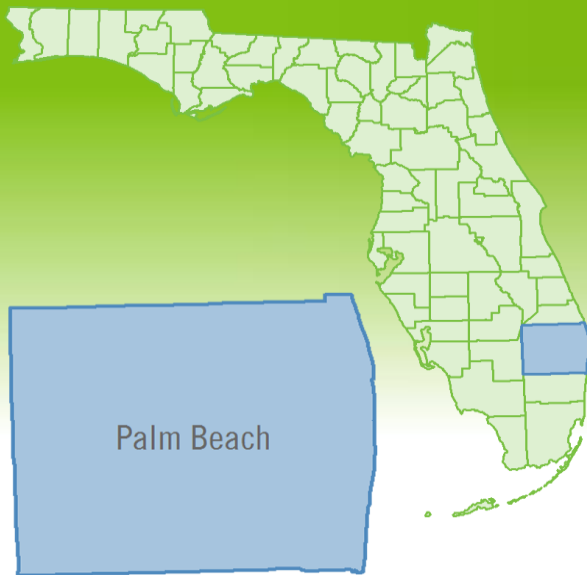


Monthly Market Detail - November 2015

Single Family Homes

Palm Beach County



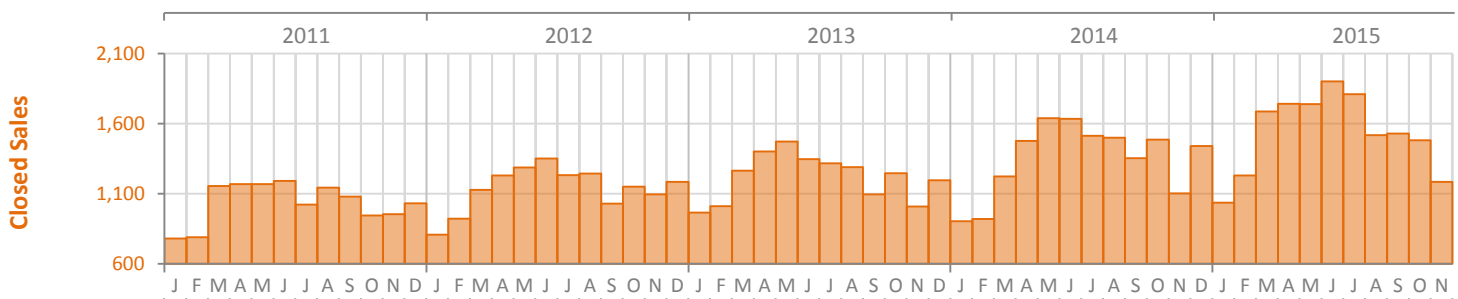
Summary Statistics	November 2015	November 2014	Percent Change Year-over-Year
Closed Sales	1,186	1,104	7.4%
Paid in Cash	486	519	-6.4%
New Pending Sales	1,471	1,749	-15.9%
New Listings	2,157	2,078	3.8%
Median Sale Price	\$295,000	\$265,012	11.3%
Average Sale Price	\$442,841	\$425,709	4.0%
Median Days on Market	37	62	-40.3%
Average Percent of Original List Price Received	93.5%	93.0%	0.5%
Pending Inventory	3,075	3,188	-3.5%
Inventory (Active Listings)	7,320	7,591	-3.6%
Months Supply of Inventory	4.8	5.7	-15.9%

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
November 2015	1,186	7.4%
October 2015	1,481	-0.4%
September 2015	1,529	12.8%
August 2015	1,518	1.2%
July 2015	1,810	19.5%
June 2015	1,901	16.2%
May 2015	1,739	6.0%
April 2015	1,743	17.9%
March 2015	1,687	37.7%
February 2015	1,231	33.7%
January 2015	1,037	14.6%
December 2014	1,441	20.4%
November 2014	1,104	9.4%

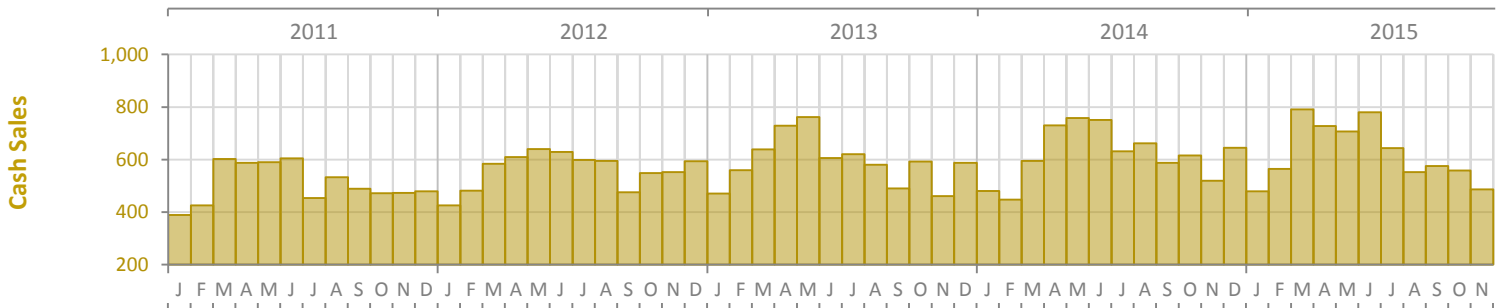


Cash Sales

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
November 2015	486	-6.4%
October 2015	558	-9.3%
September 2015	575	-2.0%
August 2015	552	-16.6%
July 2015	643	1.7%
June 2015	780	3.9%
May 2015	707	-6.7%
April 2015	728	-0.3%
March 2015	791	32.9%
February 2015	564	25.9%
January 2015	479	-0.2%
December 2014	645	9.9%
November 2014	519	12.6%

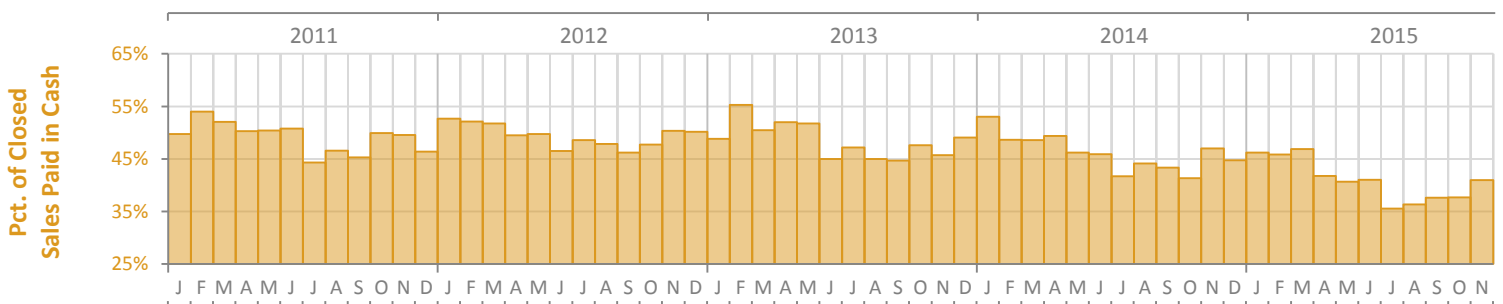


Cash Sales as a Percentage of Closed Sales

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
November 2015	41.0%	-12.8%
October 2015	37.7%	-8.9%
September 2015	37.6%	-13.2%
August 2015	36.4%	-17.6%
July 2015	35.5%	-14.8%
June 2015	41.0%	-10.6%
May 2015	40.7%	-12.0%
April 2015	41.8%	-15.4%
March 2015	46.9%	-3.5%
February 2015	45.8%	-5.8%
January 2015	46.2%	-12.9%
December 2014	44.8%	-8.7%
November 2014	47.0%	2.9%

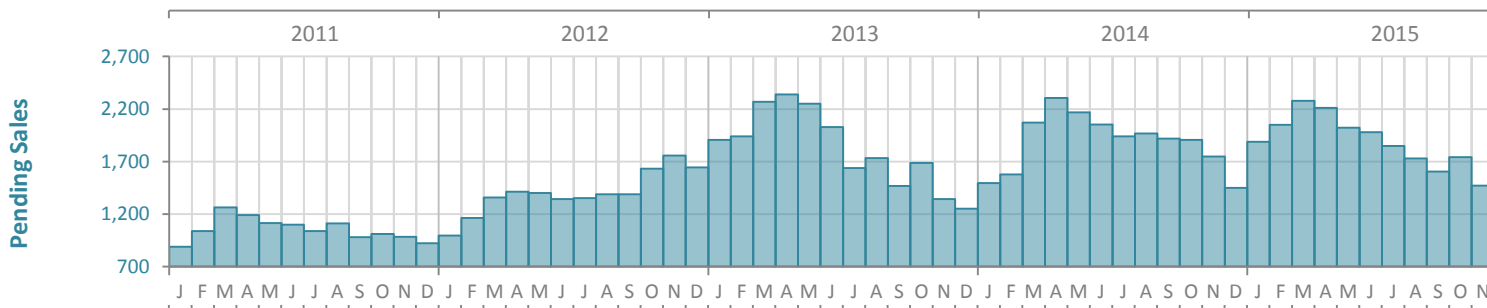


New Pending Sales

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
November 2015	1,471	-15.9%
October 2015	1,743	-8.6%
September 2015	1,606	-16.4%
August 2015	1,729	-12.1%
July 2015	1,847	-4.8%
June 2015	1,980	-3.6%
May 2015	2,023	-6.7%
April 2015	2,212	-4.1%
March 2015	2,277	9.9%
February 2015	2,048	29.8%
January 2015	1,889	26.3%
December 2014	1,451	15.9%
November 2014	1,749	30.3%

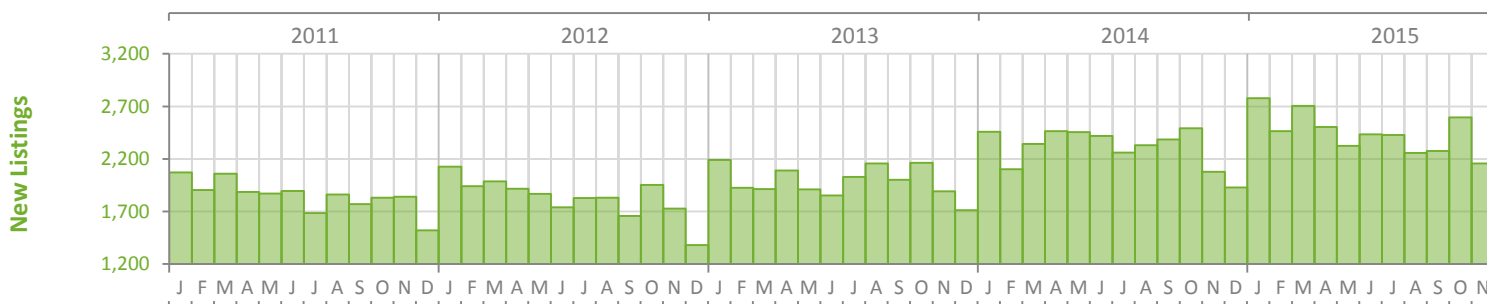


New Listings

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
November 2015	2,157	3.8%
October 2015	2,594	4.1%
September 2015	2,275	-4.6%
August 2015	2,256	-3.1%
July 2015	2,429	7.4%
June 2015	2,433	0.6%
May 2015	2,324	-5.3%
April 2015	2,504	1.6%
March 2015	2,704	15.4%
February 2015	2,465	17.2%
January 2015	2,777	13.0%
December 2014	1,929	12.7%
November 2014	2,078	9.8%

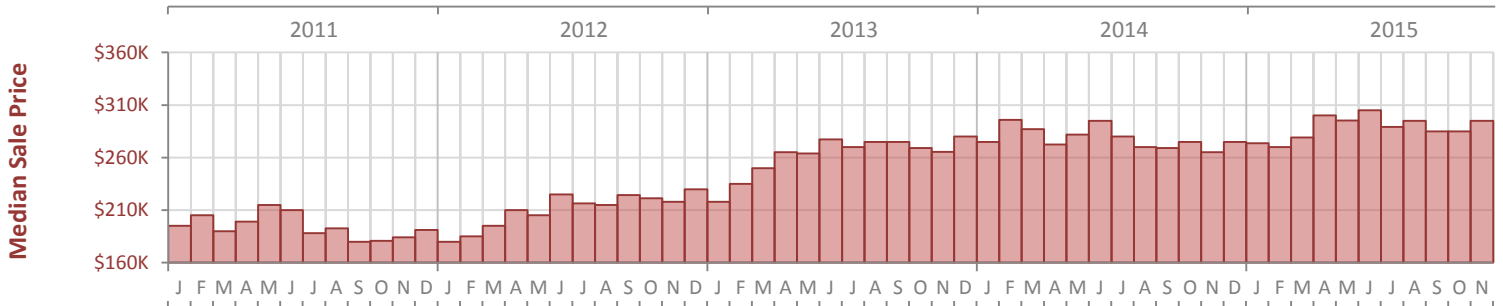


Median Sale Price

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
November 2015	\$295,000	11.3%
October 2015	\$285,000	3.6%
September 2015	\$285,000	5.9%
August 2015	\$295,000	9.3%
July 2015	\$289,250	3.3%
June 2015	\$305,000	3.4%
May 2015	\$295,400	4.8%
April 2015	\$300,000	10.1%
March 2015	\$279,000	-2.8%
February 2015	\$270,000	-8.8%
January 2015	\$273,750	-0.5%
December 2014	\$275,000	-1.8%
November 2014	\$265,012	-0.2%

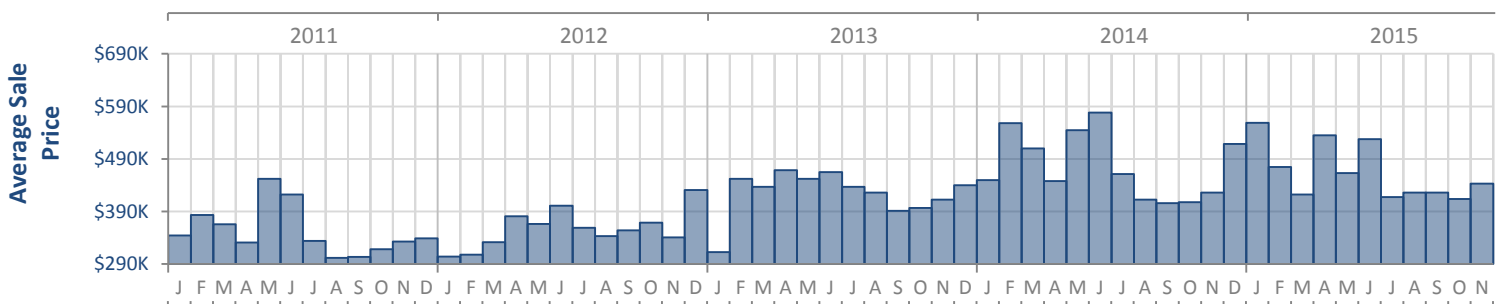


Average Sale Price

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
November 2015	\$442,841	4.0%
October 2015	\$413,875	1.5%
September 2015	\$425,641	4.8%
August 2015	\$425,843	3.2%
July 2015	\$417,709	-9.4%
June 2015	\$527,754	-8.8%
May 2015	\$462,860	-15.0%
April 2015	\$534,705	19.4%
March 2015	\$422,229	-17.2%
February 2015	\$474,764	-14.9%
January 2015	\$558,603	24.2%
December 2014	\$518,299	17.8%
November 2014	\$425,709	3.2%

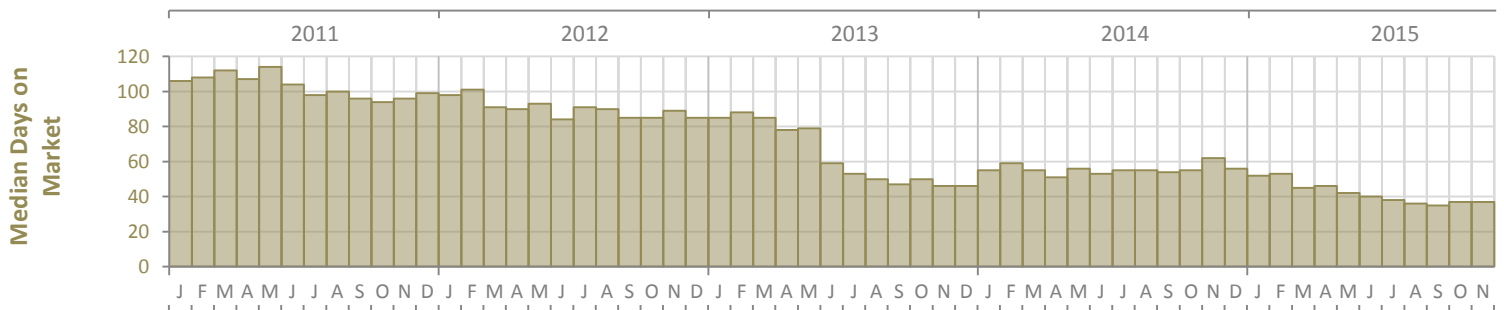


Median Days on Market

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
November 2015	37	-40.3%
October 2015	37	-32.7%
September 2015	35	-35.2%
August 2015	36	-34.5%
July 2015	38	-30.9%
June 2015	40	-24.5%
May 2015	42	-25.0%
April 2015	46	-9.8%
March 2015	45	-18.2%
February 2015	53	-10.2%
January 2015	52	-5.5%
December 2014	56	21.7%
November 2014	62	34.8%

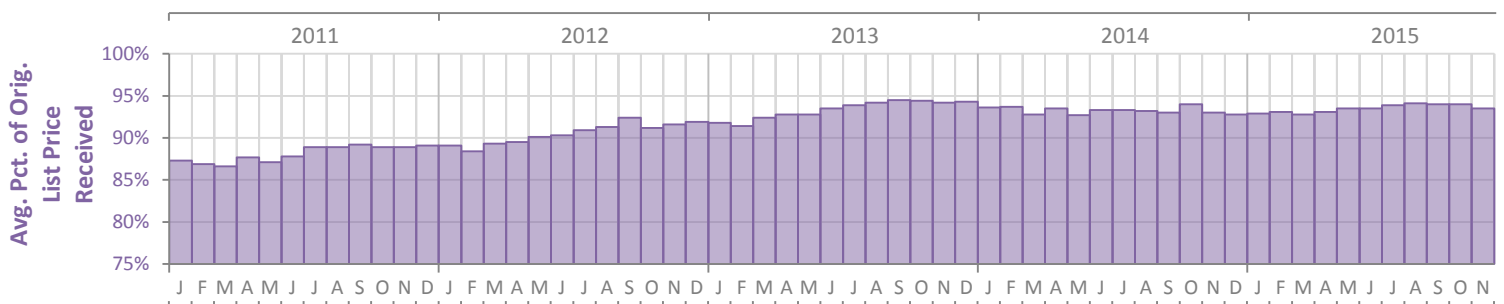


Average Percent of Original List Price Received

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
November 2015	93.5%	0.5%
October 2015	94.0%	0.0%
September 2015	94.0%	1.1%
August 2015	94.1%	1.0%
July 2015	93.9%	0.6%
June 2015	93.5%	0.2%
May 2015	93.5%	0.9%
April 2015	93.1%	-0.4%
March 2015	92.8%	0.0%
February 2015	93.1%	-0.6%
January 2015	92.9%	-0.7%
December 2014	92.8%	-1.6%
November 2014	93.0%	-1.3%

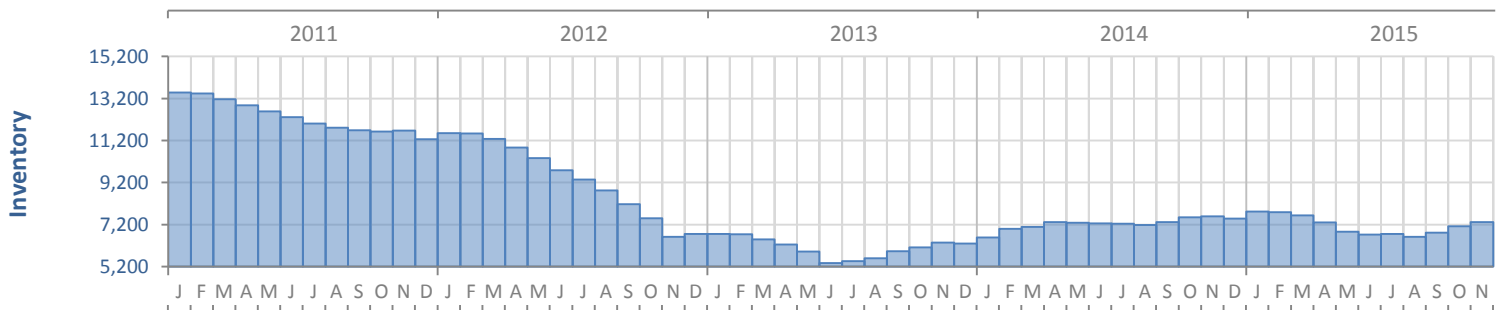


Inventory (Active Listings)

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

Economists' note: There are a number of ways to 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
November 2015	7,320	-3.6%
October 2015	7,125	-5.5%
September 2015	6,811	-6.9%
August 2015	6,622	-7.9%
July 2015	6,761	-6.7%
June 2015	6,726	-7.4%
May 2015	6,857	-6.0%
April 2015	7,303	-0.3%
March 2015	7,636	7.7%
February 2015	7,796	11.4%
January 2015	7,828	18.7%
December 2014	7,491	19.0%
November 2014	7,591	19.7%

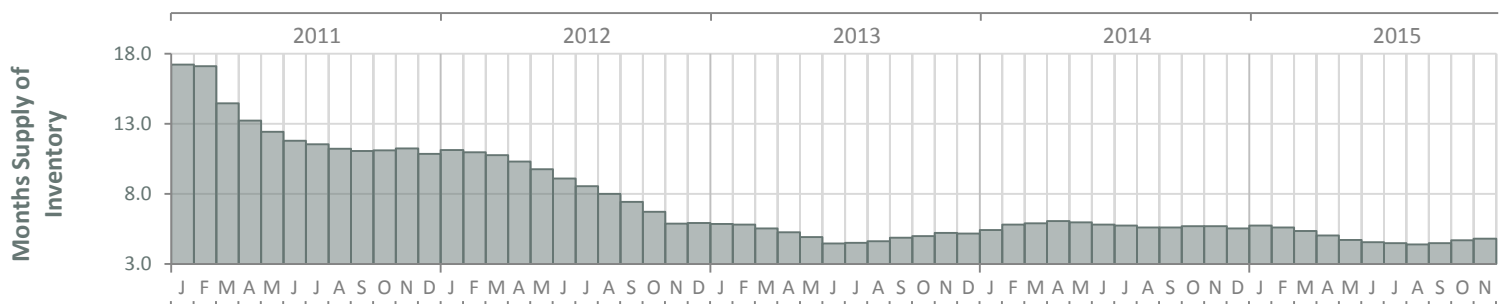


Months Supply of Inventory

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
November 2015	4.8	-15.9%
October 2015	4.7	-17.7%
September 2015	4.5	-20.2%
August 2015	4.4	-21.6%
July 2015	4.5	-21.6%
June 2015	4.5	-21.9%
May 2015	4.7	-21.1%
April 2015	5.0	-16.8%
March 2015	5.4	-9.2%
February 2015	5.6	-3.2%
January 2015	5.7	5.8%
December 2014	5.5	7.4%
November 2014	5.7	9.5%

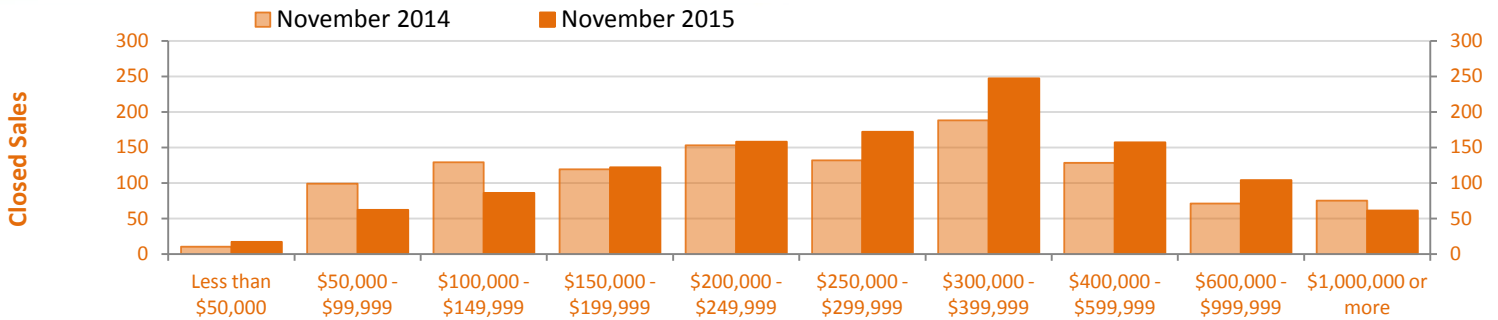


Closed Sales by Sale Price

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	17	70.0%
\$50,000 - \$99,999	62	-37.4%
\$100,000 - \$149,999	86	-33.3%
\$150,000 - \$199,999	122	2.5%
\$200,000 - \$249,999	158	3.3%
\$250,000 - \$299,999	172	30.3%
\$300,000 - \$399,999	247	31.4%
\$400,000 - \$599,999	157	22.7%
\$600,000 - \$999,999	104	46.5%
\$1,000,000 or more	61	-18.7%

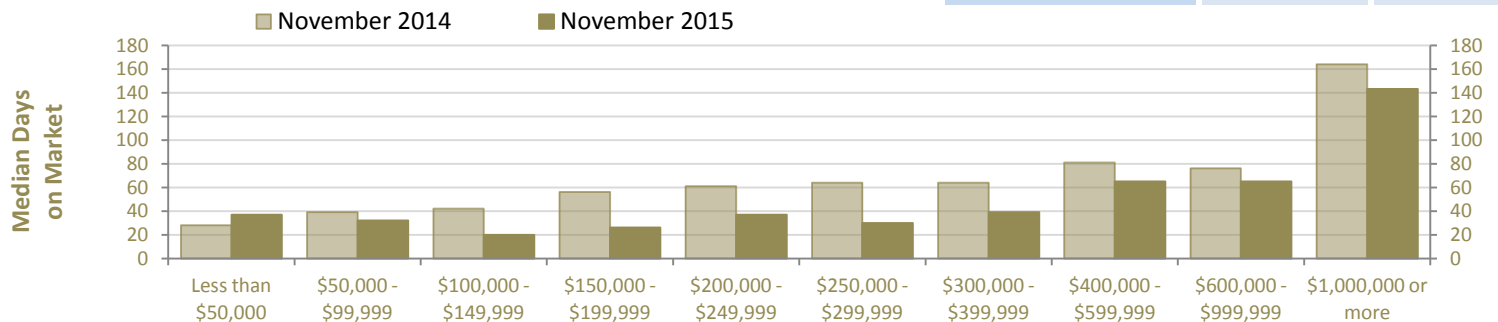


Median Days on Market by Sale Price

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	37	32.1%
\$50,000 - \$99,999	32	-17.9%
\$100,000 - \$149,999	20	-52.4%
\$150,000 - \$199,999	26	-53.6%
\$200,000 - \$249,999	37	-39.3%
\$250,000 - \$299,999	30	-53.1%
\$300,000 - \$399,999	39	-39.1%
\$400,000 - \$599,999	65	-19.8%
\$600,000 - \$999,999	65	-14.5%
\$1,000,000 or more	143	-12.8%

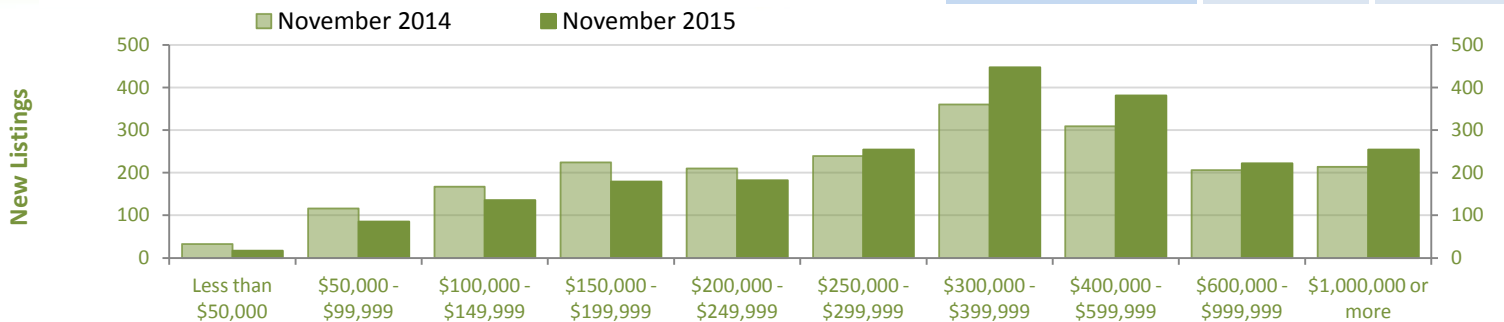


New Listings by Initial Listing Price

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	17	-48.5%
\$50,000 - \$99,999	85	-26.7%
\$100,000 - \$149,999	136	-18.6%
\$150,000 - \$199,999	179	-20.1%
\$200,000 - \$249,999	182	-13.3%
\$250,000 - \$299,999	254	6.3%
\$300,000 - \$399,999	447	24.2%
\$400,000 - \$599,999	381	23.3%
\$600,000 - \$999,999	222	7.8%
\$1,000,000 or more	254	18.7%

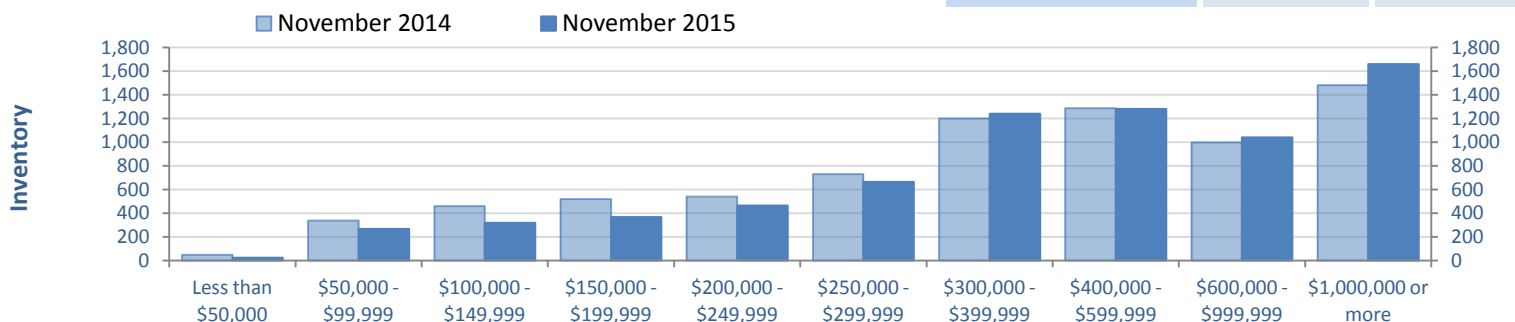


Inventory by Current Listing Price

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.

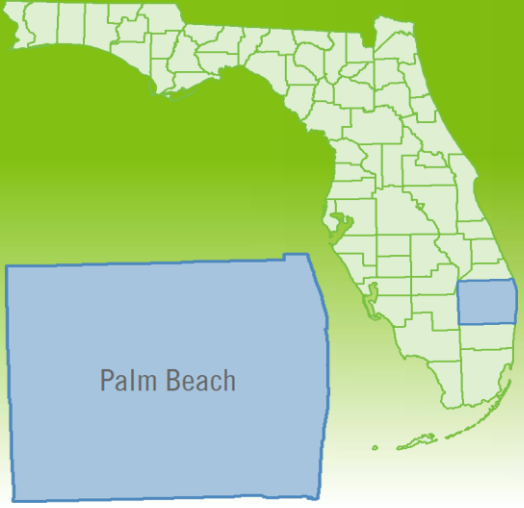
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	24	-51.0%
\$50,000 - \$99,999	268	-20.5%
\$100,000 - \$149,999	318	-30.6%
\$150,000 - \$199,999	367	-29.0%
\$200,000 - \$249,999	463	-14.1%
\$250,000 - \$299,999	664	-9.0%
\$300,000 - \$399,999	1,239	3.4%
\$400,000 - \$599,999	1,279	-0.5%
\$600,000 - \$999,999	1,040	4.4%
\$1,000,000 or more	1,658	12.0%



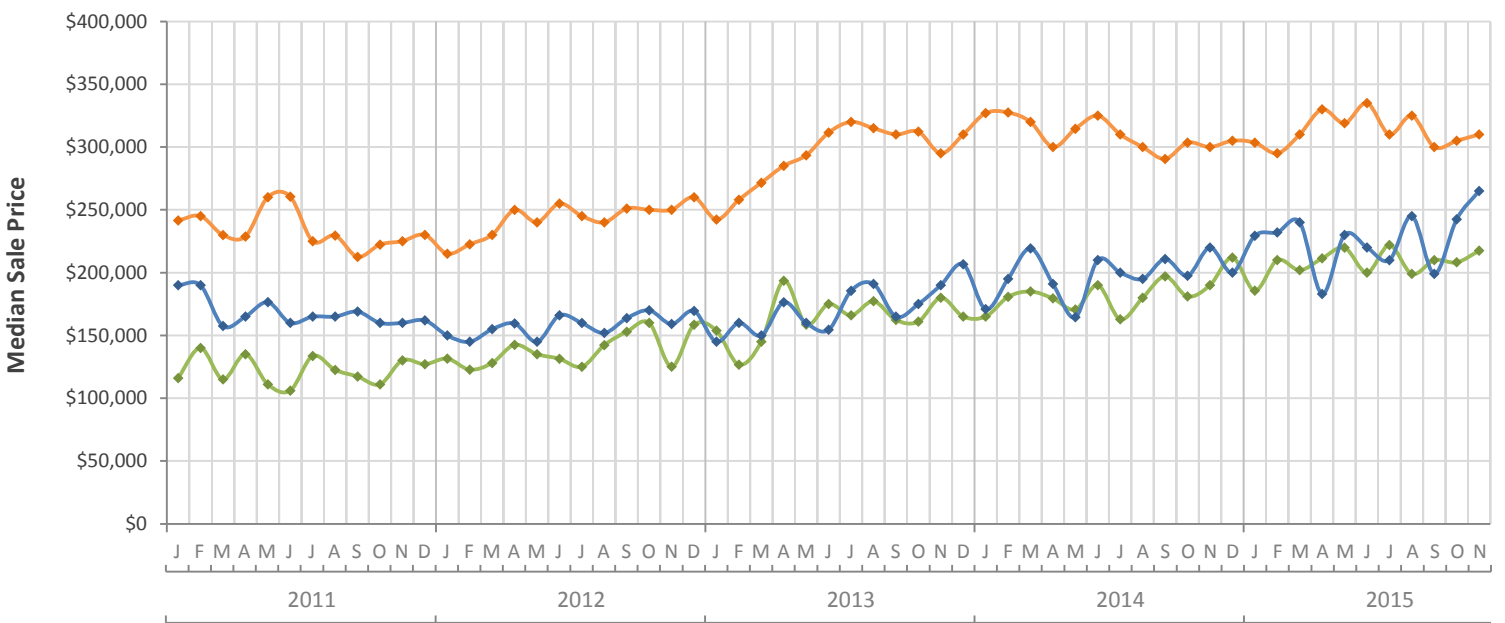
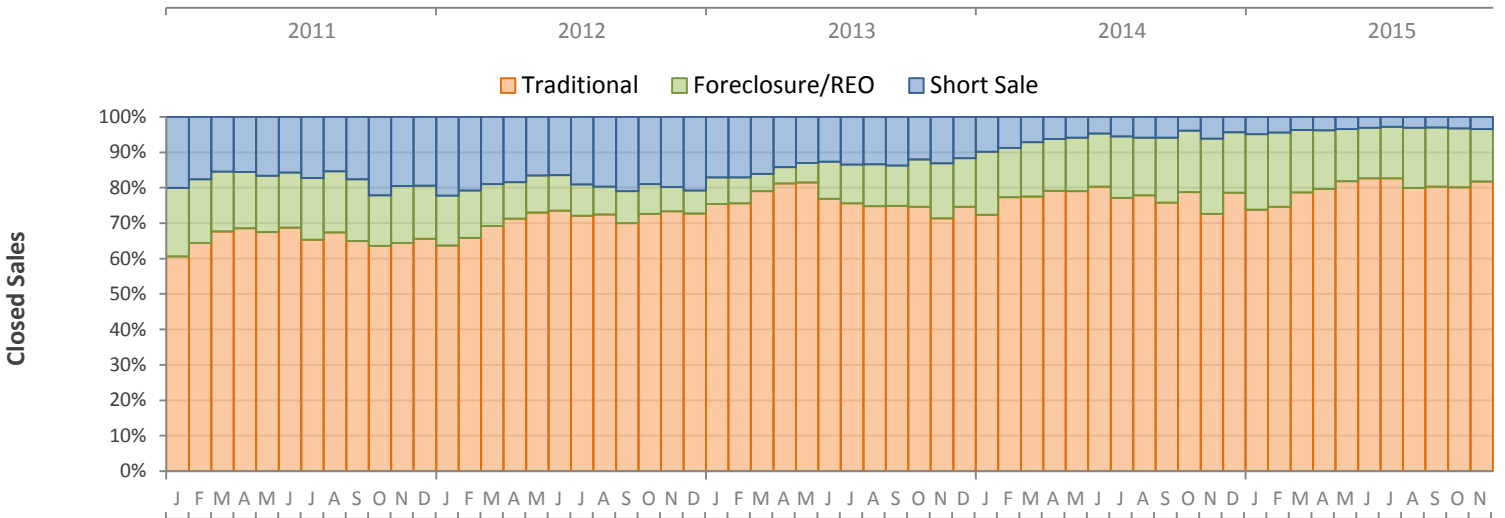
Monthly Distressed Market - November 2015

Single Family Homes

Palm Beach County



		November 2015	November 2014	Percent Change Year-over-Year
Traditional	Closed Sales	970	802	20.9%
	Median Sale Price	\$310,000	\$300,000	3.3%
Foreclosure/REO	Closed Sales	175	234	-25.2%
	Median Sale Price	\$217,500	\$190,000	14.5%
Short Sale	Closed Sales	41	68	-39.7%
	Median Sale Price	\$265,000	\$219,950	20.5%



Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Tuesday, December 22, 2015. Next data release is Friday, January 22, 2016.

Monthly Market Detail - November 2015

Townhouses and Condos

Palm Beach County



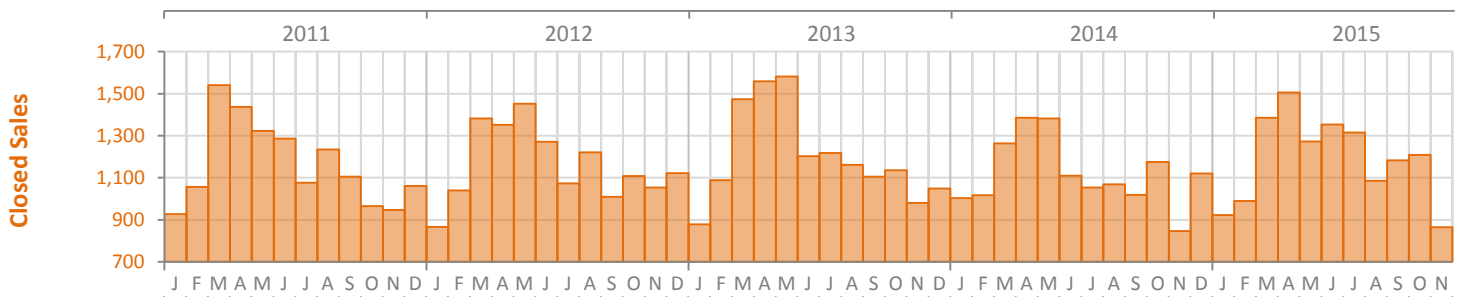
Summary Statistics	November 2015	November 2014	Percent Change Year-over-Year
Closed Sales	865	847	2.1%
Paid in Cash	592	583	1.5%
New Pending Sales	1,062	1,303	-18.5%
New Listings	1,779	1,671	6.5%
Median Sale Price	\$140,000	\$133,000	5.3%
Average Sale Price	\$252,441	\$204,315	23.6%
Median Days on Market	36	54	-33.3%
Average Percent of Original List Price Received	93.1%	92.1%	1.1%
Pending Inventory	2,148	2,320	-7.4%
Inventory (Active Listings)	6,170	6,231	-1.0%
Months Supply of Inventory	5.2	5.6	-6.8%

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
November 2015	865	2.1%
October 2015	1,209	2.9%
September 2015	1,183	16.2%
August 2015	1,086	1.6%
July 2015	1,315	24.8%
June 2015	1,353	21.9%
May 2015	1,272	-8.0%
April 2015	1,506	8.7%
March 2015	1,385	9.7%
February 2015	990	-2.7%
January 2015	922	-8.1%
December 2014	1,120	6.8%
November 2014	847	-13.6%

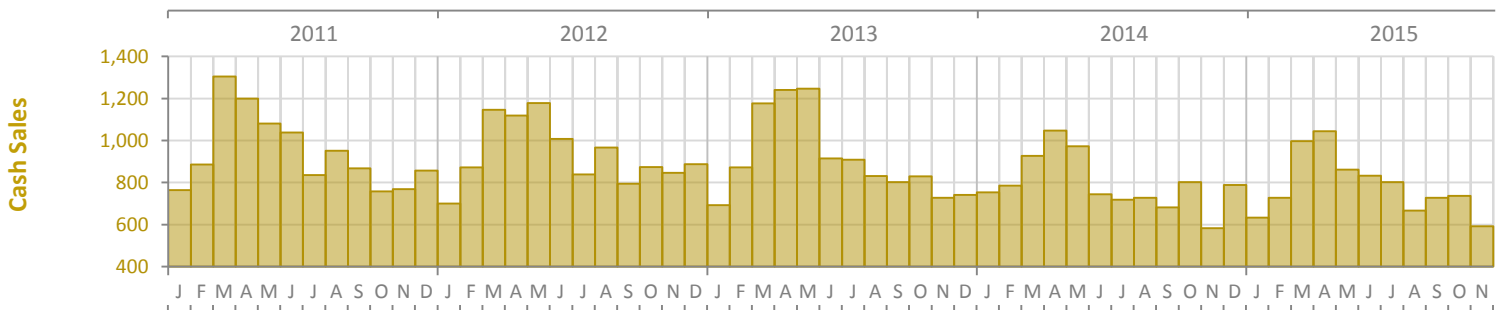


Cash Sales

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
November 2015	592	1.5%
October 2015	737	-8.2%
September 2015	727	6.6%
August 2015	667	-8.4%
July 2015	802	11.7%
June 2015	832	11.8%
May 2015	861	-11.4%
April 2015	1,045	-0.3%
March 2015	997	7.6%
February 2015	727	-7.5%
January 2015	634	-15.9%
December 2014	789	6.3%
November 2014	583	-19.8%

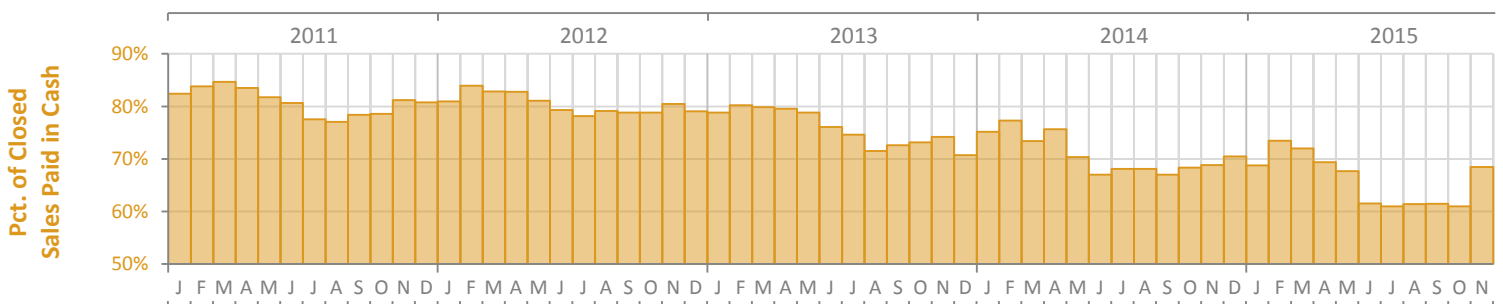


Cash Sales as a Percentage of Closed Sales

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
November 2015	68.4%	-0.6%
October 2015	61.0%	-10.8%
September 2015	61.5%	-8.3%
August 2015	61.4%	-9.8%
July 2015	61.0%	-10.5%
June 2015	61.5%	-8.3%
May 2015	67.7%	-3.8%
April 2015	69.4%	-8.3%
March 2015	72.0%	-1.9%
February 2015	73.4%	-5.0%
January 2015	68.8%	-8.5%
December 2014	70.4%	-0.4%
November 2014	68.8%	-7.2%

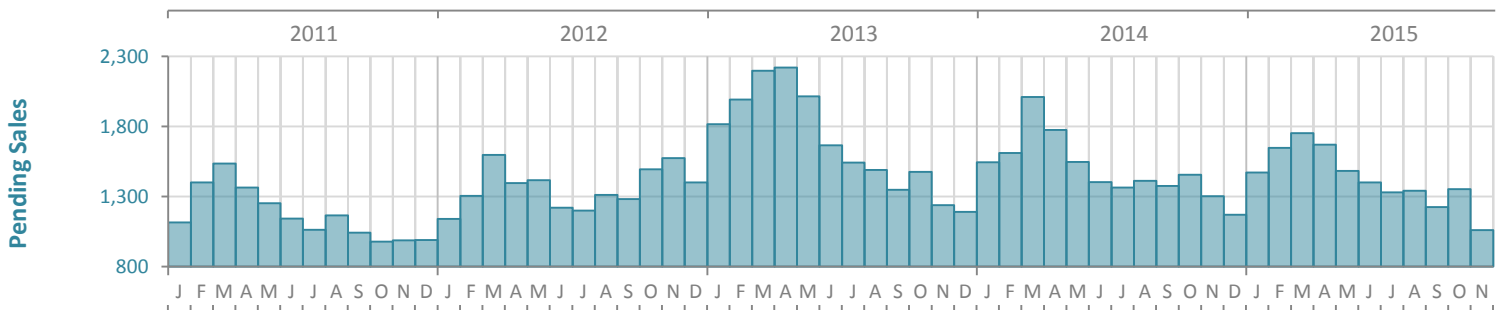


New Pending Sales

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
November 2015	1,062	-18.5%
October 2015	1,353	-7.1%
September 2015	1,226	-10.8%
August 2015	1,341	-5.0%
July 2015	1,330	-2.5%
June 2015	1,402	-0.1%
May 2015	1,483	-4.1%
April 2015	1,670	-6.0%
March 2015	1,752	-12.9%
February 2015	1,647	2.2%
January 2015	1,471	-4.7%
December 2014	1,170	-1.7%
November 2014	1,303	5.1%

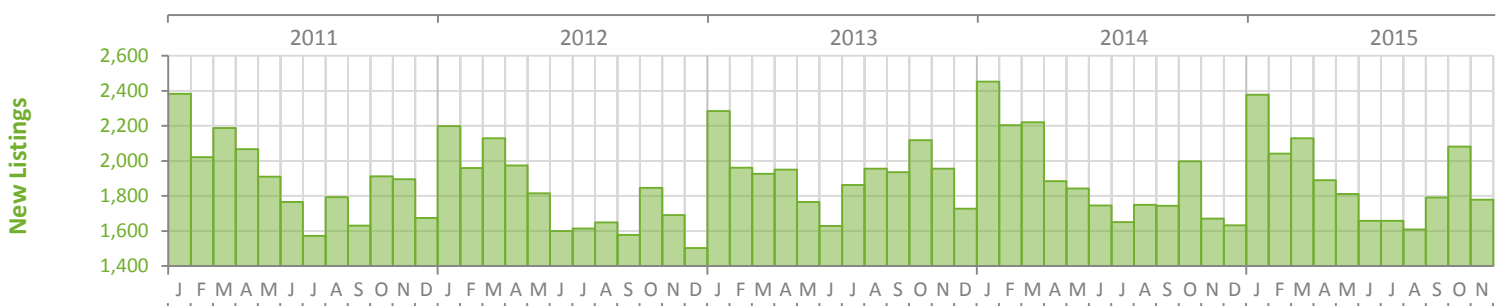


New Listings

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
November 2015	1,779	6.5%
October 2015	2,081	4.2%
September 2015	1,791	2.8%
August 2015	1,608	-8.1%
July 2015	1,658	0.4%
June 2015	1,658	-5.0%
May 2015	1,812	-1.7%
April 2015	1,890	0.3%
March 2015	2,130	-4.1%
February 2015	2,042	-7.4%
January 2015	2,378	-3.1%
December 2014	1,632	-5.5%
November 2014	1,671	-14.6%

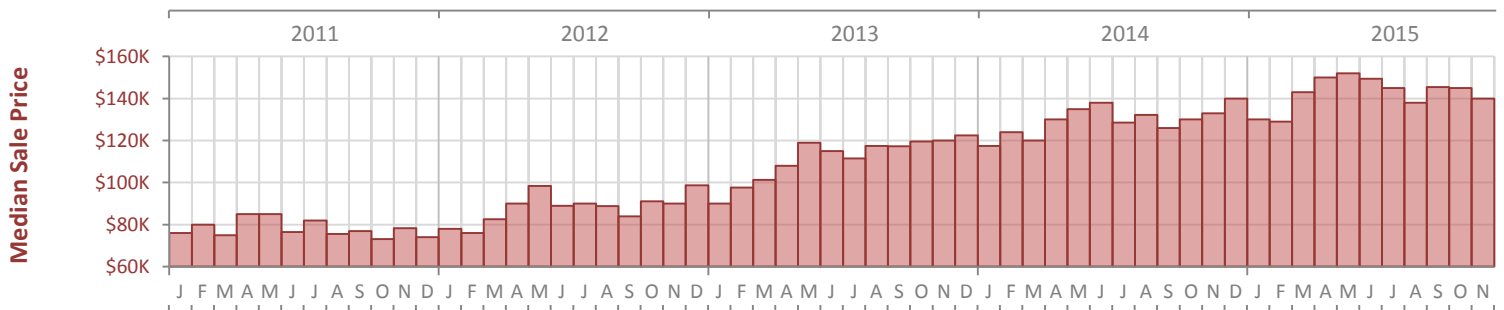


Median Sale Price

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
November 2015	\$140,000	5.3%
October 2015	\$145,000	11.5%
September 2015	\$145,500	15.5%
August 2015	\$138,000	4.3%
July 2015	\$145,000	12.8%
June 2015	\$149,450	8.3%
May 2015	\$152,000	12.6%
April 2015	\$150,000	15.4%
March 2015	\$143,000	19.2%
February 2015	\$128,992	4.0%
January 2015	\$130,000	10.6%
December 2014	\$140,000	14.3%
November 2014	\$133,000	10.8%

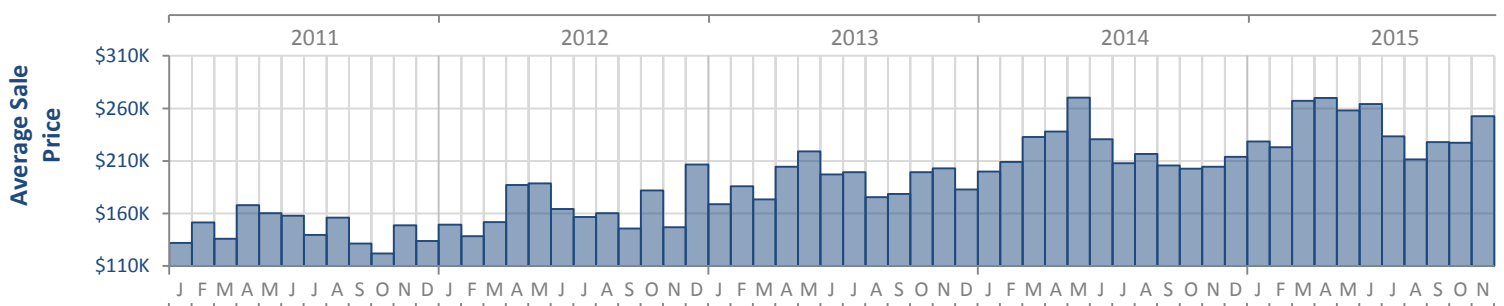


Average Sale Price

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
November 2015	\$252,441	23.6%
October 2015	\$227,377	12.2%
September 2015	\$227,886	10.8%
August 2015	\$211,478	-2.4%
July 2015	\$233,420	12.3%
June 2015	\$264,037	14.5%
May 2015	\$257,964	-4.6%
April 2015	\$269,849	13.4%
March 2015	\$267,153	14.8%
February 2015	\$223,093	6.8%
January 2015	\$228,649	14.4%
December 2014	\$213,913	17.0%
November 2014	\$204,315	0.7%

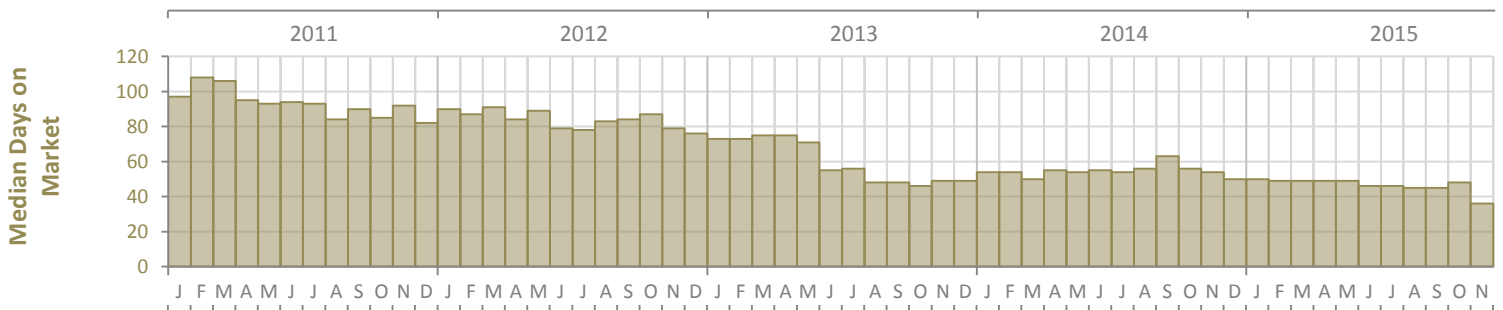


Median Days on Market

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
November 2015	36	-33.3%
October 2015	48	-14.3%
September 2015	45	-28.6%
August 2015	45	-19.6%
July 2015	46	-14.8%
June 2015	46	-16.4%
May 2015	49	-9.3%
April 2015	49	-10.9%
March 2015	49	-2.0%
February 2015	49	-9.3%
January 2015	50	-7.4%
December 2014	50	2.0%
November 2014	54	10.2%

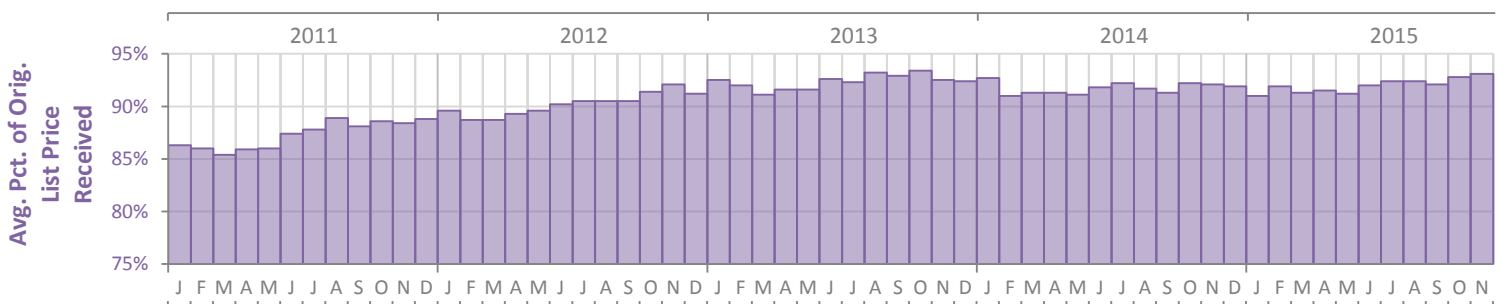


Average Percent of Original List Price Received

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
November 2015	93.1%	1.1%
October 2015	92.8%	0.7%
September 2015	92.1%	0.9%
August 2015	92.4%	0.8%
July 2015	92.4%	0.2%
June 2015	92.0%	0.2%
May 2015	91.2%	0.1%
April 2015	91.5%	0.2%
March 2015	91.3%	0.0%
February 2015	91.9%	1.0%
January 2015	91.0%	-1.8%
December 2014	91.9%	-0.5%
November 2014	92.1%	-0.4%

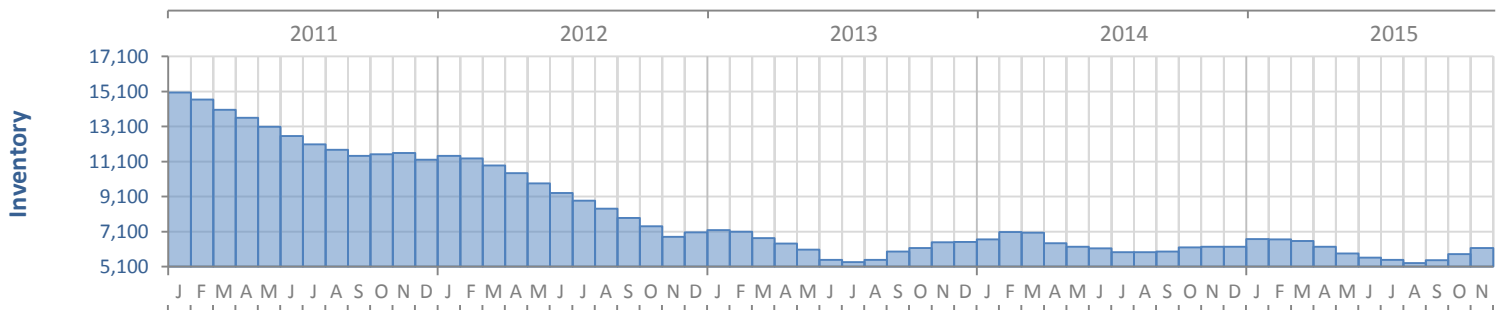


Inventory (Active Listings)

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
November 2015	6,170	-1.0%
October 2015	5,818	-6.1%
September 2015	5,465	-8.3%
August 2015	5,297	-10.5%
July 2015	5,484	-7.3%
June 2015	5,608	-8.8%
May 2015	5,859	-6.0%
April 2015	6,241	-3.1%
March 2015	6,571	-6.6%
February 2015	6,658	-5.9%
January 2015	6,680	0.3%
December 2014	6,237	-4.3%
November 2014	6,231	-3.9%

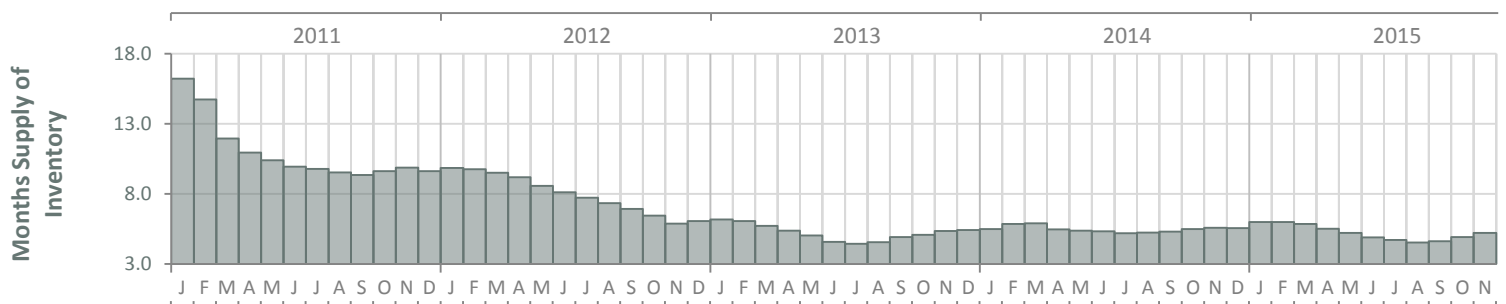


Months Supply of Inventory

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
November 2015	5.2	-6.8%
October 2015	4.9	-10.6%
September 2015	4.6	-12.7%
August 2015	4.5	-13.3%
July 2015	4.7	-9.5%
June 2015	4.9	-8.1%
May 2015	5.2	-3.0%
April 2015	5.5	0.7%
March 2015	5.9	-1.0%
February 2015	6.0	2.2%
January 2015	6.0	9.2%
December 2014	5.6	2.8%
November 2014	5.6	4.2%

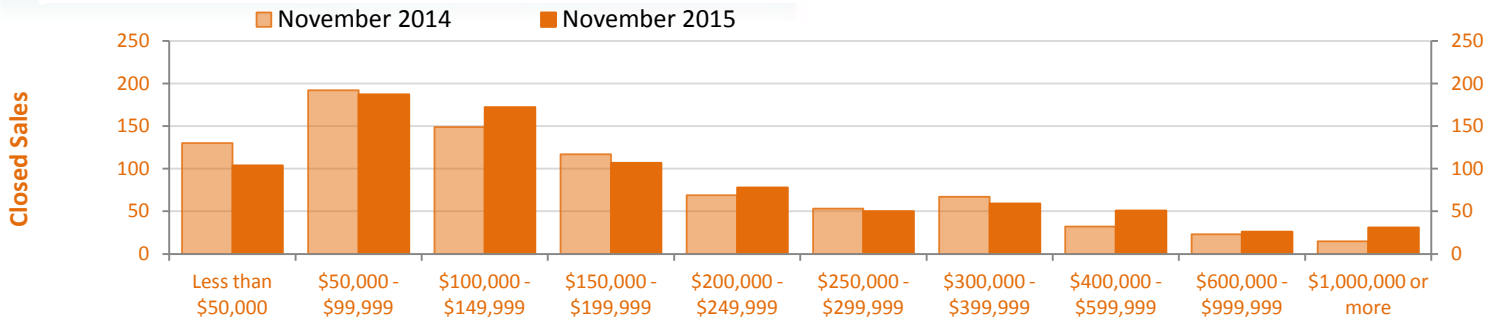


Closed Sales by Sale Price

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	104	-20.0%
\$50,000 - \$99,999	187	-2.6%
\$100,000 - \$149,999	172	15.4%
\$150,000 - \$199,999	107	-8.5%
\$200,000 - \$249,999	78	13.0%
\$250,000 - \$299,999	50	-5.7%
\$300,000 - \$399,999	59	-11.9%
\$400,000 - \$599,999	51	59.4%
\$600,000 - \$999,999	26	13.0%
\$1,000,000 or more	31	106.7%

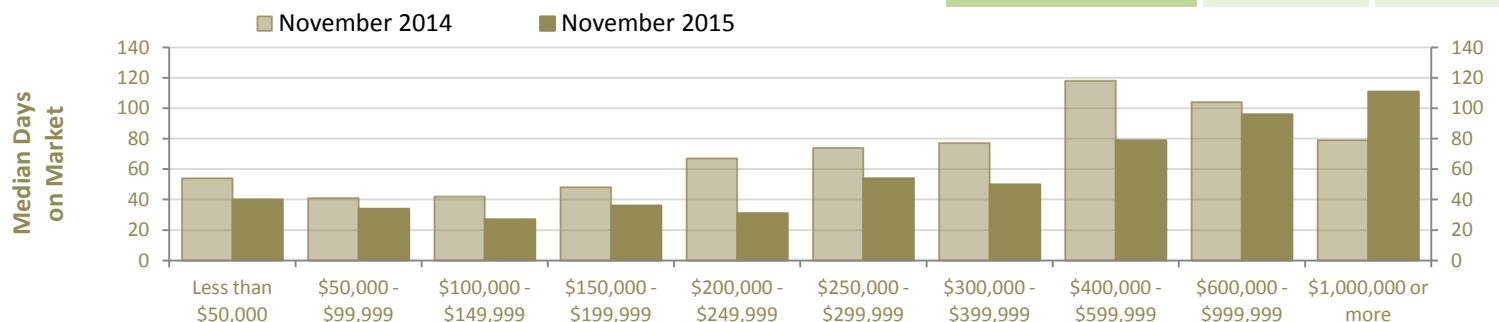


Median Days on Market by Sale Price

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	40	-25.9%
\$50,000 - \$99,999	34	-17.1%
\$100,000 - \$149,999	27	-35.7%
\$150,000 - \$199,999	36	-25.0%
\$200,000 - \$249,999	31	-53.7%
\$250,000 - \$299,999	54	-27.0%
\$300,000 - \$399,999	50	-35.1%
\$400,000 - \$599,999	79	-33.1%
\$600,000 - \$999,999	96	-7.7%
\$1,000,000 or more	111	40.5%

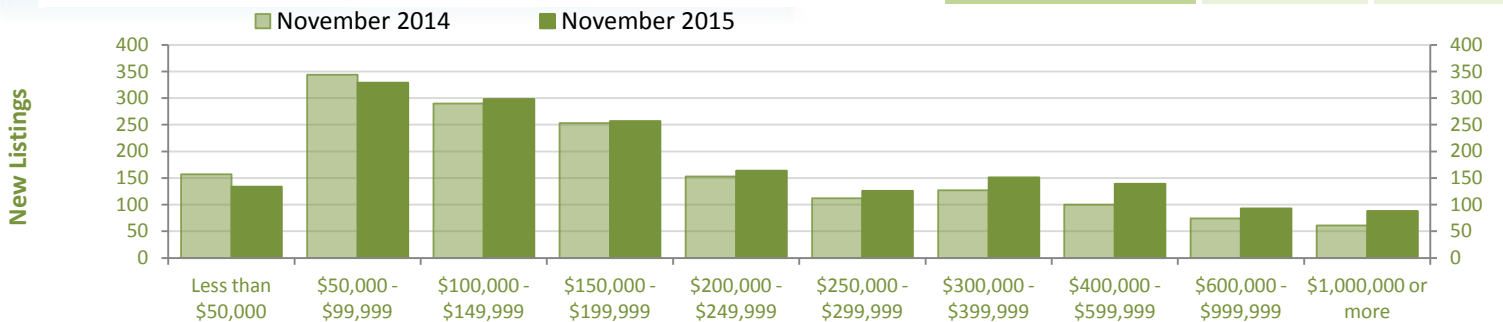


New Listings by Initial Listing Price

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	134	-14.6%
\$50,000 - \$99,999	329	-4.4%
\$100,000 - \$149,999	298	2.8%
\$150,000 - \$199,999	257	1.6%
\$200,000 - \$249,999	164	7.2%
\$250,000 - \$299,999	126	12.5%
\$300,000 - \$399,999	151	18.9%
\$400,000 - \$599,999	139	39.0%
\$600,000 - \$999,999	93	25.7%
\$1,000,000 or more	88	44.3%

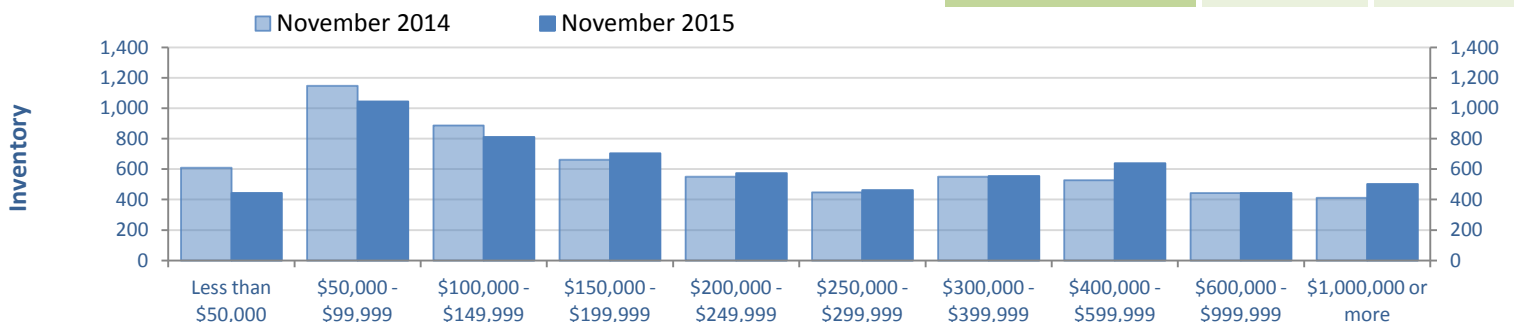


Inventory by Current Listing Price

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	443	-27.3%
\$50,000 - \$99,999	1,043	-9.0%
\$100,000 - \$149,999	810	-8.6%
\$150,000 - \$199,999	703	6.2%
\$200,000 - \$249,999	574	4.2%
\$250,000 - \$299,999	461	2.9%
\$300,000 - \$399,999	555	1.1%
\$400,000 - \$599,999	638	21.1%
\$600,000 - \$999,999	442	0.0%
\$1,000,000 or more	501	21.9%



Monthly Distressed Market - November 2015

Townhouses and Condos

Palm Beach County



		November 2015	November 2014	Percent Change Year-over-Year
Traditional	Closed Sales	714	654	9.2%
	Median Sale Price	\$155,000	\$155,000	0.0%
Foreclosure/REO	Closed Sales	132	174	-24.1%
	Median Sale Price	\$101,500	\$85,000	19.4%
Short Sale	Closed Sales	19	19	0.0%
	Median Sale Price	\$101,000	\$98,000	3.1%

