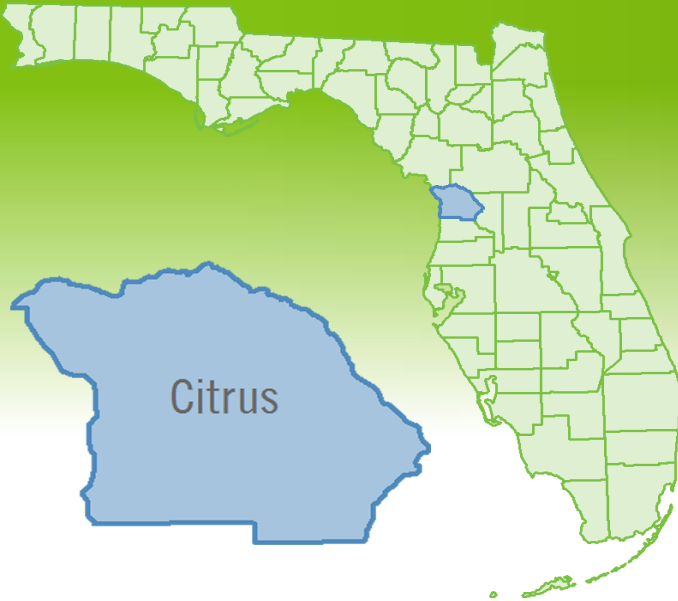


Monthly Market Detail - February 2016

Single Family Homes

Citrus County



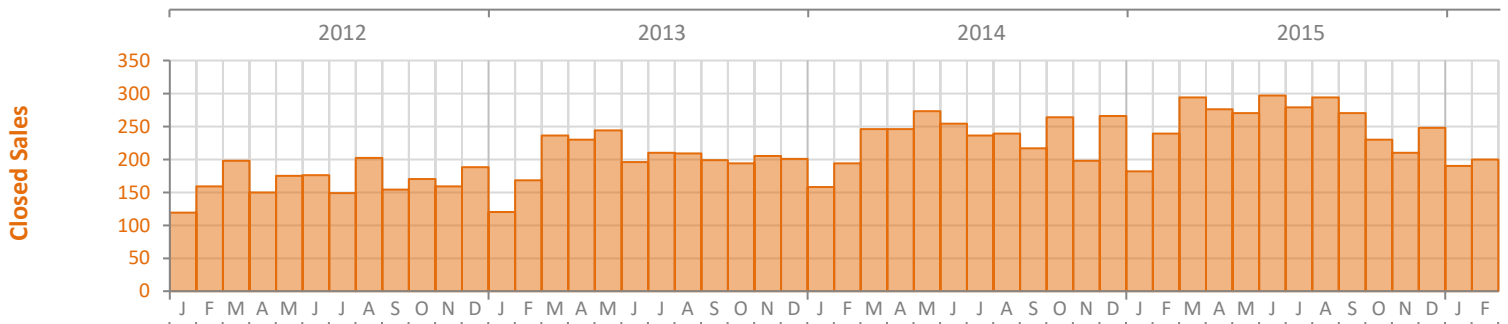
Summary Statistics	February 2016	February 2015	Percent Change Year-over-Year
Closed Sales	200	239	-16.3%
Paid in Cash	95	140	-32.1%
Median Sale Price	\$136,000	\$104,000	30.8%
Average Sale Price	\$153,640	\$123,926	24.0%
Dollar Volume	\$30.7 Million	\$29.6 Million	3.7%
Median Percent of Original List Price Received	93.0%	90.9%	2.3%
Median Time to Contract	68 Days	71 Days	-4.2%
Median Time to Sale	116 Days	107 Days	8.4%
New Pending Sales	308	323	-4.6%
New Listings	366	344	6.4%
Pending Inventory	459	428	7.2%
Inventory (Active Listings)	1,285	1,436	-10.5%
Months Supply of Inventory	5.0	6.0	-16.7%

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
Year-to-Date	390	-7.4%
February 2016	200	-16.3%
January 2016	190	4.4%
December 2015	248	-6.8%
November 2015	210	6.1%
October 2015	230	-12.9%
September 2015	270	24.4%
August 2015	294	23.0%
July 2015	279	18.2%
June 2015	297	16.9%
May 2015	270	-1.1%
April 2015	276	12.2%
March 2015	294	19.5%
February 2015	239	23.2%

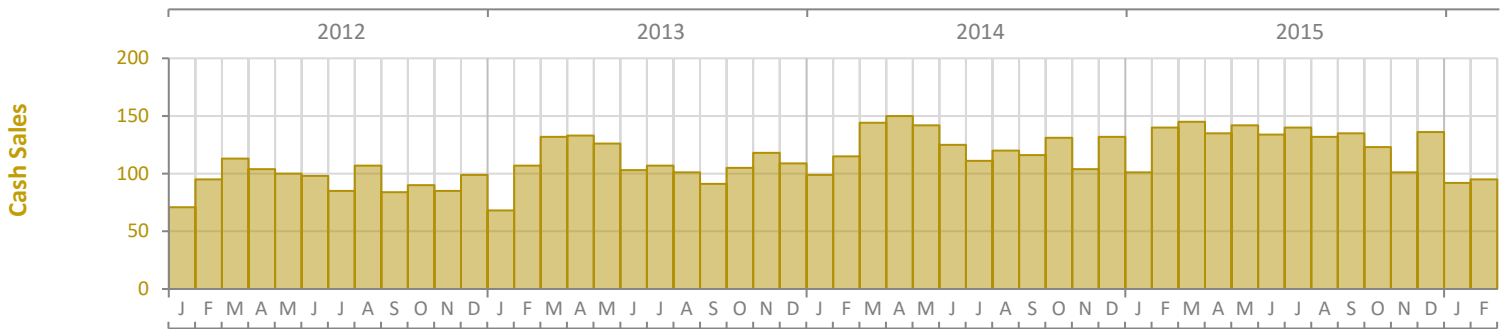


Cash Sales

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	187	-22.4%
February 2016	95	-32.1%
January 2016	92	-8.9%
December 2015	136	3.0%
November 2015	101	-2.9%
October 2015	123	-6.1%
September 2015	135	16.4%
August 2015	132	10.0%
July 2015	140	26.1%
June 2015	134	7.2%
May 2015	142	0.0%
April 2015	135	-10.0%
March 2015	145	0.7%
February 2015	140	21.7%

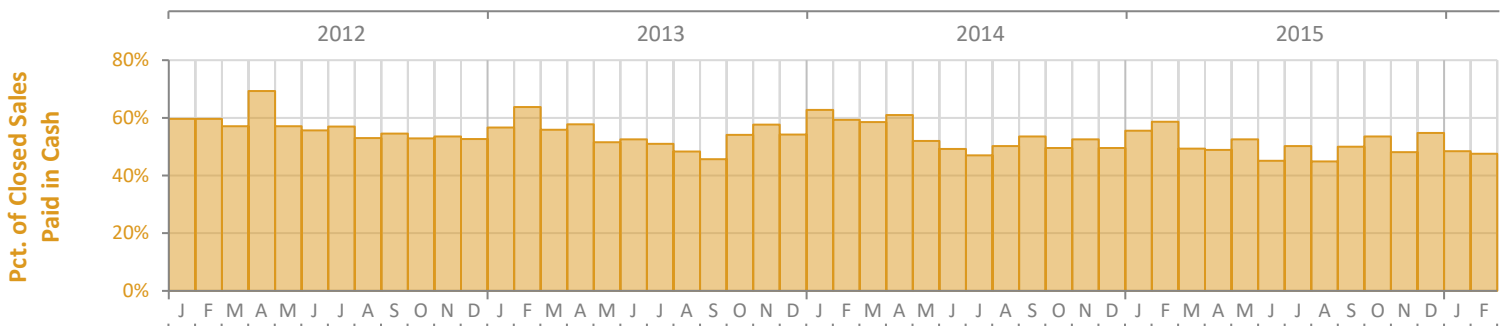


Cash Sales as a Percentage of Closed Sales

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
Year-to-Date	47.9%	-16.3%
February 2016	47.5%	-18.9%
January 2016	48.4%	-12.8%
December 2015	54.8%	10.5%
November 2015	48.1%	-8.4%
October 2015	53.5%	7.9%
September 2015	50.0%	-6.5%
August 2015	44.9%	-10.6%
July 2015	50.2%	6.8%
June 2015	45.1%	-8.3%
May 2015	52.6%	1.2%
April 2015	48.9%	-19.8%
March 2015	49.3%	-15.7%
February 2015	58.6%	-1.2%

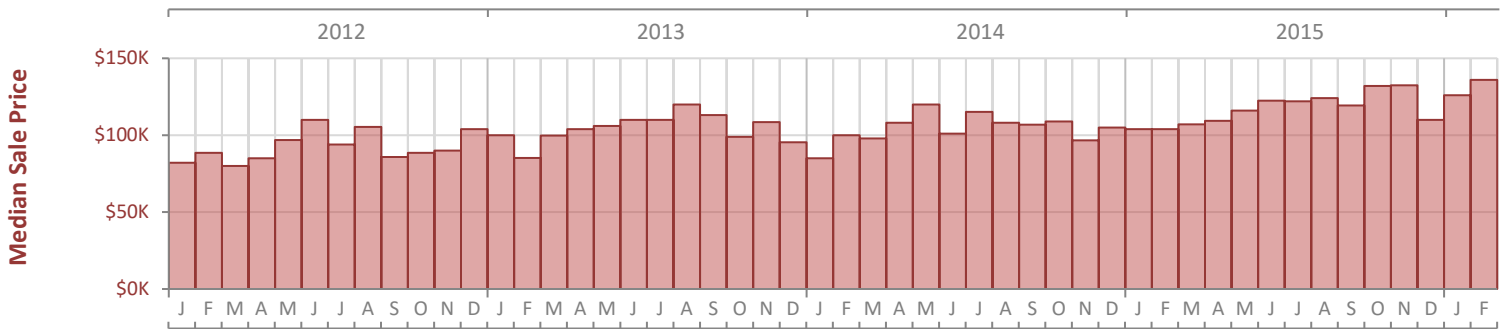


Median Sale Price

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	\$130,000	25.0%
February 2016	\$136,000	30.8%
January 2016	\$126,000	21.2%
December 2015	\$110,000	4.8%
November 2015	\$132,500	37.0%
October 2015	\$131,950	21.1%
September 2015	\$119,400	11.7%
August 2015	\$124,200	15.0%
July 2015	\$122,000	5.9%
June 2015	\$122,500	21.3%
May 2015	\$116,000	-3.3%
April 2015	\$109,250	1.2%
March 2015	\$107,000	9.2%
February 2015	\$104,000	4.0%

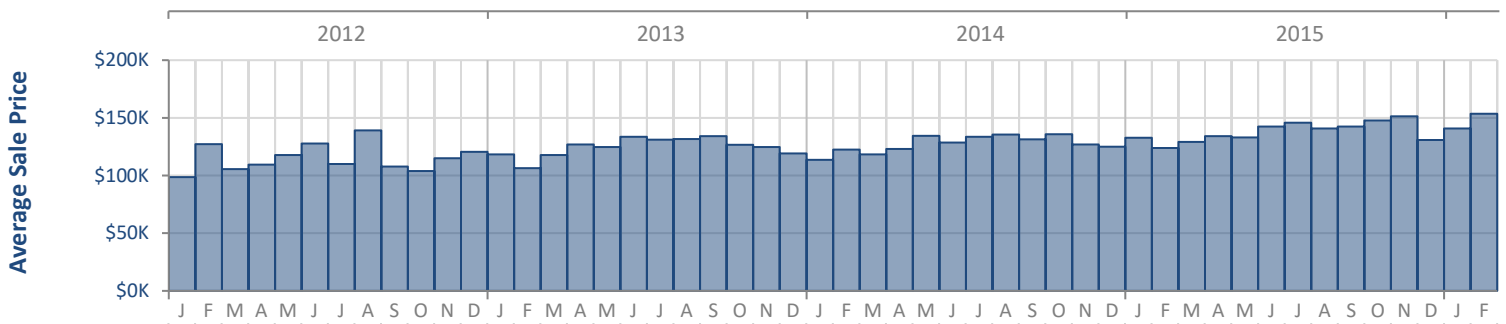


Average Sale Price

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	\$147,356	15.3%
February 2016	\$153,640	24.0%
January 2016	\$140,741	5.9%
December 2015	\$130,714	4.7%
November 2015	\$151,343	19.1%
October 2015	\$147,711	8.8%
September 2015	\$142,425	8.4%
August 2015	\$140,911	4.0%
July 2015	\$145,912	9.1%
June 2015	\$142,485	10.9%
May 2015	\$133,083	-0.9%
April 2015	\$134,087	9.0%
March 2015	\$129,044	9.2%
February 2015	\$123,926	1.2%

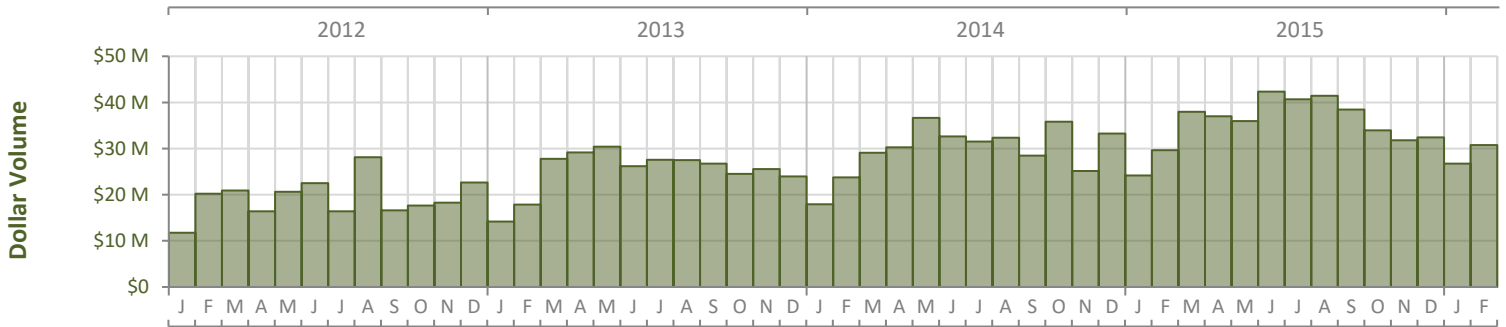


Dollar Volume

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	\$57.5 Million	6.8%
February 2016	\$30.7 Million	3.7%
January 2016	\$26.7 Million	10.6%
December 2015	\$32.4 Million	-2.4%
November 2015	\$31.8 Million	26.3%
October 2015	\$34.0 Million	-5.2%
September 2015	\$38.5 Million	34.9%
August 2015	\$41.4 Million	28.0%
July 2015	\$40.7 Million	29.0%
June 2015	\$42.3 Million	29.6%
May 2015	\$35.9 Million	-2.0%
April 2015	\$37.0 Million	22.3%
March 2015	\$37.9 Million	30.5%
February 2015	\$29.6 Million	24.7%

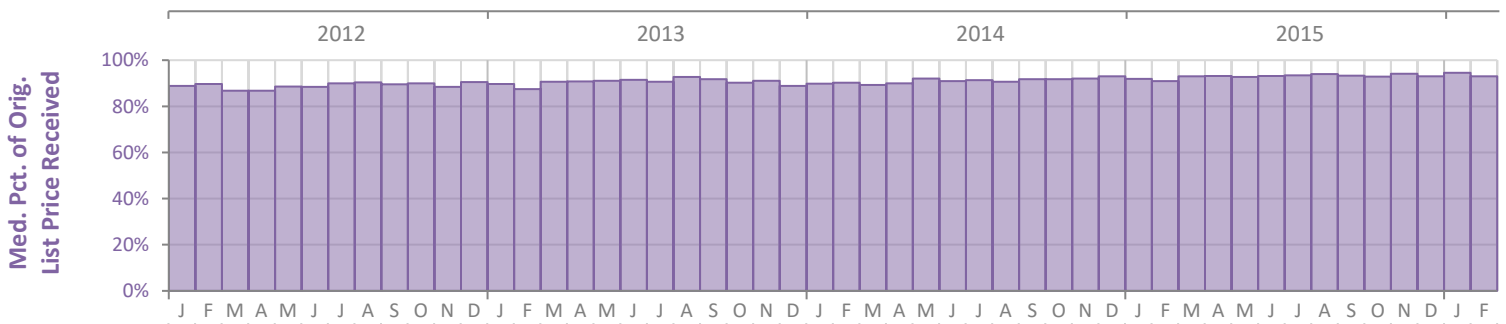


Median Percent of Original List Price Received

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
Year-to-Date	94.0%	2.6%
February 2016	93.0%	2.3%
January 2016	94.5%	2.8%
December 2015	93.0%	0.0%
November 2015	94.1%	2.2%
October 2015	92.9%	1.2%
September 2015	93.3%	1.7%
August 2015	94.0%	3.8%
July 2015	93.4%	2.2%
June 2015	93.1%	2.4%
May 2015	92.7%	0.7%
April 2015	93.2%	3.6%
March 2015	93.0%	4.1%
February 2015	90.9%	0.8%

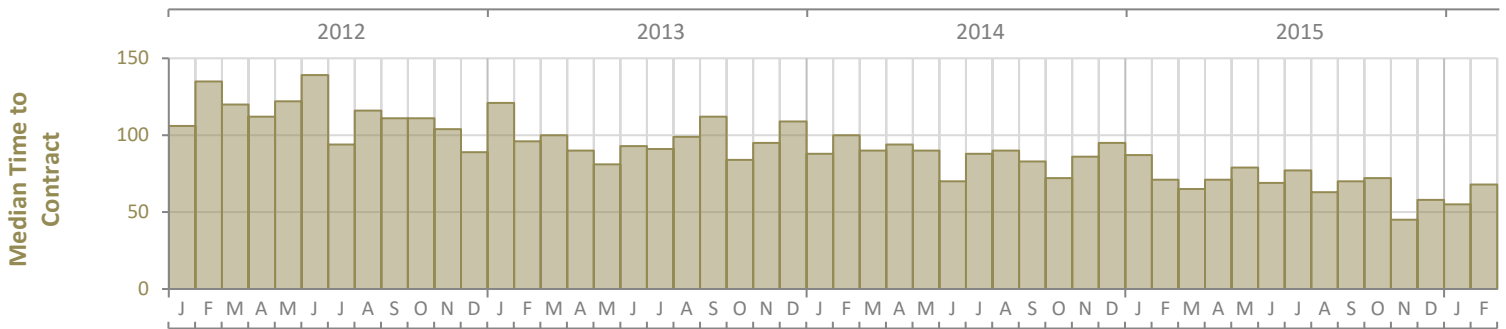


Median Time to Contract

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	60 Days	-20.0%
February 2016	68 Days	-4.2%
January 2016	55 Days	-36.8%
December 2015	58 Days	-38.9%
November 2015	45 Days	-47.7%
October 2015	72 Days	0.0%
September 2015	70 Days	-15.7%
August 2015	63 Days	-30.0%
July 2015	77 Days	-12.5%
June 2015	69 Days	-1.4%
May 2015	79 Days	-12.2%
April 2015	71 Days	-24.5%
March 2015	65 Days	-27.8%
February 2015	71 Days	-29.0%

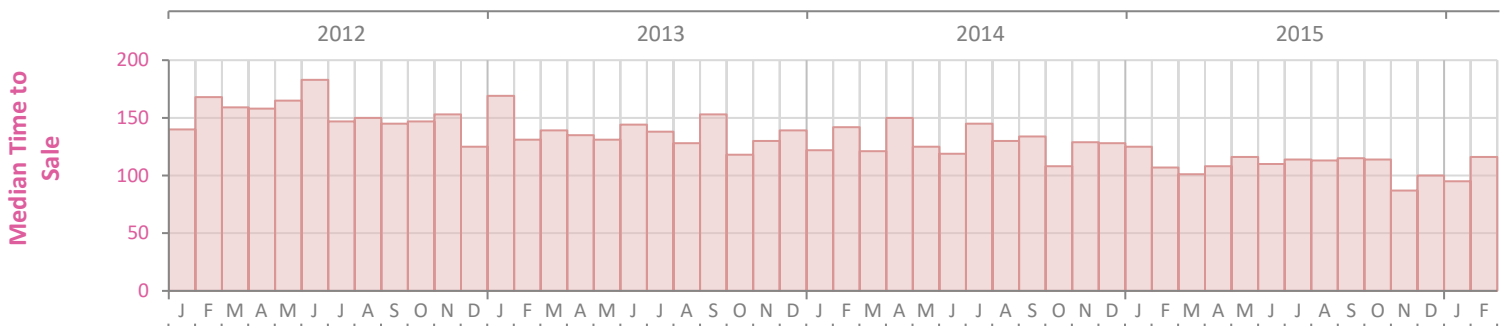


Median Time to Sale

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	105 Days	-7.1%
February 2016	116 Days	8.4%
January 2016	95 Days	-24.0%
December 2015	100 Days	-21.9%
November 2015	87 Days	-32.6%
October 2015	114 Days	5.6%
September 2015	115 Days	-14.2%
August 2015	113 Days	-13.1%
July 2015	114 Days	-21.4%
June 2015	110 Days	-7.6%
May 2015	116 Days	-7.2%
April 2015	108 Days	-28.0%
March 2015	101 Days	-16.5%
February 2015	107 Days	-24.6%

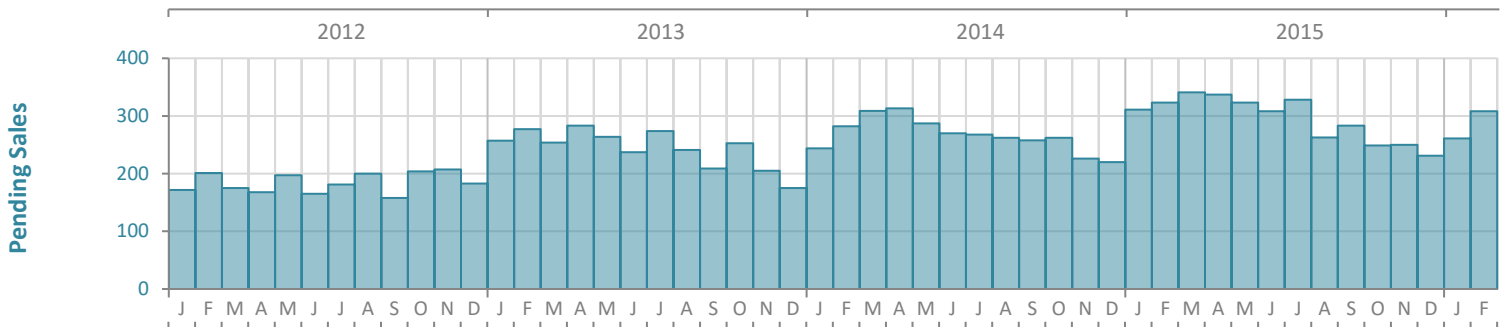


New Pending Sales

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	569	-10.3%
February 2016	308	-4.6%
January 2016	261	-16.1%
December 2015	231	5.0%
November 2015	250	10.6%
October 2015	249	-5.0%
September 2015	283	9.7%
August 2015	263	0.4%
July 2015	328	22.4%
June 2015	308	14.1%
May 2015	323	12.5%
April 2015	337	7.7%
March 2015	341	10.4%
February 2015	323	14.5%

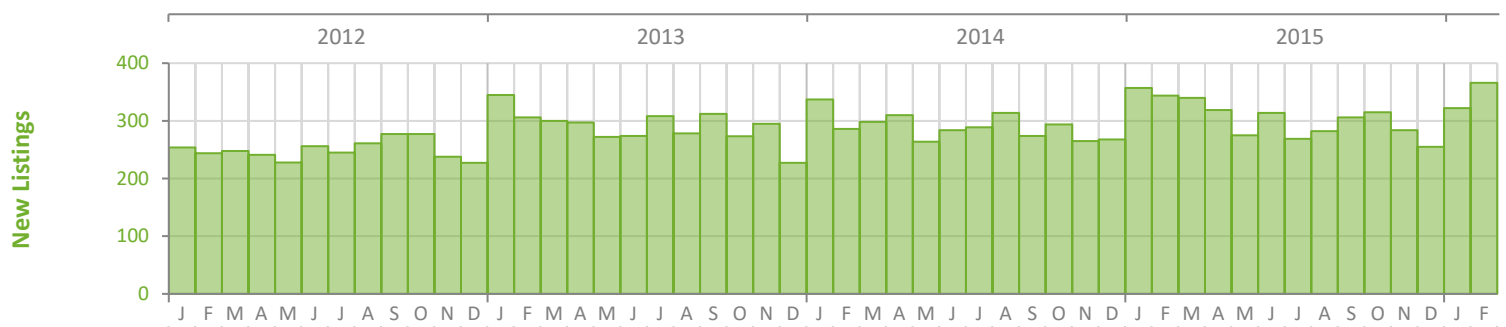


New Listings

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	688	-1.9%
February 2016	366	6.4%
January 2016	322	-9.8%
December 2015	255	-4.9%
November 2015	284	7.2%
October 2015	315	7.1%
September 2015	306	11.7%
August 2015	282	-10.2%
July 2015	269	-6.9%
June 2015	314	10.6%
May 2015	275	4.2%
April 2015	319	2.9%
March 2015	340	14.1%
February 2015	344	20.3%

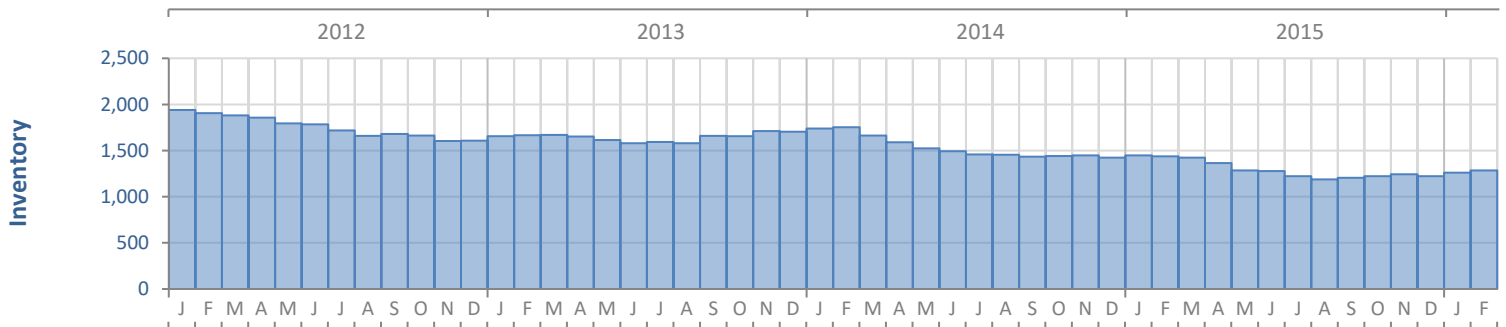


Inventory (Active Listings)

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)	1,272	-11.8%
February 2016	1,285	-10.5%
January 2016	1,259	-13.0%
December 2015	1,224	-13.9%
November 2015	1,244	-14.1%
October 2015	1,222	-15.2%
September 2015	1,205	-15.9%
August 2015	1,187	-18.4%
July 2015	1,224	-16.1%
June 2015	1,277	-14.4%
May 2015	1,285	-15.7%
April 2015	1,364	-14.3%
March 2015	1,423	-14.5%
February 2015	1,436	-18.0%

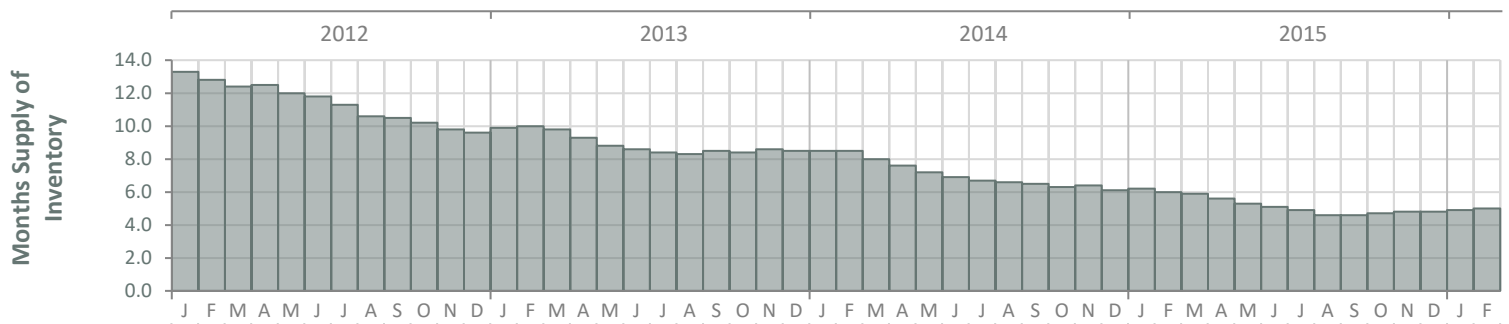


Months Supply of Inventory

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)	5.0	-18.0%
February 2016	5.0	-16.7%
January 2016	4.9	-21.0%
December 2015	4.8	-21.3%
November 2015	4.8	-25.0%
October 2015	4.7	-25.4%
September 2015	4.6	-29.2%
August 2015	4.6	-30.3%
July 2015	4.9	-26.9%
June 2015	5.1	-26.1%
May 2015	5.3	-26.4%
April 2015	5.6	-26.3%
March 2015	5.9	-26.3%
February 2015	6.0	-29.4%

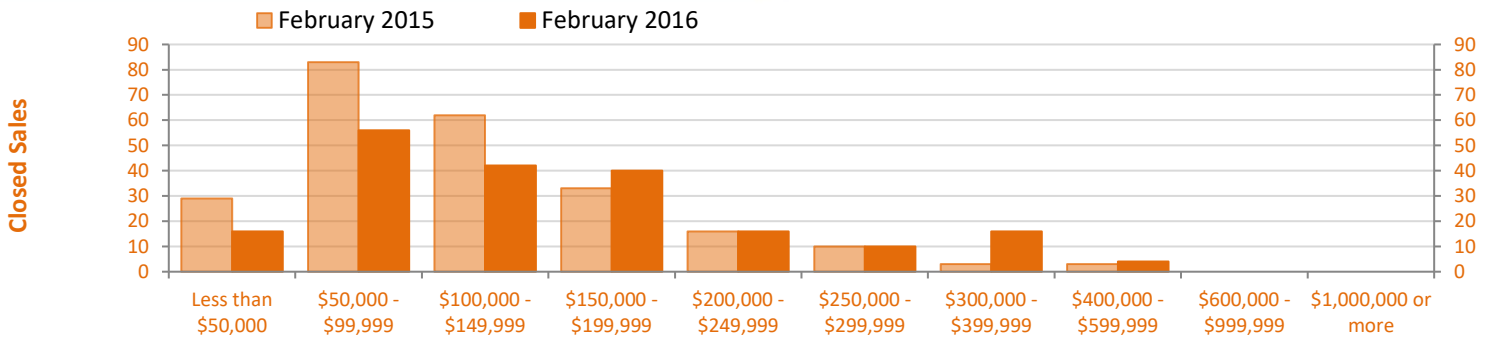


Closed Sales by Sale Price

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	16	-44.8%
\$50,000 - \$99,999	56	-32.5%
\$100,000 - \$149,999	42	-32.3%
\$150,000 - \$199,999	40	21.2%
\$200,000 - \$249,999	16	0.0%
\$250,000 - \$299,999	10	0.0%
\$300,000 - \$399,999	16	433.3%
\$400,000 - \$599,999	4	33.3%
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

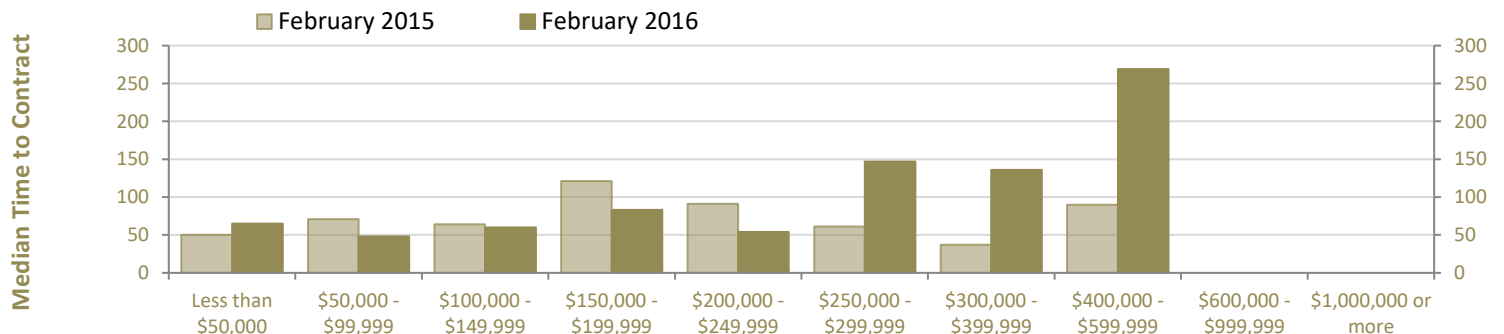


Median Time to Contract by Sale Price

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	30.0%
\$50,000 - \$99,999	48 Days	-32.4%
\$100,000 - \$149,999	60 Days	-6.3%
\$150,000 - \$199,999	83 Days	-31.4%
\$200,000 - \$249,999	54 Days	-40.7%
\$250,000 - \$299,999	147 Days	141.0%
\$300,000 - \$399,999	136 Days	267.6%
\$400,000 - \$599,999	269 Days	198.9%
\$600,000 - \$999,999	(No Sales)	N/A
\$1,000,000 or more	(No Sales)	N/A

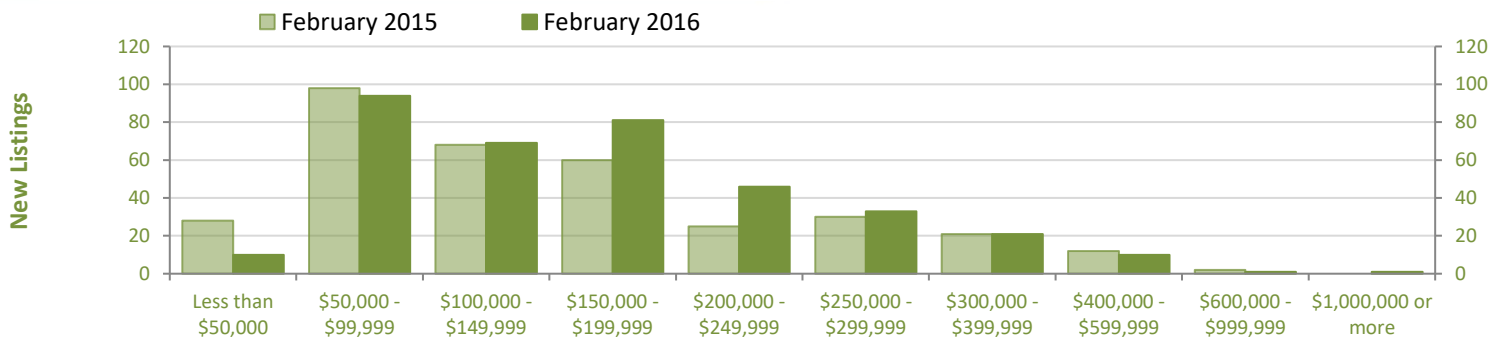


New Listings by Initial Listing Price

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	10	-64.3%
\$50,000 - \$99,999	94	-4.1%
\$100,000 - \$149,999	69	1.5%
\$150,000 - \$199,999	81	35.0%
\$200,000 - \$249,999	46	84.0%
\$250,000 - \$299,999	33	10.0%
\$300,000 - \$399,999	21	0.0%
\$400,000 - \$599,999	10	-16.7%
\$600,000 - \$999,999	1	-50.0%
\$1,000,000 or more	1	N/A

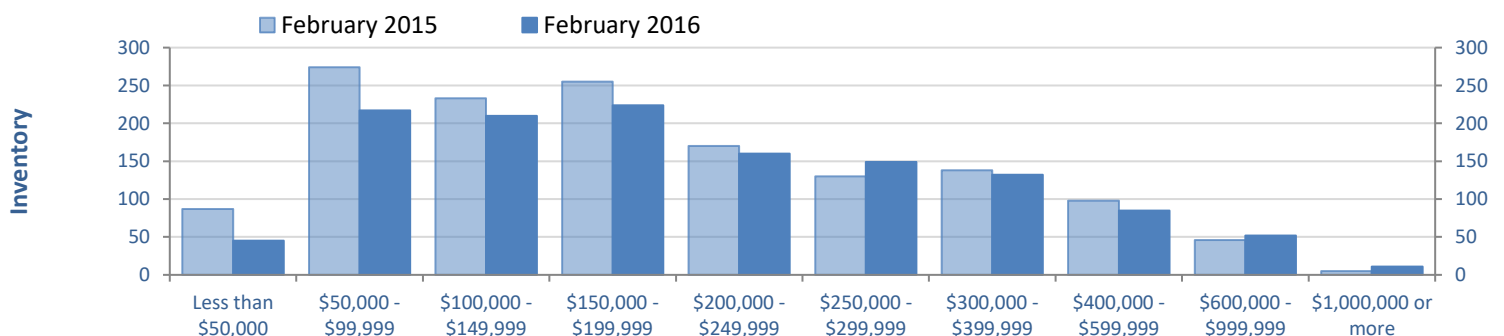


Inventory by Current Listing Price

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.

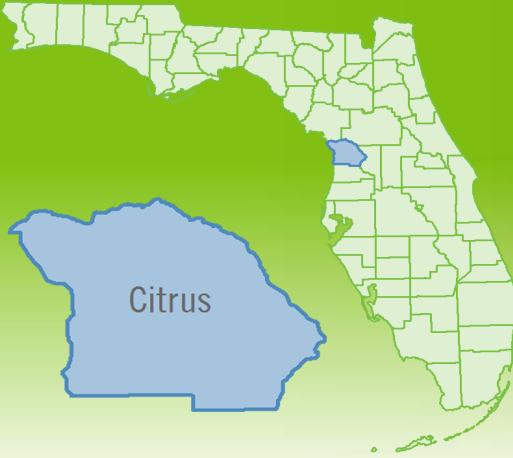
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	45	-48.3%
\$50,000 - \$99,999	217	-20.8%
\$100,000 - \$149,999	210	-9.9%
\$150,000 - \$199,999	224	-12.2%
\$200,000 - \$249,999	160	-5.9%
\$250,000 - \$299,999	149	14.6%
\$300,000 - \$399,999	132	-4.3%
\$400,000 - \$599,999	85	-13.3%
\$600,000 - \$999,999	52	13.0%
\$1,000,000 or more	11	120.0%



Monthly Distressed Market - February 2016

Single Family Homes

Citrus County



		February 2016	February 2015	Percent Change Year-over-Year
Traditional	Closed Sales	163	181	-9.9%
	Median Sale Price	\$142,500	\$125,000	14.0%
Foreclosure/REO	Closed Sales	33	55	-40.0%
	Median Sale Price	\$67,000	\$77,000	-13.0%
Short Sale	Closed Sales	4	3	33.3%
	Median Sale Price	\$77,250	\$39,500	95.6%

