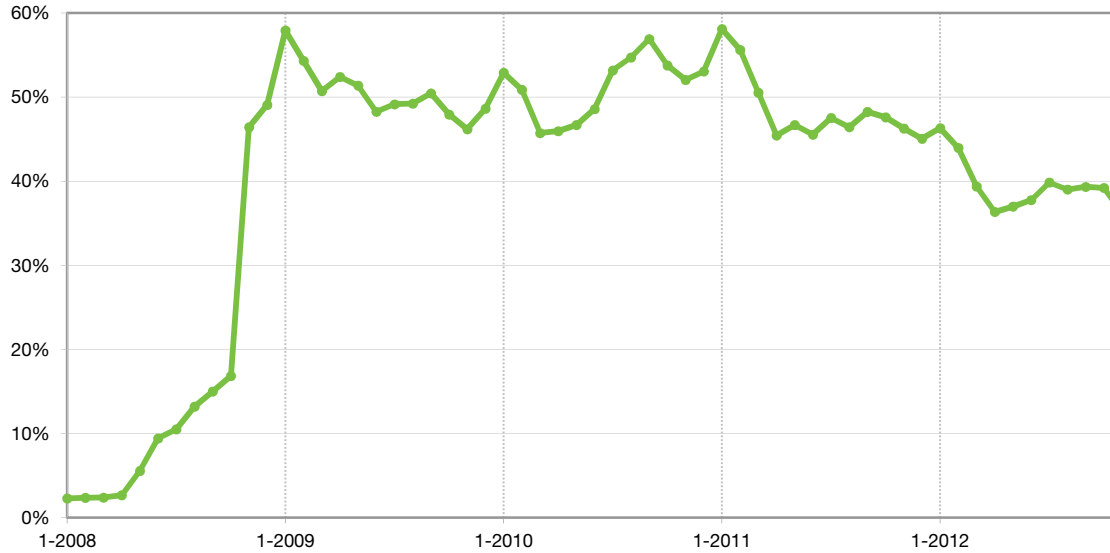


Lender-Mediated Overview

Key metrics for lender-mediated properties (those marked in an MLS as "Foreclosure" or "Short Sale") for single-family properties, townhomes and condominiums combined, in the Miami-Fort Lauderdale-Pompano Beach MSA.

Share of Closed Sales that were Lender-Mediated: 36.2%



Median Sales Price	11-2011	11-2012	+ / -
Traditional	\$173,000	\$188,000	+8.7%
Foreclosures	\$86,825	\$99,900	+15.1%
Short Sales	\$105,000	\$116,500	+11.0%

Closed Sales*	11-2011	11-2012	+ / -
Traditional	3,194	4,496	+40.8%
Foreclosures	1,293	1,030	-20.3%
Short Sales	1,461	1,525	+4.4%

*The sum of Closed Sales for traditional, foreclosures and short sales may not be the same as the overall Closed Sales figure noted elsewhere as some lender-mediated homes are listed both as a foreclosure and short sale, or cannot be classified.

Historical Median Sales Price by Sale Type

— Traditional — Foreclosures — Short Sales

