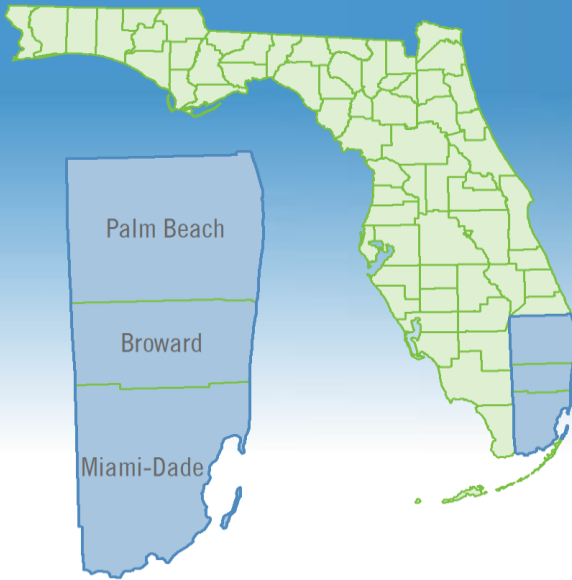


Quarterly Market Detail - Q2 2013

Townhouses and Condos

Miami-Fort Lauderdale-Pompano Beach MSA



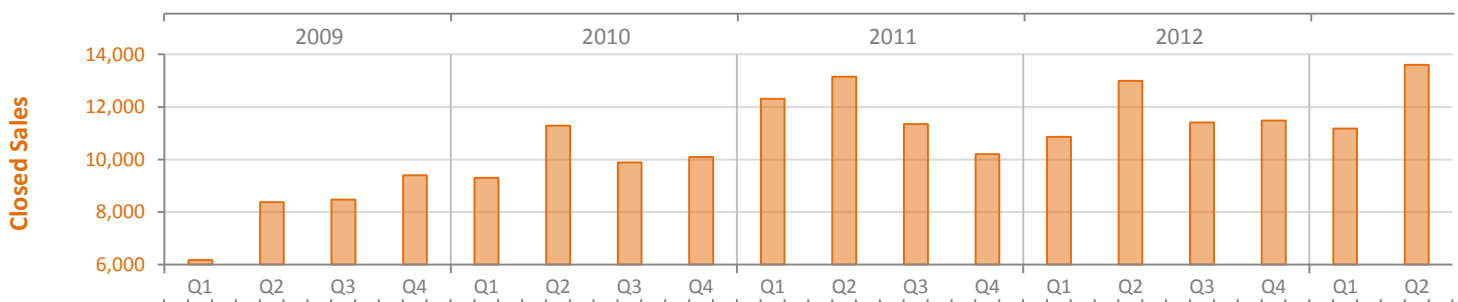
Summary Statistics	Q2 2013	Q2 2012	Percent Change Year-over-Year
Closed Sales	13,605	12,996	4.7%
Paid in Cash	10,603	10,407	1.9%
New Pending Sales	18,419	16,470	11.8%
New Listings	20,323	18,718	8.6%
Median Sale Price	\$129,000	\$105,000	22.9%
Average Sale Price	\$242,224	\$207,096	17.0%
Median Days on Market	47	55	-14.5%
Average Percent of Original List Price Received	94.5%	92.7%	1.9%
Pending Inventory	13,778	(No Data)	N/A
Inventory (Active Listings)	19,112	22,175	-13.8%
Months Supply of Inventory	4.8	5.9	-17.9%

Closed Sales

The number of sales transactions which closed during the quarter

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of quarter-to-quarter comparisons of Closed Sales because of potential seasonal effects.

Quarter	Closed Sales	Percent Change Year-over-Year
Q2 2013	13,605	4.7%
Q1 2013	11,177	2.9%
Q4 2012	11,487	12.5%
Q3 2012	11,407	0.5%
Q2 2012	12,996	-1.2%
Q1 2012	10,864	-11.8%
Q4 2011	10,210	1.2%
Q3 2011	11,350	14.8%
Q2 2011	13,154	16.5%
Q1 2011	12,311	32.4%
Q4 2010	10,092	7.4%
Q3 2010	9,889	16.8%
Q2 2010	11,288	34.7%

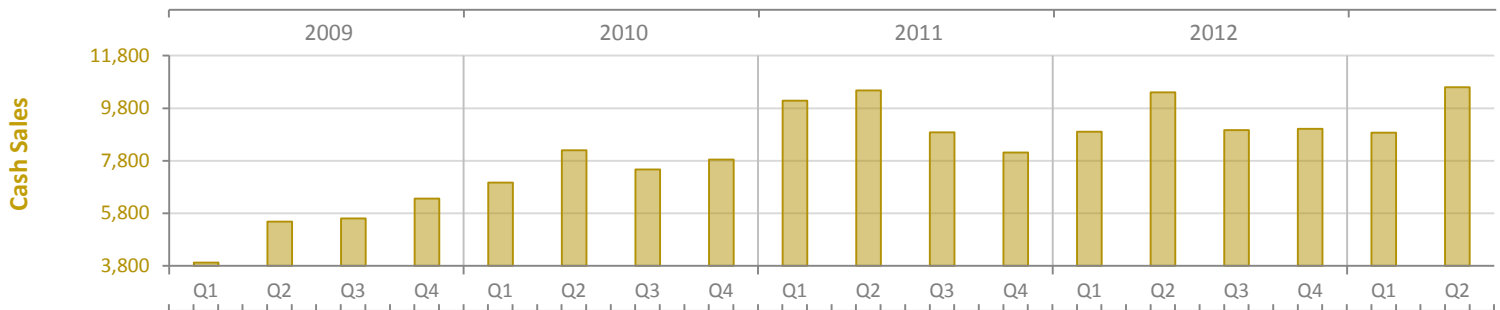


Cash Sales

The number of Closed Sales during the quarter in which buyers exclusively paid in cash

Economists' note: Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Quarter	Cash Sales	Percent Change Year-over-Year
Q2 2013	10,603	1.9%
Q1 2013	8,865	-0.4%
Q4 2012	9,018	11.2%
Q3 2012	8,964	0.9%
Q2 2012	10,407	-0.7%
Q1 2012	8,902	-11.7%
Q4 2011	8,112	3.3%
Q3 2011	8,881	18.8%
Q2 2011	10,479	27.7%
Q1 2011	10,084	44.7%
Q4 2010	7,851	23.4%
Q3 2010	7,473	33.4%
Q2 2010	8,205	49.6%

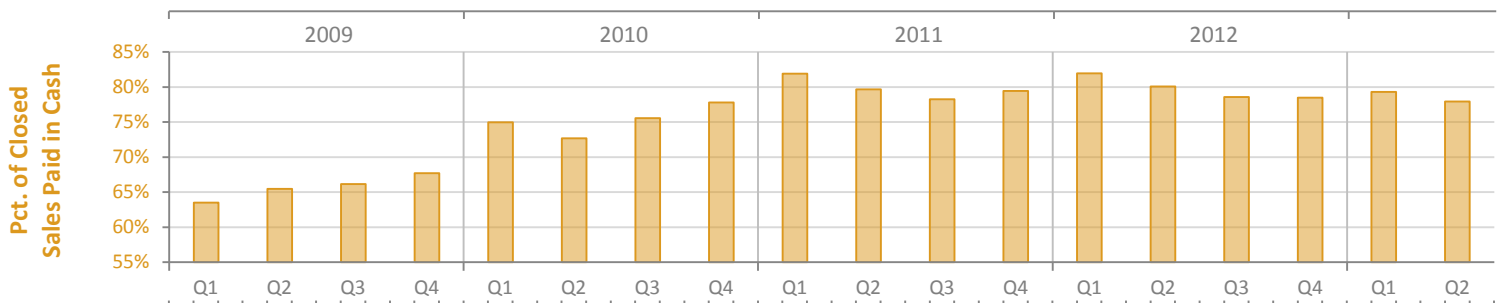


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the quarter which were Cash Sales

Economists' note: This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Quarter	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Q2 2013	77.9%	-2.7%
Q1 2013	79.3%	-3.2%
Q4 2012	78.5%	-1.2%
Q3 2012	78.6%	0.4%
Q2 2012	80.1%	0.5%
Q1 2012	81.9%	0.0%
Q4 2011	79.5%	2.1%
Q3 2011	78.2%	3.5%
Q2 2011	79.7%	9.6%
Q1 2011	81.9%	9.3%
Q4 2010	77.8%	14.9%
Q3 2010	75.6%	14.2%
Q2 2010	72.7%	11.0%

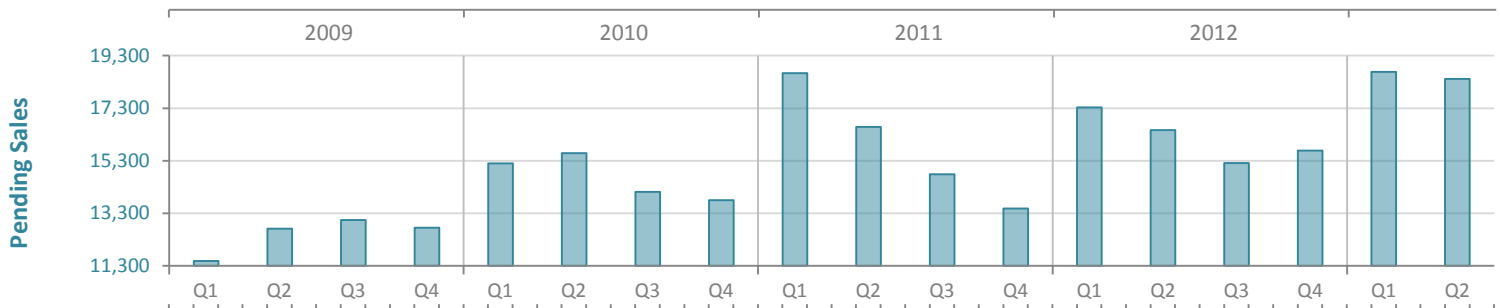


New Pending Sales

The number of property listings that went from "Active" to "Pending" status during the quarter

Economists' note: Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Quarter	New Pending Sales	Percent Change Year-over-Year
Q2 2013	18,419	11.8%
Q1 2013	18,686	7.8%
Q4 2012	15,681	16.3%
Q3 2012	15,209	2.8%
Q2 2012	16,470	-0.7%
Q1 2012	17,326	-7.0%
Q4 2011	13,488	-2.3%
Q3 2011	14,790	4.7%
Q2 2011	16,585	6.3%
Q1 2011	18,636	22.6%
Q4 2010	13,803	8.3%
Q3 2010	14,120	8.3%
Q2 2010	15,595	22.7%

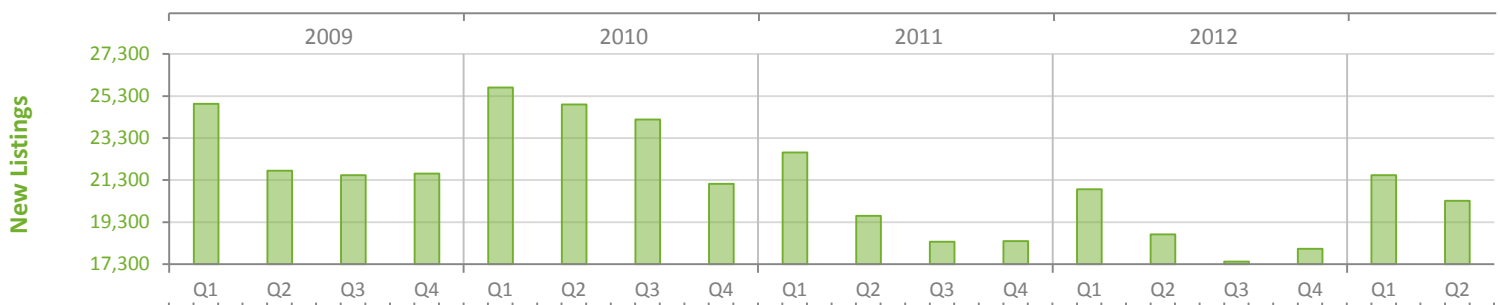


New Listings

The number of properties put onto the market during the quarter

Economists' note: In a recovering market, we expect that new listings will eventually rise as sellers raise their estimations of value. But this increase will take place only after the market has turned up, so New Listings are a *lagging* indicator of the health of the market. Also be aware of properties which have been withdrawn from the market and then relisted. These are not really New Listings.

Quarter	New Listings	Percent Change Year-over-Year
Q2 2013	20,323	8.6%
Q1 2013	21,542	3.3%
Q4 2012	18,039	-2.0%
Q3 2012	17,429	-5.1%
Q2 2012	18,718	-4.5%
Q1 2012	20,862	-7.8%
Q4 2011	18,400	-12.9%
Q3 2011	18,362	-24.1%
Q2 2011	19,607	-21.2%
Q1 2011	22,615	-12.0%
Q4 2010	21,132	-2.2%
Q3 2010	24,177	12.3%
Q2 2010	24,895	14.4%

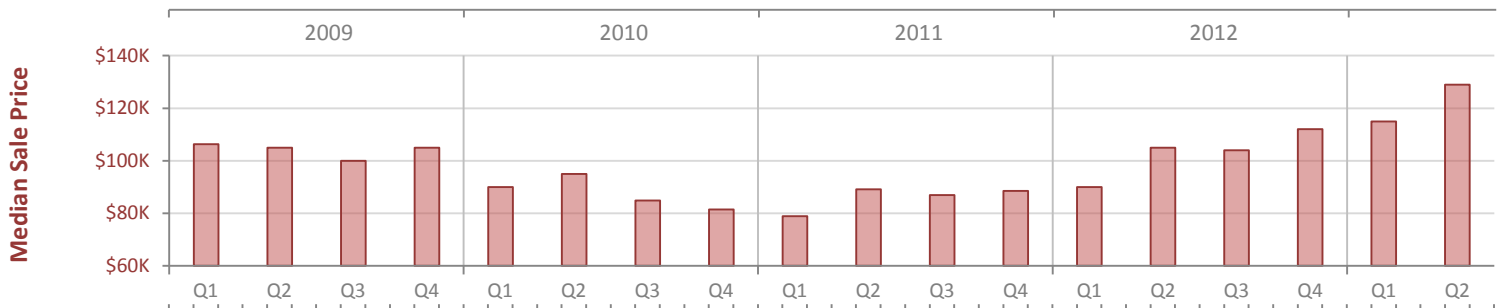


Median Sale Price

The median sale price reported for the quarter (i.e. 50% of sales were above and 50% of sales were below)

Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area.

Quarter	Median Sale Price	Percent Change Year-over-Year
Q2 2013	\$129,000	22.9%
Q1 2013	\$115,000	27.8%
Q4 2012	\$112,000	26.6%
Q3 2012	\$104,000	19.5%
Q2 2012	\$105,000	17.8%
Q1 2012	\$90,000	14.1%
Q4 2011	\$88,500	8.6%
Q3 2011	\$87,000	2.5%
Q2 2011	\$89,122	-6.2%
Q1 2011	\$78,900	-12.3%
Q4 2010	\$81,500	-22.4%
Q3 2010	\$84,900	-15.1%
Q2 2010	\$95,000	-9.5%

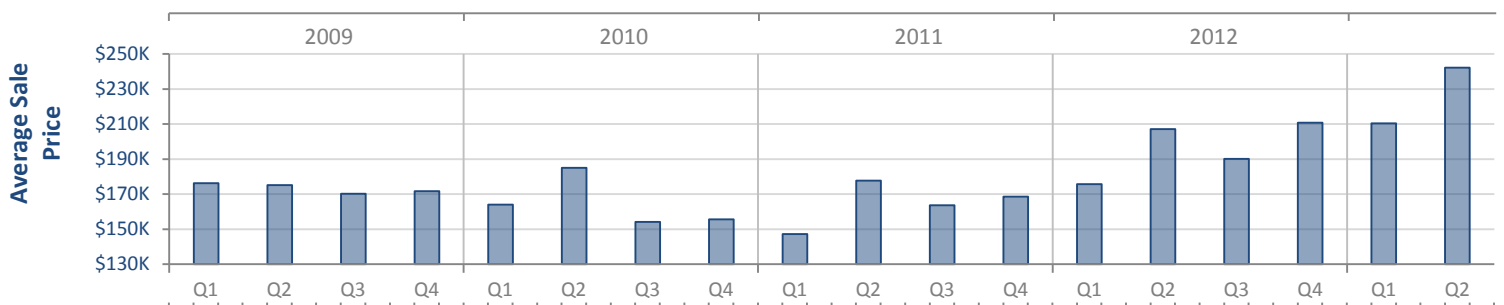


Average Sale Price

The average sale price reported for the quarter (i.e. total sales in dollars divided by the number of sales)

Economists' note: As noted above, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Quarter	Average Sale Price	Percent Change Year-over-Year
Q2 2013	\$242,224	17.0%
Q1 2013	\$210,503	19.8%
Q4 2012	\$210,702	24.9%
Q3 2012	\$190,061	16.1%
Q2 2012	\$207,096	16.5%
Q1 2012	\$175,757	19.5%
Q4 2011	\$168,630	8.3%
Q3 2011	\$163,707	6.2%
Q2 2011	\$177,729	-4.0%
Q1 2011	\$147,128	-10.3%
Q4 2010	\$155,676	-9.3%
Q3 2010	\$154,181	-9.5%
Q2 2010	\$185,077	5.6%

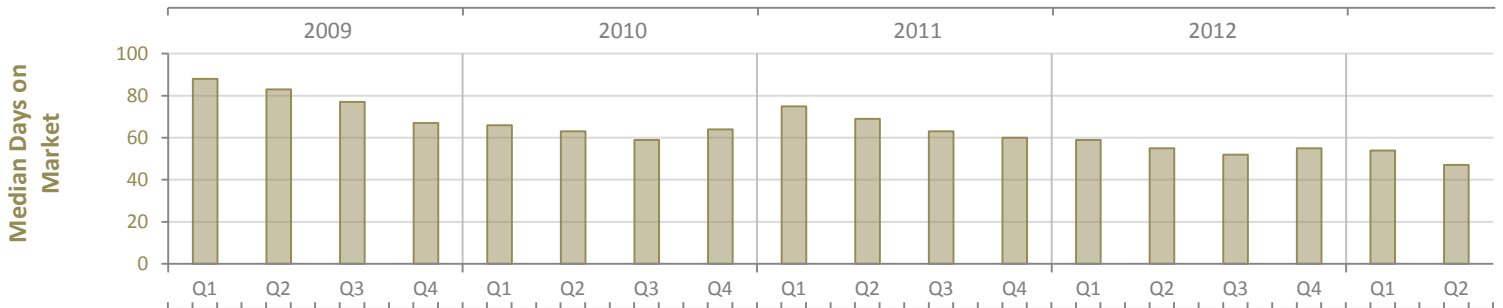


Median Days on Market

The median number of days that properties sold during the quarter were on the market

Economists' note: Median Days on Market is the amount of time the "middle" property selling this quarter was on the market. That is, 50% of homes selling this quarter took *less* time to sell, and 50% of homes took *more* time to sell. We use the median rather than the average because the median is not particularly sensitive to sales of homes that took an unusually large amount of time to sell relative to the vast majority of homes in the market.

Quarter	Median Days on Market	Percent Change Year-over-Year
Q2 2013	47	-14.5%
Q1 2013	54	-8.5%
Q4 2012	55	-8.3%
Q3 2012	52	-17.5%
Q2 2012	55	-20.3%
Q1 2012	59	-21.3%
Q4 2011	60	-6.3%
Q3 2011	63	6.8%
Q2 2011	69	9.5%
Q1 2011	75	13.6%
Q4 2010	64	-4.5%
Q3 2010	59	-23.4%
Q2 2010	63	-24.1%

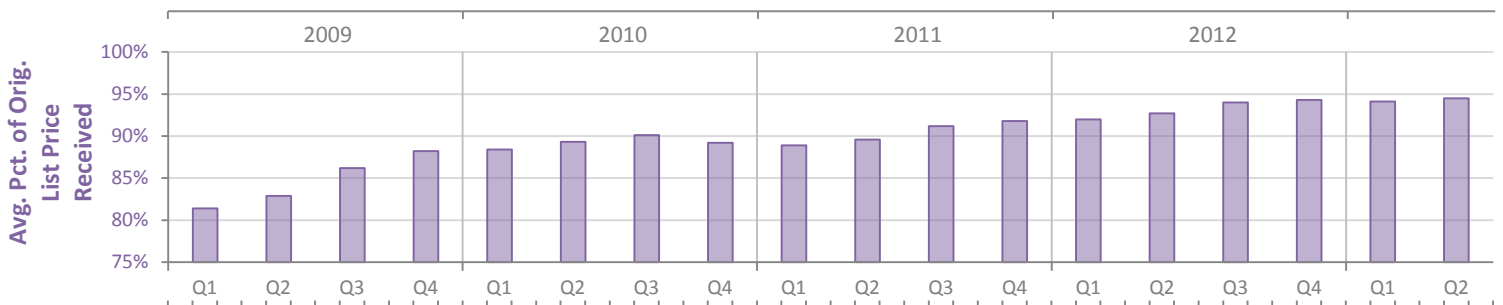


Average Percent of Original List Price Received

The average of the sale price (as a percentage of the original list price) across all properties selling during the quarter

Economists' note: The Average Percent of Original List Price Received is an indicator of market conditions, in that in a recovering market, the measure rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market that has shifted from down to up, and is another *lagging* indicator.

Quarter	Avg. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Q2 2013	94.5%	1.9%
Q1 2013	94.1%	2.3%
Q4 2012	94.3%	2.7%
Q3 2012	94.0%	3.1%
Q2 2012	92.7%	3.5%
Q1 2012	92.0%	3.5%
Q4 2011	91.8%	2.9%
Q3 2011	91.2%	1.2%
Q2 2011	89.6%	0.3%
Q1 2011	88.9%	0.6%
Q4 2010	89.2%	1.1%
Q3 2010	90.1%	4.5%
Q2 2010	89.3%	7.7%

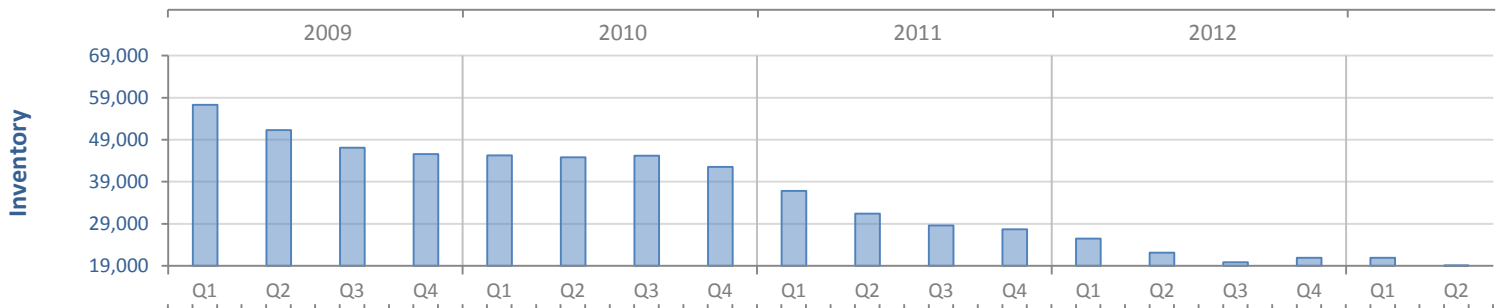


Inventory (Active Listings)

The number of property listings active at the end of the quarter

Economists' note: There are a number of ways to calculate Inventory, so these numbers may not match up to others you see in your market. We calculate Inventory by counting the number of active listings on the last day of the quarter, and hold this number to compare with the same quarter the following year.

Quarter	Inventory	Percent Change Year-over-Year
Q2 2013	19,112	-13.8%
Q1 2013	20,926	-17.9%
Q4 2012	20,929	-24.4%
Q3 2012	19,875	-30.5%
Q2 2012	22,175	-29.4%
Q1 2012	25,499	-30.8%
Q4 2011	27,685	-35.0%
Q3 2011	28,606	-36.7%
Q2 2011	31,398	-29.9%
Q1 2011	36,833	-18.6%
Q4 2010	42,568	-6.7%
Q3 2010	45,213	-4.0%
Q2 2010	44,822	-12.6%

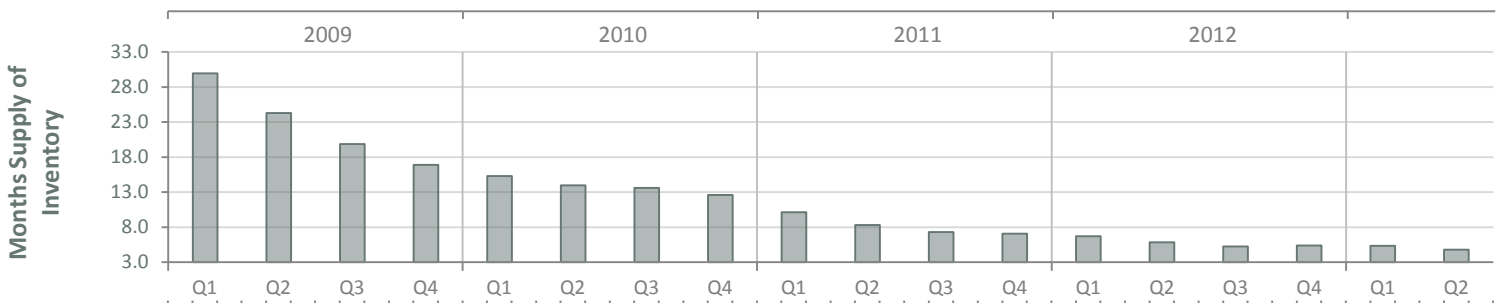


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note: This is an indicator of the state of the market, whether it is a buyers' market or a sellers' market. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 Months of Inventory. Higher numbers indicate a buyers' market, lower numbers a sellers' market.

Quarter	Months Supply	Percent Change Year-over-Year
Q2 2013	4.8	-17.9%
Q1 2013	5.3	-20.5%
Q4 2012	5.4	-24.0%
Q3 2012	5.2	-28.3%
Q2 2012	5.9	-29.3%
Q1 2012	6.7	-33.8%
Q4 2011	7.1	-43.9%
Q3 2011	7.3	-46.2%
Q2 2011	8.3	-40.7%
Q1 2011	10.1	-33.6%
Q4 2010	12.6	-25.4%
Q3 2010	13.6	-31.5%
Q2 2010	14.0	-42.4%

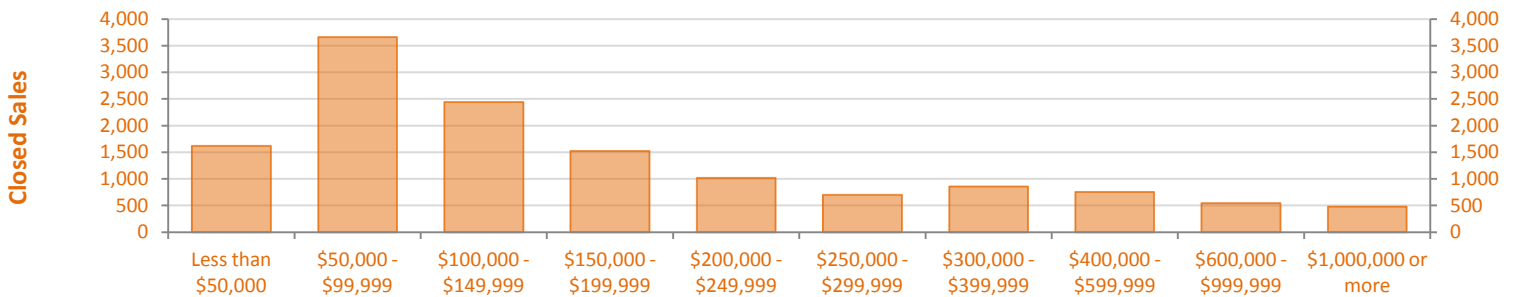


Closed Sales by Sale Price

The number of sales transactions which closed during the quarter

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of quarter-to-quarter comparisons of Closed Sales because of potential seasonal effects.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	1,622	-30.1%
\$50,000 - \$99,999	3,663	-6.7%
\$100,000 - \$149,999	2,444	18.9%
\$150,000 - \$199,999	1,524	17.5%
\$200,000 - \$249,999	1,018	38.1%
\$250,000 - \$299,999	703	21.4%
\$300,000 - \$399,999	854	33.2%
\$400,000 - \$599,999	755	19.8%
\$600,000 - \$999,999	546	17.9%
\$1,000,000 or more	476	36.8%

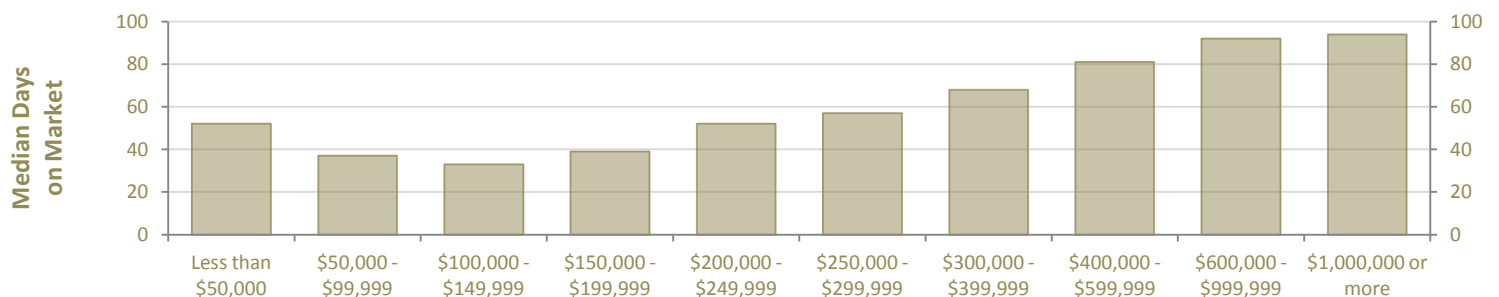


Median Days on Market by Sale Price

The median number of days that properties sold during the quarter were on the market

Economists' note: Median Days on Market is the amount of time the "middle" property selling this quarter was on the market. That is, 50% of homes selling this quarter took less time to sell, and 50% of homes took more time to sell. We use the median rather than the average because the median is not particularly sensitive to sales of homes that took an unusually large amount of time to sell relative to the vast majority of homes in the market.

Sale Price	Median Days on Market	Percent Change Year-over-Year
Less than \$50,000	52	-1.9%
\$50,000 - \$99,999	37	-14.0%
\$100,000 - \$149,999	33	-26.7%
\$150,000 - \$199,999	39	-26.4%
\$200,000 - \$249,999	52	-27.8%
\$250,000 - \$299,999	57	-26.0%
\$300,000 - \$399,999	68	-27.7%
\$400,000 - \$599,999	81	-5.8%
\$600,000 - \$999,999	92	-11.5%
\$1,000,000 or more	94	-18.3%

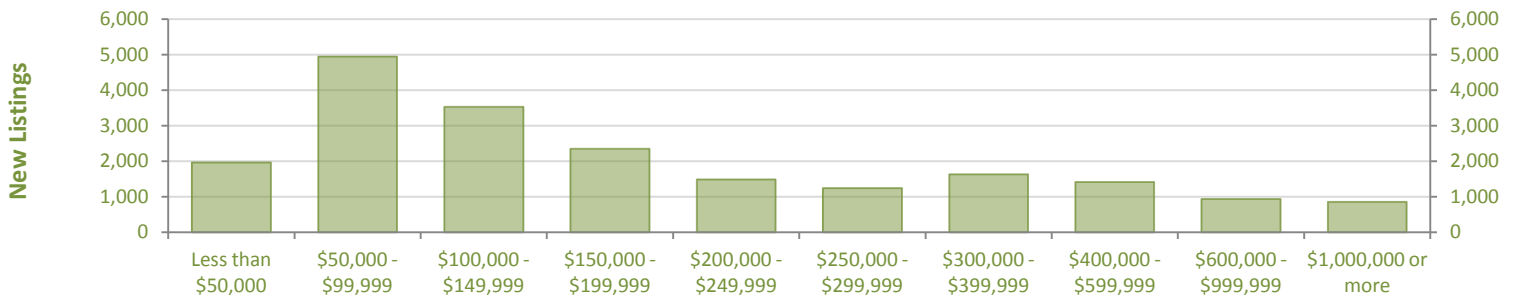


New Listings by Initial Listing Price

The number of properties put onto the market during the quarter

Economists' note: In a recovering market, we expect that new listings will eventually rise as sellers raise their estimations of value. But this increase will take place only after the market has turned up, so New Listings are a lagging indicator of the health of the market. Also be aware of properties which have been withdrawn from the market and then relisted. These are not really New Listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	1,962	-32.9%
\$50,000 - \$99,999	4,946	-7.2%
\$100,000 - \$149,999	3,524	26.6%
\$150,000 - \$199,999	2,346	22.7%
\$200,000 - \$249,999	1,480	29.3%
\$250,000 - \$299,999	1,244	17.2%
\$300,000 - \$399,999	1,624	48.4%
\$400,000 - \$599,999	1,411	32.2%
\$600,000 - \$999,999	933	24.2%
\$1,000,000 or more	853	31.0%

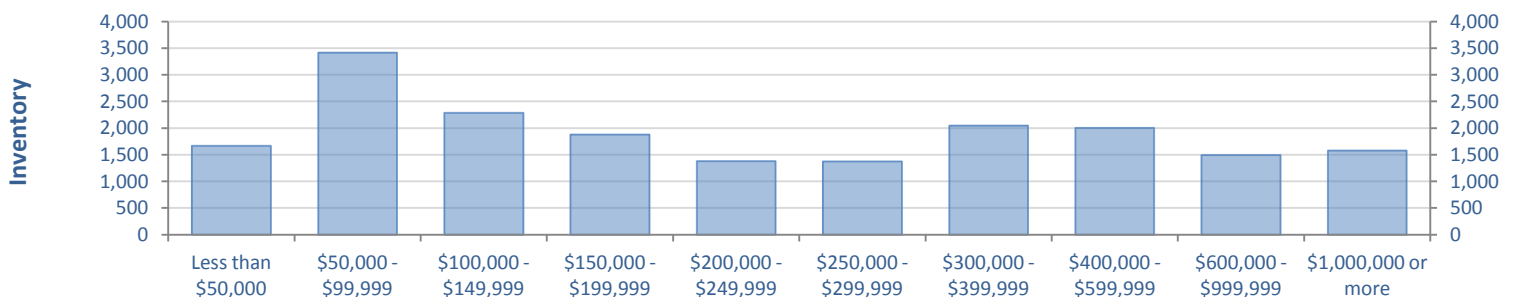


Inventory by Current Listing Price

The number of property listings active at the end of the quarter

Economists' note: There are a number of ways to calculate Inventory, so these numbers may not match up to others you see in your market. We calculate Inventory by counting the number of active listings on the last day of the quarter, and hold this number to compare with the same quarter the following year.

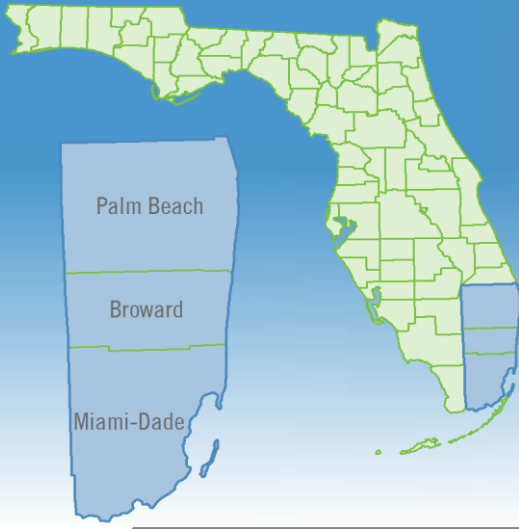
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	1,666	-48.3%
\$50,000 - \$99,999	3,414	-34.5%
\$100,000 - \$149,999	2,286	-21.0%
\$150,000 - \$199,999	1,875	-12.5%
\$200,000 - \$249,999	1,381	-3.4%
\$250,000 - \$299,999	1,374	5.5%
\$300,000 - \$399,999	2,043	26.0%
\$400,000 - \$599,999	2,002	19.0%
\$600,000 - \$999,999	1,495	10.6%
\$1,000,000 or more	1,576	20.0%



Quarterly Market Detail - Q2 2013

Townhouses and Condos

Miami-Fort Lauderdale-Pompano Beach MSA



		Q2 2013	Q2 2012	Percent Change Year-over-Year
Traditional	Closed Sales	9,886	8,346	18.5%
	Median Sale Price	\$155,000	\$135,000	14.8%
Foreclosure/REO	Closed Sales	1,897	2,227	-14.8%
	Median Sale Price	\$91,500	\$75,500	21.2%
Short Sale	Closed Sales	1,822	2,423	-24.8%
	Median Sale Price	\$90,000	\$80,000	12.5%

