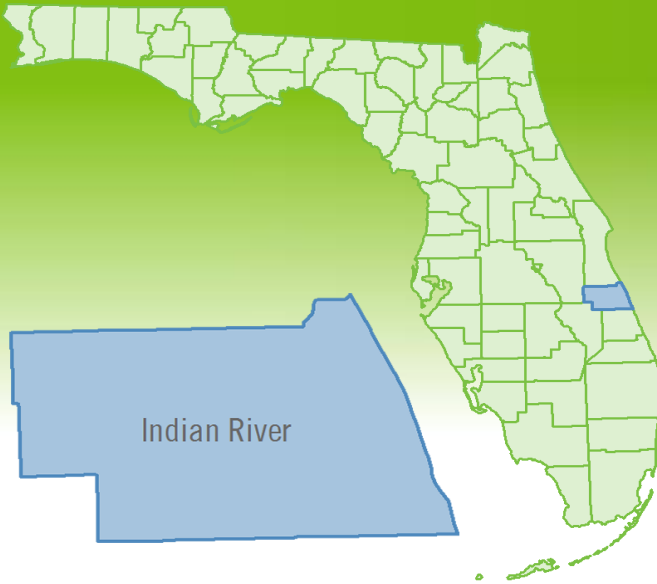


Monthly Market Detail - February 2016

Single Family Homes

Indian River County



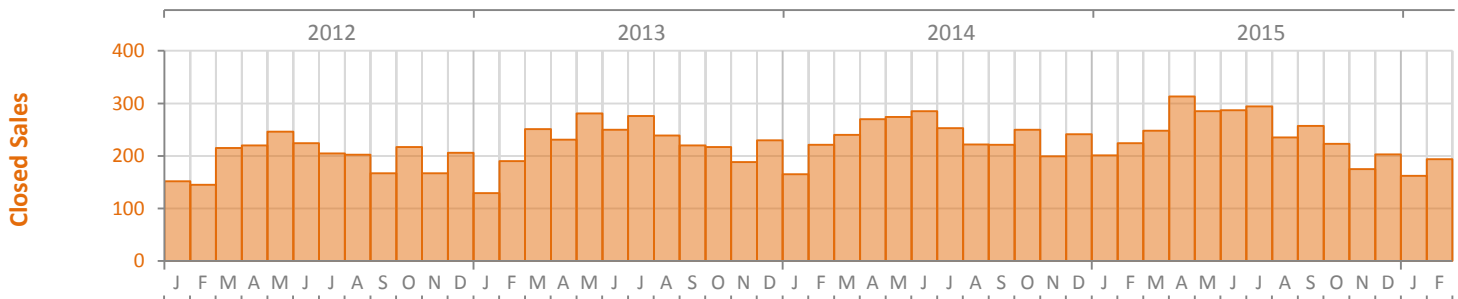
Summary Statistics	February 2016	February 2015	Percent Change Year-over-Year
Closed Sales	194	224	-13.4%
Paid in Cash	94	124	-24.2%
Median Sale Price	\$191,750	\$166,000	15.5%
Average Sale Price	\$333,500	\$248,640	34.1%
Dollar Volume	\$64.7 Million	\$55.7 Million	16.2%
Median Percent of Original List Price Received	94.7%	94.3%	0.4%
Median Time to Contract	59 Days	97 Days	-39.2%
Median Time to Sale	110 Days	118 Days	-6.8%
New Pending Sales	273	405	-32.6%
New Listings	402	331	21.5%
Pending Inventory	497	414	20.0%
Inventory (Active Listings)	1,446	1,446	0.0%
Months Supply of Inventory	6.0	6.0	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 2016	194	-13.4%
January 2016	162	-19.4%
December 2015	203	-15.8%
November 2015	175	-12.1%
October 2015	223	-10.8%
September 2015	257	16.3%
August 2015	235	5.9%
July 2015	294	16.2%
June 2015	287	0.7%
May 2015	285	4.0%
April 2015	313	15.9%
March 2015	248	3.3%
February 2015	224	1.4%



Monthly Market Detail - February 2016

Single Family Homes

Indian River County

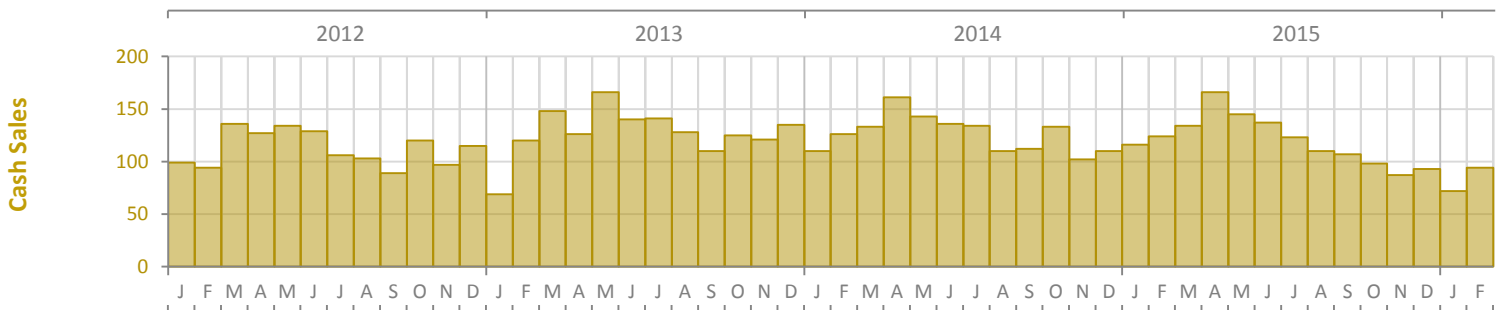


Cash Sales

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 2016	94	-24.2%
January 2016	72	-37.9%
December 2015	93	-15.5%
November 2015	87	-14.7%
October 2015	98	-26.3%
September 2015	107	-4.5%
August 2015	110	0.0%
July 2015	123	-8.2%
June 2015	137	0.7%
May 2015	145	1.4%
April 2015	166	3.1%
March 2015	134	0.8%
February 2015	124	-1.6%

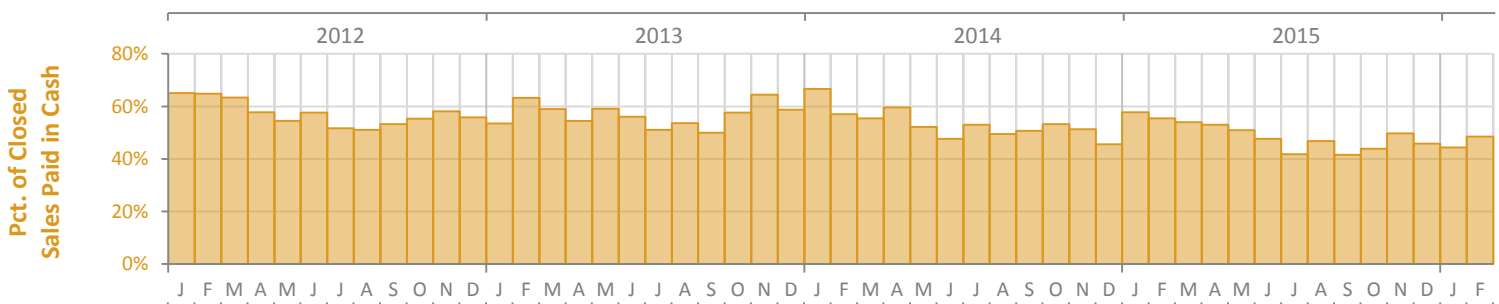


Cash Sales as a Percentage of Closed Sales

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 2016	48.5%	-12.5%
January 2016	44.4%	-23.1%
December 2015	45.8%	0.4%
November 2015	49.7%	-3.1%
October 2015	43.9%	-17.5%
September 2015	41.6%	-17.9%
August 2015	46.8%	-5.5%
July 2015	41.8%	-21.1%
June 2015	47.7%	0.0%
May 2015	50.9%	-2.5%
April 2015	53.0%	-11.1%
March 2015	54.0%	-2.5%
February 2015	55.4%	-2.8%



Monthly Market Detail - February 2016

Single Family Homes

Indian River County

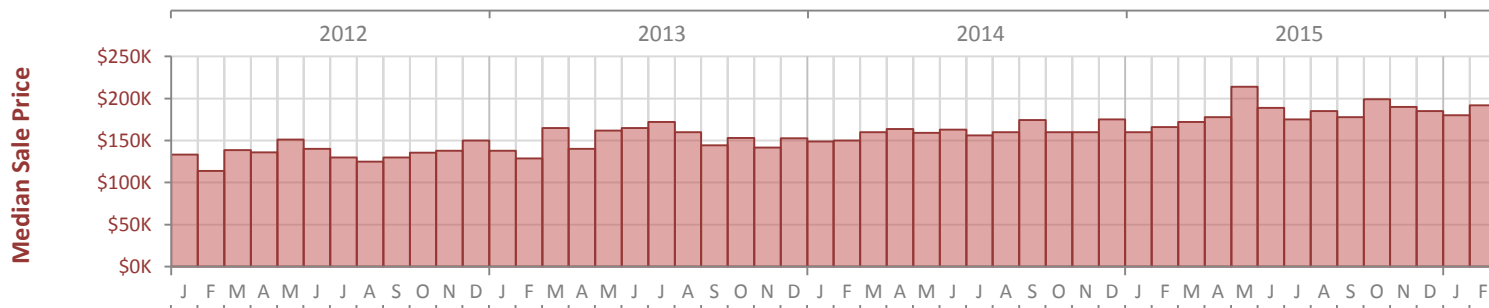


Median Sale Price

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 2016	\$191,750	15.5%
January 2016	\$180,000	12.5%
December 2015	\$185,000	5.7%
November 2015	\$190,000	18.8%
October 2015	\$198,950	24.3%
September 2015	\$178,000	2.0%
August 2015	\$185,000	15.6%
July 2015	\$175,000	12.2%
June 2015	\$189,000	16.0%
May 2015	\$214,000	34.6%
April 2015	\$177,700	8.4%
March 2015	\$172,000	7.5%
February 2015	\$166,000	10.7%

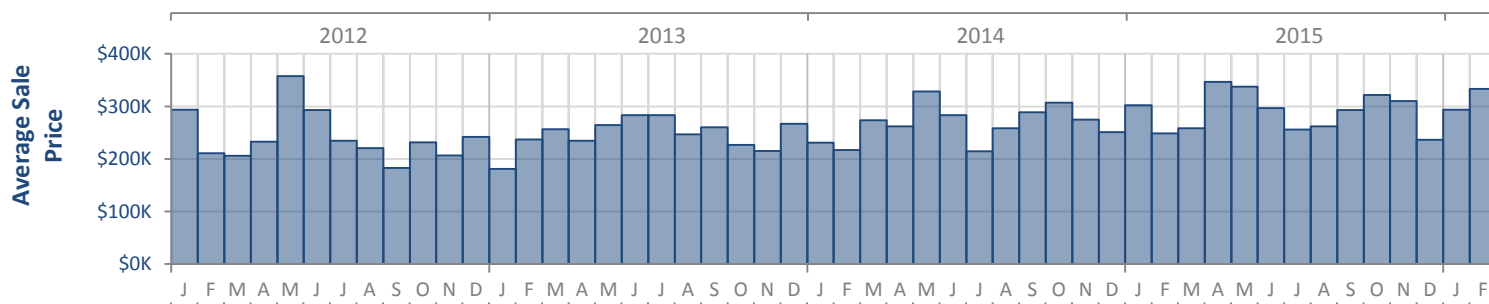


Average Sale Price

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 2016	\$333,500	34.1%
January 2016	\$293,394	-3.0%
December 2015	\$236,117	-5.9%
November 2015	\$309,851	12.8%
October 2015	\$321,818	4.9%
September 2015	\$292,809	1.5%
August 2015	\$262,133	1.5%
July 2015	\$255,955	19.4%
June 2015	\$296,449	4.6%
May 2015	\$337,233	2.8%
April 2015	\$346,490	32.2%
March 2015	\$258,575	-5.5%
February 2015	\$248,640	14.7%



Monthly Market Detail - February 2016

Single Family Homes

Indian River County

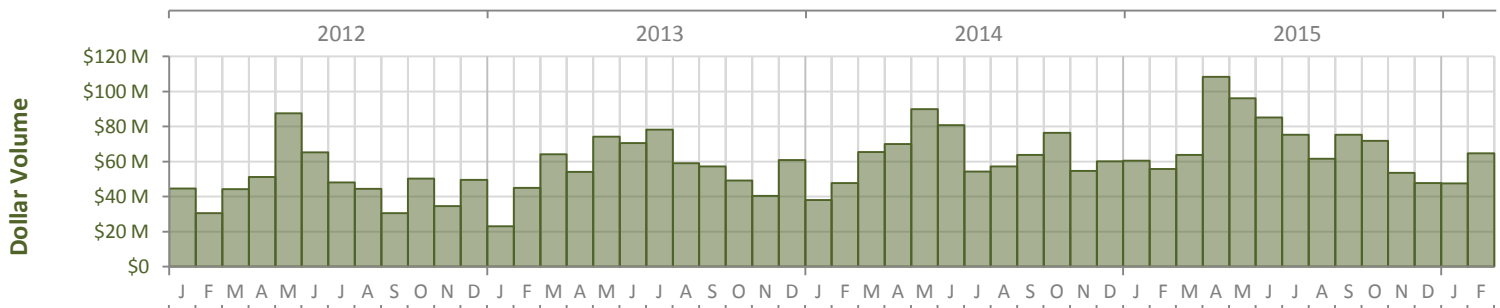


Dollar Volume

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 2016	\$64.7 Million	16.2%
January 2016	\$47.5 Million	-21.4%
December 2015	\$47.7 Million	-20.8%
November 2015	\$53.6 Million	-1.9%
October 2015	\$71.8 Million	-6.1%
September 2015	\$75.3 Million	18.0%
August 2015	\$61.6 Million	7.5%
July 2015	\$75.3 Million	38.8%
June 2015	\$85.1 Million	5.4%
May 2015	\$96.1 Million	6.9%
April 2015	\$108.5 Million	55.0%
March 2015	\$63.9 Million	-2.3%
February 2015	\$55.7 Million	16.8%

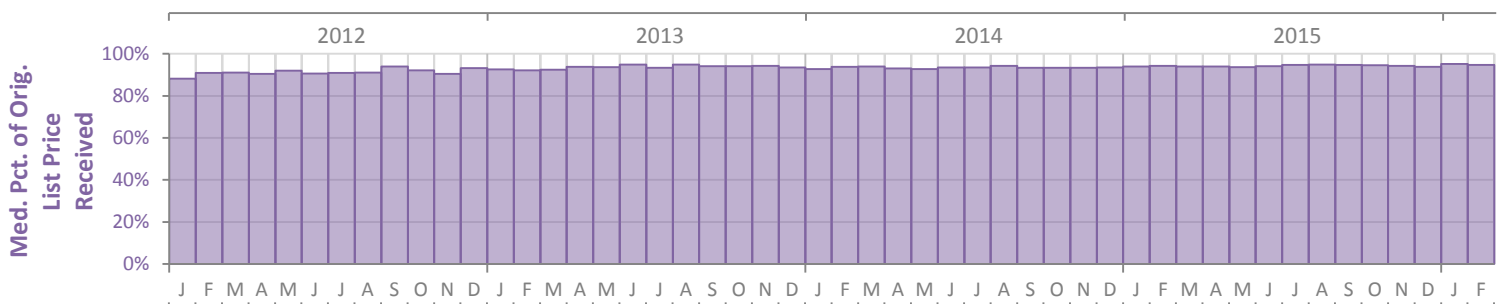


Median Percent of Original List Price Received

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 2016	94.7%	0.4%
January 2016	95.2%	1.3%
December 2015	93.8%	0.3%
November 2015	94.3%	1.0%
October 2015	94.6%	1.4%
September 2015	94.7%	1.4%
August 2015	94.9%	0.7%
July 2015	94.7%	1.3%
June 2015	94.1%	0.6%
May 2015	93.7%	1.1%
April 2015	93.9%	0.9%
March 2015	93.9%	-0.1%
February 2015	94.3%	0.5%

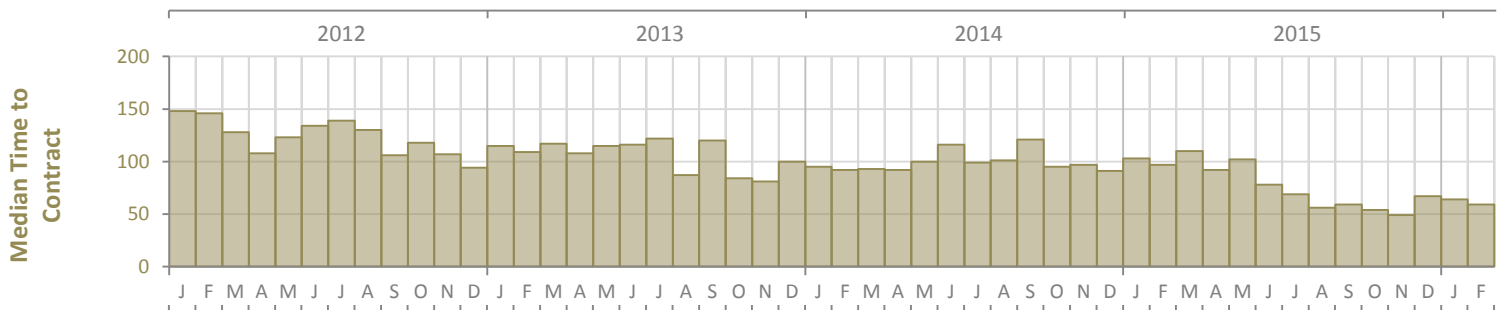


Median Time to Contract

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 2016	59 Days	-39.2%
January 2016	64 Days	-37.9%
December 2015	67 Days	-26.4%
November 2015	49 Days	-49.5%
October 2015	54 Days	-43.2%
September 2015	59 Days	-51.2%
August 2015	56 Days	-44.6%
July 2015	69 Days	-30.3%
June 2015	78 Days	-32.8%
May 2015	102 Days	2.0%
April 2015	92 Days	0.0%
March 2015	110 Days	18.3%
February 2015	97 Days	5.4%

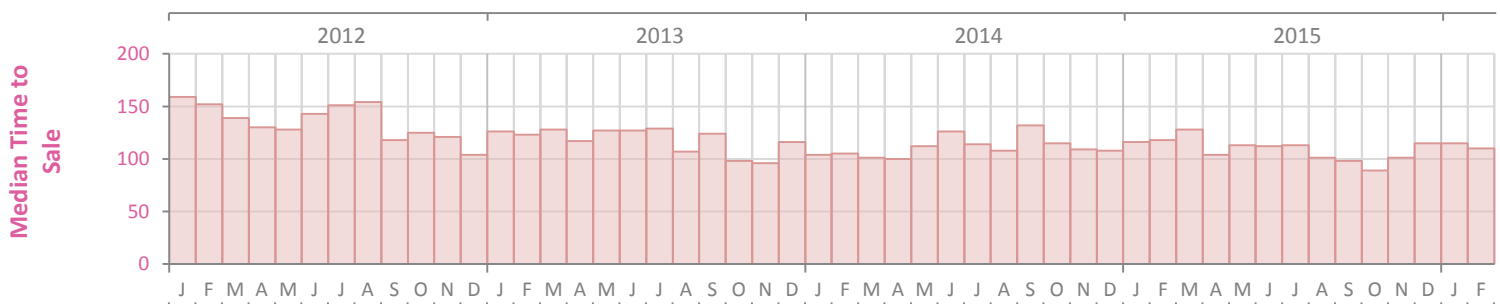


Median Time to Sale

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 2016	110 Days	-6.8%
January 2016	115 Days	-0.9%
December 2015	115 Days	6.5%
November 2015	101 Days	-7.3%
October 2015	89 Days	-22.6%
September 2015	98 Days	-25.8%
August 2015	101 Days	-6.5%
July 2015	113 Days	-0.9%
June 2015	112 Days	-11.1%
May 2015	113 Days	0.9%
April 2015	104 Days	4.0%
March 2015	128 Days	26.7%
February 2015	118 Days	12.4%



Monthly Market Detail - February 2016

Single Family Homes

Indian River County

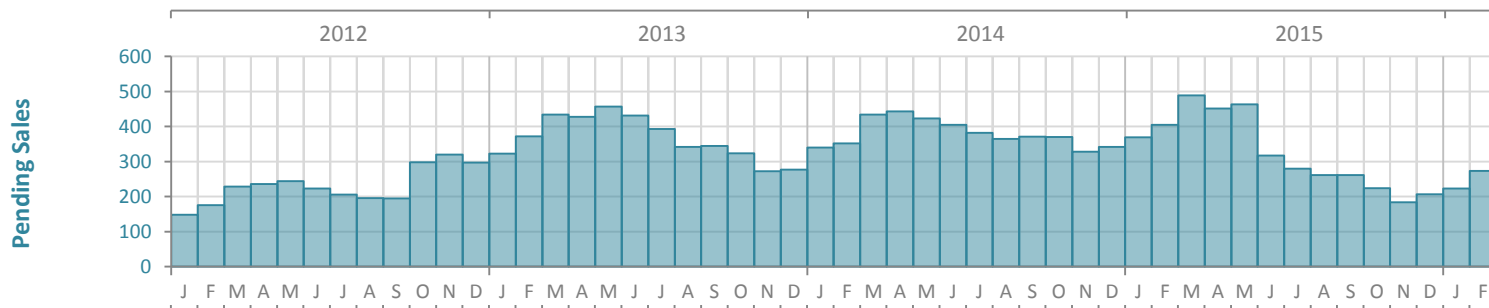


New Pending Sales

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 2016	273	-32.6%
January 2016	223	-39.6%
December 2015	207	-39.5%
November 2015	184	-43.9%
October 2015	224	-39.5%
September 2015	261	-29.6%
August 2015	261	-28.5%
July 2015	280	-26.7%
June 2015	317	-21.7%
May 2015	463	9.5%
April 2015	451	1.8%
March 2015	489	12.7%
February 2015	405	15.1%

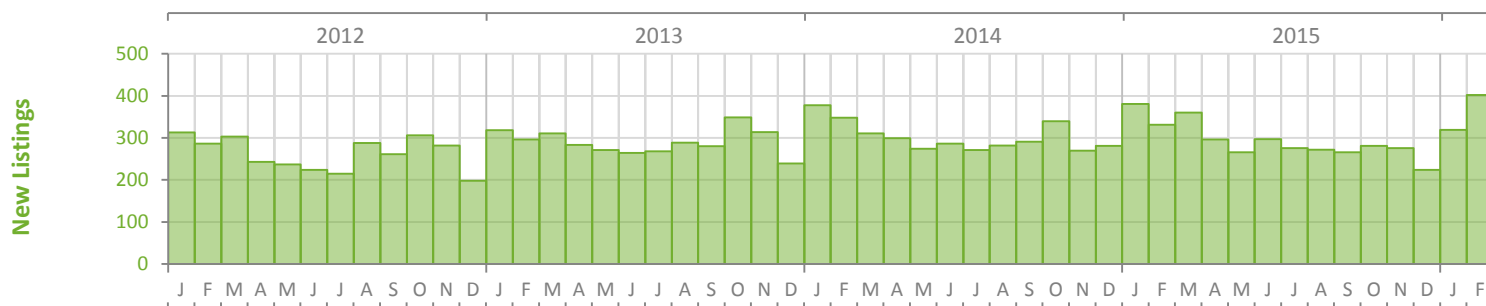


New Listings

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 2016	402	21.5%
January 2016	319	-16.3%
December 2015	224	-20.3%
November 2015	276	2.2%
October 2015	281	-17.4%
September 2015	266	-8.6%
August 2015	272	-3.5%
July 2015	276	1.8%
June 2015	297	3.8%
May 2015	266	-2.9%
April 2015	296	-1.0%
March 2015	360	15.8%
February 2015	331	-4.9%



Monthly Market Detail - February 2016

Single Family Homes

Indian River County

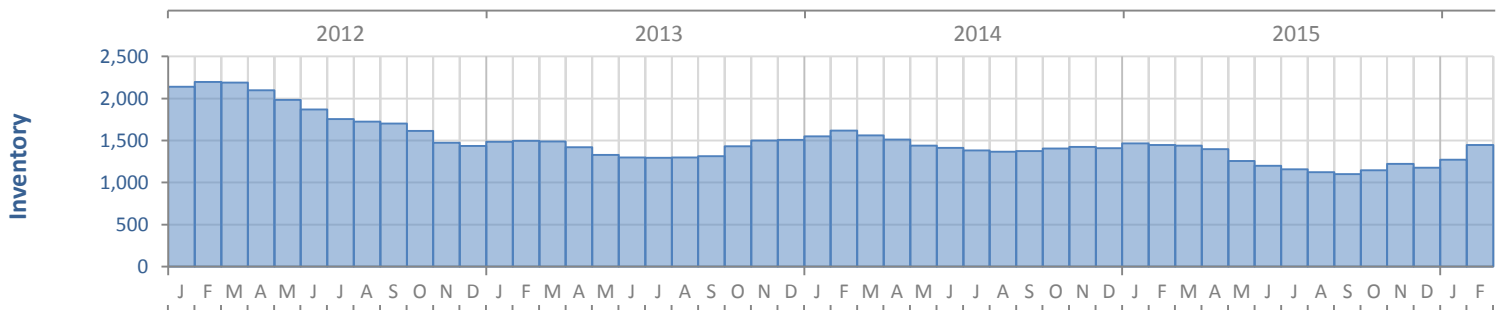


Inventory (Active Listings)

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 2016	1,446	0.0%
January 2016	1,272	-13.2%
December 2015	1,176	-16.5%
November 2015	1,222	-14.2%
October 2015	1,145	-18.6%
September 2015	1,102	-19.9%
August 2015	1,124	-17.7%
July 2015	1,159	-16.1%
June 2015	1,199	-15.1%
May 2015	1,257	-12.8%
April 2015	1,399	-7.5%
March 2015	1,440	-7.8%
February 2015	1,446	-10.6%

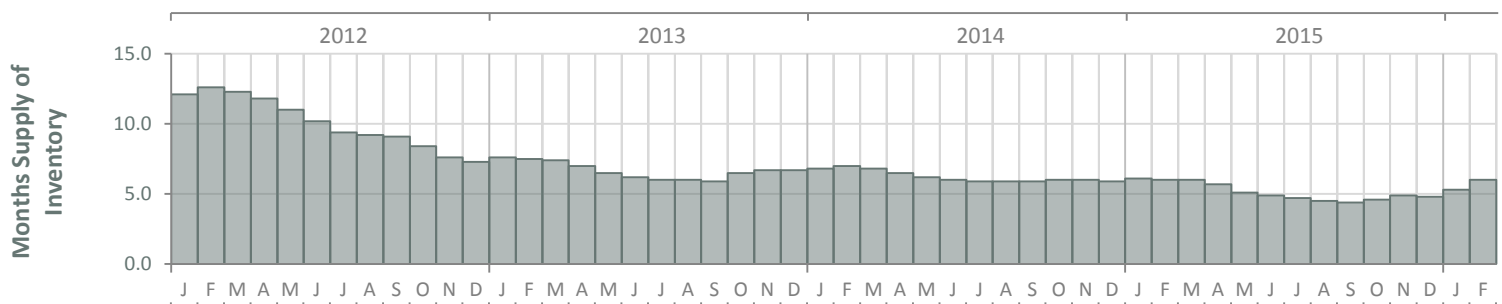


Months Supply of Inventory

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 2016	6.0	0.0%
January 2016	5.3	-13.1%
December 2015	4.8	-18.6%
November 2015	4.9	-18.3%
October 2015	4.6	-23.3%
September 2015	4.4	-25.4%
August 2015	4.5	-23.7%
July 2015	4.7	-20.3%
June 2015	4.9	-18.3%
May 2015	5.1	-17.7%
April 2015	5.7	-12.3%
March 2015	6.0	-11.8%
February 2015	6.0	-14.3%



Monthly Market Detail - February 2016

Single Family Homes

Indian River County

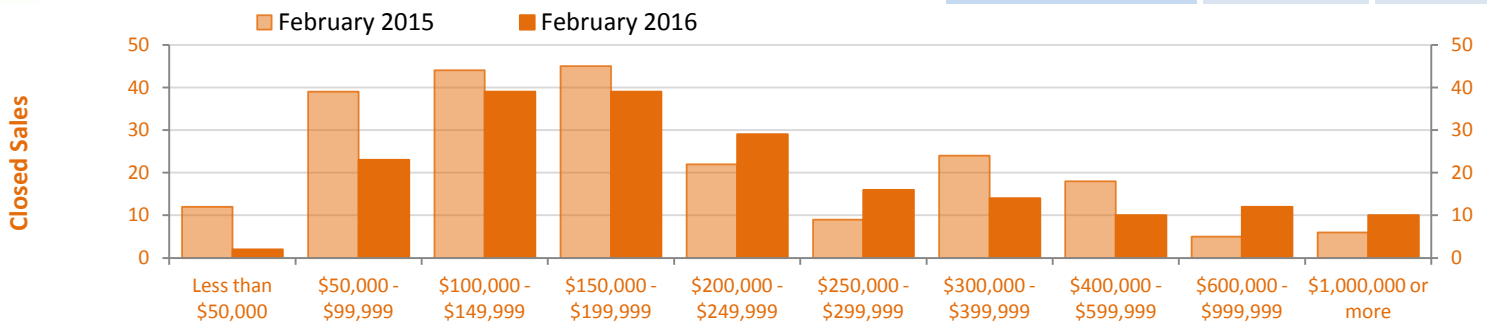


Closed Sales by Sale Price

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	2	-83.3%
\$50,000 - \$99,999	23	-41.0%
\$100,000 - \$149,999	39	-11.4%
\$150,000 - \$199,999	39	-13.3%
\$200,000 - \$249,999	29	31.8%
\$250,000 - \$299,999	16	77.8%
\$300,000 - \$399,999	14	-41.7%
\$400,000 - \$599,999	10	-44.4%
\$600,000 - \$999,999	12	140.0%
\$1,000,000 or more	10	66.7%

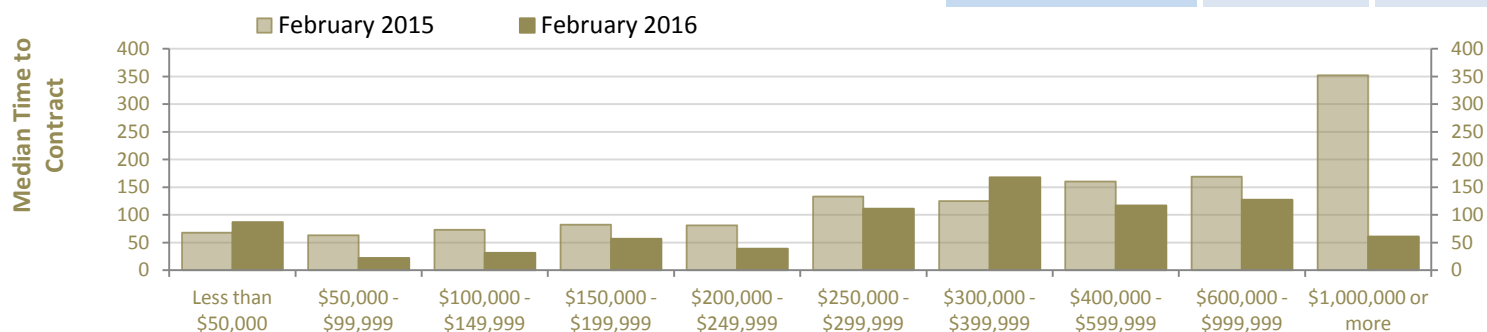


Median Time to Contract by Sale Price

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	87 Days	27.9%
\$50,000 - \$99,999	22 Days	-65.1%
\$100,000 - \$149,999	31 Days	-57.5%
\$150,000 - \$199,999	57 Days	-30.5%
\$200,000 - \$249,999	39 Days	-51.9%
\$250,000 - \$299,999	111 Days	-16.5%
\$300,000 - \$399,999	168 Days	34.4%
\$400,000 - \$599,999	117 Days	-26.9%
\$600,000 - \$999,999	127 Days	-24.9%
\$1,000,000 or more	61 Days	-82.7%



Monthly Market Detail - February 2016

Single Family Homes

Indian River County

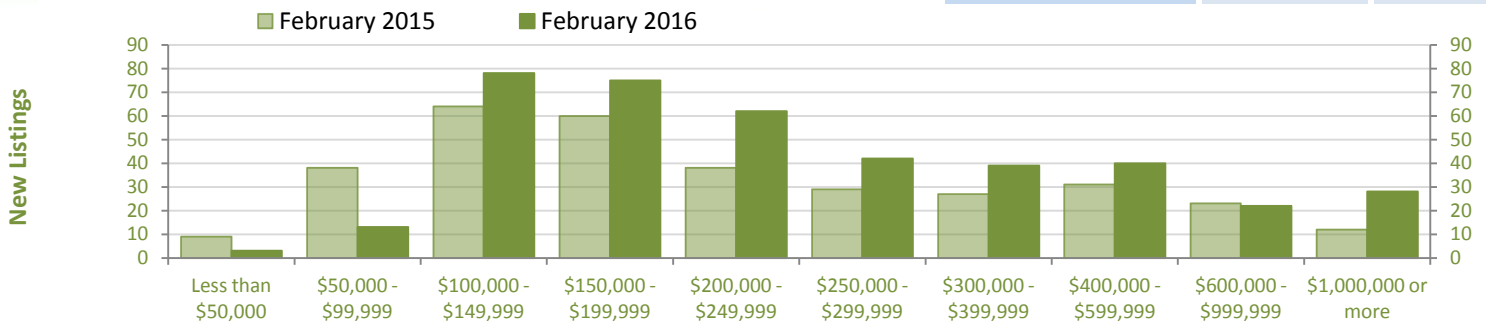


New Listings by Initial Listing Price

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	3	-66.7%
\$50,000 - \$99,999	13	-65.8%
\$100,000 - \$149,999	78	21.9%
\$150,000 - \$199,999	75	25.0%
\$200,000 - \$249,999	62	63.2%
\$250,000 - \$299,999	42	44.8%
\$300,000 - \$399,999	39	44.4%
\$400,000 - \$599,999	40	29.0%
\$600,000 - \$999,999	22	-4.3%
\$1,000,000 or more	28	133.3%

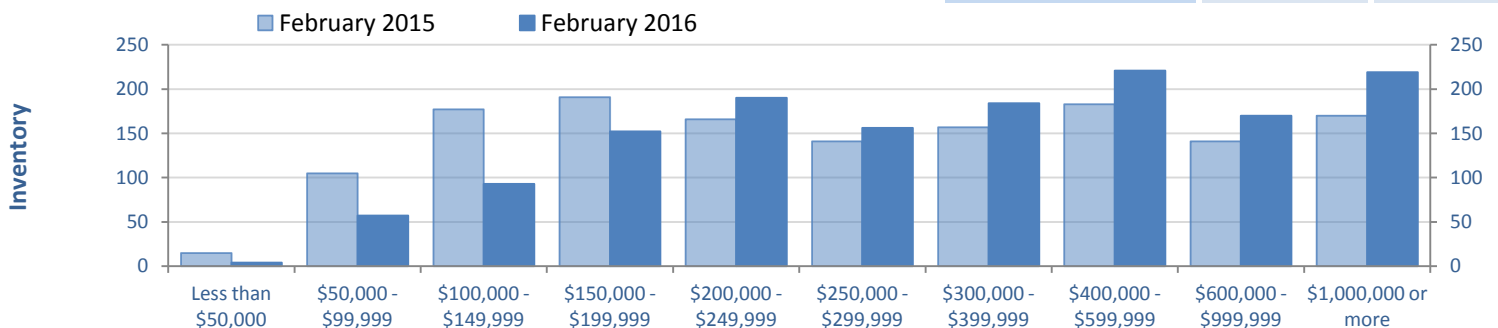


Inventory by Current Listing Price

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.

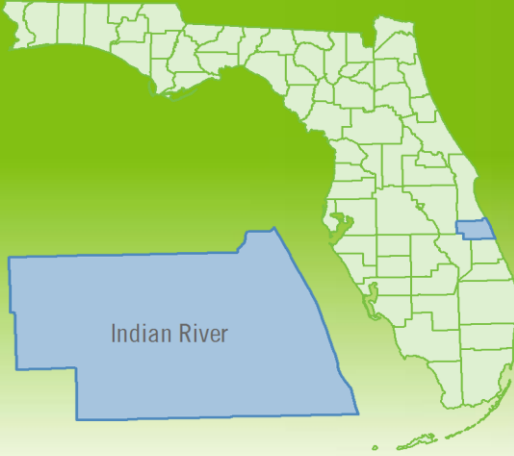
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	4	-73.3%
\$50,000 - \$99,999	57	-45.7%
\$100,000 - \$149,999	93	-47.5%
\$150,000 - \$199,999	152	-20.4%
\$200,000 - \$249,999	190	14.5%
\$250,000 - \$299,999	156	10.6%
\$300,000 - \$399,999	184	17.2%
\$400,000 - \$599,999	221	20.8%
\$600,000 - \$999,999	170	20.6%
\$1,000,000 or more	219	28.8%



Monthly Distressed Market - February 2016

Single Family Homes

Indian River County



		February 2016	February 2015	Percent Change Year-over-Year
Traditional	Closed Sales	172	176	-2.3%
	Median Sale Price	\$199,948	\$182,250	9.7%
Foreclosure/REO	Closed Sales	19	40	-52.5%
	Median Sale Price	\$140,000	\$105,050	33.3%
Short Sale	Closed Sales	3	8	-62.5%
	Median Sale Price	\$77,500	\$151,500	-48.8%

