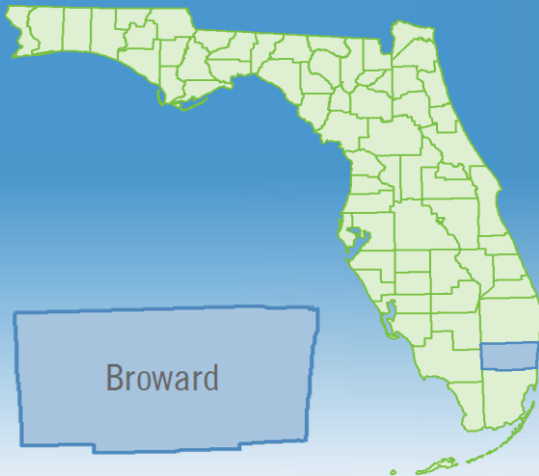


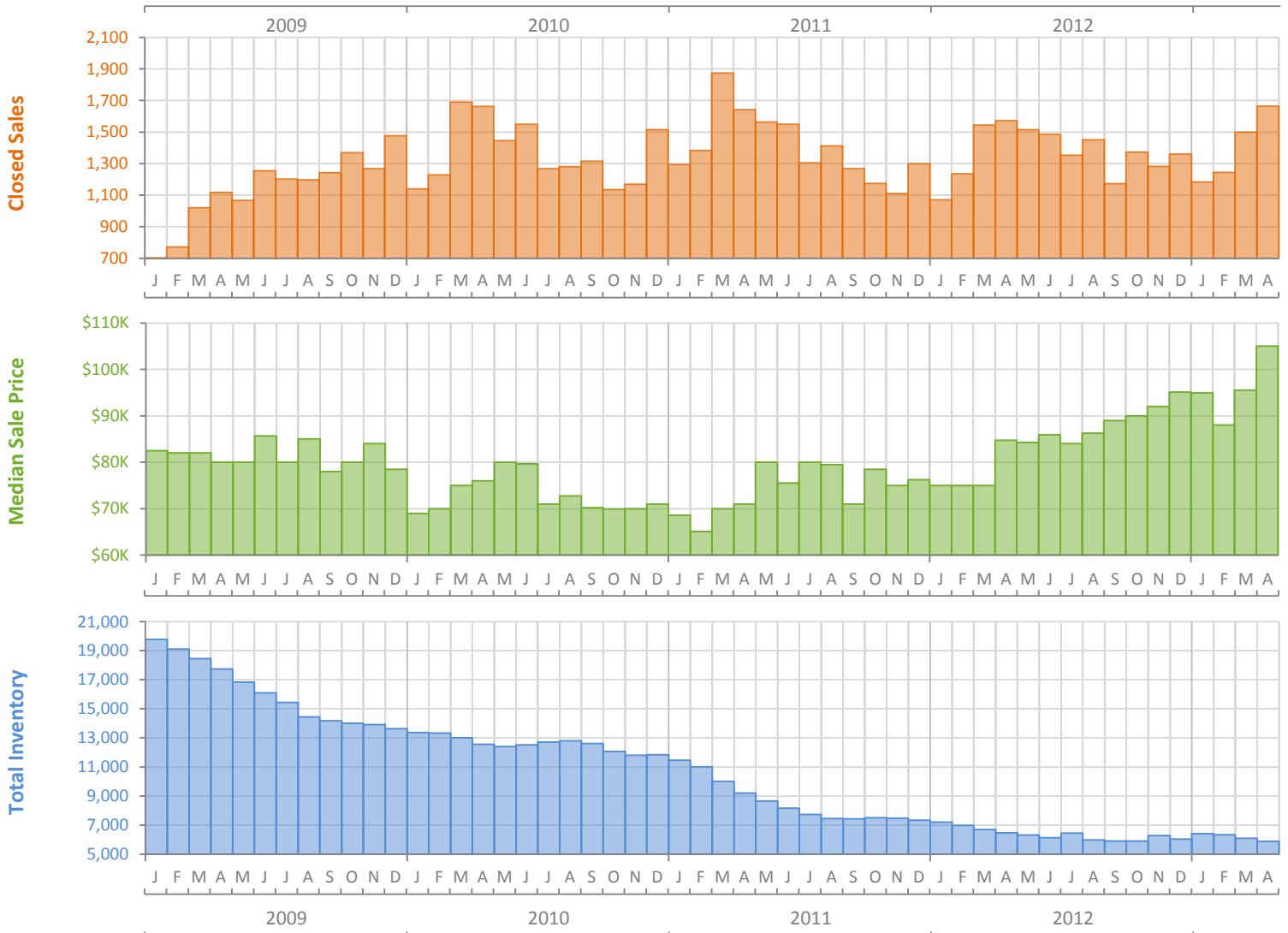
Monthly Market Summary - April 2013

Townhouses and Condos

Broward County



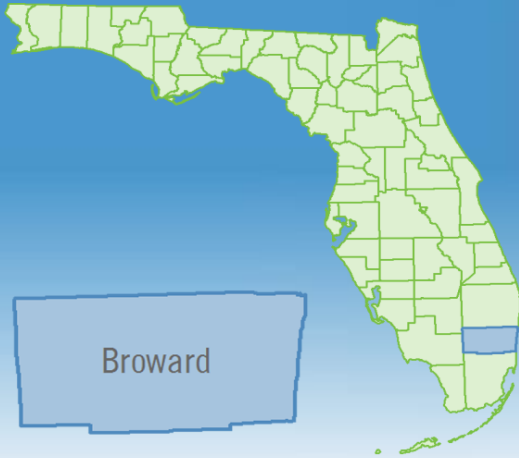
	April 2013	April 2012	Percent Change Year-over-Year
Closed Sales	1,664	1,573	5.8%
Cash Sales	1,316	1,306	0.8%
New Pending Sales	2,155	2,005	7.5%
New Listings	2,359	2,288	3.1%
Median Sale Price	\$105,000	\$84,700	24.0%
Average Sale Price	\$160,101	\$137,223	16.7%
Median Days on Market	36	44	-18.2%
Avg. Percent of Original List Price Received	94.4%	91.6%	3.1%
Pending Inventory	5,356	(No Data)	N/A
Inventory (Active Listings)	5,877	6,460	-9.0%
Months Supply of Inventory	4.3	4.8	-11.7%



Monthly Distressed Market Summary - April 2013

Townhouses and Condos

Broward County



		April 2013	April 2012	Percent Change Year-over-Year
Traditional	Closed Sales	1,239	993	24.8%
	Median Sale Price	\$124,000	\$100,000	24.0%
Foreclosure/REO	Closed Sales	225	292	-22.9%
	Median Sale Price	\$76,000	\$66,100	15.0%
Short Sale	Closed Sales	200	288	-30.6%
	Median Sale Price	\$80,000	\$75,000	6.7%

