



Greater Tampa Association of Realtors®

Four Year Sales and Inventory History 2010 - 2014

Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sale Price	% Diff Sell/List	Avg DOM	Current Inventory	Months Inventory
01-APR-10	1,968	170,683	161,633	95%	100	15,719	8.0
01-MAY-10	1,893	172,105	163,367	95%	99	15,605	8.2
01-JUN-10	2,200	179,506	170,597	95%	101	15,906	7.2
01-JUL-10	1,559	173,742	164,732	95%	98	16,167	10.4
01-AUG-10	1,669	170,939	161,267	94%	101	16,438	9.8
01-SEP-10	1,628	169,786	160,231	94%	94	16,708	10.3
01-OCT-10	1,446	160,657	151,125	94%	102	16,509	11.4
01-NOV-10	1,421	163,780	154,290	94%	103	16,602	11.7
01-DEC-10	1,899	163,043	154,278	95%	101	16,376	8.6
01-JAN-11	1,447	142,209	134,856	95%	99	16,072	11.1
01-FEB-11	1,675	143,685	135,543	94%	98	15,575	9.3
01-MAR-11	2,283	147,768	139,819	95%	104	14,807	6.5
01-APR-11	2,072	159,008	150,293	95%	109	14,131	6.8
01-MAY-11	2,011	160,846	152,387	95%	106	13,686	6.8
01-JUN-11	2,104	171,193	162,462	95%	116	13,186	6.3
01-JUL-11	1,964	163,959	155,586	95%	106	12,625	6.4
01-AUG-11	2,068	166,126	157,838	95%	111	12,336	6.0
01-SEP-11	1,840	170,742	160,167	94%	111	12,141	6.6
01-OCT-11	1,677	160,120	151,398	95%	111	11,837	7.1
01-NOV-11	1,584	154,776	147,032	95%	102	11,738	7.4
01-DEC-11	1,830	167,779	158,912	95%	110	11,381	6.2
01-JAN-12	1,377	152,608	145,273	95%	104	11,136	8.1
01-FEB-12	1,659	159,459	151,813	95%	99	10,959	6.6
01-MAR-12	1,975	163,873	155,294	95%	103	10,719	5.4
01-APR-12	1,864	174,349	166,821	96%	98	10,651	5.7
01-MAY-12	2,144	180,050	171,965	96%	89	10,515	4.9
01-JUN-12	2,173	180,765	173,094	96%	89	10,242	4.7
01-JUL-12	2,052	177,861	171,472	96%	84	10,284	5.0
01-AUG-12	2,173	182,783	175,608	96%	85	10,142	4.7
01-SEP-12	1,847	175,652	168,601	96%	82	9,898	5.4
01-OCT-12	2,065	176,574	169,014	96%	88	9,836	4.8
01-NOV-12	2,123	186,672	178,349	96%	85	9,643	4.5
01-DEC-12	2,081	183,885	177,224	96%	78	9,365	4.5
01-JAN-13	1,676	175,091	168,256	96%	80	9,244	5.5
01-FEB-13	1,828	178,317	171,621	96%	84	9,229	5.0
01-MAR-13	2,277	186,161	180,145	97%	76	9,108	4.0
01-APR-13	2,302	186,194	179,696	97%	77	9,396	4.1
01-MAY-13	2,561	199,765	193,506	97%	73	9,401	3.7
01-JUN-13	2,452	209,408	203,416	97%	67	9,336	3.8
01-JUL-13	2,434	210,954	205,381	97%	71	9,669	4.0
01-AUG-13	2,463	207,450	200,886	97%	66	9,904	4.0
01-SEP-13	2,082	200,988	195,465	97%	62	10,447	5.0
01-OCT-13	2,118	198,659	193,039	97%	66	10,684	5.0
01-NOV-13	1,915	200,981	194,984	97%	68	10,735	5.6
01-DEC-13	2,200	208,442	201,800	97%	70	10,607	4.8
01-JAN-14	1,580	188,409	182,077	97%	76	10,490	6.6
01-FEB-14	1,778	187,350	181,137	97%	80	10,136	5.7
01-MAR-14	2,129	201,501	194,934	97%	80	9,586	4.5



Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2014

Sales by Price Range - Single Family Homes & Villa's

Price Range	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	YTD Total	Curr Month	YTD
\$1 - 49,999	109	125	135										369	8.14%	8.64%
\$50,000 - 59,999	53	55	45										153	2.71%	3.58%
\$60,000 - 69,999	52	42	50										144	3.01%	3.37%
\$70,000 - 79,999	38	32	44										114	2.65%	2.67%
\$80,000 - 89,999	33	34	47										114	2.83%	2.67%
\$90,000 - 99,999	35	36	58										129	3.50%	3.02%
\$100,000 - 119,999	85	107	88										280	5.30%	6.56%
\$120,000 - 139,999	113	108	126										347	7.59%	8.13%
\$140,000 - 159,999	108	128	137										373	8.26%	8.74%
\$160,000 - 179,999	99	93	148										340	8.92%	7.96%
\$180,000 - 199,999	67	108	103										278	6.21%	6.51%
\$200,000 - 249,999	157	177	210										544	12.66%	12.74%
\$250,000 - 299,999	89	118	153										360	9.22%	8.43%
\$300,000 - 349,999	55	67	100										222	6.03%	5.20%
\$350,000 - 399,999	34	60	69										163	4.16%	3.82%
\$400,000 - 499,999	40	47	63										150	3.80%	3.51%
\$500,000 - 599,999	19	15	38										72	2.29%	1.69%
\$600,000 - 699,999	14	13	16										43	0.96%	1.01%
\$700,000 - 799,999	6	10	10										26	0.60%	0.61%
\$800,000 - 899,999	4	3	5										12	0.30%	0.28%
\$900,000 - 999,999	2	2	6										10	0.36%	0.23%
\$1,000,000 - and over	11	8	8										27	0.48%	0.63%
Current Year	1,223	1,388	1,659										4,270		
Previous Year	1,300	1,424	1,796										4,520		
Change from last month		13.49%	19.52%												
Change from last year	-5.92%	-2.53%	-7.63%												
Current YTD	1,223	2,611	4,270												
Previous YTD	1,300	2,724	4,520												
% Change YTD	-5.92%	-4.15%	-5.53%												



Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2014

Sales by Price Range - Condominiums, Townhouses and Co-Op's

Price Range	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	YTD Total	Curr Month	YTD
\$1 - 49,999	65	65	83										213	20.34%	20.08%
\$50,000 - 59,999	15	18	18										51	4.41%	4.81%
\$60,000 - 69,999	17	30	20										67	4.90%	6.31%
\$70,000 - 79,999	29	22	18										69	4.41%	6.50%
\$80,000 - 89,999	22	27	27										76	6.62%	7.16%
\$90,000 - 99,999	21	17	17										55	4.17%	5.18%
\$100,000 - 119,999	26	28	39										93	9.56%	8.77%
\$120,000 - 139,999	23	26	39										88	9.56%	8.29%
\$140,000 - 159,999	19	15	25										59	6.13%	5.56%
\$160,000 - 179,999	13	15	23										51	5.64%	4.81%
\$180,000 - 199,999	12	10	17										39	4.17%	3.68%
\$200,000 - 249,999	14	23	29										66	7.11%	6.22%
\$250,000 - 299,999	9	15	11										35	2.70%	3.30%
\$300,000 - 349,999	8	7	11										26	2.70%	2.45%
\$350,000 - 399,999	4	8	8										20	1.96%	1.89%
\$400,000 - 499,999	7	6	12										25	2.94%	2.36%
\$500,000 - 599,999	6	2	8										16	1.96%	1.51%
\$600,000 - 699,999	4	0	1										5	0.25%	0.47%
\$700,000 - 799,999	1	0	1										2	0.25%	0.19%
\$800,000 - 899,999	0	1	0										1	0.00%	0.09%
\$900,000 - 999,999	1	0	0										1	0.00%	0.09%
\$1,000,000 - and over	1	1	1										3	0.25%	0.28%
Current Year	317	336	408										1,061		
Previous Year	341	352	420										1,113		
Change from last month		5.99%	21.43%												
Change from last year	-7.04%	-4.55%	-2.86%												
Current YTD	317	653	1,061												
Previous YTD	341	693	1,113												
% Change YTD	-7.04%	-5.77%	-4.67%												



Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2014
Sales by Price Range - Overall

Price Range	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	YTD Total	Curr Month	YTD
\$1 - 49,999	195	215	249										659	11.70%	12.01%
\$50,000 - 59,999	71	81	70										222	3.29%	4.05%
\$60,000 - 69,999	72	76	74										222	3.48%	4.05%
\$70,000 - 79,999	72	58	67										197	3.15%	3.59%
\$80,000 - 89,999	56	62	75										193	3.52%	3.52%
\$90,000 - 99,999	57	54	79										190	3.71%	3.46%
\$100,000 - 119,999	116	138	131										385	6.15%	7.02%
\$120,000 - 139,999	137	140	169										446	7.94%	8.13%
\$140,000 - 159,999	127	143	164										434	7.70%	7.91%
\$160,000 - 179,999	112	108	171										391	8.03%	7.13%
\$180,000 - 199,999	79	119	120										318	5.64%	5.80%
\$200,000 - 249,999	171	200	239										610	11.23%	11.12%
\$250,000 - 299,999	98	134	164										396	7.70%	7.22%
\$300,000 - 349,999	63	74	111										248	5.21%	4.52%
\$350,000 - 399,999	38	68	77										183	3.62%	3.34%
\$400,000 - 499,999	47	53	75										175	3.52%	3.19%
\$500,000 - 599,999	25	17	46										88	2.16%	1.60%
\$600,000 - 699,999	18	13	17										48	0.80%	0.87%
\$700,000 - 799,999	7	10	11										28	0.52%	0.51%
\$800,000 - 899,999	4	4	5										13	0.23%	0.24%
\$900,000 - 999,999	3	2	6										11	0.28%	0.20%
\$1,000,000 - and over	12	9	9										30	0.42%	0.55%
Current Year	1,580	1,778	2,129										5,487		
Previous Year	1,676	1,828	2,277										5,781		
Change from last month		12.53%	19.74%												
Change from last year		-2.74%	-6.50%												
Current YTD	1,580	3,358	5,487												
Previous YTD	1,676	3,504	5,781												
% Change YTD	-5.73%	-4.17%	-5.09%												



Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2014
Sales by Bedroom Count

Bedrooms	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	YTD Total	Curr Month	YTD
0	2	4	3	0	0	0	0	0	0	0	0	0	9	0.14%	0.16%
1	57	62	47	0	0	0	0	0	0	0	0	0	166	2.21%	3.03%
2	352	380	459	0	0	0	0	0	0	0	0	0	1,191	21.56%	21.71%
3	676	774	960	0	0	0	0	0	0	0	0	0	2,410	45.09%	43.92%
4	394	441	511	0	0	0	0	0	0	0	0	0	1,346	24.00%	24.53%
5	80	89	125	0	0	0	0	0	0	0	0	0	294	5.87%	5.36%
6+	19	28	24	0	0	0	0	0	0	0	0	0	71	1.13%	1.29%
Total	1,580	1,778	2,129	0	0	0	0	0	0	0	0	0	5,487	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	YTD Total	Curr Month	YTD
1	262	283	294	0	0	0	0	0	0	0	0	0	839	13.81%	15.29%
2	1,026	1,130	1,382	0	0	0	0	0	0	0	0	0	3,538	64.91%	64.48%
3	243	287	362	0	0	0	0	0	0	0	0	0	892	17.00%	16.26%
4	41	67	78	0	0	0	0	0	0	0	0	0	186	3.66%	3.39%
5	4	8	7	0	0	0	0	0	0	0	0	0	19	0.33%	0.35%
6+	4	3	6	0	0	0	0	0	0	0	0	0	13	0.28%	0.24%
Total	1,580	1,778	2,129	0	0	0	0	0	0	0	0	0	5,487	100.00%	100.00%



Greater Tampa Association of Realtors®
Monthly Sales Trend Indicator
2014
Sales by Housing Style

Style	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	YTD Total	Curr Month	YTD
Single Family Home	1,192	1,346	1,616	0	0	0	0	0	0	0	0	0	4,154	75.90%	75.71%
Condominium	180	198	220	0	0	0	0	0	0	0	0	0	598	10.33%	10.90%
Townhouse	137	138	188	0	0	0	0	0	0	0	0	0	463	8.83%	8.44%
Manufactured/Mobile Hor	34	43	53	0	0	0	0	0	0	0	0	0	130	2.49%	2.37%
Villa	31	42	43	0	0	0	0	0	0	0	0	0	116	2.02%	2.11%
Half Duplex	5	11	6	0	0	0	0	0	0	0	0	0	22	0.28%	0.40%
Modular	1	0	3	0	0	0	0	0	0	0	0	0	4	0.14%	0.07%
Total	1,580	1,778	2,129	0	0	0	0	0	0	0	0	0	5,487	100.00%	100.00%



Greater Tampa Association of Realtors®

Multiple Listing One Month Sales and Inventory Report - January 1 to March 31, 2014

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory on Market	Months Supply
\$1 - 49,999	249	11.70%	38,675	35,276	91.00%	81	704	2.8
\$50,000 - 59,999	70	3.29%	59,172	54,449	92.00%	103	334	4.8
\$60,000 - 69,999	74	3.48%	68,204	64,921	95.00%	77	337	4.6
\$70,000 - 79,999	67	3.15%	79,407	74,651	94.00%	76	296	4.4
\$80,000 - 89,999	75	3.52%	88,058	84,274	96.00%	65	254	3.4
\$90,000 - 99,999	79	3.71%	97,785	94,070	96.00%	80	261	3.3
\$100,000 - 119,999	131	6.15%	113,936	110,027	97.00%	68	444	3.4
\$120,000 - 139,999	169	7.94%	133,535	129,002	97.00%	65	572	3.4
\$140,000 - 159,999	164	7.70%	154,350	149,005	97.00%	78	611	3.7
\$160,000 - 179,999	171	8.03%	173,572	169,019	97.00%	78	654	3.8
\$180,000 - 199,999	120	5.64%	195,001	190,506	98.00%	81	596	5.0
\$200,000 - 249,999	239	11.23%	229,438	222,455	97.00%	79	1,119	4.7
\$250,000 - 299,999	164	7.70%	278,769	272,471	98.00%	89	858	5.2
\$300,000 - 349,999	111	5.21%	332,697	324,154	97.00%	90	603	5.4
\$350,000 - 399,999	77	3.62%	384,675	375,643	98.00%	96	492	6.4
\$400,000 - 499,999	75	3.52%	454,713	439,548	97.00%	87	509	6.8
\$500,000 - 599,999	46	2.16%	561,840	546,619	97.00%	74	239	5.2
\$600,000 - 699,999	17	0.80%	636,668	634,836	100.00%	95	183	10.8
\$700,000 - 799,999	11	0.52%	751,609	738,811	98.00%	99	115	10.5
\$800,000 - 899,999	5	0.23%	862,380	871,519	101.00%	82	83	16.6
\$900,000 - 999,999	6	0.28%	1,003,150	961,167	96.00%	51	51	8.5
\$1,000,000 - and over	9	0.42%	2,018,444	1,837,167	91.00%	115	271	30.1
Totals	2,129	100.00%	201,501	194,934	97.00%	80	9,586	4.5

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants.

The data reflects only The sales published through My Florida Regional MLS and does not include all sales in The Reported areas.

Neither The Association/Board nor The MFRMLS is in any way responsible for its accuracy.



Greater Tampa Association of Realtors®

Multiple Listing YTD Sales and Inventory Report - January 1 to December 31, 2014

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory on Market	Months Supply
\$1 - 49,999	659	12.01%	38,255	34,533	90.00%	80	704	3.2
\$50,000 - 59,999	222	4.05%	58,983	54,226	92.00%	89	334	4.5
\$60,000 - 69,999	222	4.05%	68,410	64,573	94.00%	84	337	4.6
\$70,000 - 79,999	197	3.59%	79,203	74,614	94.00%	72	296	4.5
\$80,000 - 89,999	193	3.52%	87,653	84,515	96.00%	68	254	4.0
\$90,000 - 99,999	190	3.46%	97,799	94,073	96.00%	72	261	4.1
\$100,000 - 119,999	385	7.02%	114,705	109,660	96.00%	71	444	3.5
\$120,000 - 139,999	446	8.13%	133,396	129,319	97.00%	66	572	3.9
\$140,000 - 159,999	434	7.91%	153,857	149,123	97.00%	72	611	4.2
\$160,000 - 179,999	391	7.13%	173,582	168,780	97.00%	88	654	5.0
\$180,000 - 199,999	318	5.80%	195,571	189,755	97.00%	79	596	5.6
\$200,000 - 249,999	610	11.12%	228,559	222,521	97.00%	82	1,119	5.5
\$250,000 - 299,999	396	7.22%	278,773	272,307	98.00%	85	858	6.5
\$300,000 - 349,999	248	4.52%	330,303	322,301	98.00%	81	603	7.3
\$350,000 - 399,999	183	3.34%	384,607	373,629	97.00%	89	492	8.1
\$400,000 - 499,999	175	3.19%	451,074	440,540	98.00%	73	509	8.7
\$500,000 - 599,999	88	1.60%	563,395	547,314	97.00%	73	239	8.2
\$600,000 - 699,999	48	0.87%	652,064	638,646	98.00%	97	183	11.4
\$700,000 - 799,999	28	0.51%	745,427	738,342	99.00%	90	115	12.3
\$800,000 - 899,999	13	0.24%	856,981	841,906	98.00%	97	83	19.2
\$900,000 - 999,999	11	0.20%	985,536	954,364	97.00%	106	51	13.9
\$1,000,000 - and over	30	0.55%	1,664,057	1,529,591	92.00%	132	271	27.1
Totals	5,487	100.00%	193,146	186,761	97.00%	79	9,586	5.2

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The data reflects only The sales published through My Florida Regional MLS and does not include all sales in The Reported areas.

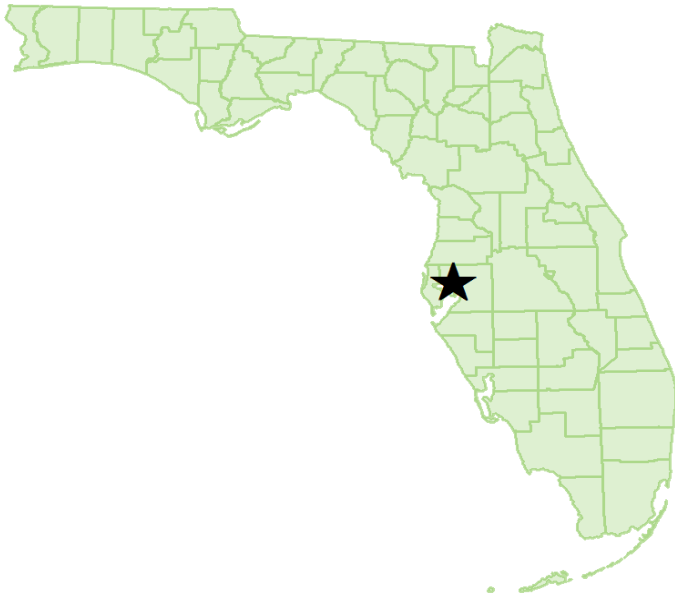
Neither The Association/Board nor The MFRMLS is in any way responsible for its accuracy.

Monthly Market Detail - March 2014

Manufactured Homes

Greater Tampa Association of REALTORS®

This report describes member activity for the association and is not confined to any specific geographic area.



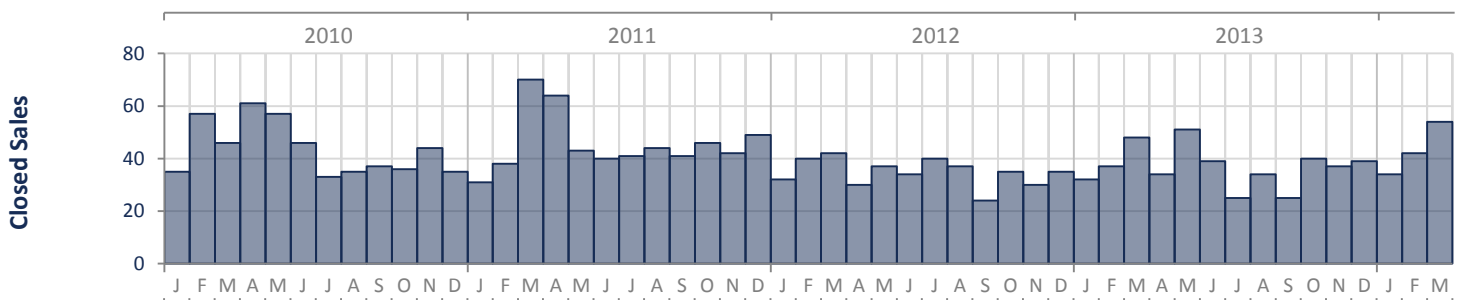
Summary Statistics	March 2014	March 2013	Percent Change Year-over-Year
Closed Sales	54	48	12.5%
Paid in Cash	38	31	22.6%
New Pending Sales	68	52	30.8%
New Listings	90	57	57.9%
Median Sale Price	\$49,250	\$46,250	6.5%
Average Sale Price	\$60,980	\$55,250	10.4%
Median Days on Market	73	72	1.4%
Average Percent of Original List Price Received	87.0%	83.5%	4.2%
Pending Inventory	101	67	50.7%
Inventory (Active Listings)	305	309	-1.3%
Months Supply of Inventory	8.1	8.8	-8.9%

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 using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Month	Closed Sales	Percent Change Year-over-Year
March 2014	54	12.5%
February 2014	42	13.5%
January 2014	34	6.3%
December 2013	39	11.4%
November 2013	37	23.3%
October 2013	40	14.3%
September 2013	25	4.2%
August 2013	34	-8.1%
July 2013	25	-37.5%
June 2013	39	14.7%
May 2013	51	37.8%
April 2013	34	13.3%
March 2013	48	14.3%



Monthly Market Detail - March 2014

Manufactured Homes

Greater Tampa Association of REALTORS®

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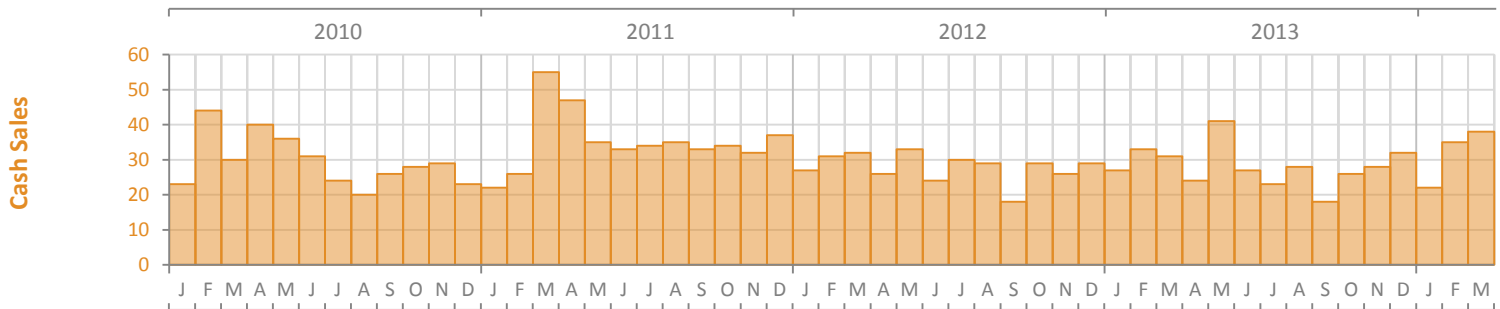


Cash Sales

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
March 2014	38	22.6%
February 2014	35	6.1%
January 2014	22	-18.5%
December 2013	32	10.3%
November 2013	28	7.7%
October 2013	26	-10.3%
September 2013	18	0.0%
August 2013	28	-3.4%
July 2013	23	-23.3%
June 2013	27	12.5%
May 2013	41	24.2%
April 2013	24	-7.7%
March 2013	31	-3.1%

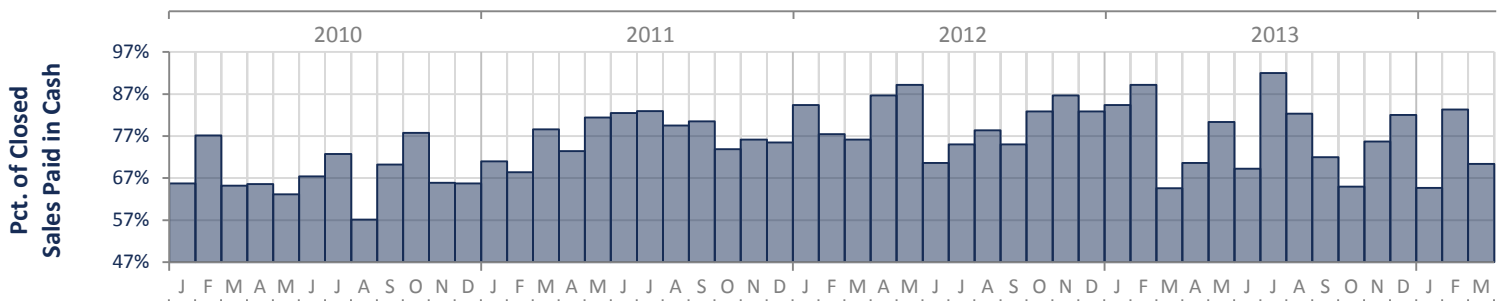


Cash Sales as a Percentage of Closed Sales

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
March 2014	70.4%	9.0%
February 2014	83.3%	-6.6%
January 2014	64.7%	-23.3%
December 2013	82.1%	-1.0%
November 2013	75.7%	-12.7%
October 2013	65.0%	-21.6%
September 2013	72.0%	-4.0%
August 2013	82.4%	5.1%
July 2013	92.0%	22.7%
June 2013	69.2%	-1.9%
May 2013	80.4%	-9.9%
April 2013	70.6%	-18.6%
March 2013	64.6%	-15.2%



Monthly Market Detail - March 2014

Manufactured Homes

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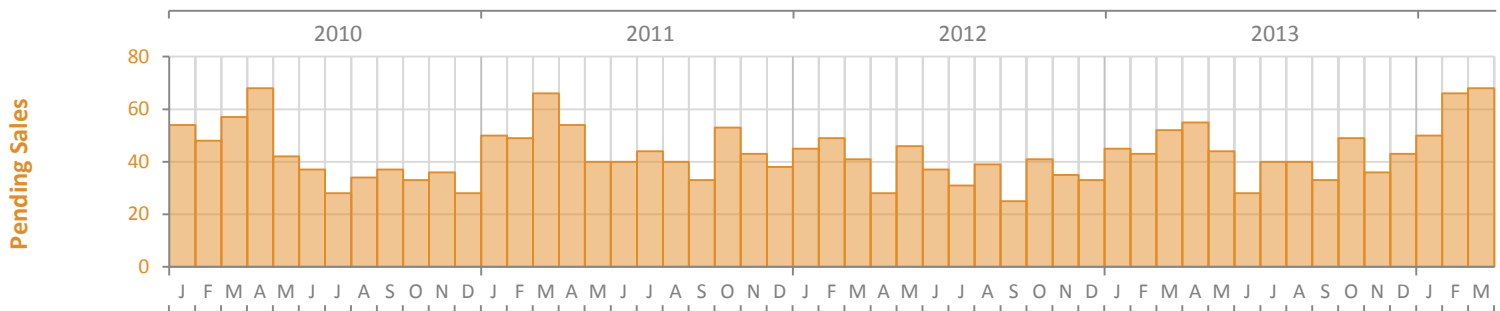


New Pending Sales

The number of property listings that went from "Active" to "Pending" status 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
March 2014	68	30.8%
February 2014	66	53.5%
January 2014	50	11.1%
December 2013	43	30.3%
November 2013	36	2.9%
October 2013	49	19.5%
September 2013	33	32.0%
August 2013	40	2.6%
July 2013	40	29.0%
June 2013	28	-24.3%
May 2013	44	-4.3%
April 2013	55	96.4%
March 2013	52	26.8%

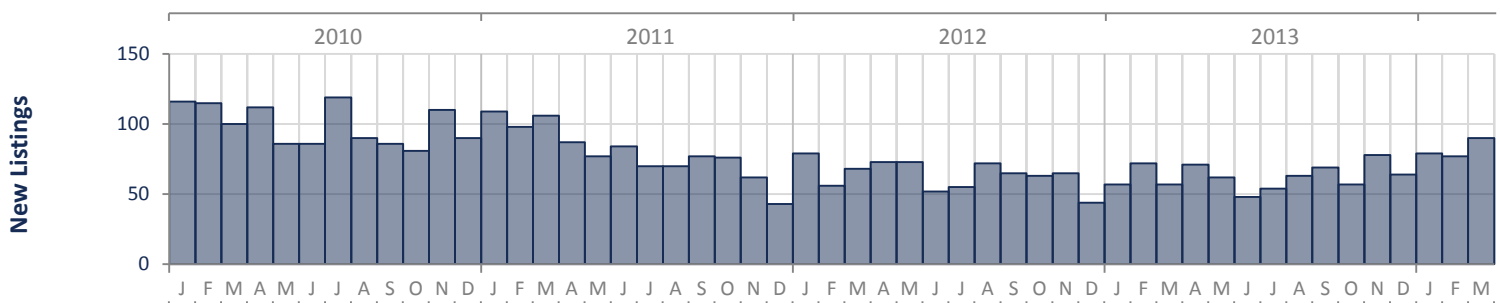


New Listings

The number of properties put onto the market during the month

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.

Month	New Listings	Percent Change Year-over-Year
March 2014	90	57.9%
February 2014	77	6.9%
January 2014	79	38.6%
December 2013	64	45.5%
November 2013	78	20.0%
October 2013	57	-9.5%
September 2013	69	6.2%
August 2013	63	-12.5%
July 2013	54	-1.8%
June 2013	48	-7.7%
May 2013	62	-15.1%
April 2013	71	-2.7%
March 2013	57	-16.2%



Monthly Market Detail - March 2014

Manufactured Homes

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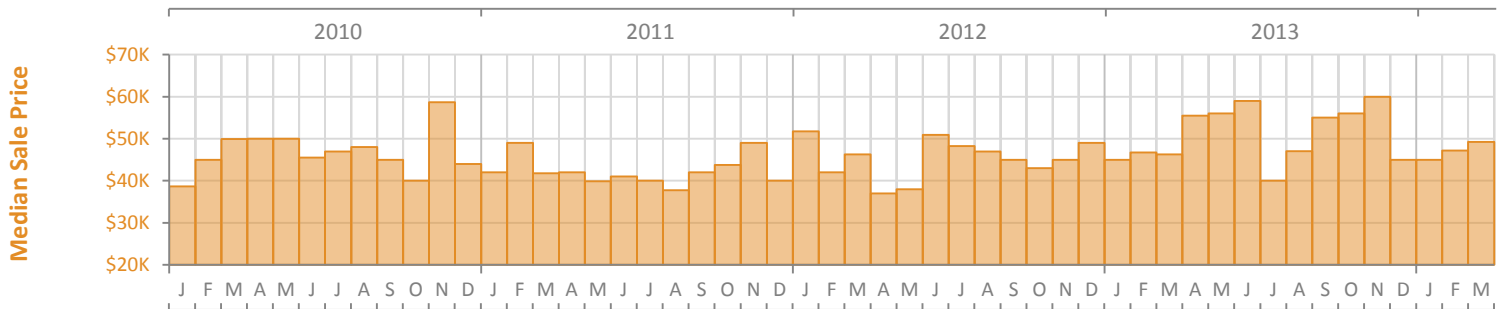


Median Sale Price

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.

Month	Median Sale Price	Percent Change Year-over-Year
March 2014	\$49,250	6.5%
February 2014	\$47,175	0.9%
January 2014	\$45,000	0.0%
December 2013	\$45,000	-8.2%
November 2013	\$60,000	33.3%
October 2013	\$56,000	30.2%
September 2013	\$55,000	22.2%
August 2013	\$47,025	0.1%
July 2013	\$40,000	-17.1%
June 2013	\$59,000	15.8%
May 2013	\$56,000	47.4%
April 2013	\$55,500	50.0%
March 2013	\$46,250	-0.1%

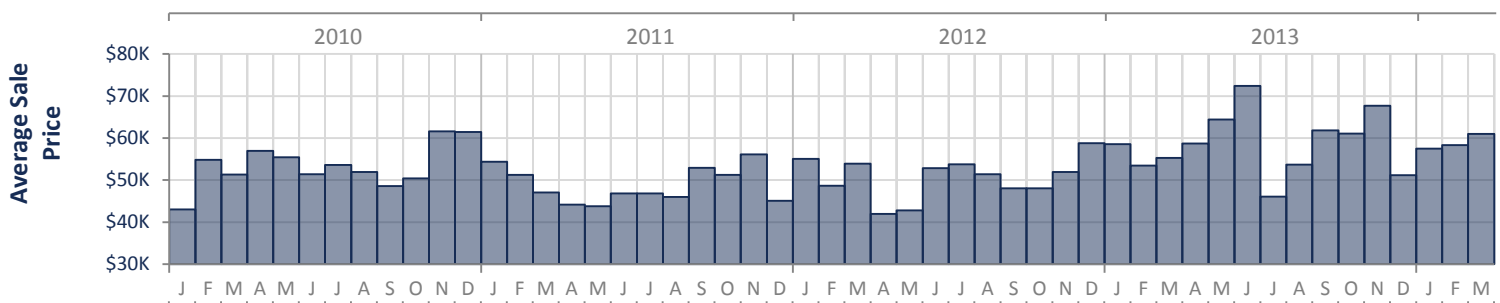


Average Sale Price

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

Economists' note: 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.

Month	Average Sale Price	Percent Change Year-over-Year
March 2014	\$60,980	10.4%
February 2014	\$58,300	9.1%
January 2014	\$57,476	-1.9%
December 2013	\$51,212	-12.9%
November 2013	\$67,686	30.3%
October 2013	\$61,094	27.1%
September 2013	\$61,808	28.6%
August 2013	\$53,707	4.5%
July 2013	\$46,045	-14.4%
June 2013	\$72,433	37.1%
May 2013	\$64,447	50.6%
April 2013	\$58,706	39.8%
March 2013	\$55,250	2.4%



Greater Tampa Association of REALTORS®



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1911 TO 2011

Monthly Market Detail - March 2014

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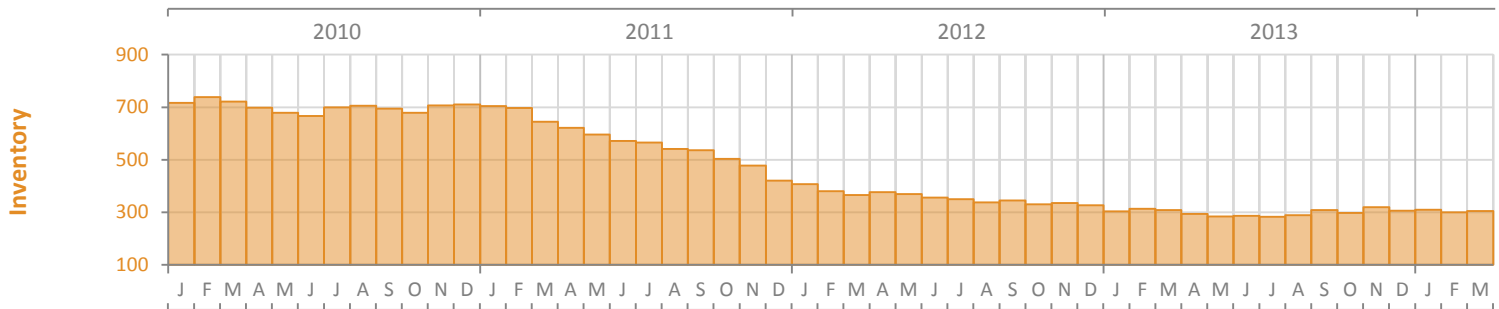


Inventory (Active Listings)

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

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 month, and hold this number to compare with the same month the following year.

Month	Inventory	Percent Change Year-over-Year
March 2014	305	-1.3%
February 2014	300	-4.2%
January 2014	310	2.0%
December 2013	306	-6.4%
November 2013	320	-4.5%
October 2013	297	-10.3%
September 2013	309	-10.4%
August 2013	289	-14.5%
July 2013	283	-19.1%
June 2013	287	-19.4%
May 2013	284	-23.0%
April 2013	294	-22.0%
March 2013	309	-15.6%

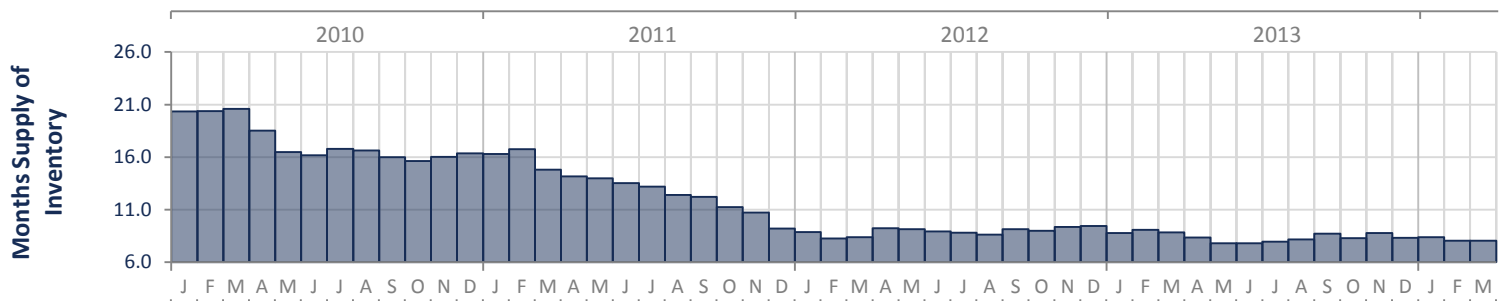


Months Supply of Inventory

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.

Month	Months Supply	Percent Change Year-over-Year
March 2014	8.1	-8.9%
February 2014	8.0	-11.6%
January 2014	8.4	-4.2%
December 2013	8.3	-11.7%
November 2013	8.8	-6.0%
October 2013	8.3	-7.8%
September 2013	8.7	-4.5%
August 2013	8.2	-5.2%
July 2013	8.0	-9.7%
June 2013	7.8	-12.8%
May 2013	7.8	-14.8%
April 2013	8.3	-9.7%
March 2013	8.8	5.6%



Monthly Market Detail - March 2014

Manufactured Homes

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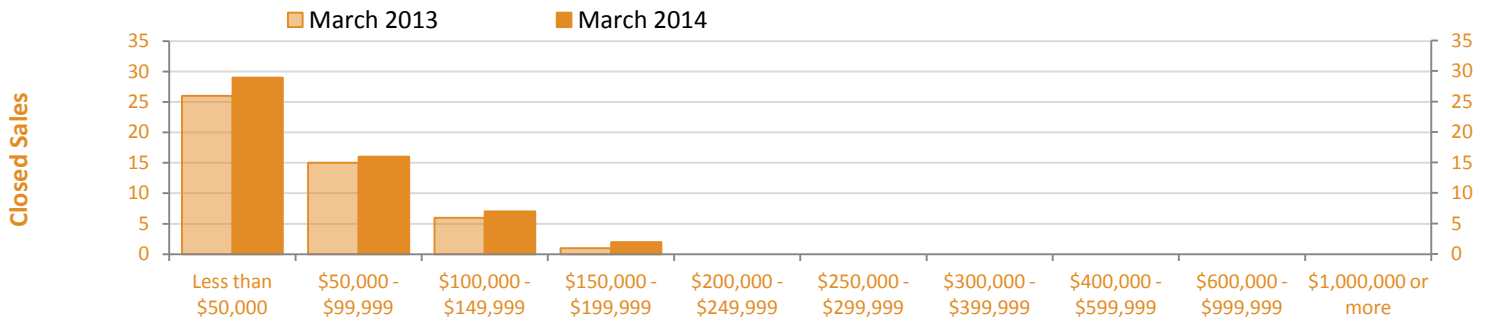


Closed Sales by Sale Price

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 using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	29	11.5%
\$50,000 - \$99,999	16	6.7%
\$100,000 - \$149,999	7	16.7%
\$150,000 - \$199,999	2	100.0%
\$200,000 - \$249,999	0	N/A
\$250,000 - \$299,999	0	N/A
\$300,000 - \$399,999	0	N/A
\$400,000 - \$599,999	0	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

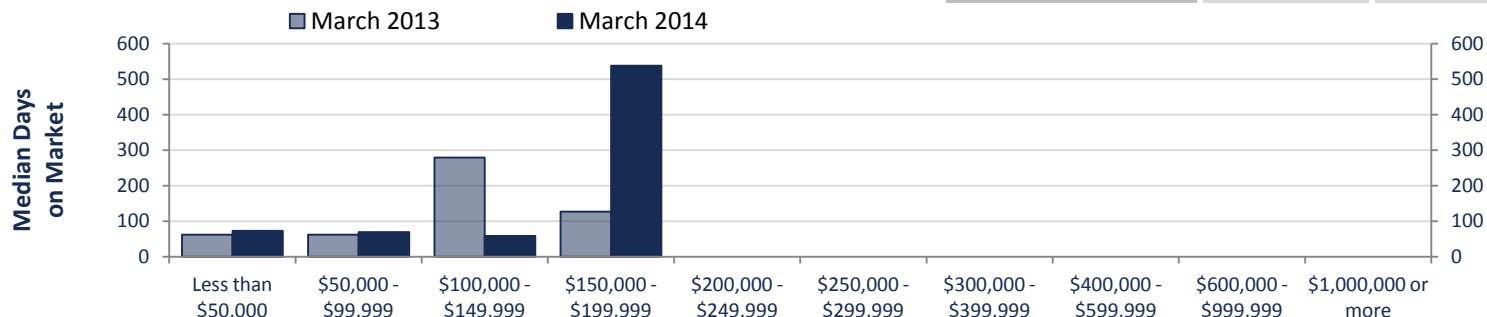


Median Days on Market by Sale Price

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

Economists' note: Median Days on Market 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. 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	73	17.7%
\$50,000 - \$99,999	69	11.3%
\$100,000 - \$149,999	58	-79.2%
\$150,000 - \$199,999	537	322.8%
\$200,000 - \$249,999	(No Sales)	N/A
\$250,000 - \$299,999	(No Sales)	N/A
\$300,000 - \$399,999	(No Sales)	N/A
\$400,000 - \$599,999	(No Sales)	N/A
\$600,000 - \$999,999	(No Sales)	N/A
\$1,000,000 or more	(No Sales)	N/A



Monthly Market Detail - March 2014

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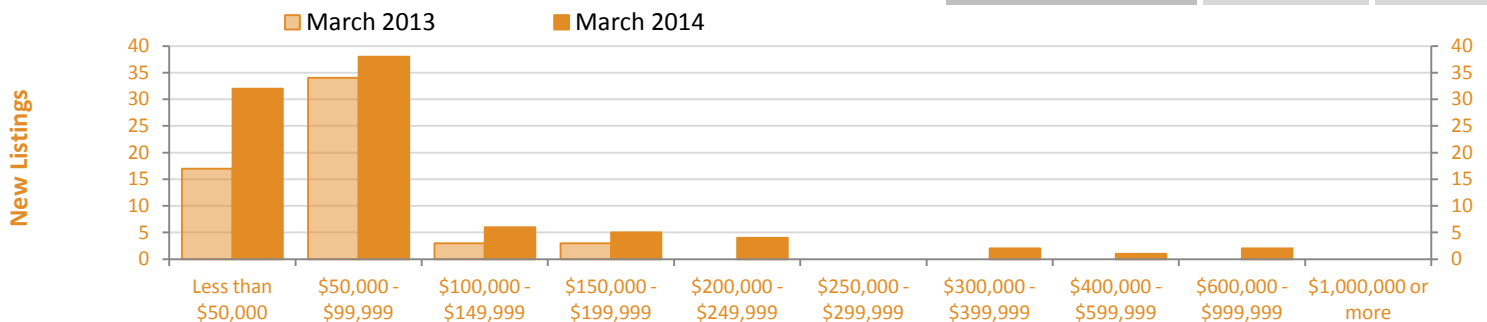


New Listings by Initial Listing Price

The number of properties put onto the market during the month

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	32	88.2%
\$50,000 - \$99,999	38	11.8%
\$100,000 - \$149,999	6	100.0%
\$150,000 - \$199,999	5	66.7%
\$200,000 - \$249,999	4	N/A
\$250,000 - \$299,999	0	N/A
\$300,000 - \$399,999	2	N/A
\$400,000 - \$599,999	1	N/A
\$600,000 - \$999,999	2	N/A
\$1,000,000 or more	0	N/A

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.

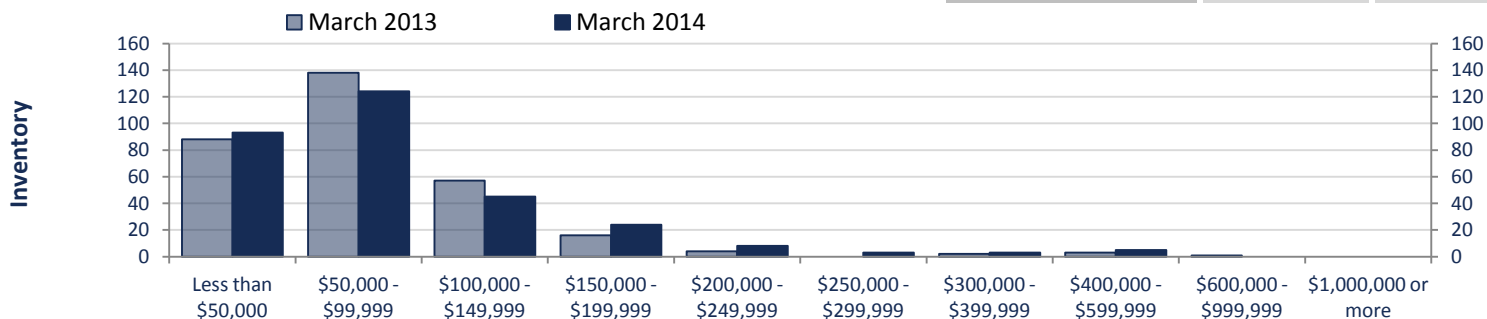


Inventory by Current Listing Price

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

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	93	5.7%
\$50,000 - \$99,999	124	-10.1%
\$100,000 - \$149,999	45	-21.1%
\$150,000 - \$199,999	24	50.0%
\$200,000 - \$249,999	8	100.0%
\$250,000 - \$299,999	3	N/A
\$300,000 - \$399,999	3	50.0%
\$400,000 - \$599,999	5	66.7%
\$600,000 - \$999,999	0	-100.0%
\$1,000,000 or more	0	N/A

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 month, and hold this number to compare with the same month the following year.

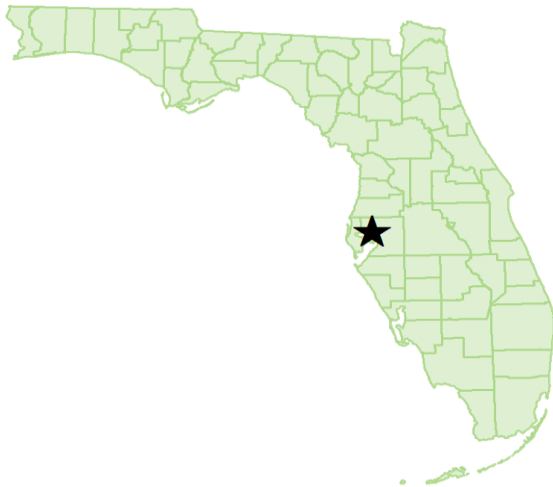


Monthly Distressed Market - March 2014

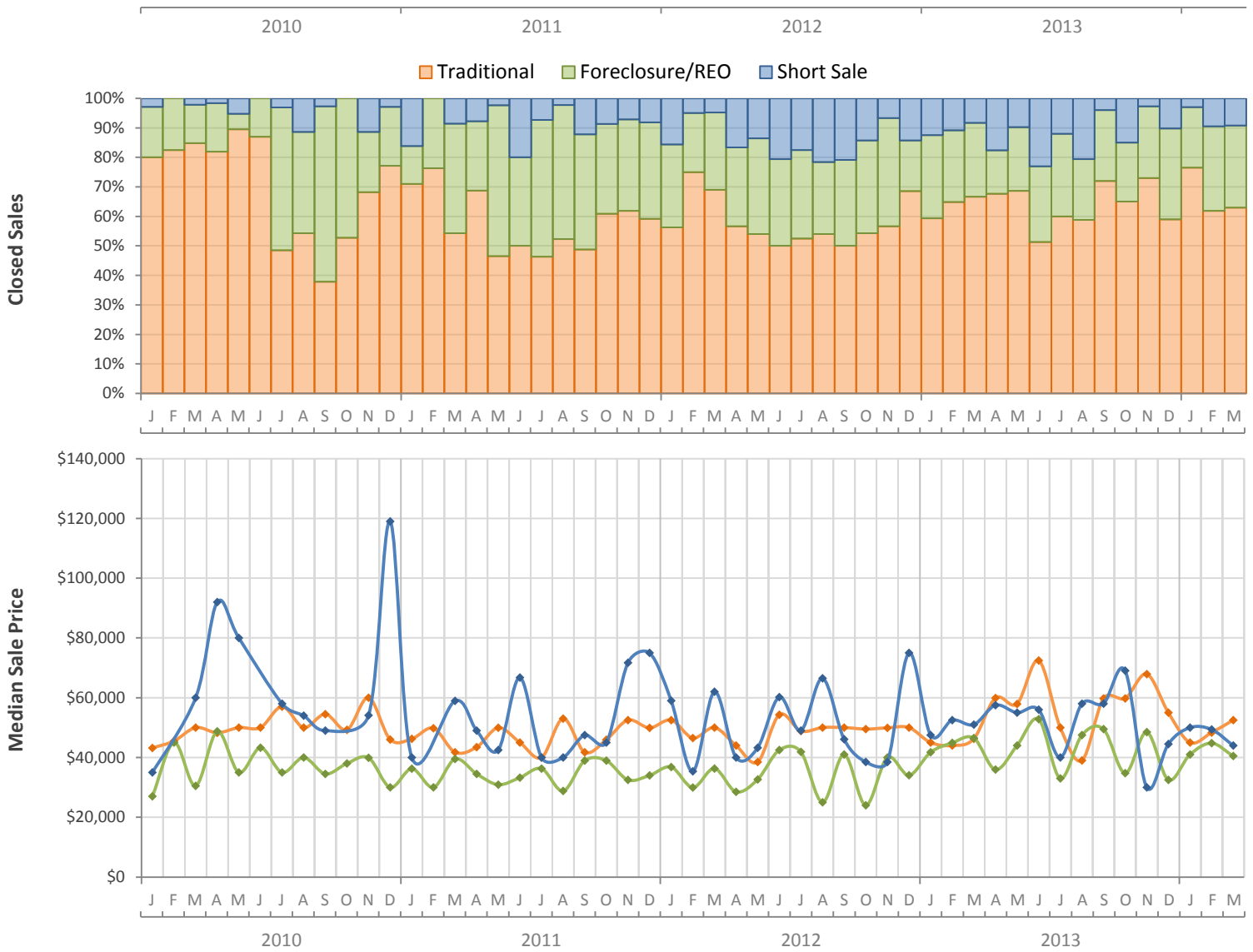
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Greater Tampa Association of REALTORS®

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		March 2014	March 2013	Percent Change Year-over-Year
Traditional	Closed Sales	34	32	6.3%
	Median Sale Price	\$52,500	\$46,250	13.5%
Foreclosure/REO	Closed Sales	15	12	25.0%
	Median Sale Price	\$40,500	\$46,500	-12.9%
Short Sale	Closed Sales	5	4	25.0%
	Median Sale Price	\$44,000	\$51,000	-13.7%

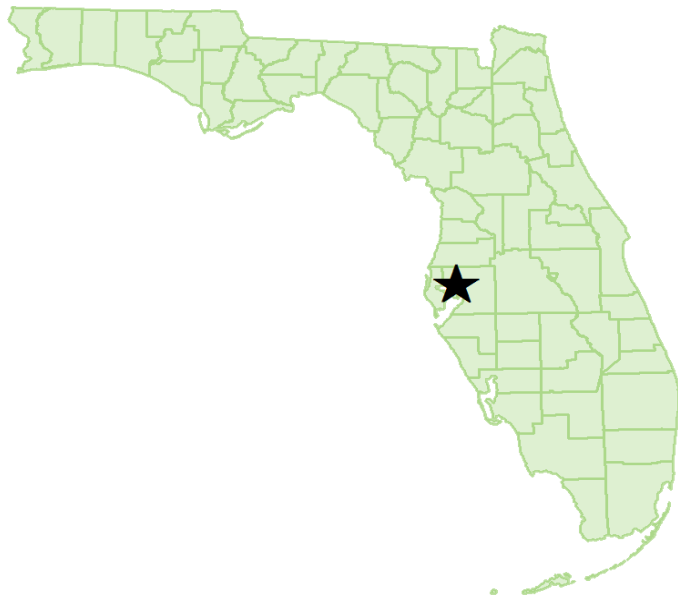


Monthly Market Detail - March 2014

Single Family Homes

Greater Tampa Association of REALTORS®

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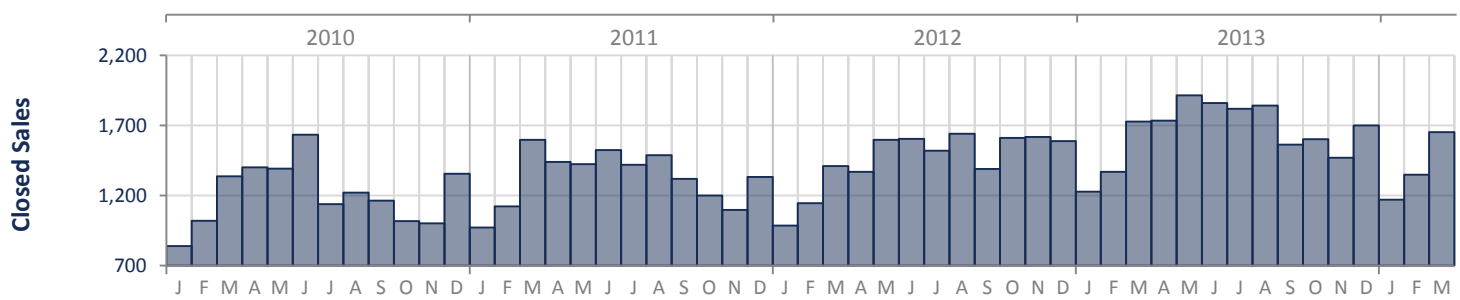
Summary Statistics	March 2014	March 2013	Percent Change Year-over-Year
Closed Sales	1,653	1,727	-4.3%
Paid in Cash	630	841	-25.1%
New Pending Sales	2,012	1,924	4.6%
New Listings	2,588	2,319	11.6%
Median Sale Price	\$174,000	\$161,000	8.1%
Average Sale Price	\$214,053	\$200,038	7.0%
Median Days on Market	54	36	50.0%
Average Percent of Original List Price Received	93.3%	94.4%	-1.2%
Pending Inventory	3,605	4,316	-16.5%
Inventory (Active Listings)	7,637	5,595	36.5%
Months Supply of Inventory	4.7	3.7	26.7%

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 using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Month	Closed Sales	Percent Change Year-over-Year
March 2014	1,653	-4.3%
February 2014	1,348	-1.6%
January 2014	1,171	-4.6%
December 2013	1,701	7.0%
November 2013	1,469	-9.3%
October 2013	1,602	-0.6%
September 2013	1,563	12.4%
August 2013	1,842	12.2%
July 2013	1,819	19.7%
June 2013	1,860	15.9%
May 2013	1,915	19.9%
April 2013	1,734	26.7%
March 2013	1,727	22.4%



Monthly Market Detail - March 2014

Single Family Homes

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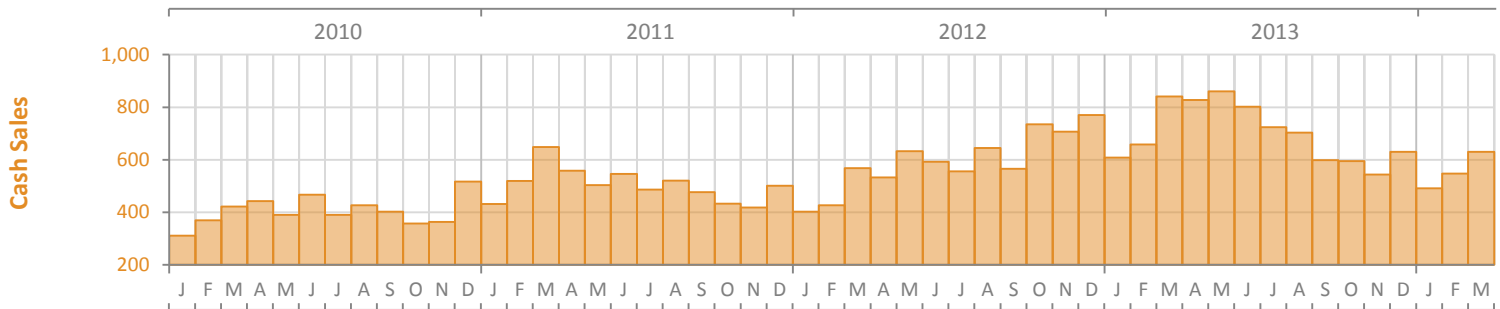


Cash Sales

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
March 2014	630	-25.1%
February 2014	547	-16.9%
January 2014	491	-19.2%
December 2013	630	-18.2%
November 2013	544	-23.1%
October 2013	595	-19.0%
September 2013	599	5.8%
August 2013	703	9.0%
July 2013	724	30.2%
June 2013	802	35.5%
May 2013	860	35.9%
April 2013	827	55.2%
March 2013	841	48.1%

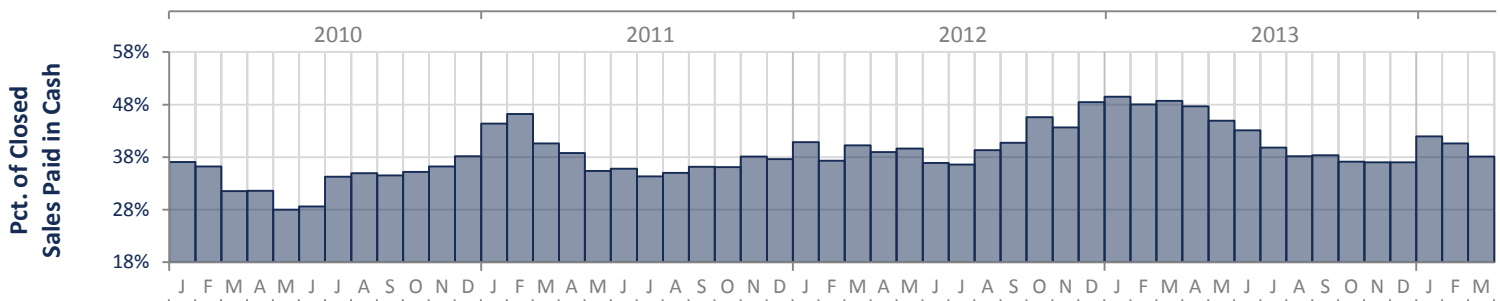


Cash Sales as a Percentage of Closed Sales

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
March 2014	38.1%	-21.7%
February 2014	40.6%	-15.5%
January 2014	41.9%	-15.3%
December 2013	37.0%	-23.6%
November 2013	37.0%	-15.2%
October 2013	37.1%	-18.6%
September 2013	38.3%	-5.9%
August 2013	38.2%	-2.9%
July 2013	39.8%	8.8%
June 2013	43.1%	16.9%
May 2013	44.9%	13.3%
April 2013	47.7%	22.5%
March 2013	48.7%	21.0%



Monthly Market Detail - March 2014

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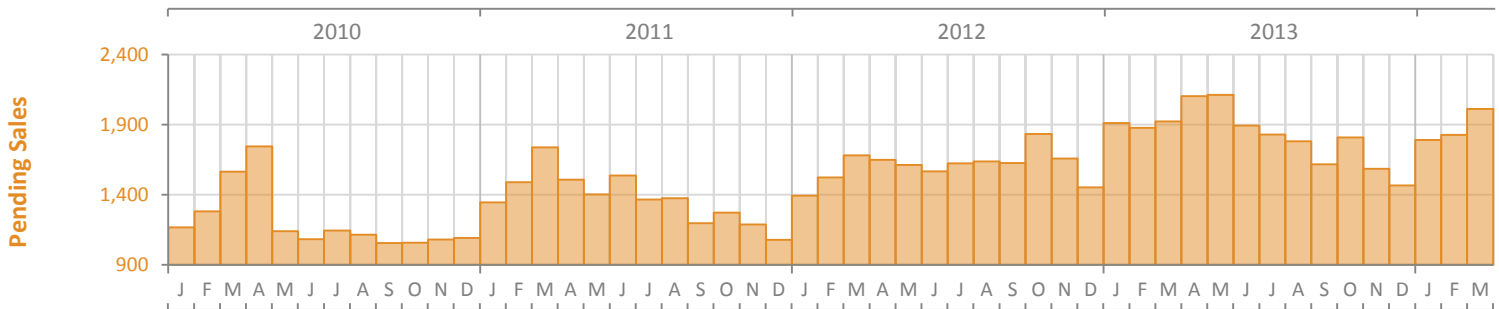


New Pending Sales

The number of property listings that went from "Active" to "Pending" status 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
March 2014	2,012	4.6%
February 2014	1,828	-2.6%
January 2014	1,791	-6.3%
December 2013	1,467	1.0%
November 2013	1,586	-4.3%
October 2013	1,810	-1.4%
September 2013	1,618	-0.6%
August 2013	1,782	8.9%
July 2013	1,829	12.6%
June 2013	1,893	20.7%
May 2013	2,113	30.9%
April 2013	2,105	27.6%
March 2013	1,924	14.5%

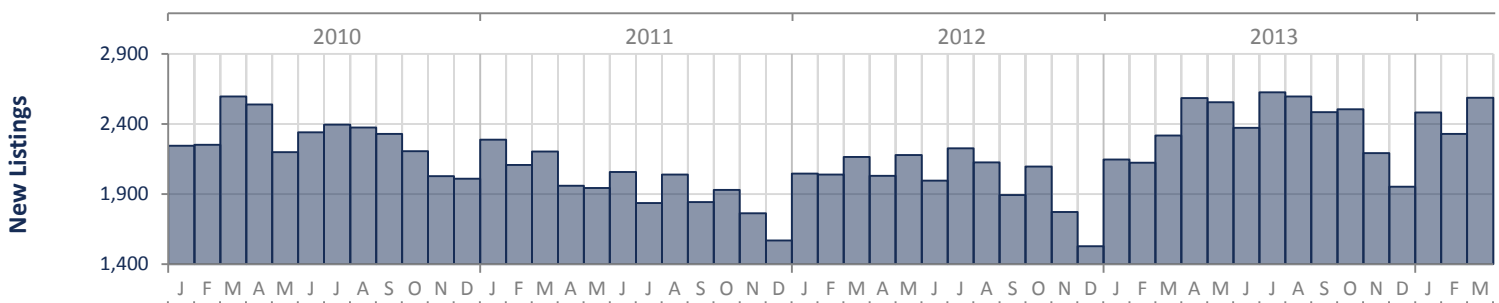


New Listings

The number of properties put onto the market during the month

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.

Month	New Listings	Percent Change Year-over-Year
March 2014	2,588	11.6%
February 2014	2,330	9.7%
January 2014	2,482	15.6%
December 2013	1,952	27.7%
November 2013	2,194	23.8%
October 2013	2,506	19.6%
September 2013	2,486	31.3%
August 2013	2,597	22.1%
July 2013	2,626	18.0%
June 2013	2,373	18.9%
May 2013	2,556	17.3%
April 2013	2,585	27.3%
March 2013	2,319	7.1%



Monthly Market Detail - March 2014

Single Family Homes

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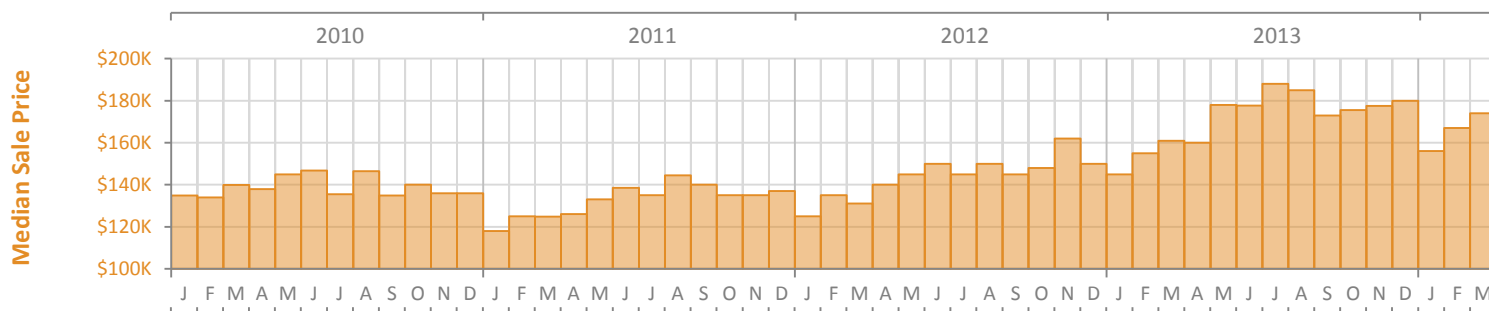


Median Sale Price

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.

Month	Median Sale Price	Percent Change Year-over-Year
March 2014	\$174,000	8.1%
February 2014	\$167,000	7.7%
January 2014	\$156,000	7.6%
December 2013	\$180,000	20.0%
November 2013	\$177,500	9.6%
October 2013	\$175,560	18.6%
September 2013	\$173,000	19.3%
August 2013	\$185,000	23.3%
July 2013	\$188,000	29.7%
June 2013	\$177,700	18.5%
May 2013	\$177,978	22.8%
April 2013	\$160,000	14.3%
March 2013	\$161,000	22.8%

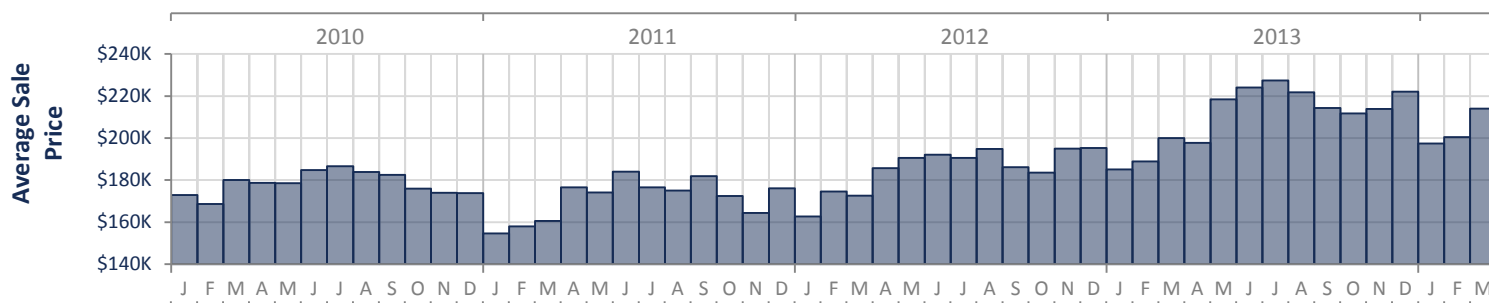


Average Sale Price

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

Economists' note: 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.

Month	Average Sale Price	Percent Change Year-over-Year
March 2014	\$214,053	7.0%
February 2014	\$200,449	6.1%
January 2014	\$197,424	6.7%
December 2013	\$222,112	13.7%
November 2013	\$213,830	9.6%
October 2013	\$211,803	15.4%
September 2013	\$214,364	15.1%
August 2013	\$221,778	13.8%
July 2013	\$227,348	19.3%
June 2013	\$224,079	16.6%
May 2013	\$218,492	14.6%
April 2013	\$197,789	6.5%
March 2013	\$200,038	15.9%



Monthly Market Detail - March 2014

Single Family Homes

Greater Tampa Association of REALTORS®

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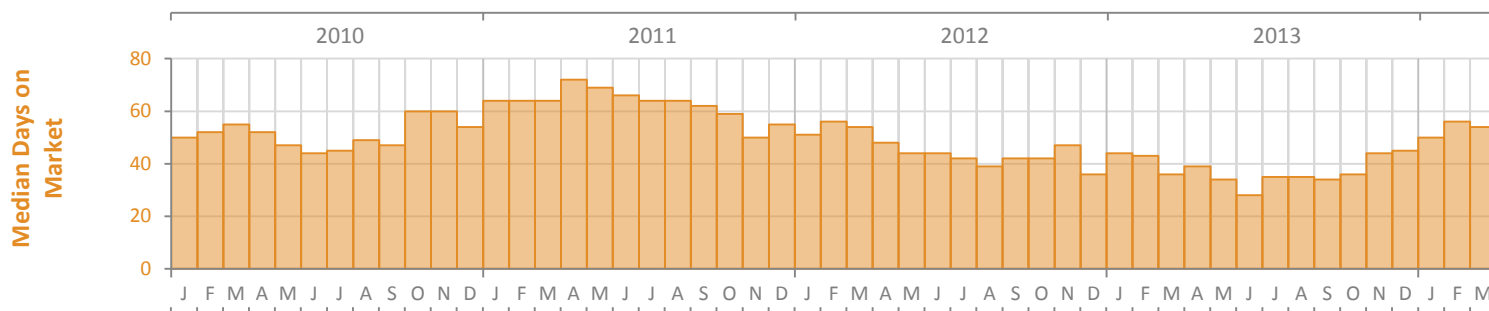


Median Days on Market

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

Economists' note: Median Days on Market 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. 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.

Month	Median Days on Market	Percent Change Year-over-Year
March 2014	54	50.0%
February 2014	56	30.2%
January 2014	50	13.6%
December 2013	45	25.0%
November 2013	44	-6.4%
October 2013	36	-14.3%
September 2013	34	-19.0%
August 2013	35	-10.3%
July 2013	35	-16.7%
June 2013	28	-36.4%
May 2013	34	-22.7%
April 2013	39	-18.8%
March 2013	36	-33.3%

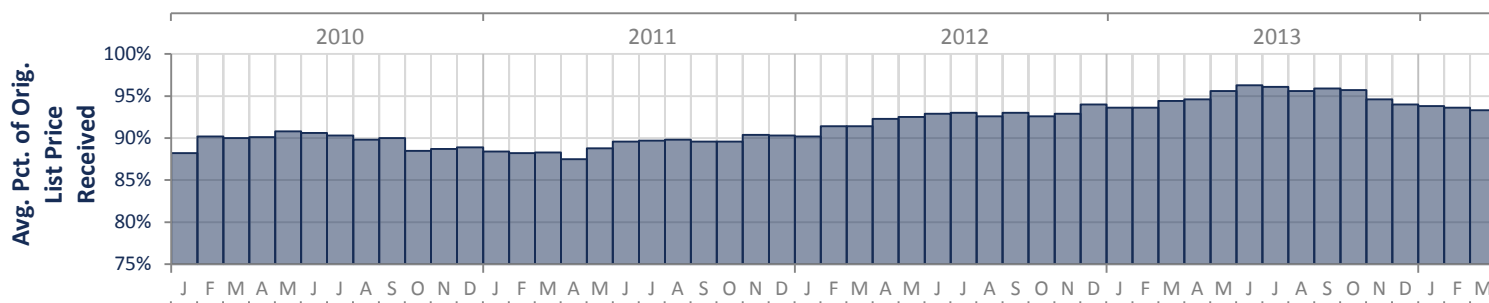


Average Percent of Original List Price Received

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

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.

Month	Avg. Pct. of Orig. List Price Received	Percent Change Year-over-Year
March 2014	93.3%	-1.2%
February 2014	93.6%	0.0%
January 2014	93.8%	0.2%
December 2013	94.0%	0.0%
November 2013	94.6%	1.8%
October 2013	95.7%	3.3%
September 2013	95.9%	3.1%
August 2013	95.6%	3.2%
July 2013	96.1%	3.3%
June 2013	96.3%	3.7%
May 2013	95.6%	3.4%
April 2013	94.6%	2.5%
March 2013	94.4%	3.3%



Monthly Market Detail - March 2014

Single Family Homes

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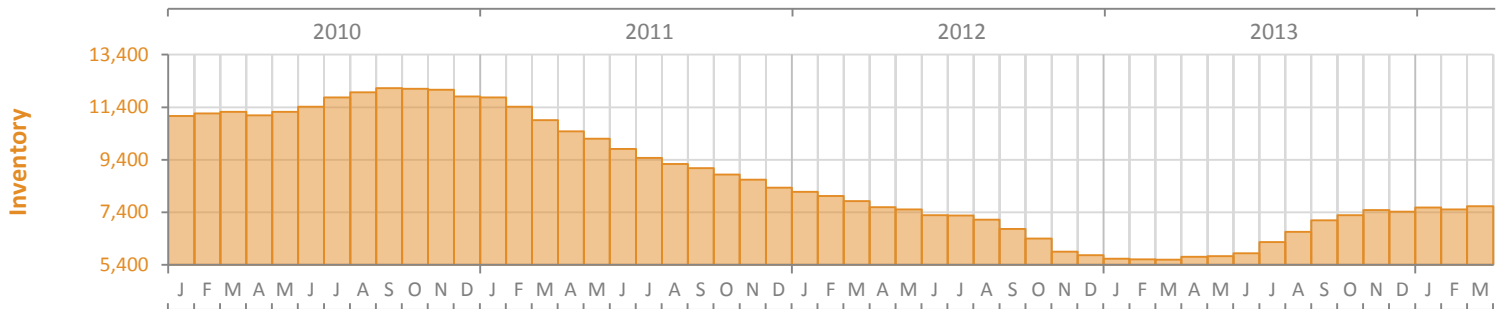


Inventory (Active Listings)

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

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 month, and hold this number to compare with the same month the following year.

Month	Inventory	Percent Change Year-over-Year
March 2014	7,637	36.5%
February 2014	7,508	33.9%
January 2014	7,587	34.7%
December 2013	7,430	28.9%
November 2013	7,488	27.0%
October 2013	7,290	13.9%
September 2013	7,099	5.0%
August 2013	6,657	-6.5%
July 2013	6,273	-13.8%
June 2013	5,845	-19.9%
May 2013	5,737	-23.6%
April 2013	5,703	-24.9%
March 2013	5,595	-28.5%

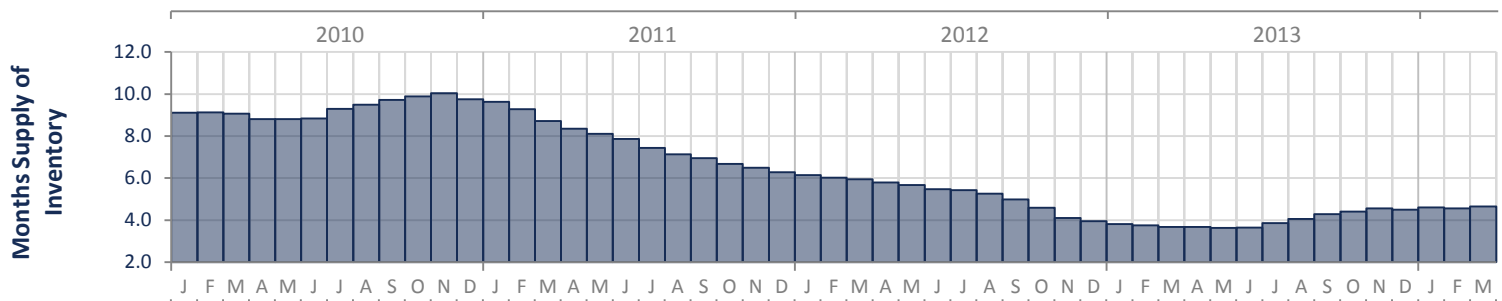


Months Supply of Inventory

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

Economists' note: 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.

Month	Months Supply	Percent Change Year-over-Year
March 2014	4.7	26.7%
February 2014	4.6	21.7%
January 2014	4.6	20.7%
December 2013	4.5	13.6%
November 2013	4.6	10.9%
October 2013	4.4	-4.3%
September 2013	4.3	-14.0%
August 2013	4.1	-23.1%
July 2013	3.9	-29.0%
June 2013	3.7	-33.4%
May 2013	3.6	-36.0%
April 2013	3.7	-36.7%
March 2013	3.7	-38.2%



Monthly Market Detail - March 2014

Single Family Homes

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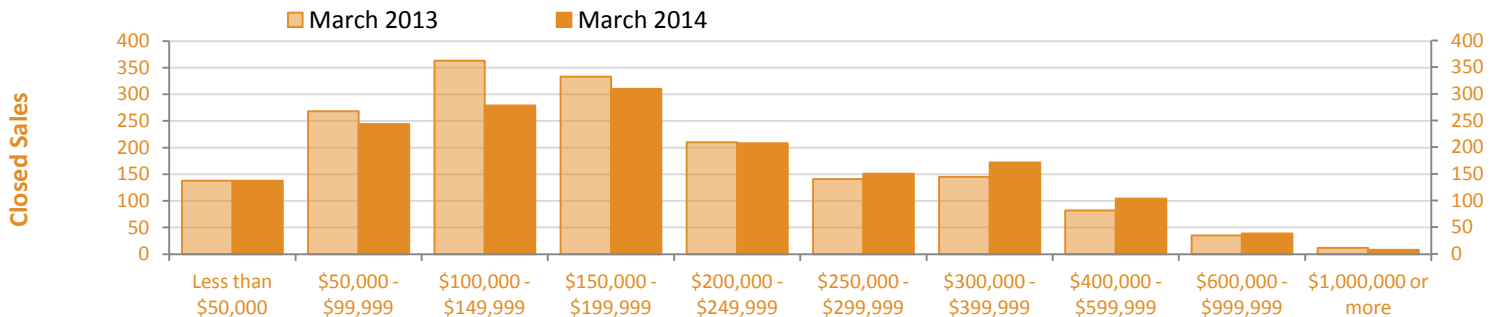


Closed Sales by Sale Price

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 using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	138	0.0%
\$50,000 - \$99,999	244	-9.0%
\$100,000 - \$149,999	279	-23.1%
\$150,000 - \$199,999	310	-6.9%
\$200,000 - \$249,999	208	-1.0%
\$250,000 - \$299,999	151	7.1%
\$300,000 - \$399,999	172	18.6%
\$400,000 - \$599,999	104	26.8%
\$600,000 - \$999,999	39	11.4%
\$1,000,000 or more	8	-33.3%

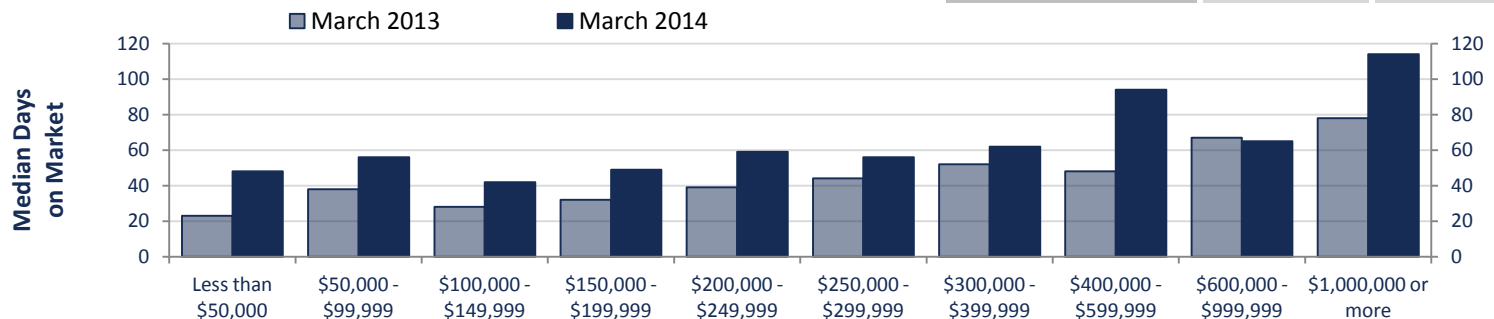


Median Days on Market by Sale Price

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

Economists' note: Median Days on Market 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. 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	48	108.7%
\$50,000 - \$99,999	56	47.4%
\$100,000 - \$149,999	42	50.0%
\$150,000 - \$199,999	49	53.1%
\$200,000 - \$249,999	59	51.3%
\$250,000 - \$299,999	56	27.3%
\$300,000 - \$399,999	62	19.2%
\$400,000 - \$599,999	94	95.8%
\$600,000 - \$999,999	65	-3.0%
\$1,000,000 or more	114	46.2%



Monthly Market Detail - March 2014

Single Family Homes

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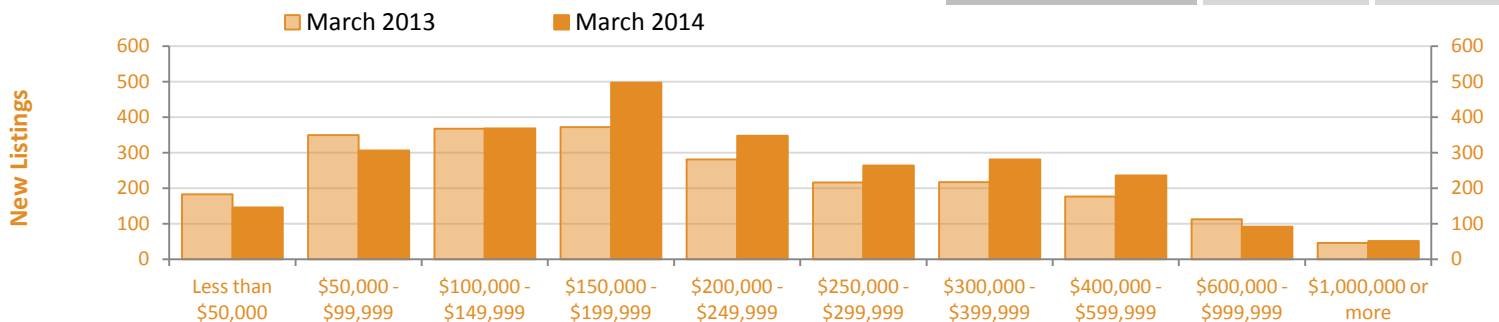


New Listings by Initial Listing Price

The number of properties put onto the market during the month

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	146	-20.2%
\$50,000 - \$99,999	306	-12.3%
\$100,000 - \$149,999	368	0.3%
\$150,000 - \$199,999	497	33.6%
\$200,000 - \$249,999	347	23.5%
\$250,000 - \$299,999	264	22.2%
\$300,000 - \$399,999	281	29.5%
\$400,000 - \$599,999	236	34.1%
\$600,000 - \$999,999	92	-17.9%
\$1,000,000 or more	51	10.9%

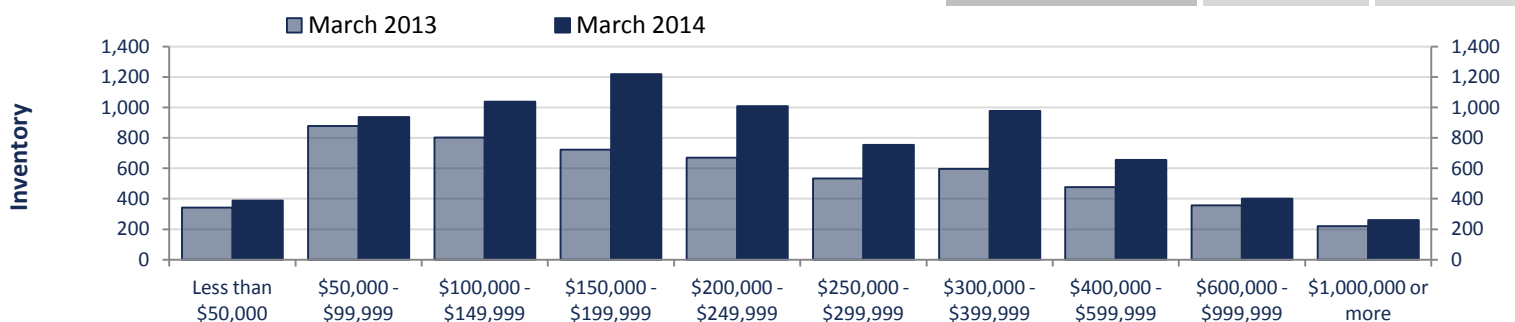


Inventory by Current Listing Price

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

Economists' note: There are a number of ways to 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 month, and hold this number to compare with the same month the following year.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	389	13.7%
\$50,000 - \$99,999	937	6.8%
\$100,000 - \$149,999	1,037	29.3%
\$150,000 - \$199,999	1,219	68.8%
\$200,000 - \$249,999	1,008	50.4%
\$250,000 - \$299,999	754	41.5%
\$300,000 - \$399,999	977	63.9%
\$400,000 - \$599,999	655	37.3%
\$600,000 - \$999,999	400	12.0%
\$1,000,000 or more	261	19.2%

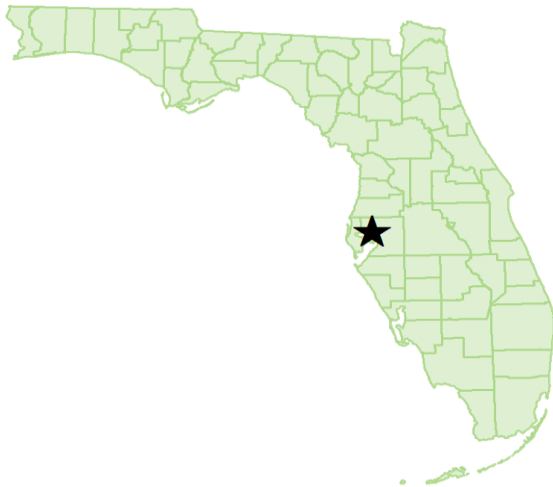


Monthly Distressed Market - March 2014

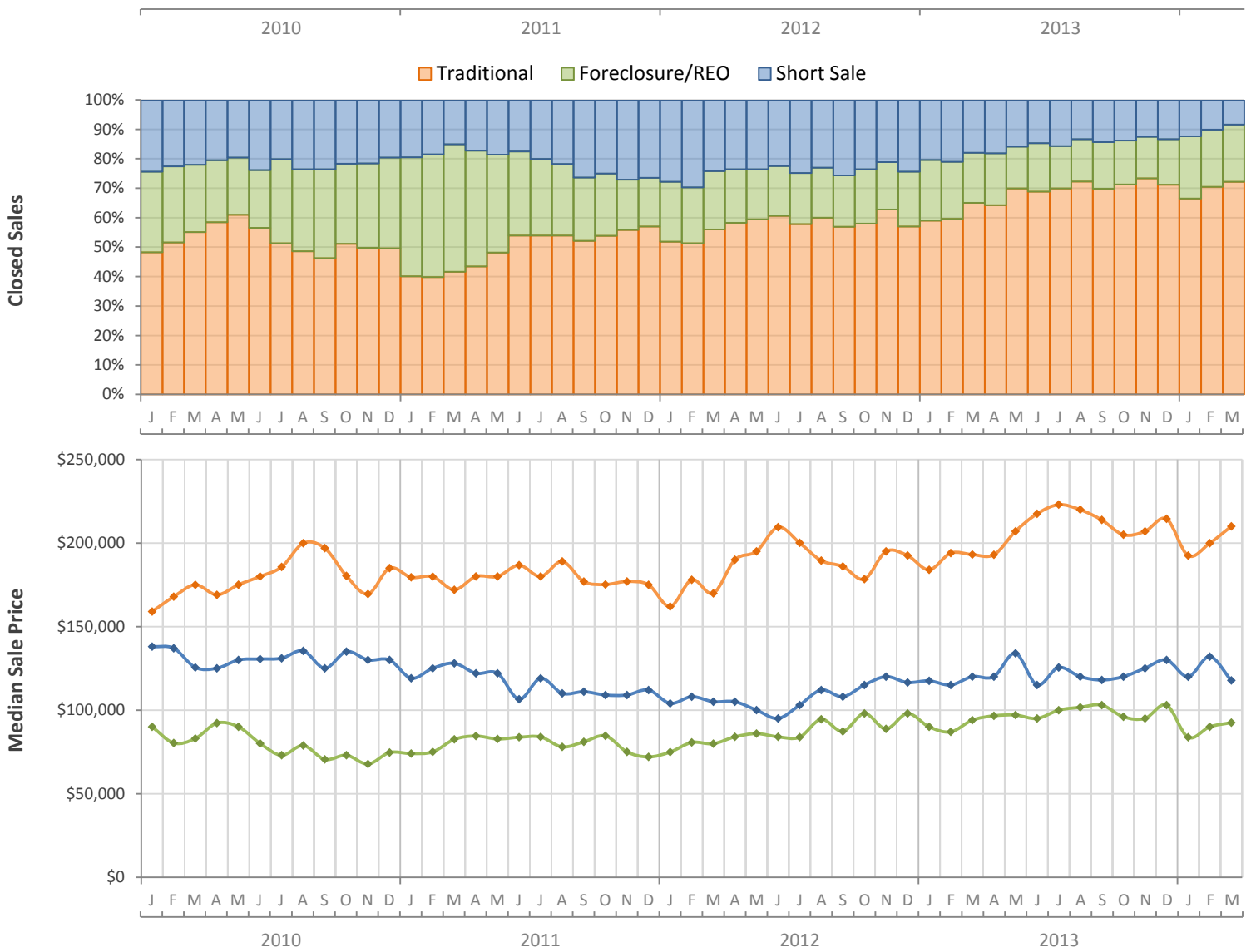
Single Family Homes

Greater Tampa Association of REALTORS®

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		March 2014	March 2013	Percent Change Year-over-Year
Traditional	Closed Sales	1,193	1,123	6.2%
	Median Sale Price	\$209,990	\$193,126	8.7%
Foreclosure/REO	Closed Sales	321	293	9.6%
	Median Sale Price	\$92,500	\$94,000	-1.6%
Short Sale	Closed Sales	139	311	-55.3%
	Median Sale Price	\$117,750	\$120,000	-1.9%

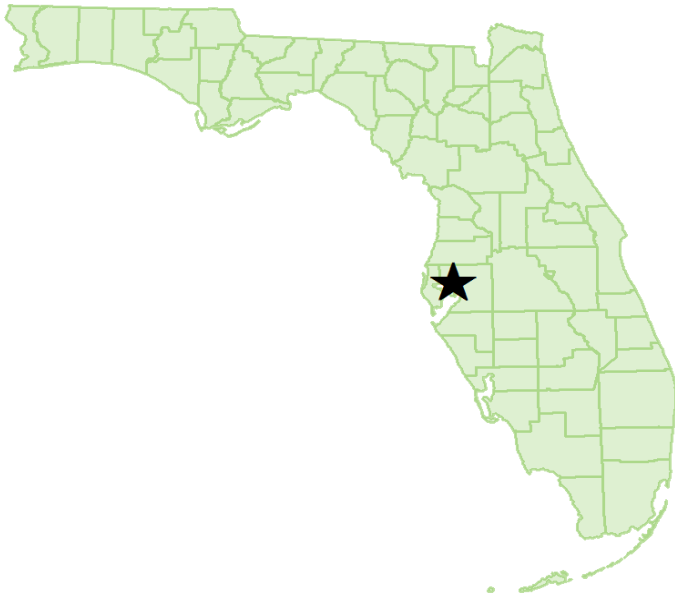


Monthly Market Detail - March 2014

Townhouses and Condos

Greater Tampa Association of REALTORS®

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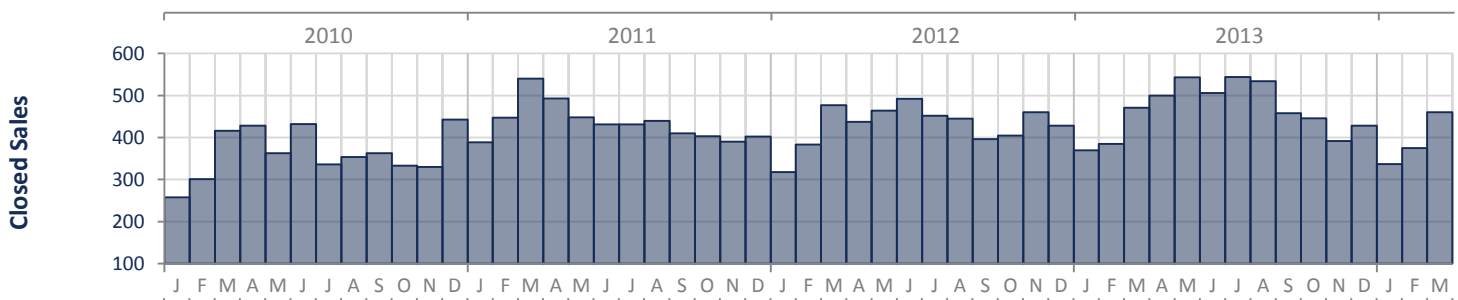
Summary Statistics	March 2014	March 2013	Percent Change Year-over-Year
Closed Sales	460	471	-2.3%
Paid in Cash	270	312	-13.5%
New Pending Sales	557	568	-1.9%
New Listings	698	595	17.3%
Median Sale Price	\$113,450	\$93,000	22.0%
Average Sale Price	\$141,847	\$123,158	15.2%
Median Days on Market	48	24	100.0%
Average Percent of Original List Price Received	92.8%	96.1%	-3.4%
Pending Inventory	996	1,202	-17.1%
Inventory (Active Listings)	1,889	1,504	25.6%
Months Supply of Inventory	4.1	3.5	18.4%

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 using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Month	Closed Sales	Percent Change Year-over-Year
March 2014	460	-2.3%
February 2014	375	-2.6%
January 2014	337	-8.9%
December 2013	428	0.0%
November 2013	392	-14.8%
October 2013	446	10.1%
September 2013	458	15.7%
August 2013	534	20.0%
July 2013	544	20.4%
June 2013	506	2.8%
May 2013	543	17.0%
April 2013	500	14.4%
March 2013	471	-1.3%



Monthly Market Detail - March 2014

Townhouses and Condos

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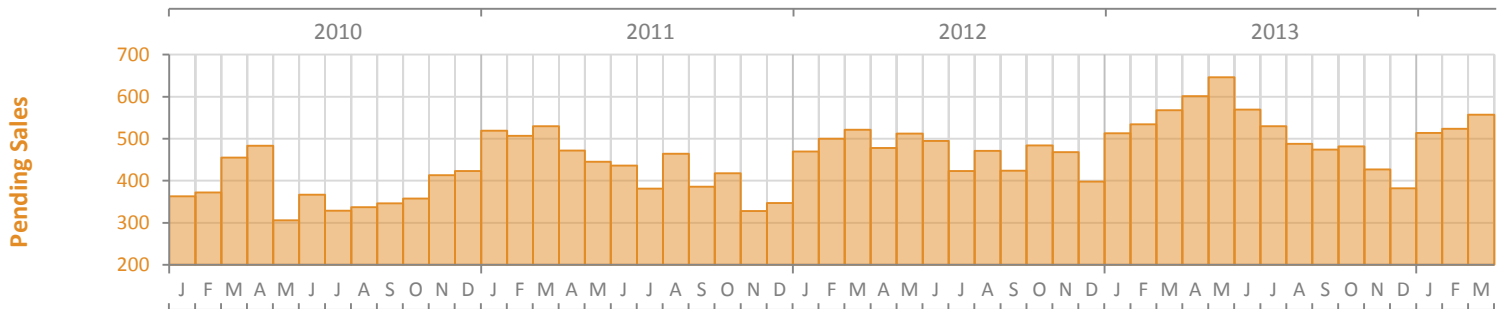


New Pending Sales

The number of property listings that went from "Active" to "Pending" status 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
March 2014	557	-1.9%
February 2014	524	-1.9%
January 2014	514	0.2%
December 2013	382	-4.0%
November 2013	427	-8.8%
October 2013	482	-0.4%
September 2013	474	11.8%
August 2013	488	3.6%
July 2013	530	25.3%
June 2013	569	14.9%
May 2013	646	26.2%
April 2013	601	25.7%
March 2013	568	9.0%

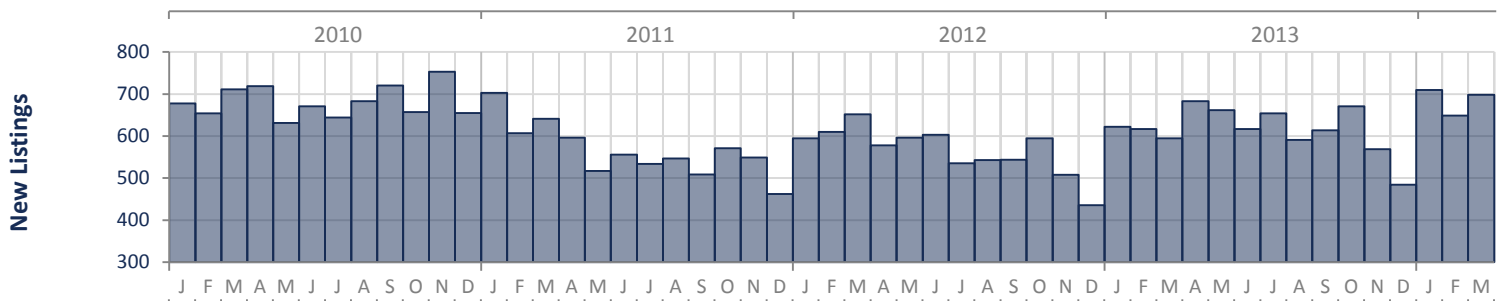


New Listings

The number of properties put onto the market during the month

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.

Month	New Listings	Percent Change Year-over-Year
March 2014	698	17.3%
February 2014	649	5.2%
January 2014	710	14.1%
December 2013	484	11.0%
November 2013	569	12.0%
October 2013	671	12.8%
September 2013	614	12.9%
August 2013	591	8.8%
July 2013	654	22.2%
June 2013	617	2.3%
May 2013	662	11.1%
April 2013	683	18.2%
March 2013	595	-8.7%



Monthly Market Detail - March 2014

Townhouses and Condos

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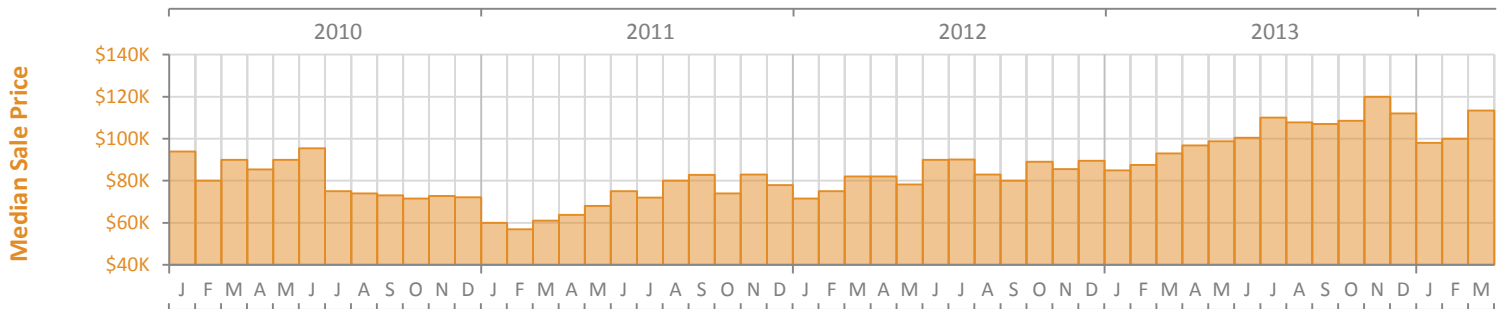


Median Sale Price

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.

Month	Median Sale Price	Percent Change Year-over-Year
March 2014	\$113,450	22.0%
February 2014	\$100,000	14.3%
January 2014	\$98,000	15.3%
December 2013	\$112,062	25.1%
November 2013	\$119,900	40.0%
October 2013	\$108,500	21.9%
September 2013	\$107,000	33.7%
August 2013	\$107,750	30.0%
July 2013	\$110,000	22.2%
June 2013	\$100,500	11.7%
May 2013	\$98,845	26.3%
April 2013	\$96,750	18.0%
March 2013	\$93,000	13.3%

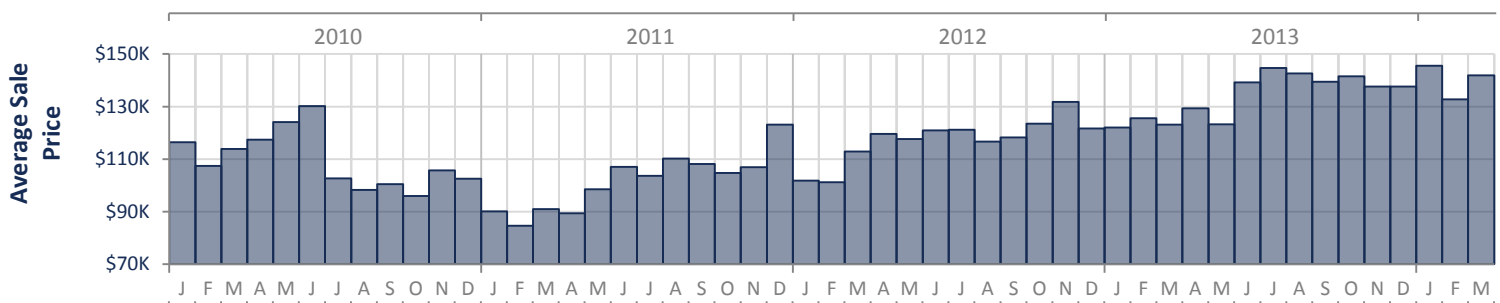


Average Sale Price

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

Economists' note: 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.

Month	Average Sale Price	Percent Change Year-over-Year
March 2014	\$141,847	15.2%
February 2014	\$132,804	5.7%
January 2014	\$145,498	19.2%
December 2013	\$137,616	13.1%
November 2013	\$137,655	4.5%
October 2013	\$141,477	14.6%
September 2013	\$139,483	17.9%
August 2013	\$142,646	22.2%
July 2013	\$144,680	19.4%
June 2013	\$139,143	15.0%
May 2013	\$123,231	4.7%
April 2013	\$129,314	8.1%
March 2013	\$123,158	9.1%



Monthly Market Detail - March 2014

Townhouses and Condos

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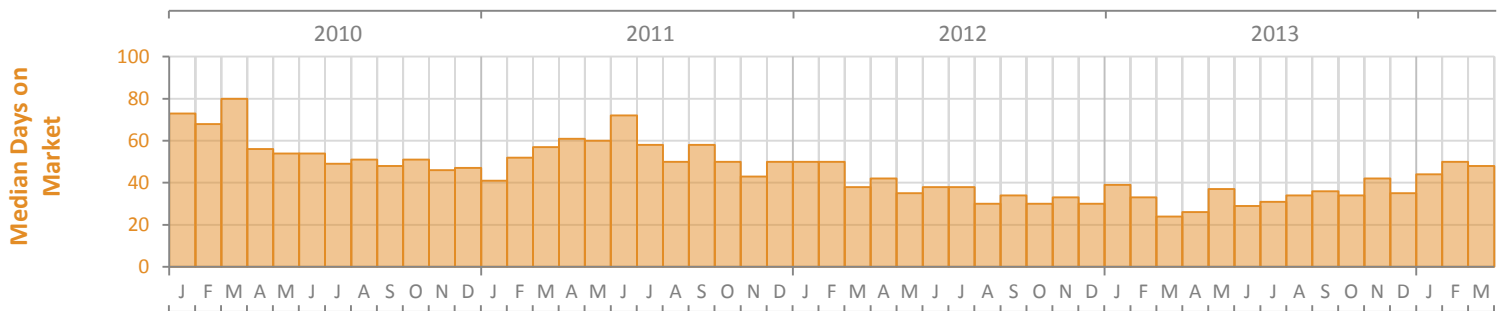


Median Days on Market

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

Economists' note: Median Days on Market 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. 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.

Month	Median Days on Market	Percent Change Year-over-Year
March 2014	48	100.0%
February 2014	50	51.5%
January 2014	44	12.8%
December 2013	35	16.7%
November 2013	42	27.3%
October 2013	34	13.3%
September 2013	36	5.9%
August 2013	34	13.3%
July 2013	31	-18.4%
June 2013	29	-23.7%
May 2013	37	5.7%
April 2013	26	-38.1%
March 2013	24	-36.8%

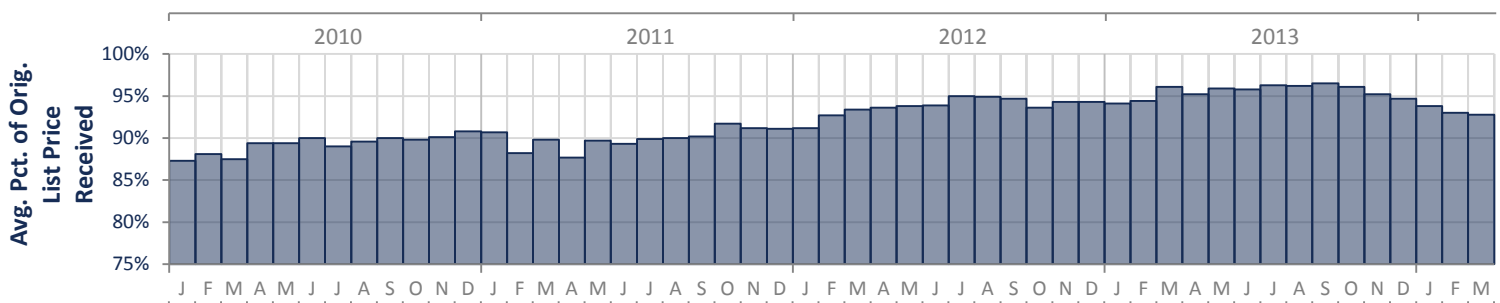


Average Percent of Original List Price Received

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

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.

Month	Avg. Pct. of Orig. List Price Received	Percent Change Year-over-Year
March 2014	92.8%	-3.4%
February 2014	93.0%	-1.5%
January 2014	93.8%	-0.3%
December 2013	94.7%	0.4%
November 2013	95.2%	1.0%
October 2013	96.1%	2.7%
September 2013	96.5%	1.9%
August 2013	96.2%	1.4%
July 2013	96.3%	1.4%
June 2013	95.8%	2.0%
May 2013	95.9%	2.2%
April 2013	95.2%	1.7%
March 2013	96.1%	2.9%



Monthly Market Detail - March 2014

Townhouses and Condos

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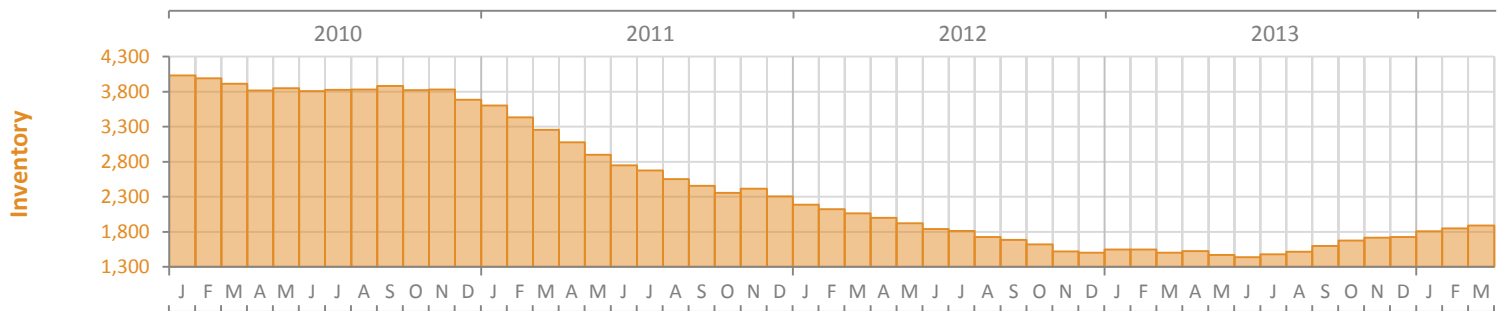


Inventory (Active Listings)

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

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 month, and hold this number to compare with the same month the following year.

Month	Inventory	Percent Change Year-over-Year
March 2014	1,889	25.6%
February 2014	1,851	19.7%
January 2014	1,808	16.7%
December 2013	1,724	14.7%
November 2013	1,717	12.9%
October 2013	1,674	3.1%
September 2013	1,599	-5.1%
August 2013	1,518	-12.0%
July 2013	1,481	-18.3%
June 2013	1,437	-21.9%
May 2013	1,472	-23.4%
April 2013	1,525	-23.8%
March 2013	1,504	-27.2%

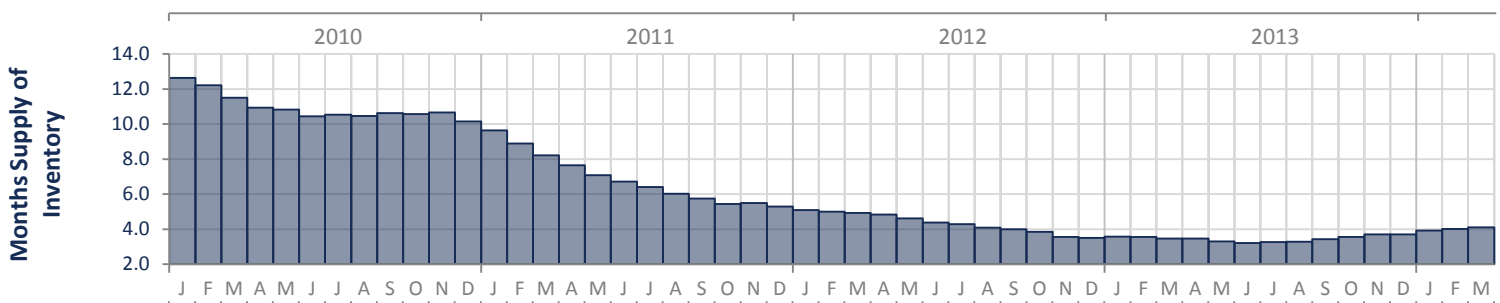


Months Supply of Inventory

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.

Month	Months Supply	Percent Change Year-over-Year
March 2014	4.1	18.4%
February 2014	4.0	12.7%
January 2014	3.9	9.7%
December 2013	3.7	6.1%
November 2013	3.7	3.9%
October 2013	3.6	-7.5%
September 2013	3.4	-14.3%
August 2013	3.3	-19.4%
July 2013	3.3	-24.1%
June 2013	3.2	-26.4%
May 2013	3.3	-28.5%
April 2013	3.5	-28.1%
March 2013	3.5	-29.7%



Monthly Market Detail - March 2014

Townhouses and Condos

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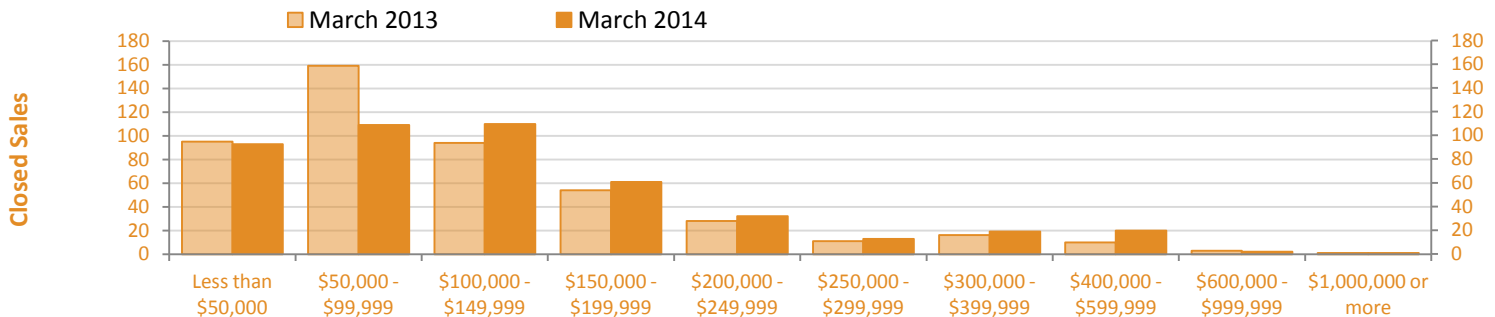


Closed Sales by Sale Price

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 using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	93	-2.1%
\$50,000 - \$99,999	109	-31.4%
\$100,000 - \$149,999	110	17.0%
\$150,000 - \$199,999	61	13.0%
\$200,000 - \$249,999	32	14.3%
\$250,000 - \$299,999	13	18.2%
\$300,000 - \$399,999	19	18.8%
\$400,000 - \$599,999	20	100.0%
\$600,000 - \$999,999	2	-33.3%
\$1,000,000 or more	1	0.0%

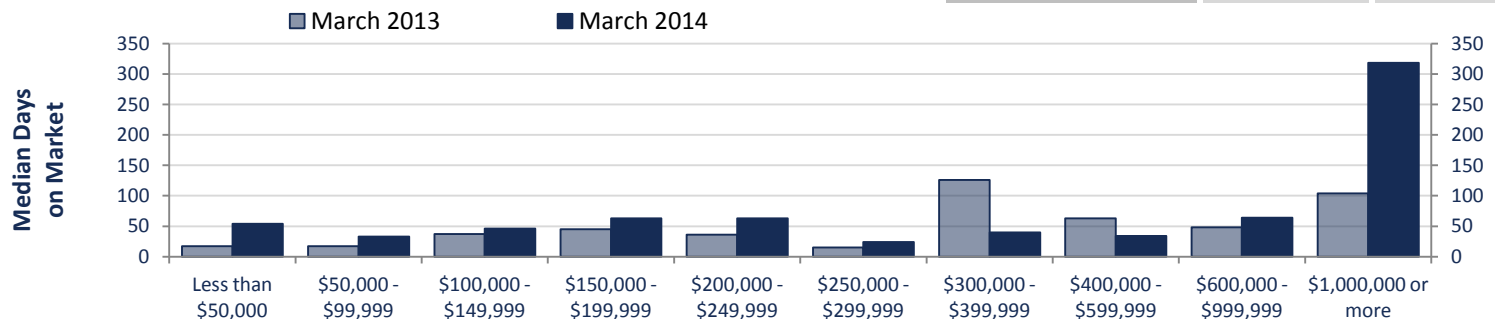


Median Days on Market by Sale Price

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

Economists' note: Median Days on Market 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. 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	54	217.6%
\$50,000 - \$99,999	33	94.1%
\$100,000 - \$149,999	46	24.3%
\$150,000 - \$199,999	63	40.0%
\$200,000 - \$249,999	63	75.0%
\$250,000 - \$299,999	24	60.0%
\$300,000 - \$399,999	40	-68.3%
\$400,000 - \$599,999	34	-46.0%
\$600,000 - \$999,999	64	33.3%
\$1,000,000 or more	318	205.8%



Monthly Market Detail - March 2014

Townhouses and Condos

Greater Tampa Association of REALTORS®

This report describes member activity for the association and is not confined to any specific geographic area.

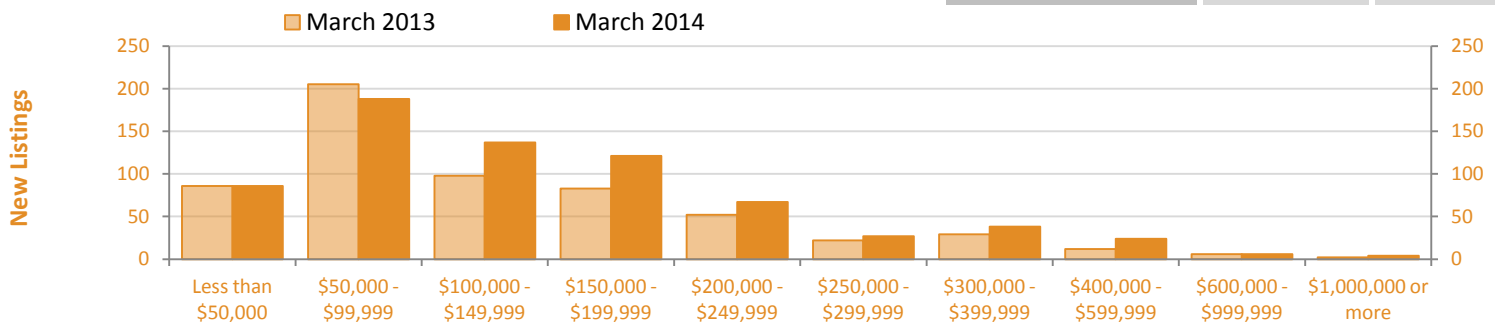


New Listings by Initial Listing Price

The number of properties put onto the market during the month

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	86	0.0%
\$50,000 - \$99,999	188	-8.3%
\$100,000 - \$149,999	137	39.8%
\$150,000 - \$199,999	121	45.8%
\$200,000 - \$249,999	67	28.8%
\$250,000 - \$299,999	27	22.7%
\$300,000 - \$399,999	38	31.0%
\$400,000 - \$599,999	24	100.0%
\$600,000 - \$999,999	6	0.0%
\$1,000,000 or more	4	100.0%

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.

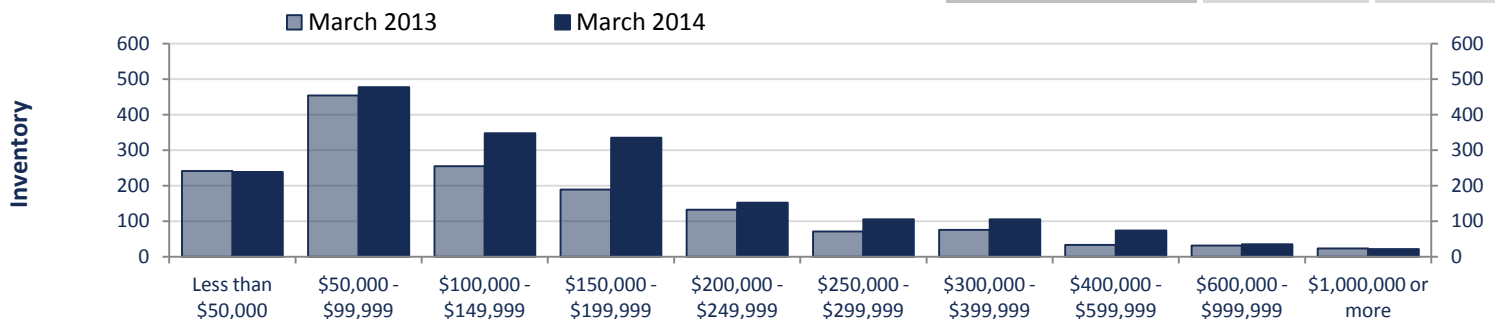


Inventory by Current Listing Price

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

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	238	-1.2%
\$50,000 - \$99,999	477	5.1%
\$100,000 - \$149,999	347	36.1%
\$150,000 - \$199,999	335	77.2%
\$200,000 - \$249,999	152	15.2%
\$250,000 - \$299,999	105	47.9%
\$300,000 - \$399,999	105	40.0%
\$400,000 - \$599,999	74	124.2%
\$600,000 - \$999,999	35	12.9%
\$1,000,000 or more	21	-8.7%

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 month, and hold this number to compare with the same month the following year.

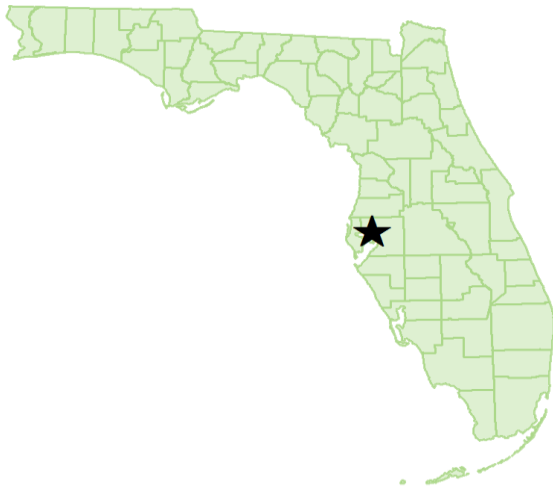


Monthly Distressed Market - March 2014

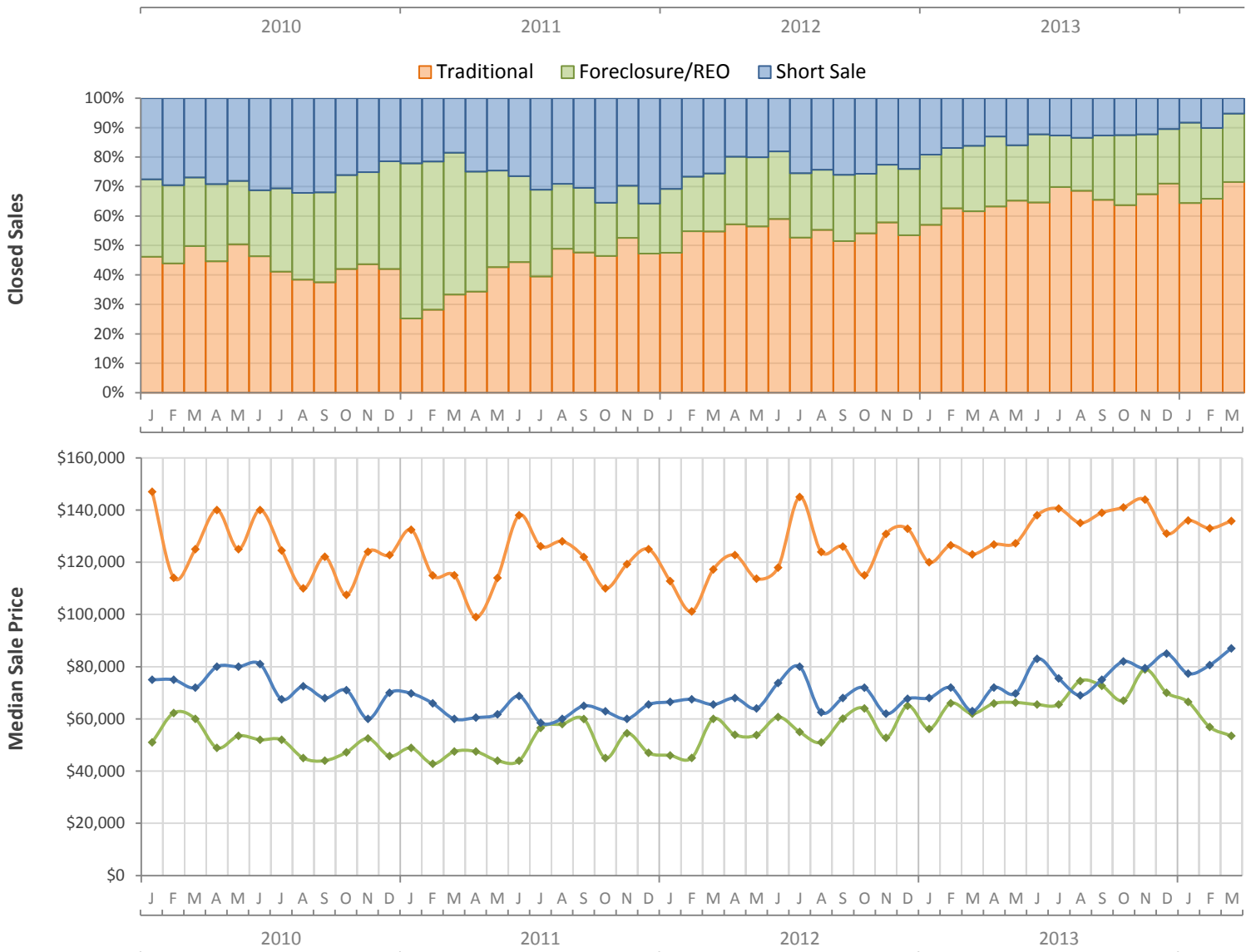
Townhouses and Condos

Greater Tampa Association of REALTORS®

This report describes member activity for the association and is not confined to any specific geographic area.



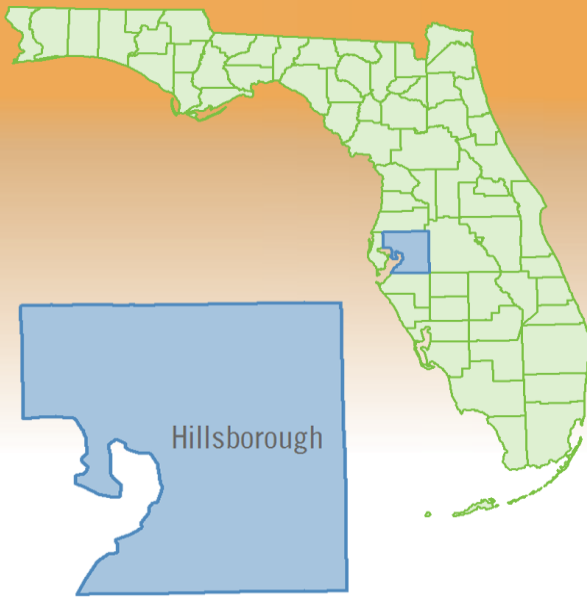
		March 2014	March 2013	Percent Change Year-over-Year
Traditional	Closed Sales	329	290	13.4%
	Median Sale Price	\$135,795	\$123,000	10.4%
Foreclosure/REO	Closed Sales	107	105	1.9%
	Median Sale Price	\$53,500	\$62,000	-13.7%
Short Sale	Closed Sales	24	76	-68.4%
	Median Sale Price	\$87,000	\$63,000	38.1%



Monthly Market Detail - March 2014

Manufactured Homes

Hillsborough County



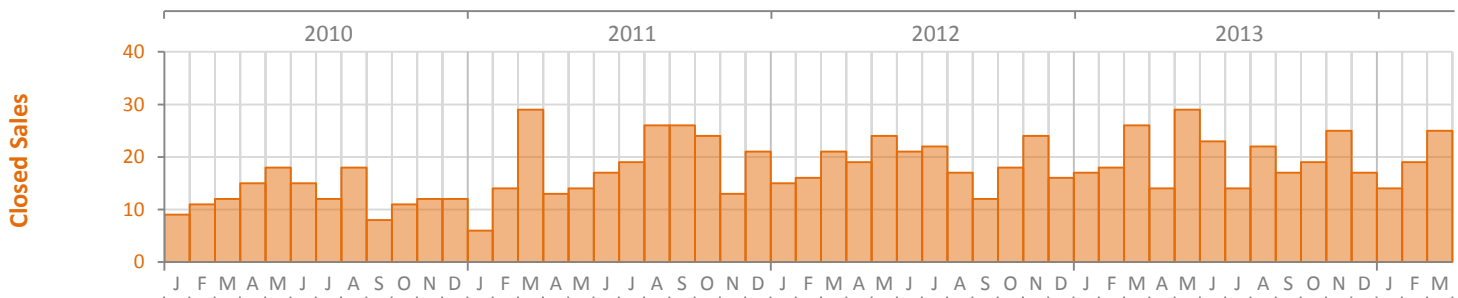
Summary Statistics	March 2014	March 2013	Percent Change Year-over-Year
Closed Sales	25	26	-3.8%
Paid in Cash	17	14	21.4%
New Pending Sales	40	23	73.9%
New Listings	43	27	59.3%
Median Sale Price	\$56,259	\$47,500	18.4%
Average Sale Price	\$64,504	\$61,077	5.6%
Median Days on Market	52	45	15.6%
Average Percent of Original List Price Received	89.1%	84.8%	5.1%
Pending Inventory	61	39	56.4%
Inventory (Active Listings)	134	141	-5.0%
Months Supply of Inventory	6.8	7.2	-6.6%

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 using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Month	Closed Sales	Percent Change Year-over-Year
March 2014	25	-3.8%
February 2014	19	5.6%
January 2014	14	-17.6%
December 2013	17	6.3%
November 2013	25	4.2%
October 2013	19	5.6%
September 2013	17	41.7%
August 2013	22	29.4%
July 2013	14	-36.4%
June 2013	23	9.5%
May 2013	29	20.8%
April 2013	14	-26.3%
March 2013	26	23.8%

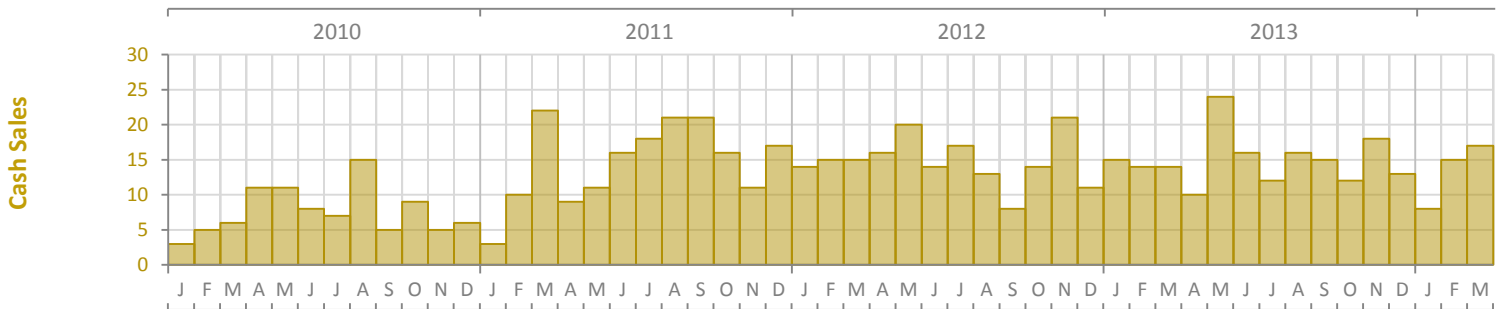


Cash Sales

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
March 2014	17	21.4%
February 2014	15	7.1%
January 2014	8	-46.7%
December 2013	13	18.2%
November 2013	18	-14.3%
October 2013	12	-14.3%
September 2013	15	87.5%
August 2013	16	23.1%
July 2013	12	-29.4%
June 2013	16	14.3%
May 2013	24	20.0%
April 2013	10	-37.5%
March 2013	14	-6.7%

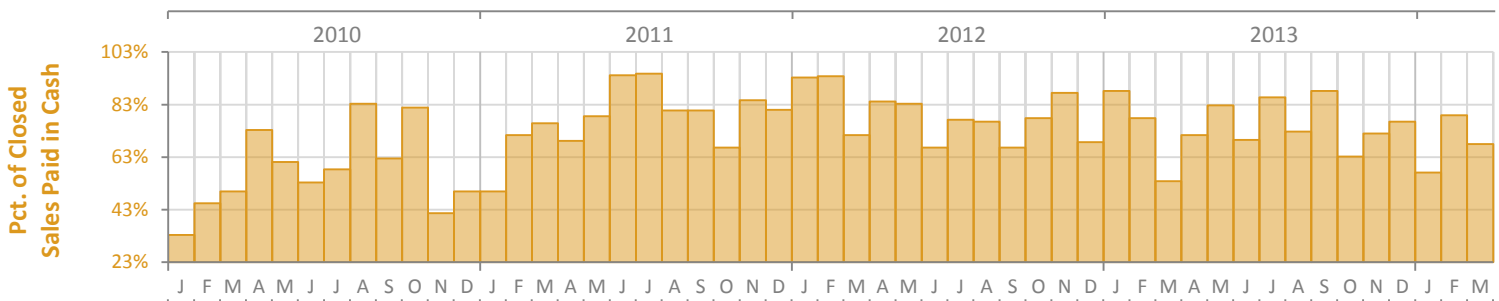


Cash Sales as a Percentage of Closed Sales

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
March 2014	68.0%	26.3%
February 2014	78.9%	1.5%
January 2014	57.1%	-35.2%
December 2013	76.5%	11.2%
November 2013	72.0%	-17.7%
October 2013	63.2%	-18.8%
September 2013	88.2%	32.4%
August 2013	72.7%	-4.9%
July 2013	85.7%	10.9%
June 2013	69.6%	4.3%
May 2013	82.8%	-0.7%
April 2013	71.4%	-15.2%
March 2013	53.8%	-24.6%

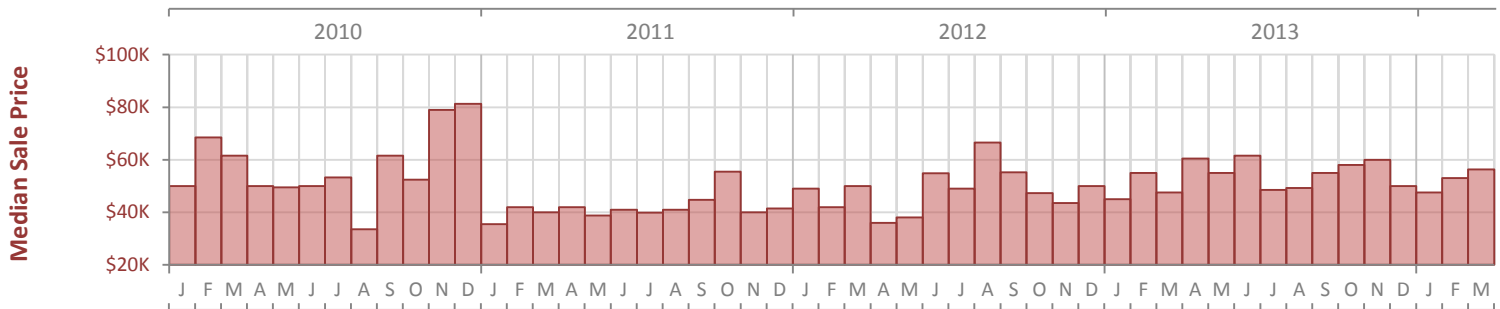


Median Sale Price

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.

Month	Median Sale Price	Percent Change Year-over-Year
March 2014	\$56,259	18.4%
February 2014	\$53,000	-3.6%
January 2014	\$47,500	5.6%
December 2013	\$50,000	0.0%
November 2013	\$60,000	37.9%
October 2013	\$58,000	22.8%
September 2013	\$55,000	-0.5%
August 2013	\$49,250	-25.9%
July 2013	\$48,500	-1.0%
June 2013	\$61,500	12.0%
May 2013	\$55,000	44.5%
April 2013	\$60,500	68.1%
March 2013	\$47,500	-5.0%

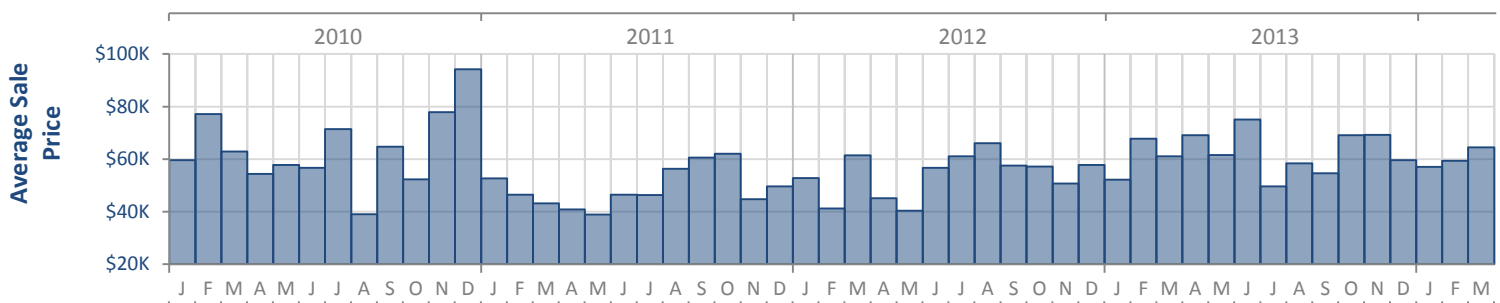


Average Sale Price

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

Economists' note: 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.

Month	Average Sale Price	Percent Change Year-over-Year
March 2014	\$64,504	5.6%
February 2014	\$59,424	-12.3%
January 2014	\$57,079	9.4%
December 2013	\$59,618	3.2%
November 2013	\$69,196	36.4%
October 2013	\$69,054	20.8%
September 2013	\$54,653	-4.9%
August 2013	\$58,382	-11.6%
July 2013	\$49,572	-18.7%
June 2013	\$75,088	32.4%
May 2013	\$61,514	52.6%
April 2013	\$69,136	53.2%
March 2013	\$61,077	-0.6%

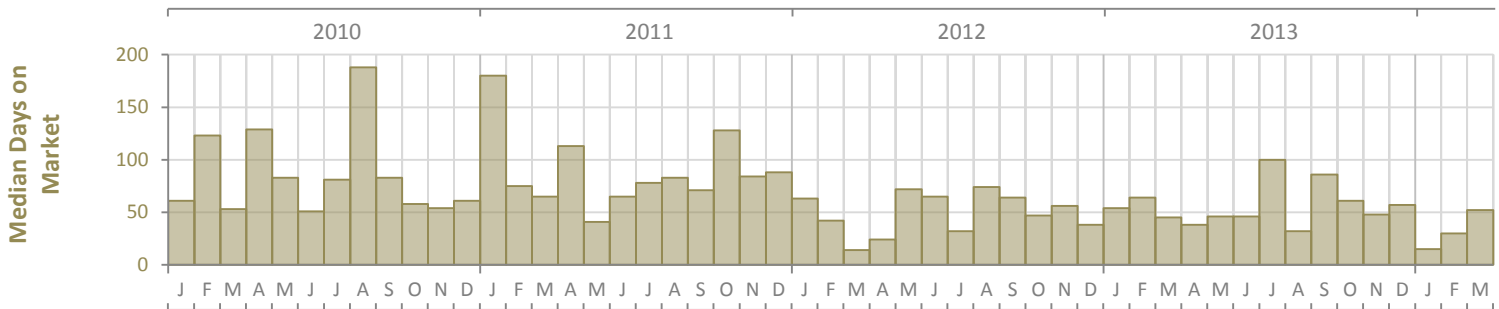


Median Days on Market

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

Economists' note: Median Days on Market 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. 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.

Month	Median Days on Market	Percent Change Year-over-Year
March 2014	52	15.6%
February 2014	30	-53.1%
January 2014	15	-72.2%
December 2013	57	50.0%
November 2013	48	-14.3%
October 2013	61	29.8%
September 2013	86	34.4%
August 2013	32	-56.8%
July 2013	100	212.5%
June 2013	46	-29.2%
May 2013	46	-36.1%
April 2013	38	58.3%
March 2013	45	221.4%

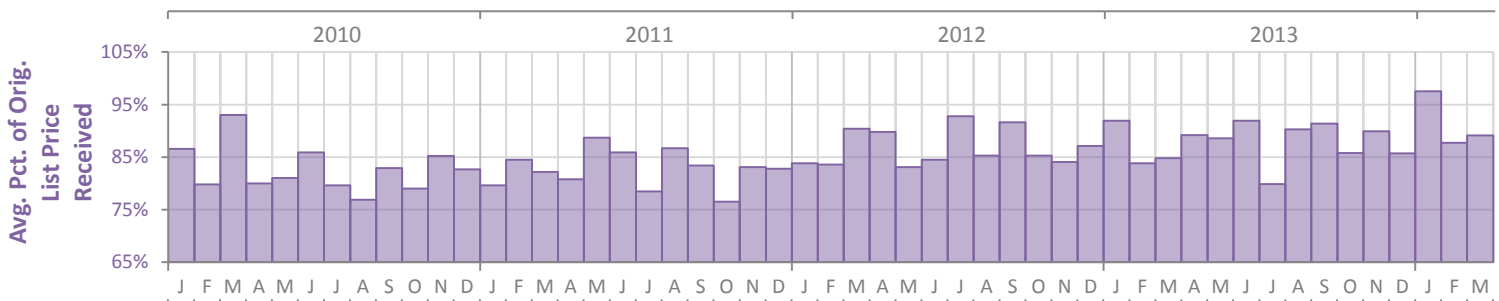


Average Percent of Original List Price Received

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

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.

Month	Avg. Pct. of Orig. List Price Received	Percent Change Year-over-Year
March 2014	89.1%	5.1%
February 2014	87.7%	4.7%
January 2014	97.5%	6.1%
December 2013	85.7%	-1.6%
November 2013	89.9%	6.9%
October 2013	85.8%	0.6%
September 2013	91.4%	-0.2%
August 2013	90.3%	5.9%
July 2013	79.9%	-13.9%
June 2013	91.9%	8.8%
May 2013	88.6%	6.6%
April 2013	89.2%	-0.7%
March 2013	84.8%	-6.2%

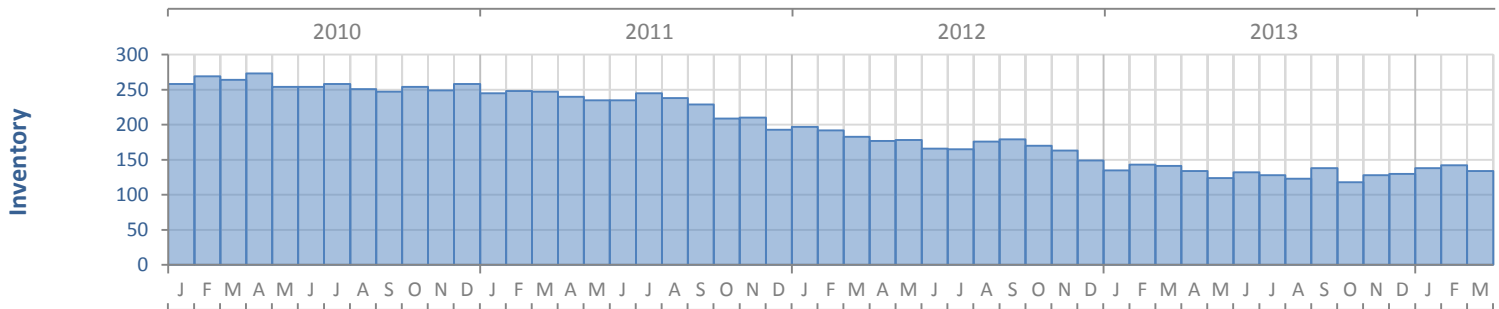


Inventory (Active Listings)

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

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 month, and hold this number to compare with the same month the following year.

Month	Inventory	Percent Change Year-over-Year
March 2014	134	-5.0%
February 2014	142	-0.7%
January 2014	138	2.2%
December 2013	130	-12.8%
November 2013	128	-21.5%
October 2013	118	-30.6%
September 2013	138	-22.9%
August 2013	123	-30.1%
July 2013	128	-22.4%
June 2013	132	-20.5%
May 2013	124	-30.3%
April 2013	134	-24.3%
March 2013	141	-23.0%

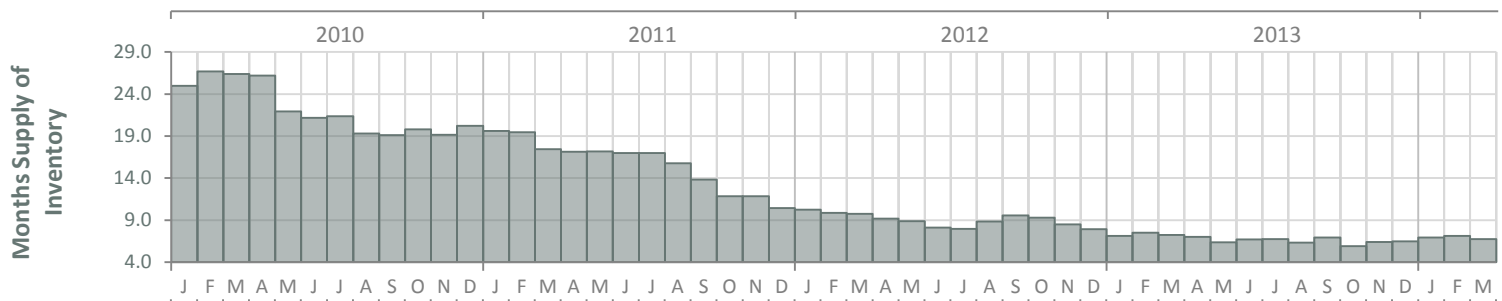


Months Supply of Inventory

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

Economists' note: 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.

Month	Months Supply	Percent Change Year-over-Year
March 2014	6.8	-6.6%
February 2014	7.1	-4.9%
January 2014	7.0	-2.5%
December 2013	6.5	-18.5%
November 2013	6.4	-24.7%
October 2013	5.9	-36.4%
September 2013	7.0	-27.1%
August 2013	6.3	-28.3%
July 2013	6.7	-15.6%
June 2013	6.7	-17.4%
May 2013	6.4	-28.3%
April 2013	7.0	-23.6%
March 2013	7.2	-25.9%

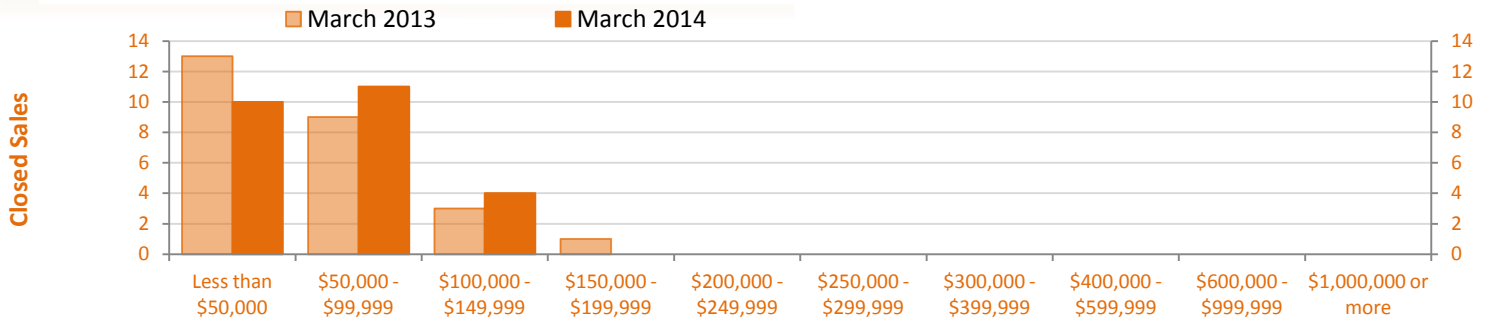


Closed Sales by Sale Price

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 using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	10	-23.1%
\$50,000 - \$99,999	11	22.2%
\$100,000 - \$149,999	4	33.3%
\$150,000 - \$199,999	0	-100.0%
\$200,000 - \$249,999	0	N/A
\$250,000 - \$299,999	0	N/A
\$300,000 - \$399,999	0	N/A
\$400,000 - \$599,999	0	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

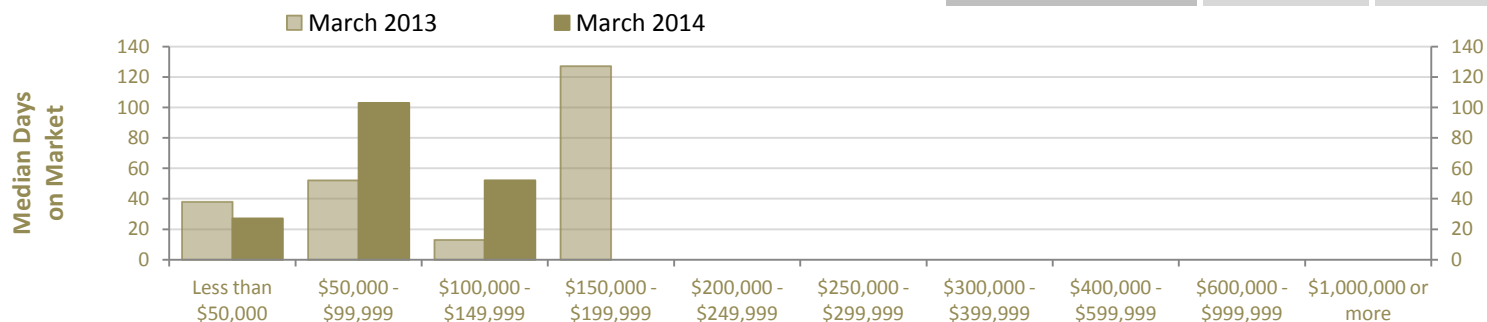


Median Days on Market by Sale Price

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

Economists' note: Median Days on Market 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. 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	27	-28.9%
\$50,000 - \$99,999	103	98.1%
\$100,000 - \$149,999	52	300.0%
\$150,000 - \$199,999	(No Sales)	N/A
\$200,000 - \$249,999	(No Sales)	N/A
\$250,000 - \$299,999	(No Sales)	N/A
\$300,000 - \$399,999	(No Sales)	N/A
\$400,000 - \$599,999	(No Sales)	N/A
\$600,000 - \$999,999	(No Sales)	N/A
\$1,000,000 or more	(No Sales)	N/A

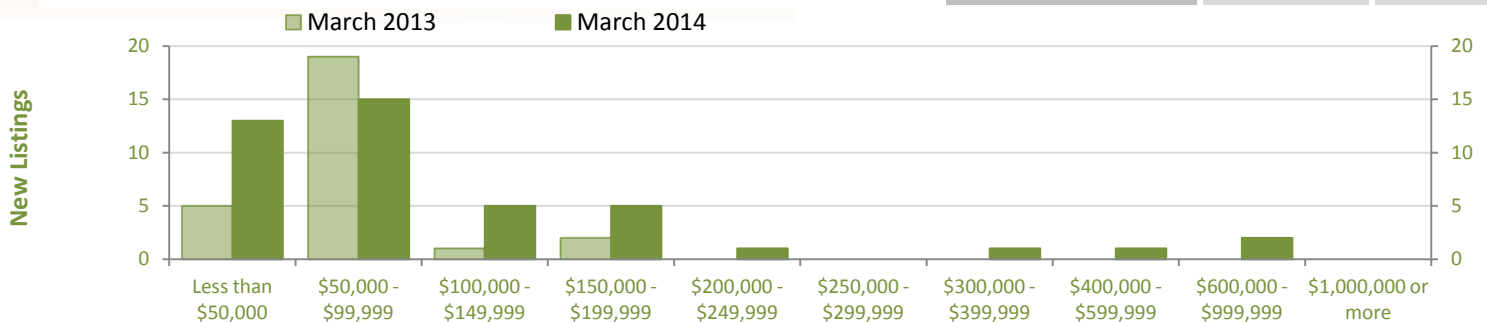


New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: 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	13	160.0%
\$50,000 - \$99,999	15	-21.1%
\$100,000 - \$149,999	5	400.0%
\$150,000 - \$199,999	5	150.0%
\$200,000 - \$249,999	1	N/A
\$250,000 - \$299,999	0	N/A
\$300,000 - \$399,999	1	N/A
\$400,000 - \$599,999	1	N/A
\$600,000 - \$999,999	2	N/A
\$1,000,000 or more	0	N/A

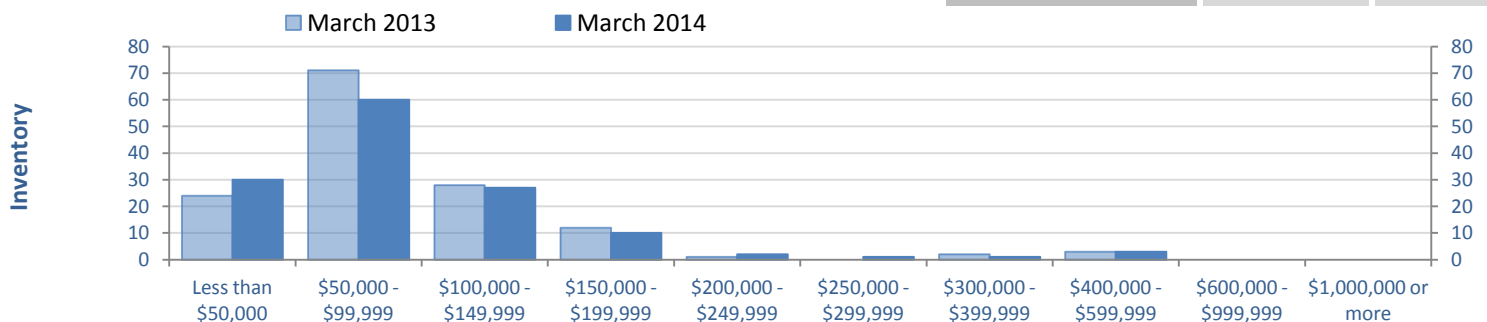


Inventory by Current Listing Price

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

Economists' note: There are a number of ways to 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 month, and hold this number to compare with the same month the following year.

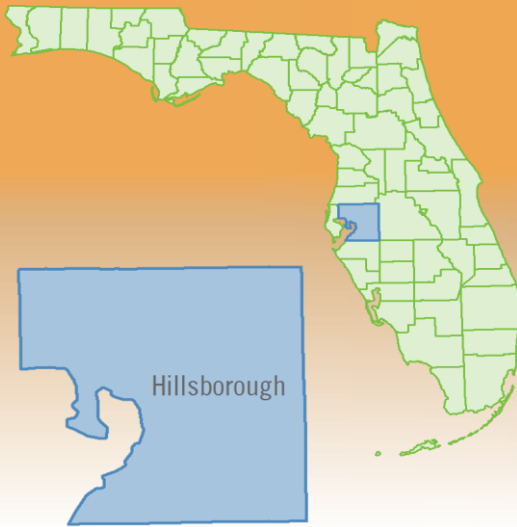
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	30	25.0%
\$50,000 - \$99,999	60	-15.5%
\$100,000 - \$149,999	27	-3.6%
\$150,000 - \$199,999	10	-16.7%
\$200,000 - \$249,999	2	100.0%
\$250,000 - \$299,999	1	N/A
\$300,000 - \$399,999	1	-50.0%
\$400,000 - \$599,999	3	0.0%
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A



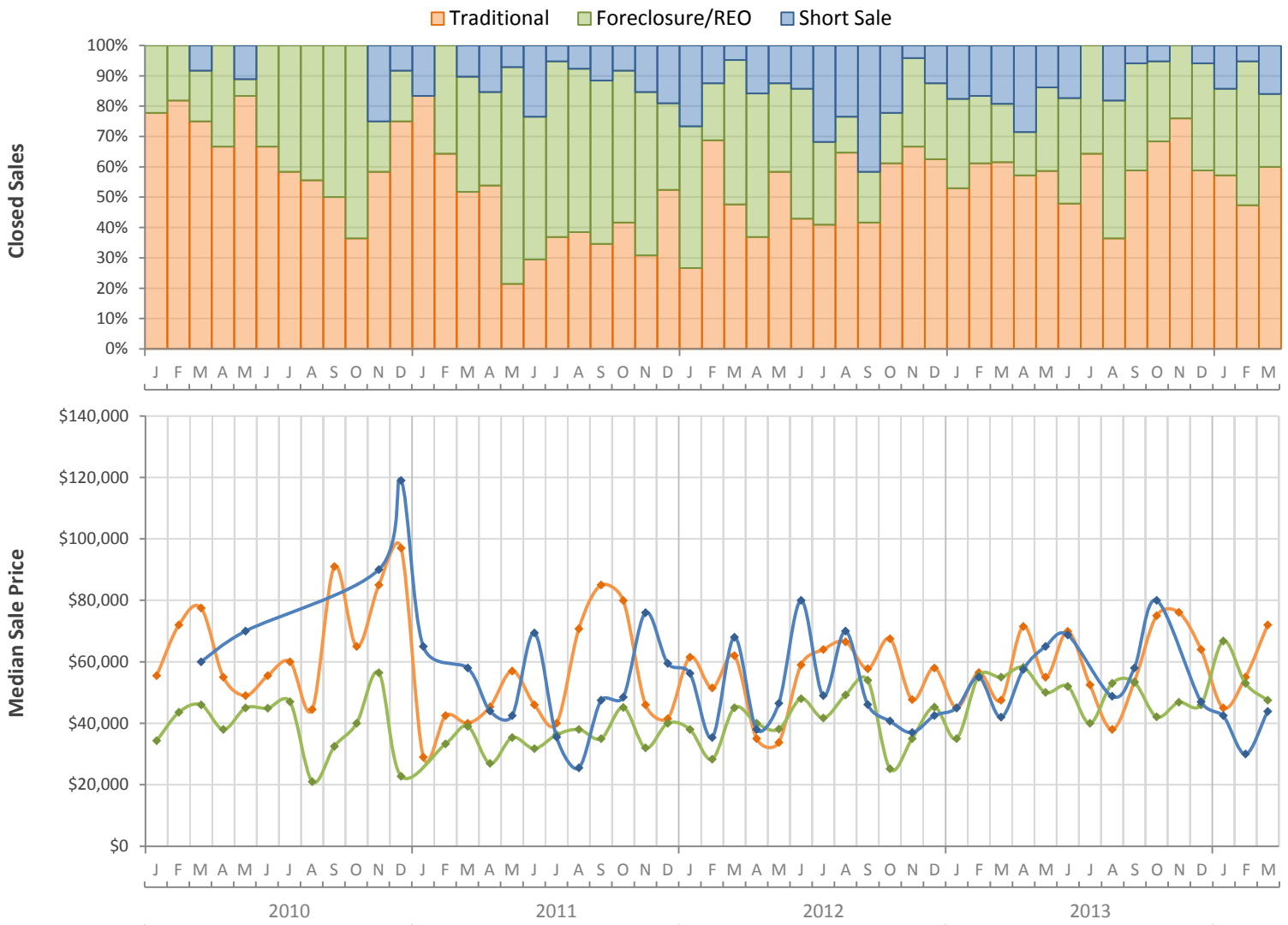
Monthly Distressed Market - March 2014

Manufactured Homes

Hillsborough County



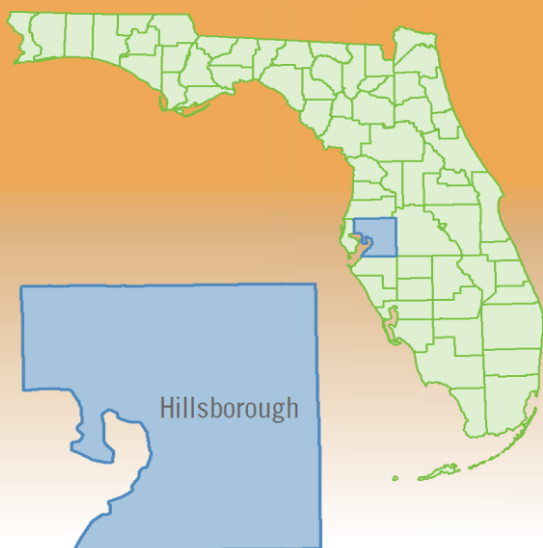
		March 2014	March 2013	Percent Change Year-over-Year
Traditional	Closed Sales	15	16	-6.3%
	Median Sale Price	\$72,000	\$47,500	51.6%
Foreclosure/REO	Closed Sales	6	5	20.0%
	Median Sale Price	\$47,500	\$55,000	-13.6%
Short Sale	Closed Sales	4	5	-20.0%
	Median Sale Price	\$43,850	\$42,000	4.4%



Monthly Market Summary - March 2014

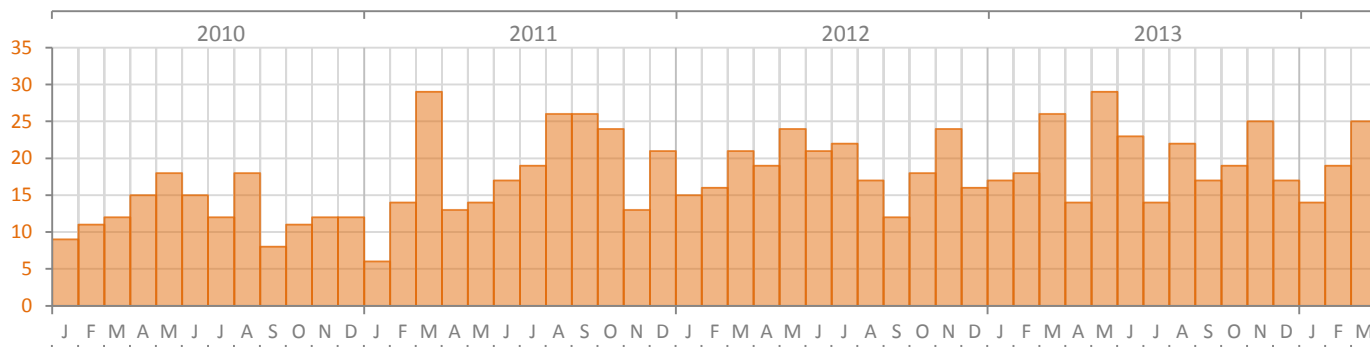
Manufactured Homes

Hillsborough County

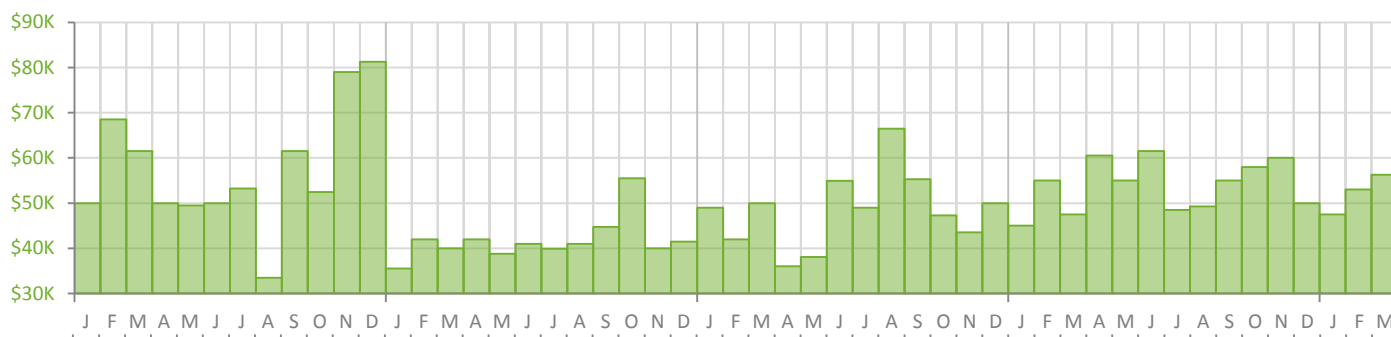


	March 2014	March 2013	Percent Change Year-over-Year
Closed Sales	25	26	-3.8%
Cash Sales	17	14	21.4%
New Pending Sales	40	23	73.9%
New Listings	43	27	59.3%
Median Sale Price	\$56,259	\$47,500	18.4%
Average Sale Price	\$64,504	\$61,077	5.6%
Median Days on Market	52	45	15.6%
Avg. Percent of Original List Price Received	89.1%	84.8%	5.1%
Pending Inventory	61	39	56.4%
Inventory (Active Listings)	134	141	-5.0%
Months Supply of Inventory	6.8	7.2	-6.6%

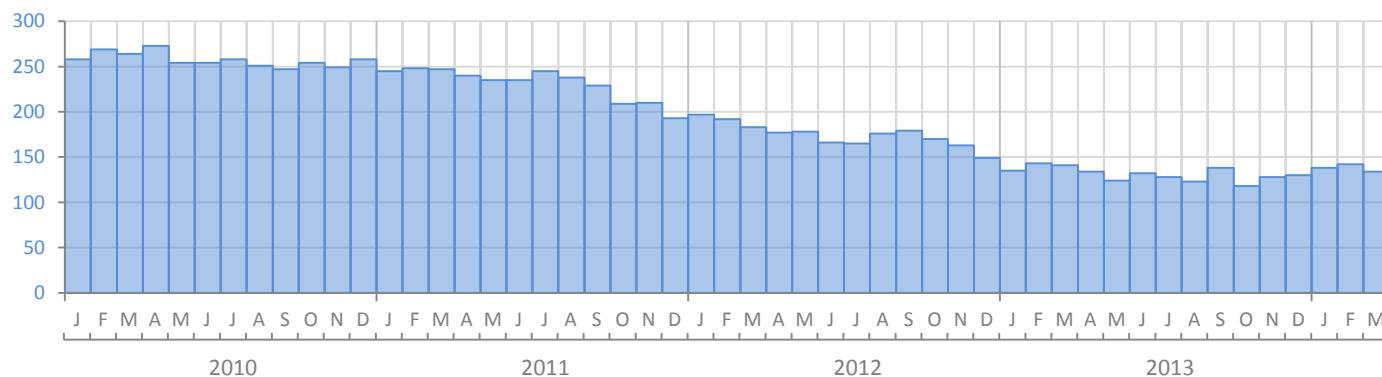
Closed Sales



Median Sale Price



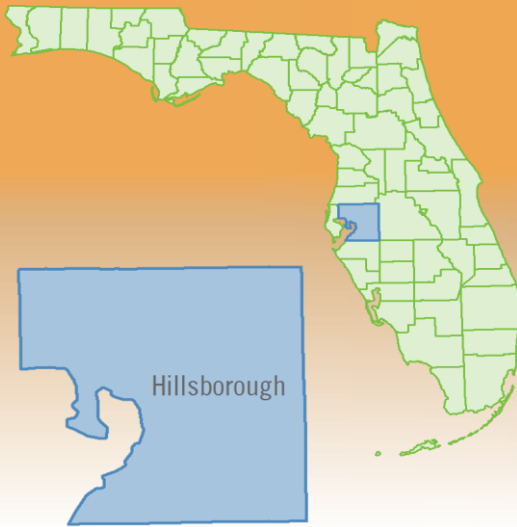
Total Inventory



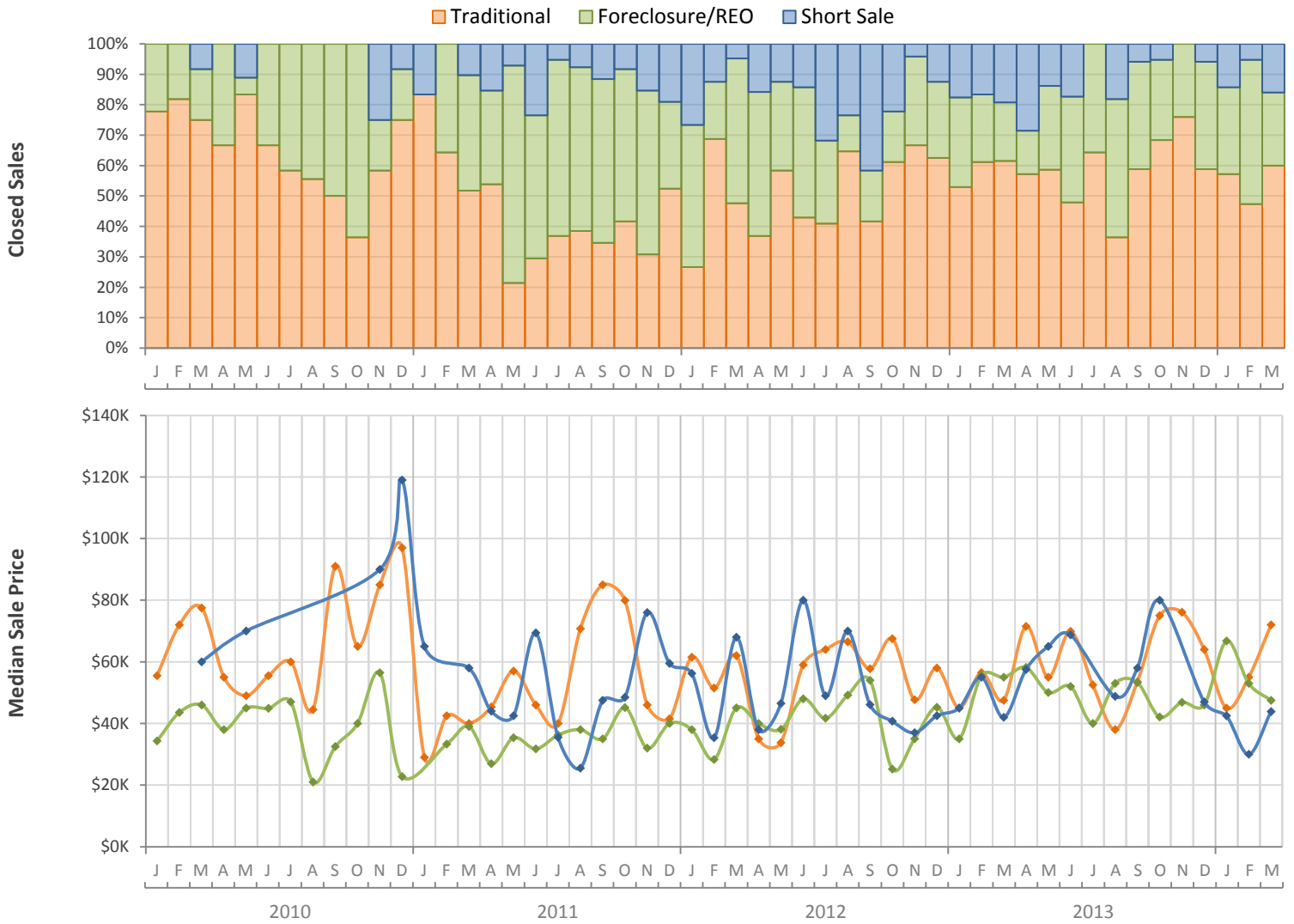
Monthly Distressed Market - March 2014

Manufactured Homes

Hillsborough County



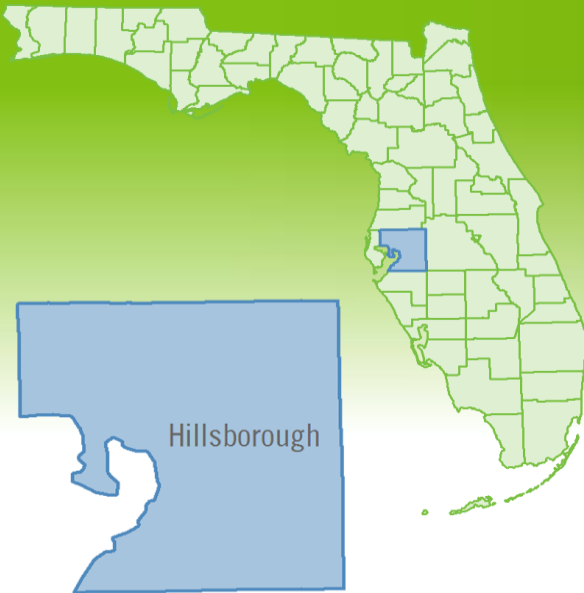
		March 2014	March 2013	Percent Change Year-over-Year
Traditional	Closed Sales	15	16	-6.3%
	Median Sale Price	\$72,000	\$47,500	51.6%
Foreclosure/REO	Closed Sales	6	5	20.0%
	Median Sale Price	\$47,500	\$55,000	-13.6%
Short Sale	Closed Sales	4	5	-20.0%
	Median Sale Price	\$43,850	\$42,000	4.4%



Monthly Market Detail - March 2014

Single Family Homes

Hillsborough County



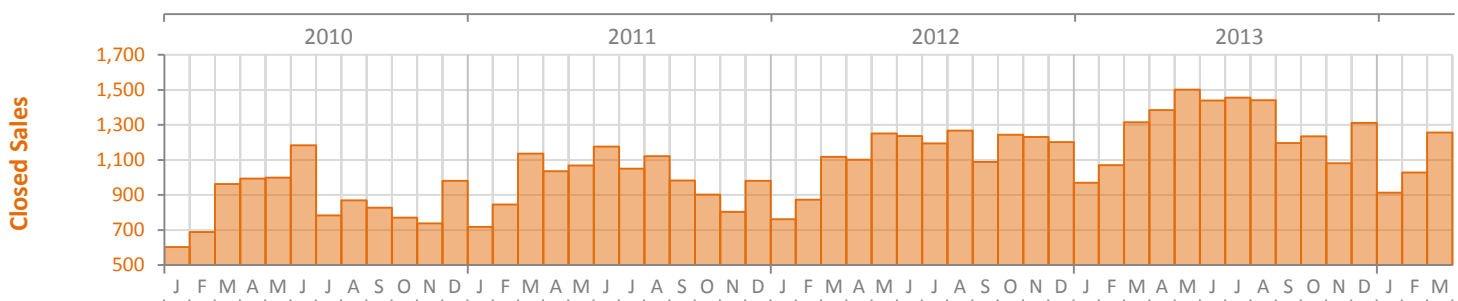
Summary Statistics	March 2014	March 2013	Percent Change Year-over-Year
Closed Sales	1,257	1,315	-4.4%
Paid in Cash	470	646	-27.2%
New Pending Sales	1,513	1,456	3.9%
New Listings	1,954	1,728	13.1%
Median Sale Price	\$174,363	\$169,410	2.9%
Average Sale Price	\$222,586	\$211,016	5.5%
Median Days on Market	51	33	54.5%
Average Percent of Original List Price Received	93.3%	94.8%	-1.6%
Pending Inventory	2,682	3,253	-17.6%
Inventory (Active Listings)	5,590	4,156	34.5%
Months Supply of Inventory	4.4	3.5	25.1%

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 using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Month	Closed Sales	Percent Change Year-over-Year
March 2014	1,257	-4.4%
February 2014	1,028	-3.9%
January 2014	914	-5.8%
December 2013	1,311	9.2%
November 2013	1,081	-12.2%
October 2013	1,234	-0.8%
September 2013	1,196	9.9%
August 2013	1,441	13.6%
July 2013	1,455	21.8%
June 2013	1,439	16.4%
May 2013	1,502	20.0%
April 2013	1,384	25.7%
March 2013	1,315	17.6%

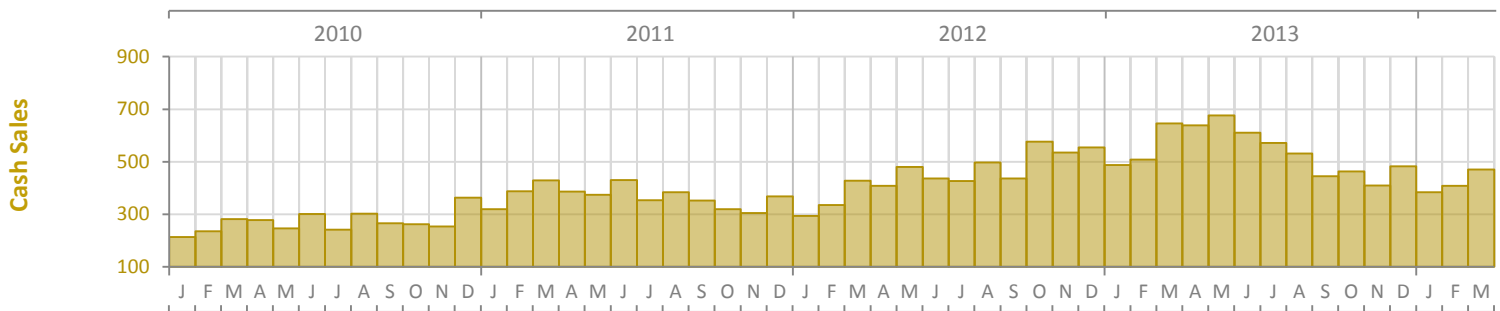


Cash Sales

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
March 2014	470	-27.2%
February 2014	409	-19.5%
January 2014	384	-21.1%
December 2013	483	-12.8%
November 2013	410	-23.4%
October 2013	463	-19.8%
September 2013	445	2.1%
August 2013	532	7.0%
July 2013	571	33.7%
June 2013	611	40.1%
May 2013	676	40.8%
April 2013	639	56.2%
March 2013	646	50.9%

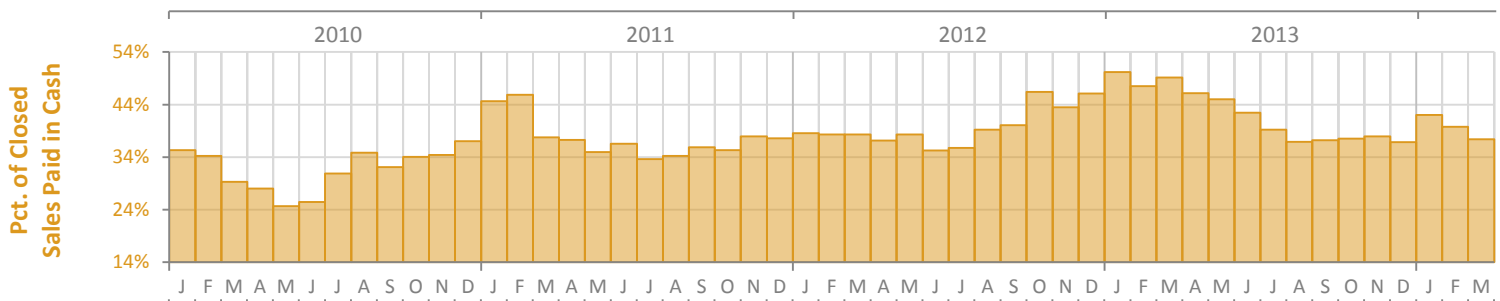


Cash Sales as a Percentage of Closed Sales

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
March 2014	37.4%	-23.9%
February 2014	39.8%	-16.2%
January 2014	42.0%	-16.3%
December 2013	36.8%	-20.1%
November 2013	37.9%	-12.7%
October 2013	37.5%	-19.1%
September 2013	37.2%	-7.2%
August 2013	36.9%	-5.8%
July 2013	39.2%	9.8%
June 2013	42.5%	20.4%
May 2013	45.0%	17.4%
April 2013	46.2%	24.3%
March 2013	49.1%	28.3%

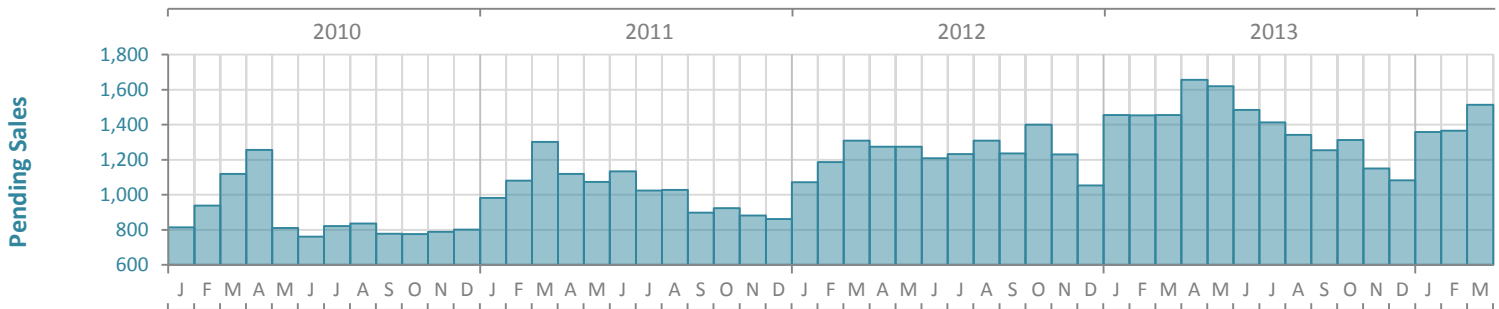


New Pending Sales

The number of property listings that went from "Active" to "Pending" status 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
March 2014	1,513	3.9%
February 2014	1,366	-6.0%
January 2014	1,358	-6.7%
December 2013	1,083	2.8%
November 2013	1,150	-6.6%
October 2013	1,312	-6.4%
September 2013	1,255	1.5%
August 2013	1,342	2.4%
July 2013	1,413	14.7%
June 2013	1,485	22.9%
May 2013	1,619	27.0%
April 2013	1,656	30.0%
March 2013	1,456	11.1%

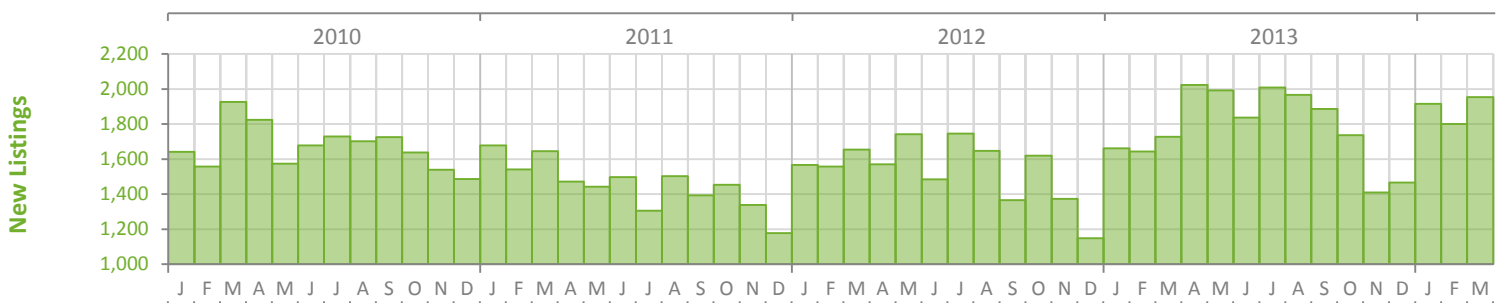


New Listings

The number of properties put onto the market during the month

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.

Month	New Listings	Percent Change Year-over-Year
March 2014	1,954	13.1%
February 2014	1,800	9.5%
January 2014	1,916	15.4%
December 2013	1,467	27.8%
November 2013	1,410	2.7%
October 2013	1,737	7.2%
September 2013	1,887	38.1%
August 2013	1,966	19.3%
July 2013	2,009	15.1%
June 2013	1,837	23.7%
May 2013	1,993	14.4%
April 2013	2,024	28.9%
March 2013	1,728	4.4%

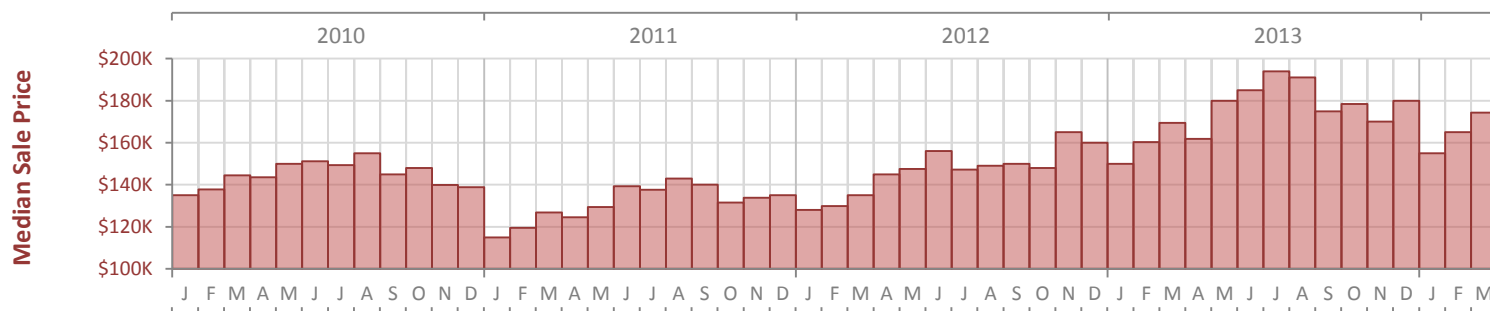


Median Sale Price

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.

Month	Median Sale Price	Percent Change Year-over-Year
March 2014	\$174,363	2.9%
February 2014	\$165,000	3.0%
January 2014	\$155,000	3.3%
December 2013	\$180,000	12.5%
November 2013	\$170,000	3.0%
October 2013	\$178,500	20.6%
September 2013	\$174,900	16.6%
August 2013	\$191,000	28.2%
July 2013	\$194,000	31.7%
June 2013	\$185,000	18.6%
May 2013	\$180,000	22.0%
April 2013	\$161,875	11.6%
March 2013	\$169,410	25.5%

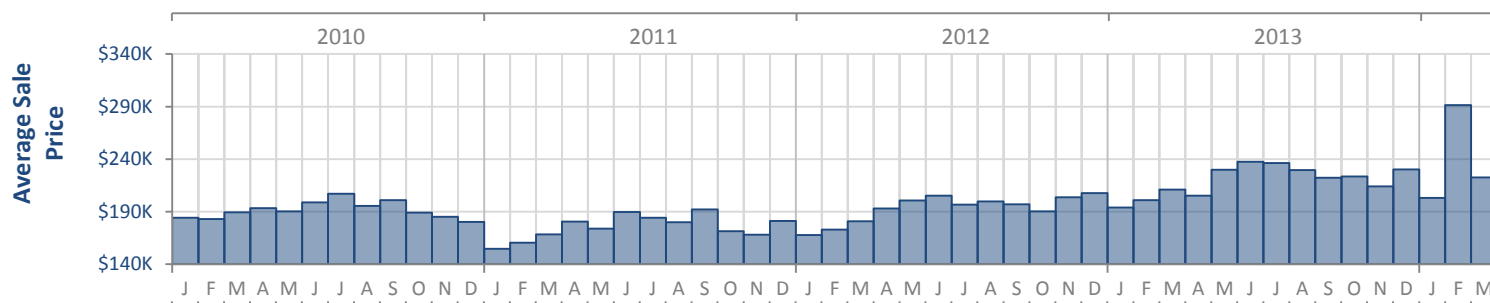


Average Sale Price

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

Economists' note: 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.

Month	Average Sale Price	Percent Change Year-over-Year
March 2014	\$222,586	5.5%
February 2014	\$291,255	44.9%
January 2014	\$202,948	4.6%
December 2013	\$230,119	10.8%
November 2013	\$213,940	5.0%
October 2013	\$223,353	17.4%
September 2013	\$222,348	12.9%
August 2013	\$229,534	14.9%
July 2013	\$236,137	20.0%
June 2013	\$237,486	15.7%
May 2013	\$230,016	14.7%
April 2013	\$205,255	6.4%
March 2013	\$211,016	16.6%

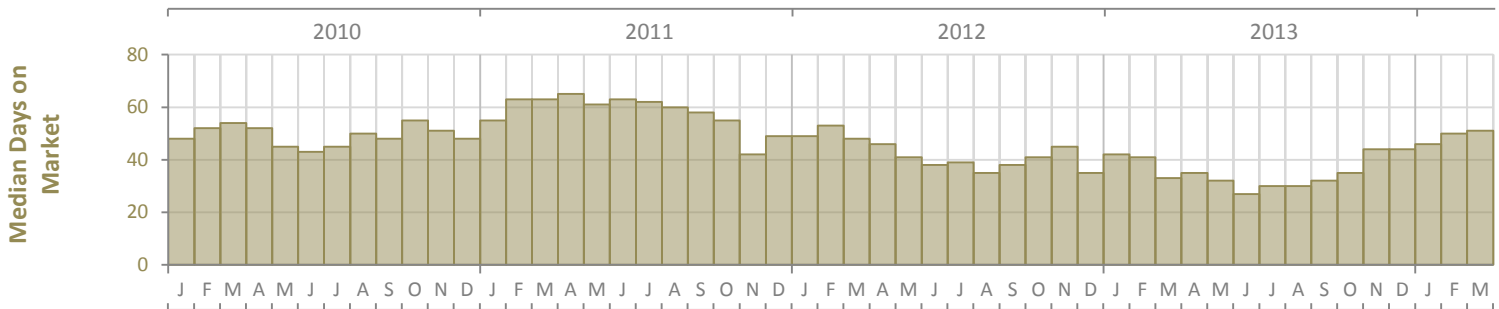


Median Days on Market

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

Economists' note: Median Days on Market 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. 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.

Month	Median Days on Market	Percent Change Year-over-Year
March 2014	51	54.5%
February 2014	50	22.0%
January 2014	46	9.5%
December 2013	44	25.7%
November 2013	44	-2.2%
October 2013	35	-14.6%
September 2013	32	-15.8%
August 2013	30	-14.3%
July 2013	30	-23.1%
June 2013	27	-28.9%
May 2013	32	-22.0%
April 2013	35	-23.9%
March 2013	33	-31.3%

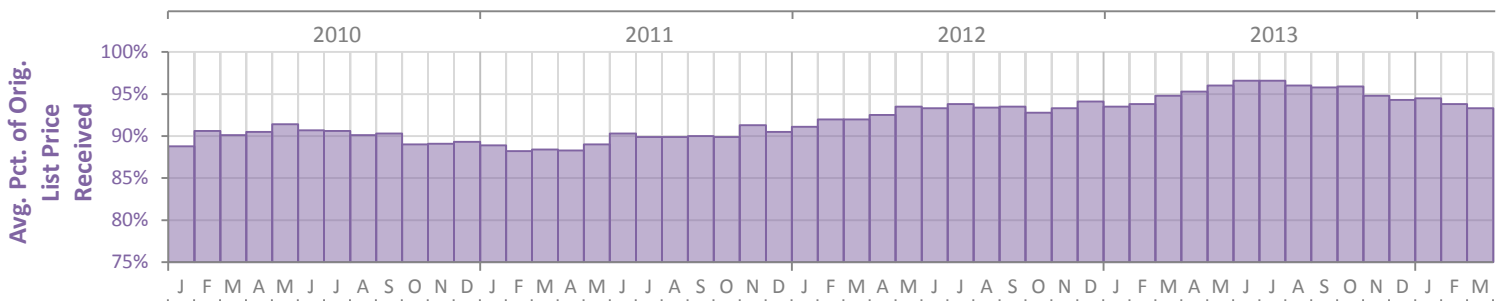


Average Percent of Original List Price Received

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

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.

Month	Avg. Pct. of Orig. List Price Received	Percent Change Year-over-Year
March 2014	93.3%	-1.6%
February 2014	93.8%	0.0%
January 2014	94.5%	1.1%
December 2013	94.3%	0.2%
November 2013	94.8%	1.6%
October 2013	95.9%	3.3%
September 2013	95.8%	2.5%
August 2013	96.0%	2.8%
July 2013	96.6%	3.0%
June 2013	96.6%	3.5%
May 2013	96.0%	2.7%
April 2013	95.3%	3.0%
March 2013	94.8%	3.0%

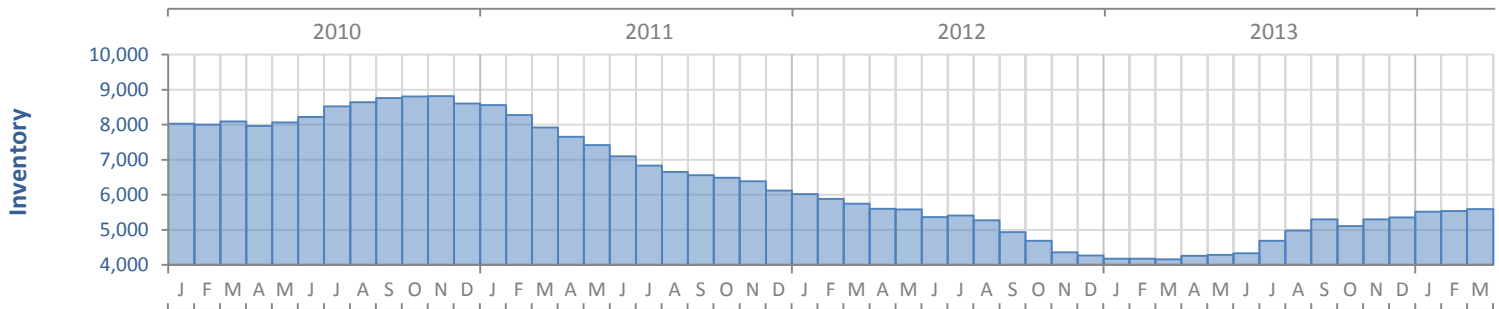


Inventory (Active Listings)

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

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 month, and hold this number to compare with the same month the following year.

Month	Inventory	Percent Change Year-over-Year
March 2014	5,590	34.5%
February 2014	5,541	32.8%
January 2014	5,520	32.1%
December 2013	5,354	25.4%
November 2013	5,302	21.7%
October 2013	5,106	9.0%
September 2013	5,303	7.4%
August 2013	4,976	-5.6%
July 2013	4,691	-13.2%
June 2013	4,328	-19.3%
May 2013	4,289	-23.2%
April 2013	4,254	-24.0%
March 2013	4,156	-27.6%

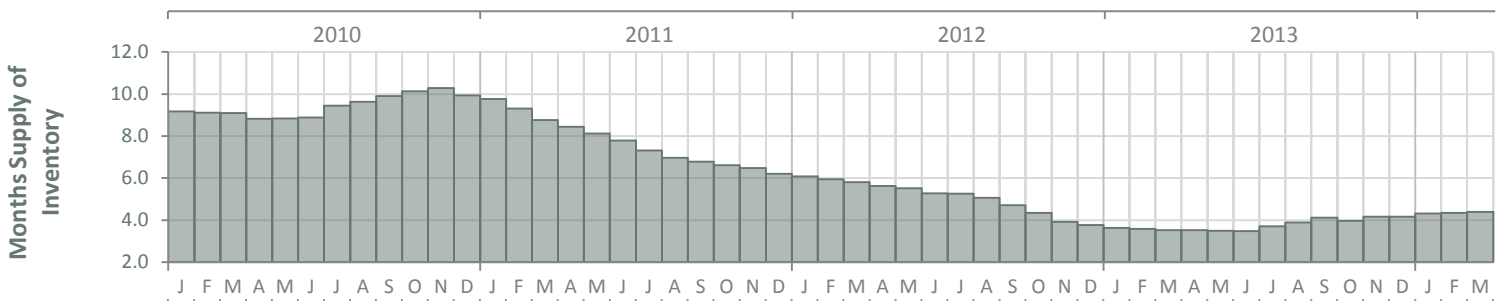


Months Supply of Inventory

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.

Month	Months Supply	Percent Change Year-over-Year
March 2014	4.4	25.1%
February 2014	4.3	21.3%
January 2014	4.3	18.7%
December 2013	4.2	10.5%
November 2013	4.2	6.2%
October 2013	4.0	-8.8%
September 2013	4.1	-12.5%
August 2013	3.9	-23.2%
July 2013	3.7	-29.4%
June 2013	3.5	-34.0%
May 2013	3.5	-36.7%
April 2013	3.5	-37.3%
March 2013	3.5	-39.4%

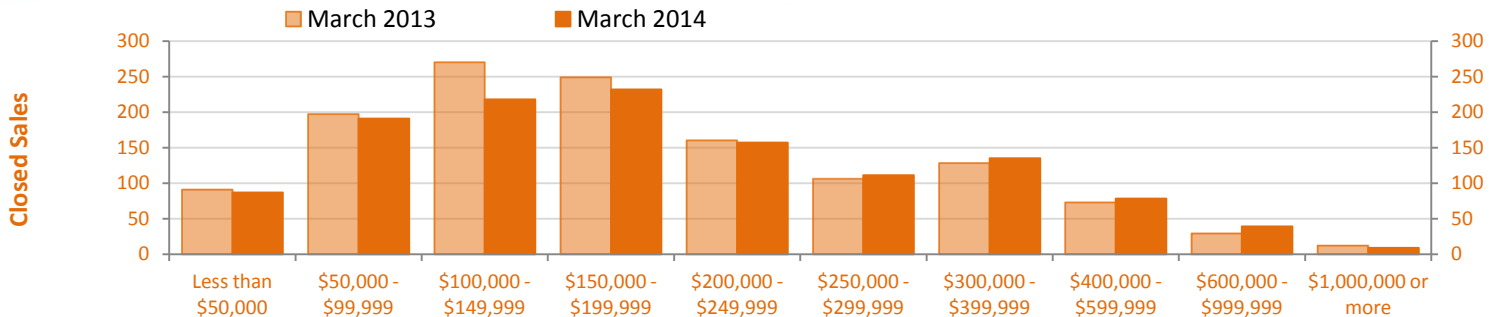


Closed Sales by Sale Price

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 using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	87	-4.4%
\$50,000 - \$99,999	191	-3.0%
\$100,000 - \$149,999	218	-19.3%
\$150,000 - \$199,999	232	-6.8%
\$200,000 - \$249,999	157	-1.9%
\$250,000 - \$299,999	111	4.7%
\$300,000 - \$399,999	135	5.5%
\$400,000 - \$599,999	78	6.8%
\$600,000 - \$999,999	39	34.5%
\$1,000,000 or more	9	-25.0%

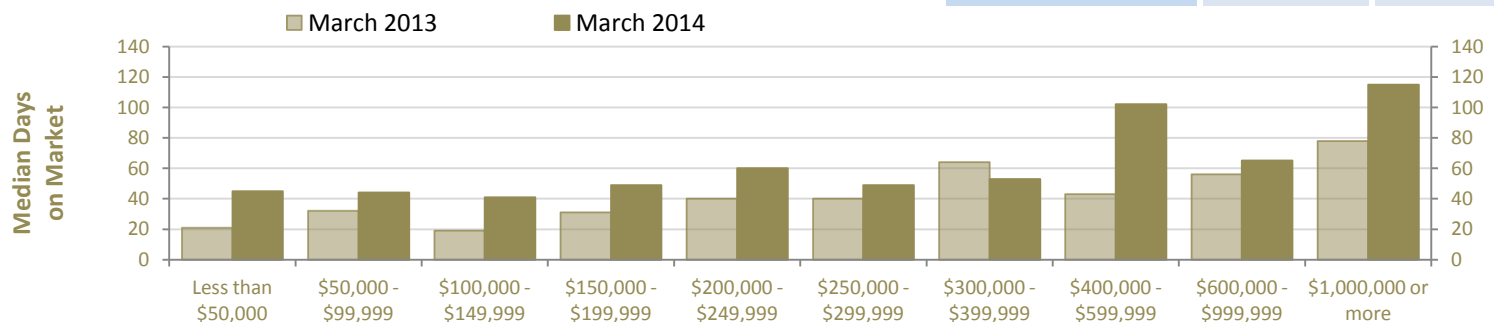


Median Days on Market by Sale Price

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

Economists' note: Median Days on Market 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. 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	45	114.3%
\$50,000 - \$99,999	44	37.5%
\$100,000 - \$149,999	41	115.8%
\$150,000 - \$199,999	49	58.1%
\$200,000 - \$249,999	60	50.0%
\$250,000 - \$299,999	49	22.5%
\$300,000 - \$399,999	53	-17.2%
\$400,000 - \$599,999	102	137.2%
\$600,000 - \$999,999	65	16.1%
\$1,000,000 or more	115	47.4%

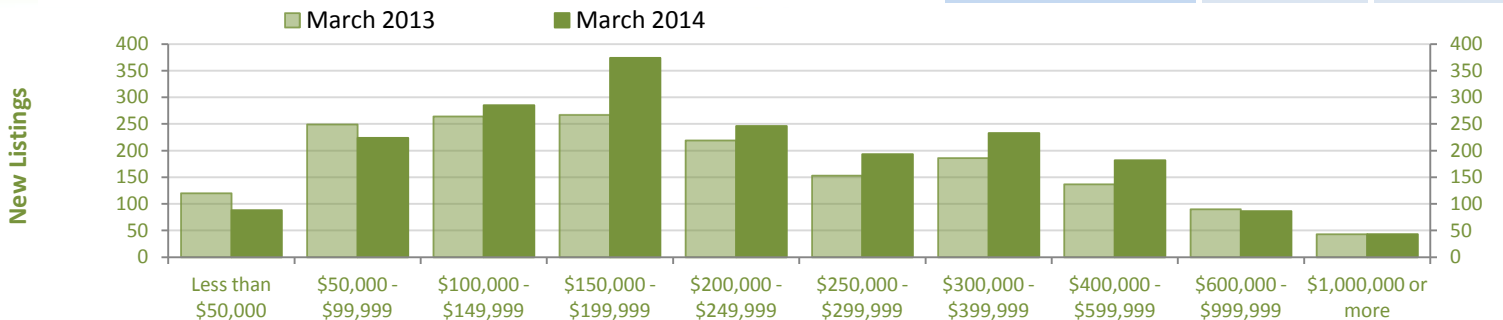


New Listings by Initial Listing Price

The number of properties put onto the market during the month

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	88	-26.7%
\$50,000 - \$99,999	224	-10.0%
\$100,000 - \$149,999	285	8.0%
\$150,000 - \$199,999	374	40.1%
\$200,000 - \$249,999	246	12.3%
\$250,000 - \$299,999	193	26.1%
\$300,000 - \$399,999	233	25.3%
\$400,000 - \$599,999	182	32.8%
\$600,000 - \$999,999	86	-4.4%
\$1,000,000 or more	43	0.0%

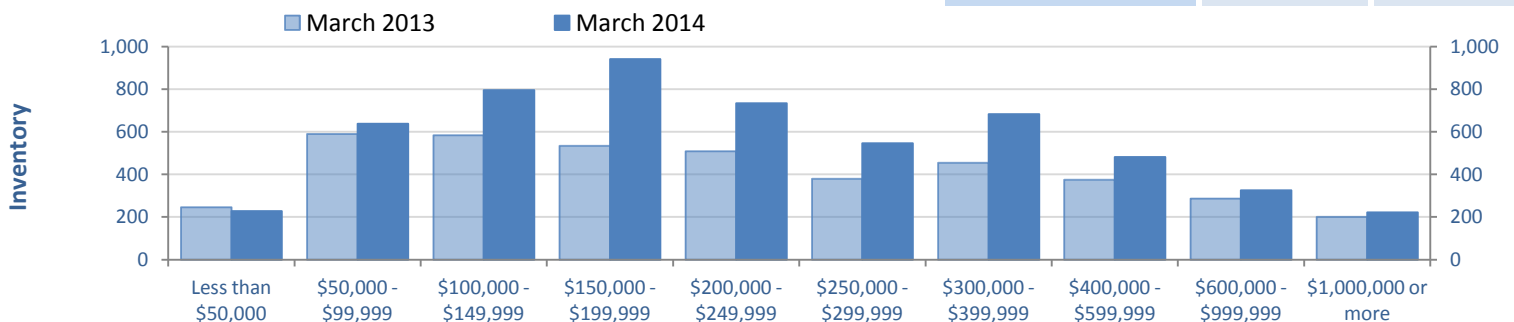


Inventory by Current Listing Price

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

Economists' note: There are a number of ways to 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 month, and hold this number to compare with the same month the following year.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	227	-7.3%
\$50,000 - \$99,999	637	8.1%
\$100,000 - \$149,999	795	36.4%
\$150,000 - \$199,999	941	76.2%
\$200,000 - \$249,999	734	44.2%
\$250,000 - \$299,999	546	44.1%
\$300,000 - \$399,999	682	50.2%
\$400,000 - \$599,999	481	28.3%
\$600,000 - \$999,999	326	13.6%
\$1,000,000 or more	221	10.0%



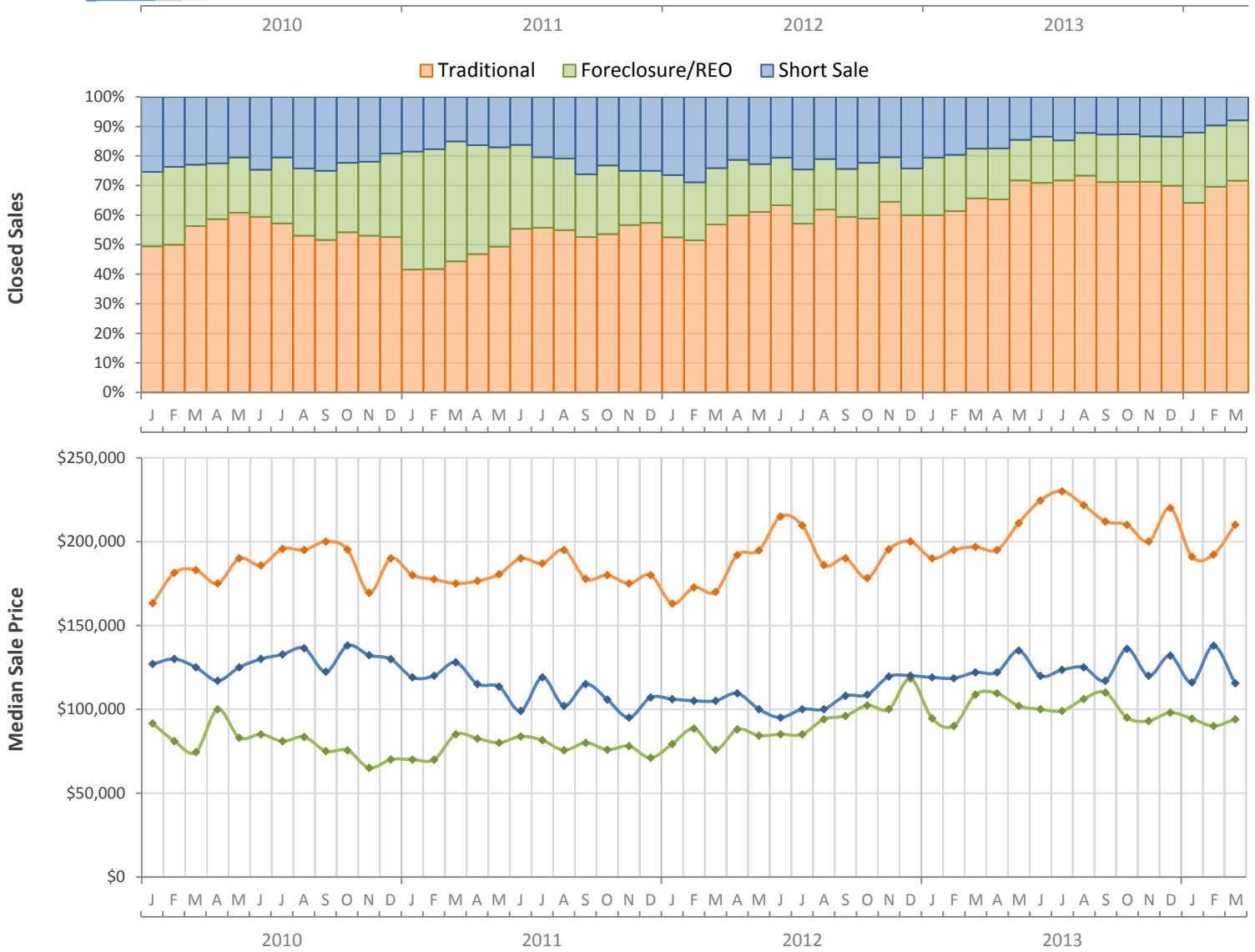
Monthly Distressed Market - March 2014

Single Family Homes

Hillsborough County



		March 2014	March 2013	Percent Change Year-over-Year
Traditional	Closed Sales	900	864	4.2%
	Median Sale Price	\$210,000	\$196,829	6.7%
Foreclosure/REO	Closed Sales	257	220	16.8%
	Median Sale Price	\$94,000	\$108,700	-13.5%
Short Sale	Closed Sales	100	231	-56.7%
	Median Sale Price	\$115,500	\$122,000	-5.3%



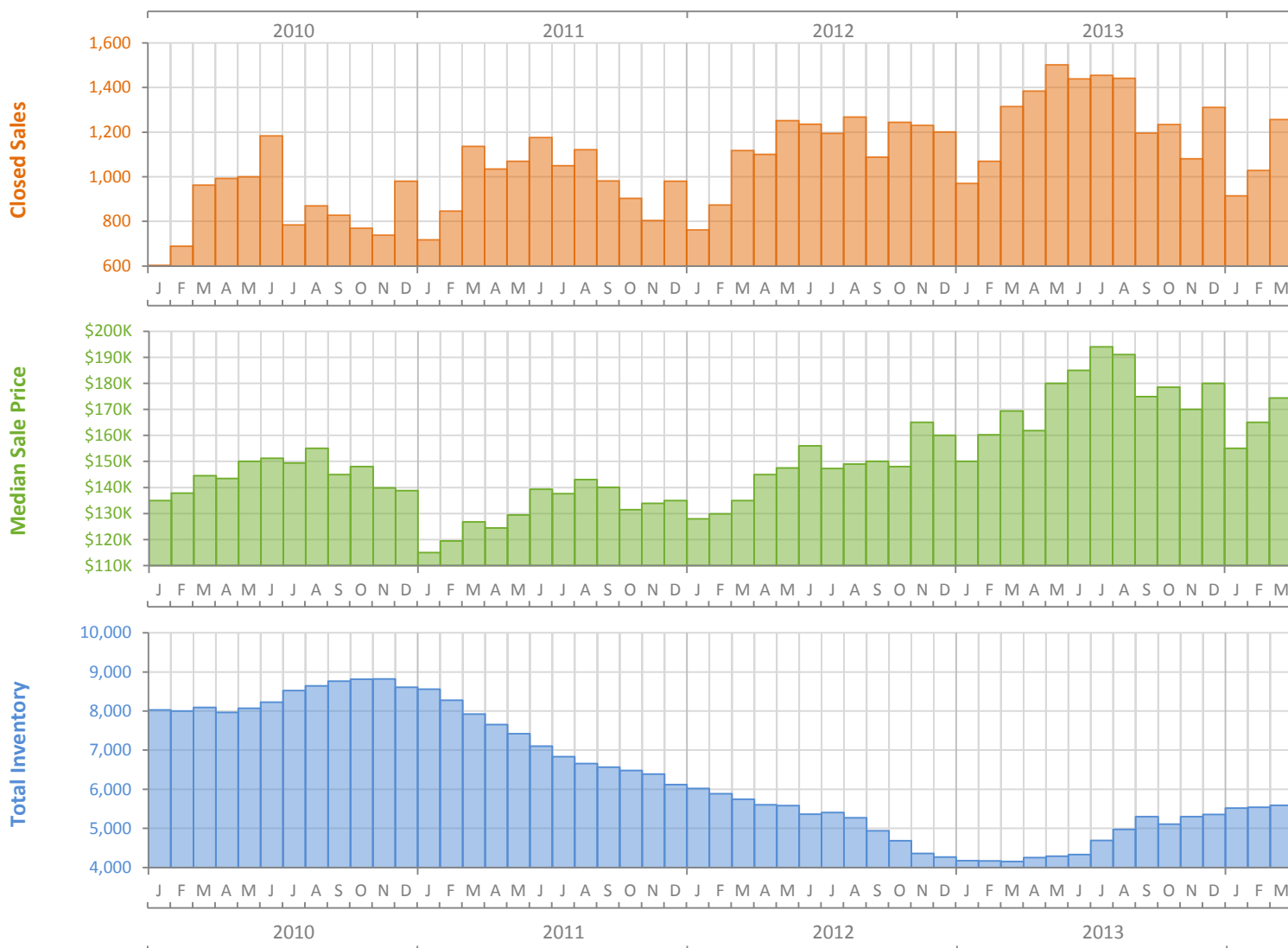
Monthly Market Summary - March 2014

Single Family Homes

Hillsborough County



	March 2014	March 2013	Percent Change Year-over-Year
Closed Sales	1,257	1,315	-4.4%
Cash Sales	470	646	-27.2%
New Pending Sales	1,513	1,456	3.9%
New Listings	1,954	1,728	13.1%
Median Sale Price	\$174,363	\$169,410	2.9%
Average Sale Price	\$222,586	\$211,016	5.5%
Median Days on Market	51	33	54.5%
Avg. Percent of Original List Price Received	93.3%	94.8%	-1.6%
Pending Inventory	2,682	3,253	-17.6%
Inventory (Active Listings)	5,590	4,156	34.5%
Months Supply of Inventory	4.4	3.5	25.1%



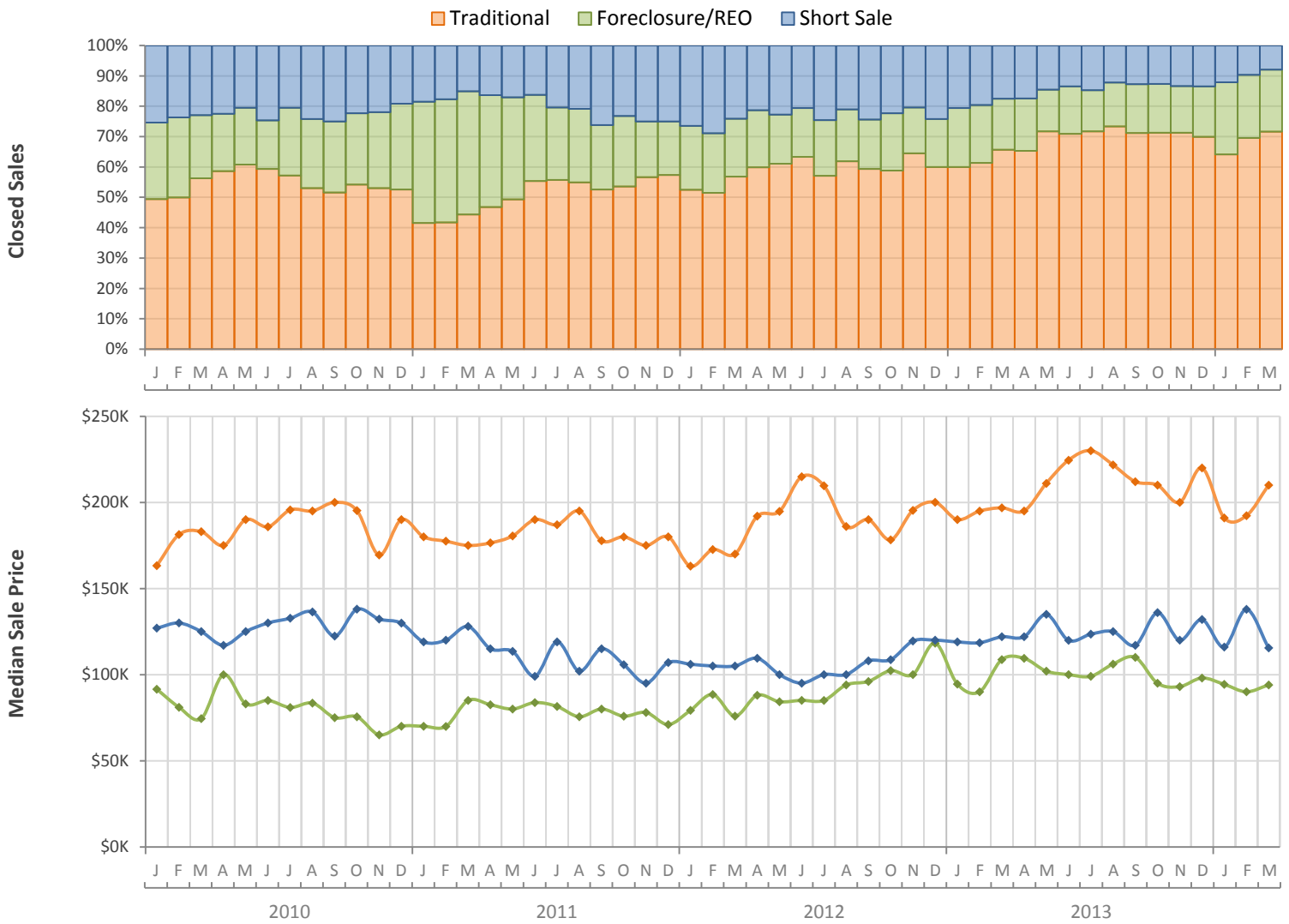
Monthly Distressed Market - March 2014

Single Family Homes

Hillsborough County



		March 2014	March 2013	Percent Change Year-over-Year
Traditional	Closed Sales	900	864	4.2%
	Median Sale Price	\$210,000	\$196,829	6.7%
Foreclosure/REO	Closed Sales	257	220	16.8%
	Median Sale Price	\$94,000	\$108,700	-13.5%
Short Sale	Closed Sales	100	231	-56.7%
	Median Sale Price	\$115,500	\$122,000	-5.3%



Monthly Market Detail - March 2014

Townhouses and Condos

Hillsborough County



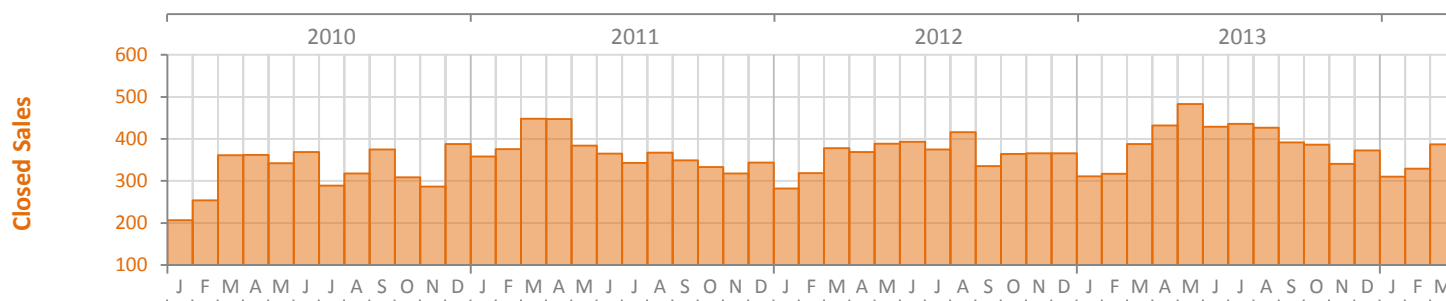
Summary Statistics	March 2014	March 2013	Percent Change Year-over-Year
Closed Sales	387	388	-0.3%
Paid in Cash	239	264	-9.5%
New Pending Sales	466	476	-2.1%
New Listings	605	520	16.3%
Median Sale Price	\$102,750	\$82,000	25.3%
Average Sale Price	\$133,495	\$122,683	8.8%
Median Days on Market	45	23	95.7%
Average Percent of Original List Price Received	92.0%	97.0%	-5.2%
Pending Inventory	856	1,037	-17.5%
Inventory (Active Listings)	1,502	1,175	27.8%
Months Supply of Inventory	3.8	3.2	18.7%

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 using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Month	Closed Sales	Percent Change Year-over-Year
March 2014	387	-0.3%
February 2014	329	3.8%
January 2014	310	-0.3%
December 2013	373	1.9%
November 2013	341	-6.8%
October 2013	386	6.0%
September 2013	392	17.0%
August 2013	427	2.6%
July 2013	436	16.3%
June 2013	429	9.2%
May 2013	483	24.2%
April 2013	432	17.1%
March 2013	388	2.6%

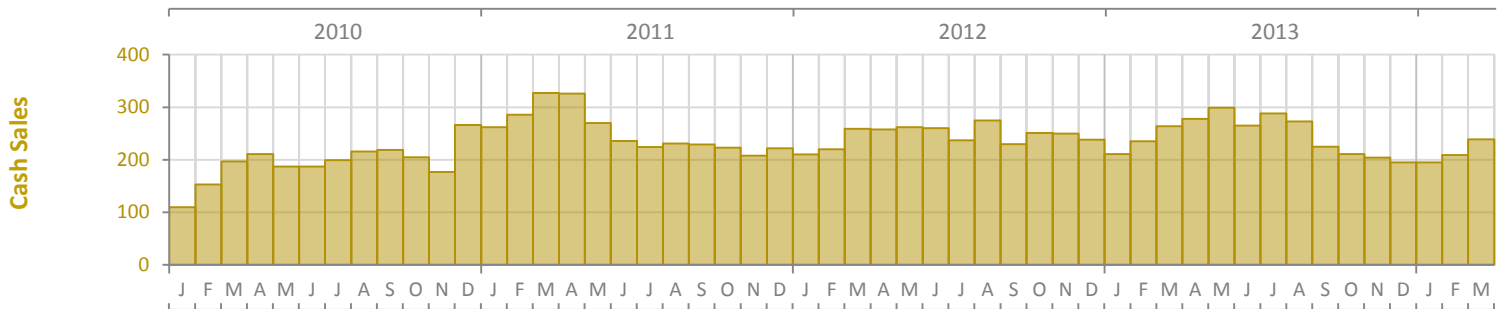


Cash Sales

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
March 2014	239	-9.5%
February 2014	209	-11.1%
January 2014	195	-7.6%
December 2013	195	-18.1%
November 2013	204	-18.4%
October 2013	211	-15.9%
September 2013	225	-2.2%
August 2013	273	-0.7%
July 2013	288	21.5%
June 2013	265	1.9%
May 2013	299	14.1%
April 2013	278	7.8%
March 2013	264	1.9%

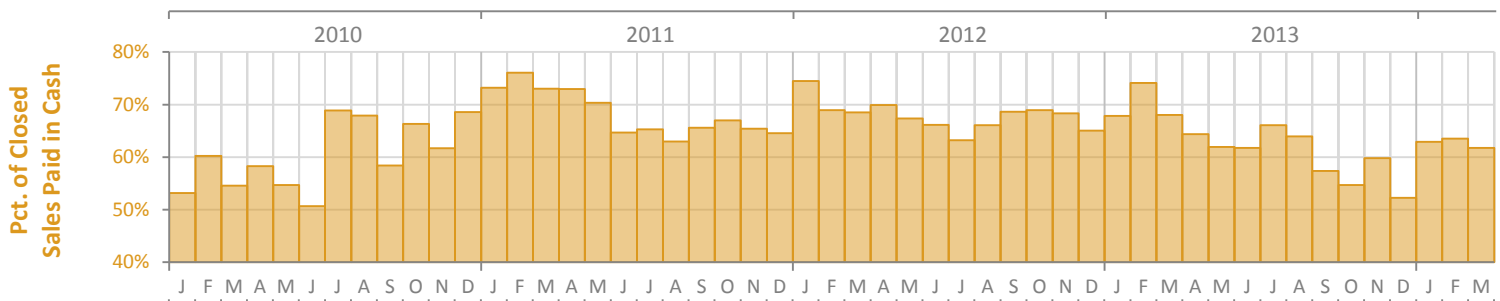


Cash Sales as a Percentage of Closed Sales

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
March 2014	61.8%	-9.2%
February 2014	63.5%	-14.3%
January 2014	62.9%	-7.3%
December 2013	52.3%	-19.6%
November 2013	59.8%	-12.4%
October 2013	54.7%	-20.7%
September 2013	57.4%	-16.4%
August 2013	63.9%	-3.3%
July 2013	66.1%	4.5%
June 2013	61.8%	-6.6%
May 2013	61.9%	-8.1%
April 2013	64.4%	-8.0%
March 2013	68.0%	-0.7%

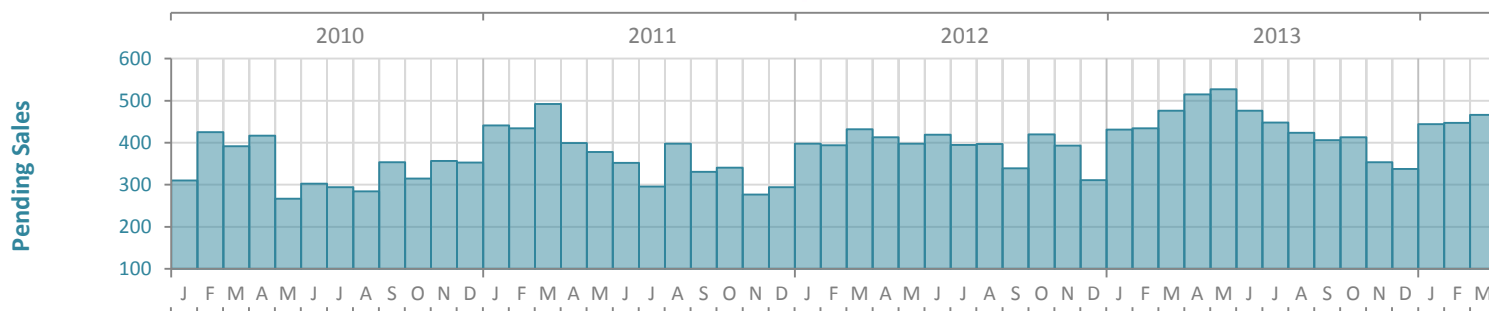


New Pending Sales

The number of property listings that went from "Active" to "Pending" status 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
March 2014	466	-2.1%
February 2014	447	3.0%
January 2014	444	3.0%
December 2013	338	8.7%
November 2013	354	-9.9%
October 2013	413	-1.7%
September 2013	406	19.8%
August 2013	424	6.8%
July 2013	448	13.4%
June 2013	476	13.6%
May 2013	527	32.4%
April 2013	515	24.7%
March 2013	476	10.2%

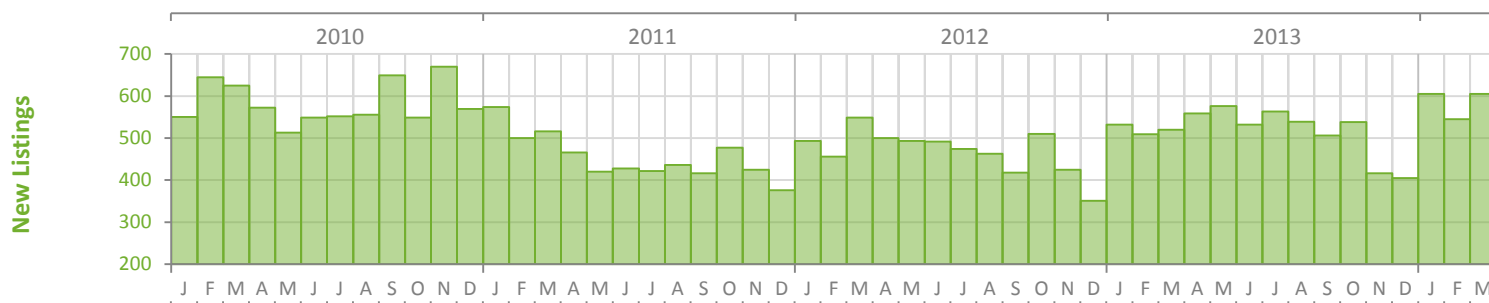


New Listings

The number of properties put onto the market during the month

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.

Month	New Listings	Percent Change Year-over-Year
March 2014	605	16.3%
February 2014	545	7.1%
January 2014	605	13.7%
December 2013	405	15.4%
November 2013	416	-2.1%
October 2013	538	5.5%
September 2013	506	21.1%
August 2013	539	16.4%
July 2013	563	18.8%
June 2013	532	8.1%
May 2013	576	16.8%
April 2013	559	11.8%
March 2013	520	-5.3%

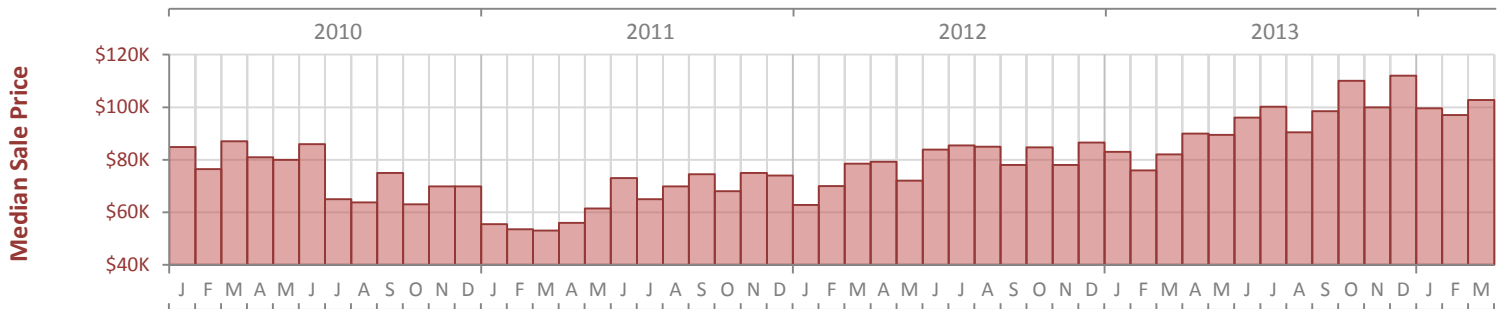


Median Sale Price

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.

Month	Median Sale Price	Percent Change Year-over-Year
March 2014	\$102,750	25.3%
February 2014	\$97,000	27.6%
January 2014	\$99,550	19.9%
December 2013	\$112,000	29.5%
November 2013	\$100,000	28.2%
October 2013	\$110,000	29.9%
September 2013	\$98,500	26.3%
August 2013	\$90,500	6.5%
July 2013	\$100,139	17.1%
June 2013	\$96,000	14.4%
May 2013	\$89,450	24.1%
April 2013	\$90,000	13.5%
March 2013	\$82,000	4.5%

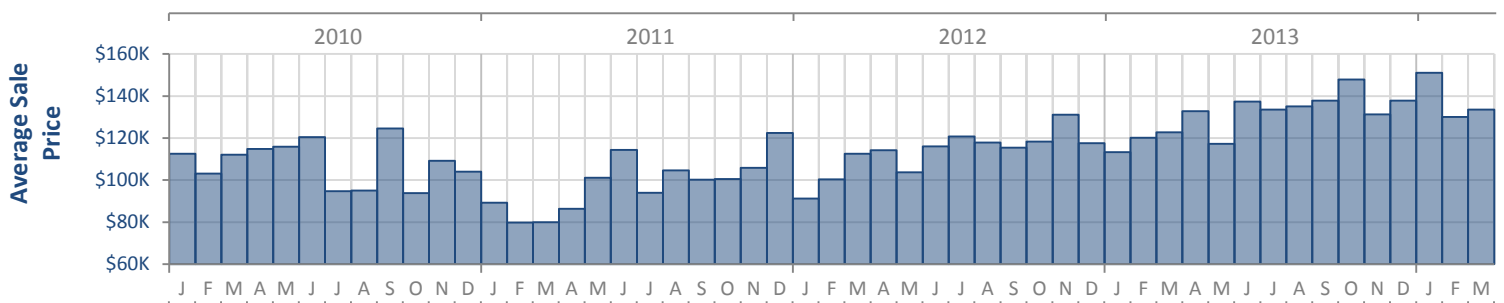


Average Sale Price

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

Economists' note: 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.

Month	Average Sale Price	Percent Change Year-over-Year
March 2014	\$133,495	8.8%
February 2014	\$130,004	8.2%
January 2014	\$151,074	33.3%
December 2013	\$137,836	17.2%
November 2013	\$131,269	0.2%
October 2013	\$147,886	24.9%
September 2013	\$137,756	19.3%
August 2013	\$135,121	14.6%
July 2013	\$133,559	10.6%
June 2013	\$137,423	18.5%
May 2013	\$117,307	13.1%
April 2013	\$132,759	16.3%
March 2013	\$122,683	9.0%

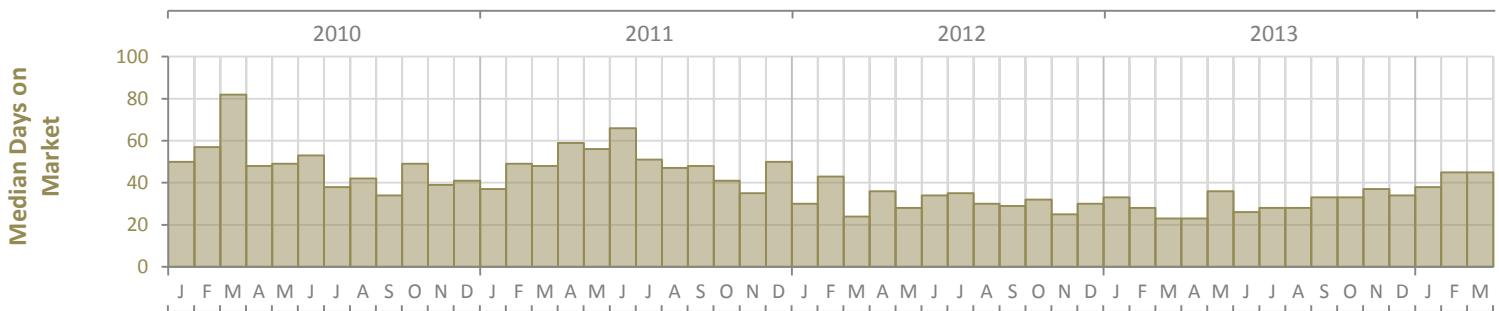


Median Days on Market

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

Economists' note: Median Days on Market 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. 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.

Month	Median Days on Market	Percent Change Year-over-Year
March 2014	45	95.7%
February 2014	45	60.7%
January 2014	38	15.2%
December 2013	34	13.3%
November 2013	37	48.0%
October 2013	33	3.1%
September 2013	33	13.8%
August 2013	28	-6.7%
July 2013	28	-20.0%
June 2013	26	-23.5%
May 2013	36	28.6%
April 2013	23	-36.1%
March 2013	23	-4.2%

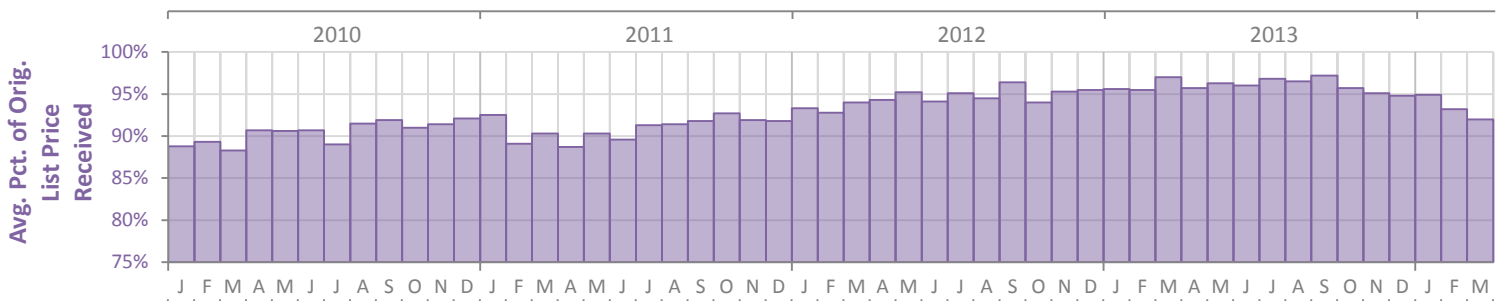


Average Percent of Original List Price Received

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

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.

Month	Avg. Pct. of Orig. List Price Received	Percent Change Year-over-Year
March 2014	92.0%	-5.2%
February 2014	93.2%	-2.4%
January 2014	94.9%	-0.7%
December 2013	94.8%	-0.7%
November 2013	95.1%	-0.2%
October 2013	95.7%	1.8%
September 2013	97.2%	0.8%
August 2013	96.5%	2.1%
July 2013	96.8%	1.8%
June 2013	96.0%	2.0%
May 2013	96.3%	1.2%
April 2013	95.7%	1.5%
March 2013	97.0%	3.2%

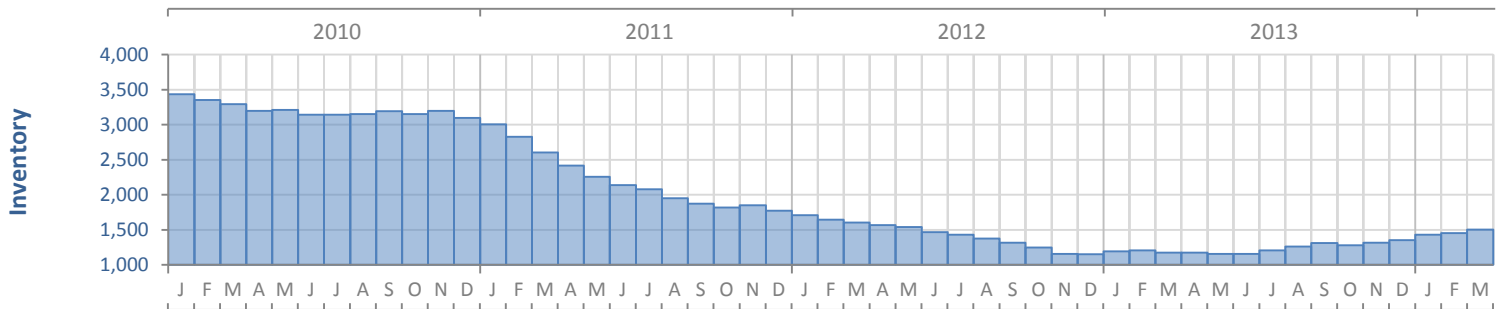


Inventory (Active Listings)

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

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 month, and hold this number to compare with the same month the following year.

Month	Inventory	Percent Change Year-over-Year
March 2014	1,502	27.8%
February 2014	1,455	20.5%
January 2014	1,430	20.1%
December 2013	1,354	17.6%
November 2013	1,315	13.8%
October 2013	1,278	2.5%
September 2013	1,313	-0.4%
August 2013	1,261	-8.2%
July 2013	1,207	-15.6%
June 2013	1,155	-21.4%
May 2013	1,157	-24.8%
April 2013	1,173	-25.1%
March 2013	1,175	-26.7%

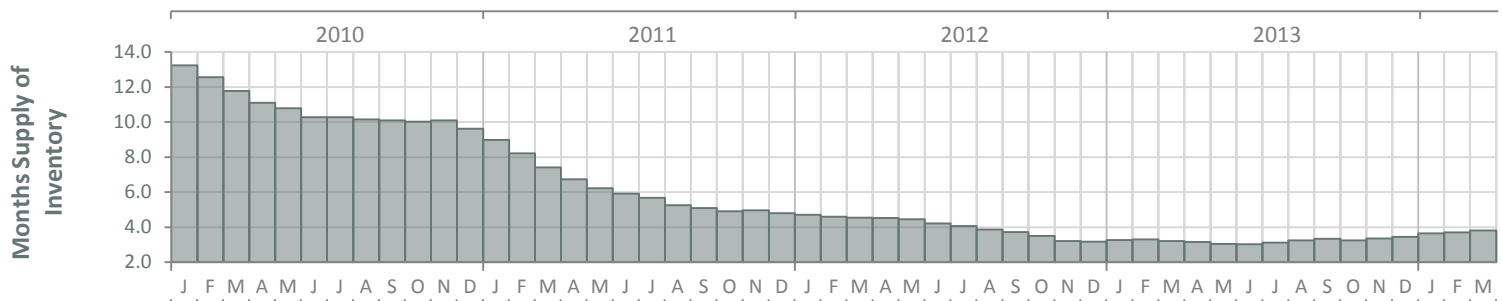


Months Supply of Inventory

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.

Month	Months Supply	Percent Change Year-over-Year
March 2014	3.8	18.7%
February 2014	3.7	11.7%
January 2014	3.6	11.6%
December 2013	3.4	8.6%
November 2013	3.4	4.6%
October 2013	3.2	-7.3%
September 2013	3.3	-10.1%
August 2013	3.3	-15.9%
July 2013	3.1	-23.4%
June 2013	3.0	-28.2%
May 2013	3.1	-31.3%
April 2013	3.2	-30.2%
March 2013	3.2	-29.4%

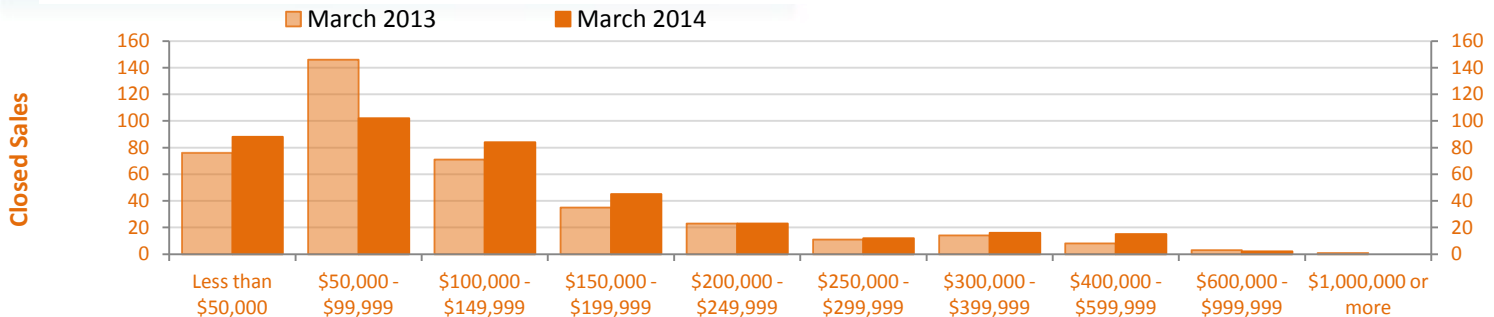


Closed Sales by Sale Price

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 using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	88	15.8%
\$50,000 - \$99,999	102	-30.1%
\$100,000 - \$149,999	84	18.3%
\$150,000 - \$199,999	45	28.6%
\$200,000 - \$249,999	23	0.0%
\$250,000 - \$299,999	12	9.1%
\$300,000 - \$399,999	16	14.3%
\$400,000 - \$599,999	15	87.5%
\$600,000 - \$999,999	2	-33.3%
\$1,000,000 or more	0	-100.0%

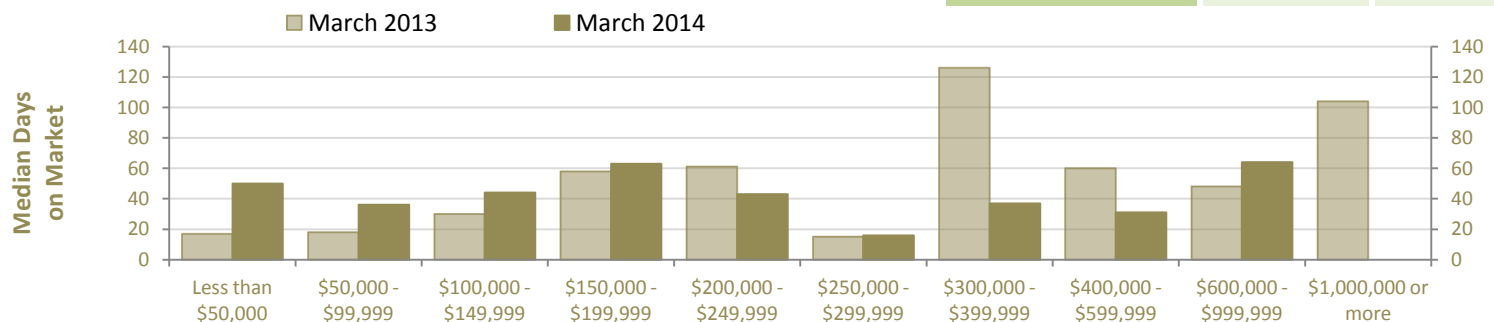


Median Days on Market by Sale Price

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

Economists' note: Median Days on Market 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. 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	50	194.1%
\$50,000 - \$99,999	36	100.0%
\$100,000 - \$149,999	44	46.7%
\$150,000 - \$199,999	63	8.6%
\$200,000 - \$249,999	43	-29.5%
\$250,000 - \$299,999	16	6.7%
\$300,000 - \$399,999	37	-70.6%
\$400,000 - \$599,999	31	-48.3%
\$600,000 - \$999,999	64	33.3%
\$1,000,000 or more	(No Sales)	N/A

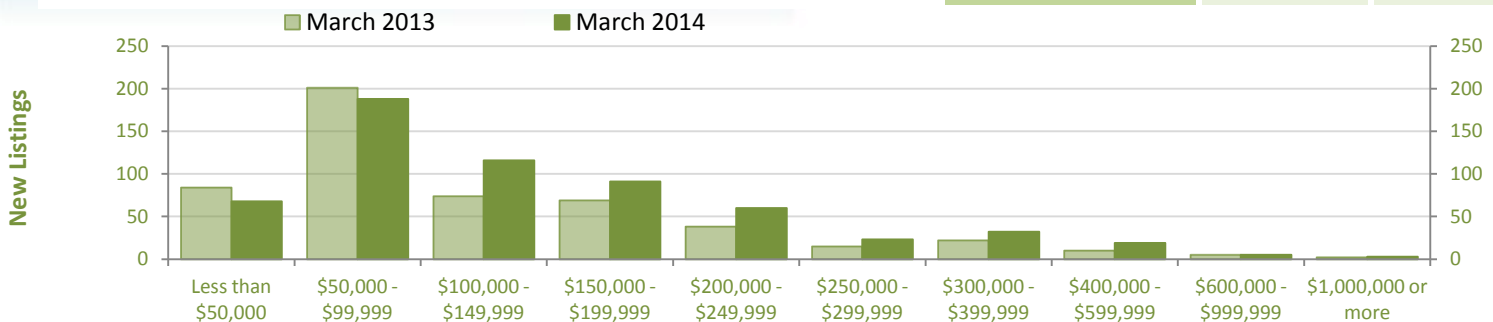


New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: 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	68	-19.0%
\$50,000 - \$99,999	188	-6.5%
\$100,000 - \$149,999	116	56.8%
\$150,000 - \$199,999	91	31.9%
\$200,000 - \$249,999	60	57.9%
\$250,000 - \$299,999	23	53.3%
\$300,000 - \$399,999	32	45.5%
\$400,000 - \$599,999	19	90.0%
\$600,000 - \$999,999	5	0.0%
\$1,000,000 or more	3	50.0%

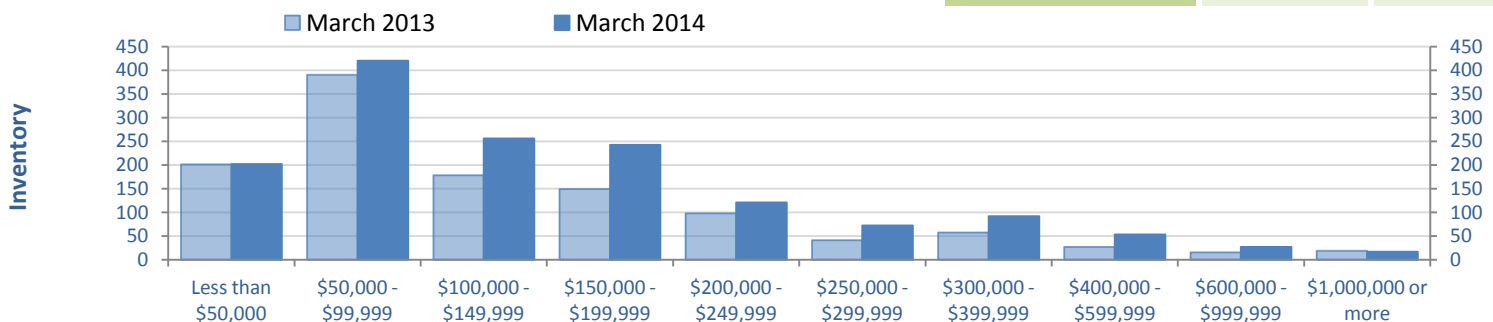


Inventory by Current Listing Price

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

Economists' note: There are a number of ways to 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 month, and hold this number to compare with the same month the following year.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	202	0.5%
\$50,000 - \$99,999	420	7.7%
\$100,000 - \$149,999	256	43.8%
\$150,000 - \$199,999	242	62.4%
\$200,000 - \$249,999	121	23.5%
\$250,000 - \$299,999	72	75.6%
\$300,000 - \$399,999	92	61.4%
\$400,000 - \$599,999	53	96.3%
\$600,000 - \$999,999	27	80.0%
\$1,000,000 or more	17	-10.5%



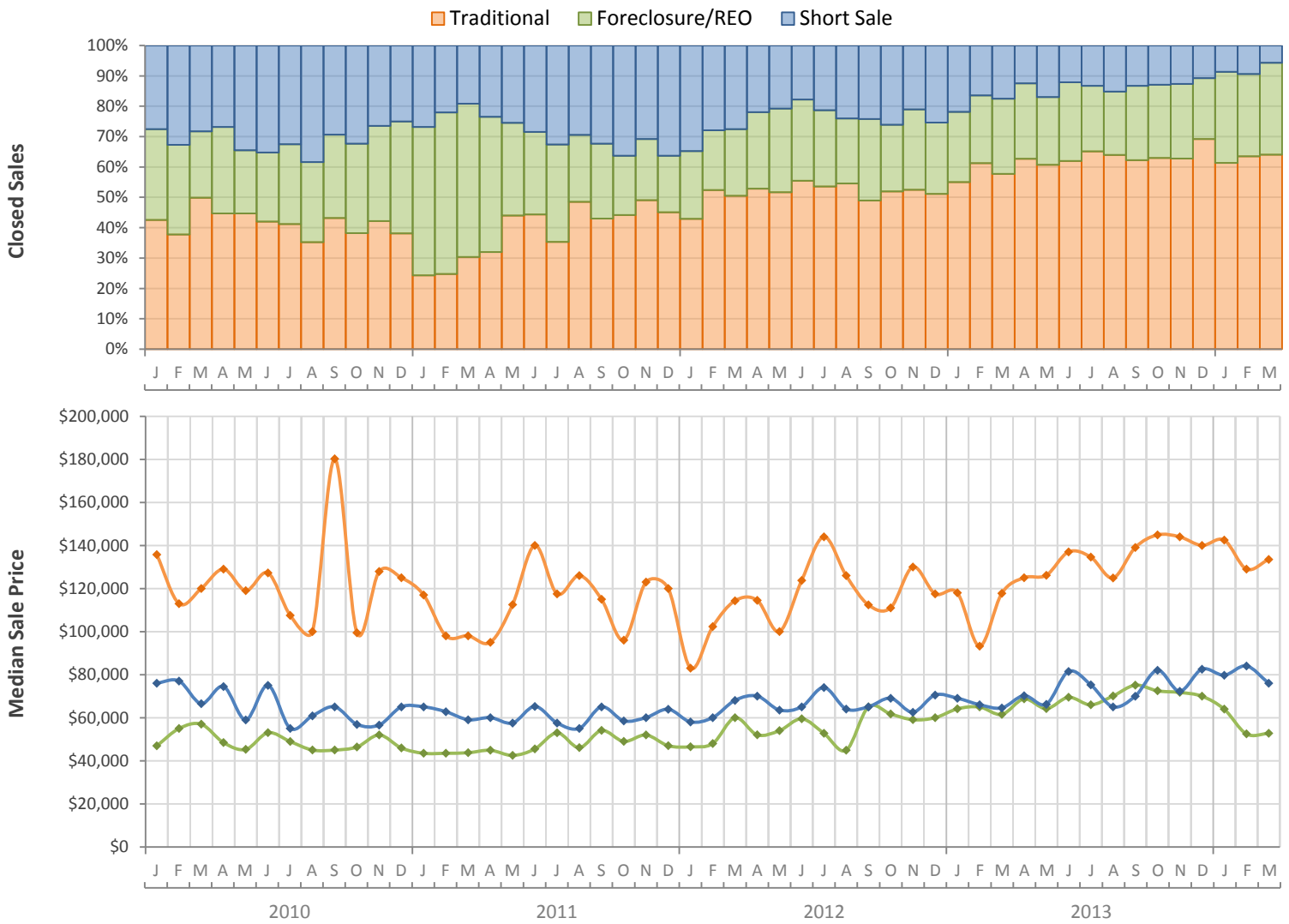
Monthly Distressed Market - March 2014

Townhouses and Condos

Hillsborough County



		March 2014	March 2013	Percent Change Year-over-Year
Traditional	Closed Sales	248	224	10.7%
	Median Sale Price	\$133,500	\$117,750	13.4%
Foreclosure/REO	Closed Sales	117	96	21.9%
	Median Sale Price	\$52,750	\$61,550	-14.3%
Short Sale	Closed Sales	22	68	-67.6%
	Median Sale Price	\$76,000	\$64,500	17.8%



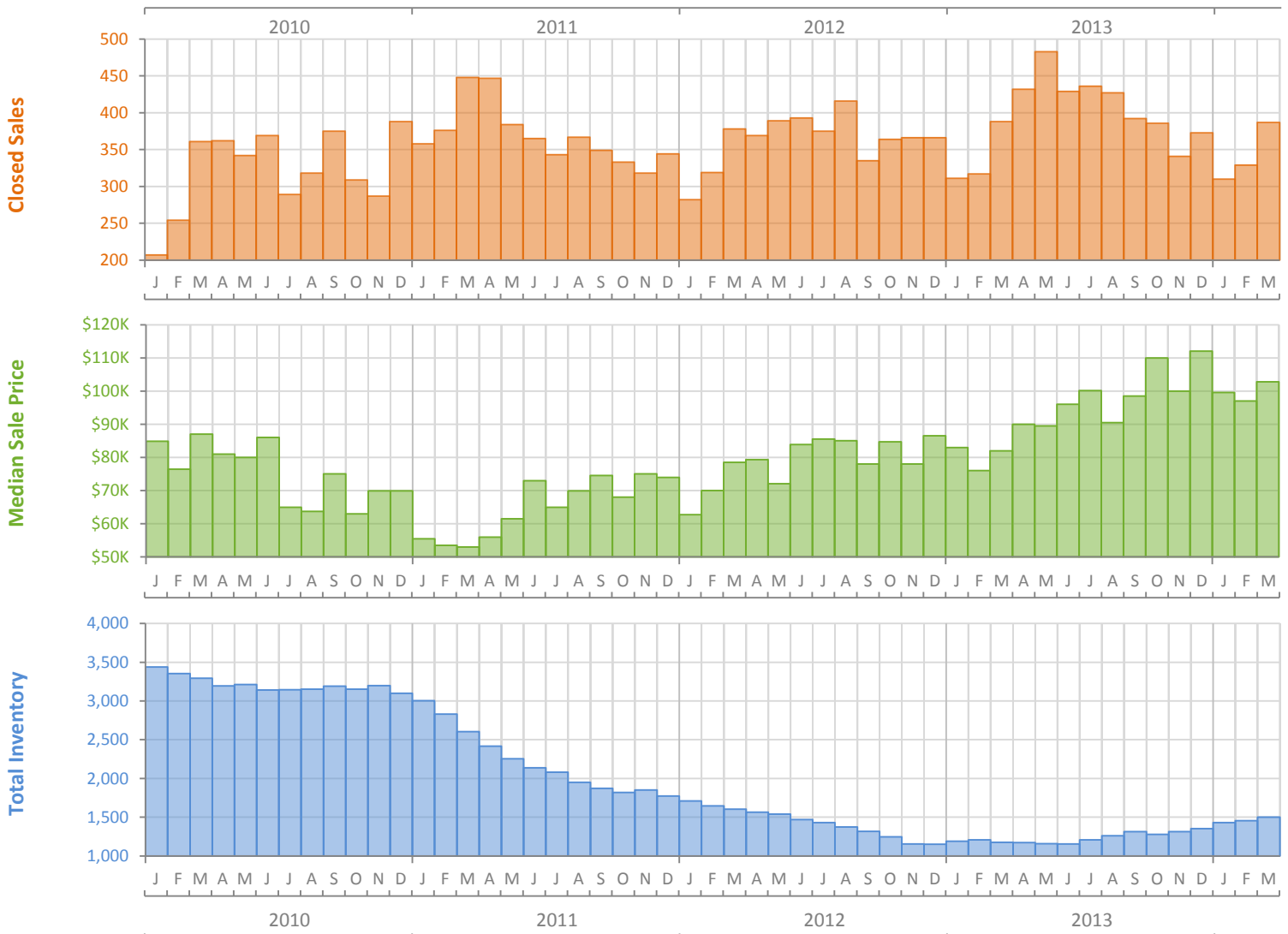
Monthly Market Summary - March 2014

Townhouses and Condos

Hillsborough County



	March 2014	March 2013	Percent Change Year-over-Year
Closed Sales	387	388	-0.3%
Cash Sales	239	264	-9.5%
New Pending Sales	466	476	-2.1%
New Listings	605	520	16.3%
Median Sale Price	\$102,750	\$82,000	25.3%
Average Sale Price	\$133,495	\$122,683	8.8%
Median Days on Market	45	23	95.7%
Avg. Percent of Original List Price Received	92.0%	97.0%	-5.2%
Pending Inventory	856	1,037	-17.5%
Inventory (Active Listings)	1,502	1,175	27.8%
Months Supply of Inventory	3.8	3.2	18.7%



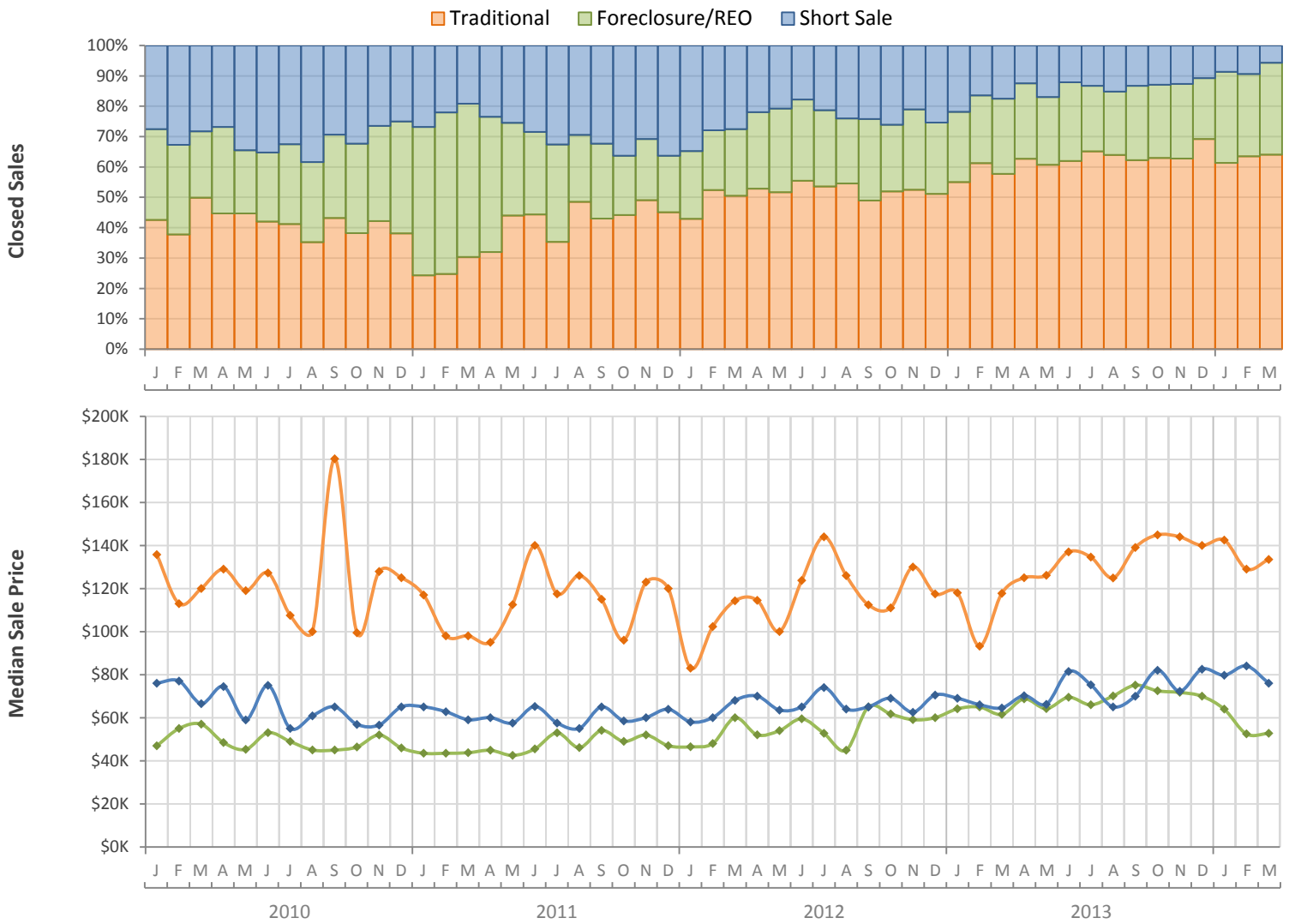
Monthly Distressed Market - March 2014

Townhouses and Condos

Hillsborough County



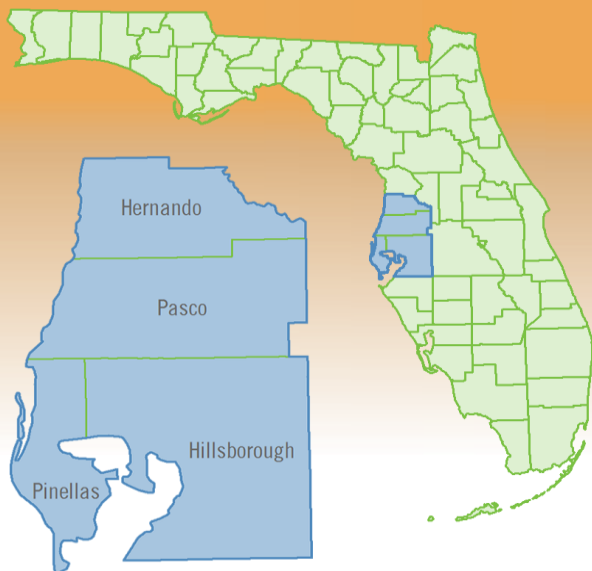
		March 2014	March 2013	Percent Change Year-over-Year
Traditional	Closed Sales	248	224	10.7%
	Median Sale Price	\$133,500	\$117,750	13.4%
Foreclosure/REO	Closed Sales	117	96	21.9%
	Median Sale Price	\$52,750	\$61,550	-14.3%
Short Sale	Closed Sales	22	68	-67.6%
	Median Sale Price	\$76,000	\$64,500	17.8%



Monthly Market Detail - March 2014

Manufactured Homes

Tampa-St. Petersburg-Clearwater MSA



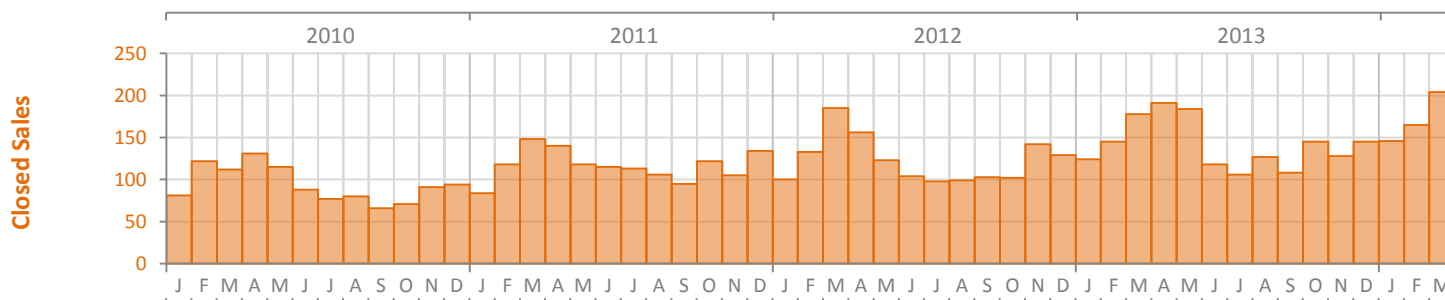
Summary Statistics	March 2014	March 2013	Percent Change Year-over-Year
Closed Sales	204	178	14.6%
Paid in Cash	175	146	19.9%
New Pending Sales	249	229	8.7%
New Listings	291	230	26.5%
Median Sale Price	\$45,500	\$43,950	3.5%
Average Sale Price	\$53,740	\$50,504	6.4%
Median Days on Market	108	90	20.0%
Average Percent of Original List Price Received	84.2%	83.0%	1.4%
Pending Inventory	279	241	15.8%
Inventory (Active Listings)	1,099	1,176	-6.5%
Months Supply of Inventory	7.5	9.4	-20.5%

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 using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Month	Closed Sales	Percent Change Year-over-Year
March 2014	204	14.6%
February 2014	165	13.8%
January 2014	146	17.7%
December 2013	145	12.4%
November 2013	128	-9.9%
October 2013	145	42.2%
September 2013	108	4.9%
August 2013	127	28.3%
July 2013	106	8.2%
June 2013	118	13.5%
May 2013	184	49.6%
April 2013	191	22.4%
March 2013	178	-3.8%



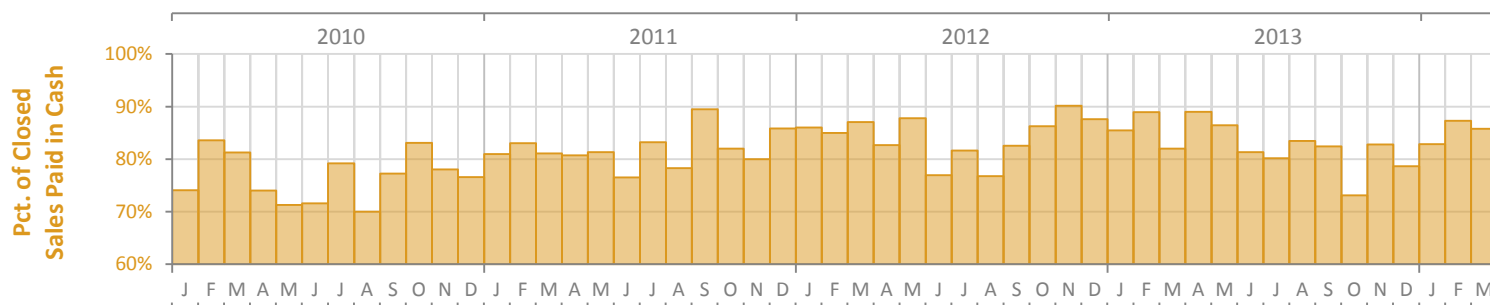
The number of Closed Sales during the month in which buyers exclusively paid in cash

Month	Cash Sales	Percent Change Year-over-Year
March 2014	175	19.9%
February 2014	144	11.6%
January 2014	121	14.2%
December 2013	114	0.9%
November 2013	106	-17.2%
October 2013	106	20.5%
September 2013	89	4.7%
August 2013	106	39.5%
July 2013	85	6.3%
June 2013	96	20.0%
May 2013	159	47.2%
April 2013	170	31.8%
March 2013	146	-9.3%



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

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
March 2014	85.8%	4.6%
February 2014	87.3%	-1.9%
January 2014	82.9%	-3.0%
December 2013	78.6%	-10.2%
November 2013	82.8%	-8.1%
October 2013	73.1%	-15.3%
September 2013	82.4%	-0.1%
August 2013	83.5%	8.7%
July 2013	80.2%	-1.8%
June 2013	81.4%	5.8%
May 2013	86.4%	-1.6%
April 2013	89.0%	7.6%
March 2013	82.0%	-5.8%

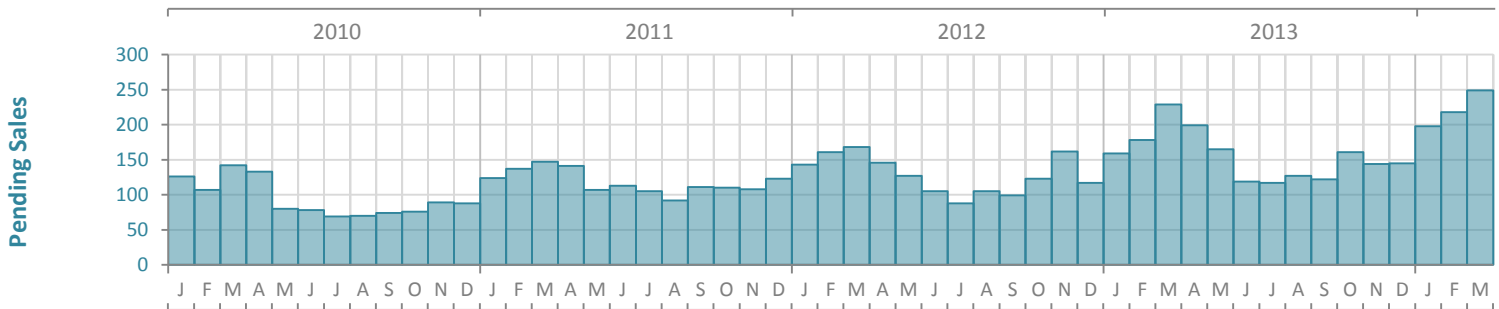


New Pending Sales

The number of property listings that went from "Active" to "Pending" status 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
March 2014	249	8.7%
February 2014	218	22.5%
January 2014	198	24.5%
December 2013	145	23.9%
November 2013	144	-11.1%
October 2013	161	30.9%
September 2013	122	23.2%
August 2013	127	21.0%
July 2013	117	33.0%
June 2013	119	13.3%
May 2013	165	29.9%
April 2013	199	36.3%
March 2013	229	36.3%

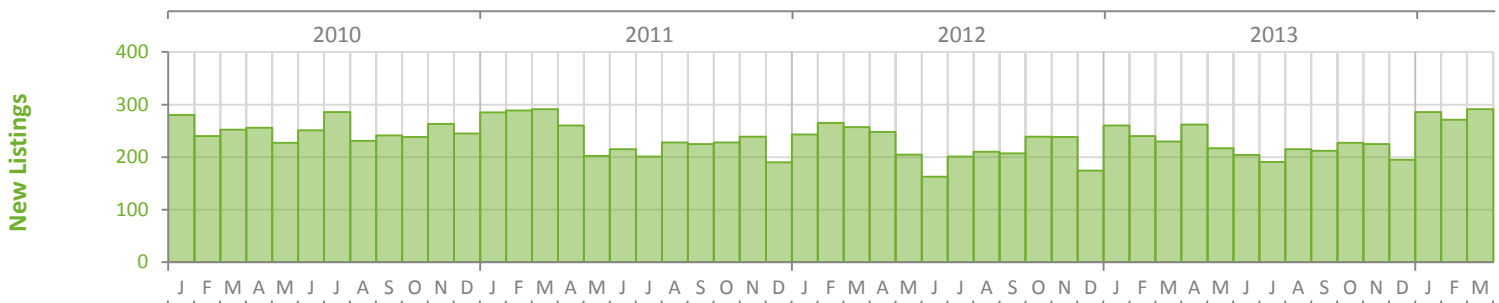


New Listings

The number of properties put onto the market during the month

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.

Month	New Listings	Percent Change Year-over-Year
March 2014	291	26.5%
February 2014	271	12.9%
January 2014	286	10.0%
December 2013	195	12.1%
November 2013	225	-5.5%
October 2013	227	-5.0%
September 2013	212	2.4%
August 2013	215	2.4%
July 2013	191	-5.0%
June 2013	204	25.2%
May 2013	217	5.9%
April 2013	262	5.6%
March 2013	230	-10.5%

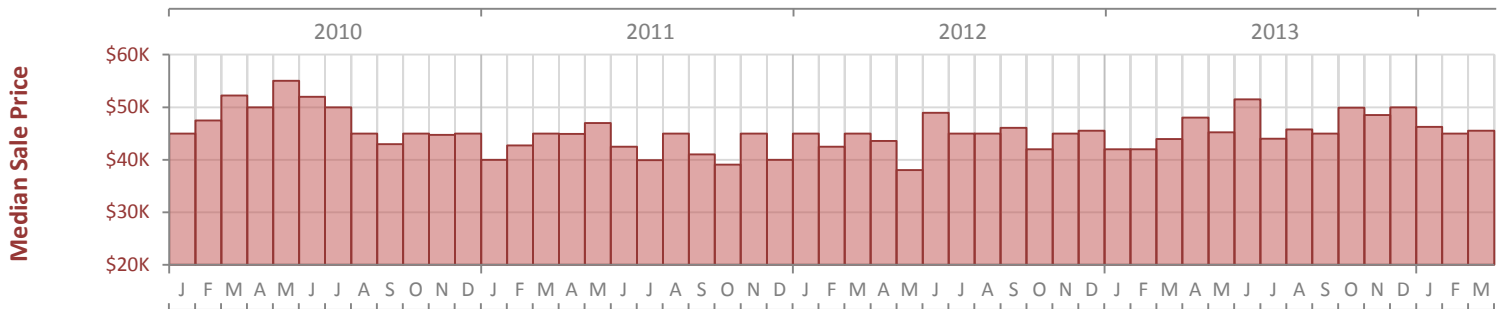


Median Sale Price

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.

Month	Median Sale Price	Percent Change Year-over-Year
March 2014	\$45,500	3.5%
February 2014	\$45,000	7.1%
January 2014	\$46,250	10.1%
December 2013	\$50,000	9.9%
November 2013	\$48,500	7.8%
October 2013	\$49,900	18.8%
September 2013	\$45,000	-2.3%
August 2013	\$45,800	1.8%
July 2013	\$44,000	-2.2%
June 2013	\$51,500	5.2%
May 2013	\$45,200	18.8%
April 2013	\$48,000	10.2%
March 2013	\$43,950	-2.3%

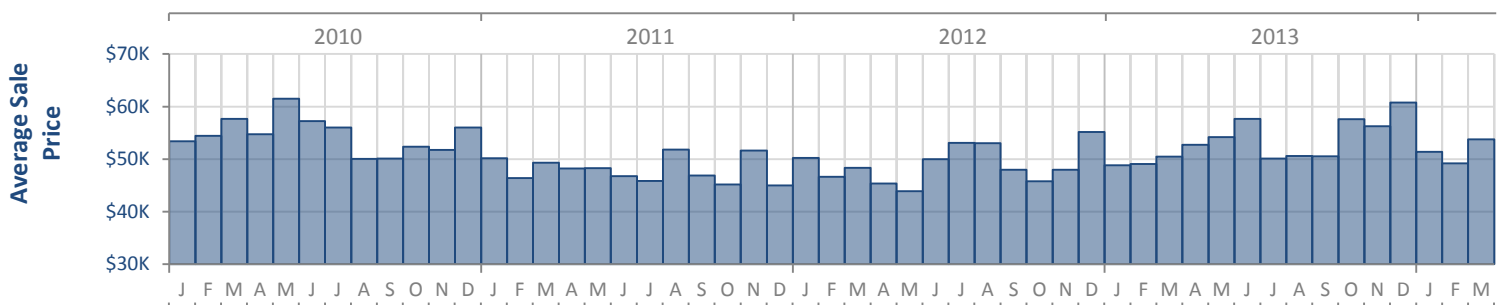


Average Sale Price

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

Economists' note: 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.

Month	Average Sale Price	Percent Change Year-over-Year
March 2014	\$53,740	6.4%
February 2014	\$49,179	0.2%
January 2014	\$51,411	5.2%
December 2013	\$60,794	10.3%
November 2013	\$56,247	17.3%
October 2013	\$57,584	25.8%
September 2013	\$50,522	5.4%
August 2013	\$50,625	-4.5%
July 2013	\$50,124	-5.6%
June 2013	\$57,639	15.3%
May 2013	\$54,204	23.4%
April 2013	\$52,757	16.3%
March 2013	\$50,504	4.5%

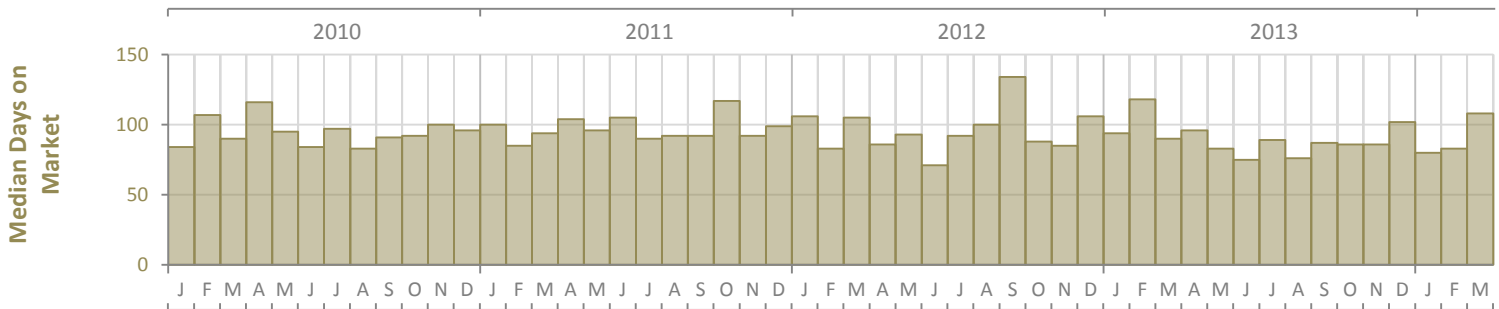


Median Days on Market

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

Economists' note: Median Days on Market 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. 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.

Month	Median Days on Market	Percent Change Year-over-Year
March 2014	108	20.0%
February 2014	83	-29.7%
January 2014	80	-14.9%
December 2013	102	-3.8%
November 2013	86	1.2%
October 2013	86	-2.3%
September 2013	87	-35.1%
August 2013	76	-24.0%
July 2013	89	-3.3%
June 2013	75	5.6%
May 2013	83	-10.8%
April 2013	96	11.6%
March 2013	90	-14.3%

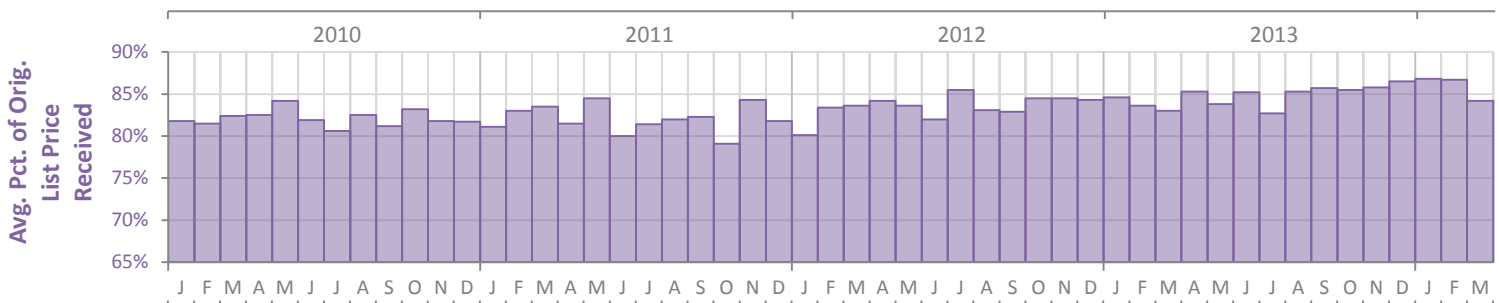


Average Percent of Original List Price Received

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

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.

Month	Avg. Pct. of Orig. List Price Received	Percent Change Year-over-Year
March 2014	84.2%	1.4%
February 2014	86.7%	3.7%
January 2014	86.8%	2.6%
December 2013	86.5%	2.6%
November 2013	85.8%	1.5%
October 2013	85.5%	1.2%
September 2013	85.7%	3.4%
August 2013	85.3%	2.6%
July 2013	82.7%	-3.3%
June 2013	85.2%	3.9%
May 2013	83.8%	0.2%
April 2013	85.3%	1.3%
March 2013	83.0%	-0.7%

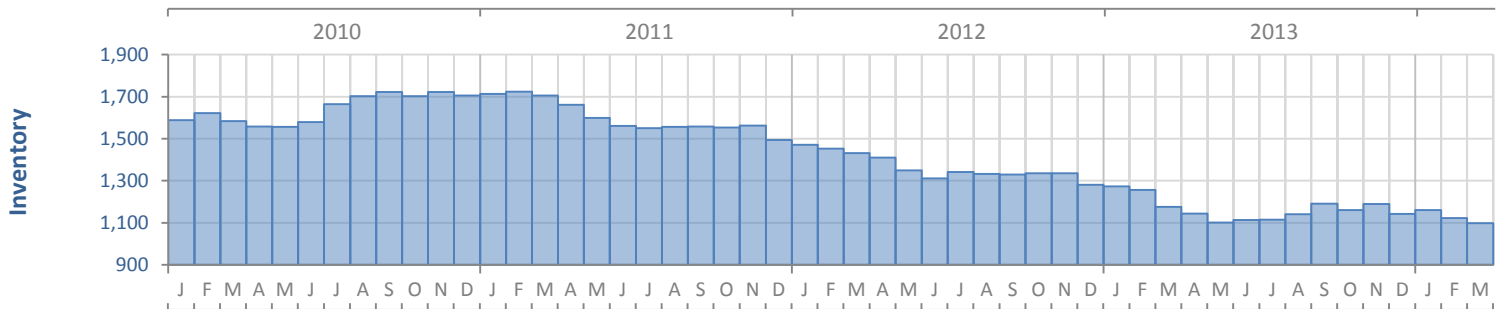


Inventory (Active Listings)

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

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 month, and hold this number to compare with the same month the following year.

Month	Inventory	Percent Change Year-over-Year
March 2014	1,099	-6.5%
February 2014	1,123	-10.7%
January 2014	1,160	-8.9%
December 2013	1,143	-10.8%
November 2013	1,190	-10.9%
October 2013	1,161	-13.1%
September 2013	1,191	-10.5%
August 2013	1,141	-14.3%
July 2013	1,115	-16.9%
June 2013	1,114	-15.1%
May 2013	1,102	-18.4%
April 2013	1,144	-18.9%
March 2013	1,176	-17.9%

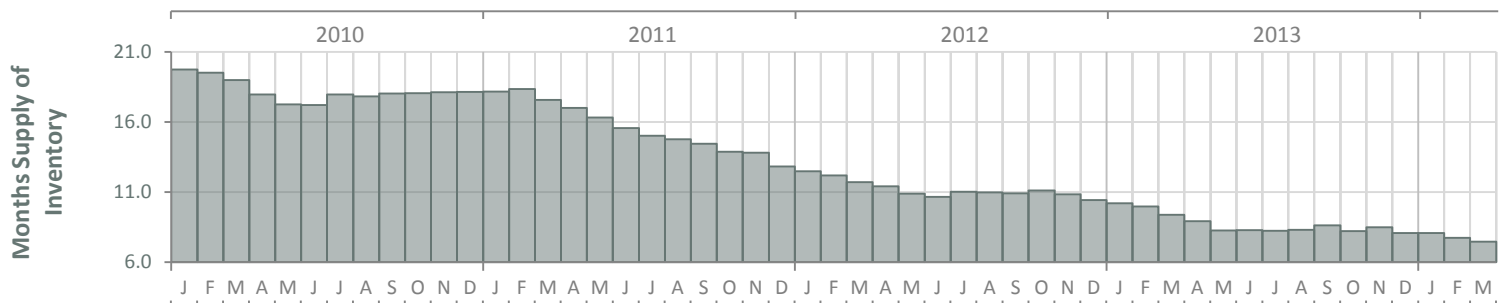


Months Supply of Inventory

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.

Month	Months Supply	Percent Change Year-over-Year
March 2014	7.5	-20.5%
February 2014	7.7	-22.5%
January 2014	8.1	-20.7%
December 2013	8.1	-22.6%
November 2013	8.5	-21.7%
October 2013	8.2	-26.2%
September 2013	8.6	-20.8%
August 2013	8.3	-24.5%
July 2013	8.3	-25.1%
June 2013	8.3	-22.3%
May 2013	8.3	-24.1%
April 2013	8.9	-21.9%
March 2013	9.4	-19.9%

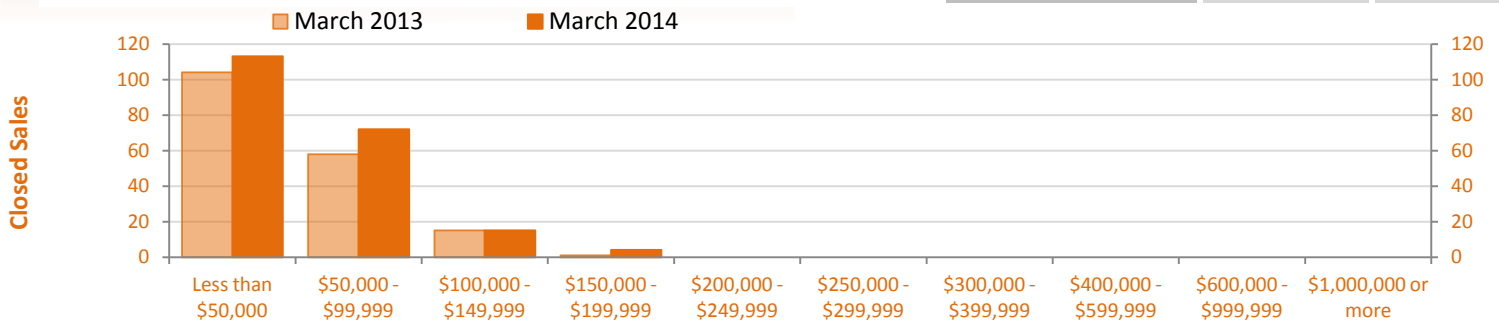


Closed Sales by Sale Price

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 using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	113	8.7%
\$50,000 - \$99,999	72	24.1%
\$100,000 - \$149,999	15	0.0%
\$150,000 - \$199,999	4	300.0%
\$200,000 - \$249,999	0	N/A
\$250,000 - \$299,999	0	N/A
\$300,000 - \$399,999	0	N/A
\$400,000 - \$599,999	0	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

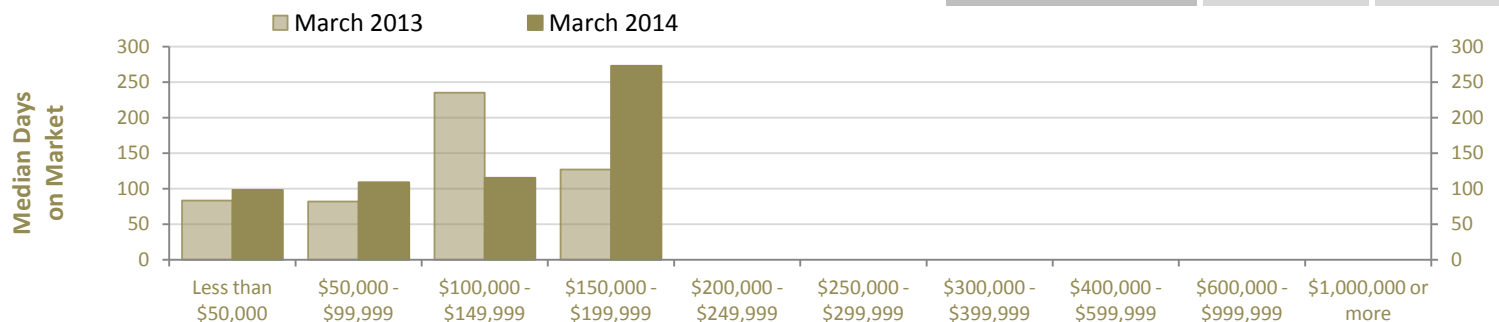


Median Days on Market by Sale Price

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

Economists' note: Median Days on Market 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. 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	98	18.1%
\$50,000 - \$99,999	109	32.9%
\$100,000 - \$149,999	115	-51.1%
\$150,000 - \$199,999	273	115.0%
\$200,000 - \$249,999	(No Sales)	N/A
\$250,000 - \$299,999	(No Sales)	N/A
\$300,000 - \$399,999	(No Sales)	N/A
\$400,000 - \$599,999	(No Sales)	N/A
\$600,000 - \$999,999	(No Sales)	N/A
\$1,000,000 or more	(No Sales)	N/A

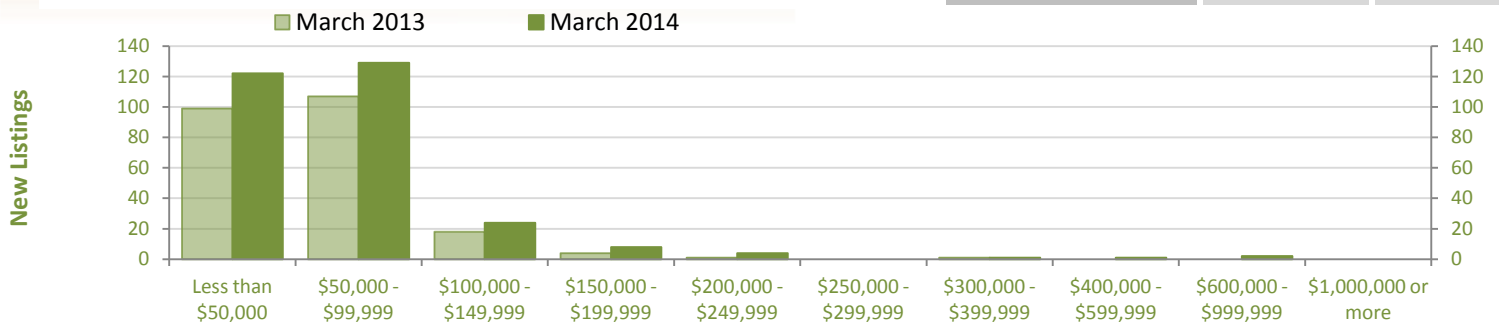


New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: 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	122	23.2%
\$50,000 - \$99,999	129	20.6%
\$100,000 - \$149,999	24	33.3%
\$150,000 - \$199,999	8	100.0%
\$200,000 - \$249,999	4	300.0%
\$250,000 - \$299,999	0	N/A
\$300,000 - \$399,999	1	0.0%
\$400,000 - \$599,999	1	N/A
\$600,000 - \$999,999	2	N/A
\$1,000,000 or more	0	N/A

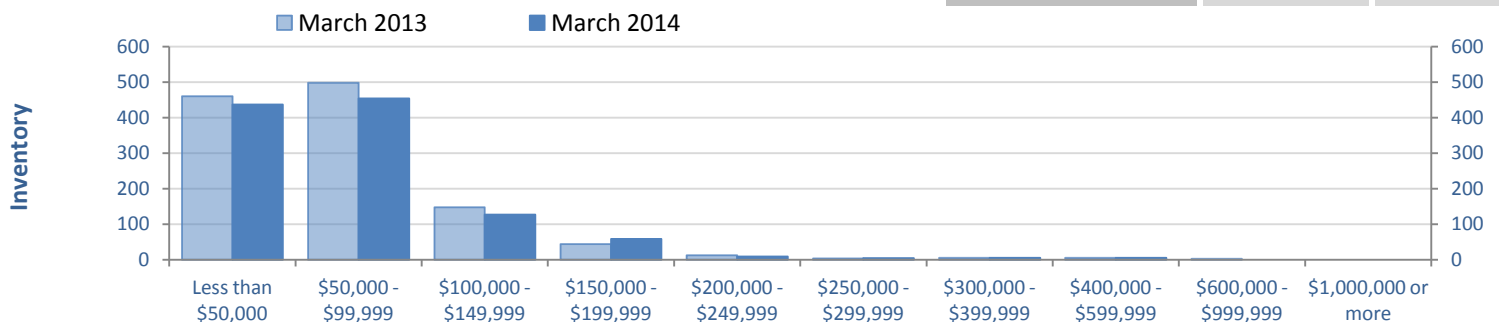


Inventory by Current Listing Price

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

Economists' note: There are a number of ways to 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 month, and hold this number to compare with the same month the following year.

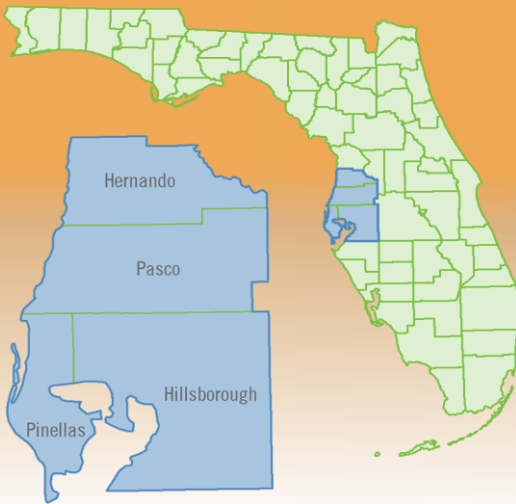
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	437	-5.0%
\$50,000 - \$99,999	454	-8.8%
\$100,000 - \$149,999	127	-13.6%
\$150,000 - \$199,999	58	31.8%
\$200,000 - \$249,999	9	-25.0%
\$250,000 - \$299,999	4	33.3%
\$300,000 - \$399,999	5	0.0%
\$400,000 - \$599,999	5	0.0%
\$600,000 - \$999,999	0	-100.0%
\$1,000,000 or more	0	N/A



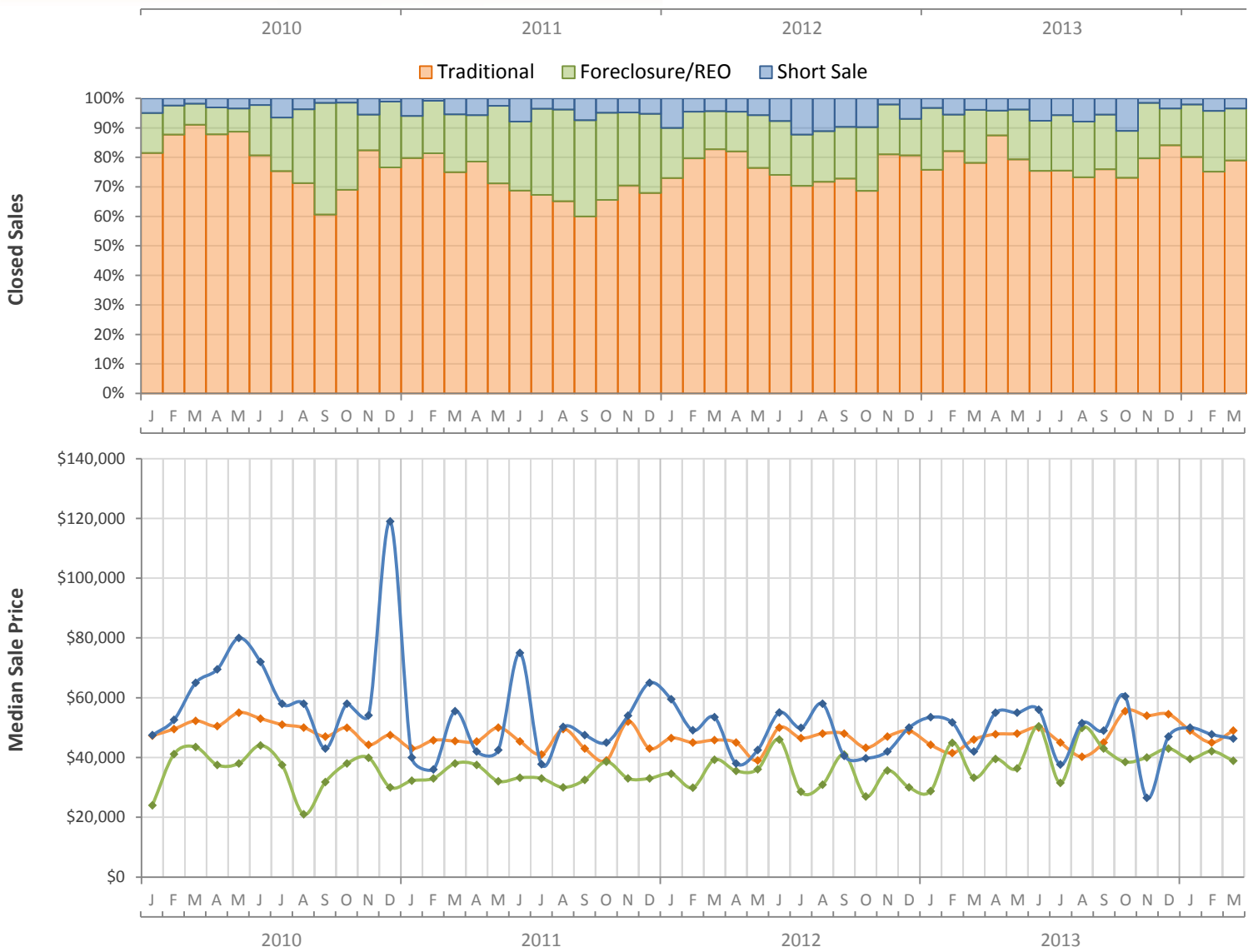
Monthly Distressed Market - March 2014

Manufactured Homes

Tampa-St. Petersburg-Clearwater MSA



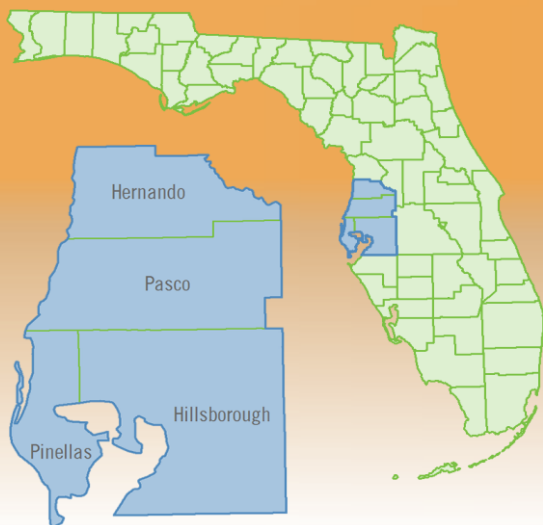
		March 2014	March 2013	Percent Change Year-over-Year
Traditional	Closed Sales	161	139	15.8%
	Median Sale Price	\$49,000	\$46,000	6.5%
Foreclosure/REO	Closed Sales	36	32	12.5%
	Median Sale Price	\$38,900	\$33,250	17.0%
Short Sale	Closed Sales	7	7	0.0%
	Median Sale Price	\$46,350	\$42,000	10.4%



Monthly Market Summary - March 2014

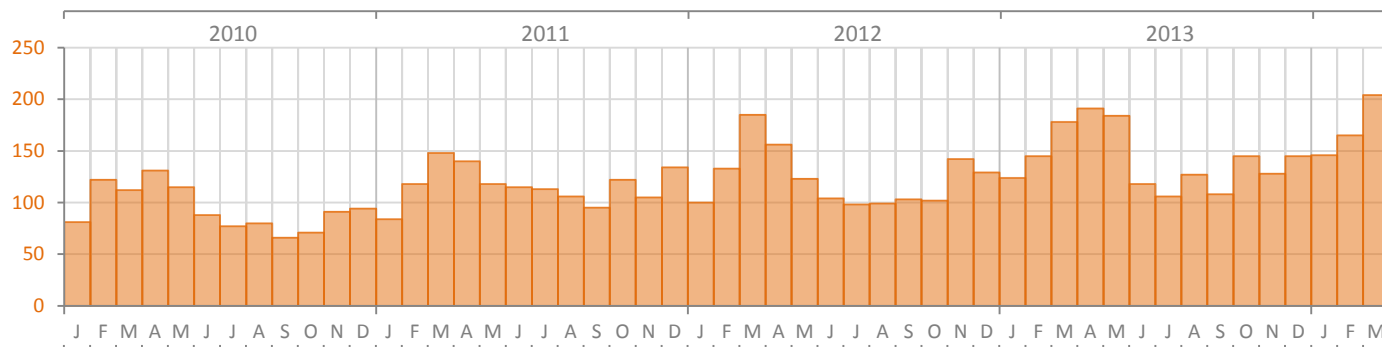
Manufactured Homes

Tampa-St. Petersburg-Clearwater MSA

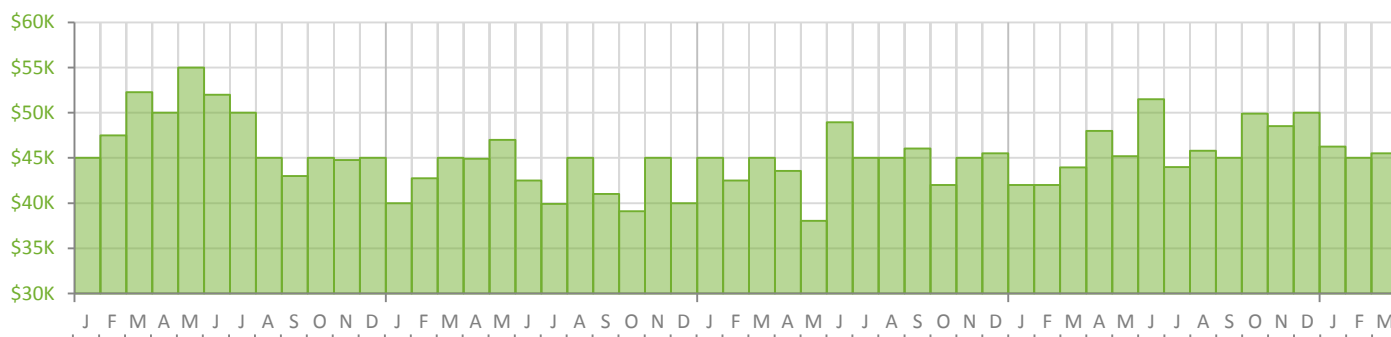


	March 2014	March 2013	Percent Change Year-over-Year
Closed Sales	204	178	14.6%
Cash Sales	175	146	19.9%
New Pending Sales	249	229	8.7%
New Listings	291	230	26.5%
Median Sale Price	\$45,500	\$43,950	3.5%
Average Sale Price	\$53,740	\$50,504	6.4%
Median Days on Market	108	90	20.0%
Avg. Percent of Original List Price Received	84.2%	83.0%	1.4%
Pending Inventory	279	241	15.8%
Inventory (Active Listings)	1,099	1,176	-6.5%
Months Supply of Inventory	7.5	9.4	-20.5%

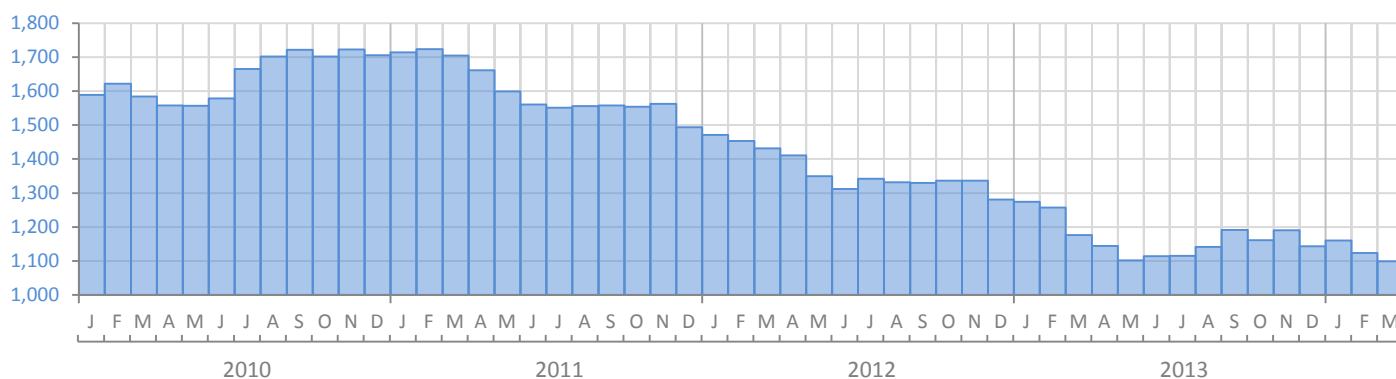
Closed Sales



Median Sale Price



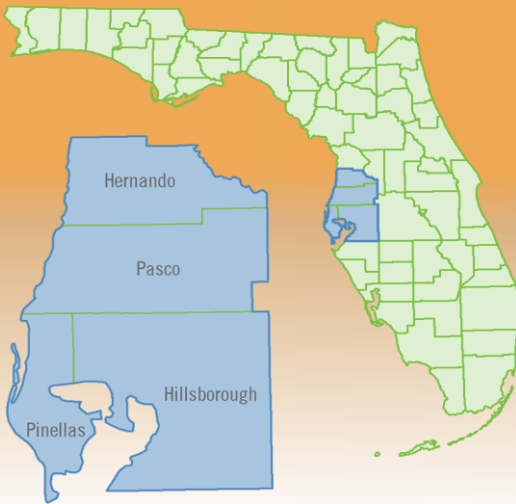
Total Inventory



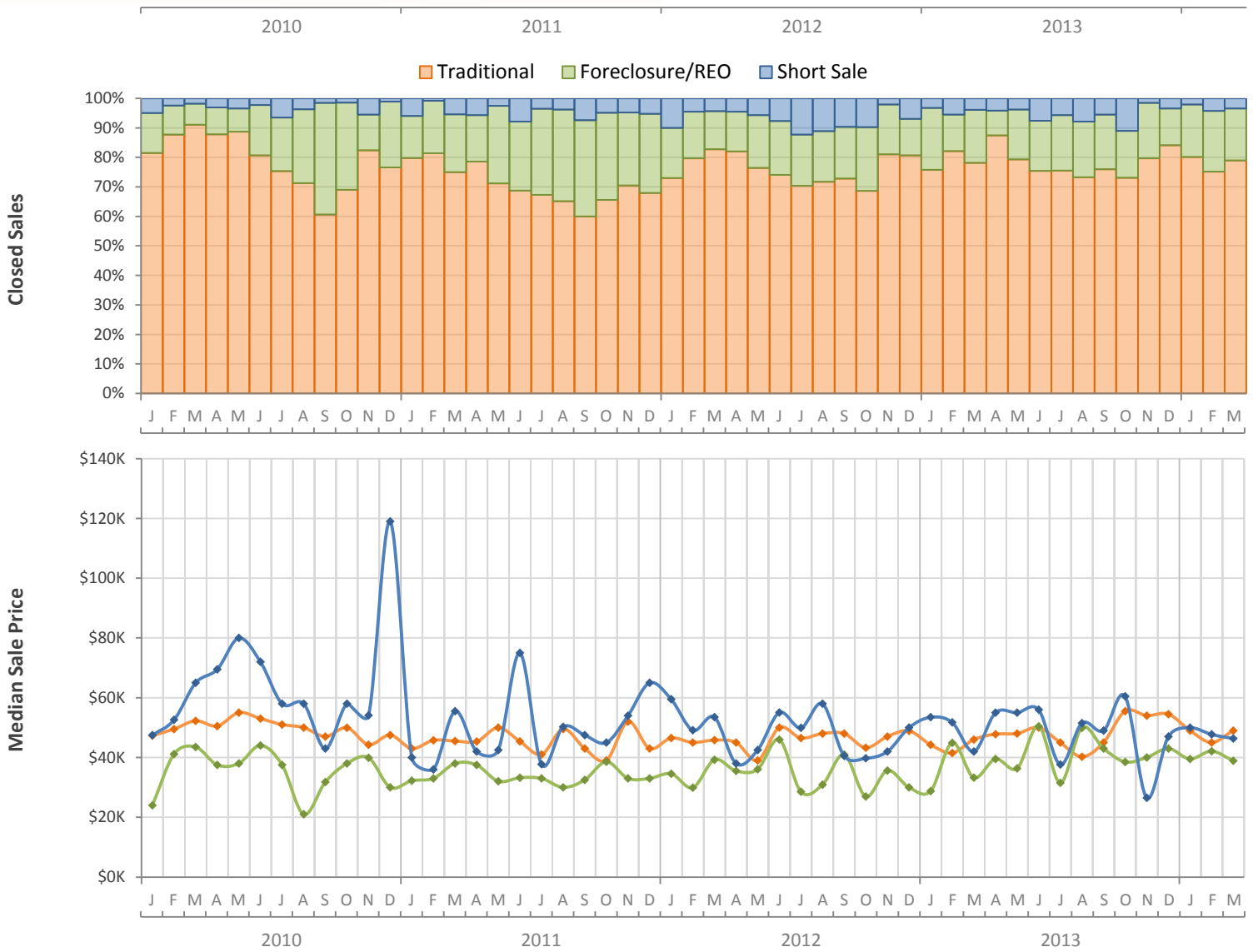
Monthly Distressed Market - March 2014

Manufactured Homes

Tampa-St. Petersburg-Clearwater MSA



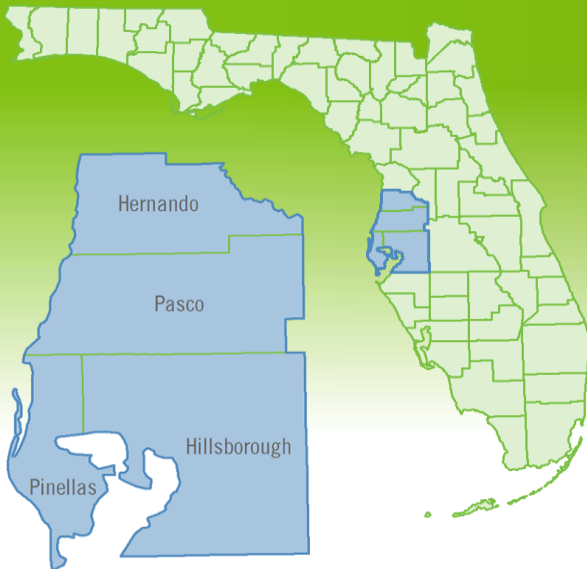
		March 2014	March 2013	Percent Change Year-over-Year
Traditional	Closed Sales	161	139	15.8%
	Median Sale Price	\$49,000	\$46,000	6.5%
Foreclosure/REO	Closed Sales	36	32	12.5%
	Median Sale Price	\$38,900	\$33,250	17.0%
Short Sale	Closed Sales	7	7	0.0%
	Median Sale Price	\$46,350	\$42,000	10.4%



Monthly Market Detail - March 2014

Single Family Homes

Tampa-St. Petersburg-Clearwater MSA



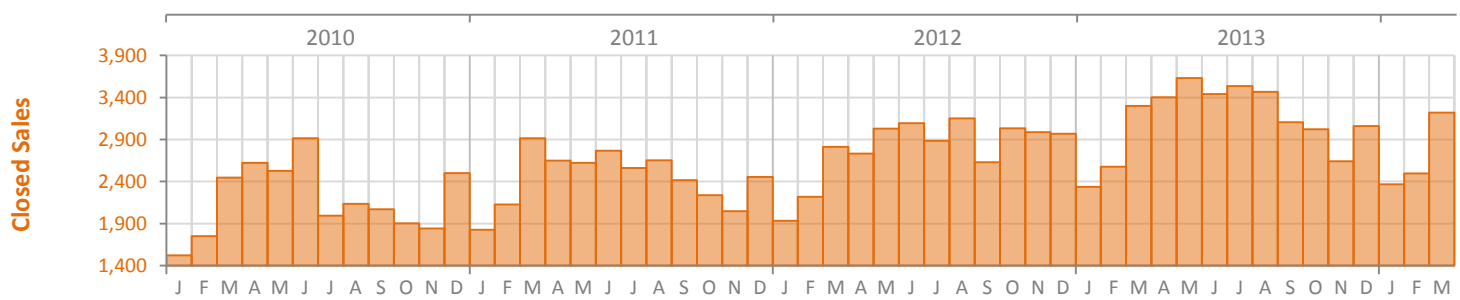
Summary Statistics	March 2014	March 2013	Percent Change Year-over-Year
Closed Sales	3,220	3,300	-2.4%
Paid in Cash	1,417	1,651	-14.2%
New Pending Sales	3,670	3,413	7.5%
New Listings	4,969	4,399	13.0%
Median Sale Price	\$150,000	\$144,049	4.1%
Average Sale Price	\$194,312	\$184,849	5.1%
Median Days on Market	58	48	20.8%
Average Percent of Original List Price Received	92.5%	93.4%	-1.0%
Pending Inventory	6,053	6,900	-12.3%
Inventory (Active Listings)	15,144	12,630	19.9%
Months Supply of Inventory	4.9	4.4	11.4%

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 using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Month	Closed Sales	Percent Change Year-over-Year
March 2014	3,220	-2.4%
February 2014	2,498	-3.1%
January 2014	2,367	1.2%
December 2013	3,060	3.0%
November 2013	2,642	-11.6%
October 2013	3,023	-0.3%
September 2013	3,104	18.1%
August 2013	3,468	10.0%
July 2013	3,534	22.5%
June 2013	3,440	11.1%
May 2013	3,631	19.8%
April 2013	3,401	24.5%
March 2013	3,300	17.4%



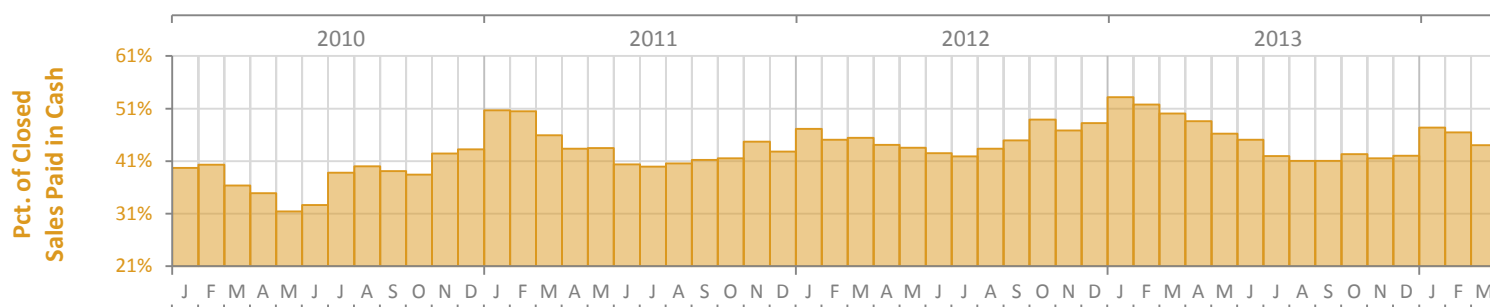
The number of Closed Sales during the month in which buyers exclusively paid in cash

Month	Cash Sales	Percent Change Year-over-Year
March 2014	1,417	-14.2%
February 2014	1,160	-13.1%
January 2014	1,122	-9.7%
December 2013	1,285	-10.3%
November 2013	1,098	-21.5%
October 2013	1,279	-13.7%
September 2013	1,275	7.9%
August 2013	1,423	4.2%
July 2013	1,482	22.7%
June 2013	1,550	17.8%
May 2013	1,679	27.3%
April 2013	1,653	37.3%
March 2013	1,651	29.2%



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

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
March 2014	44.0%	-12.0%
February 2014	46.4%	-10.3%
January 2014	47.4%	-10.8%
December 2013	42.0%	-12.9%
November 2013	41.6%	-11.2%
October 2013	42.3%	-13.4%
September 2013	41.1%	-8.6%
August 2013	41.0%	-5.3%
July 2013	41.9%	0.1%
June 2013	45.1%	6.0%
May 2013	46.2%	6.3%
April 2013	48.6%	10.3%
March 2013	50.0%	10.1%

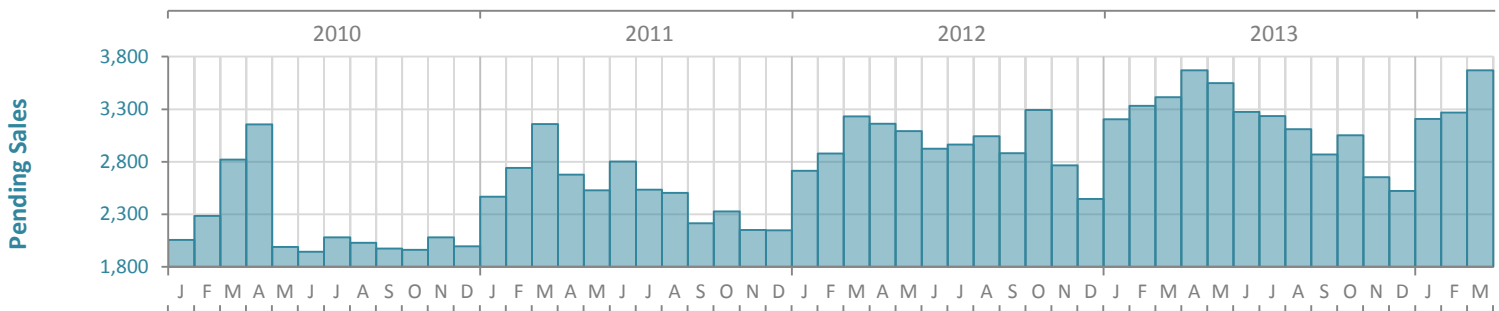


New Pending Sales

The number of property listings that went from "Active" to "Pending" status 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
March 2014	3,670	7.5%
February 2014	3,269	-1.9%
January 2014	3,206	0.1%
December 2013	2,522	3.1%
November 2013	2,652	-4.2%
October 2013	3,052	-7.3%
September 2013	2,868	-0.5%
August 2013	3,110	2.2%
July 2013	3,234	9.1%
June 2013	3,274	11.9%
May 2013	3,548	14.7%
April 2013	3,669	16.0%
March 2013	3,413	5.6%

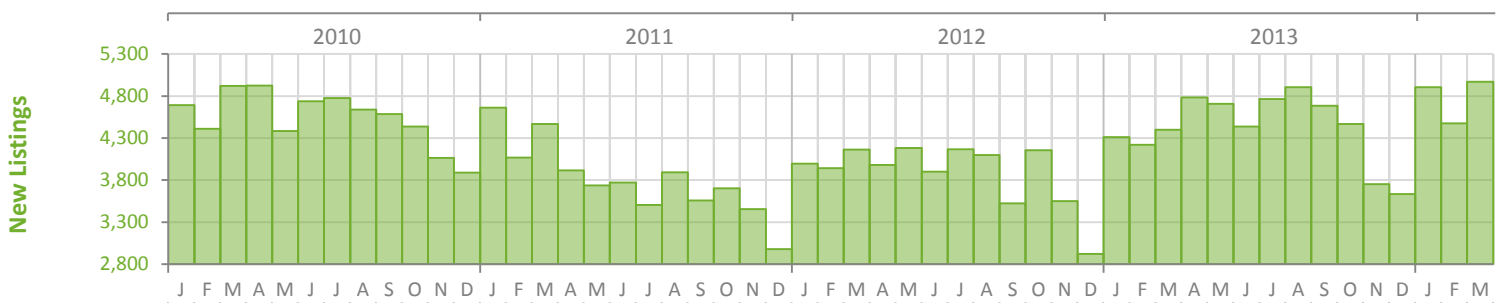


New Listings

The number of properties put onto the market during the month

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.

Month	New Listings	Percent Change Year-over-Year
March 2014	4,969	13.0%
February 2014	4,477	6.1%
January 2014	4,907	13.8%
December 2013	3,633	24.2%
November 2013	3,751	5.6%
October 2013	4,467	7.5%
September 2013	4,683	32.9%
August 2013	4,904	19.6%
July 2013	4,765	14.4%
June 2013	4,436	13.8%
May 2013	4,706	12.6%
April 2013	4,783	20.2%
March 2013	4,399	5.6%

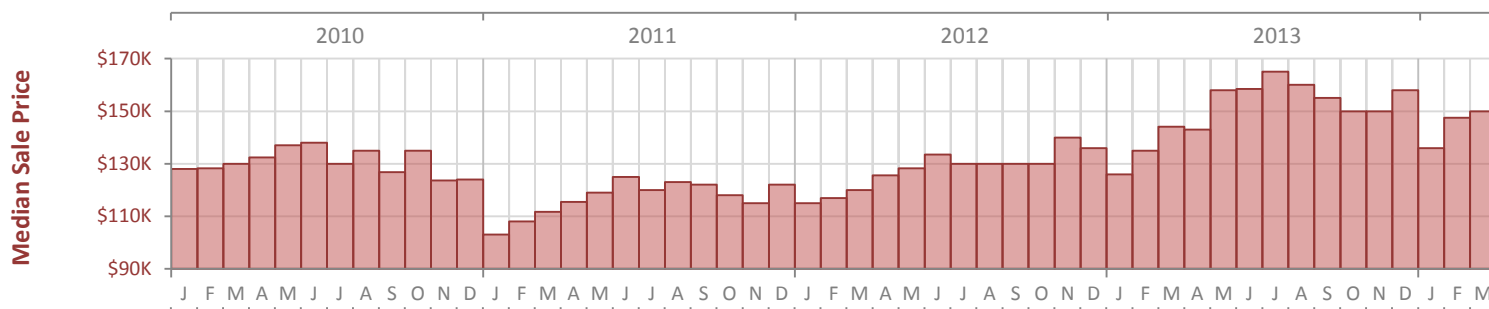


Median Sale Price

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.

Month	Median Sale Price	Percent Change Year-over-Year
March 2014	\$150,000	4.1%
February 2014	\$147,500	9.3%
January 2014	\$136,000	7.9%
December 2013	\$158,000	16.2%
November 2013	\$150,000	7.1%
October 2013	\$150,000	15.4%
September 2013	\$155,000	19.2%
August 2013	\$160,000	23.1%
July 2013	\$165,000	26.9%
June 2013	\$158,500	18.7%
May 2013	\$158,000	23.2%
April 2013	\$143,000	13.9%
March 2013	\$144,049	20.0%

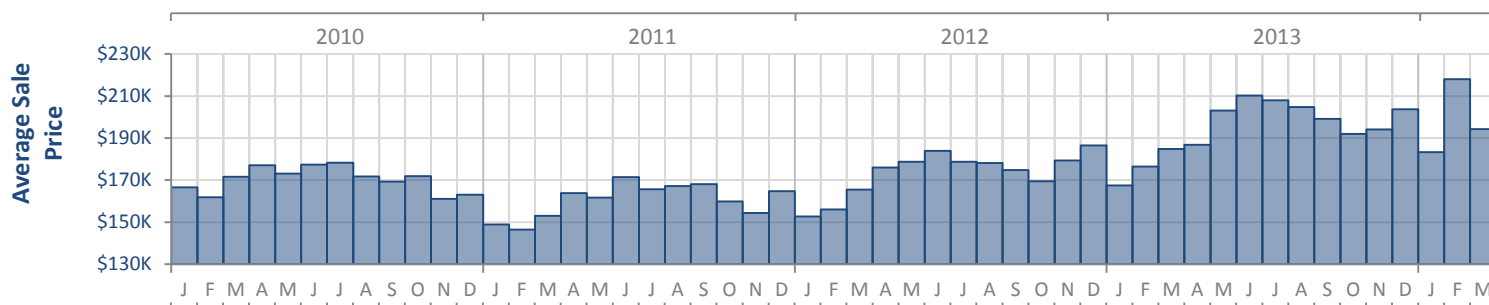


Average Sale Price

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

Economists' note: 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.

Month	Average Sale Price	Percent Change Year-over-Year
March 2014	\$194,312	5.1%
February 2014	\$218,035	23.6%
January 2014	\$183,353	9.5%
December 2013	\$203,756	9.3%
November 2013	\$194,177	8.2%
October 2013	\$191,936	13.3%
September 2013	\$199,143	14.0%
August 2013	\$204,845	15.0%
July 2013	\$208,043	16.4%
June 2013	\$210,298	14.3%
May 2013	\$203,039	13.6%
April 2013	\$186,748	6.1%
March 2013	\$184,849	11.7%

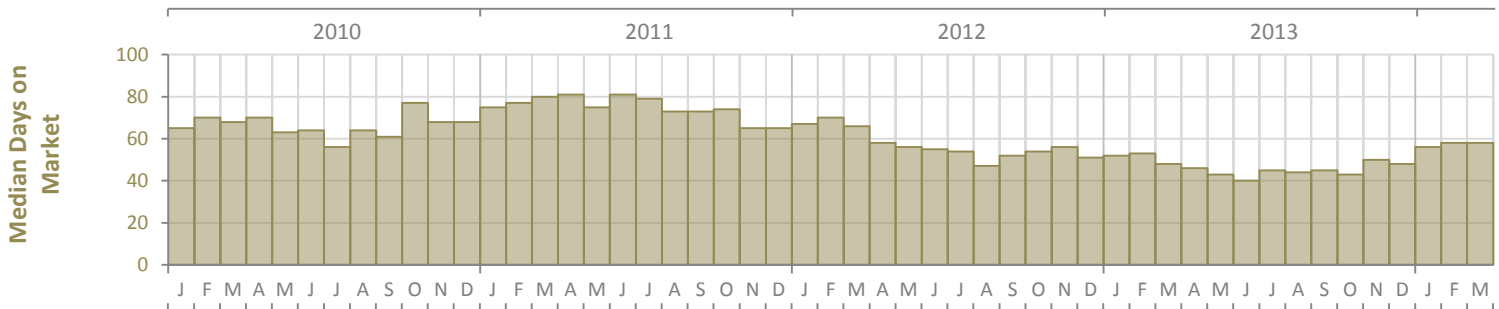


Median Days on Market

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

Economists' note: Median Days on Market 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. 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.

Month	Median Days on Market	Percent Change Year-over-Year
March 2014	58	20.8%
February 2014	58	9.4%
January 2014	56	7.7%
December 2013	48	-5.9%
November 2013	50	-10.7%
October 2013	43	-20.4%
September 2013	45	-13.5%
August 2013	44	-6.4%
July 2013	45	-16.7%
June 2013	40	-27.3%
May 2013	43	-23.2%
April 2013	46	-20.7%
March 2013	48	-27.3%

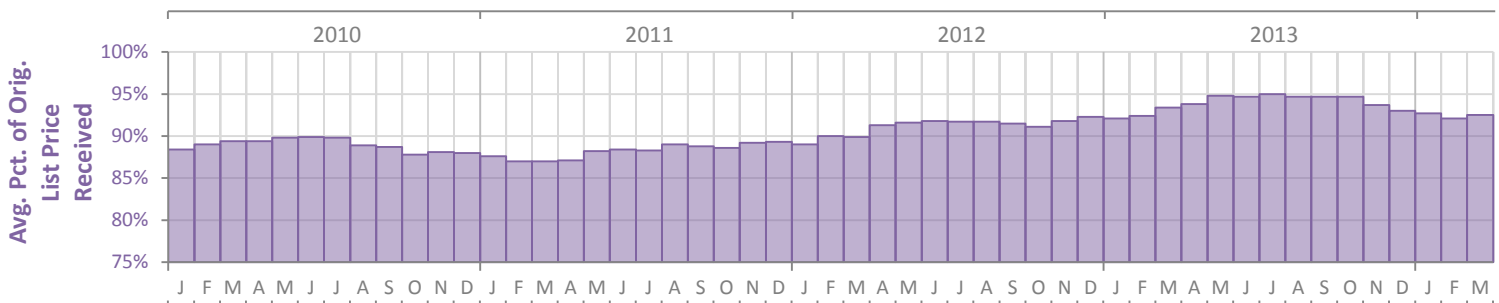


Average Percent of Original List Price Received

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

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.

Month	Avg. Pct. of Orig. List Price Received	Percent Change Year-over-Year
March 2014	92.5%	-1.0%
February 2014	92.1%	-0.3%
January 2014	92.7%	0.7%
December 2013	93.0%	0.8%
November 2013	93.7%	2.1%
October 2013	94.7%	4.0%
September 2013	94.7%	3.5%
August 2013	94.7%	3.3%
July 2013	95.0%	3.6%
June 2013	94.7%	3.2%
May 2013	94.8%	3.5%
April 2013	93.8%	2.7%
March 2013	93.4%	3.9%

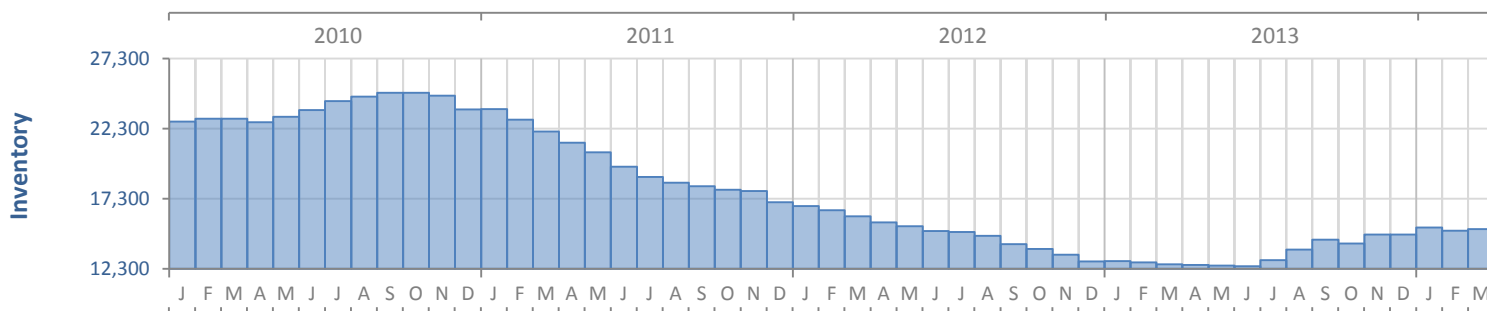


Inventory (Active Listings)

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

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 month, and hold this number to compare with the same month the following year.

Month	Inventory	Percent Change Year-over-Year
March 2014	15,144	19.9%
February 2014	15,021	17.7%
January 2014	15,261	18.7%
December 2013	14,756	15.0%
November 2013	14,740	10.7%
October 2013	14,113	2.9%
September 2013	14,386	2.2%
August 2013	13,667	-6.8%
July 2013	12,916	-13.5%
June 2013	12,486	-16.8%
May 2013	12,533	-18.3%
April 2013	12,590	-19.3%
March 2013	12,630	-21.3%

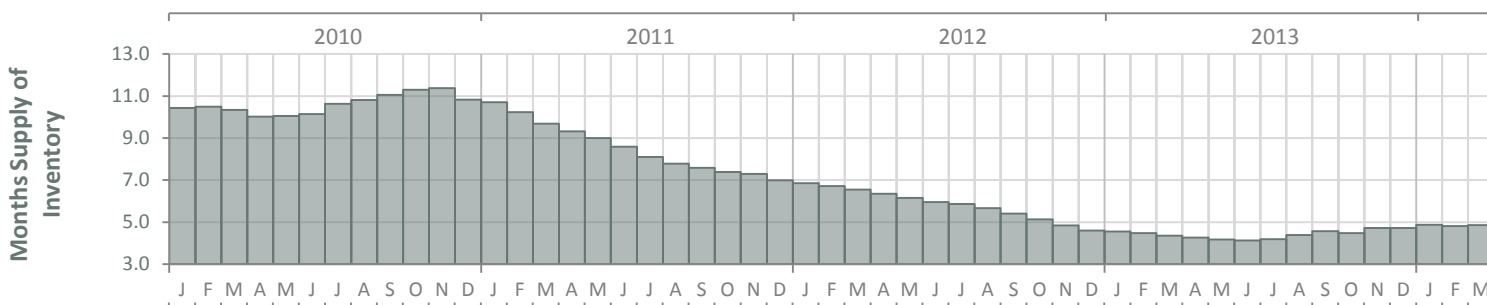


Months Supply of Inventory

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

Economists' note: 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.

Month	Months Supply	Percent Change Year-over-Year
March 2014	4.9	11.4%
February 2014	4.8	7.6%
January 2014	4.9	7.1%
December 2013	4.7	2.6%
November 2013	4.7	-2.5%
October 2013	4.5	-12.7%
September 2013	4.6	-15.5%
August 2013	4.4	-22.5%
July 2013	4.2	-28.6%
June 2013	4.1	-30.9%
May 2013	4.2	-32.2%
April 2013	4.3	-32.9%
March 2013	4.4	-33.4%

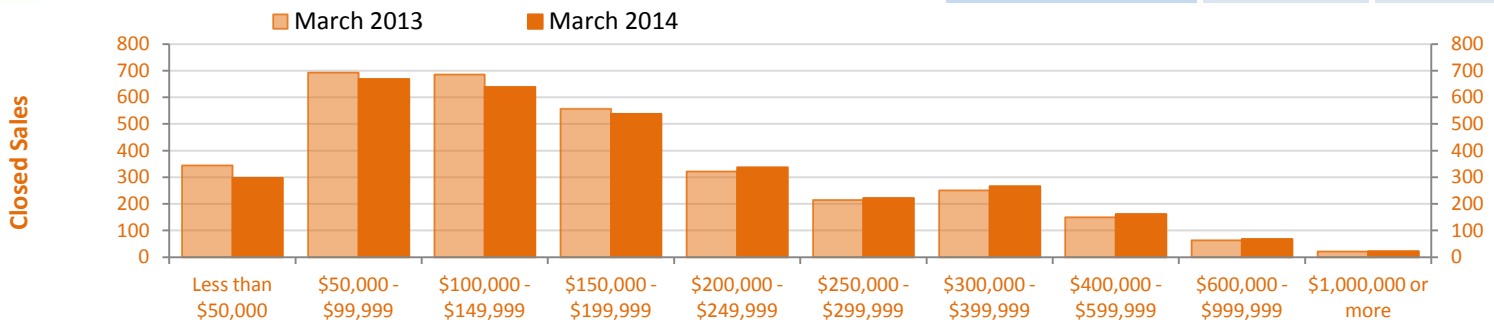


Closed Sales by Sale Price

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 using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	297	-13.7%
\$50,000 - \$99,999	668	-3.5%
\$100,000 - \$149,999	639	-6.7%
\$150,000 - \$199,999	538	-3.4%
\$200,000 - \$249,999	337	4.7%
\$250,000 - \$299,999	222	3.3%
\$300,000 - \$399,999	266	6.0%
\$400,000 - \$599,999	162	8.0%
\$600,000 - \$999,999	68	7.9%
\$1,000,000 or more	23	9.5%

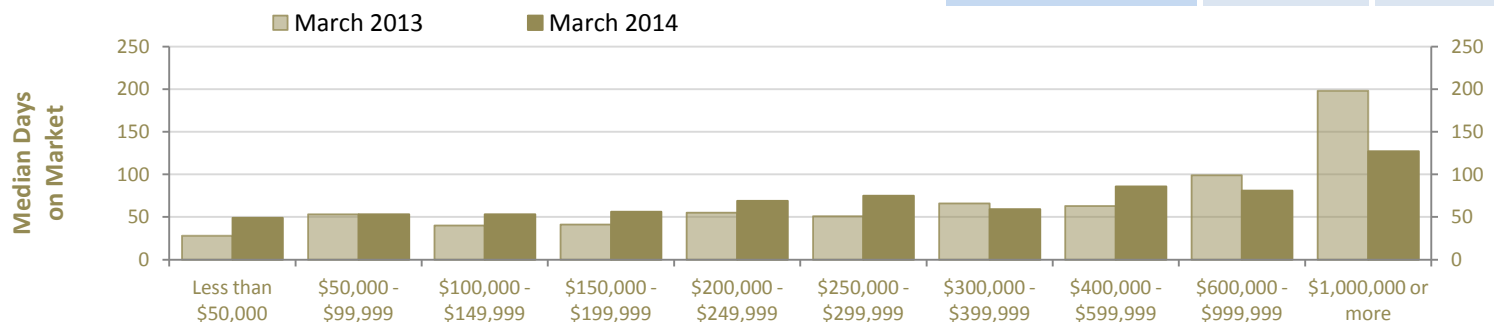


Median Days on Market by Sale Price

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

Economists' note: Median Days on Market 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. 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	49	75.0%
\$50,000 - \$99,999	53	0.0%
\$100,000 - \$149,999	53	32.5%
\$150,000 - \$199,999	56	36.6%
\$200,000 - \$249,999	69	25.5%
\$250,000 - \$299,999	75	47.1%
\$300,000 - \$399,999	59	-10.6%
\$400,000 - \$599,999	86	36.5%
\$600,000 - \$999,999	81	-18.2%
\$1,000,000 or more	127	-35.9%

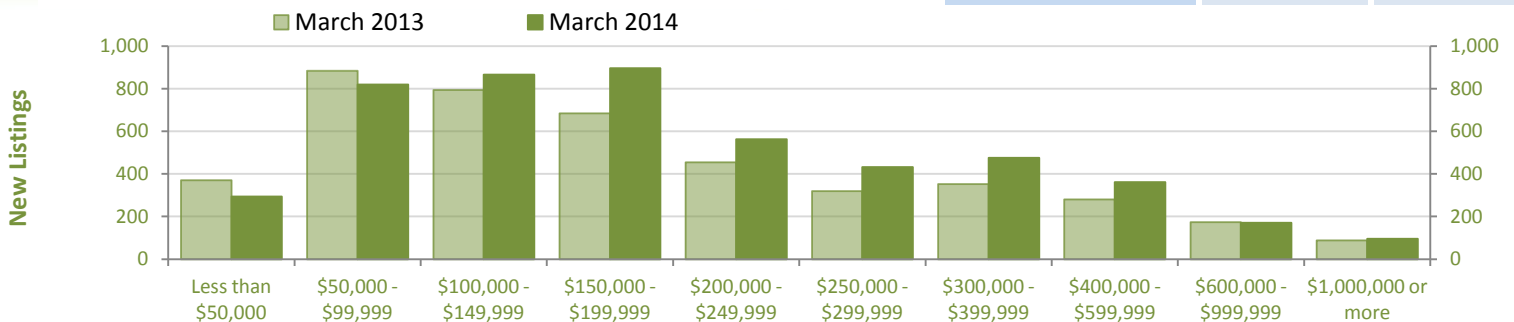


New Listings by Initial Listing Price

The number of properties put onto the market during the month

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	294	-20.8%
\$50,000 - \$99,999	819	-7.2%
\$100,000 - \$149,999	865	9.1%
\$150,000 - \$199,999	896	31.0%
\$200,000 - \$249,999	562	23.5%
\$250,000 - \$299,999	432	35.4%
\$300,000 - \$399,999	475	34.6%
\$400,000 - \$599,999	361	28.9%
\$600,000 - \$999,999	170	-1.7%
\$1,000,000 or more	95	8.0%

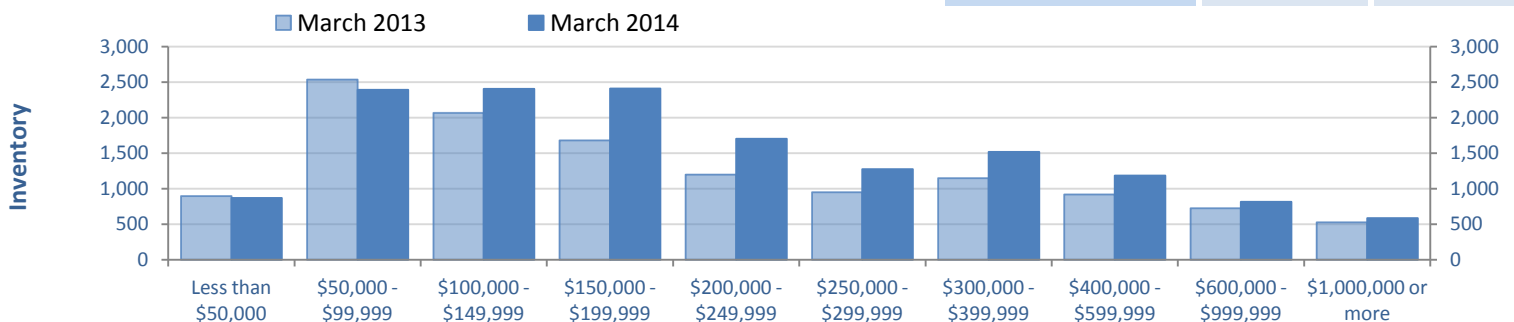


Inventory by Current Listing Price

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

Economists' note: There are a number of ways to 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 month, and hold this number to compare with the same month the following year.

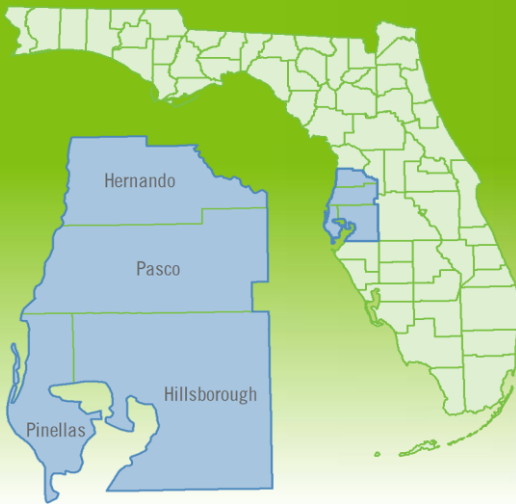
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	867	-2.9%
\$50,000 - \$99,999	2,390	-5.6%
\$100,000 - \$149,999	2,404	16.4%
\$150,000 - \$199,999	2,407	43.4%
\$200,000 - \$249,999	1,701	42.0%
\$250,000 - \$299,999	1,274	34.4%
\$300,000 - \$399,999	1,517	32.5%
\$400,000 - \$599,999	1,184	29.0%
\$600,000 - \$999,999	815	12.6%
\$1,000,000 or more	585	11.2%



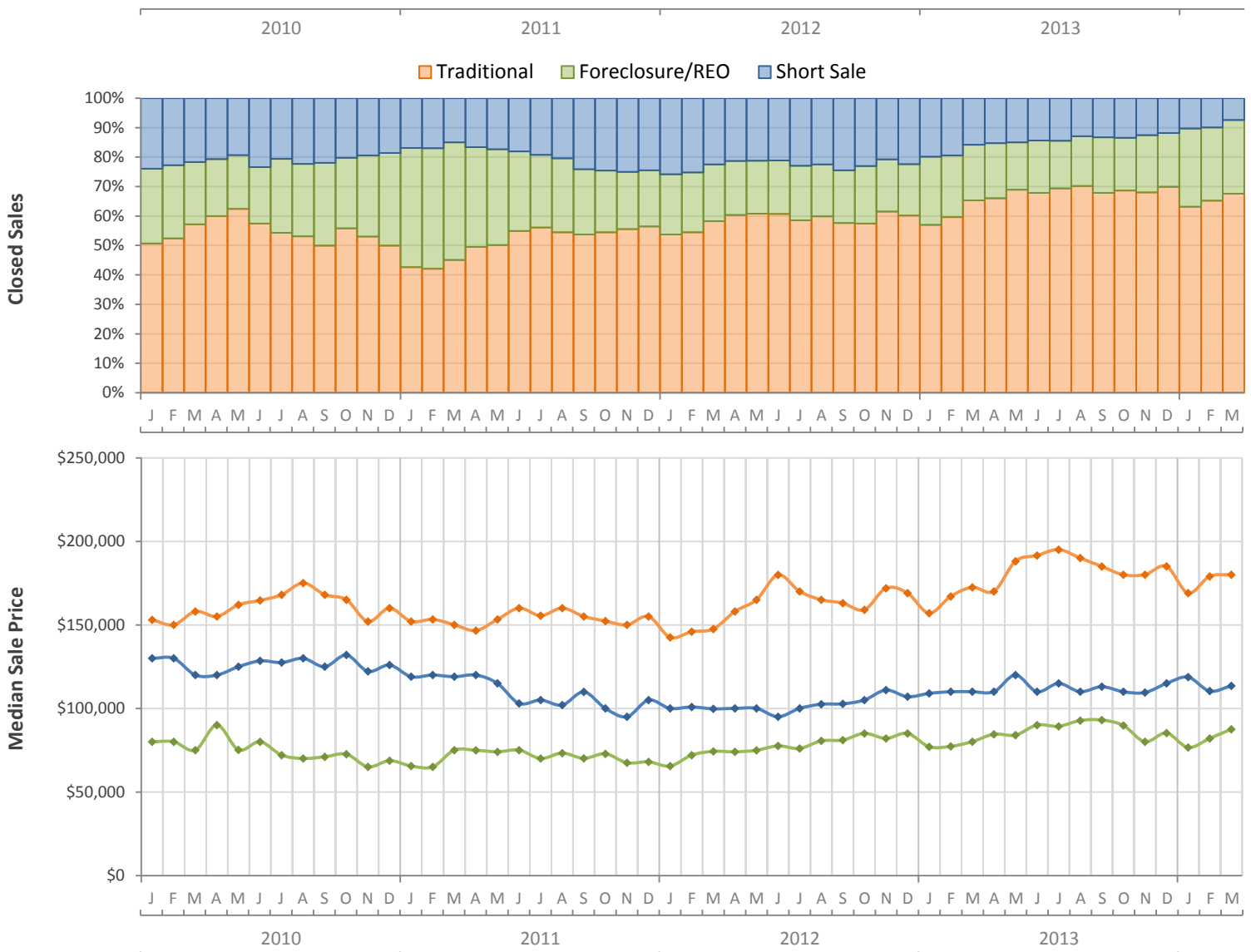
Monthly Distressed Market - March 2014

Single Family Homes

Tampa-St. Petersburg-Clearwater MSA



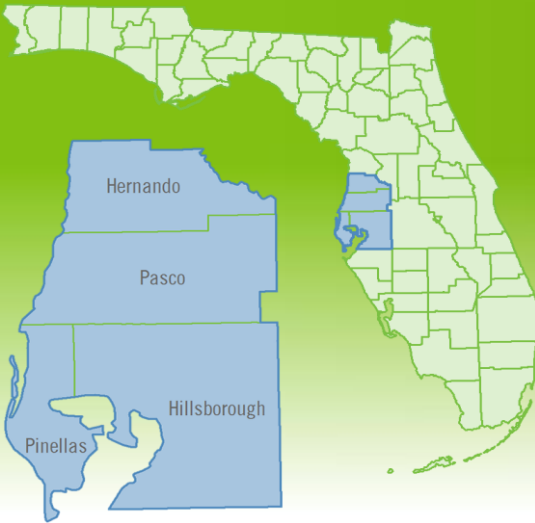
		March 2014	March 2013	Percent Change Year-over-Year
Traditional	Closed Sales	2,176	2,156	0.9%
	Median Sale Price	\$180,000	\$172,450	4.4%
Foreclosure/REO	Closed Sales	804	623	29.1%
	Median Sale Price	\$87,500	\$80,050	9.3%
Short Sale	Closed Sales	240	521	-53.9%
	Median Sale Price	\$113,500	\$110,000	3.2%



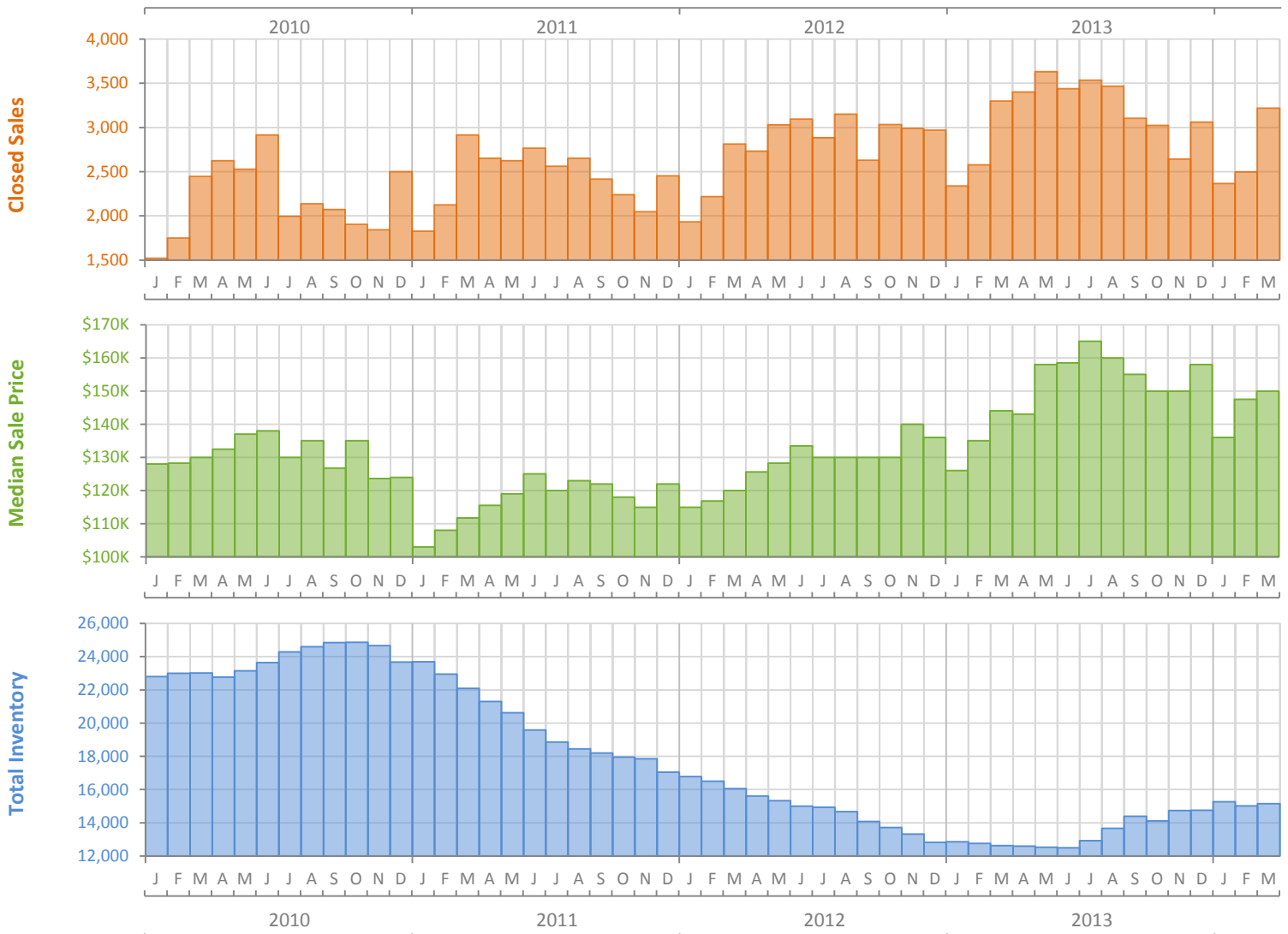
Monthly Market Summary - March 2014

Single Family Homes

Tampa-St. Petersburg-Clearwater MSA



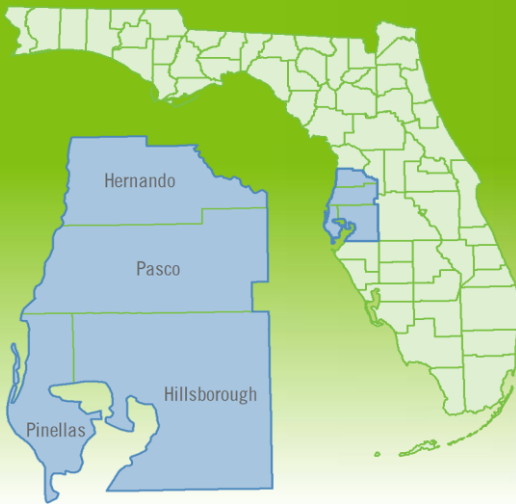
	March 2014	March 2013	Percent Change Year-over-Year
Closed Sales	3,220	3,300	-2.4%
Cash Sales	1,417	1,651	-14.2%
New Pending Sales	3,670	3,413	7.5%
New Listings	4,969	4,399	13.0%
Median Sale Price	\$150,000	\$144,049	4.1%
Average Sale Price	\$194,312	\$184,849	5.1%
Median Days on Market	58	48	20.8%
Avg. Percent of Original List Price Received	92.5%	93.4%	-1.0%
Pending Inventory	6,053	6,900	-12.3%
Inventory (Active Listings)	15,144	12,630	19.9%
Months Supply of Inventory	4.9	4.4	11.4%



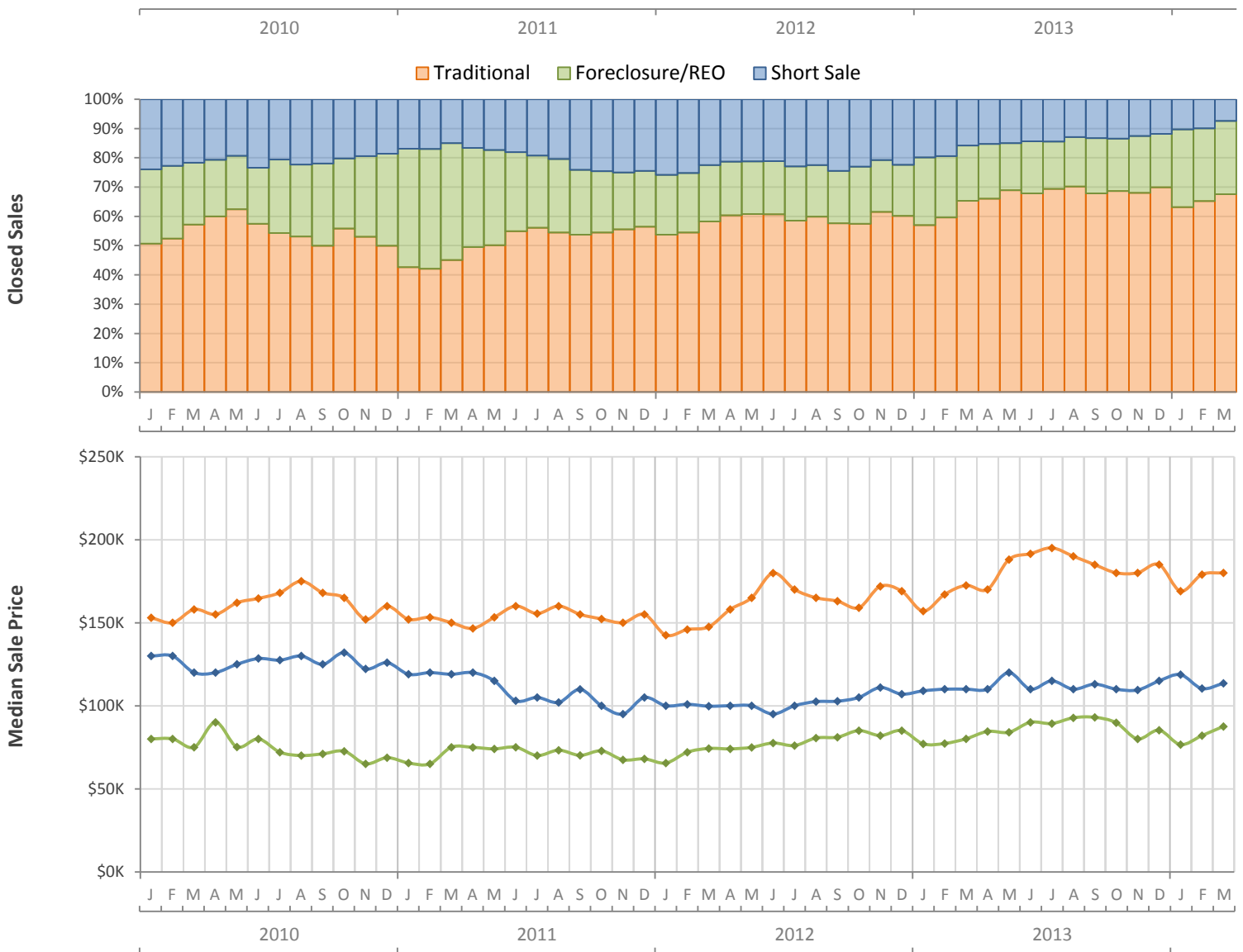
Monthly Distressed Market - March 2014

Single Family Homes

Tampa-St. Petersburg-Clearwater MSA



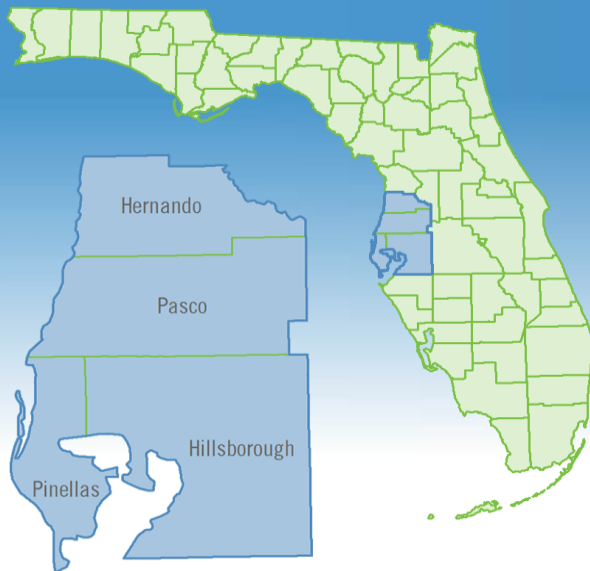
		March 2014	March 2013	Percent Change Year-over-Year
Traditional	Closed Sales	2,176	2,156	0.9%
	Median Sale Price	\$180,000	\$172,450	4.4%
Foreclosure/REO	Closed Sales	804	623	29.1%
	Median Sale Price	\$87,500	\$80,050	9.3%
Short Sale	Closed Sales	240	521	-53.9%
	Median Sale Price	\$113,500	\$110,000	3.2%



Monthly Market Detail - March 2014

Townhouses and Condos

Tampa-St. Petersburg-Clearwater MSA



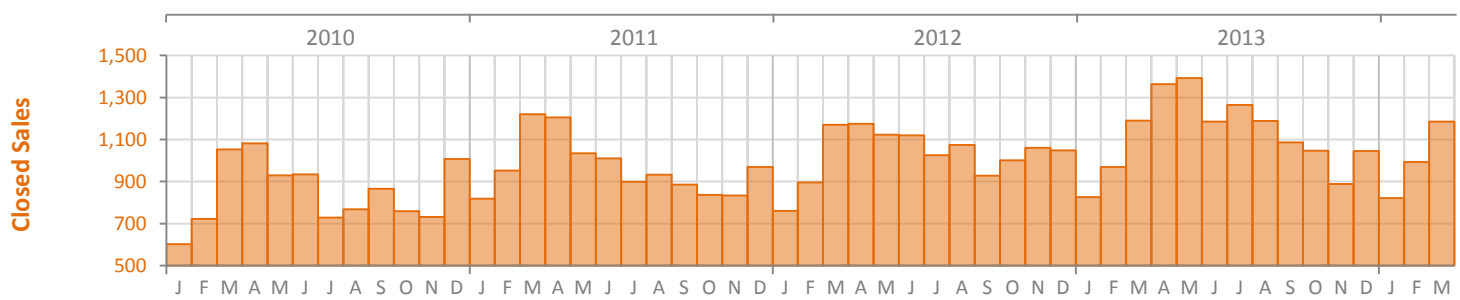
Summary Statistics	March 2014	March 2013	Percent Change Year-over-Year
Closed Sales	1,186	1,190	-0.3%
Paid in Cash	810	873	-7.2%
New Pending Sales	1,333	1,258	6.0%
New Listings	1,747	1,501	16.4%
Median Sale Price	\$105,000	\$92,000	14.1%
Average Sale Price	\$150,232	\$134,946	11.3%
Median Days on Market	58	52	11.5%
Average Percent of Original List Price Received	91.4%	93.0%	-1.7%
Pending Inventory	1,960	2,210	-11.3%
Inventory (Active Listings)	5,534	5,202	6.4%
Months Supply of Inventory	4.9	5.0	-0.9%

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 using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Month	Closed Sales	Percent Change Year-over-Year
March 2014	1,186	-0.3%
February 2014	993	2.5%
January 2014	822	-0.5%
December 2013	1,046	-0.2%
November 2013	889	-16.2%
October 2013	1,047	4.6%
September 2013	1,086	17.0%
August 2013	1,189	10.6%
July 2013	1,265	23.3%
June 2013	1,185	5.8%
May 2013	1,392	24.0%
April 2013	1,363	16.1%
March 2013	1,190	1.7%



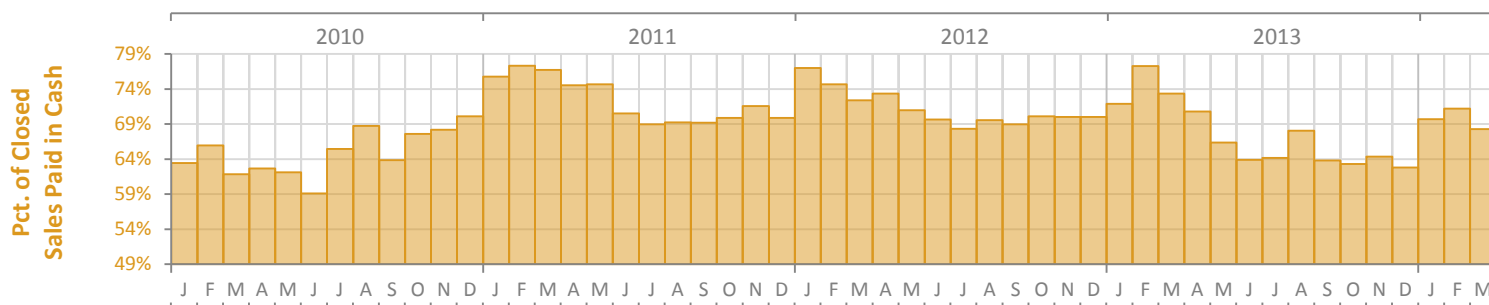
The number of Closed Sales during the month in which buyers exclusively paid in cash

Month	Cash Sales	Percent Change Year-over-Year
March 2014	810	-7.2%
February 2014	707	-5.6%
January 2014	573	-3.5%
December 2013	657	-10.5%
November 2013	572	-23.0%
October 2013	663	-5.6%
September 2013	693	8.3%
August 2013	809	8.2%
July 2013	812	15.8%
June 2013	757	-2.9%
May 2013	924	15.9%
April 2013	965	12.1%
March 2013	873	3.1%



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

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
March 2014	68.3%	-6.9%
February 2014	71.2%	-7.9%
January 2014	69.7%	-3.1%
December 2013	62.8%	-10.3%
November 2013	64.3%	-8.1%
October 2013	63.3%	-9.7%
September 2013	63.8%	-7.5%
August 2013	68.0%	-2.2%
July 2013	64.2%	-6.1%
June 2013	63.9%	-8.3%
May 2013	66.4%	-6.5%
April 2013	70.8%	-3.5%
March 2013	73.4%	1.3%

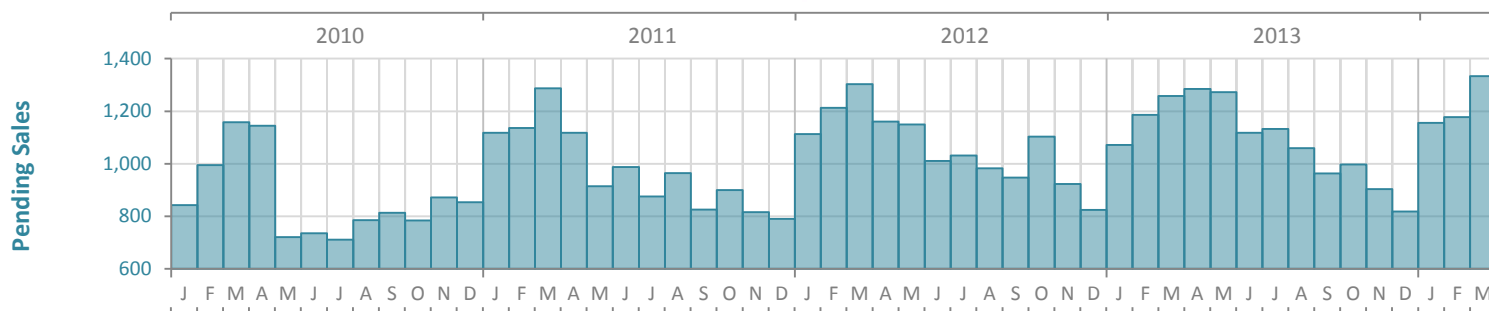


New Pending Sales

The number of property listings that went from "Active" to "Pending" status 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
March 2014	1,333	6.0%
February 2014	1,177	-0.8%
January 2014	1,155	7.7%
December 2013	818	-0.7%
November 2013	904	-2.1%
October 2013	997	-9.6%
September 2013	963	1.7%
August 2013	1,060	7.8%
July 2013	1,132	9.8%
June 2013	1,118	10.6%
May 2013	1,273	10.8%
April 2013	1,285	10.8%
March 2013	1,258	-3.5%

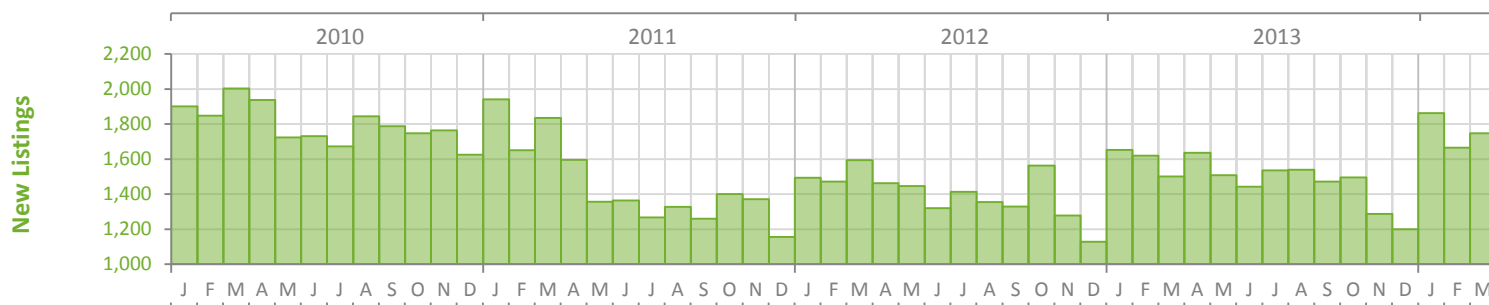


New Listings

The number of properties put onto the market during the month

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.

Month	New Listings	Percent Change Year-over-Year
March 2014	1,747	16.4%
February 2014	1,666	2.9%
January 2014	1,862	12.7%
December 2013	1,199	6.3%
November 2013	1,288	0.7%
October 2013	1,495	-4.4%
September 2013	1,471	10.6%
August 2013	1,540	13.7%
July 2013	1,535	8.6%
June 2013	1,443	9.3%
May 2013	1,509	4.4%
April 2013	1,637	12.0%
March 2013	1,501	-5.9%

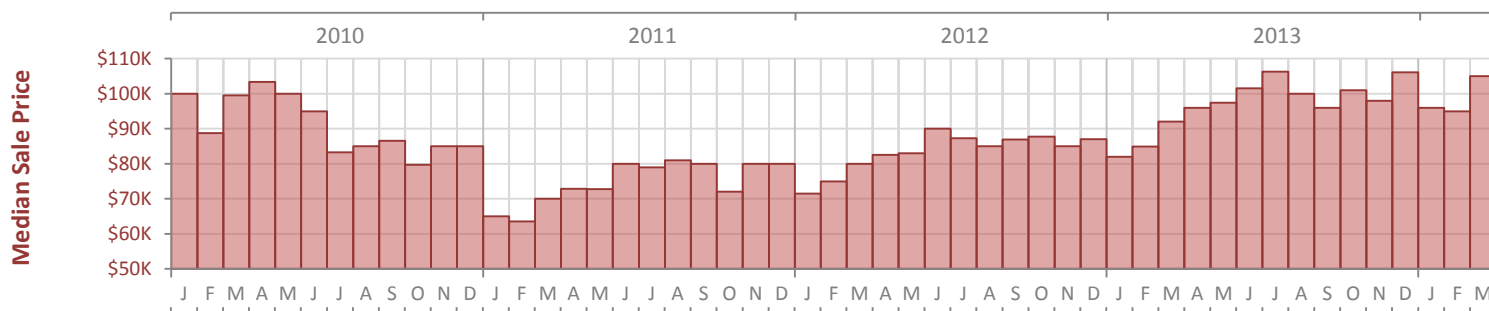


Median Sale Price

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.

Month	Median Sale Price	Percent Change Year-over-Year
March 2014	\$105,000	14.1%
February 2014	\$94,950	11.8%
January 2014	\$96,000	17.1%
December 2013	\$106,069	21.9%
November 2013	\$98,000	15.3%
October 2013	\$101,000	15.1%
September 2013	\$96,000	10.4%
August 2013	\$99,950	17.6%
July 2013	\$106,250	21.8%
June 2013	\$101,500	12.8%
May 2013	\$97,433	17.5%
April 2013	\$96,000	16.4%
March 2013	\$92,000	15.0%

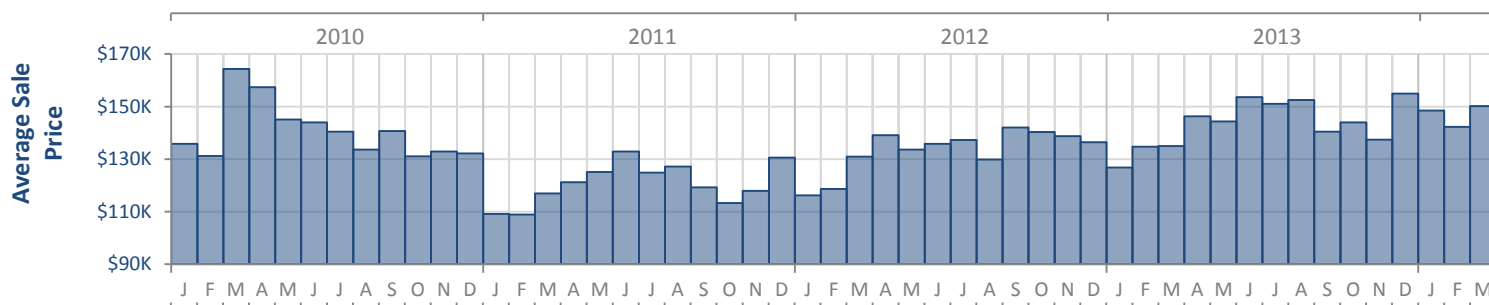


Average Sale Price

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

Economists' note: 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.

Month	Average Sale Price	Percent Change Year-over-Year
March 2014	\$150,232	11.3%
February 2014	\$142,313	5.7%
January 2014	\$148,497	17.1%
December 2013	\$154,918	13.5%
November 2013	\$137,342	-1.0%
October 2013	\$143,992	2.6%
September 2013	\$140,449	-1.1%
August 2013	\$152,500	17.4%
July 2013	\$150,982	10.0%
June 2013	\$153,579	13.1%
May 2013	\$144,309	8.0%
April 2013	\$146,295	5.2%
March 2013	\$134,946	3.1%

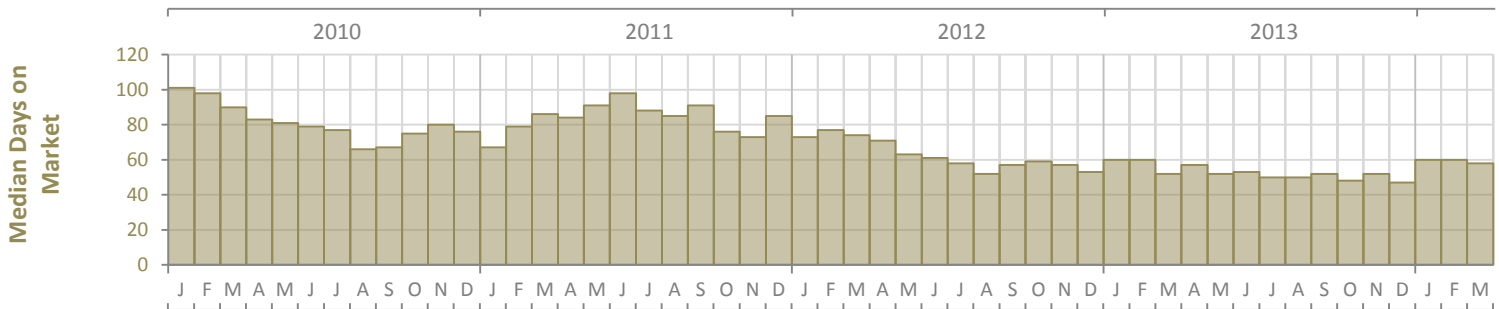


Median Days on Market

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

Economists' note: Median Days on Market 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. 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.

Month	Median Days on Market	Percent Change Year-over-Year
March 2014	58	11.5%
February 2014	60	0.0%
January 2014	60	0.0%
December 2013	47	-11.3%
November 2013	52	-8.8%
October 2013	48	-18.6%
September 2013	52	-8.8%
August 2013	50	-3.8%
July 2013	50	-13.8%
June 2013	53	-13.1%
May 2013	52	-17.5%
April 2013	57	-19.7%
March 2013	52	-29.7%

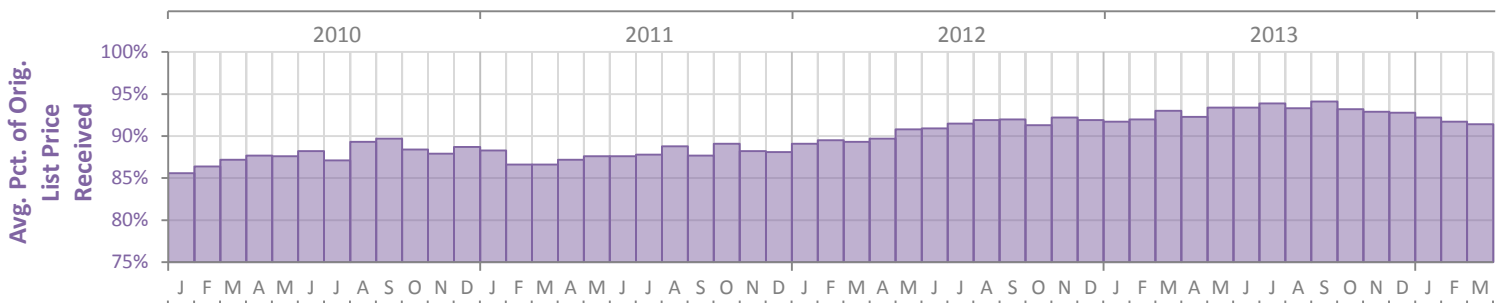


Average Percent of Original List Price Received

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

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.

Month	Avg. Pct. of Orig. List Price Received	Percent Change Year-over-Year
March 2014	91.4%	-1.7%
February 2014	91.7%	-0.3%
January 2014	92.2%	0.5%
December 2013	92.8%	1.0%
November 2013	92.9%	0.8%
October 2013	93.2%	2.1%
September 2013	94.1%	2.3%
August 2013	93.3%	1.5%
July 2013	93.9%	2.6%
June 2013	93.4%	2.8%
May 2013	93.4%	2.9%
April 2013	92.3%	2.9%
March 2013	93.0%	4.1%

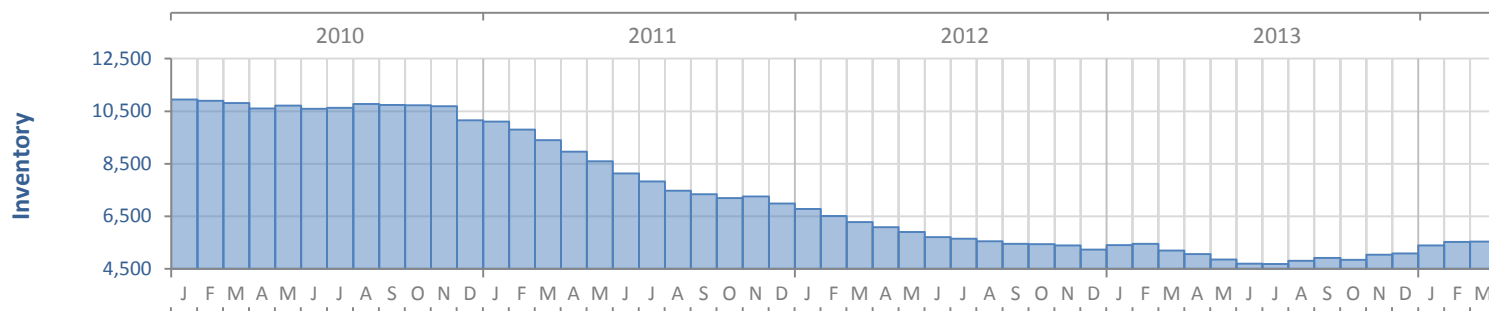


Inventory (Active Listings)

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

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 month, and hold this number to compare with the same month the following year.

Month	Inventory	Percent Change Year-over-Year
March 2014	5,534	6.4%
February 2014	5,529	1.4%
January 2014	5,386	-0.3%
December 2013	5,090	-2.8%
November 2013	5,035	-6.7%
October 2013	4,850	-10.9%
September 2013	4,922	-9.8%
August 2013	4,802	-13.4%
July 2013	4,684	-17.1%
June 2013	4,700	-17.7%
May 2013	4,851	-17.9%
April 2013	5,059	-16.9%
March 2013	5,202	-17.3%

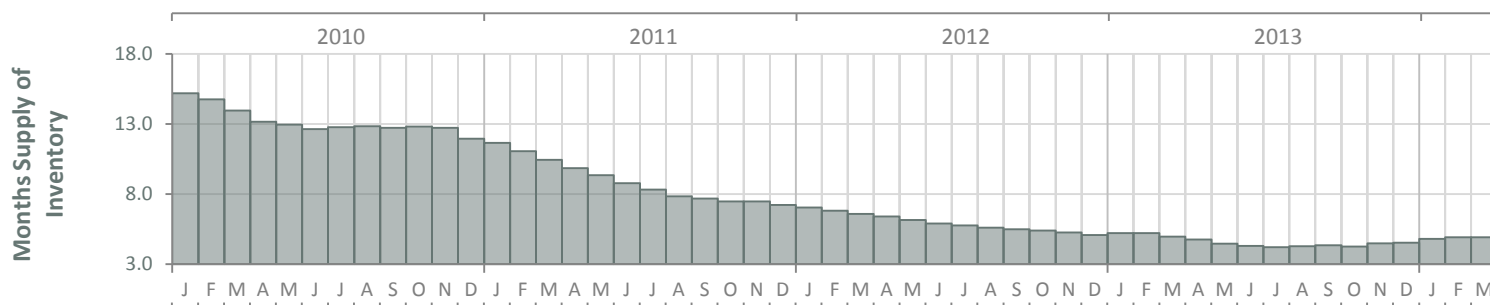


Months Supply of Inventory

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

Economists' note: 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.

Month	Months Supply	Percent Change Year-over-Year
March 2014	4.9	-0.9%
February 2014	4.9	-5.7%
January 2014	4.8	-7.7%
December 2013	4.5	-10.5%
November 2013	4.5	-14.7%
October 2013	4.3	-21.0%
September 2013	4.4	-20.8%
August 2013	4.3	-23.4%
July 2013	4.2	-26.9%
June 2013	4.3	-27.0%
May 2013	4.5	-27.4%
April 2013	4.8	-25.6%
March 2013	5.0	-24.5%

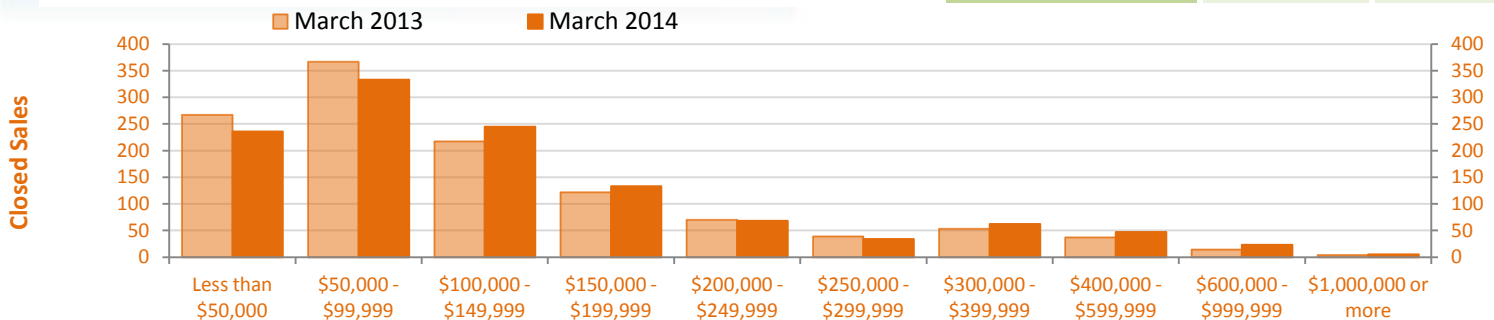


Closed Sales by Sale Price

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 using the year-over-year percent changes rather than the absolute counts. Realtors® and their clients should also be wary of month-to-month comparisons of Closed Sales because of potential seasonal effects.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	236	-11.6%
\$50,000 - \$99,999	333	-9.3%
\$100,000 - \$149,999	245	12.9%
\$150,000 - \$199,999	133	9.0%
\$200,000 - \$249,999	68	-2.9%
\$250,000 - \$299,999	34	-12.8%
\$300,000 - \$399,999	62	17.0%
\$400,000 - \$599,999	47	27.0%
\$600,000 - \$999,999	23	64.3%
\$1,000,000 or more	5	25.0%

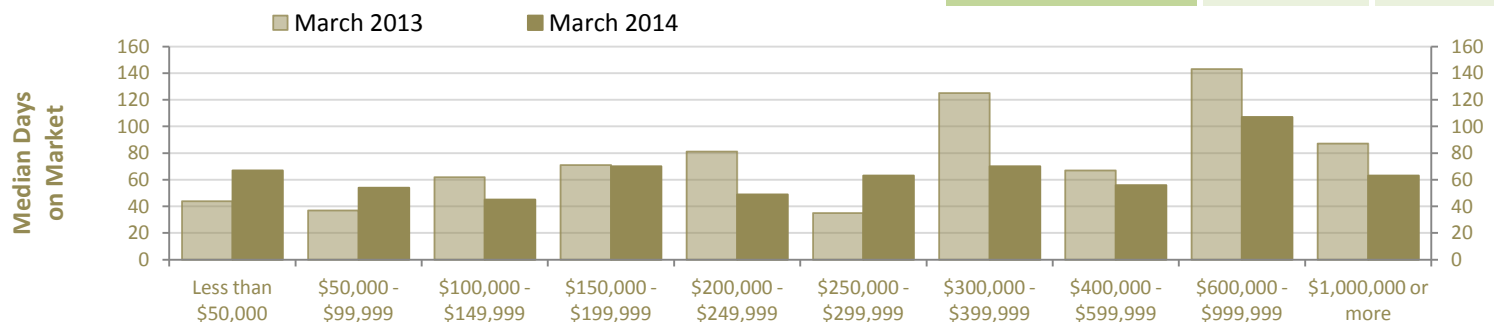


Median Days on Market by Sale Price

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

Economists' note: Median Days on Market 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. 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	67	52.3%
\$50,000 - \$99,999	54	45.9%
\$100,000 - \$149,999	45	-27.4%
\$150,000 - \$199,999	70	-1.4%
\$200,000 - \$249,999	49	-39.5%
\$250,000 - \$299,999	63	80.0%
\$300,000 - \$399,999	70	-44.0%
\$400,000 - \$599,999	56	-16.4%
\$600,000 - \$999,999	107	-25.2%
\$1,000,000 or more	63	-27.6%

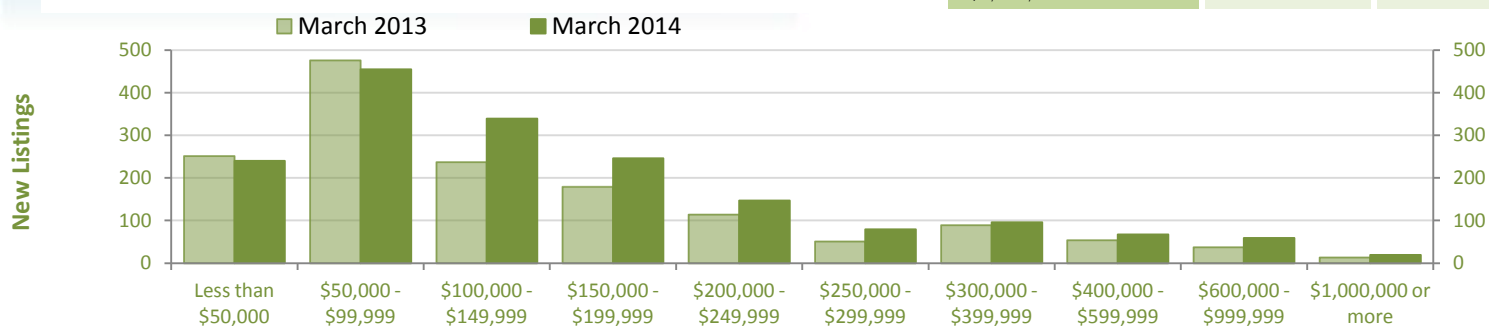


New Listings by Initial Listing Price

The number of properties put onto the market during the month

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	240	-4.4%
\$50,000 - \$99,999	455	-4.4%
\$100,000 - \$149,999	339	43.0%
\$150,000 - \$199,999	246	37.4%
\$200,000 - \$249,999	147	28.9%
\$250,000 - \$299,999	79	54.9%
\$300,000 - \$399,999	96	7.9%
\$400,000 - \$599,999	67	24.1%
\$600,000 - \$999,999	59	59.5%
\$1,000,000 or more	19	46.2%

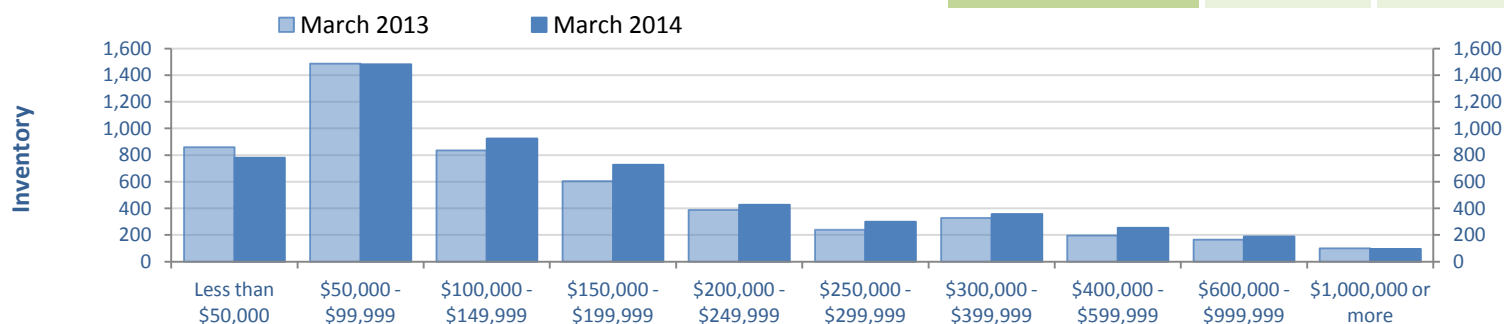


Inventory by Current Listing Price

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

Economists' note: There are a number of ways to 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 month, and hold this number to compare with the same month the following year.

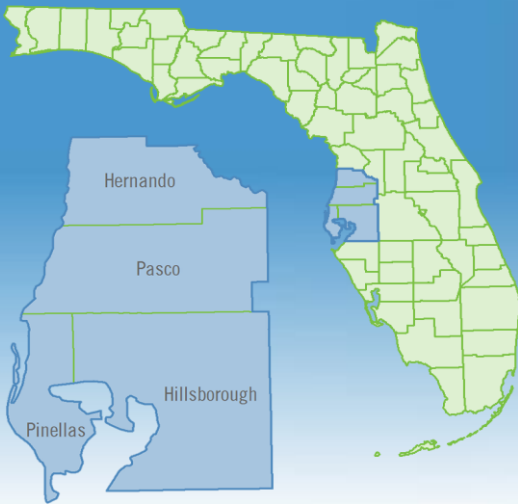
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	781	-9.2%
\$50,000 - \$99,999	1,482	-0.3%
\$100,000 - \$149,999	924	10.8%
\$150,000 - \$199,999	727	20.2%
\$200,000 - \$249,999	427	10.1%
\$250,000 - \$299,999	299	24.6%
\$300,000 - \$399,999	357	8.8%
\$400,000 - \$599,999	254	29.6%
\$600,000 - \$999,999	188	13.3%
\$1,000,000 or more	95	-4.0%



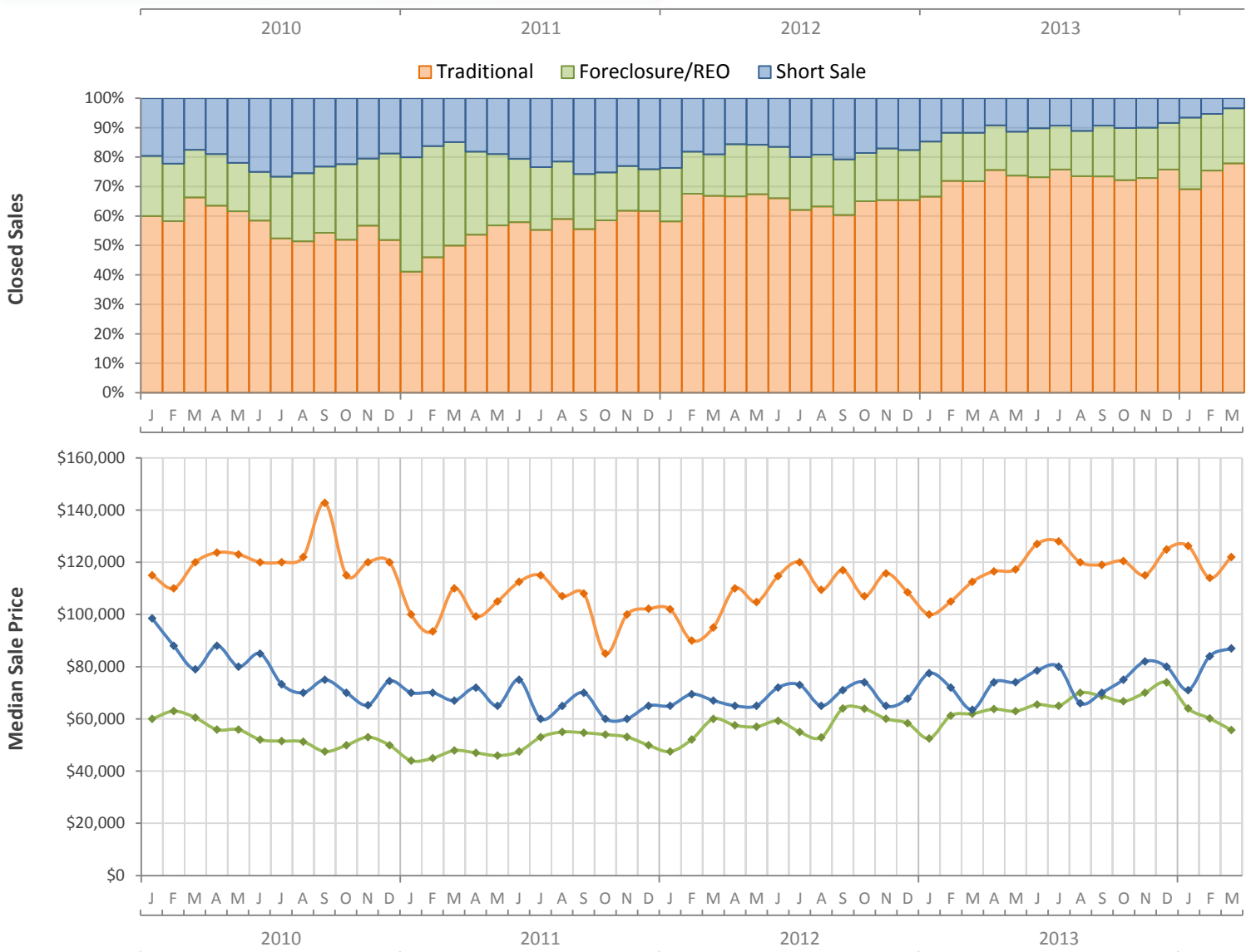
Monthly Distressed Market - March 2014

Townhouses and Condos

Tampa-St. Petersburg-Clearwater MSA



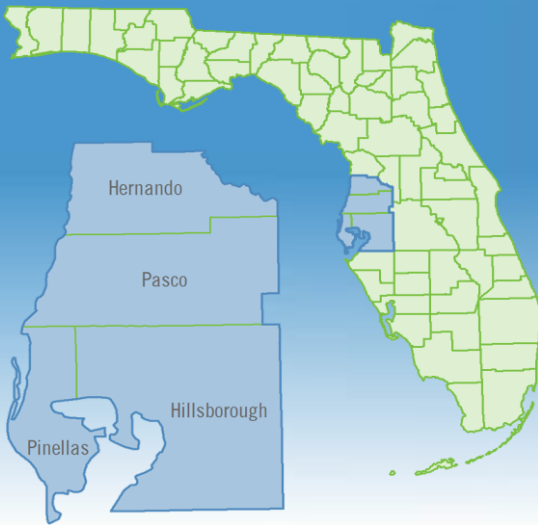
		March 2014	March 2013	Percent Change Year-over-Year
Traditional	Closed Sales	923	855	8.0%
	Median Sale Price	\$122,000	\$112,500	8.4%
Foreclosure/REO	Closed Sales	222	195	13.8%
	Median Sale Price	\$55,737	\$62,000	-10.1%
Short Sale	Closed Sales	41	140	-70.7%
	Median Sale Price	\$87,000	\$63,500	37.0%



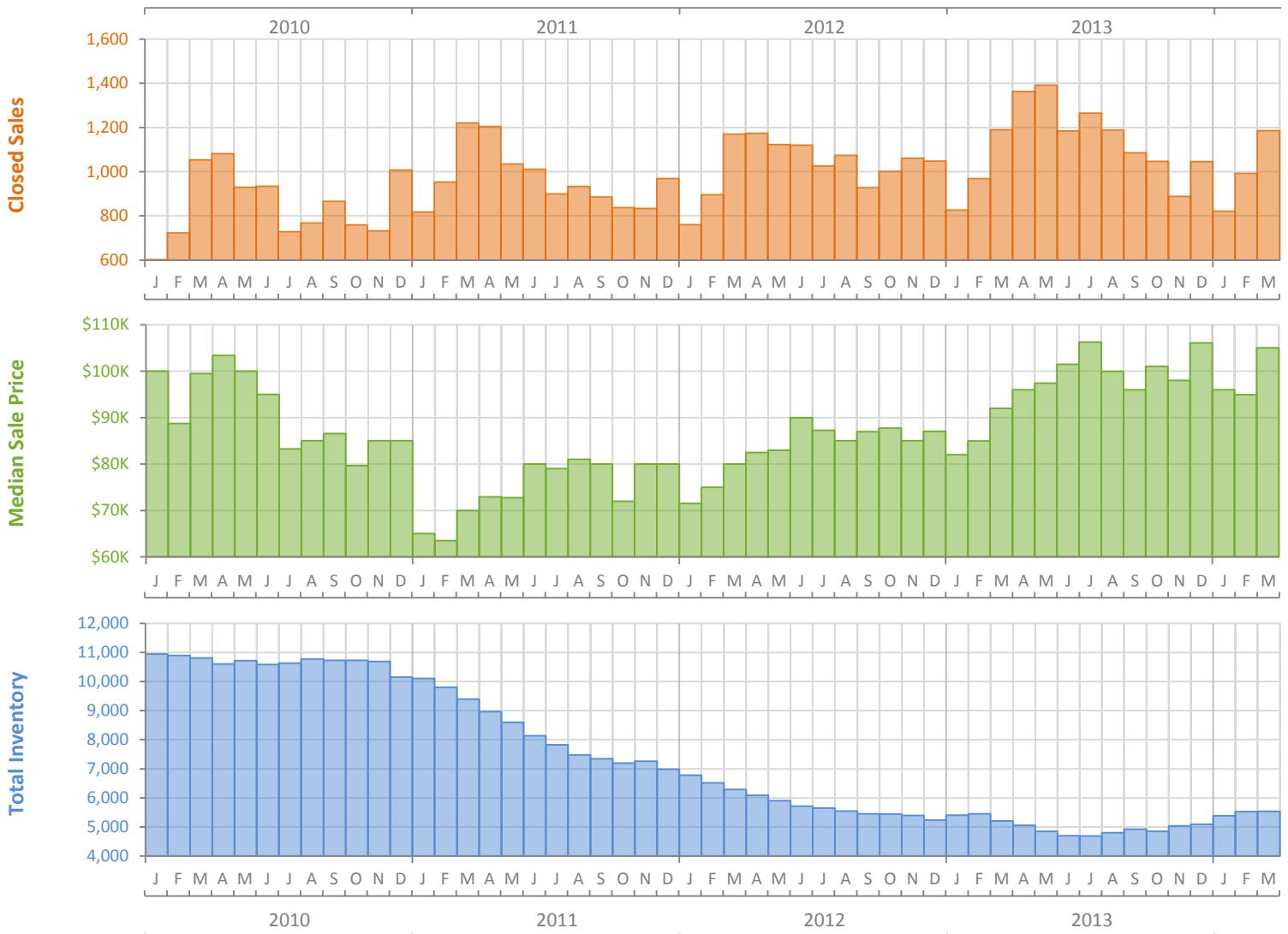
Monthly Market Summary - March 2014

Townhouses and Condos

Tampa-St. Petersburg-Clearwater MSA



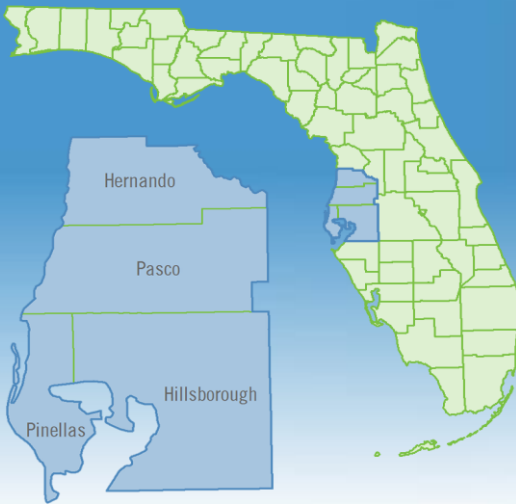
	March 2014	March 2013	Percent Change Year-over-Year
Closed Sales	1,186	1,190	-0.3%
Cash Sales	810	873	-7.2%
New Pending Sales	1,333	1,258	6.0%
New Listings	1,747	1,501	16.4%
Median Sale Price	\$105,000	\$92,000	14.1%
Average Sale Price	\$150,232	\$134,946	11.3%
Median Days on Market	58	52	11.5%
Avg. Percent of Original List Price Received	91.4%	93.0%	-1.7%
Pending Inventory	1,960	2,210	-11.3%
Inventory (Active Listings)	5,534	5,202	6.4%
Months Supply of Inventory	4.9	5.0	-0.9%



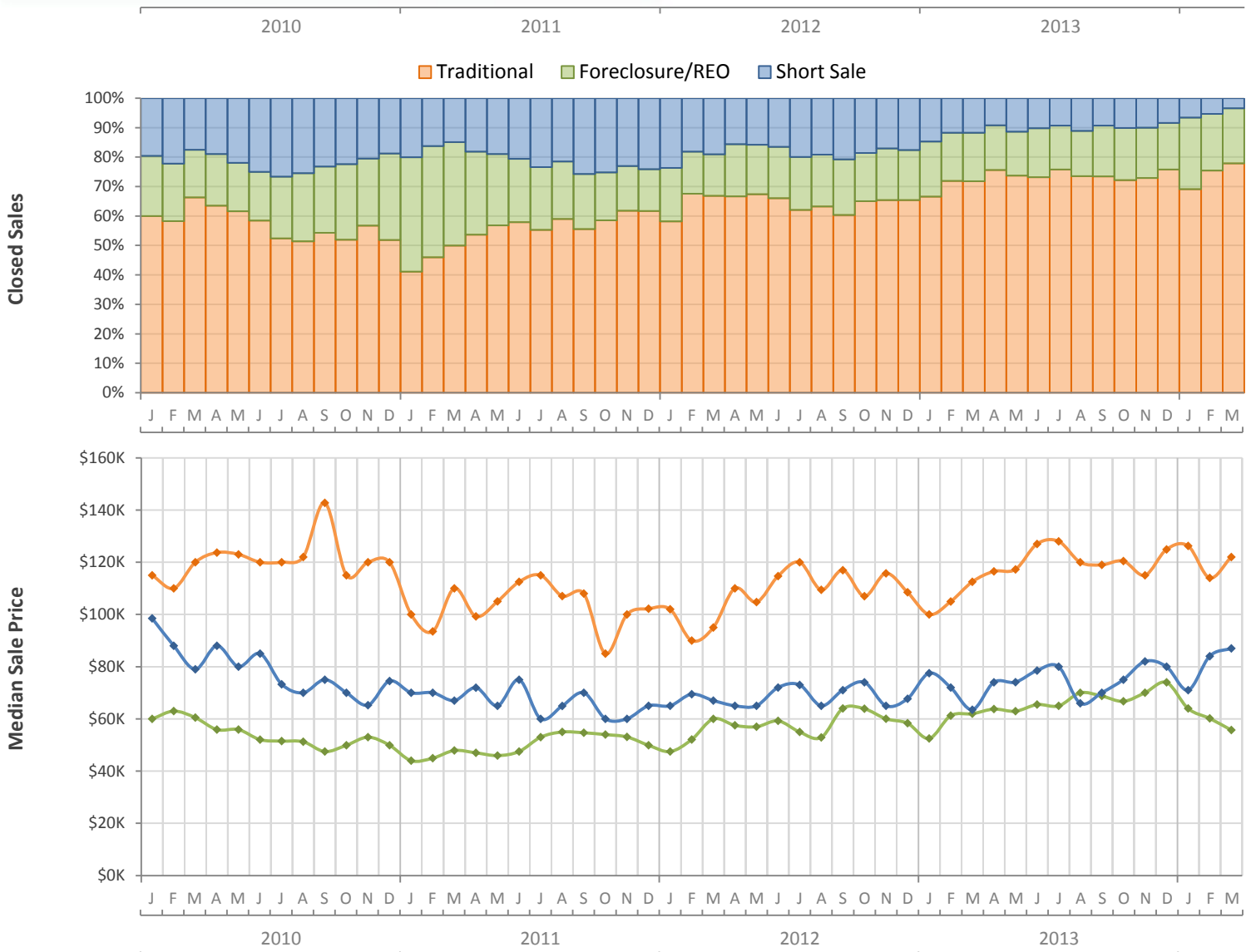
Monthly Distressed Market - March 2014

Townhouses and Condos

Tampa-St. Petersburg-Clearwater MSA



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	Median Sale Price	\$87,000	\$63,500	37.0%



Board/Association:	Tampa
State:	FL
Month:	March

National Association of Realtors®
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 Questions: 202-383-1276

Single-Family Units
Number of Bedrooms

	2 or	3	4	Total
PRICE RANGE	less	or more		
\$1 - \$29,999	19	18	1	38
\$30,000 - \$39,999	26	12	2	40
\$40,000 - \$49,999	29	22	6	57
\$50,000 - \$59,999	18	21	6	45
\$60,000 - \$69,999	15	31	4	50
\$70,000 - \$79,999	10	26	8	44
\$80,000 - \$89,999	16	25	6	47
\$90,000 - \$99,999	14	40	4	58
\$100,000 - \$119,999	21	55	12	88
\$120,000 - \$139,999	24	82	20	126
\$140,000 - \$159,999	15	85	37	137
\$160,000 - \$179,999	11	101	36	148
\$180,000 - \$199,999	6	55	42	103
\$200,000 - \$249,999	12	79	119	210
\$250,000 - \$299,999	7	50	96	153
\$300,000 - \$399,999	6	37	126	169
\$400,000 - \$499,999	2	13	48	63
\$500,000 - \$549,999		5	16	21
\$550,000 - \$599,999		2	15	17
\$600,000 - \$699,999		2	14	16
\$700,000 - \$799,999		2	8	10
\$800,000 - \$899,999		1	4	5
\$900,000 - \$999,999			6	6
\$1,000,000 - and over			8	8
Totals:	251	764	644	1659

Condominium / Cooperative Units

Number of Bedrooms

2 or less	3	4 or more	Total
23	1		24
31	1		32
25	2		27
14	4		18
16	4		20
13	5		18
20	7		27
12	5		17
26	13		39
18	20	1	39
10	15		25
3	20		23
5	11	1	17
9	19	1	29
5	6		11
5	14		19
	11	1	12
1	3		4
1	3		4
1			1
		1	1
	1		1
238	165	5	408

Active Listings

(Unsold Homes)

85	56
105	72
168	84
182	94
189	95
179	78
145	83
164	80
297	109
406	123
471	114
507	119
458	113
974	117
749	85
964	102
447	51
107	12
105	10
167	14
106	7
74	8
45	5
248	21
7342	1652

Sales Pending
(Under Contract)

During Month	During Month
49	32
56	27
71	37
60	28
74	25
72	31
71	30
65	28
140	53
170	48
196	29
192	31
130	22
307	49
222	16
213	25
85	9
24	3
21	2
27	2
13	1
9	1
4	
23	
2294	529

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	671	174
31 - 60	242	64
61 - 90	188	39
91 - 120	168	45
121 - and over	390	86
Totals	1,659	408