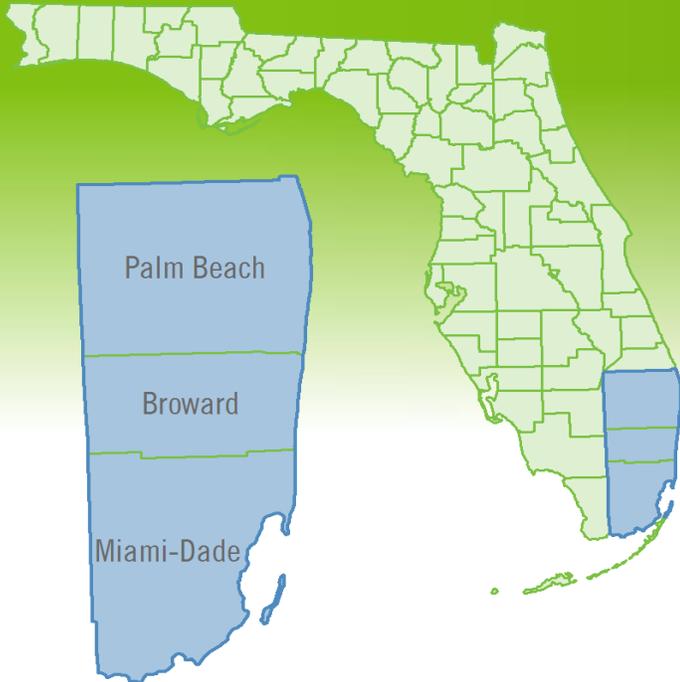


Monthly Market Detail - February 2019

Single Family Homes

Miami-Fort Lauderdale-West Palm Beach MSA



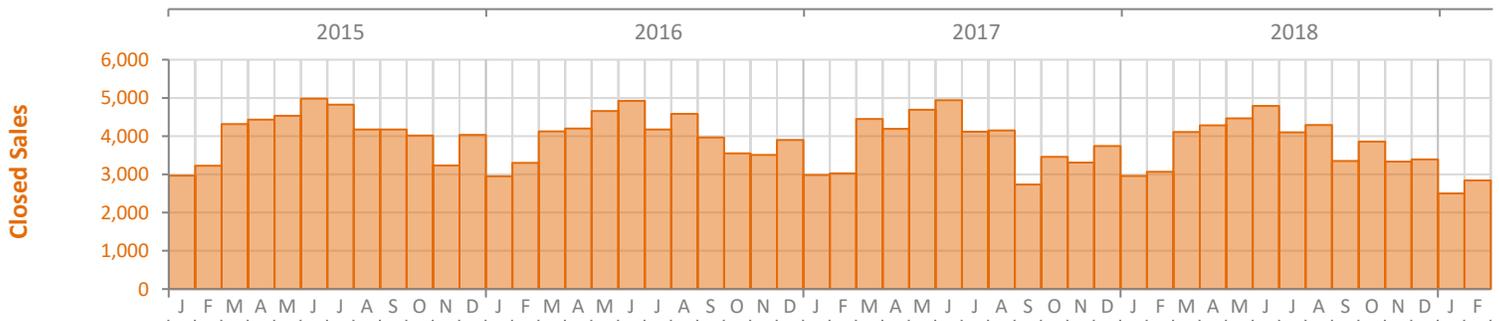
Summary Statistics	February 2019	February 2018	Percent Change Year-over-Year
Closed Sales	2,841	3,063	-7.2%
Paid in Cash	837	966	-13.4%
Median Sale Price	\$349,000	\$336,000	3.9%
Average Sale Price	\$512,207	\$525,229	-2.5%
Dollar Volume	\$1.5 Billion	\$1.6 Billion	-9.5%
Median Percent of Original List Price Received	94.8%	95.4%	-0.6%
Median Time to Contract	60 Days	48 Days	25.0%
Median Time to Sale	101 Days	91 Days	11.0%
New Pending Sales	4,578	4,678	-2.1%
New Listings	5,909	6,027	-2.0%
Pending Inventory	7,964	8,689	-8.3%
Inventory (Active Listings)	21,664	19,147	13.1%
Months Supply of Inventory	5.7	5.0	14.0%

Closed Sales

The number of sales transactions which closed during the month

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 comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	5,343	-11.2%
February 2019	2,841	-7.2%
January 2019	2,502	-15.4%
December 2018	3,389	-9.5%
November 2018	3,334	0.9%
October 2018	3,854	11.5%
September 2018	3,347	22.4%
August 2018	4,293	3.5%
July 2018	4,098	-0.5%
June 2018	4,790	-3.0%
May 2018	4,469	-4.8%
April 2018	4,285	2.3%
March 2018	4,111	-7.6%
February 2018	3,063	1.1%

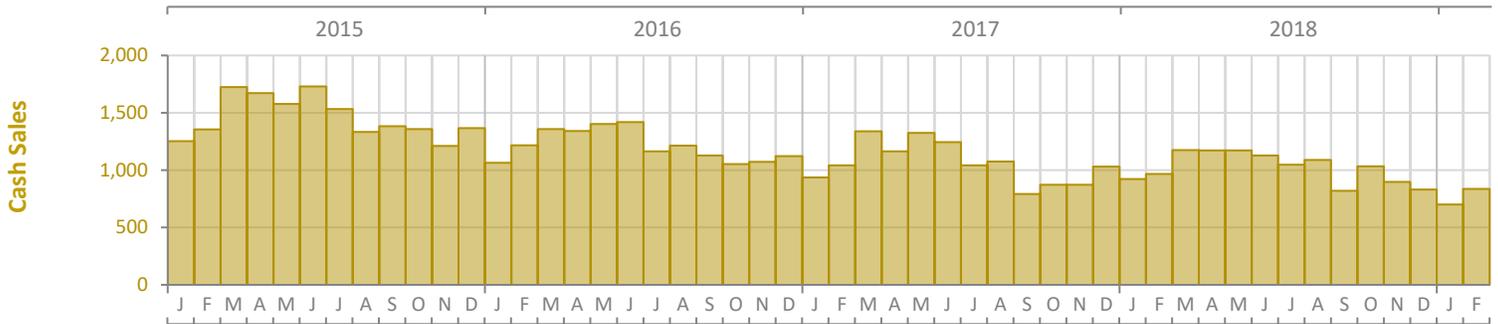


Cash Sales

The number of Closed Sales during the month 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.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	1,537	-18.6%
February 2019	837	-13.4%
January 2019	700	-24.2%
December 2018	832	-19.4%
November 2018	898	3.0%
October 2018	1,034	18.4%
September 2018	821	3.5%
August 2018	1,088	1.2%
July 2018	1,047	0.5%
June 2018	1,127	-9.5%
May 2018	1,171	-11.7%
April 2018	1,171	0.6%
March 2018	1,174	-12.4%
February 2018	966	-7.4%

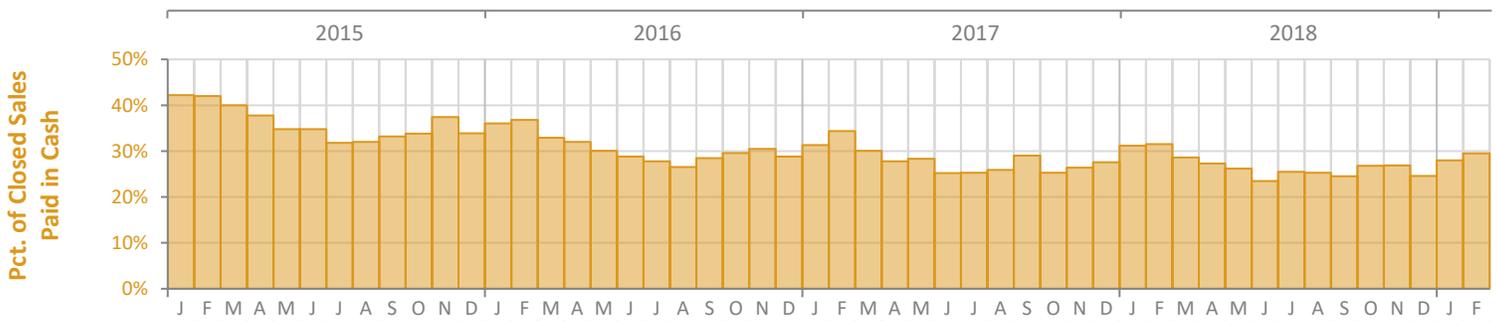


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month 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.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	28.8%	-8.3%
February 2019	29.5%	-6.3%
January 2019	28.0%	-10.3%
December 2018	24.6%	-10.9%
November 2018	26.9%	1.9%
October 2018	26.8%	5.9%
September 2018	24.5%	-15.5%
August 2018	25.3%	-2.3%
July 2018	25.5%	0.8%
June 2018	23.5%	-6.7%
May 2018	26.2%	-7.4%
April 2018	27.3%	-1.8%
March 2018	28.6%	-5.0%
February 2018	31.5%	-8.4%

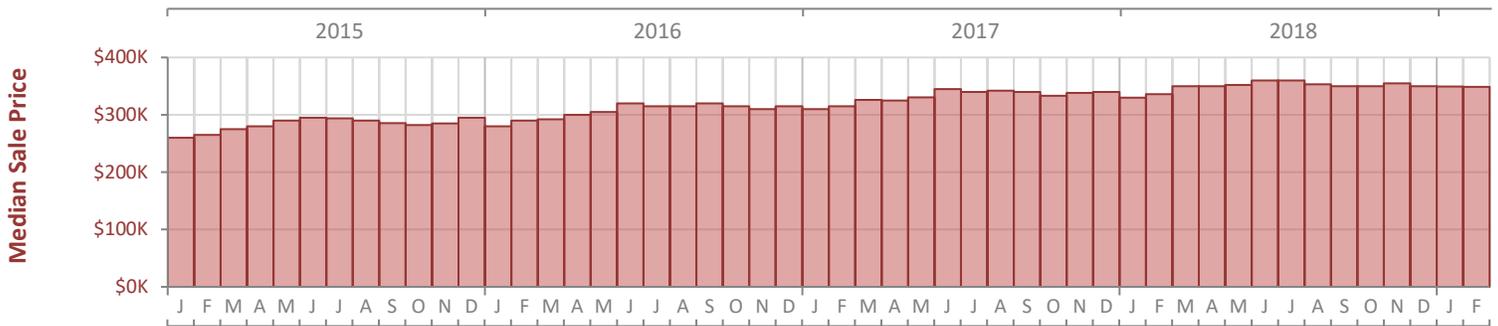


Median Sale Price

The median sale price reported for the month (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. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$347,500	3.7%
February 2019	\$349,000	3.9%
January 2019	\$349,450	5.9%
December 2018	\$350,000	2.9%
November 2018	\$355,000	5.0%
October 2018	\$350,000	5.1%
September 2018	\$350,000	2.9%
August 2018	\$353,000	3.2%
July 2018	\$360,000	5.9%
June 2018	\$359,900	4.3%
May 2018	\$352,000	6.6%
April 2018	\$350,000	7.7%
March 2018	\$350,000	7.4%
February 2018	\$336,000	6.7%

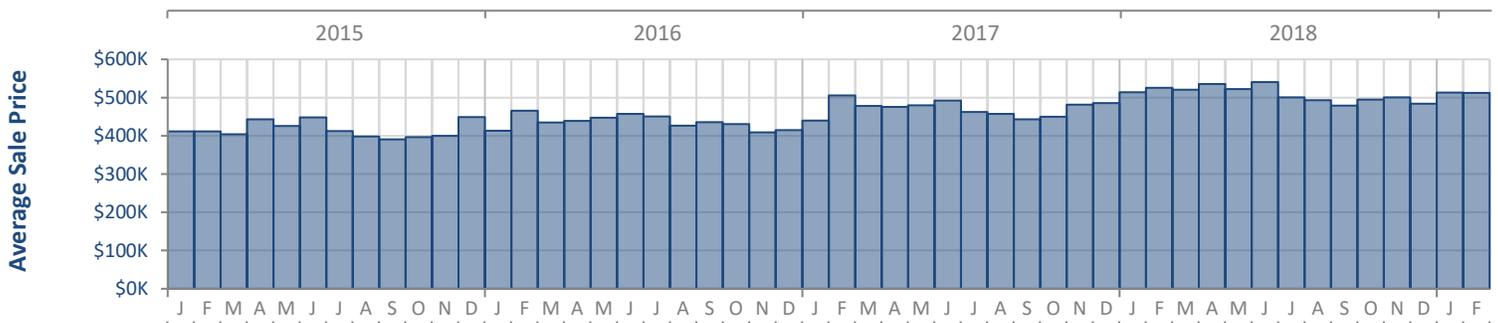


Average Sale Price

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

Economists' note: Usually, 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.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$512,482	-1.4%
February 2019	\$512,207	-2.5%
January 2019	\$512,795	-0.2%
December 2018	\$483,765	-0.4%
November 2018	\$500,299	4.0%
October 2018	\$495,114	10.1%
September 2018	\$478,702	8.1%
August 2018	\$493,133	7.9%
July 2018	\$501,023	8.3%
June 2018	\$540,338	9.7%
May 2018	\$521,886	8.7%
April 2018	\$535,443	12.5%
March 2018	\$520,253	8.9%
February 2018	\$525,229	4.0%



Monthly Market Detail - February 2019

Single Family Homes

Miami-Fort Lauderdale-West Palm Beach MSA

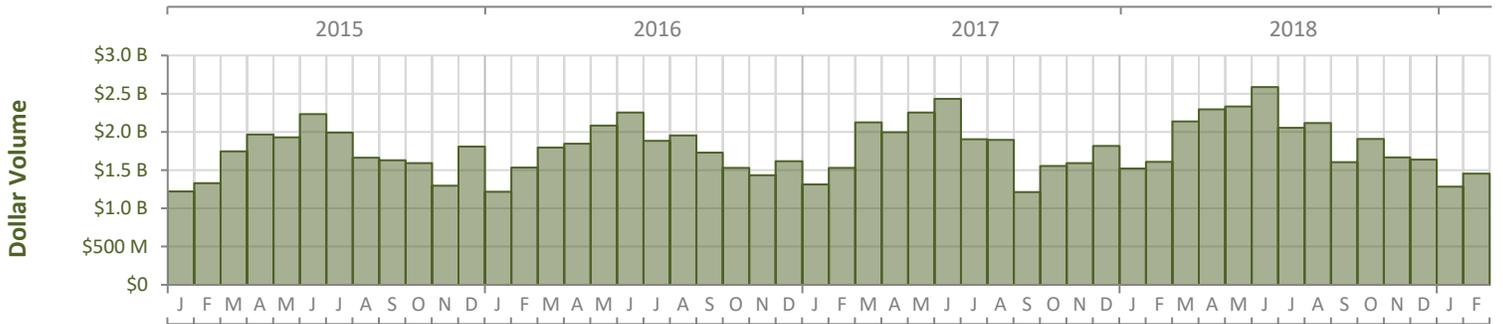


Dollar Volume

The sum of the sale prices for all sales which closed during the month

Economists' note: Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$2.7 Billion	-12.5%
February 2019	\$1.5 Billion	-9.5%
January 2019	\$1.3 Billion	-15.6%
December 2018	\$1.6 Billion	-9.8%
November 2018	\$1.7 Billion	4.9%
October 2018	\$1.9 Billion	22.8%
September 2018	\$1.6 Billion	32.3%
August 2018	\$2.1 Billion	11.7%
July 2018	\$2.1 Billion	7.7%
June 2018	\$2.6 Billion	6.4%
May 2018	\$2.3 Billion	3.5%
April 2018	\$2.3 Billion	15.1%
March 2018	\$2.1 Billion	0.7%
February 2018	\$1.6 Billion	5.1%

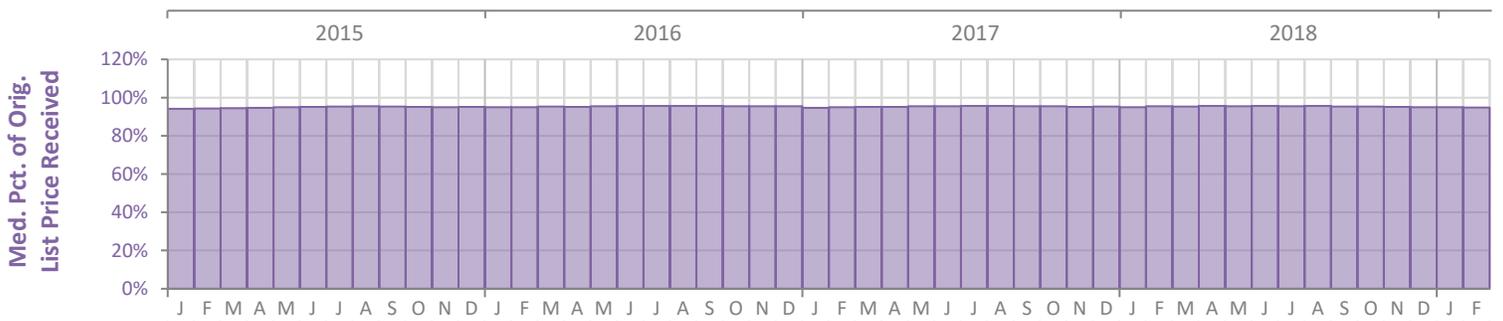


Median Percent of Original List Price Received

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

Economists' note: The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically 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 has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	94.8%	-0.4%
February 2019	94.8%	-0.6%
January 2019	94.9%	0.0%
December 2018	95.0%	-0.3%
November 2018	95.1%	-0.1%
October 2018	95.3%	-0.2%
September 2018	95.3%	-0.1%
August 2018	95.7%	0.1%
July 2018	95.5%	-0.1%
June 2018	95.7%	0.3%
May 2018	95.5%	0.1%
April 2018	95.6%	0.4%
March 2018	95.3%	0.1%
February 2018	95.4%	0.4%

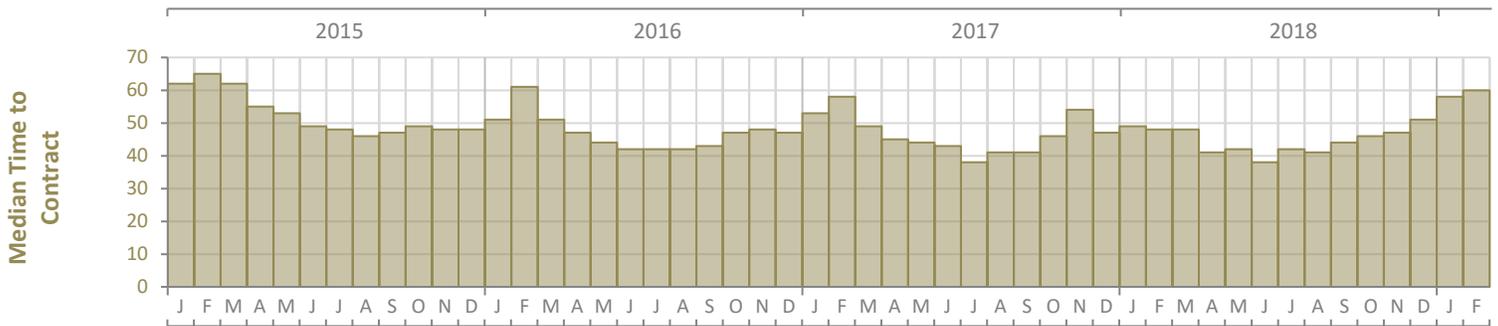


Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	59 Days	22.9%
February 2019	60 Days	25.0%
January 2019	58 Days	18.4%
December 2018	51 Days	8.5%
November 2018	47 Days	-13.0%
October 2018	46 Days	0.0%
September 2018	44 Days	7.3%
August 2018	41 Days	0.0%
July 2018	42 Days	10.5%
June 2018	38 Days	-11.6%
May 2018	42 Days	-4.5%
April 2018	41 Days	-8.9%
March 2018	48 Days	-2.0%
February 2018	48 Days	-17.2%

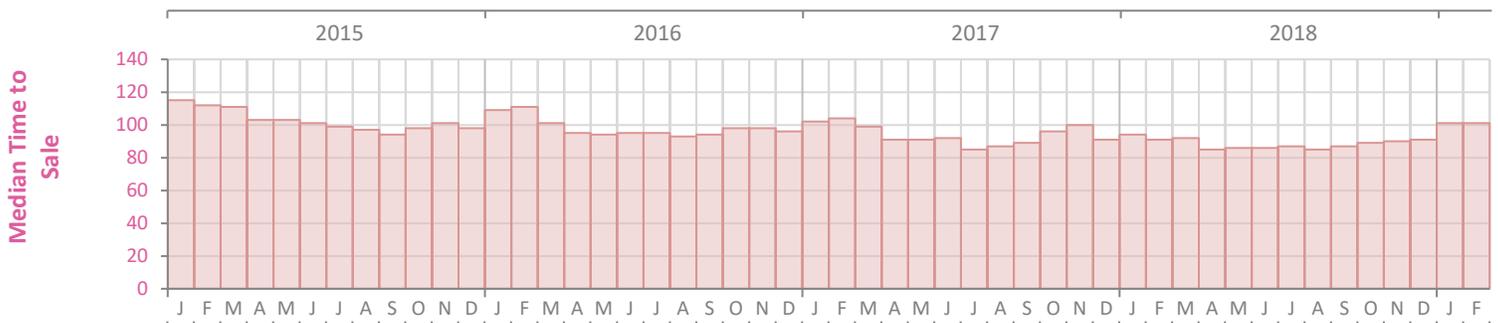


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

Economists' note: Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	101 Days	9.8%
February 2019	101 Days	11.0%
January 2019	101 Days	7.4%
December 2018	91 Days	0.0%
November 2018	90 Days	-10.0%
October 2018	89 Days	-7.3%
September 2018	87 Days	-2.2%
August 2018	85 Days	-2.3%
July 2018	87 Days	2.4%
June 2018	86 Days	-6.5%
May 2018	86 Days	-5.5%
April 2018	85 Days	-6.6%
March 2018	92 Days	-7.1%
February 2018	91 Days	-12.5%

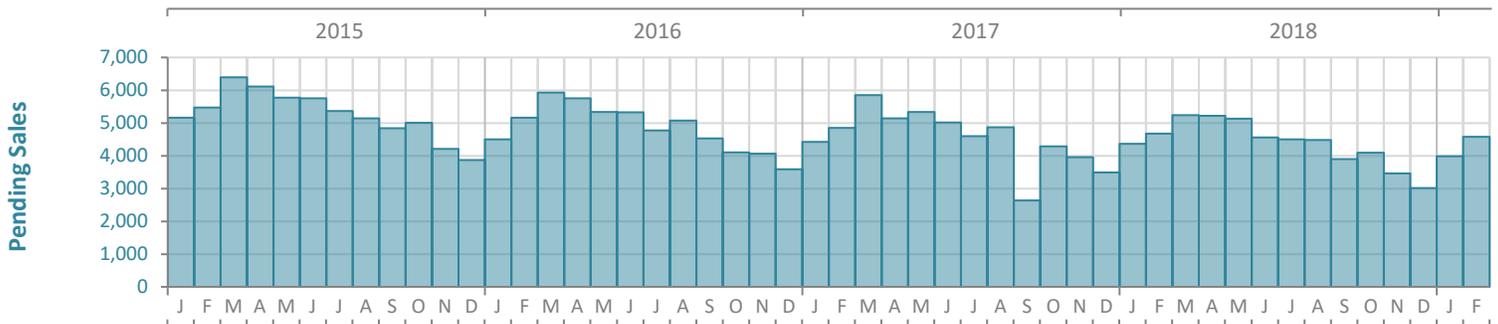


New Pending Sales

The number of listed properties that went under contract during the month

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.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	8,566	-5.3%
February 2019	4,578	-2.1%
January 2019	3,988	-8.7%
December 2018	3,014	-13.7%
November 2018	3,463	-12.5%
October 2018	4,097	-4.5%
September 2018	3,901	47.8%
August 2018	4,482	-7.9%
July 2018	4,502	-2.1%
June 2018	4,558	-9.1%
May 2018	5,127	-4.0%
April 2018	5,216	1.4%
March 2018	5,235	-10.5%
February 2018	4,678	-3.6%

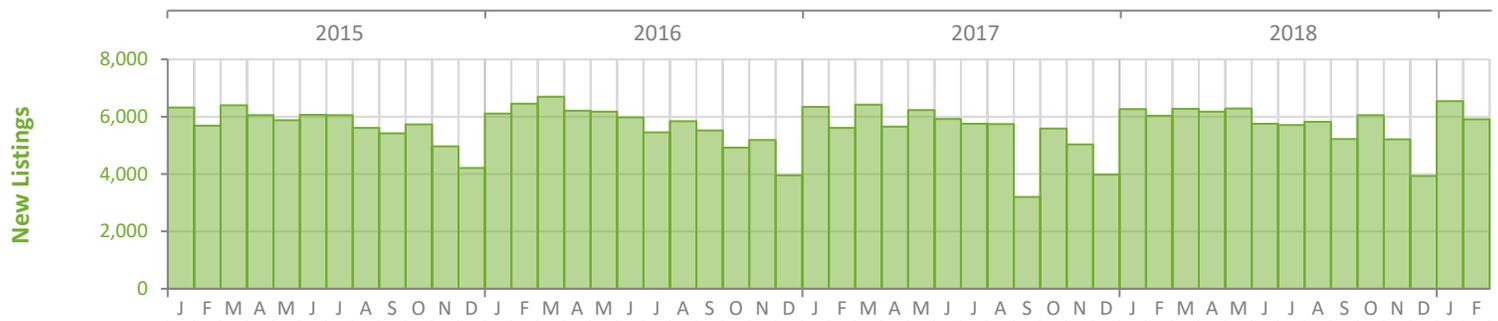


New Listings

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	12,449	1.3%
February 2019	5,909	-2.0%
January 2019	6,540	4.4%
December 2018	3,939	-1.1%
November 2018	5,211	3.4%
October 2018	6,049	8.3%
September 2018	5,220	63.2%
August 2018	5,820	1.4%
July 2018	5,715	-0.7%
June 2018	5,756	-2.8%
May 2018	6,286	0.8%
April 2018	6,178	9.3%
March 2018	6,280	-2.2%
February 2018	6,027	7.3%



Monthly Market Detail - February 2019

Single Family Homes

Miami-Fort Lauderdale-West Palm Beach MSA

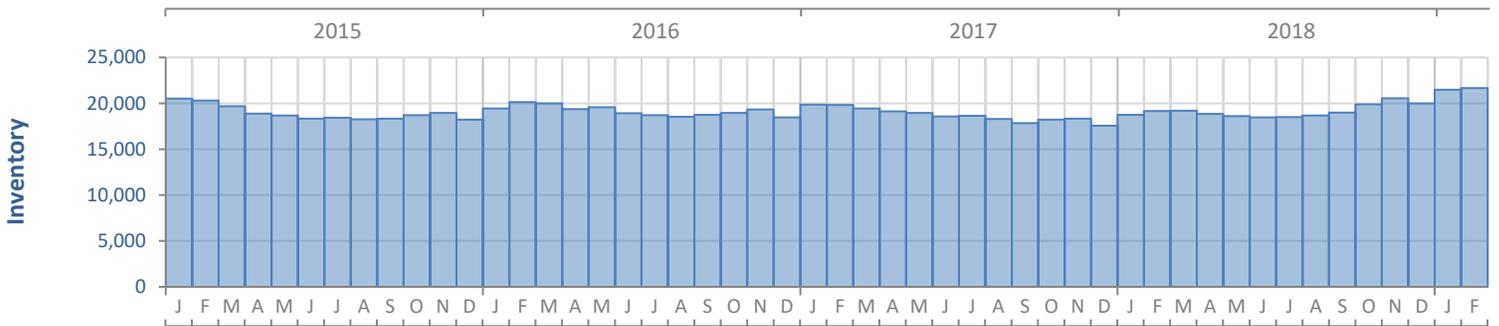


Inventory (Active Listings)

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

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	21,580	14.0%
February 2019	21,664	13.1%
January 2019	21,496	14.8%
December 2018	19,986	13.8%
November 2018	20,535	12.1%
October 2018	19,889	9.2%
September 2018	18,981	6.3%
August 2018	18,662	2.1%
July 2018	18,508	-0.6%
June 2018	18,481	-0.5%
May 2018	18,614	-1.7%
April 2018	18,836	-1.5%
March 2018	19,185	-1.2%
February 2018	19,147	-3.5%

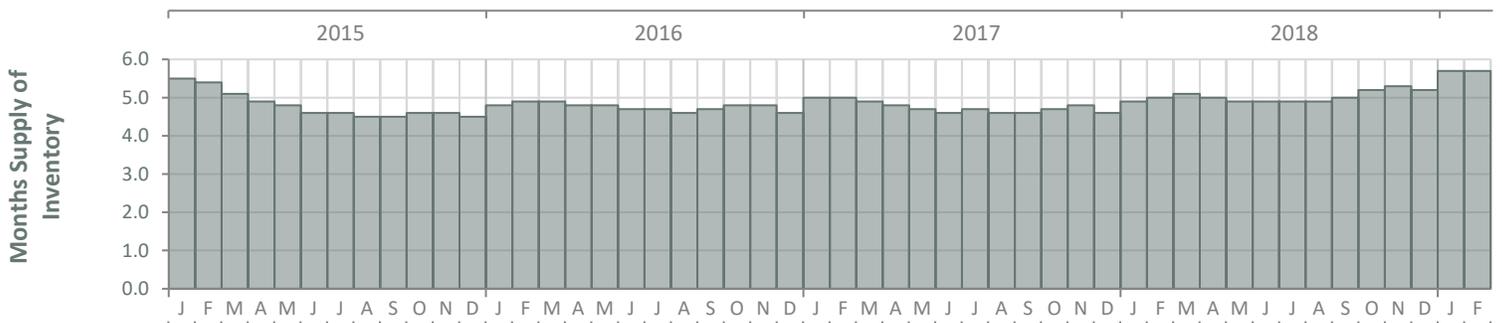


Months Supply of Inventory

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

Economists' note: MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	5.7	14.0%
February 2019	5.7	14.0%
January 2019	5.7	16.3%
December 2018	5.2	13.0%
November 2018	5.3	10.4%
October 2018	5.2	10.6%
September 2018	5.0	8.7%
August 2018	4.9	6.5%
July 2018	4.9	4.3%
June 2018	4.9	6.5%
May 2018	4.9	4.3%
April 2018	5.0	4.2%
March 2018	5.1	4.1%
February 2018	5.0	0.0%

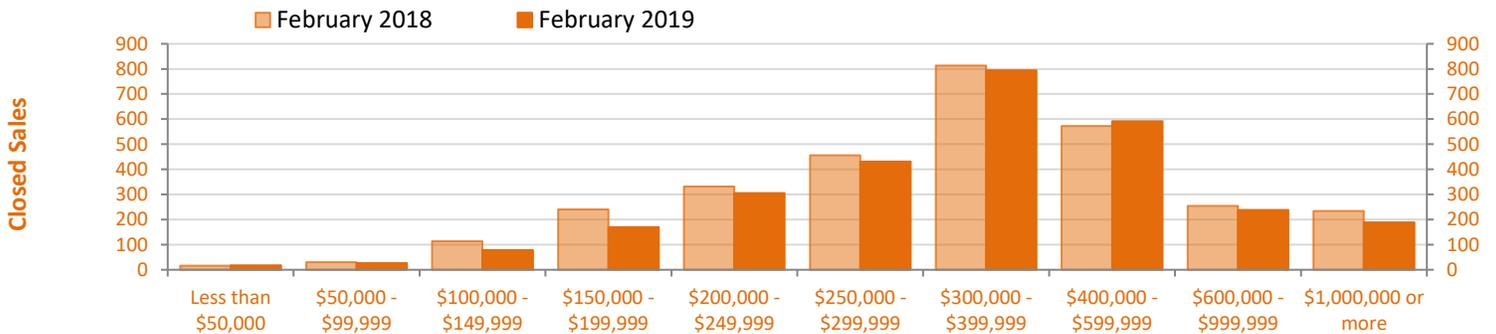


Closed Sales by Sale Price

The number of sales transactions which closed during the month

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 comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	18	12.5%
\$50,000 - \$99,999	26	-13.3%
\$100,000 - \$149,999	78	-31.6%
\$150,000 - \$199,999	170	-29.5%
\$200,000 - \$249,999	305	-8.1%
\$250,000 - \$299,999	431	-5.5%
\$300,000 - \$399,999	795	-2.3%
\$400,000 - \$599,999	592	3.5%
\$600,000 - \$999,999	238	-6.3%
\$1,000,000 or more	188	-19.7%

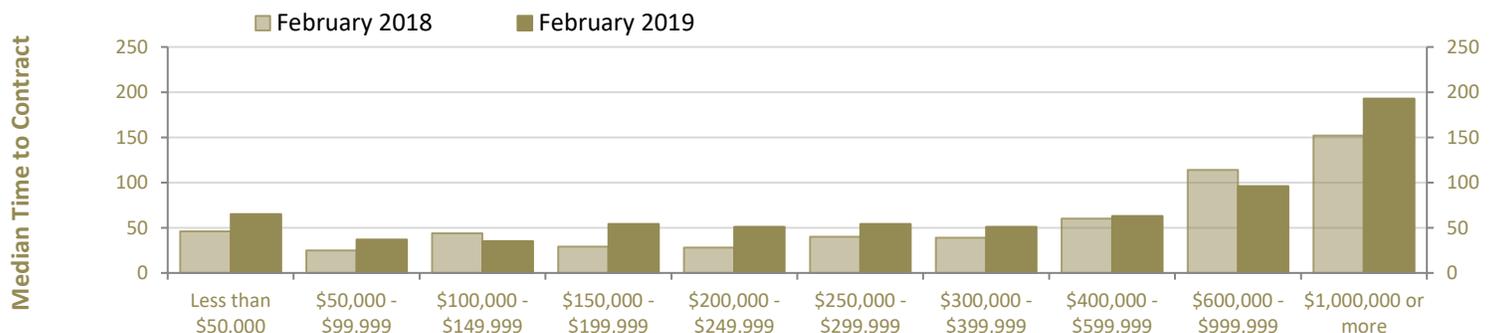


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	65 Days	41.3%
\$50,000 - \$99,999	37 Days	48.0%
\$100,000 - \$149,999	35 Days	-20.5%
\$150,000 - \$199,999	54 Days	86.2%
\$200,000 - \$249,999	51 Days	82.1%
\$250,000 - \$299,999	54 Days	35.0%
\$300,000 - \$399,999	51 Days	30.8%
\$400,000 - \$599,999	63 Days	5.0%
\$600,000 - \$999,999	96 Days	-15.8%
\$1,000,000 or more	193 Days	27.0%



New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	8	-20.0%
\$50,000 - \$99,999	29	-45.3%
\$100,000 - \$149,999	105	-22.8%
\$150,000 - \$199,999	294	-6.1%
\$200,000 - \$249,999	458	-10.9%
\$250,000 - \$299,999	659	-9.7%
\$300,000 - \$399,999	1,433	-2.0%
\$400,000 - \$599,999	1,409	3.9%
\$600,000 - \$999,999	843	4.7%
\$1,000,000 or more	671	3.5%

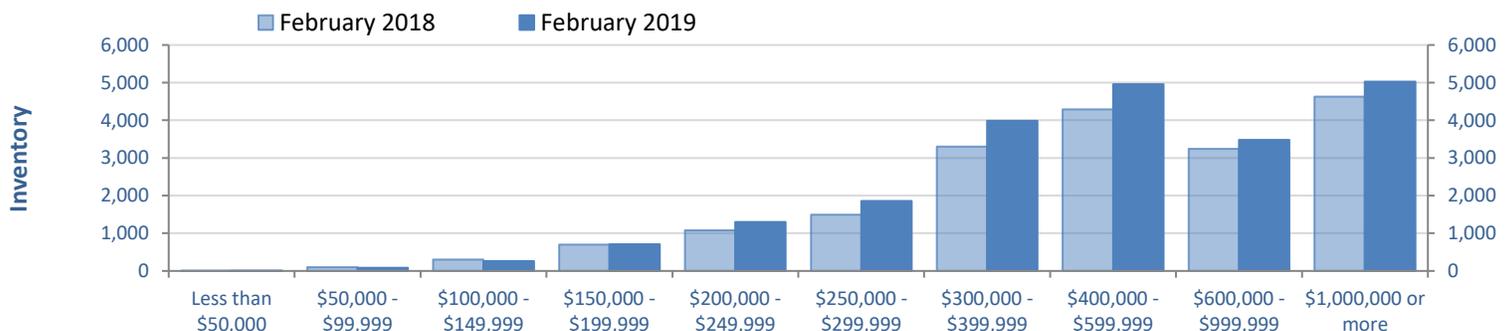


Inventory by Current Listing Price

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

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

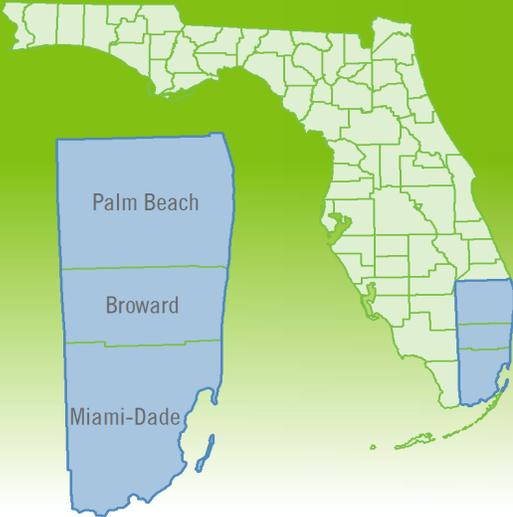
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	9	0.0%
\$50,000 - \$99,999	80	-20.0%
\$100,000 - \$149,999	260	-14.5%
\$150,000 - \$199,999	710	1.9%
\$200,000 - \$249,999	1,296	20.4%
\$250,000 - \$299,999	1,857	24.5%
\$300,000 - \$399,999	3,990	20.8%
\$400,000 - \$599,999	4,958	15.6%
\$600,000 - \$999,999	3,481	7.2%
\$1,000,000 or more	5,023	8.5%



Monthly Distressed Market - February 2019

Single Family Homes

Miami-Fort Lauderdale-West Palm Beach MSA



		February 2019	February 2018	Percent Change Year-over-Year
Traditional	Closed Sales	2,665	2,890	-7.8%
	Median Sale Price	\$350,000	\$343,900	1.8%
Foreclosure/REO	Closed Sales	142	115	23.5%
	Median Sale Price	\$266,050	\$250,000	6.4%
Short Sale	Closed Sales	34	58	-41.4%
	Median Sale Price	\$269,250	\$255,000	5.6%

