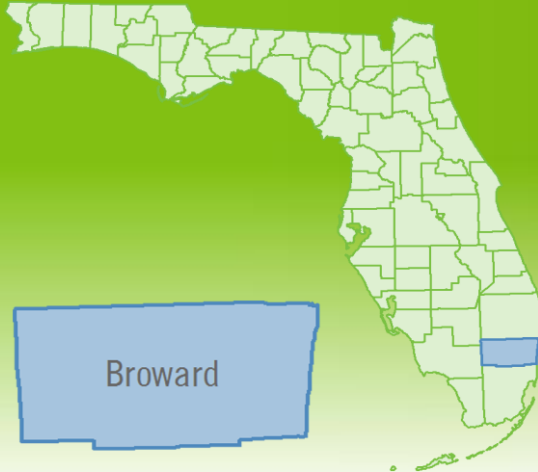


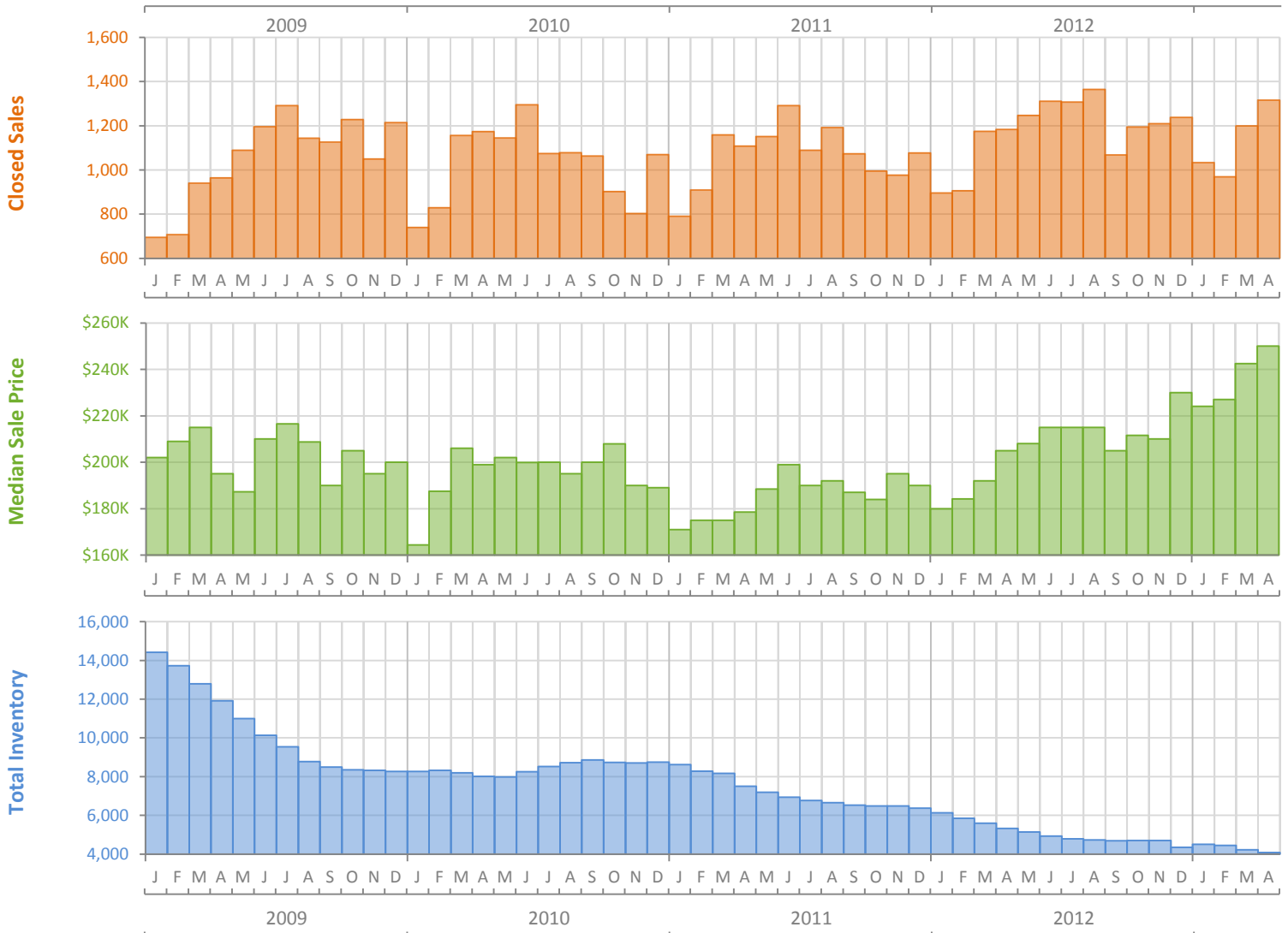
Monthly Market Summary - April 2013

Single Family Homes

Broward County



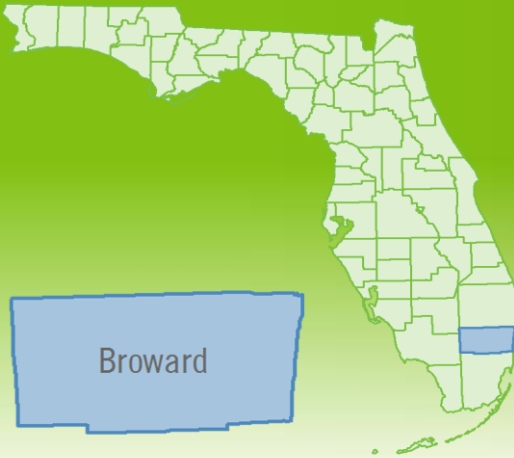
	April 2013	April 2012	Percent Change Year-over-Year
Closed Sales	1,316	1,184	11.1%
Cash Sales	552	467	18.2%
New Pending Sales	2,023	2,004	0.9%
New Listings	2,122	1,963	8.1%
Median Sale Price	\$250,000	\$205,000	22.0%
Average Sale Price	\$319,592	\$287,351	11.2%
Median Days on Market	34	45	-24.4%
Avg. Percent of Original List Price Received	94.8%	91.6%	3.5%
Pending Inventory	5,458	(No Data)	N/A
Inventory (Active Listings)	4,089	5,321	-23.2%
Months Supply of Inventory	3.4	4.9	-30.9%



Monthly Distressed Market Summary - April 2013

Single Family Homes

Broward County



		April 2013	April 2012	Percent Change Year-over-Year
Traditional	Closed Sales	895	686	30.5%
	Median Sale Price	\$285,000	\$260,000	9.6%
Foreclosure/REO	Closed Sales	140	212	-34.0%
	Median Sale Price	\$125,350	\$132,025	-5.1%
Short Sale	Closed Sales	281	286	-1.7%
	Median Sale Price	\$152,000	\$147,000	3.4%

