

Quarterly Market Detail - Q3 2018

Single Family Homes

Florida



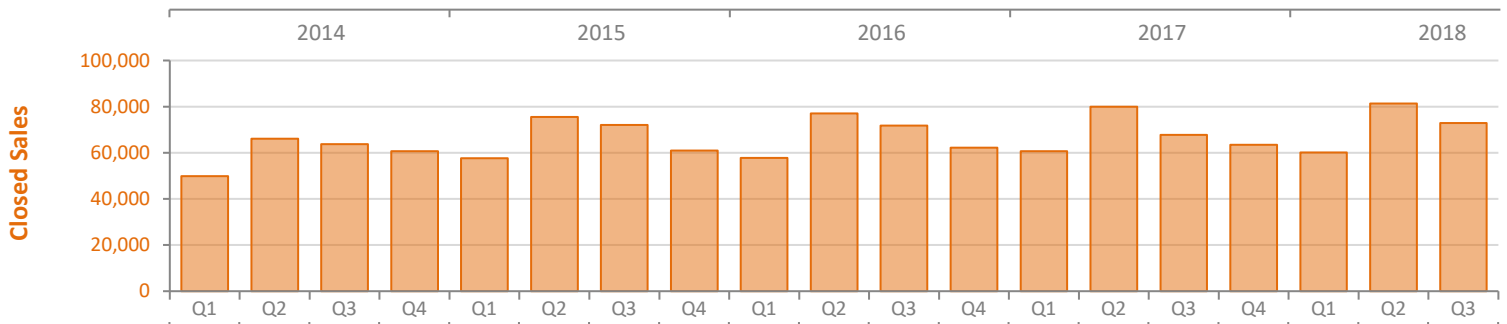
Summary Statistics	Q3 2018	Q3 2017	Percent Change Year-over-Year
Closed Sales	72,843	67,787	7.5%
Paid in Cash	18,219	17,176	6.1%
Median Sale Price	\$255,000	\$240,000	6.3%
Average Sale Price	\$329,461	\$313,150	5.2%
Dollar Volume	\$24.0 Billion	\$21.2 Billion	13.1%
Median Percent of Original List Price Received	96.6%	96.5%	0.1%
Median Time to Contract	37 Days	37 Days	0.0%
Median Time to Sale	79 Days	82 Days	-3.7%
New Pending Sales	74,972	69,421	8.0%
New Listings	89,744	78,099	14.9%
Pending Inventory	34,683	33,700	2.9%
Inventory (Active Listings)	90,382	84,843	6.5%
Months Supply of Inventory	3.9	3.8	2.6%

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 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 quarter's sales to the amount of sales in the same quarter in the previous year), rather than changes from one quarter to the next.

Quarter	Closed Sales	Percent Change Year-over-Year
Year-to-Date	214,344	2.8%
Q3 2018	72,843	7.5%
Q2 2018	81,301	1.7%
Q1 2018	60,200	-0.8%
Q4 2017	63,408	2.0%
Q3 2017	67,787	-5.5%
Q2 2017	79,940	3.8%
Q1 2017	60,690	5.0%
Q4 2016	62,174	2.0%
Q3 2016	71,723	-0.4%
Q2 2016	77,037	1.9%
Q1 2016	57,779	0.2%
Q4 2015	60,932	0.4%
Q3 2015	72,004	13.0%

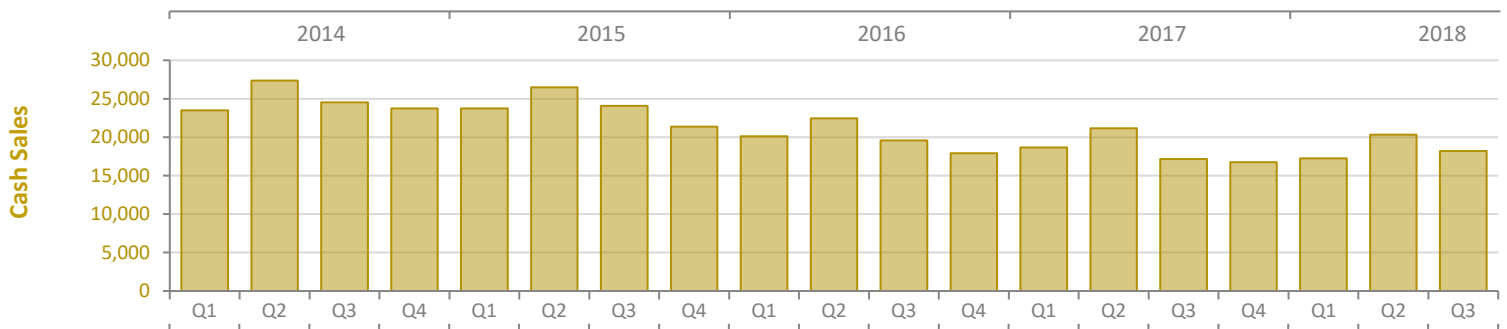


Cash Sales

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
Year-to-Date	55,805	-2.1%
Q3 2018	18,219	6.1%
Q2 2018	20,337	-3.8%
Q1 2018	17,249	-7.7%
Q4 2017	16,745	-6.5%
Q3 2017	17,176	-12.3%
Q2 2017	21,148	-5.8%
Q1 2017	18,678	-7.2%
Q4 2016	17,905	-16.2%
Q3 2016	19,595	-18.6%
Q2 2016	22,441	-15.3%
Q1 2016	20,133	-15.1%
Q4 2015	21,360	-10.1%
Q3 2015	24,080	-1.8%

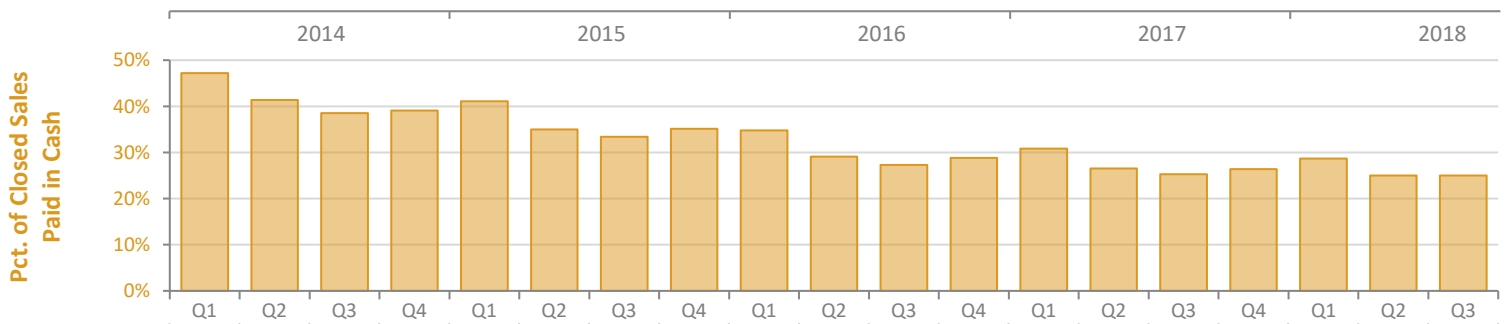


Cash Sales as a Percentage of Closed Sales

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 quarter 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
Year-to-Date	26.0%	-4.8%
Q3 2018	25.0%	-1.2%
Q2 2018	25.0%	-5.7%
Q1 2018	28.7%	-6.8%
Q4 2017	26.4%	-8.3%
Q3 2017	25.3%	-7.3%
Q2 2017	26.5%	-8.9%
Q1 2017	30.8%	-11.5%
Q4 2016	28.8%	-17.9%
Q3 2016	27.3%	-18.3%
Q2 2016	29.1%	-16.9%
Q1 2016	34.8%	-15.3%
Q4 2015	35.1%	-10.2%
Q3 2015	33.4%	-13.2%

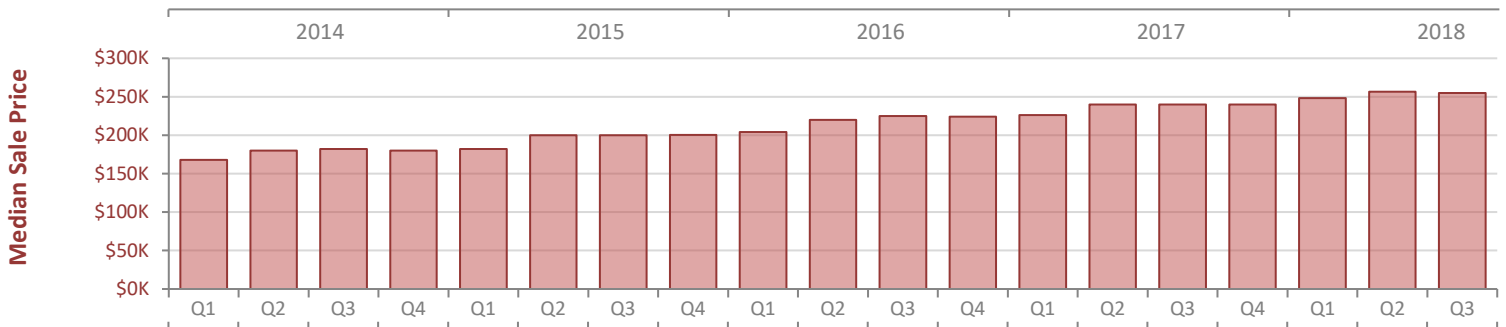


Median Sale Price

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. 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 quarter, and the mix of the types of homes that sell can change over time.

Quarter	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$254,000	7.6%
Q3 2018	\$255,000	6.3%
Q2 2018	\$256,500	6.9%
Q1 2018	\$248,038	9.8%
Q4 2017	\$240,000	7.1%
Q3 2017	\$240,000	6.7%
Q2 2017	\$240,000	9.1%
Q1 2017	\$226,000	10.7%
Q4 2016	\$224,000	11.9%
Q3 2016	\$225,000	12.5%
Q2 2016	\$220,000	10.0%
Q1 2016	\$204,074	12.1%
Q4 2015	\$200,175	11.2%
Q3 2015	\$200,000	9.9%

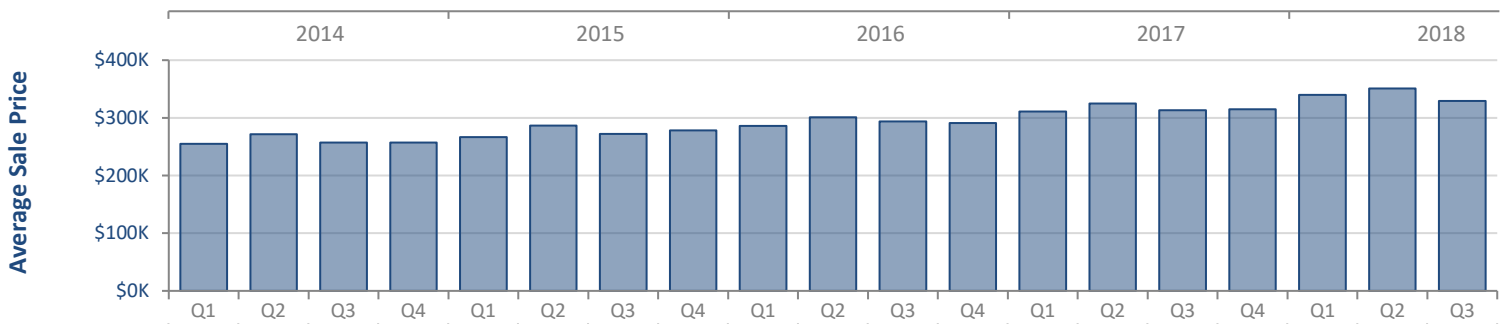


Average Sale Price

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

Economists' note: 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.

Quarter	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$340,600	7.4%
Q3 2018	\$329,461	5.2%
Q2 2018	\$351,147	8.0%
Q1 2018	\$339,835	9.2%
Q4 2017	\$315,127	8.2%
Q3 2017	\$313,150	6.6%
Q2 2017	\$325,124	8.0%
Q1 2017	\$311,200	8.8%
Q4 2016	\$291,168	4.7%
Q3 2016	\$293,766	8.0%
Q2 2016	\$301,008	5.0%
Q1 2016	\$286,099	7.3%
Q4 2015	\$278,134	8.1%
Q3 2015	\$272,095	5.9%

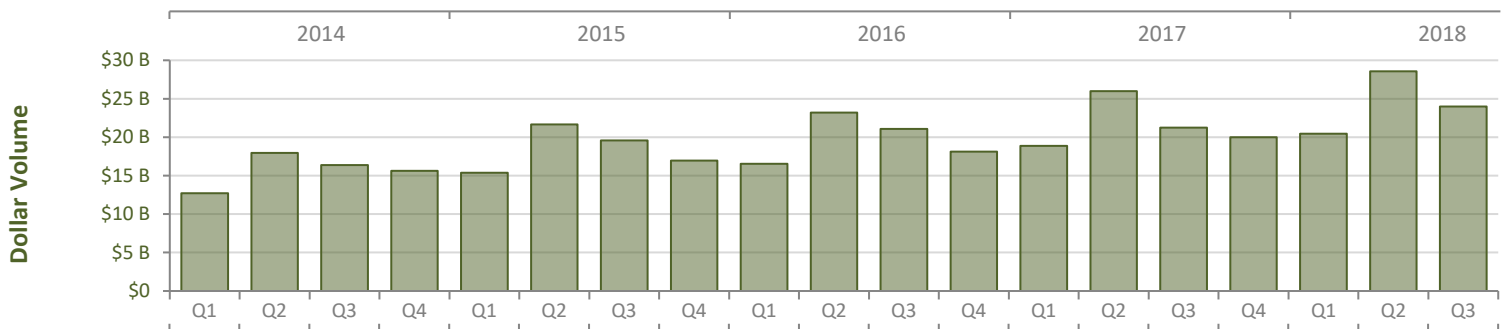


Dollar Volume

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

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.

Quarter	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$73.0 Billion	10.4%
Q3 2018	\$24.0 Billion	13.1%
Q2 2018	\$28.5 Billion	9.8%
Q1 2018	\$20.5 Billion	8.3%
Q4 2017	\$20.0 Billion	10.4%
Q3 2017	\$21.2 Billion	0.7%
Q2 2017	\$26.0 Billion	12.1%
Q1 2017	\$18.9 Billion	14.3%
Q4 2016	\$18.1 Billion	6.8%
Q3 2016	\$21.1 Billion	7.5%
Q2 2016	\$23.2 Billion	7.0%
Q1 2016	\$16.5 Billion	7.4%
Q4 2015	\$16.9 Billion	8.5%
Q3 2015	\$19.6 Billion	19.6%

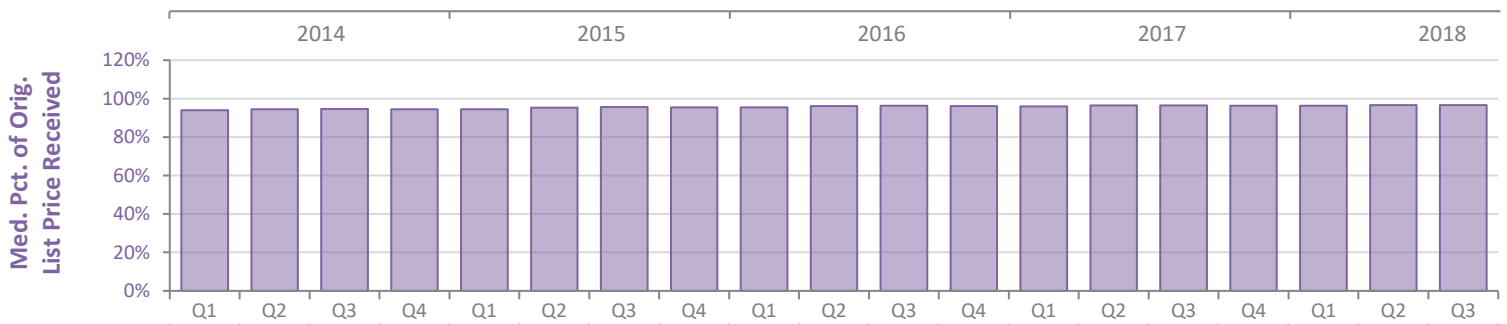


Median Percent of Original List Price Received

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

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.

Quarter	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	96.6%	0.3%
Q3 2018	96.6%	0.1%
Q2 2018	96.7%	0.3%
Q1 2018	96.3%	0.4%
Q4 2017	96.3%	0.2%
Q3 2017	96.5%	0.2%
Q2 2017	96.4%	0.3%
Q1 2017	95.9%	0.4%
Q4 2016	96.1%	0.6%
Q3 2016	96.3%	0.7%
Q2 2016	96.1%	0.8%
Q1 2016	95.5%	1.1%
Q4 2015	95.5%	1.1%
Q3 2015	95.6%	1.0%



Median Time to Contract

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

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 quarter. 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.

Quarter	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	38 Days	-7.3%
Q3 2018	37 Days	0.0%
Q2 2018	35 Days	-10.3%
Q1 2018	45 Days	-10.0%
Q4 2017	43 Days	-2.3%
Q3 2017	37 Days	-9.8%
Q2 2017	39 Days	-7.1%
Q1 2017	50 Days	-5.7%
Q4 2016	44 Days	-8.3%
Q3 2016	41 Days	-14.6%
Q2 2016	42 Days	-17.6%
Q1 2016	53 Days	-17.2%
Q4 2015	48 Days	-17.2%
Q3 2015	48 Days	-14.3%

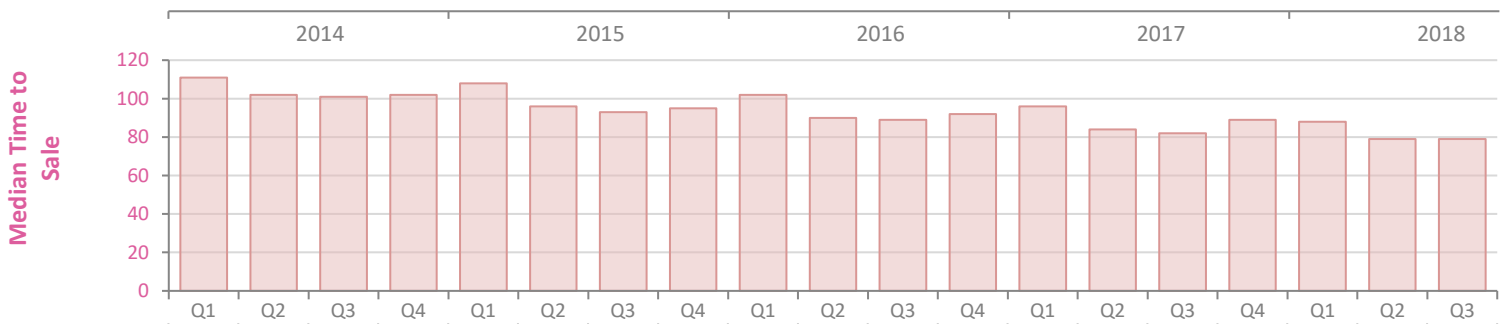


Median Time to Sale

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

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.

Quarter	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	81 Days	-5.8%
Q3 2018	79 Days	-3.7%
Q2 2018	79 Days	-6.0%
Q1 2018	88 Days	-8.3%
Q4 2017	89 Days	-3.3%
Q3 2017	82 Days	-7.9%
Q2 2017	84 Days	-6.7%
Q1 2017	96 Days	-5.9%
Q4 2016	92 Days	-3.2%
Q3 2016	89 Days	-4.3%
Q2 2016	90 Days	-6.3%
Q1 2016	102 Days	-5.6%
Q4 2015	95 Days	-6.9%
Q3 2015	93 Days	-7.9%

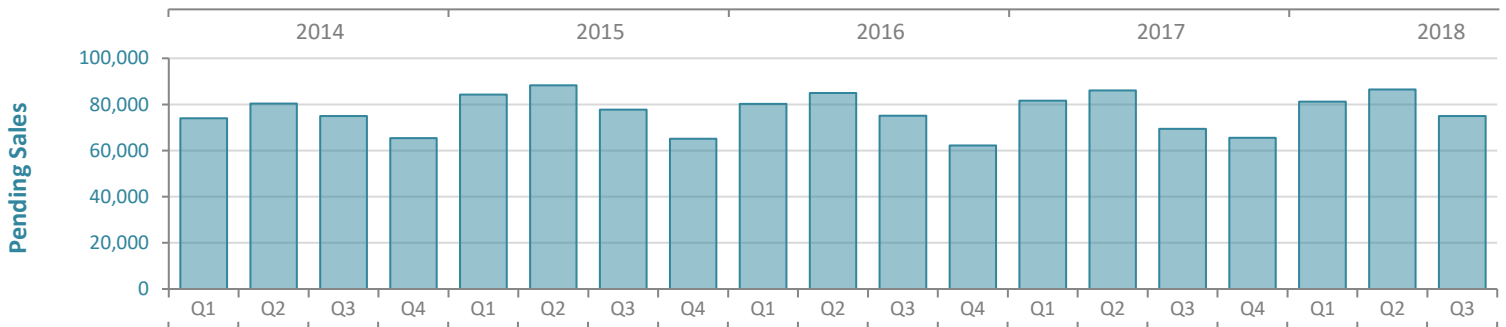


New Pending Sales

The number of listed properties that went under contract 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
Year-to-Date	242,577	2.3%
Q3 2018	74,972	8.0%
Q2 2018	86,455	0.5%
Q1 2018	81,150	-0.6%
Q4 2017	65,547	5.3%
Q3 2017	69,421	-7.6%
Q2 2017	86,009	1.2%
Q1 2017	81,614	1.7%
Q4 2016	62,231	-4.5%
Q3 2016	75,096	-3.3%
Q2 2016	84,965	-3.8%
Q1 2016	80,250	-4.7%
Q4 2015	65,157	-0.4%
Q3 2015	77,686	3.7%

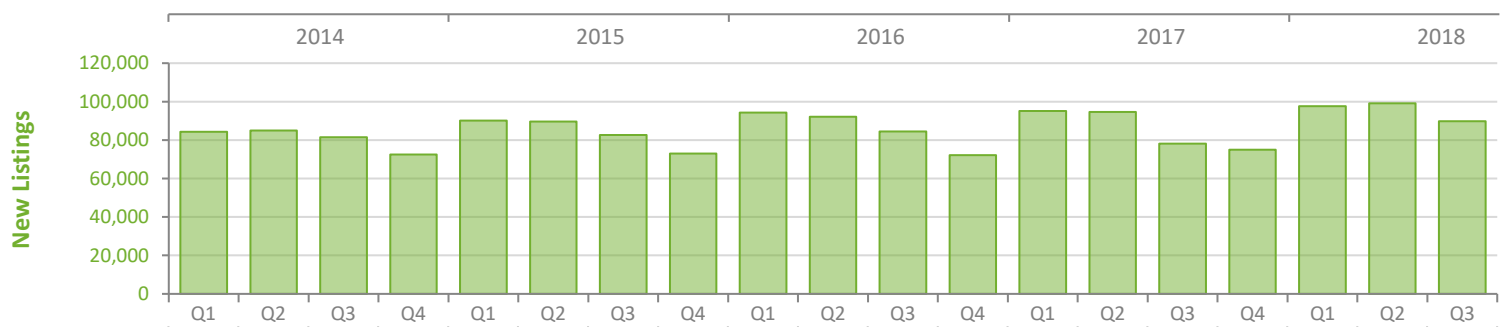


New Listings

The number of properties put onto the market during the quarter

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.

Quarter	New Listings	Percent Change Year-over-Year
Year-to-Date	286,496	6.9%
Q3 2018	89,744	14.9%
Q2 2018	99,144	4.8%
Q1 2018	97,608	2.6%
Q4 2017	75,034	4.0%
Q3 2017	78,099	-7.5%
Q2 2017	94,644	2.7%
Q1 2017	95,159	0.9%
Q4 2016	72,144	-1.1%
Q3 2016	84,412	2.1%
Q2 2016	92,140	2.8%
Q1 2016	94,266	4.5%
Q4 2015	72,966	0.6%
Q3 2015	82,654	1.4%

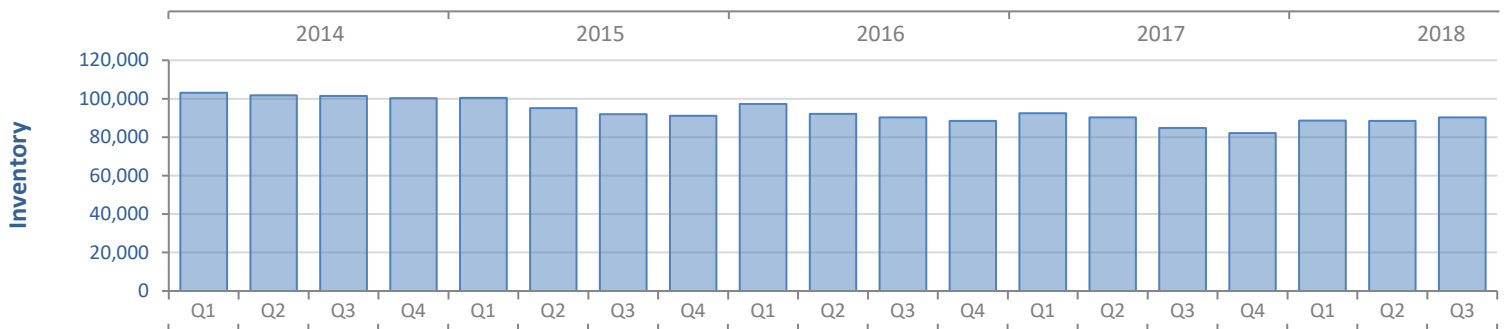


Inventory (Active Listings)

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

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 quarter, and hold this number to compare with the same quarter 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.

Quarter	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	89,220	-1.1%
Q3 2018	90,382	6.5%
Q2 2018	88,411	-2.1%
Q1 2018	88,672	-4.2%
Q4 2017	82,163	-7.0%
Q3 2017	84,843	-6.1%
Q2 2017	90,282	-2.1%
Q1 2017	92,533	-5.0%
Q4 2016	88,394	-2.9%
Q3 2016	90,358	-1.8%
Q2 2016	92,207	-3.0%
Q1 2016	97,360	-3.1%
Q4 2015	91,072	-9.1%
Q3 2015	92,046	-9.3%

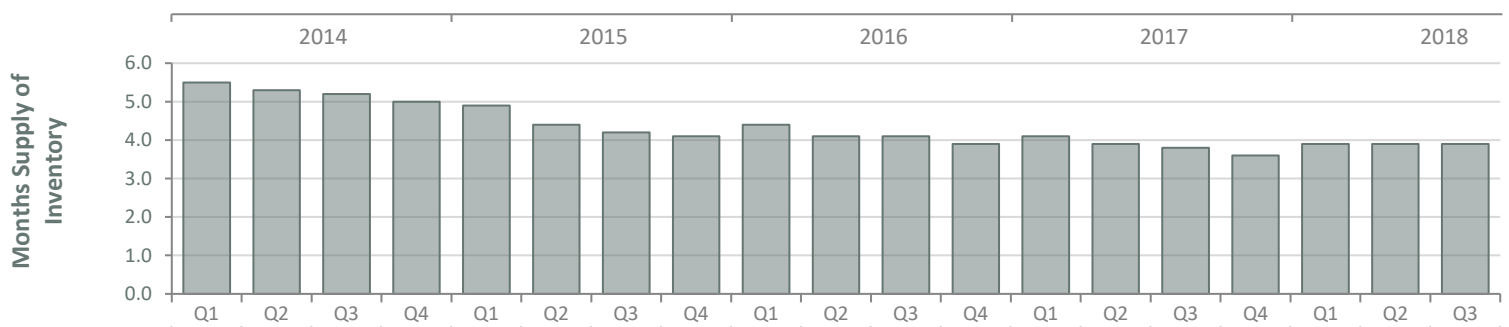


Months Supply of Inventory

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.

Quarter	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	3.9	-2.5%
Q3 2018	3.9	2.6%
Q2 2018	3.9	0.0%
Q1 2018	3.9	-4.9%
Q4 2017	3.6	-7.7%
Q3 2017	3.8	-7.3%
Q2 2017	3.9	-4.9%
Q1 2017	4.1	-6.8%
Q4 2016	3.9	-4.9%
Q3 2016	4.1	-2.4%
Q2 2016	4.1	-6.8%
Q1 2016	4.4	-10.2%
Q4 2015	4.1	-18.0%
Q3 2015	4.2	-19.2%

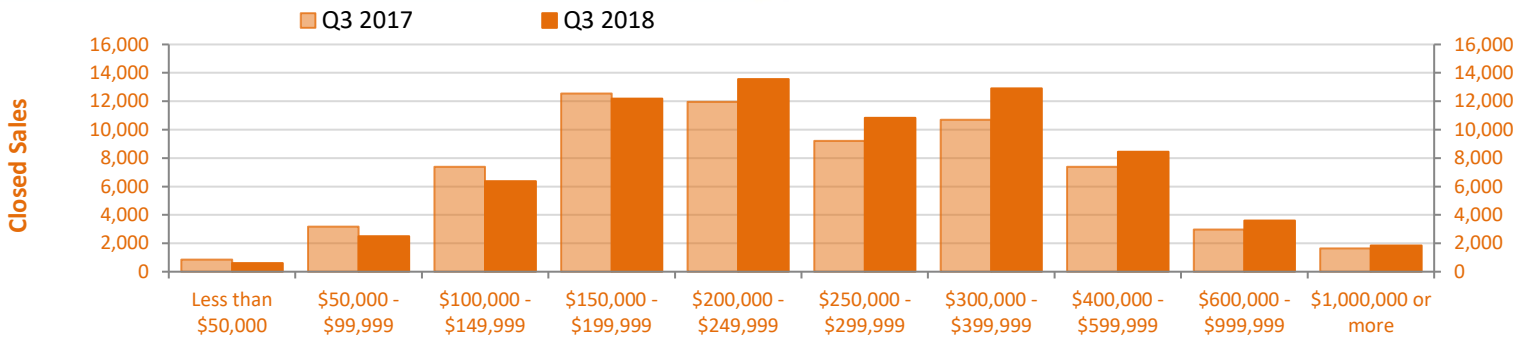


Closed Sales by Sale Price

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 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 quarter's sales to the amount of sales in the same quarter in the previous year), rather than changes from one quarter to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	604	-28.3%
\$50,000 - \$99,999	2,495	-21.4%
\$100,000 - \$149,999	6,374	-13.6%
\$150,000 - \$199,999	12,175	-2.9%
\$200,000 - \$249,999	13,560	13.5%
\$250,000 - \$299,999	10,828	17.7%
\$300,000 - \$399,999	12,901	20.6%
\$400,000 - \$599,999	8,453	14.5%
\$600,000 - \$999,999	3,609	21.5%
\$1,000,000 or more	1,844	12.3%

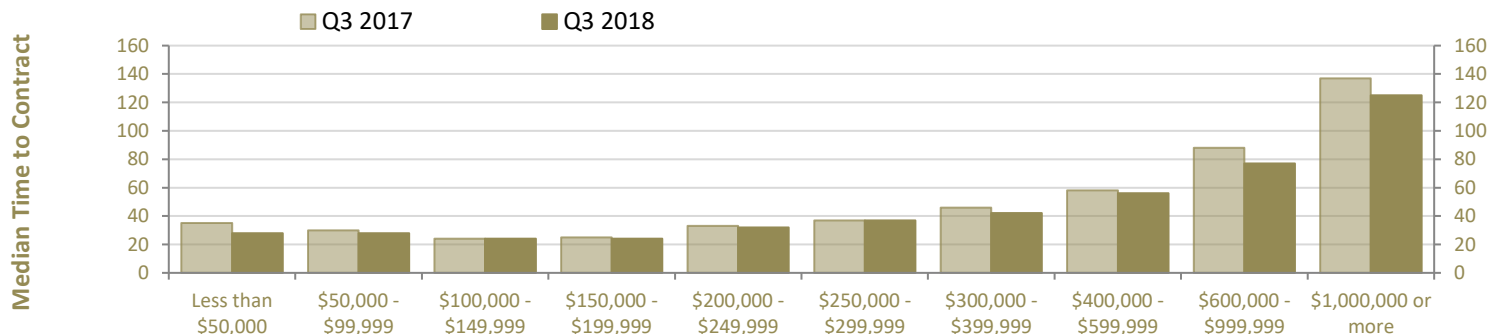


Median Time to Contract by Sale Price

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

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 quarter. 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	28 Days	-20.0%
\$50,000 - \$99,999	28 Days	-6.7%
\$100,000 - \$149,999	24 Days	0.0%
\$150,000 - \$199,999	24 Days	-4.0%
\$200,000 - \$249,999	32 Days	-3.0%
\$250,000 - \$299,999	37 Days	0.0%
\$300,000 - \$399,999	42 Days	-8.7%
\$400,000 - \$599,999	56 Days	-3.4%
\$600,000 - \$999,999	77 Days	-12.5%
\$1,000,000 or more	125 Days	-8.8%

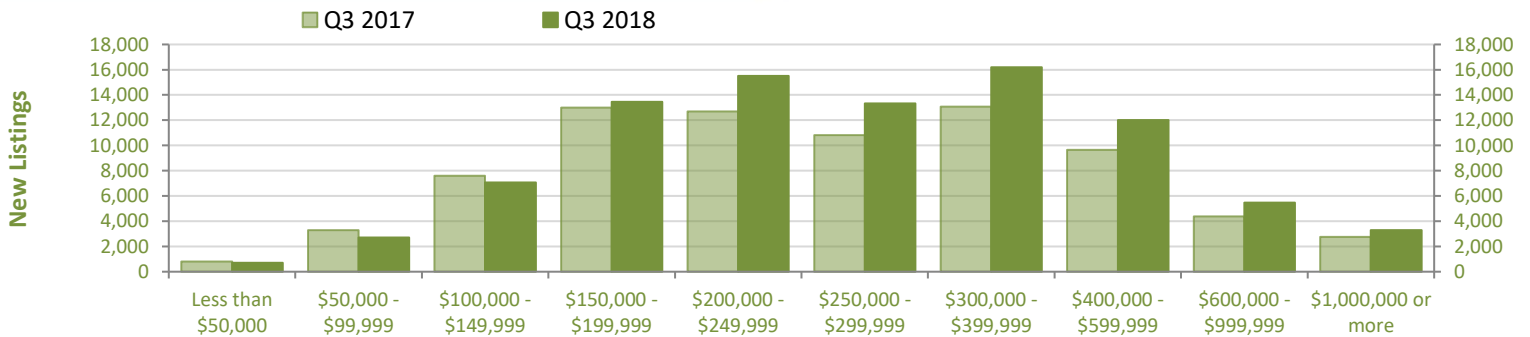


New Listings by Initial Listing Price

The number of properties put onto the market during the quarter

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	707	-12.2%
\$50,000 - \$99,999	2,715	-17.5%
\$100,000 - \$149,999	7,055	-7.1%
\$150,000 - \$199,999	13,464	3.6%
\$200,000 - \$249,999	15,495	22.0%
\$250,000 - \$299,999	13,322	23.0%
\$300,000 - \$399,999	16,198	24.0%
\$400,000 - \$599,999	12,018	24.4%
\$600,000 - \$999,999	5,468	24.7%
\$1,000,000 or more	3,302	19.3%

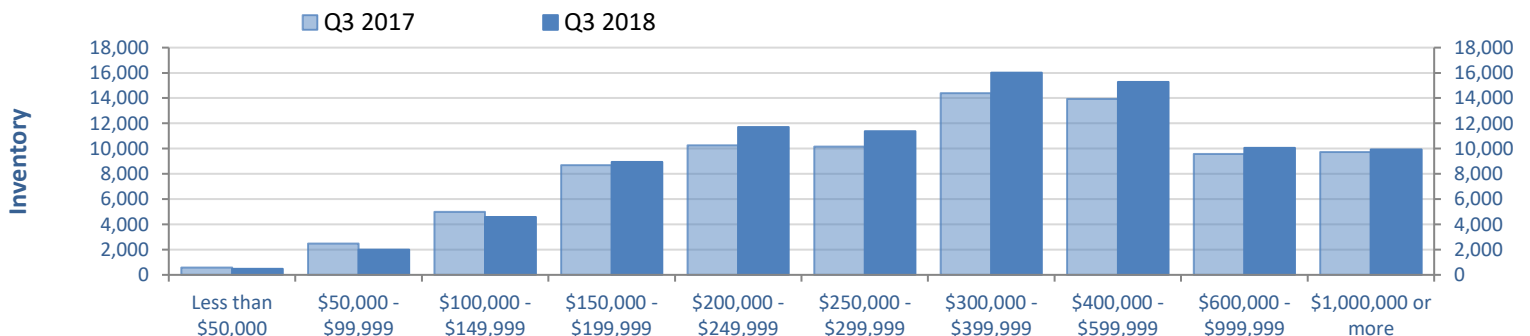


Inventory by Current Listing Price

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

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count 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. 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	487	-15.9%
\$50,000 - \$99,999	1,996	-19.7%
\$100,000 - \$149,999	4,575	-8.5%
\$150,000 - \$199,999	8,947	3.0%
\$200,000 - \$249,999	11,704	14.1%
\$250,000 - \$299,999	11,369	11.8%
\$300,000 - \$399,999	16,022	11.3%
\$400,000 - \$599,999	15,280	9.6%
\$600,000 - \$999,999	10,059	5.0%
\$1,000,000 or more	9,943	2.2%



Quarterly Distressed Market - Q3 2018

Single Family Homes

Florida



		Q3 2018	Q3 2017	Percent Change Year-over-Year
Traditional	Closed Sales	70,140	64,019	9.6%
	Median Sale Price	\$257,000	\$245,000	4.9%
Foreclosure/REO	Closed Sales	2,082	2,878	-27.7%
	Median Sale Price	\$173,500	\$160,000	8.4%
Short Sale	Closed Sales	621	890	-30.2%
	Median Sale Price	\$190,000	\$182,000	4.4%

