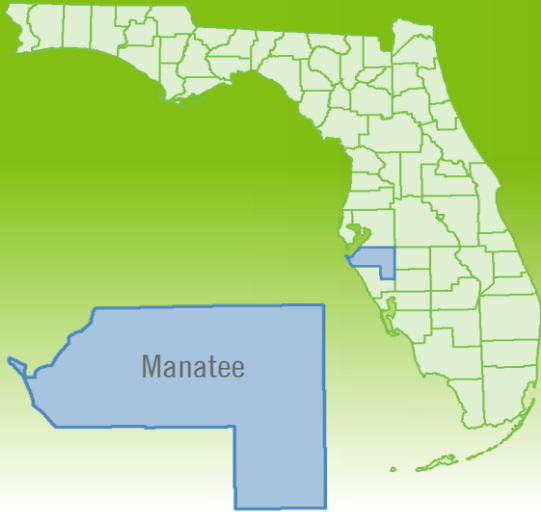


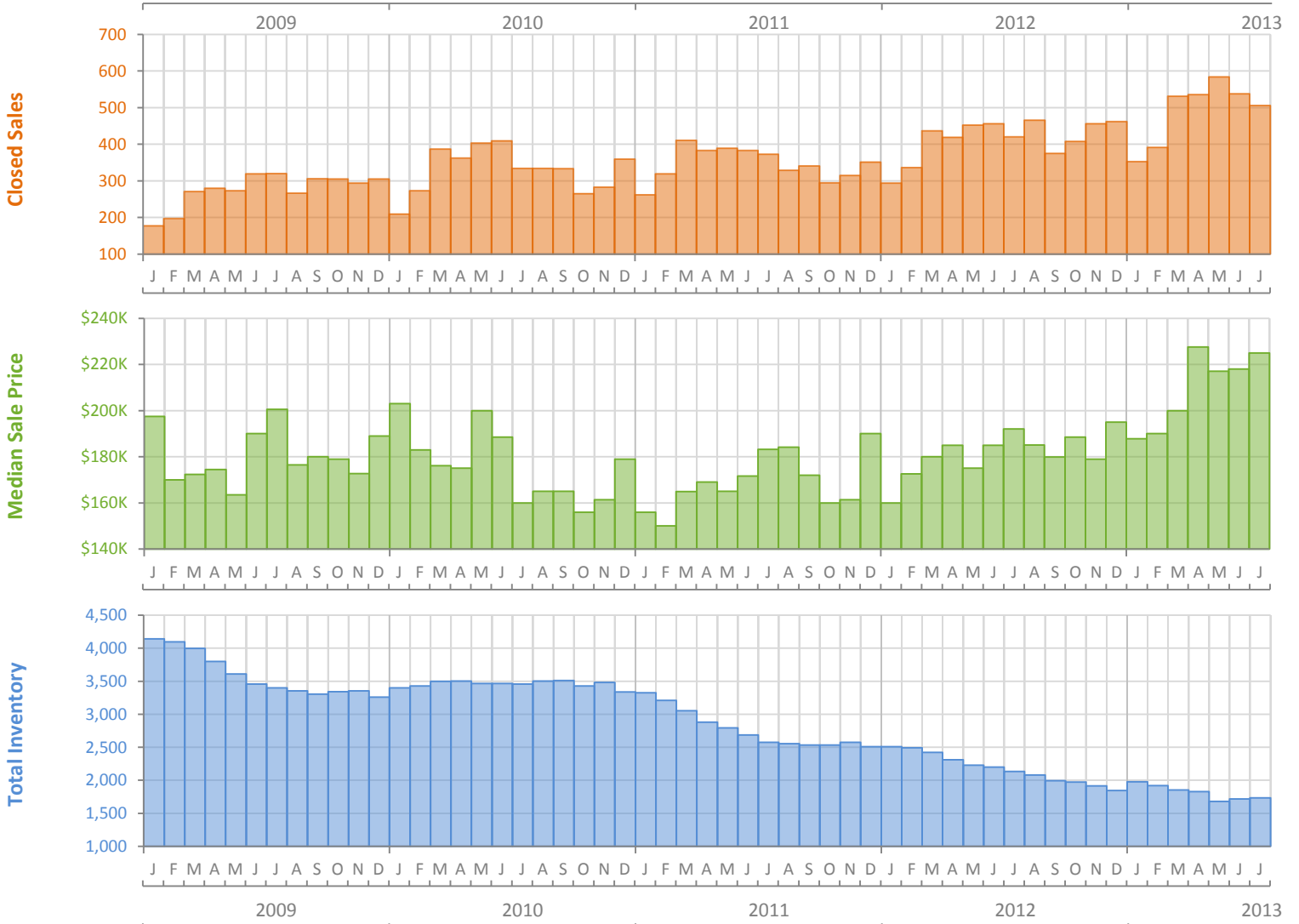
Monthly Market Summary - July 2013

Single Family Homes

Manatee County



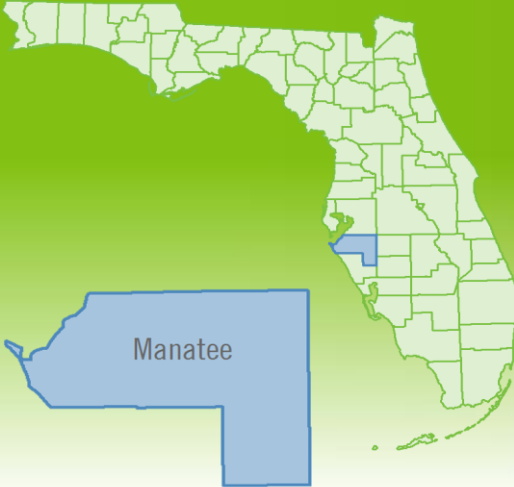
	July 2013	July 2012	Percent Change Year-over-Year
Closed Sales	506	420	20.5%
Cash Sales	209	186	12.4%
New Pending Sales	423	416	1.7%
New Listings	605	525	15.2%
Median Sale Price	\$225,000	\$192,000	17.2%
Average Sale Price	\$297,071	\$230,873	28.7%
Median Days on Market	41	48	-14.6%
Avg. Percent of Original List Price Received	95.4%	91.9%	3.8%
Pending Inventory	936	(No Data)	N/A
Inventory (Active Listings)	1,734	2,133	-18.7%
Months Supply of Inventory	3.7	5.8	-35.5%



Monthly Distressed Market - July 2013

Single Family Homes

Manatee County



		July 2013	July 2012	Percent Change Year-over-Year
Traditional	Closed Sales	352	245	43.7%
	Median Sale Price	\$262,250	\$253,000	3.7%
Foreclosure/REO	Closed Sales	87	89	-2.2%
	Median Sale Price	\$100,779	\$85,000	18.6%
Short Sale	Closed Sales	67	86	-22.1%
	Median Sale Price	\$164,900	\$131,000	25.9%

