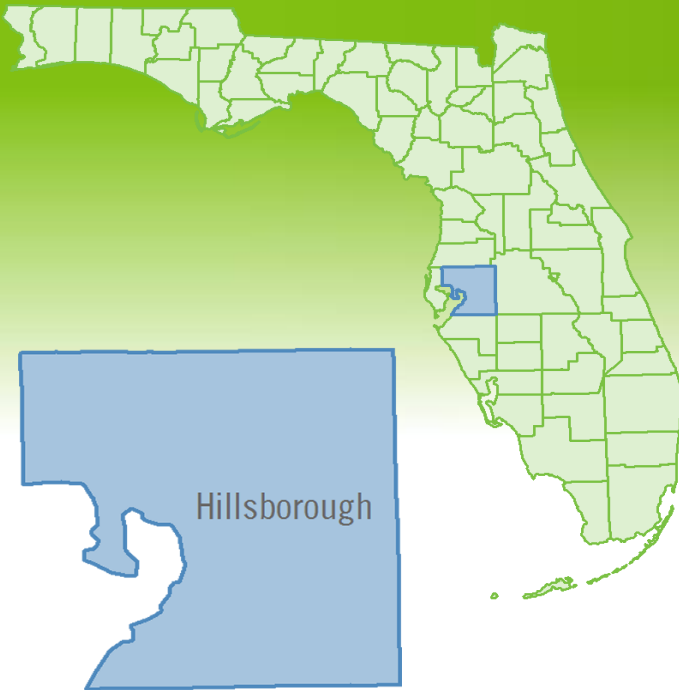


Monthly Market Detail - February 2019

Single Family Homes

Hillsborough County



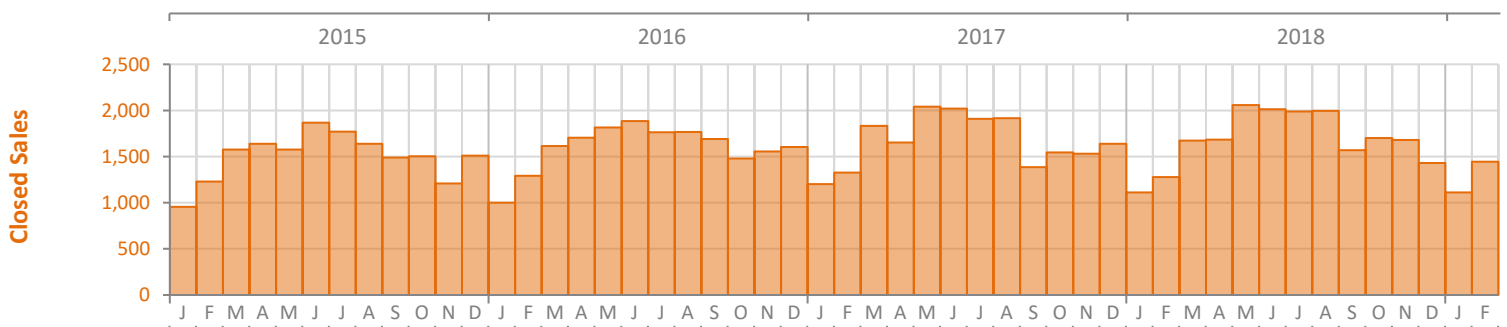
Summary Statistics	February 2019	February 2018	Percent Change Year-over-Year
Closed Sales	1,446	1,279	13.1%
Paid in Cash	259	276	-6.2%
Median Sale Price	\$240,000	\$239,090	0.4%
Average Sale Price	\$288,863	\$285,887	1.0%
Dollar Volume	\$417.7 Million	\$365.6 Million	14.2%
Median Percent of Original List Price Received	97.5%	97.6%	-0.1%
Median Time to Contract	47 Days	33 Days	42.4%
Median Time to Sale	105 Days	79 Days	32.9%
New Pending Sales	1,877	1,772	5.9%
New Listings	2,013	1,966	2.4%
Pending Inventory	2,743	2,554	7.4%
Inventory (Active Listings)	4,786	4,143	15.5%
Months Supply of Inventory	2.8	2.5	12.0%

Closed Sales

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	2,557	6.9%
February 2019	1,446	13.1%
January 2019	1,111	-0.1%
December 2018	1,430	-12.8%
November 2018	1,680	9.7%
October 2018	1,702	10.2%
September 2018	1,568	13.3%
August 2018	1,997	4.2%
July 2018	1,989	4.1%
June 2018	2,013	-0.3%
May 2018	2,058	0.9%
April 2018	1,684	2.0%
March 2018	1,672	-8.8%
February 2018	1,279	-3.7%

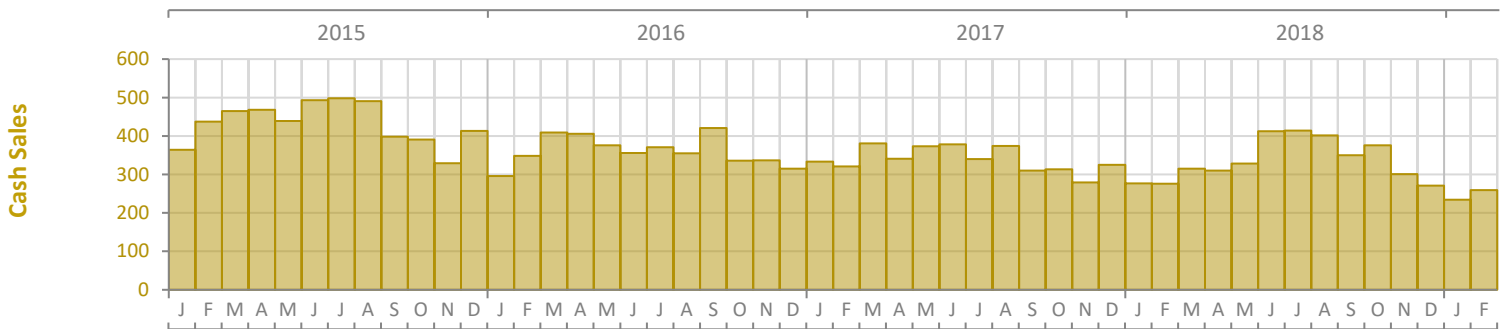


Cash Sales

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

Economists' note: Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	493	-10.8%
February 2019	259	-6.2%
January 2019	234	-15.5%
December 2018	271	-16.6%
November 2018	301	7.9%
October 2018	376	20.1%
September 2018	350	12.9%
August 2018	402	7.5%
July 2018	414	21.8%
June 2018	412	9.0%
May 2018	328	-12.1%
April 2018	310	-9.1%
March 2018	315	-17.3%
February 2018	276	-14.0%

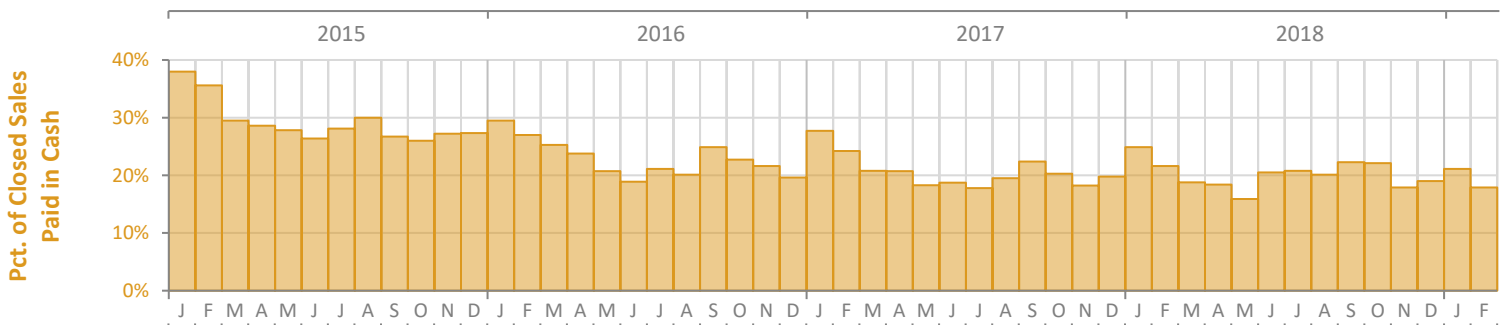


Cash Sales as a Percentage of Closed Sales

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

Economists' note: This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	19.3%	-16.5%
February 2019	17.9%	-17.1%
January 2019	21.1%	-15.3%
December 2018	19.0%	-4.0%
November 2018	17.9%	-1.6%
October 2018	22.1%	8.9%
September 2018	22.3%	-0.4%
August 2018	20.1%	3.1%
July 2018	20.8%	16.9%
June 2018	20.5%	9.6%
May 2018	15.9%	-13.1%
April 2018	18.4%	-11.1%
March 2018	18.8%	-9.6%
February 2018	21.6%	-10.7%

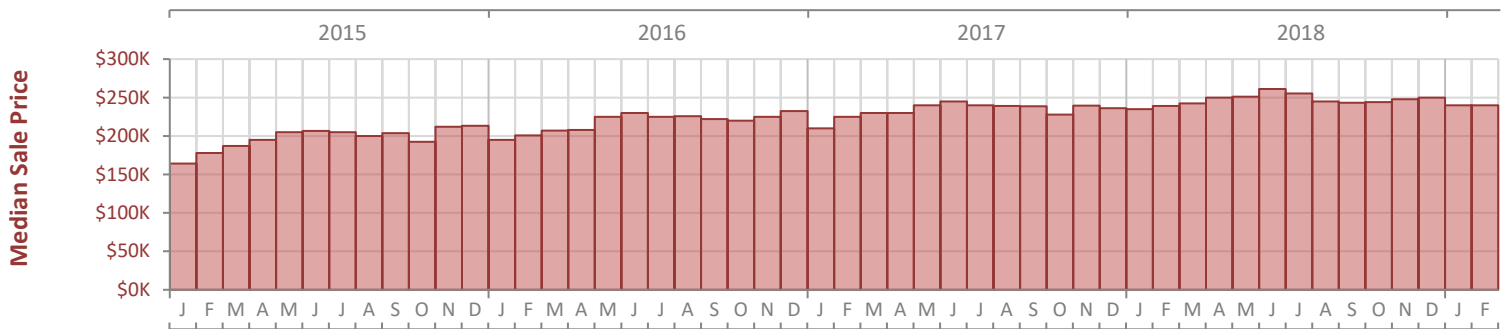


Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note: Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$240,000	1.7%
February 2019	\$240,000	0.4%
January 2019	\$240,000	2.2%
December 2018	\$249,990	5.8%
November 2018	\$248,000	3.5%
October 2018	\$244,190	7.1%
September 2018	\$243,373	1.9%
August 2018	\$245,000	2.5%
July 2018	\$255,340	6.4%
June 2018	\$261,000	6.5%
May 2018	\$251,245	4.7%
April 2018	\$249,950	8.7%
March 2018	\$242,515	5.4%
February 2018	\$239,090	6.3%

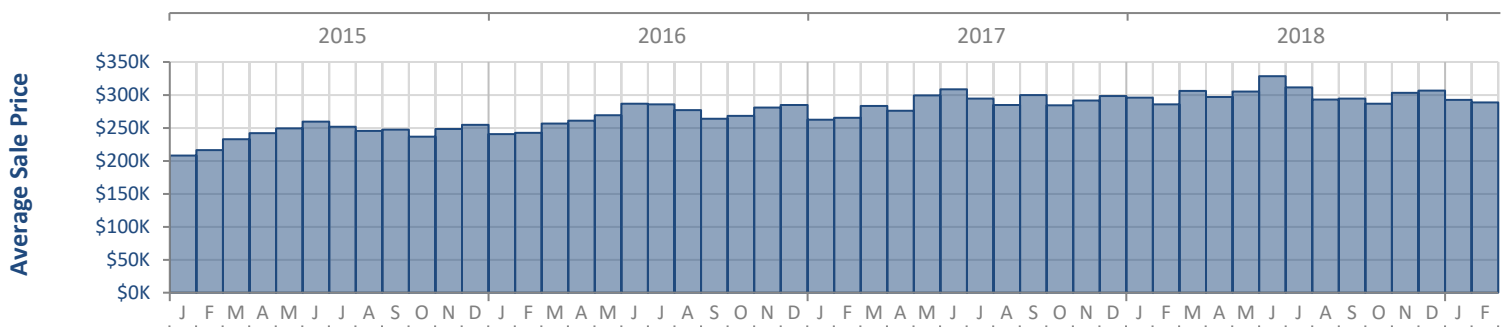


Average Sale Price

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

Economists' note: Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$290,417	-0.1%
February 2019	\$288,863	1.0%
January 2019	\$292,439	-1.2%
December 2018	\$306,769	2.8%
November 2018	\$303,378	4.1%
October 2018	\$286,488	0.9%
September 2018	\$294,622	-1.7%
August 2018	\$293,207	2.9%
July 2018	\$311,245	5.6%
June 2018	\$328,684	6.5%
May 2018	\$305,010	2.0%
April 2018	\$297,010	7.7%
March 2018	\$306,218	8.1%
February 2018	\$285,887	7.8%



Monthly Market Detail - February 2019

Single Family Homes

Hillsborough County

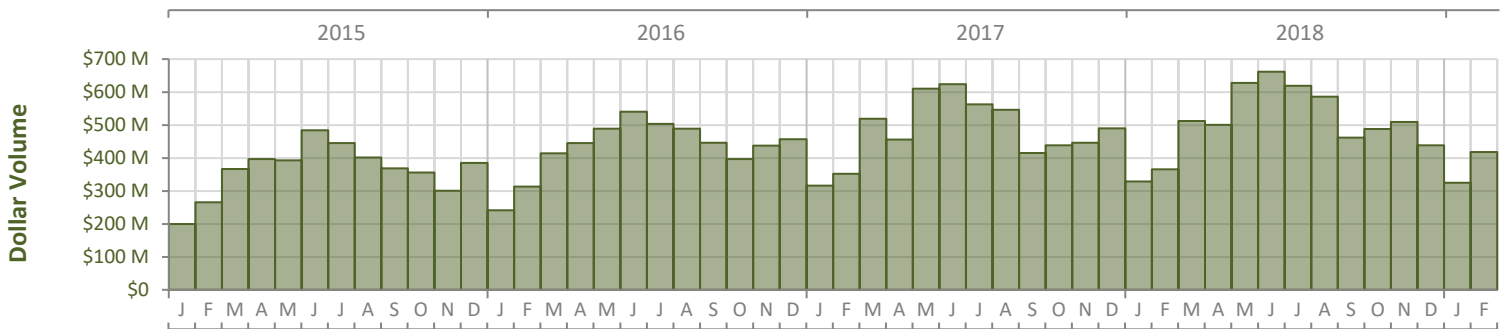


Dollar Volume

The sum of the sale prices for all sales which closed during the month

Economists' note: Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$742.6 Million	6.9%
February 2019	\$417.7 Million	14.2%
January 2019	\$324.9 Million	-1.3%
December 2018	\$438.7 Million	-10.4%
November 2018	\$509.7 Million	14.1%
October 2018	\$487.6 Million	11.1%
September 2018	\$462.0 Million	11.4%
August 2018	\$585.5 Million	7.2%
July 2018	\$619.1 Million	10.0%
June 2018	\$661.6 Million	6.1%
May 2018	\$627.7 Million	2.9%
April 2018	\$500.2 Million	9.8%
March 2018	\$512.0 Million	-1.4%
February 2018	\$365.6 Million	3.8%

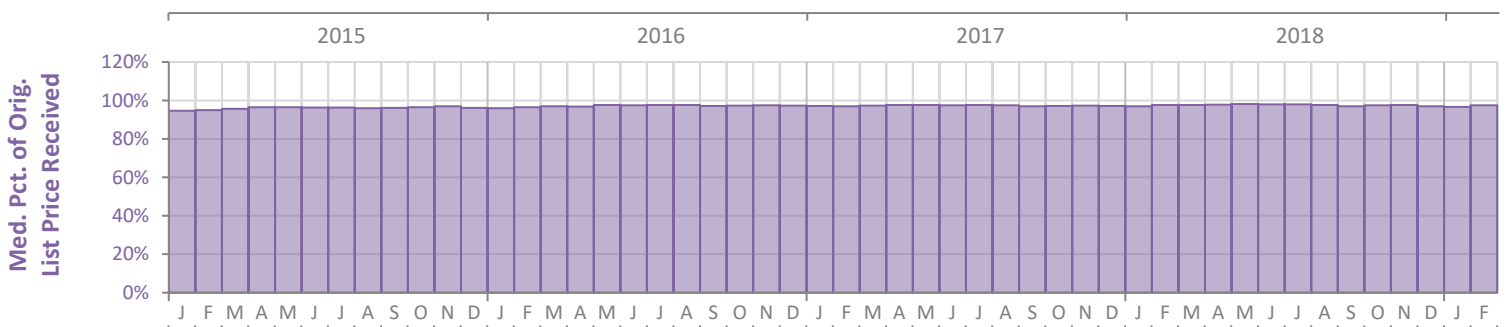


Median Percent of Original List Price Received

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

Economists' note: The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	97.1%	-0.2%
February 2019	97.5%	-0.1%
January 2019	96.7%	-0.2%
December 2018	96.9%	-0.3%
November 2018	97.6%	0.3%
October 2018	97.4%	0.2%
September 2018	97.0%	0.1%
August 2018	97.6%	0.2%
July 2018	97.9%	0.3%
June 2018	98.0%	0.6%
May 2018	98.1%	0.4%
April 2018	97.8%	0.1%
March 2018	97.6%	0.3%
February 2018	97.6%	0.6%

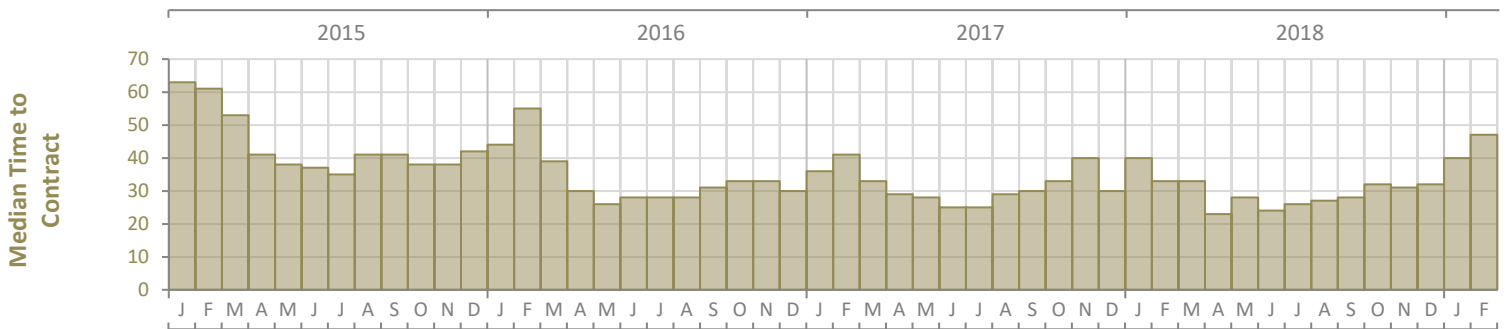


Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	42 Days	13.5%
February 2019	47 Days	42.4%
January 2019	40 Days	0.0%
December 2018	32 Days	6.7%
November 2018	31 Days	-22.5%
October 2018	32 Days	-3.0%
September 2018	28 Days	-6.7%
August 2018	27 Days	-6.9%
July 2018	26 Days	4.0%
June 2018	24 Days	-4.0%
May 2018	28 Days	0.0%
April 2018	23 Days	-20.7%
March 2018	33 Days	0.0%
February 2018	33 Days	-19.5%

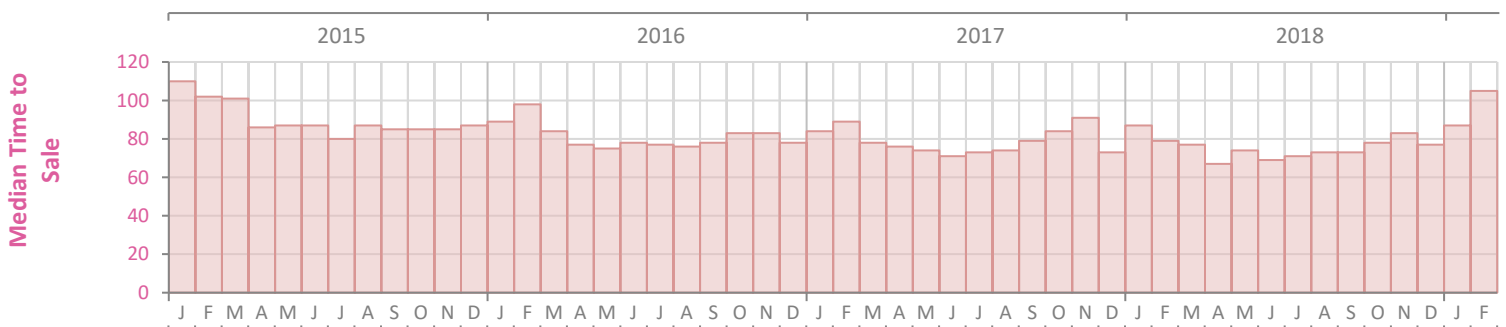


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

Economists' note: Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	96 Days	15.7%
February 2019	105 Days	32.9%
January 2019	87 Days	0.0%
December 2018	77 Days	5.5%
November 2018	83 Days	-8.8%
October 2018	78 Days	-7.1%
September 2018	73 Days	-7.6%
August 2018	73 Days	-1.4%
July 2018	71 Days	-2.7%
June 2018	69 Days	-2.8%
May 2018	74 Days	0.0%
April 2018	67 Days	-11.8%
March 2018	77 Days	-1.3%
February 2018	79 Days	-11.2%

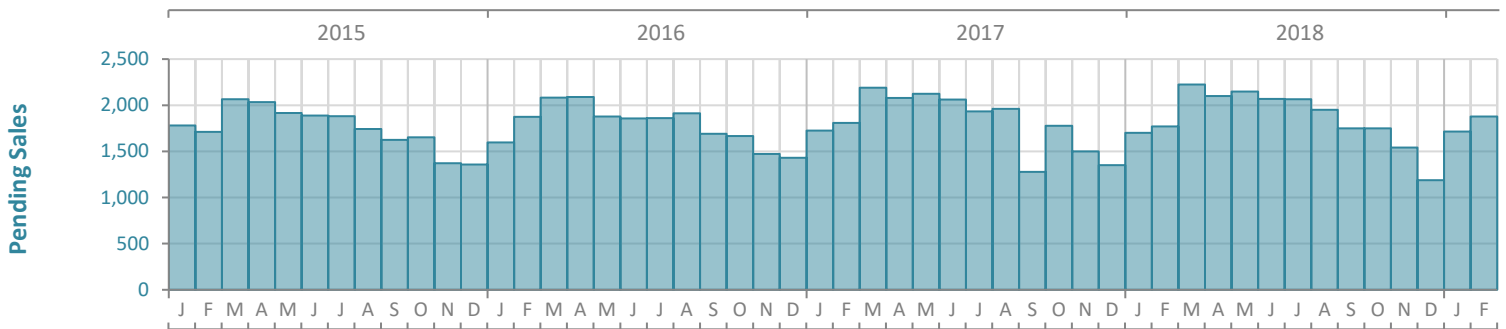


New Pending Sales

The number of listed properties that went under contract during the month

Economists' note: Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	3,591	3.4%
February 2019	1,877	5.9%
January 2019	1,714	0.8%
December 2018	1,188	-12.0%
November 2018	1,542	2.7%
October 2018	1,749	-1.6%
September 2018	1,749	37.0%
August 2018	1,950	-0.6%
July 2018	2,066	6.8%
June 2018	2,067	0.3%
May 2018	2,147	1.0%
April 2018	2,100	1.1%
March 2018	2,225	1.6%
February 2018	1,772	-2.1%

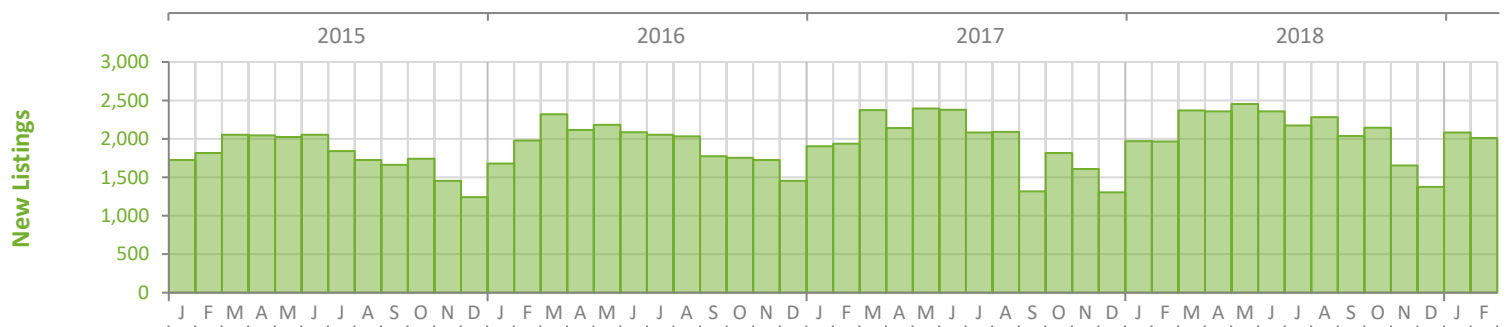


New Listings

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	4,096	4.0%
February 2019	2,013	2.4%
January 2019	2,083	5.6%
December 2018	1,375	5.5%
November 2018	1,653	2.8%
October 2018	2,144	18.0%
September 2018	2,035	54.5%
August 2018	2,284	9.2%
July 2018	2,174	4.4%
June 2018	2,356	-0.9%
May 2018	2,454	2.4%
April 2018	2,358	10.1%
March 2018	2,368	-0.3%
February 2018	1,966	1.4%

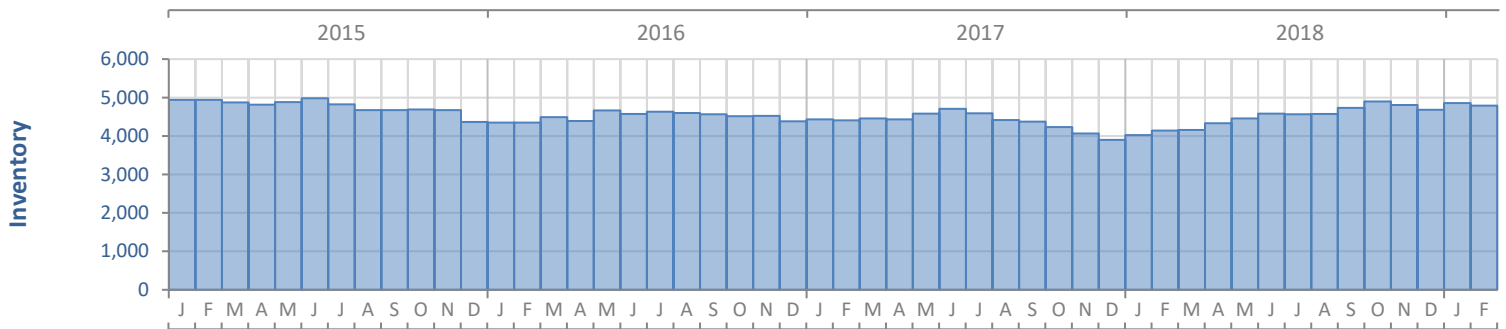


Inventory (Active Listings)

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

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	4,823	18.0%
February 2019	4,786	15.5%
January 2019	4,859	20.6%
December 2018	4,684	20.1%
November 2018	4,805	18.2%
October 2018	4,902	15.9%
September 2018	4,734	8.3%
August 2018	4,574	3.6%
July 2018	4,564	-0.5%
June 2018	4,579	-2.6%
May 2018	4,456	-2.8%
April 2018	4,332	-2.3%
March 2018	4,157	-6.7%
February 2018	4,143	-6.0%

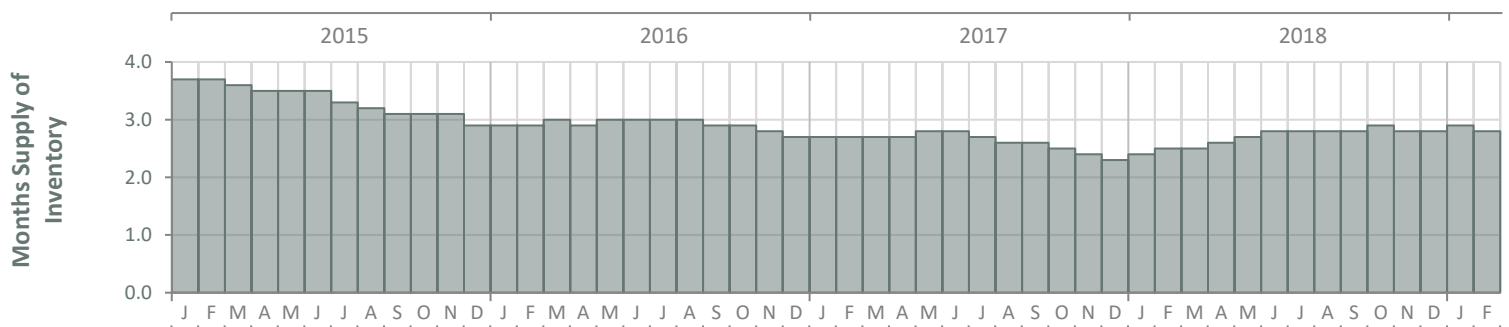


Months Supply of Inventory

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

Economists' note: MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	2.9	16.0%
February 2019	2.8	12.0%
January 2019	2.9	20.8%
December 2018	2.8	21.7%
November 2018	2.8	16.7%
October 2018	2.9	16.0%
September 2018	2.8	7.7%
August 2018	2.8	7.7%
July 2018	2.8	3.7%
June 2018	2.8	0.0%
May 2018	2.7	-3.6%
April 2018	2.6	-3.7%
March 2018	2.5	-7.4%
February 2018	2.5	-7.4%

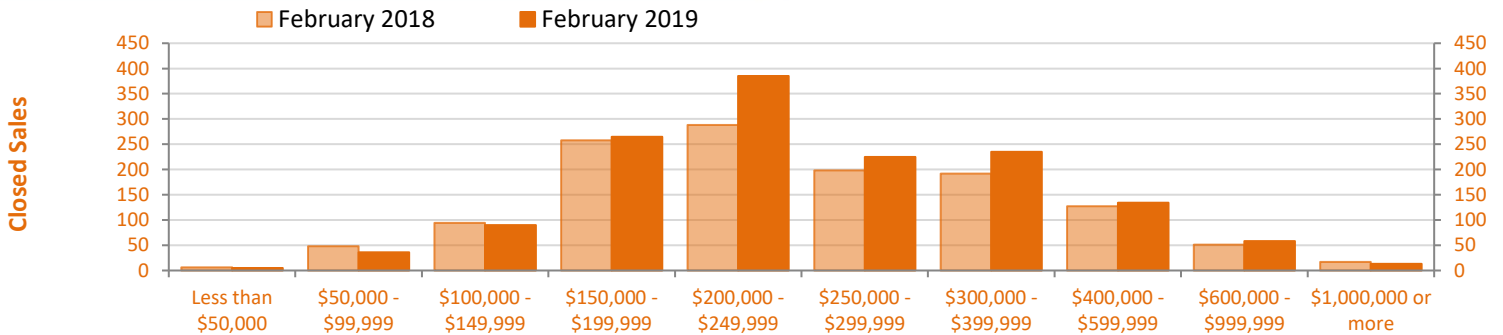


Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	5	-16.7%
\$50,000 - \$99,999	36	-25.0%
\$100,000 - \$149,999	90	-4.3%
\$150,000 - \$199,999	265	2.7%
\$200,000 - \$249,999	385	33.7%
\$250,000 - \$299,999	225	13.6%
\$300,000 - \$399,999	235	22.4%
\$400,000 - \$599,999	134	5.5%
\$600,000 - \$999,999	58	13.7%
\$1,000,000 or more	13	-23.5%

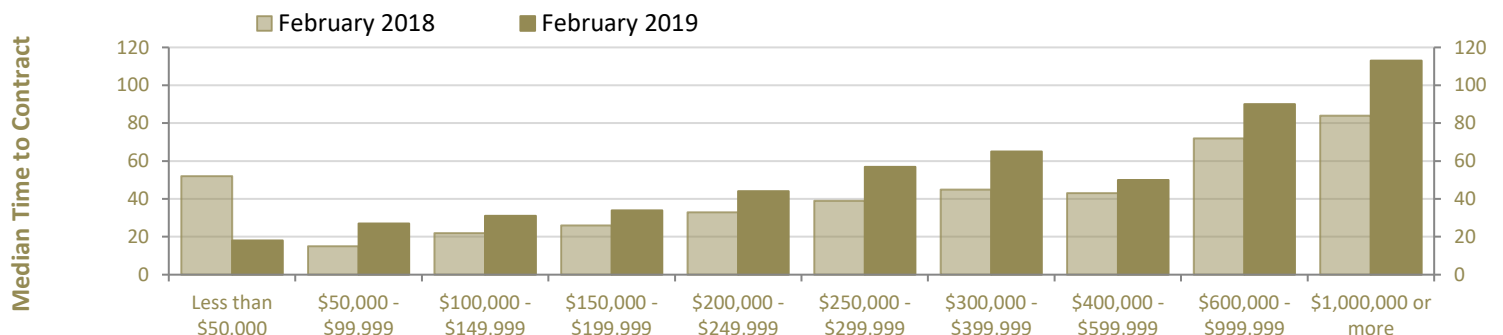


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note: Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	18 Days	-65.4%
\$50,000 - \$99,999	27 Days	80.0%
\$100,000 - \$149,999	31 Days	40.9%
\$150,000 - \$199,999	34 Days	30.8%
\$200,000 - \$249,999	44 Days	33.3%
\$250,000 - \$299,999	57 Days	46.2%
\$300,000 - \$399,999	65 Days	44.4%
\$400,000 - \$599,999	50 Days	16.3%
\$600,000 - \$999,999	90 Days	25.0%
\$1,000,000 or more	113 Days	34.5%

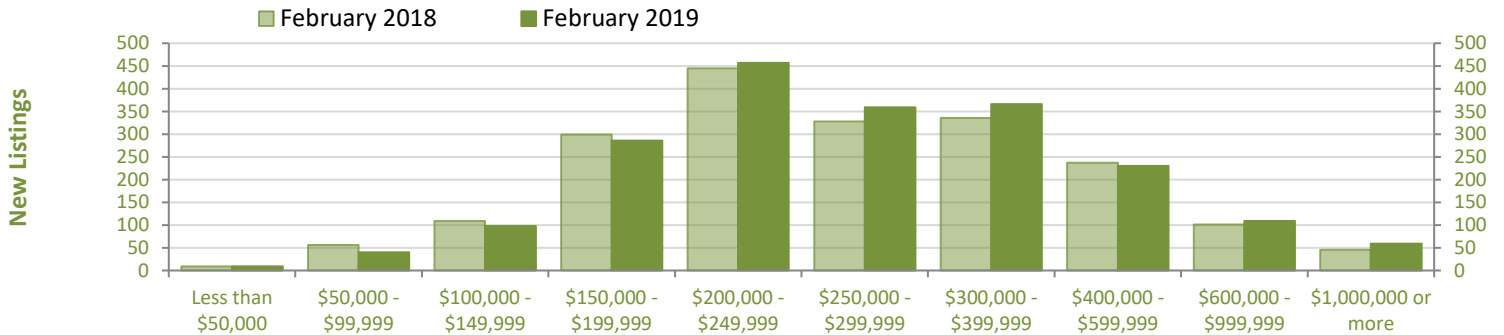


New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	9	0.0%
\$50,000 - \$99,999	40	-28.6%
\$100,000 - \$149,999	98	-10.1%
\$150,000 - \$199,999	286	-4.3%
\$200,000 - \$249,999	457	2.7%
\$250,000 - \$299,999	359	9.5%
\$300,000 - \$399,999	366	8.9%
\$400,000 - \$599,999	230	-3.0%
\$600,000 - \$999,999	109	7.9%
\$1,000,000 or more	59	28.3%

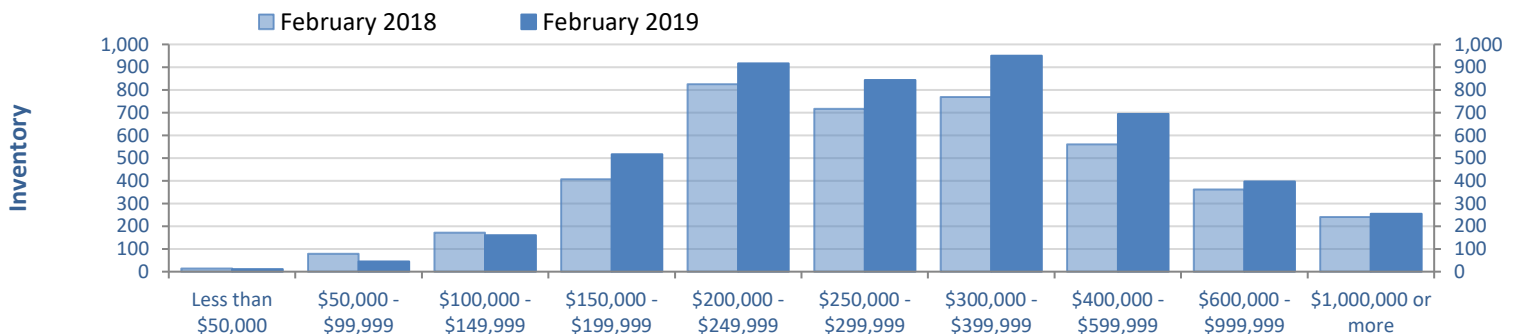


Inventory by Current Listing Price

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

Economists' note: There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

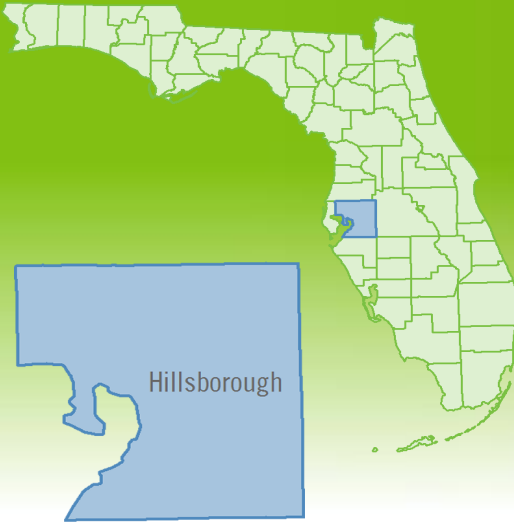
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	11	-21.4%
\$50,000 - \$99,999	45	-43.0%
\$100,000 - \$149,999	160	-6.4%
\$150,000 - \$199,999	516	26.8%
\$200,000 - \$249,999	916	11.0%
\$250,000 - \$299,999	843	17.6%
\$300,000 - \$399,999	950	23.7%
\$400,000 - \$599,999	694	23.9%
\$600,000 - \$999,999	397	10.0%
\$1,000,000 or more	254	5.4%



Monthly Distressed Market - February 2019

Single Family Homes

Hillsborough County



		February 2019	February 2018	Percent Change Year-over-Year
Traditional	Closed Sales	1,402	1,225	14.4%
	Median Sale Price	\$243,000	\$240,000	1.3%
Foreclosure/REO	Closed Sales	37	42	-11.9%
	Median Sale Price	\$173,501	\$172,450	0.6%
Short Sale	Closed Sales	7	12	-41.7%
	Median Sale Price	\$188,000	\$174,200	7.9%

