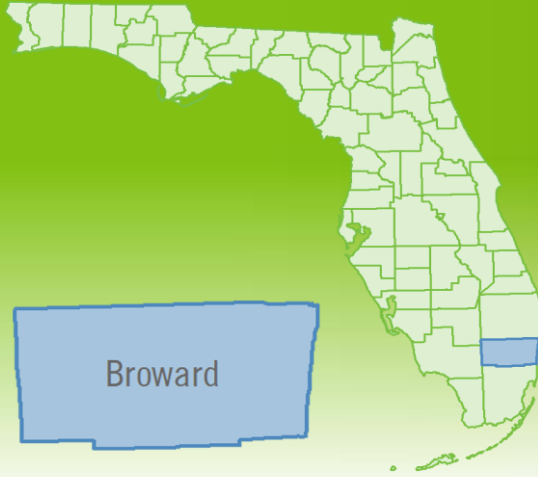


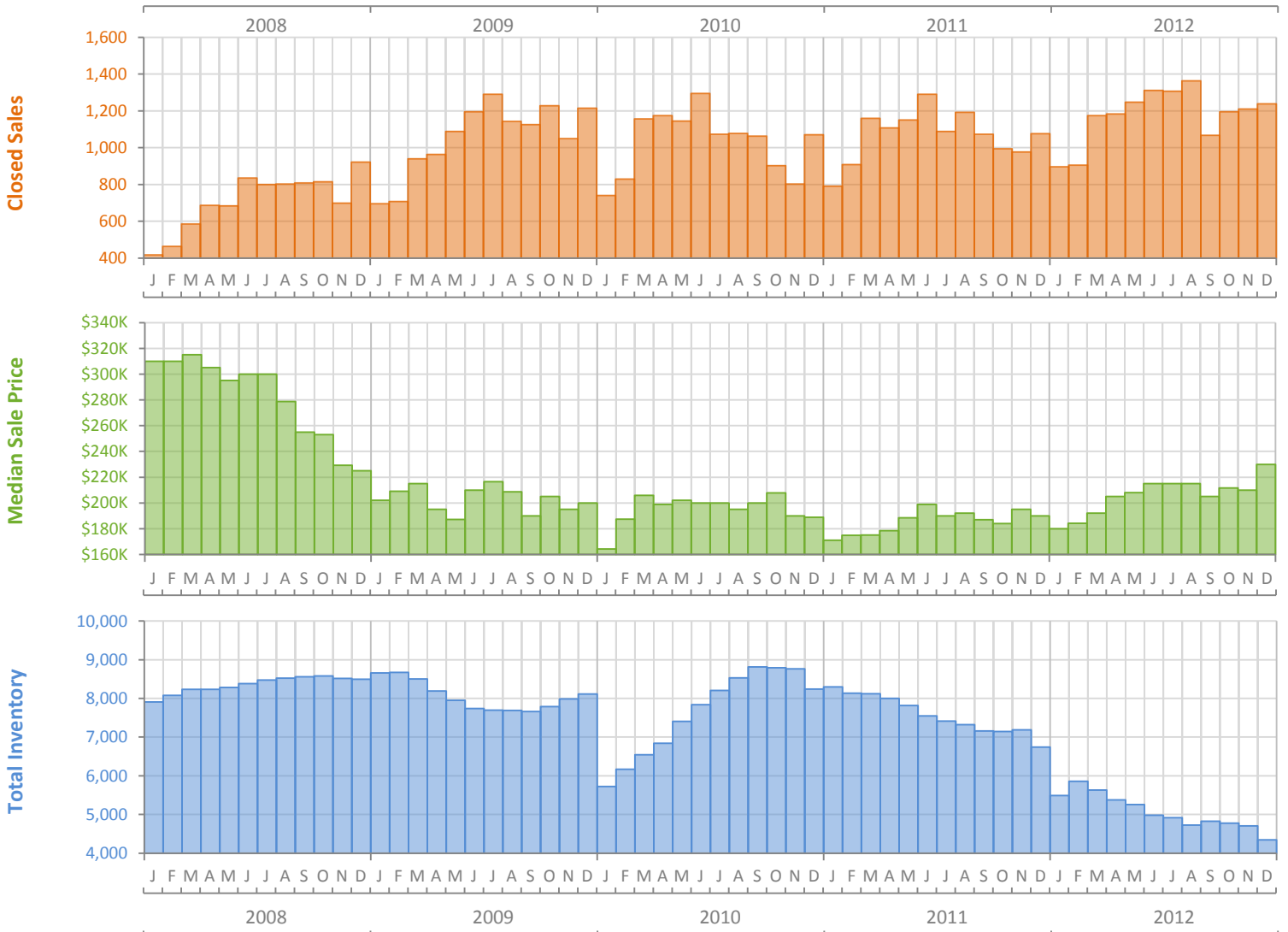
Monthly Market Summary - December 2012

Single Family Homes

Broward County



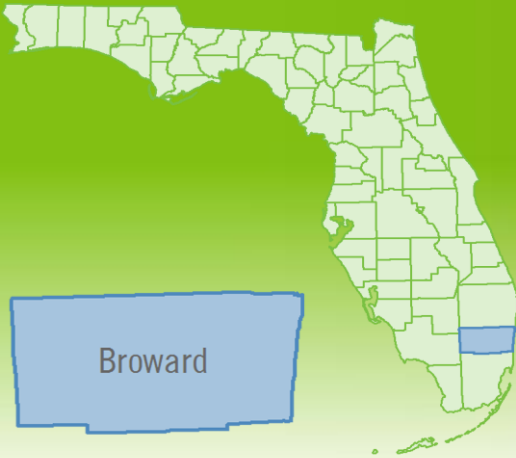
	December 2012	December 2011	Percent Change Year-over-Year
Closed Sales	1,238	1,077	14.9%
Cash Sales	549	407	34.9%
New Pending Sales	1,547	977	58.3%
New Listings	1,396	1,547	-9.8%
Median Sale Price	\$230,000	\$190,000	21.1%
Average Sale Price	\$290,118	\$274,080	5.9%
Median Days on Market	37	56	-33.9%
Avg. Percent of Original List Price Received	93.7%	91.0%	3.0%
Inventory of Homes for Sale	4,348	6,745	-35.5%
Months Supply of Inventory	3.7	6.3	-41.4%



Monthly Distressed Market Summary - December 2012

Single Family Homes

Broward County



		December 2012	December 2011	Percent Change Year-over-Year
Traditional	Closed Sales	742	560	32.5%
	Median Sale Price	\$265,000	\$237,500	11.6%
Foreclosure/REO	Closed Sales	201	235	-14.5%
	Median Sale Price	\$140,500	\$121,005	16.1%
Short Sale	Closed Sales	295	283	4.2%
	Median Sale Price	\$187,000	\$175,000	6.9%

