

Zip Code: 33133

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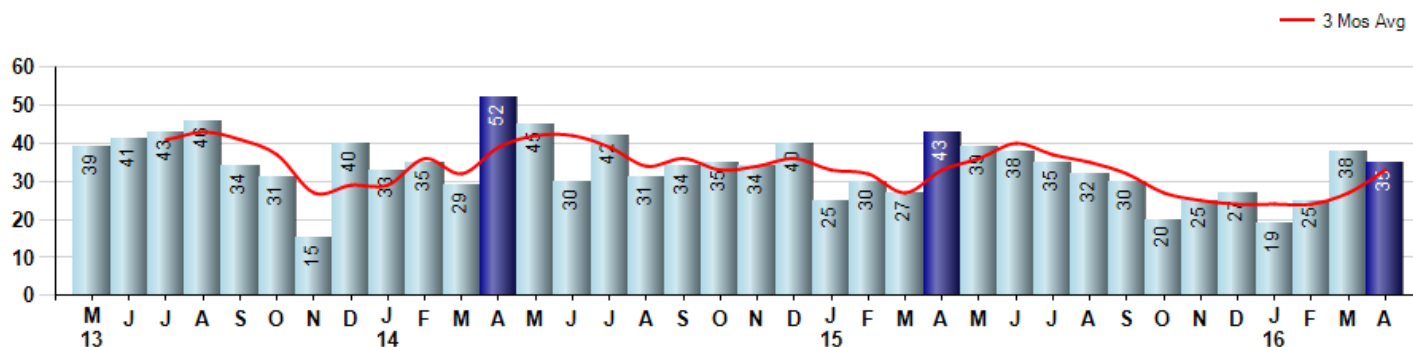
Price Range: \$0 to \$999,999,000 | Properties: Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$650,000	↔		↑				
Average List Price of all Current Listings	\$979,029	↓		↔				
April Median Sales Price	\$405,000	↓	↓	↓	↓	\$500,000	↑	↑
April Average Sales Price	\$577,777	↓	↓	↓	↓	\$695,658	↑	↑
Total Properties Currently for Sale (Inventory)	229	↑		↓				
April Number of Properties Sold	35	↓		↓		117	↓	
April Average Days on Market (Solds)	95	↑	↑	↑	↑	89	↑	↑
Asking Price per Square Foot (based on New Listings)	\$435	↔	↓	↑	↑	\$456	↑	↑
April Sold Price per Square Foot	\$371	↓	↓	↑	↑	\$384	↑	↑
April Month's Supply of Inventory	6.5	↑	↓	↑	↓	8.2	↑	↑
April Sale Price vs List Price Ratio	95.3%	↓	↑	↑	↓	95.1%	↓	↓

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

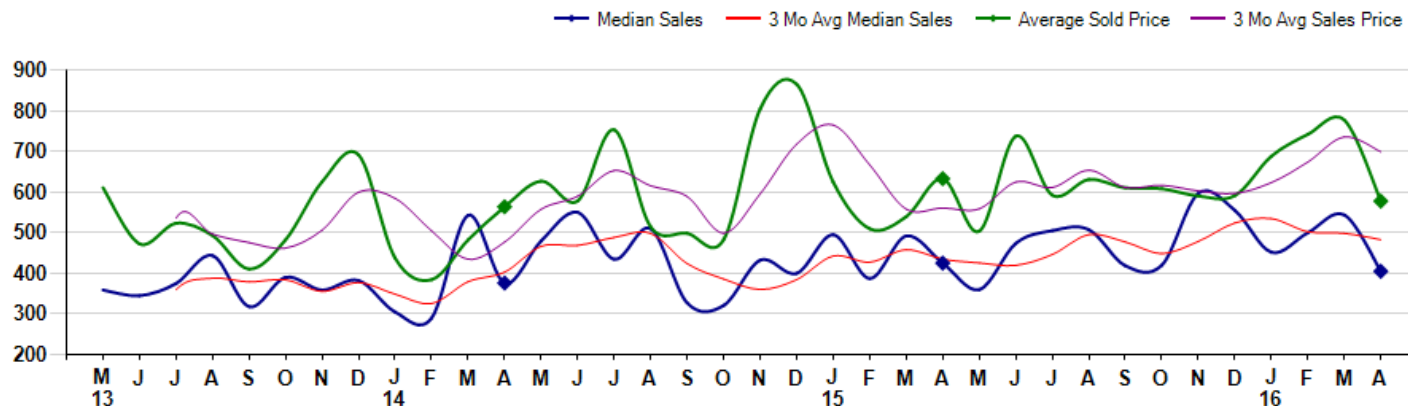
April Property sales were 35, down -18.6% from 43 in April of 2015 and -7.9% lower than the 38 sales last month. April 2016 sales were at their lowest level compared to April of 2015 and 2014. April YTD sales of 117 are running -6.4% behind last year's year-to-date sales of 125.



Prices

The Median Sales Price in April was \$405,000, down -4.7% from \$425,000 in April of 2015 and down -25.5% from \$543,750 last month. The Average Sales Price in April was \$577,777, down -8.7% from \$633,063 in April of 2015 and down -25.7% from \$777,282 last month. April 2016 ASP was at a mid range compared to April of 2015 and 2014.

Median means Middle (the same # of properties sold above and below Median) (000's)



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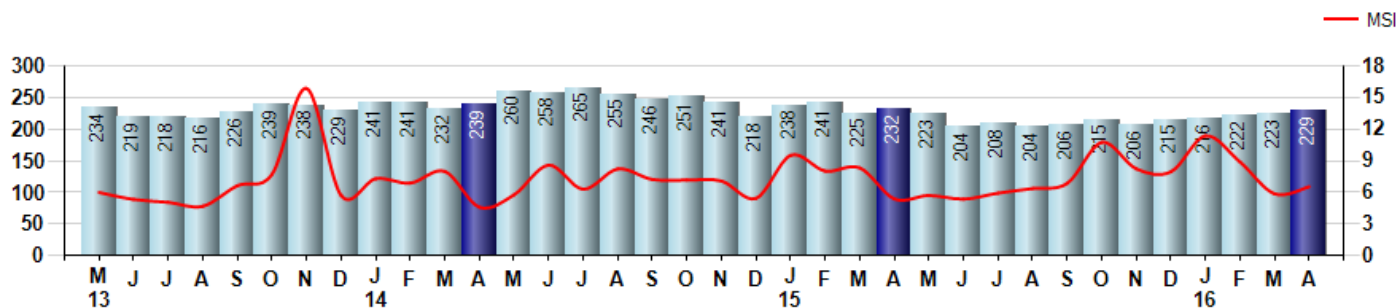
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Inventory & MSI

The Total Inventory of Properties available for sale as of April was 229, up 2.7% from 223 last month and down -1.3% from 232 in April of last year. April 2016 Inventory was at the lowest level compared to April of 2015 and 2014.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The April 2016 MSI of 6.5 months was at its highest level compared with April of 2015 and 2014.

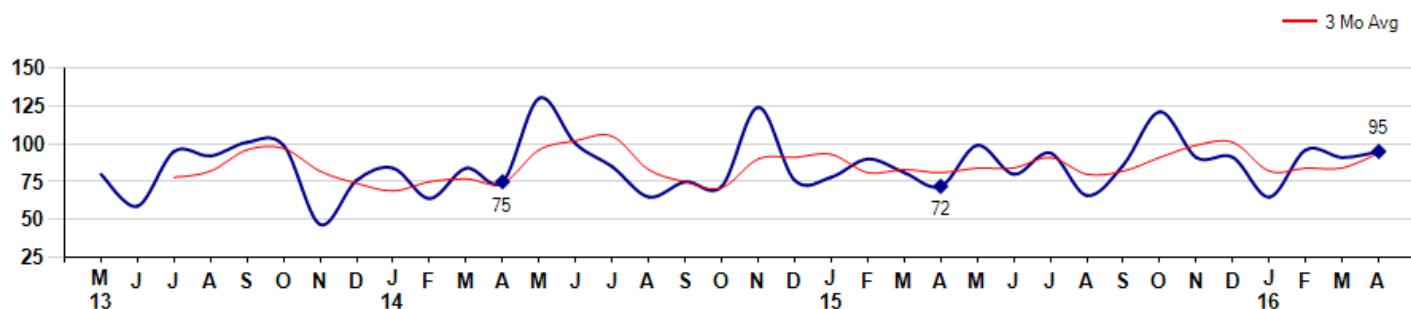
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



Market Time

The average Days On Market(DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for April was 95, up 4.4% from 91 days last month and up 31.9% from 72 days in April of last year. The April 2016 DOM was at its highest level compared with April of 2015 and 2014.

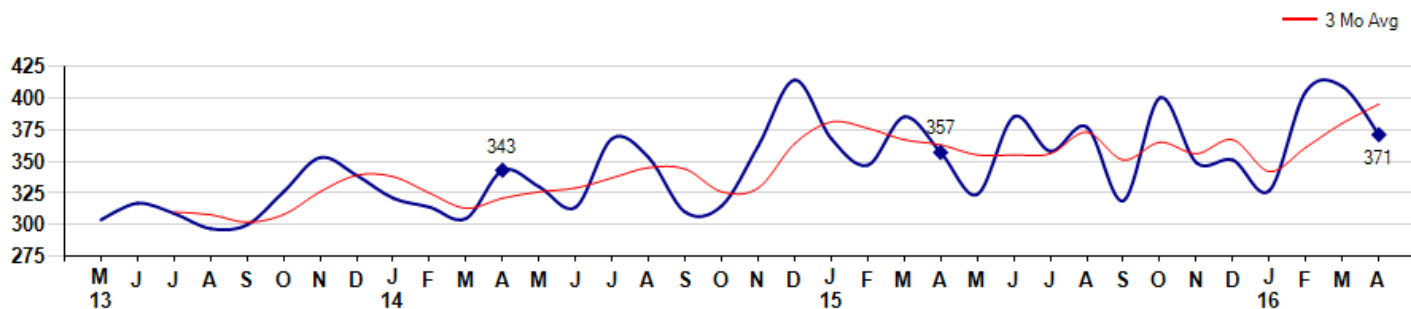
Average Days on Market(Listing to Contract) for properties sold during the month



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The April 2016 Selling Price per Square Foot of \$371 was down -9.3% from \$409 last month and up 3.9% from \$357 in April of last year.

Average Selling Price per Square Foot for properties that sold during the month



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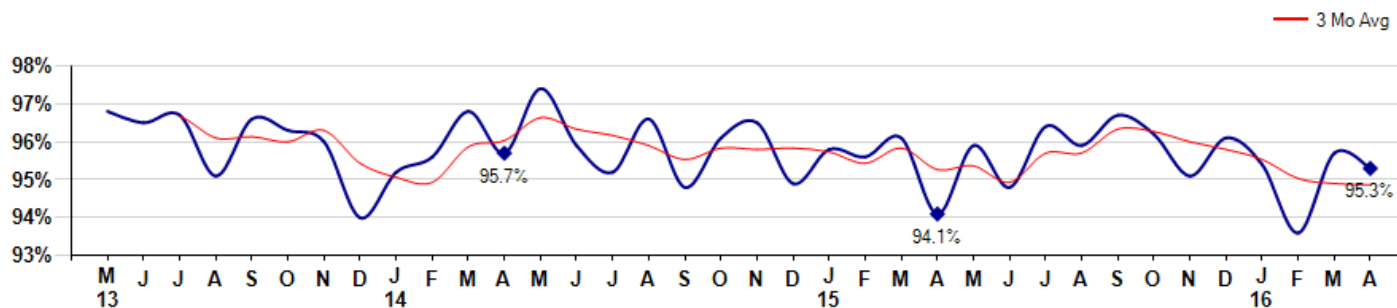


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Selling Price vs Listing Price

The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The April 2016 Selling Price vs List Price of 95.3% was down from 95.7% last month and up from 94.1% in April of last year.

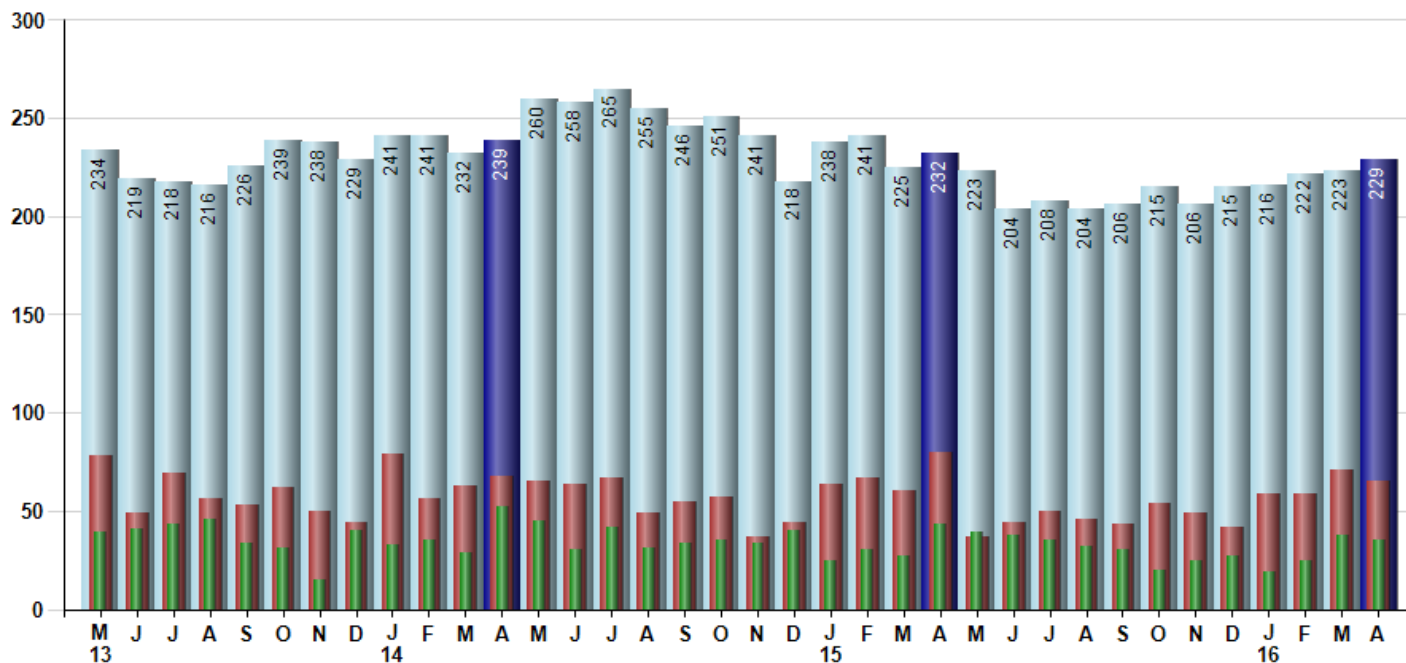
Avg Selling Price divided by Avg Listing Price for sold properties during the month



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in April 2016 was 65, down -8.5% from 71 last month and down -18.8% from 80 in April of last year.

Inventory (light blue), New Listings (red), Sold (green)



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MARKET ACTION REPORT

April 2016

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	M 13	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	
Homes Sold	39	41	43	46	34	31	15	40	33	35	29	52	45	30	42	31	34	35	34	40	25	30	27	43	39	38	35	32	30	20	25	27	19	25	38	35	
3 Mo. Roll Avg			41	43	41	37	27	29	29	36	32	39	42	42	39	34	36	33	34	36	33	32	27	33	36	40	37	35	32	27	25	24	24	24	24	27	33

	(000's) M 13	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A
Median Sale Price	359	345	375	444	318	390	359	383	305	290	543	376	480	550	435	510	327	321	433	400	495	388	492	425	360	474	505	508	419	420	597	555	452	500	544	405
3 Mo. Roll Avg			360	388	379	384	356	377	349	326	379	403	466	469	488	498	424	386	360	385	443	428	458	435	426	420	446	495	477	449	479	524	535	502	499	483

	M 13	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A
Inventory	234	219	218	216	226	239	238	229	241	241	232	239	260	258	265	255	246	251	241	218	238	241	225	232	223	204	208	204	206	215	206	215	216	222	223	229
MSI	6	5	5	5	7	8	16	6	7	7	8	5	6	9	6	8	7	7	7	5	10	8	8	5	6	5	6	6	7	11	8	8	11	9	6	7

	M 13	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A
Days On Market	80	59	95	92	101	99	47	76	84	64	84	75	130	100	85	65	75	72	124	76	78	90	81	72	99	80	94	66	86	121	91	91	65	96	91	95
3 Mo. Roll Avg			78	82	96	97	82	74	69	75	77	74	96	102	105	83	75	71	90	91	93	81	83	81	84	84	91	80	82	91	99	101	82	84	84	94

	M 13	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A
Price per Sq Ft	304	317	309	297	300	326	353	339	321	314	305	343	330	314	368	353	310	315	362	414	368	347	385	357	324	385	358	377	319	400	349	351	327	405	409	371
3 Mo. Roll Avg			310	308	302	308	326	339	338	325	313	321	326	329	337	345	344	326	329	364	381	376	367	363	355	355	356	373	351	365	356	367	342	361	380	395

	M 13	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A
Sale to List Price	0.968	0.965	0.967	0.951	0.966	0.963	0.960	0.940	0.952	0.956	0.968	0.957	0.974	0.959	0.952	0.966	0.948	0.961	0.965	0.949	0.958	0.956	0.961	0.941	0.959	0.948	0.964	0.959	0.967	0.962	0.951	0.961	0.954	0.936	0.957	0.953
3 Mo. Roll Avg			0.967	0.961	0.961	0.960	0.963	0.954	0.951	0.949	0.959	0.960	0.966	0.963	0.962	0.959	0.955	0.958	0.958	0.958	0.957	0.954	0.958	0.953	0.954	0.949	0.957	0.957	0.963	0.963	0.960	0.958	0.955	0.950	0.949	0.949

	M 13	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A
New Listings	78	49	69	56	53	62	50	44	79	56	63	68	65	64	67	49	55	57	37	44	64	67	60	80	37	44	50	46	43	54	49	42	59	59	71	65
Inventory	234	219	218	216	226	239	238	229	241	241	232	239	260	258	265	255	246	251	241	218	238	241	225	232	223	204	208	204	206	215	206	215	216	222	223	229
Sales	39	41	43	46	34	31	15	40	33	35	29	52	45	30	42	31	34	35	34	40	25	30	27	43	39	38	35	32	30	20	25	27	19	25	38	35

	(000's) M 13	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A
Avg Sale Price	611	473	523	493	411	482	625	691	438	384	482	564	627	578	753	515	499	483	805	866	625	510	540	633	504	738	593	631	610	608	590	591	688	742	777	578
3 Mo. Roll Avg			536	496	476	462	506	600	585	505	435	477	558	590	653	616	589	499	596	718	765	667	558	561	559	625	611	654	611	617	603	597	623	674	736	699

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