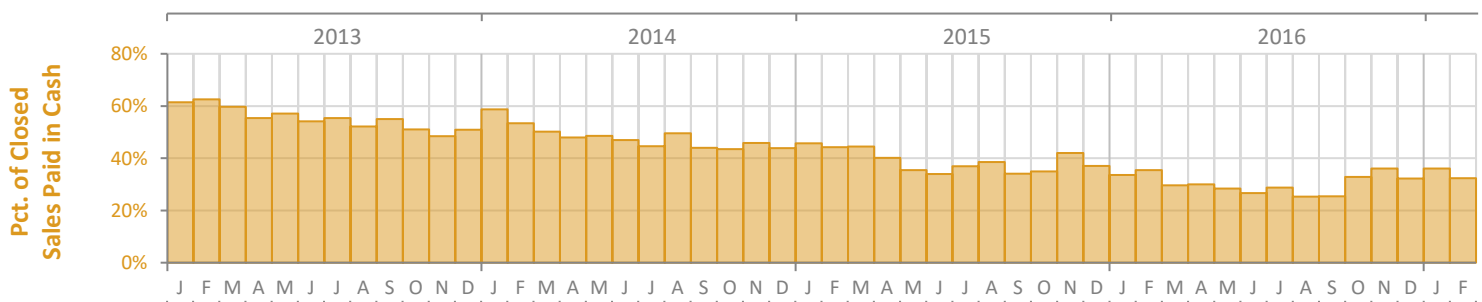


Cash Sales as a Percentage of Closed Sales

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	32.4%	-8.7%
January 2017	36.1%	7.4%
December 2016	32.2%	-13.2%
November 2016	36.1%	-14.0%
October 2016	32.8%	-6.3%
September 2016	25.4%	-25.5%
August 2016	25.3%	-34.3%
July 2016	28.8%	-22.0%
June 2016	26.6%	-21.8%
May 2016	28.4%	-20.0%
April 2016	30.0%	-25.4%
March 2016	29.6%	-33.5%
February 2016	35.5%	-19.7%



Monthly Market Detail - February 2017

Single Family Homes

St. Lucie County

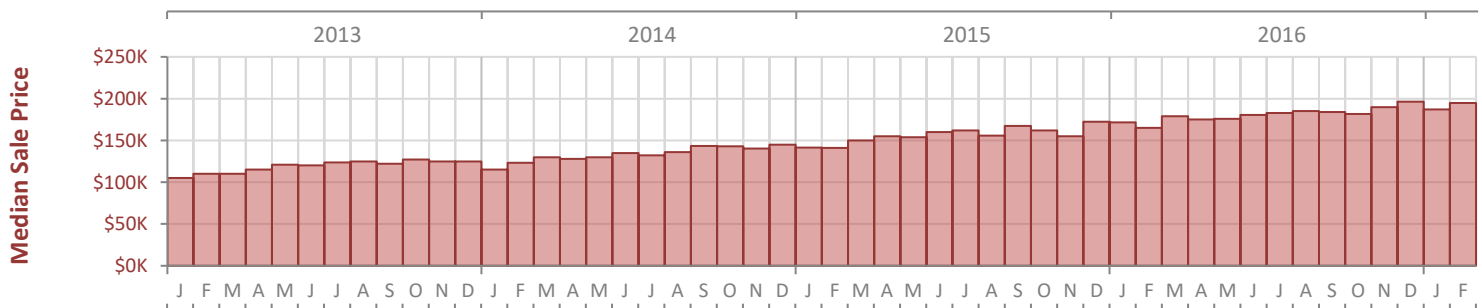


Median Sale Price

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. 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	\$195,000	18.2%
January 2017	\$187,000	8.9%
December 2016	\$196,400	13.9%
November 2016	\$189,950	22.5%
October 2016	\$181,500	12.0%
September 2016	\$184,000	10.0%
August 2016	\$185,000	18.7%
July 2016	\$183,000	13.0%
June 2016	\$180,500	12.8%
May 2016	\$176,000	14.3%
April 2016	\$175,000	12.9%
March 2016	\$179,000	19.4%
February 2016	\$165,000	17.0%

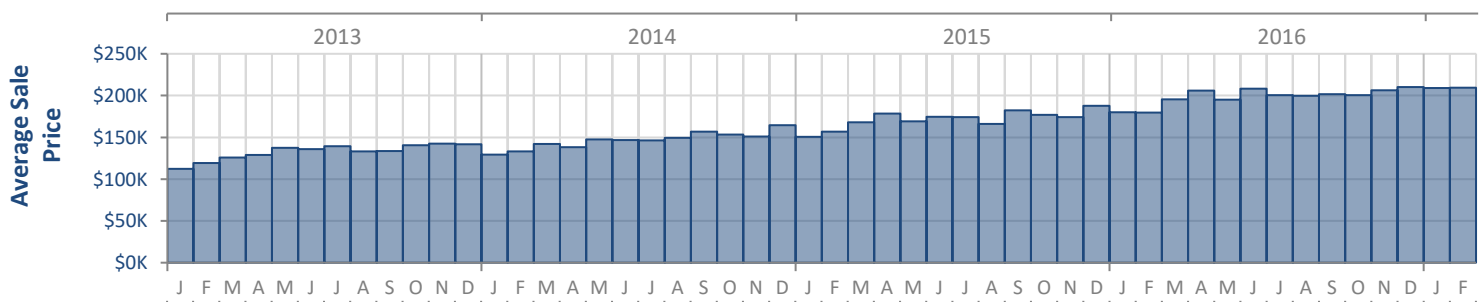


Average Sale Price

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	\$209,544	16.6%
January 2017	\$208,986	16.1%
December 2016	\$210,367	12.0%
November 2016	\$206,324	18.5%
October 2016	\$200,600	13.4%
September 2016	\$201,623	10.6%
August 2016	\$199,818	20.2%
July 2016	\$200,607	15.2%
June 2016	\$208,118	19.2%
May 2016	\$194,931	15.3%
April 2016	\$206,044	15.5%
March 2016	\$195,472	16.2%
February 2016	\$179,704	14.6%



Monthly Market Detail - February 2017

Single Family Homes

St. Lucie County

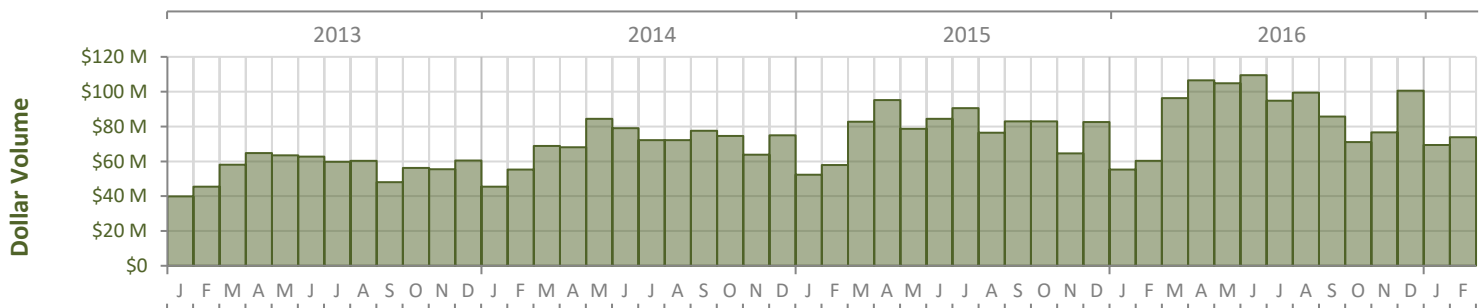


Dollar Volume

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

Economists' note: Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
February 2017	\$73.8 Million	22.5%
January 2017	\$69.4 Million	25.6%
December 2016	\$100.6 Million	21.9%
November 2016	\$76.5 Million	18.5%
October 2016	\$71.0 Million	-14.4%
September 2016	\$85.7 Million	3.4%
August 2016	\$99.5 Million	30.1%
July 2016	\$94.9 Million	4.8%
June 2016	\$109.5 Million	29.8%
May 2016	\$104.9 Million	33.4%
April 2016	\$106.5 Million	12.0%
March 2016	\$96.4 Million	16.5%
February 2016	\$60.2 Million	4.1%

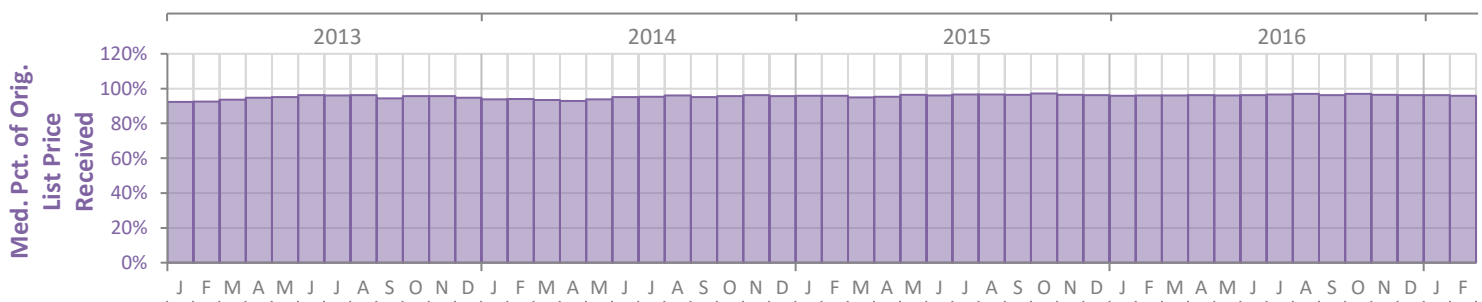


Median Percent of Original List Price Received

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

Economists' note: The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically 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 has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
February 2017	95.9%	-0.1%
January 2017	96.2%	0.3%
December 2016	96.2%	0.0%
November 2016	96.4%	0.0%
October 2016	97.0%	-0.1%
September 2016	96.3%	-0.2%
August 2016	96.9%	0.2%
July 2016	96.7%	0.0%
June 2016	96.3%	0.3%
May 2016	96.0%	-0.5%
April 2016	96.2%	0.8%
March 2016	96.0%	1.1%
February 2016	96.0%	0.2%



Monthly Market Detail - February 2017

Single Family Homes

St. Lucie County

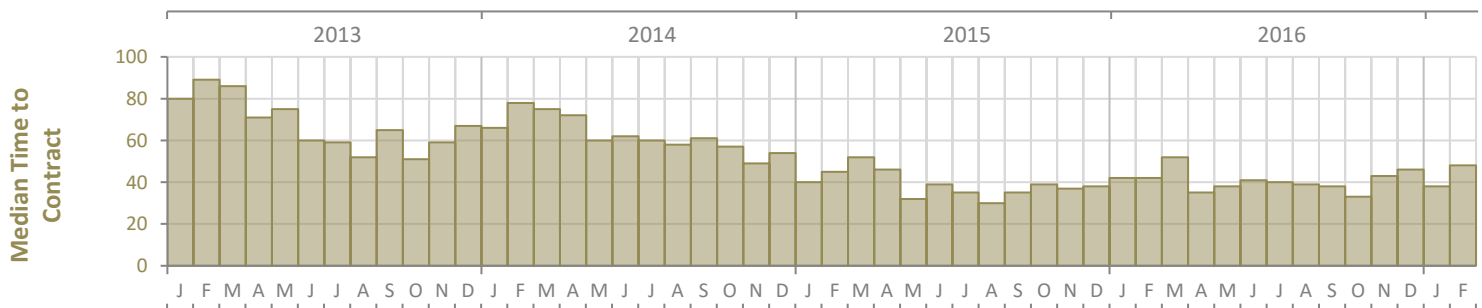


Median Time to Contract

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	48 Days	14.3%
January 2017	38 Days	-9.5%
December 2016	46 Days	21.1%
November 2016	43 Days	16.2%
October 2016	33 Days	-15.4%
September 2016	38 Days	8.6%
August 2016	39 Days	30.0%
July 2016	40 Days	14.3%
June 2016	41 Days	5.1%
May 2016	38 Days	18.8%
April 2016	35 Days	-23.9%
March 2016	52 Days	0.0%
February 2016	42 Days	-6.7%

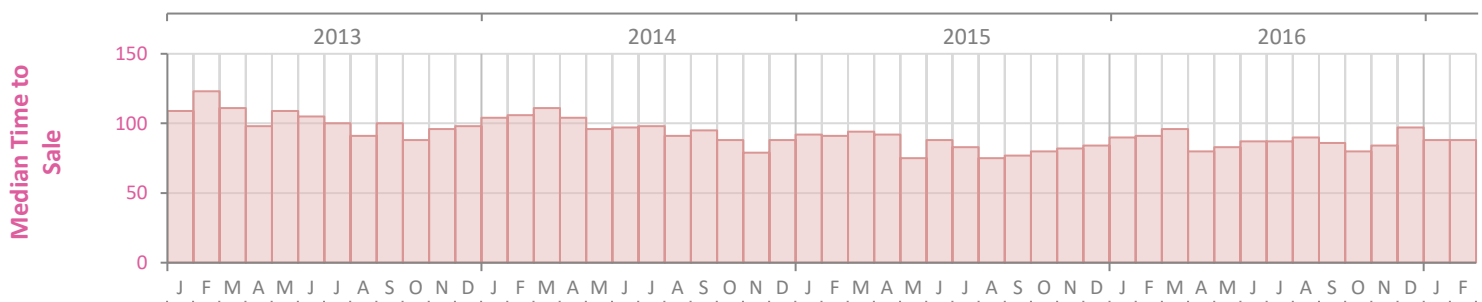


Median Time to Sale

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	-3.3%
January 2017	88 Days	-2.2%
December 2016	97 Days	15.5%
November 2016	84 Days	2.4%
October 2016	80 Days	0.0%
September 2016	86 Days	11.7%
August 2016	90 Days	20.0%
July 2016	87 Days	4.8%
June 2016	87 Days	-1.1%
May 2016	83 Days	10.7%
April 2016	80 Days	-13.0%
March 2016	96 Days	2.1%
February 2016	91 Days	0.0%



Monthly Market Detail - February 2017

Single Family Homes

St. Lucie County

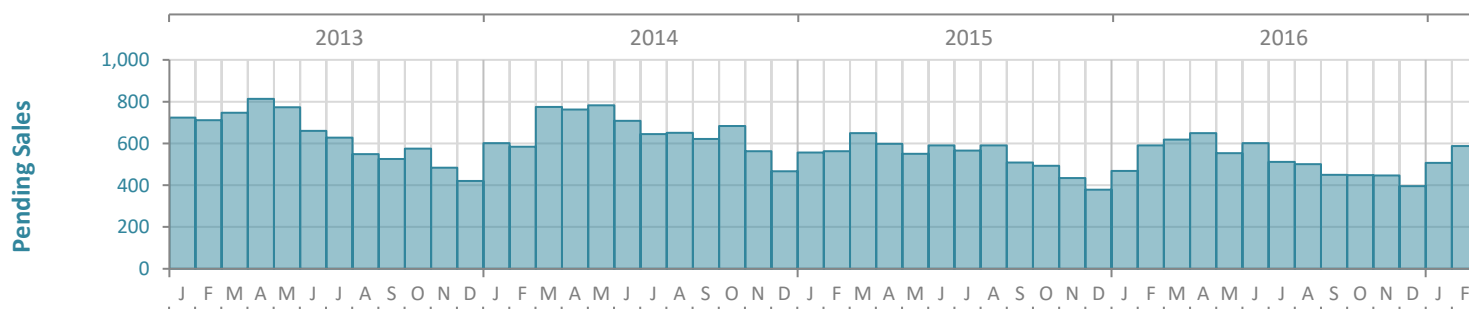


New Pending Sales

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	587	-0.5%
January 2017	507	8.1%
December 2016	396	4.8%
November 2016	446	2.5%
October 2016	448	-9.1%
September 2016	450	-11.6%
August 2016	501	-15.1%
July 2016	512	-9.5%
June 2016	602	1.9%
May 2016	554	0.5%
April 2016	649	8.3%
March 2016	618	-4.9%
February 2016	590	5.0%

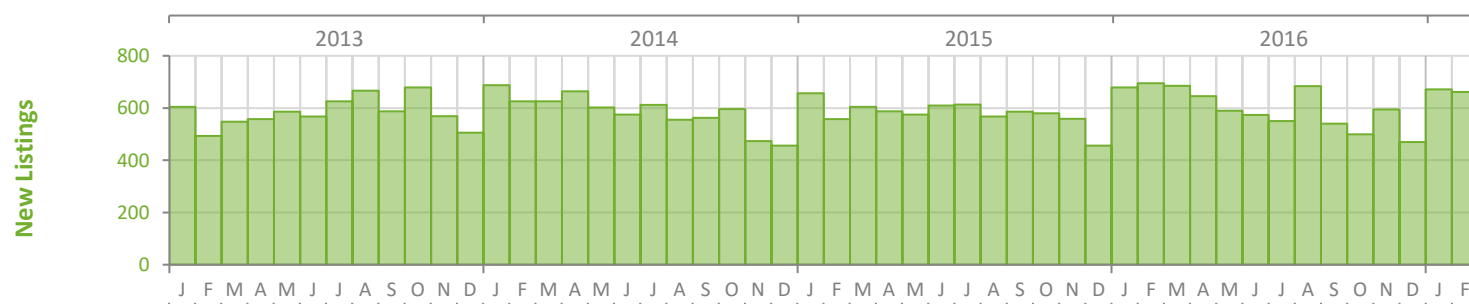


New Listings

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	661	-4.9%
January 2017	671	-1.2%
December 2016	469	2.9%
November 2016	595	6.4%
October 2016	499	-14.0%
September 2016	540	-7.8%
August 2016	684	20.6%
July 2016	550	-10.3%
June 2016	573	-6.1%
May 2016	590	2.6%
April 2016	645	9.9%
March 2016	685	13.2%
February 2016	695	24.6%



Monthly Market Detail - February 2017

Single Family Homes

St. Lucie County

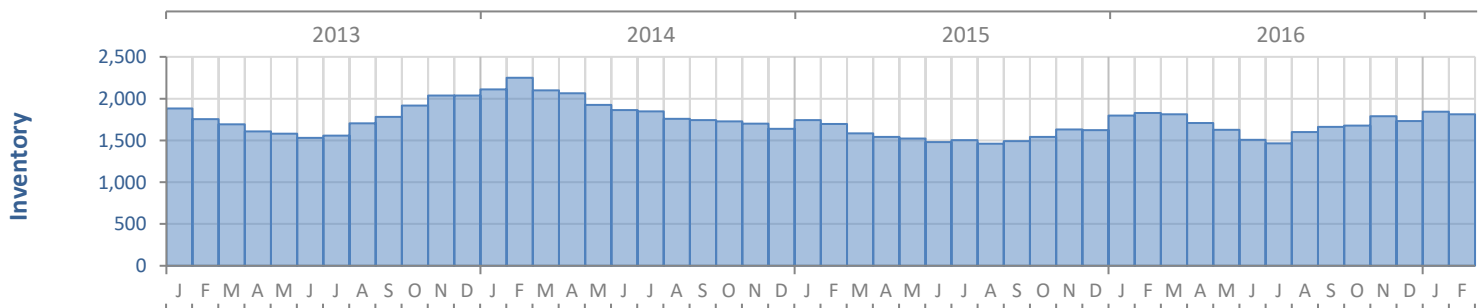


Inventory (Active Listings)

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	1,814	-0.8%
January 2017	1,844	2.7%
December 2016	1,732	6.6%
November 2016	1,788	9.6%
October 2016	1,676	8.6%
September 2016	1,662	11.3%
August 2016	1,602	9.7%
July 2016	1,465	-2.6%
June 2016	1,506	1.8%
May 2016	1,629	6.9%
April 2016	1,708	10.8%
March 2016	1,813	14.5%
February 2016	1,829	7.9%

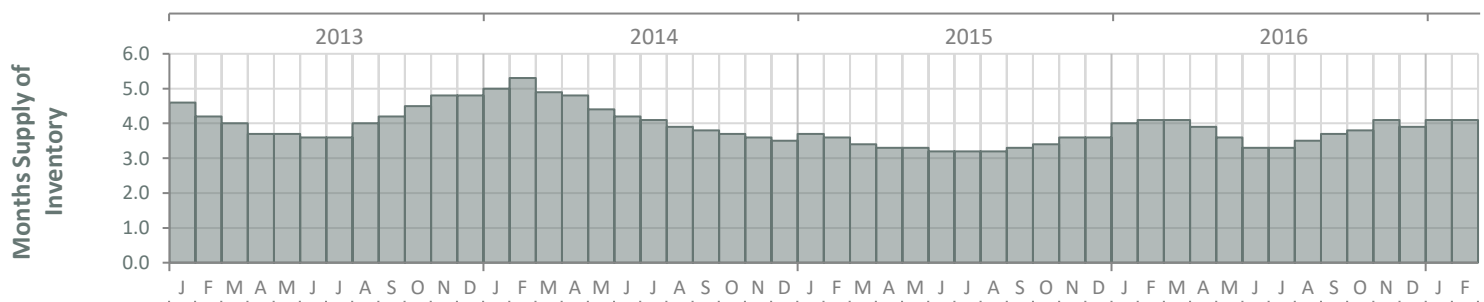


Months Supply of Inventory

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	4.1	0.0%
January 2017	4.1	2.5%
December 2016	3.9	8.3%
November 2016	4.1	13.9%
October 2016	3.8	11.8%
September 2016	3.7	12.1%
August 2016	3.5	9.4%
July 2016	3.3	3.1%
June 2016	3.3	3.1%
May 2016	3.6	9.1%
April 2016	3.9	18.2%
March 2016	4.1	20.6%
February 2016	4.1	13.9%



Monthly Market Detail - February 2017

Single Family Homes

St. Lucie County

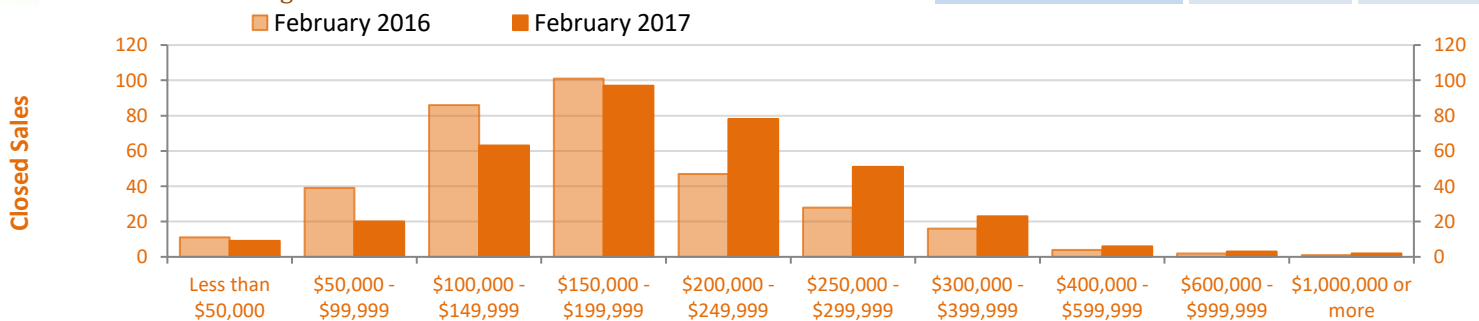


Closed Sales by Sale Price

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 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	9	-18.2%
\$50,000 - \$99,999	20	-48.7%
\$100,000 - \$149,999	63	-26.7%
\$150,000 - \$199,999	97	-4.0%
\$200,000 - \$249,999	78	66.0%
\$250,000 - \$299,999	51	82.1%
\$300,000 - \$399,999	23	43.8%
\$400,000 - \$599,999	6	50.0%
\$600,000 - \$999,999	3	50.0%
\$1,000,000 or more	2	100.0%

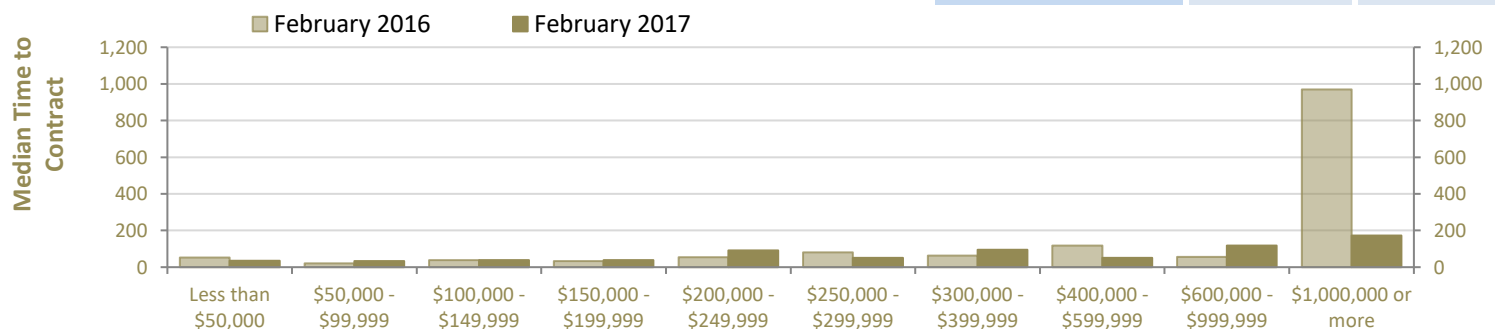


Median Time to Contract by Sale Price

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	35 Days	-32.7%
\$50,000 - \$99,999	33 Days	57.1%
\$100,000 - \$149,999	39 Days	0.0%
\$150,000 - \$199,999	39 Days	14.7%
\$200,000 - \$249,999	92 Days	70.4%
\$250,000 - \$299,999	50 Days	-37.5%
\$300,000 - \$399,999	95 Days	48.4%
\$400,000 - \$599,999	51 Days	-56.4%
\$600,000 - \$999,999	118 Days	110.7%
\$1,000,000 or more	172 Days	-82.2%



Monthly Market Detail - February 2017

Single Family Homes

St. Lucie County

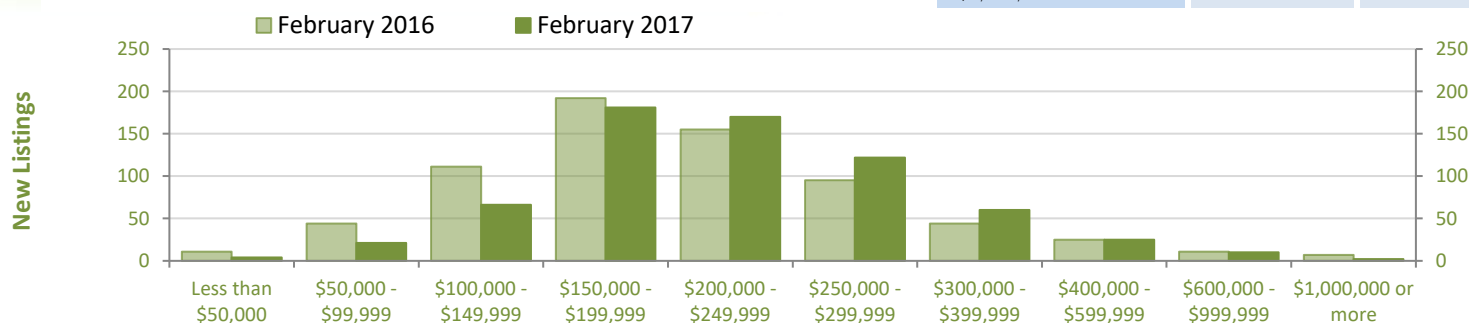


New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: 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	4	-63.6%
\$50,000 - \$99,999	21	-52.3%
\$100,000 - \$149,999	66	-40.5%
\$150,000 - \$199,999	181	-5.7%
\$200,000 - \$249,999	170	9.7%
\$250,000 - \$299,999	122	28.4%
\$300,000 - \$399,999	60	36.4%
\$400,000 - \$599,999	25	0.0%
\$600,000 - \$999,999	10	-9.1%
\$1,000,000 or more	2	-71.4%

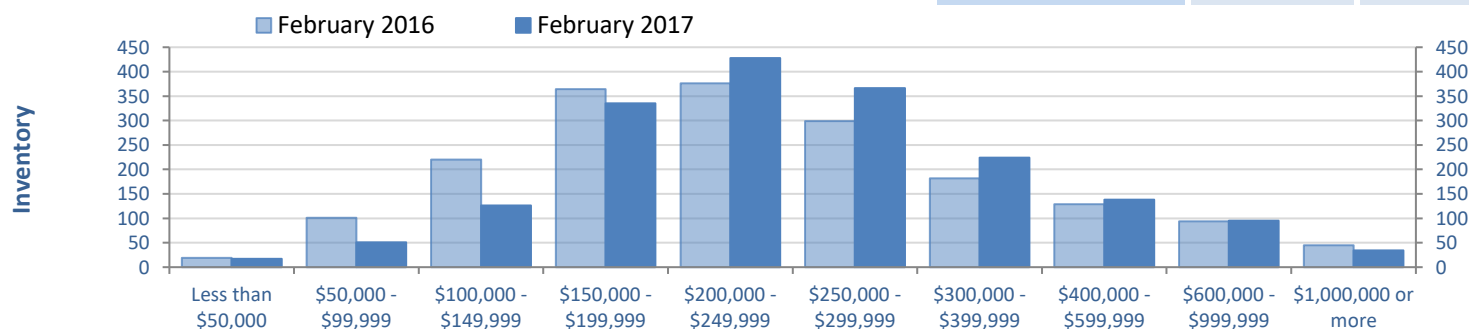


Inventory by Current Listing Price

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.

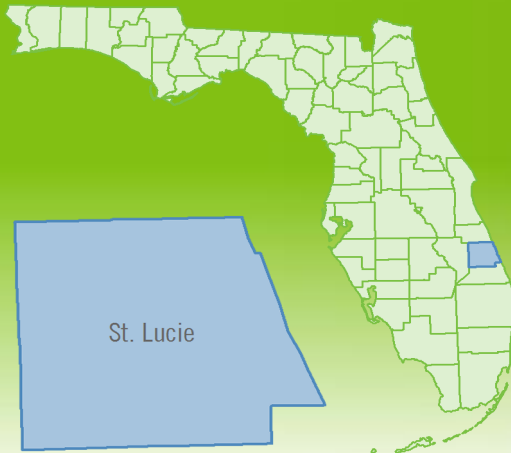
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	17	-10.5%
\$50,000 - \$99,999	51	-49.5%
\$100,000 - \$149,999	126	-42.7%
\$150,000 - \$199,999	335	-8.0%
\$200,000 - \$249,999	428	13.8%
\$250,000 - \$299,999	366	22.4%
\$300,000 - \$399,999	224	23.1%
\$400,000 - \$599,999	138	7.0%
\$600,000 - \$999,999	95	1.1%
\$1,000,000 or more	34	-24.4%



Monthly Distressed Market - February 2017

Single Family Homes

St. Lucie County



		February 2017	February 2016	Percent Change Year-over-Year
Traditional	Closed Sales	321	275	16.7%
	Median Sale Price	\$199,450	\$169,900	17.4%
Foreclosure/REO	Closed Sales	28	51	-45.1%
	Median Sale Price	\$139,700	\$139,900	-0.1%
Short Sale	Closed Sales	3	9	-66.7%
	Median Sale Price	\$191,000	\$145,000	31.7%

