

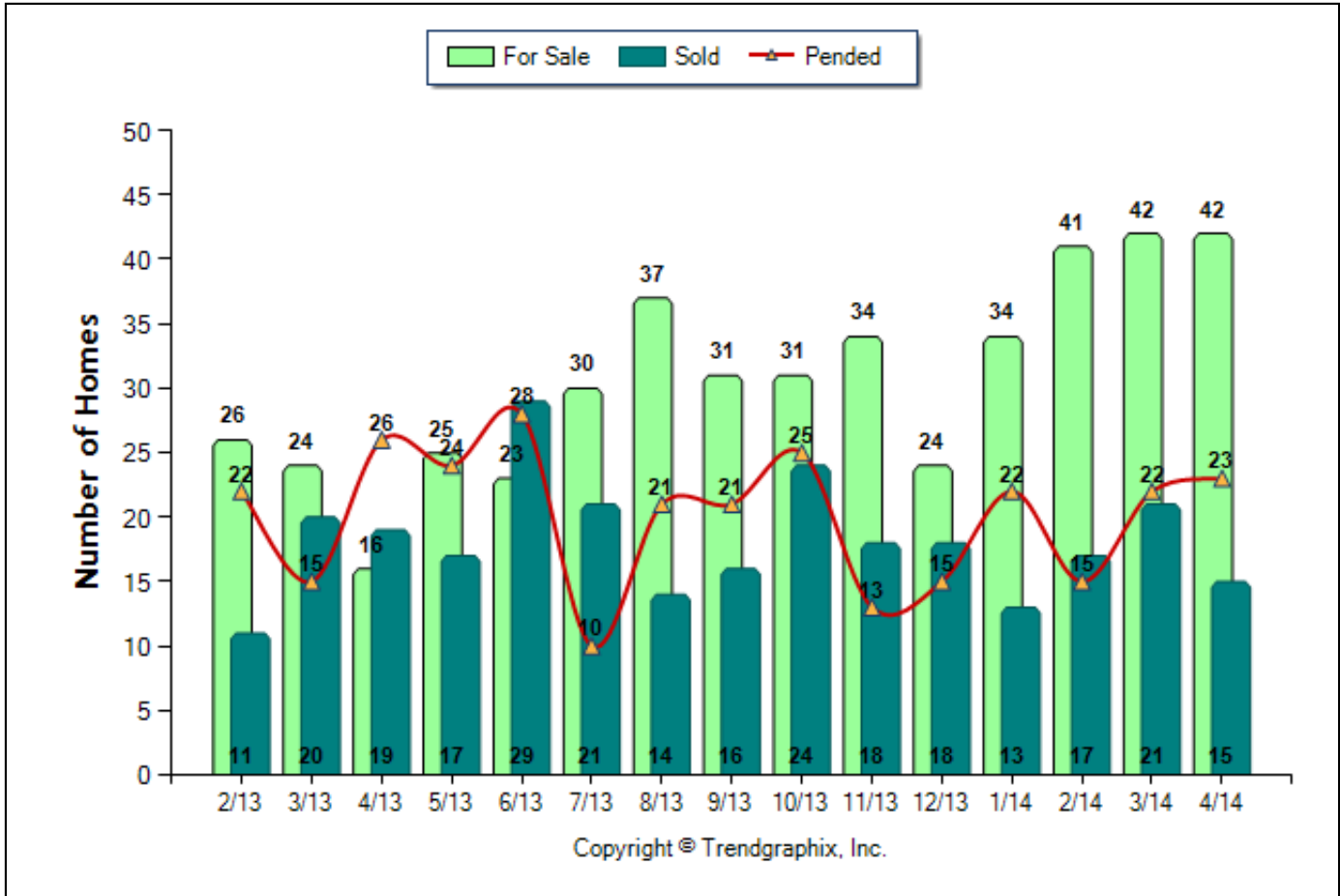
Location: ZIP 33028
Property Types: Single Family Homes - All Properties - Non REO, Non Short Sale
Price Range: \$0 - No Limit
Full Baths: 0 - No Limit

SQFT Range: 0 - No Limit
Half Baths: 0 - No Limit

Bedrooms: 0 - No Limit
Year Built: 0 - No Limit

Number of Homes For Sale vs. Sold vs. Pended (Feb. 2013 - Apr. 2014)

Prepared for you by: Karen Ross For Training 05-20-2014



	Current vs. Prev Month			Current vs. Same Month 1 Yr Ago			Current vs. Same Qtr 1 Yr Ago		
	Apr. 14	Mar. 14	% Change	Apr. 14	Apr. 13	% Change	Feb. 14 to Apr. 14	Feb. 13 to Apr. 13	% Change
For Sale	42	42	0%	42	16	162.5% ▲	42	22	90.9% ▲
Sold	15	21	-28.6% ▼	15	19	-21.1% ▼	18	17	5.9% ▲
Pended	23	22	4.5% ▲	23	26	-11.5% ▼	20	21	-4.8% ▼

April 2014 is a Seller's market**

Home For Sale in April 2014 is 42 units. It is the same as compared to the last month and up **162.5%** compared to the last year.
Home Closed in April 2014 is 15 units. It is down **28.6%** compared to the last month and down **21.1%** compared to the last year.
Home Placed under Contract in April 2014 is 23 units. It is up **4.5%** compared to the last month and down **11.5%** compared to the last year.

**Buyer's market: more than 6 months of inventory based on closed sales. Seller's market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.

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Facts and TrendsTM - Published May 2014*



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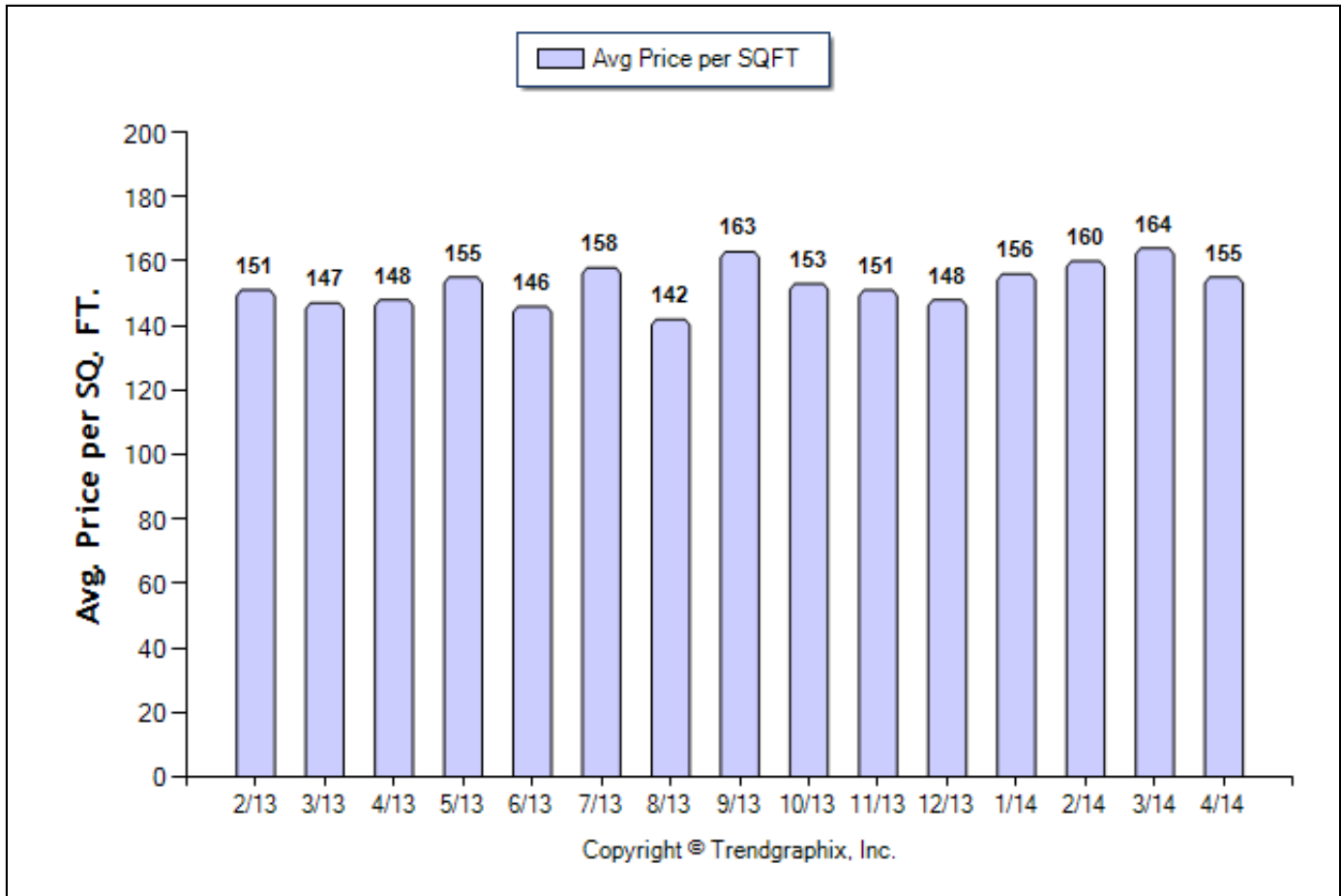
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Average Price per SQFT (Feb. 2013 - Apr. 2014)

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	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Apr. 14	Mar. 14	% Change	Apr. 14	Apr. 13	% Change	Feb. 14 to Apr. 14	Feb. 13 to Apr. 13	% Change
Avg. Sq. Ft. Price	155.4	163.8	-5.1% ▼	155.4	147.8	5.2% ▲	160.3	148.3	8.1% ▲

April 2014 Average Sold Price per Square Footage is Neutral**

Average Sold Price per Square Footage in April 2014 is \$155. It is down 5.1% compared to the last month and up 5.2% compared to the last year.

**Based on 6 month trend - Appreciating/Depreciating/Neutral.

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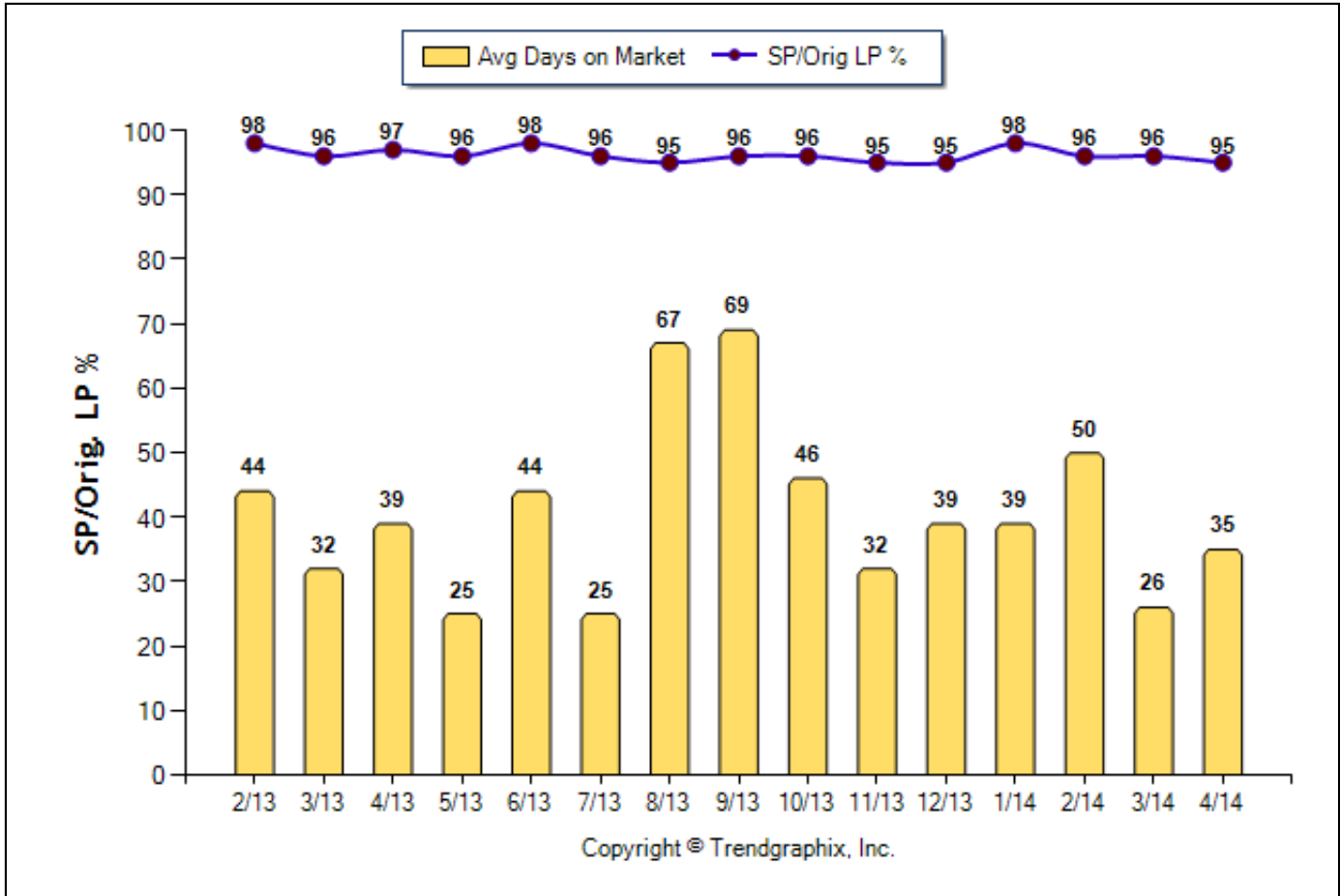
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Avg Days on Market & SP/Orig LP % (Feb. 2013 - Apr. 2014)

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 Training 05-20-2014



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Apr. 14	Mar. 14	% Change	Apr. 14	Apr. 13	% Change	Feb. 14 to Apr. 14	Feb. 13 to Apr. 13	% Change
Days on Market	35	26	34.6% ▲	35	39	-10.3% ▼	36	37	-2.7% ▼
Sold/Orig LP Diff. %	95	96	-1% ▼	95	97	-2.1% ▼	96	97	-1% ▼

April 2014 Average Days on Market trend Remains Steady**

Average Days on Market in April 2014 is 35. It is up **34.6%** compared to the last month and down **10.3%** compared to the last year.

April 2014 Sold/Original List Price Ratio Remains Steady**

Sold/Original List Price % in April 2014 is 95%. It is down **1%** compared to the last month and down **2.1%** compared to the last year.

**Based on 6 month trend - Rising/Falling/Remains Steady.

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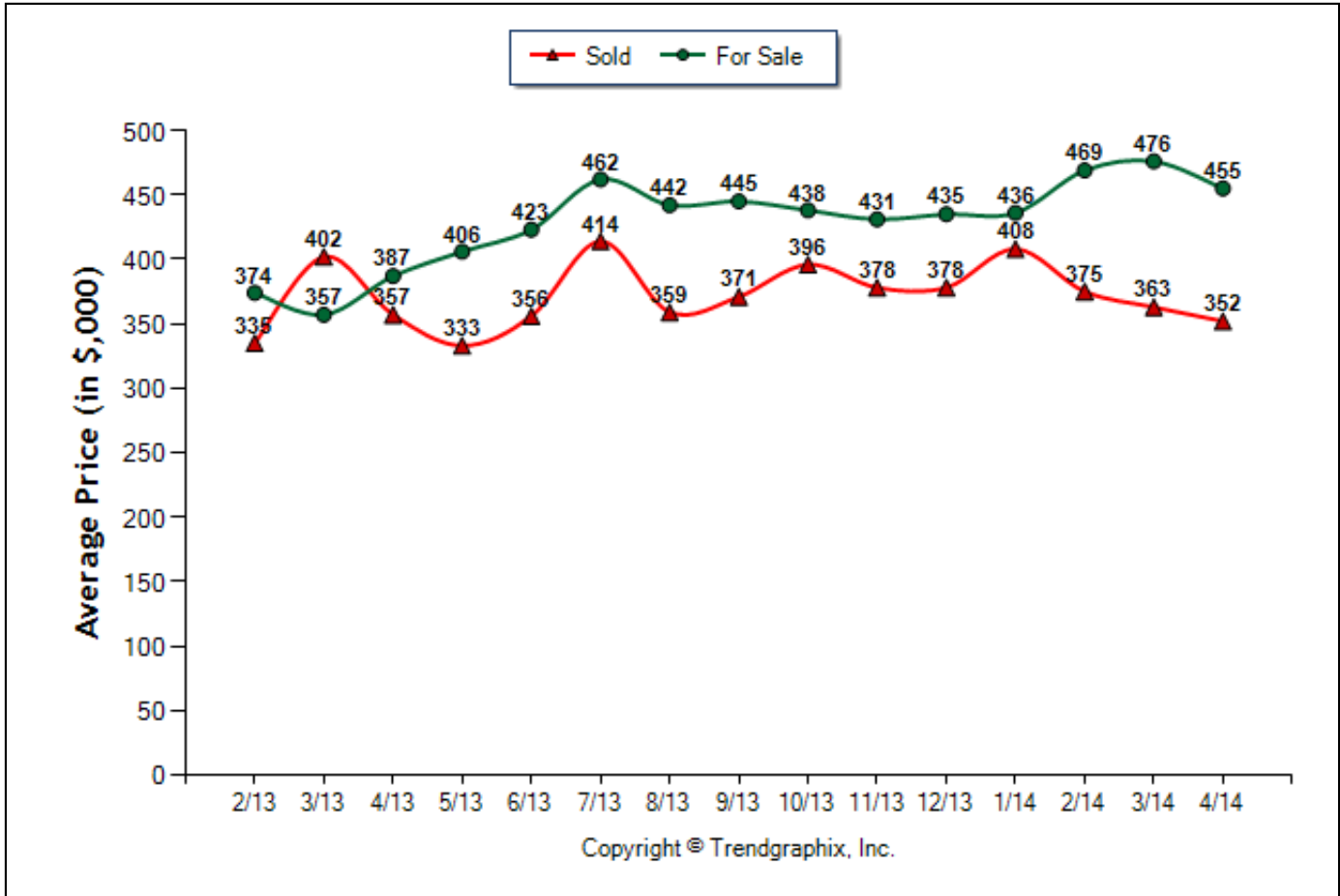
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Average Price of For Sale and Sold (Feb. 2013 - Apr. 2014)

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	Apr. 14	Mar. 14	% Change	Apr. 14	Apr. 13	% Change	Feb. 14 to Apr. 14	Feb. 13 to Apr. 13	% Change
Avg. Active Price	455	476	-4.4% ▼	455	387	17.6% ▲	467	371	25.9% ▲
Avg. Sold Price	352	363	-3% ▼	352	357	-1.4% ▼	364	370	-1.6% ▼

April 2014 Average For Sale Price is Neutral**

Average For Sale Price (in thousand) in April 2014 is \$455. It is down 4.4% compared to the last month and up 17.6% compared to the last year.

April 2014 Average Sold Price is Depreciating**

Average Sold Price (in thousand) in April 2014 is \$352. It is down 3% compared to the last month and down 1.4% compared to the last year.

**Based on 6 month trend - Appreciating/Depreciating/Neutral.

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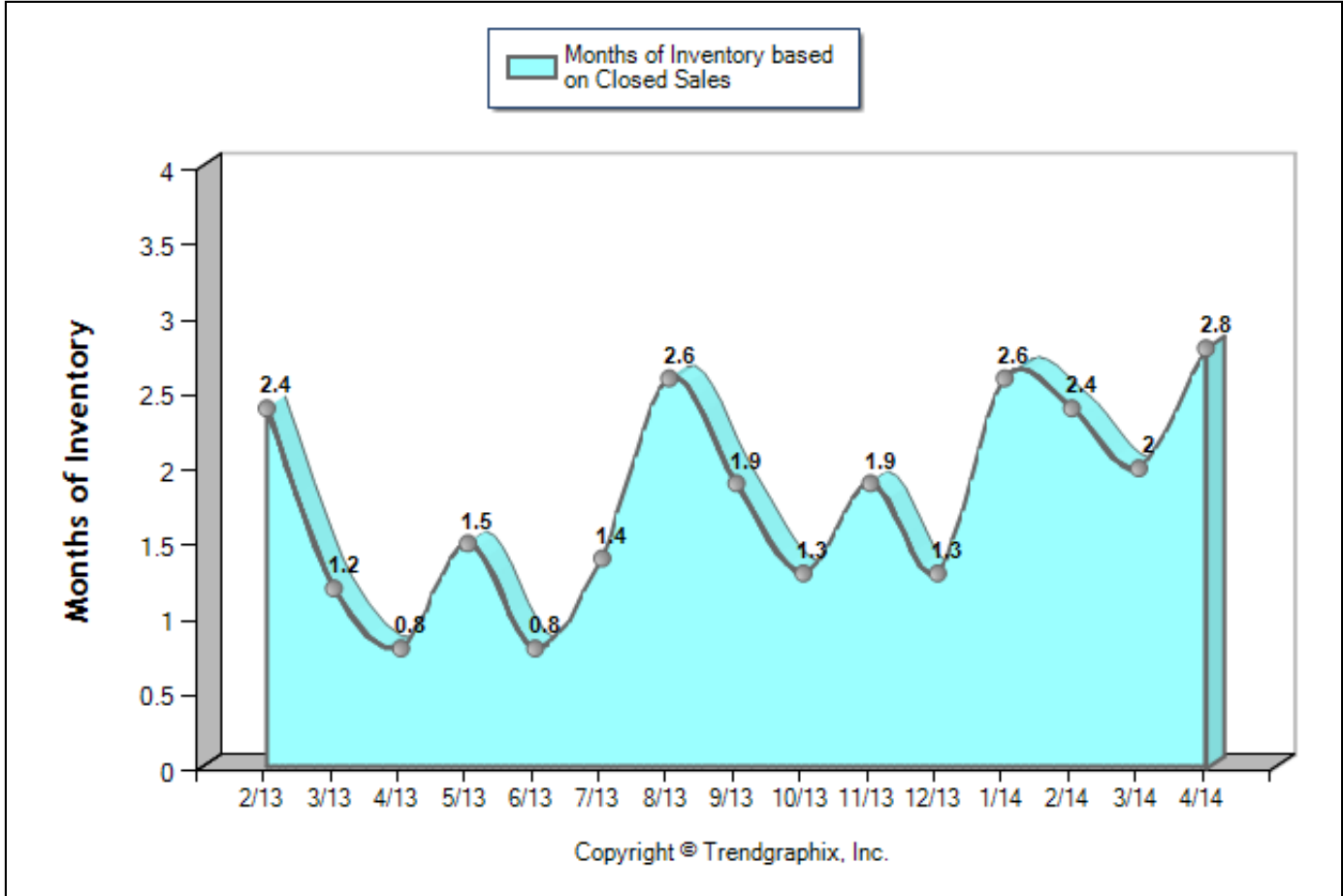
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Months of Inventory Based on Closed Sales (Feb. 2013 - Apr. 2014)

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Training 05-20-2014



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	Apr. 14	Mar. 14	% Change	Apr. 14	Apr. 13	% Change	Feb. 14 to Apr. 14	Feb. 13 to Apr. 13	% Change
Months of Inventory (Closed Sales)	2.8	2	40% ▲	2.8	0.8	232.5% ▲	2.3	1.3	80.3% ▲

April 2014 is a Seller's market**

Months of Inventory based on Closed Sales in April 2014 is 2.8. It is up 40% compared to the last month and up 232.5% compared to the last year.

**Buyer's market: more than 6 months of inventory based on closed sales. Seller's market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.

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Half Baths: 0 - No Limit

Year Built: 0 - No Limit



Date	2/13	3/13	4/13	5/13	6/13	7/13	8/13	9/13	10/13	11/13	12/13	1/14	2/14	3/14	4/14
For Sale	26	24	16	25	23	30	37	31	31	34	24	34	41	42	42
New Listing	24	22	22	35	27	21	27	21	28	22	12	30	33	30	25
Sold	11	20	19	17	29	21	14	16	24	18	18	13	17	21	15
Pended	22	15	26	24	28	10	21	21	25	13	15	22	15	22	23
Months of Inventory (Closed Sales)	2.4	1.2	0.8	1.5	0.8	1.4	2.6	1.9	1.3	1.9	1.3	2.6	2.4	2	2.8
Months of Inventory (Pended Sales)	1.2	1.6	0.6	1	0.8	3	1.8	1.5	1.2	2.6	1.6	1.5	2.7	1.9	1.8
Absorption Rate (Closed Sales) %	42.3	83.3	118.8	68	126.1	70	37.8	51.6	77.4	52.9	75	38.2	41.5	50	35.7
Absorption Rate (Pended Sales) %	84.6	62.5	162.5	96	121.7	33.3	56.8	67.7	80.6	38.2	62.5	64.7	36.6	52.4	54.8
Avg. Active Price	374	357	387	406	423	462	442	445	438	431	435	436	469	476	455
Avg. Sold Price	335	402	357	333	356	414	359	371	396	378	378	408	375	363	352
Avg. Sq. Ft. Price	151	147	148	155	146	158	142	163	153	151	148	156	160	164	155
Sold/List Diff. %	98	98	98	97	98	97	97	97	97	98	97	96	97	97	96
Sold/Orig LP Diff. %	98	96	97	96	98	96	95	96	96	95	95	98	96	96	95
Days on Market	44	32	39	25	44	25	67	69	46	32	39	39	50	26	35
Median	300	382	350	323	350	385	340	350	383	363	373	360	373	350	333

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