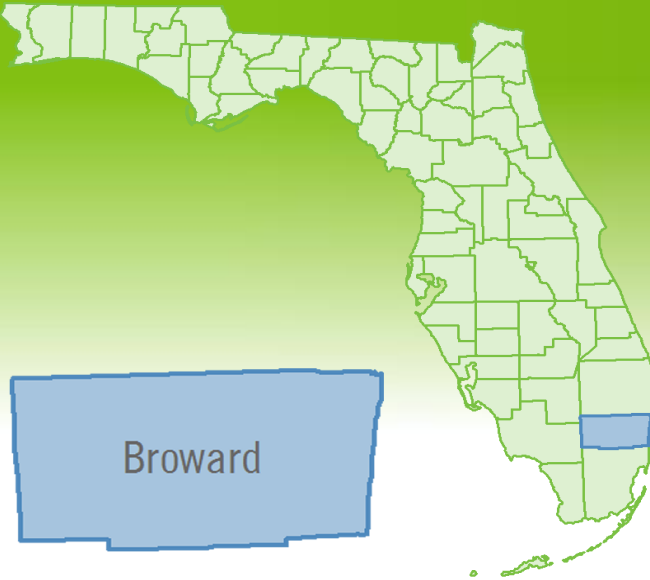


Monthly Market Detail - October 2017

Single Family Homes

Broward County



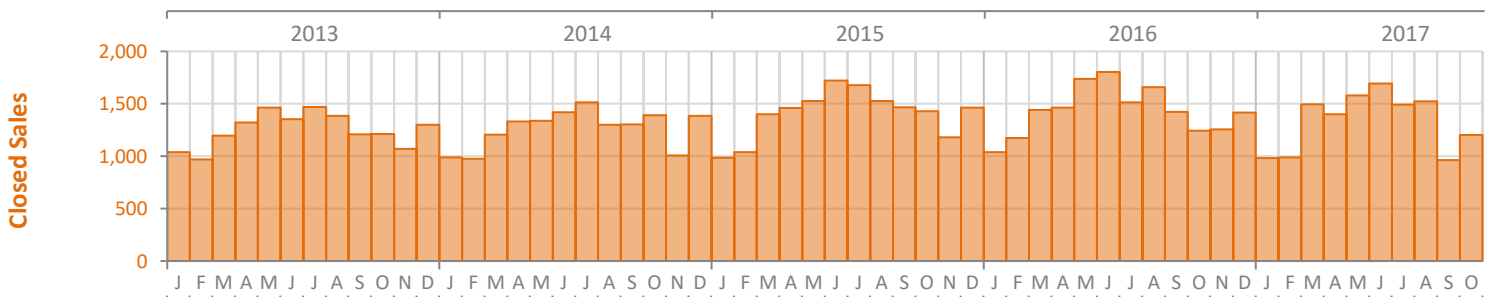
Summary Statistics	October 2017	October 2016	Percent Change Year-over-Year
Closed Sales	1,201	1,244	-3.5%
Paid in Cash	252	308	-18.2%
Median Sale Price	\$335,000	\$325,000	3.1%
Average Sale Price	\$420,288	\$398,431	5.5%
Dollar Volume	\$504.8 Million	\$495.6 Million	1.8%
Median Percent of Original List Price Received	96.0%	96.0%	0.0%
Median Time to Contract	42 Days	43 Days	-2.3%
Median Time to Sale	90 Days	93 Days	-3.2%
New Pending Sales	1,480	1,512	-2.1%
New Listings	1,785	1,652	8.1%
Pending Inventory	2,712	3,359	-19.3%
Inventory (Active Listings)	5,109	5,336	-4.3%
Months Supply of Inventory	3.8	3.7	2.7%

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
October 2017	1,201	-3.5%
September 2017	964	-32.3%
August 2017	1,524	-8.1%
July 2017	1,493	-1.5%
June 2017	1,692	-6.3%
May 2017	1,580	-9.1%
April 2017	1,400	-4.3%
March 2017	1,495	3.8%
February 2017	988	-15.9%
January 2017	982	-5.3%
December 2016	1,415	-3.4%
November 2016	1,257	6.5%
October 2016	1,244	-12.9%

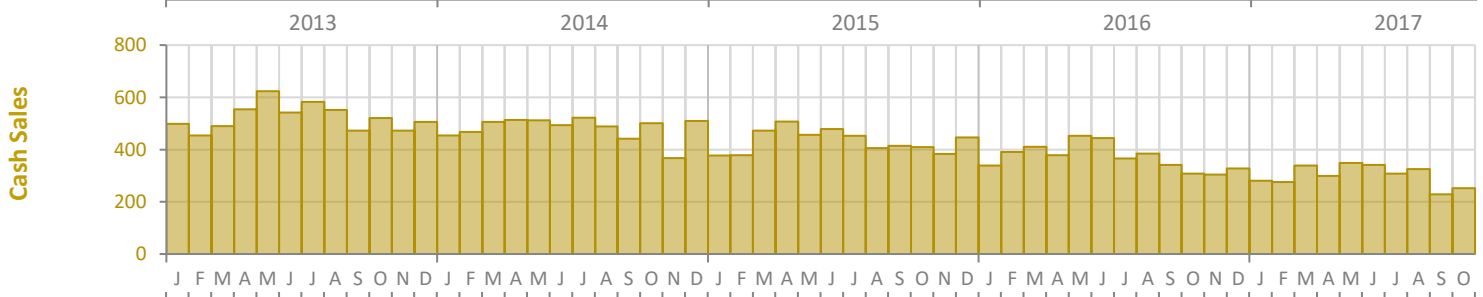


Cash Sales

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
October 2017	252	-18.2%
September 2017	229	-32.8%
August 2017	325	-15.4%
July 2017	308	-15.8%
June 2017	341	-23.2%
May 2017	349	-23.0%
April 2017	299	-20.9%
March 2017	339	-17.5%
February 2017	276	-29.4%
January 2017	281	-17.1%
December 2016	328	-26.5%
November 2016	304	-20.6%
October 2016	308	-24.7%

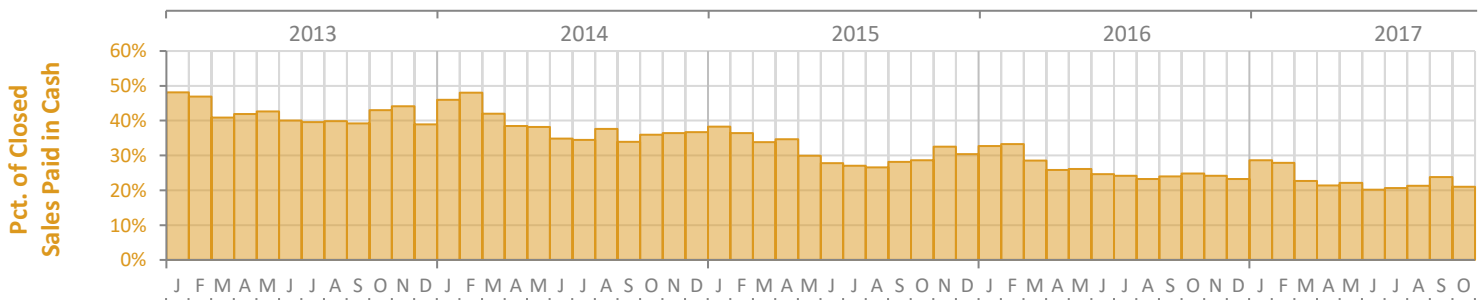


Cash Sales as a Percentage of Closed Sales

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
October 2017	21.0%	-15.3%
September 2017	23.8%	-0.8%
August 2017	21.3%	-8.2%
July 2017	20.6%	-14.9%
June 2017	20.2%	-17.9%
May 2017	22.1%	-15.3%
April 2017	21.4%	-17.1%
March 2017	22.7%	-20.4%
February 2017	27.9%	-16.2%
January 2017	28.6%	-12.5%
December 2016	23.2%	-23.7%
November 2016	24.2%	-25.5%
October 2016	24.8%	-13.3%

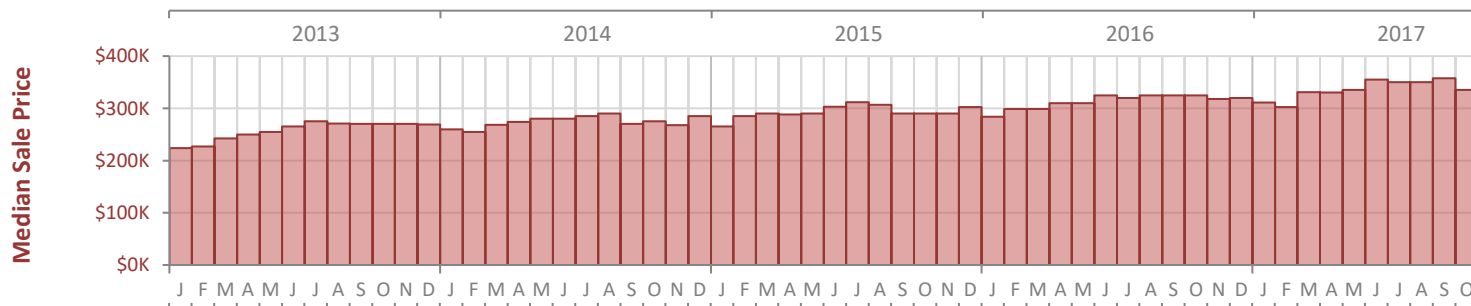


Median Sale Price

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
October 2017	\$335,000	3.1%
September 2017	\$357,600	10.0%
August 2017	\$350,000	7.7%
July 2017	\$350,000	9.4%
June 2017	\$355,000	9.2%
May 2017	\$335,000	8.1%
April 2017	\$330,000	6.5%
March 2017	\$331,000	10.9%
February 2017	\$302,500	1.2%
January 2017	\$311,250	9.6%
December 2016	\$320,000	5.9%
November 2016	\$318,000	9.7%
October 2016	\$325,000	12.1%

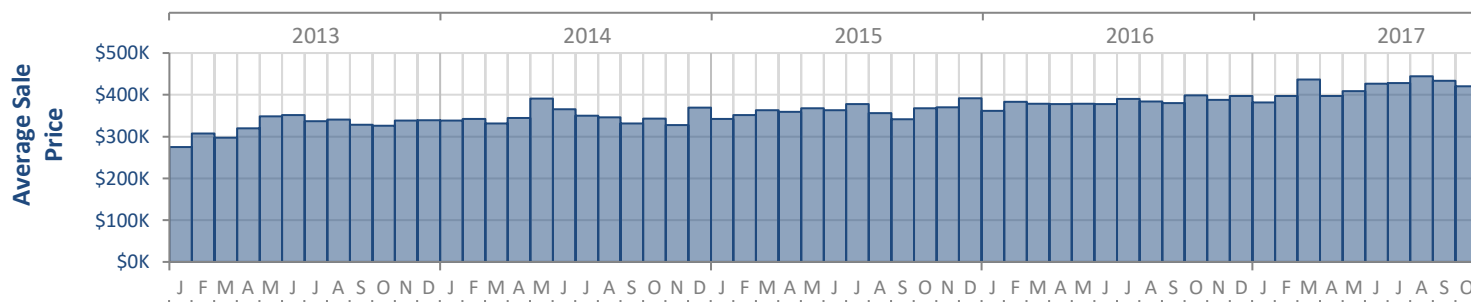


Average Sale Price

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
October 2017	\$420,288	5.5%
September 2017	\$433,148	14.0%
August 2017	\$444,424	15.8%
July 2017	\$427,752	9.6%
June 2017	\$426,304	12.8%
May 2017	\$408,579	7.9%
April 2017	\$397,005	5.0%
March 2017	\$436,942	15.3%
February 2017	\$396,906	3.6%
January 2017	\$381,478	5.6%
December 2016	\$396,787	1.2%
November 2016	\$387,744	4.8%
October 2016	\$398,431	8.3%



Monthly Market Detail - October 2017

Single Family Homes

Broward County

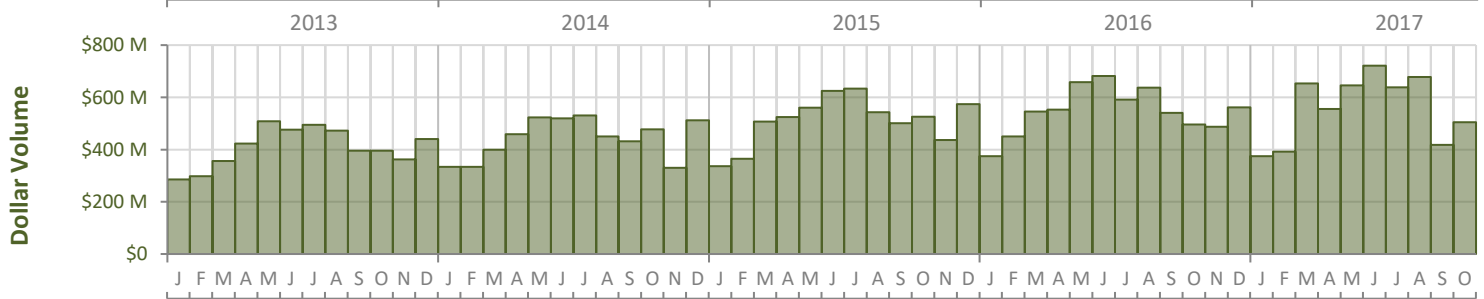


Dollar Volume

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
October 2017	\$504.8 Million	1.8%
September 2017	\$417.6 Million	-22.8%
August 2017	\$677.3 Million	6.4%
July 2017	\$638.6 Million	8.0%
June 2017	\$721.3 Million	5.7%
May 2017	\$645.6 Million	-1.9%
April 2017	\$555.8 Million	0.5%
March 2017	\$653.2 Million	19.7%
February 2017	\$392.1 Million	-12.9%
January 2017	\$374.6 Million	0.0%
December 2016	\$561.5 Million	-2.2%
November 2016	\$487.4 Million	11.6%
October 2016	\$495.6 Million	-5.7%

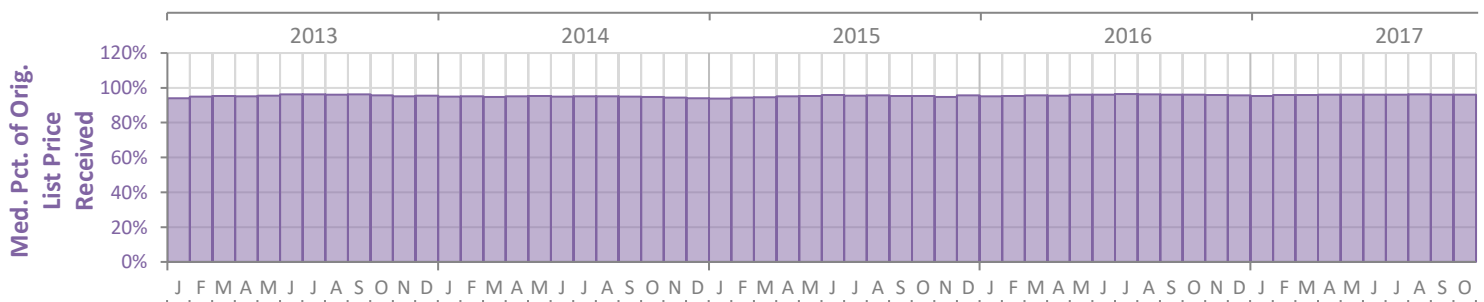


Median Percent of Original List Price Received

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
October 2017	96.0%	0.0%
September 2017	96.0%	-0.1%
August 2017	96.3%	0.1%
July 2017	96.0%	-0.5%
June 2017	96.1%	0.0%
May 2017	96.0%	0.0%
April 2017	96.1%	0.6%
March 2017	95.8%	0.2%
February 2017	95.8%	0.4%
January 2017	95.3%	0.1%
December 2016	95.7%	0.1%
November 2016	95.9%	1.3%
October 2016	96.0%	0.7%

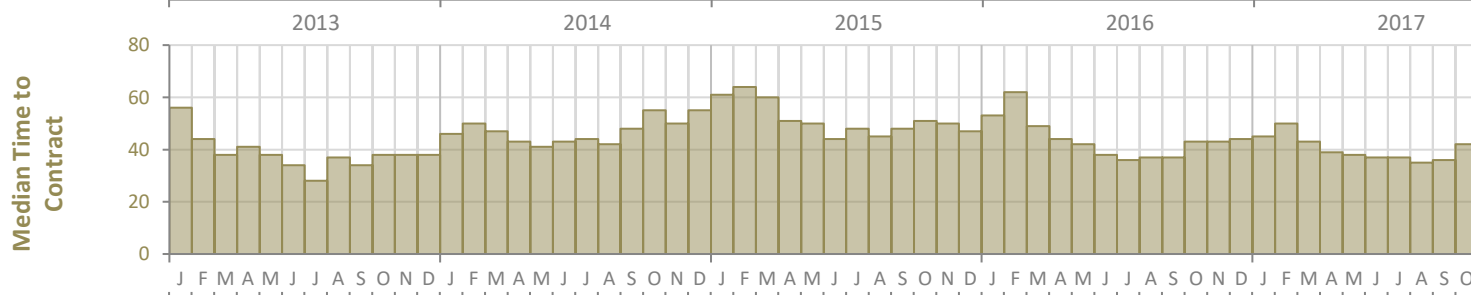


Median Time to Contract

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
October 2017	42 Days	-2.3%
September 2017	36 Days	-2.7%
August 2017	35 Days	-5.4%
July 2017	37 Days	2.8%
June 2017	37 Days	-2.6%
May 2017	38 Days	-9.5%
April 2017	39 Days	-11.4%
March 2017	43 Days	-12.2%
February 2017	50 Days	-19.4%
January 2017	45 Days	-15.1%
December 2016	44 Days	-6.4%
November 2016	43 Days	-14.0%
October 2016	43 Days	-15.7%

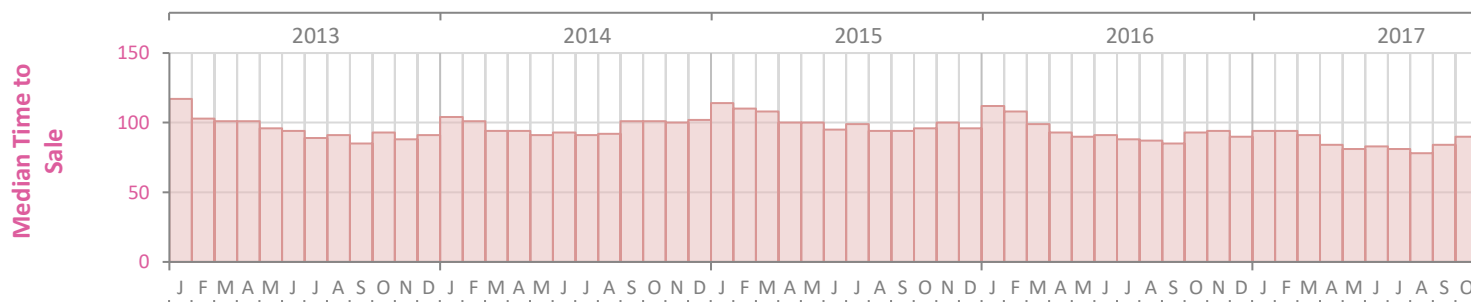


Median Time to Sale

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
October 2017	90 Days	-3.2%
September 2017	84 Days	-1.2%
August 2017	78 Days	-10.3%
July 2017	81 Days	-8.0%
June 2017	83 Days	-8.8%
May 2017	81 Days	-10.0%
April 2017	84 Days	-9.7%
March 2017	91 Days	-8.1%
February 2017	94 Days	-13.0%
January 2017	94 Days	-16.1%
December 2016	90 Days	-6.3%
November 2016	94 Days	-6.0%
October 2016	93 Days	-3.1%

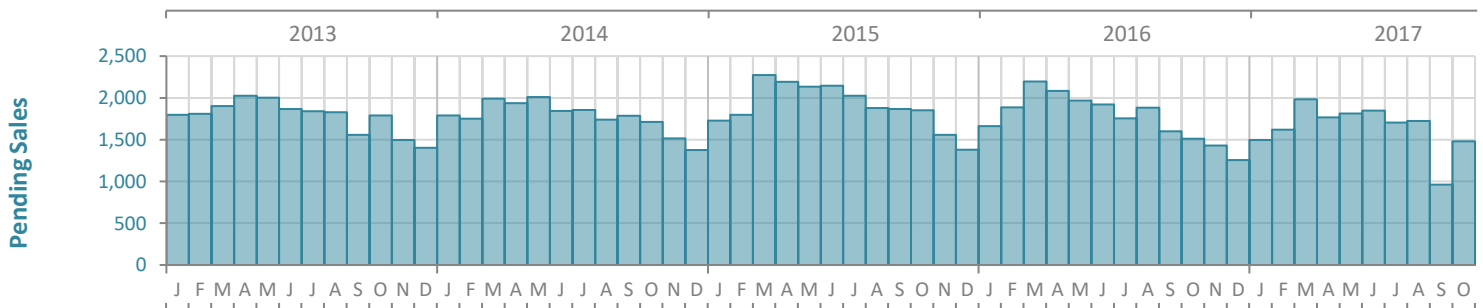


New Pending Sales

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
October 2017	1,480	-2.1%
September 2017	960	-40.0%
August 2017	1,724	-8.4%
July 2017	1,706	-2.8%
June 2017	1,846	-4.0%
May 2017	1,813	-7.9%
April 2017	1,767	-15.3%
March 2017	1,982	-9.7%
February 2017	1,621	-14.1%
January 2017	1,497	-9.9%
December 2016	1,255	-8.9%
November 2016	1,431	-8.1%
October 2016	1,512	-18.4%

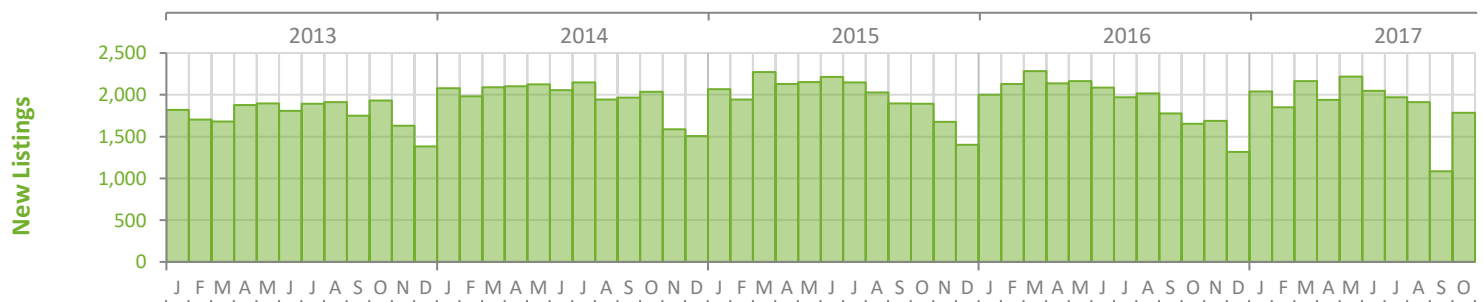


New Listings

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
October 2017	1,785	8.1%
September 2017	1,085	-38.9%
August 2017	1,913	-5.1%
July 2017	1,969	-0.2%
June 2017	2,047	-1.9%
May 2017	2,217	2.4%
April 2017	1,941	-9.2%
March 2017	2,165	-5.2%
February 2017	1,852	-13.1%
January 2017	2,038	1.8%
December 2016	1,317	-6.0%
November 2016	1,689	0.7%
October 2016	1,652	-12.8%

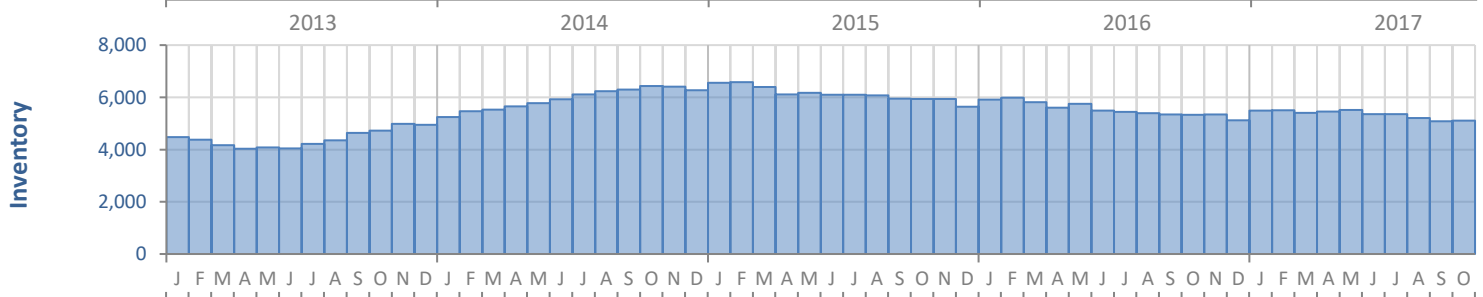


Inventory (Active Listings)

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
October 2017	5,109	-4.3%
September 2017	5,085	-4.8%
August 2017	5,211	-3.4%
July 2017	5,351	-1.6%
June 2017	5,357	-2.4%
May 2017	5,521	-3.9%
April 2017	5,452	-2.7%
March 2017	5,411	-6.9%
February 2017	5,508	-8.0%
January 2017	5,486	-7.2%
December 2016	5,119	-9.2%
November 2016	5,346	-10.0%
October 2016	5,336	-10.1%

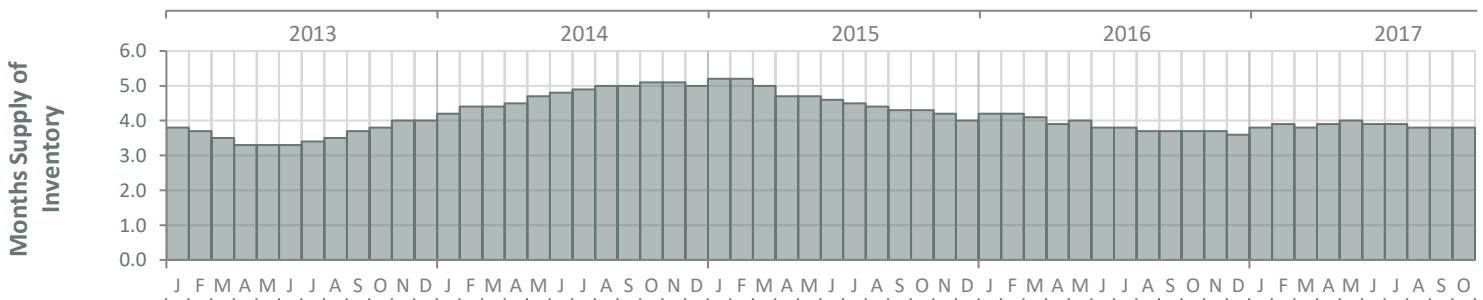


Months Supply of Inventory

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
October 2017	3.8	2.7%
September 2017	3.8	2.7%
August 2017	3.8	2.7%
July 2017	3.9	2.6%
June 2017	3.9	2.6%
May 2017	4.0	0.0%
April 2017	3.9	0.0%
March 2017	3.8	-7.3%
February 2017	3.9	-7.1%
January 2017	3.8	-9.5%
December 2016	3.6	-10.0%
November 2016	3.7	-11.9%
October 2016	3.7	-14.0%

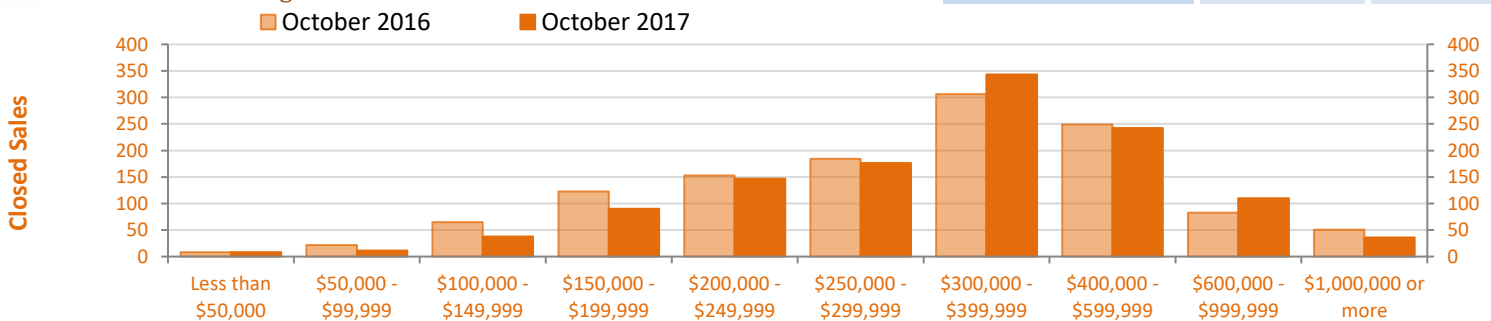


Closed Sales by Sale Price

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	8	0.0%
\$50,000 - \$99,999	11	-50.0%
\$100,000 - \$149,999	38	-41.5%
\$150,000 - \$199,999	90	-26.8%
\$200,000 - \$249,999	147	-3.9%
\$250,000 - \$299,999	176	-4.3%
\$300,000 - \$399,999	343	12.1%
\$400,000 - \$599,999	242	-2.8%
\$600,000 - \$999,999	110	32.5%
\$1,000,000 or more	36	-29.4%

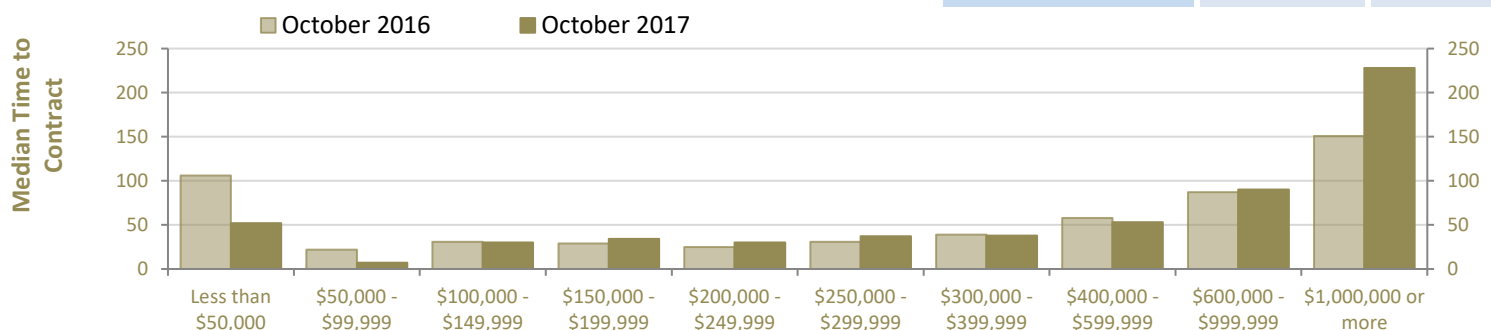


Median Time to Contract by Sale Price

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	52 Days	-50.9%
\$50,000 - \$99,999	7 Days	-68.2%
\$100,000 - \$149,999	30 Days	-3.2%
\$150,000 - \$199,999	34 Days	17.2%
\$200,000 - \$249,999	30 Days	20.0%
\$250,000 - \$299,999	37 Days	19.4%
\$300,000 - \$399,999	38 Days	-2.6%
\$400,000 - \$599,999	53 Days	-8.6%
\$600,000 - \$999,999	90 Days	3.4%
\$1,000,000 or more	228 Days	51.0%

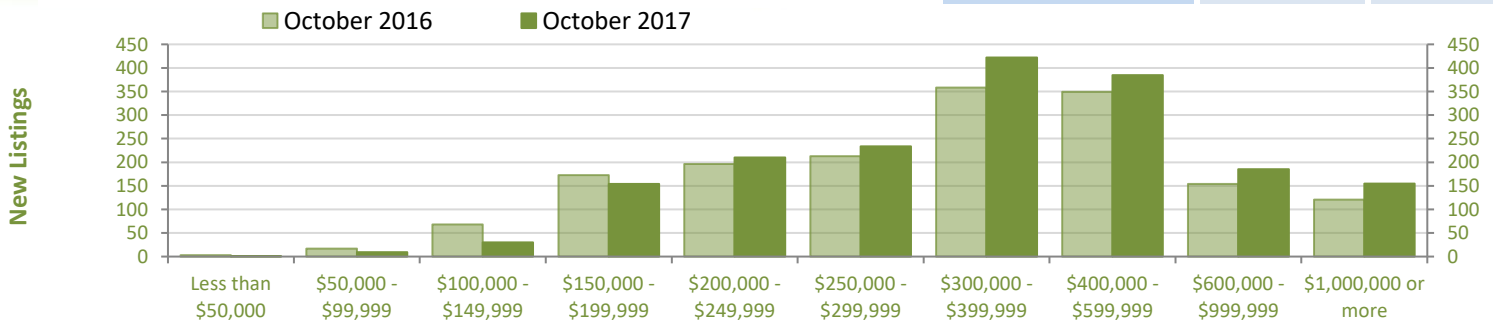


New Listings by Initial Listing Price

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	1	-66.7%
\$50,000 - \$99,999	9	-47.1%
\$100,000 - \$149,999	30	-55.9%
\$150,000 - \$199,999	154	-11.0%
\$200,000 - \$249,999	210	7.1%
\$250,000 - \$299,999	234	9.9%
\$300,000 - \$399,999	422	17.9%
\$400,000 - \$599,999	385	10.3%
\$600,000 - \$999,999	185	20.1%
\$1,000,000 or more	155	28.1%

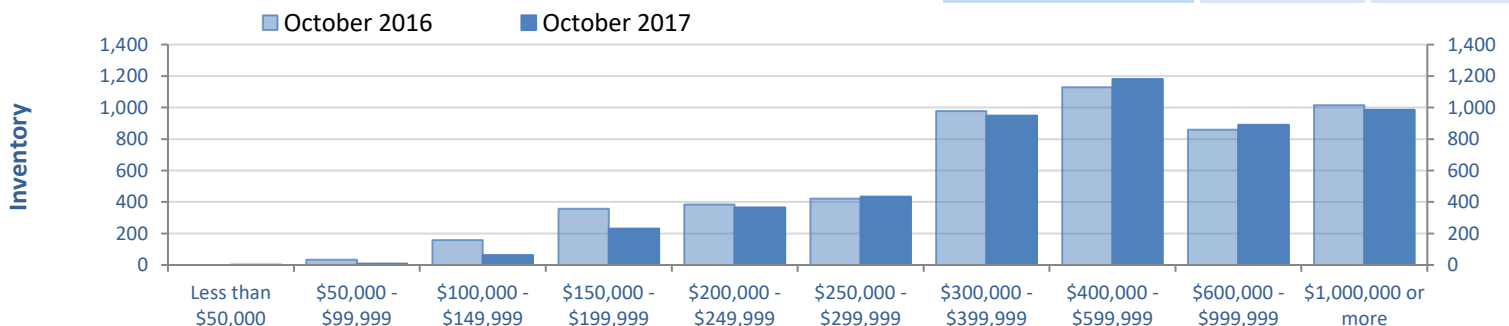


Inventory by Current Listing Price

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.

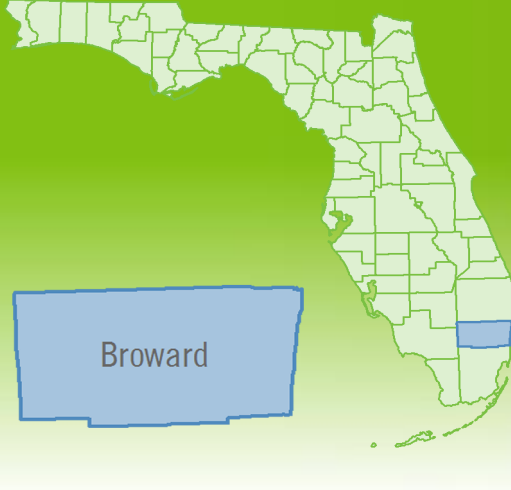
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	2	N/A
\$50,000 - \$99,999	8	-76.5%
\$100,000 - \$149,999	62	-60.8%
\$150,000 - \$199,999	231	-35.3%
\$200,000 - \$249,999	366	-4.7%
\$250,000 - \$299,999	434	2.8%
\$300,000 - \$399,999	948	-3.0%
\$400,000 - \$599,999	1,181	4.5%
\$600,000 - \$999,999	891	3.6%
\$1,000,000 or more	986	-2.8%



Monthly Distressed Market - October 2017

Single Family Homes

Broward County



		October 2017	October 2016	Percent Change Year-over-Year
Traditional	Closed Sales	1,118	1,083	3.2%
	Median Sale Price	\$340,000	\$335,000	1.5%
Foreclosure/REO	Closed Sales	58	115	-49.6%
	Median Sale Price	\$282,750	\$247,964	14.0%
Short Sale	Closed Sales	25	46	-45.7%
	Median Sale Price	\$212,500	\$250,000	-15.0%

