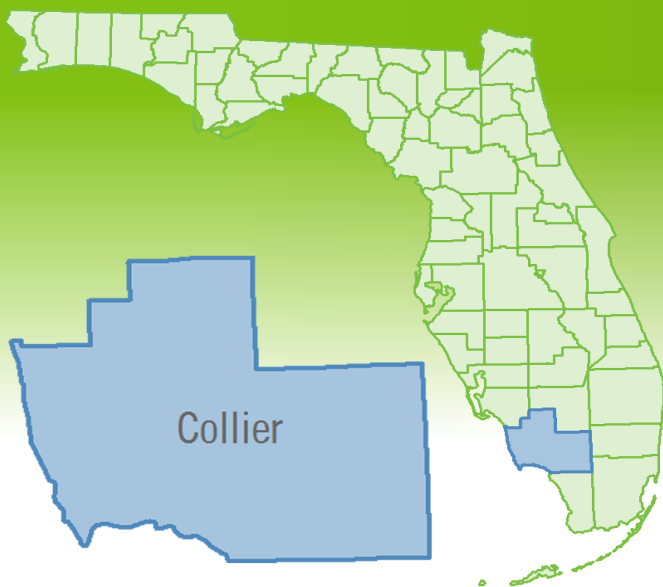


# Quarterly Market Detail - Q3 2016

## Single Family Homes

### Collier County



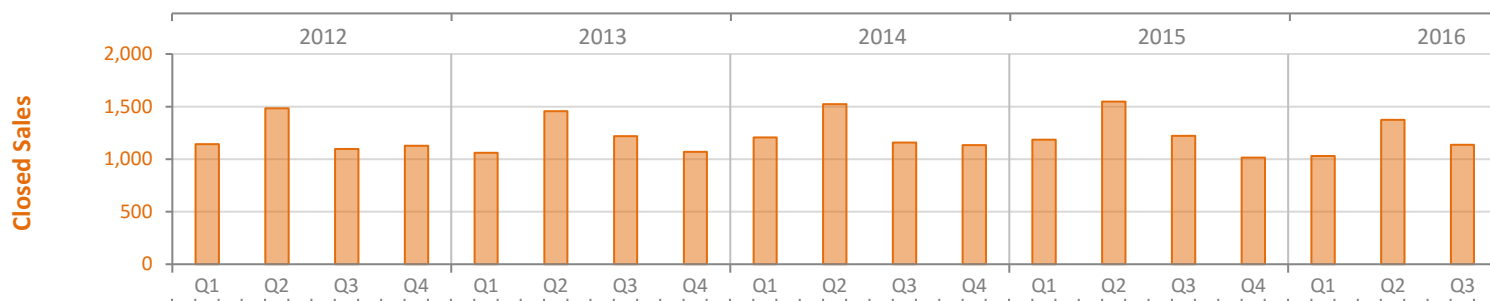
Summary Statistics	Q3 2016	Q3 2015	Percent Change Year-over-Year
Closed Sales	1,136	1,223	-7.1%
Paid in Cash	400	516	-22.5%
Median Sale Price	\$395,000	\$392,500	0.6%
Average Sale Price	\$629,801	\$729,823	-13.7%
Dollar Volume	\$715.5 Million	\$892.6 Million	-19.8%
Median Percent of Original List Price Received	94.3%	94.8%	-0.5%
Median Time to Contract	91 Days	87 Days	4.6%
Median Time to Sale	138 Days	135 Days	2.2%
New Pending Sales	1,219	1,395	-12.6%
New Listings	1,397	1,357	2.9%
Pending Inventory	671	683	-1.8%
Inventory (Active Listings)	2,998	2,355	27.3%
Months Supply of Inventory	7.9	5.6	41.1%

## Closed Sales

The number of sales transactions which closed during the quarter

**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 quarter's sales to the amount of sales in the same quarter in the previous year), rather than changes from one quarter to the next.

Quarter	Closed Sales	Percent Change Year-over-Year
<b>Q3 2016</b>	<b>1,136</b>	<b>-7.1%</b>
Q2 2016	1,374	-11.2%
Q1 2016	1,030	-13.0%
Q4 2015	1,015	-10.3%
Q3 2015	1,223	5.6%
Q2 2015	1,547	1.6%
Q1 2015	1,184	-1.9%
Q4 2014	1,132	5.8%
Q3 2014	1,158	-5.0%
Q2 2014	1,522	4.5%
Q1 2014	1,207	13.9%
Q4 2013	1,070	-5.1%
Q3 2013	1,219	11.1%

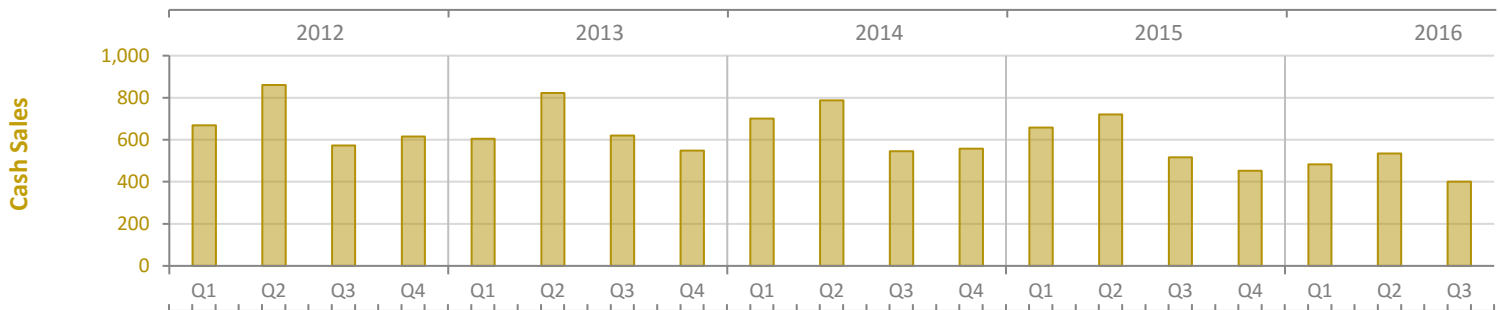


## Cash Sales

The number of Closed Sales during the quarter 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.

Quarter	Cash Sales	Percent Change Year-over-Year
<b>Q3 2016</b>	<b>400</b>	<b>-22.5%</b>
Q2 2016	535	-25.7%
Q1 2016	483	-26.6%
Q4 2015	452	-18.9%
Q3 2015	516	-5.5%
Q2 2015	720	-8.5%
Q1 2015	658	-6.0%
Q4 2014	557	1.5%
Q3 2014	546	-11.9%
Q2 2014	787	-4.3%
Q1 2014	700	15.9%
Q4 2013	549	-10.7%
Q3 2013	620	8.2%

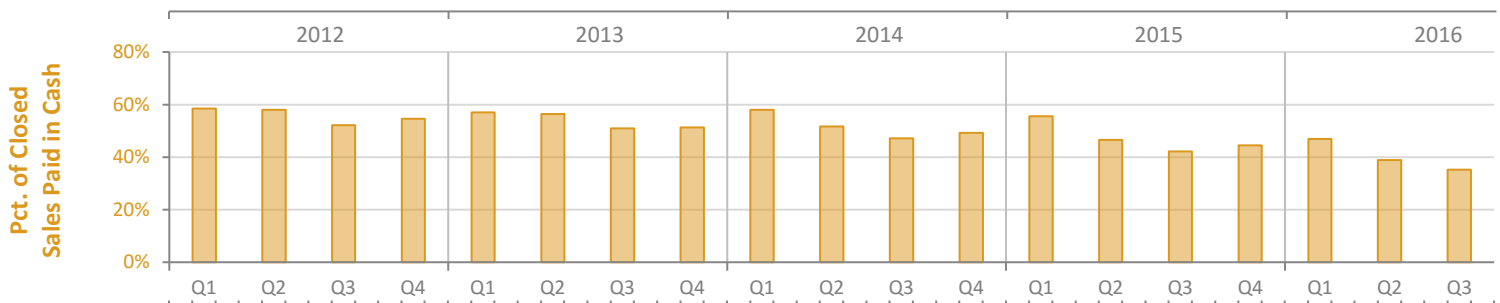


## Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the quarter 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 quarter involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Quarter	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
<b>Q3 2016</b>	<b>35.2%</b>	<b>-16.6%</b>
Q2 2016	38.9%	-16.3%
Q1 2016	46.9%	-15.6%
Q4 2015	44.5%	-9.6%
Q3 2015	42.2%	-10.6%
Q2 2015	46.5%	-10.1%
Q1 2015	55.6%	-4.1%
Q4 2014	49.2%	-4.1%
Q3 2014	47.2%	-7.3%
Q2 2014	51.7%	-8.3%
Q1 2014	58.0%	1.8%
Q4 2013	51.3%	-6.0%
Q3 2013	50.9%	-2.5%



# Quarterly Market Detail - Q3 2016

## Single Family Homes

### Collier County

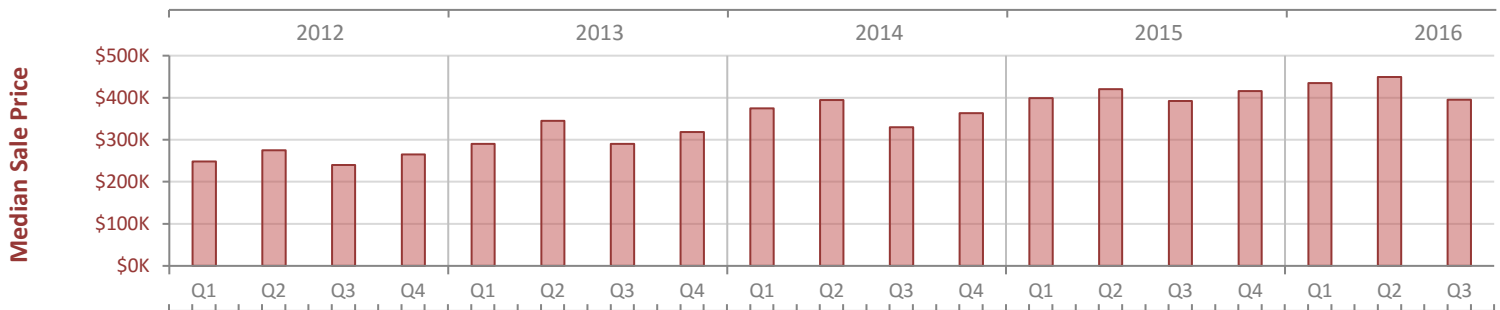


## Median Sale Price

The median sale price reported for the quarter (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 quarter, and the mix of the types of homes that sell can change over time.

Quarter	Median Sale Price	Percent Change Year-over-Year
<b>Q3 2016</b>	<b>\$395,000</b>	<b>0.6%</b>
Q2 2016	\$449,528	7.0%
Q1 2016	\$435,000	9.0%
Q4 2015	\$416,000	14.6%
Q3 2015	\$392,500	18.9%
Q2 2015	\$420,000	6.5%
Q1 2015	\$399,000	6.4%
Q4 2014	\$363,000	14.1%
Q3 2014	\$330,000	13.8%
Q2 2014	\$394,450	14.3%
Q1 2014	\$375,000	29.3%
Q4 2013	\$318,275	20.1%
Q3 2013	\$290,000	20.8%

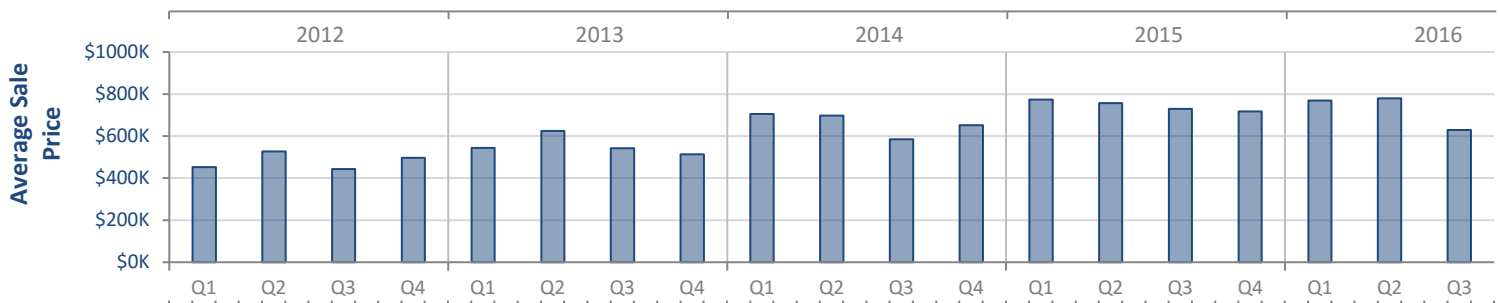


## Average Sale Price

The average sale price reported for the quarter (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.

Quarter	Average Sale Price	Percent Change Year-over-Year
<b>Q3 2016</b>	<b>\$629,801</b>	<b>-13.7%</b>
Q2 2016	\$779,096	3.0%
Q1 2016	\$768,988	-0.5%
Q4 2015	\$716,623	9.9%
Q3 2015	\$729,823	24.7%
Q2 2015	\$756,680	8.5%
Q1 2015	\$773,122	9.7%
Q4 2014	\$652,136	27.2%
Q3 2014	\$585,454	8.1%
Q2 2014	\$697,683	11.7%
Q1 2014	\$705,022	29.6%
Q4 2013	\$512,885	3.2%
Q3 2013	\$541,662	22.1%



# Quarterly Market Detail - Q3 2016

## Single Family Homes

### Collier County

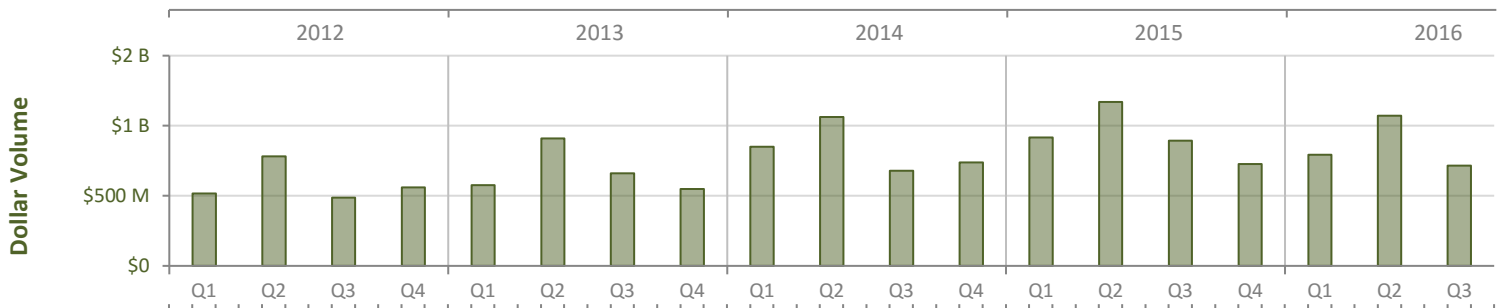


## Dollar Volume

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

**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.

Quarter	Dollar Volume	Percent Change Year-over-Year
<b>Q3 2016</b>	<b>\$715.5 Million</b>	<b>-19.8%</b>
Q2 2016	\$1.1 Billion	-8.6%
Q1 2016	\$792.1 Million	-13.5%
Q4 2015	\$727.4 Million	-1.5%
Q3 2015	\$892.6 Million	31.7%
Q2 2015	\$1.2 Billion	10.2%
Q1 2015	\$915.4 Million	7.6%
Q4 2014	\$738.2 Million	34.5%
Q3 2014	\$678.0 Million	2.7%
Q2 2014	\$1.1 Billion	16.7%
Q1 2014	\$851.0 Million	47.5%
Q4 2013	\$548.8 Million	-2.1%
Q3 2013	\$660.3 Million	35.7%

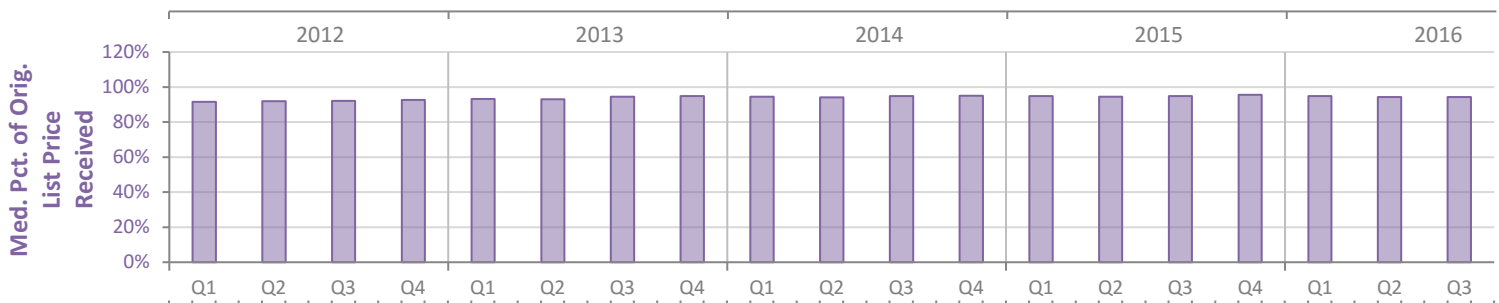


## Median Percent of Original List Price Received

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

**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.

Quarter	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
<b>Q3 2016</b>	<b>94.3%</b>	<b>-0.5%</b>
Q2 2016	94.3%	-0.1%
Q1 2016	94.9%	0.0%
Q4 2015	95.5%	0.5%
Q3 2015	94.8%	-0.1%
Q2 2015	94.4%	0.2%
Q1 2015	94.9%	0.5%
Q4 2014	95.0%	0.2%
Q3 2014	94.9%	0.5%
Q2 2014	94.2%	1.3%
Q1 2014	94.4%	1.3%
Q4 2013	94.8%	2.3%
Q3 2013	94.4%	2.4%

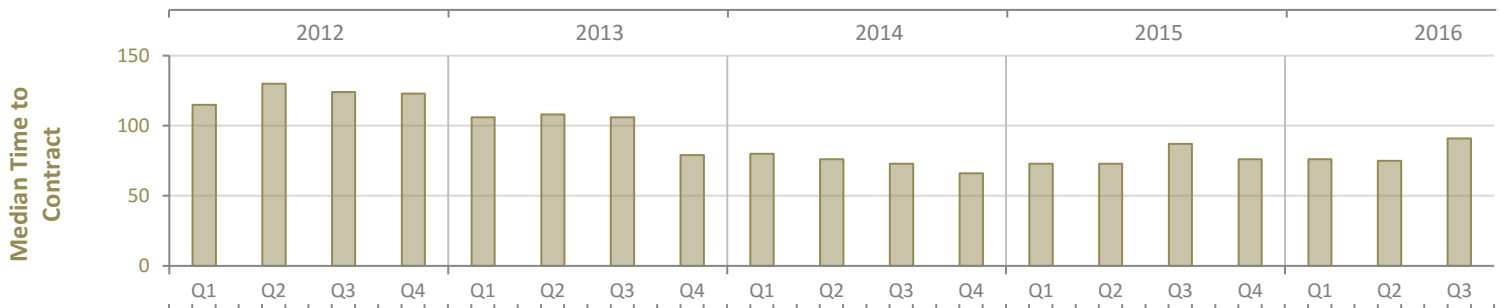


## Median Time to Contract

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

**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 quarter. 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.

Quarter	Median Time to Contract	Percent Change Year-over-Year
<b>Q3 2016</b>	<b>91 Days</b>	<b>4.6%</b>
Q2 2016	75 Days	2.7%
Q1 2016	76 Days	4.1%
Q4 2015	76 Days	15.2%
Q3 2015	87 Days	19.2%
Q2 2015	73 Days	-3.9%
Q1 2015	73 Days	-8.8%
Q4 2014	66 Days	-16.5%
Q3 2014	73 Days	-31.1%
Q2 2014	76 Days	-29.6%
Q1 2014	80 Days	-24.5%
Q4 2013	79 Days	-35.8%
Q3 2013	106 Days	-14.5%

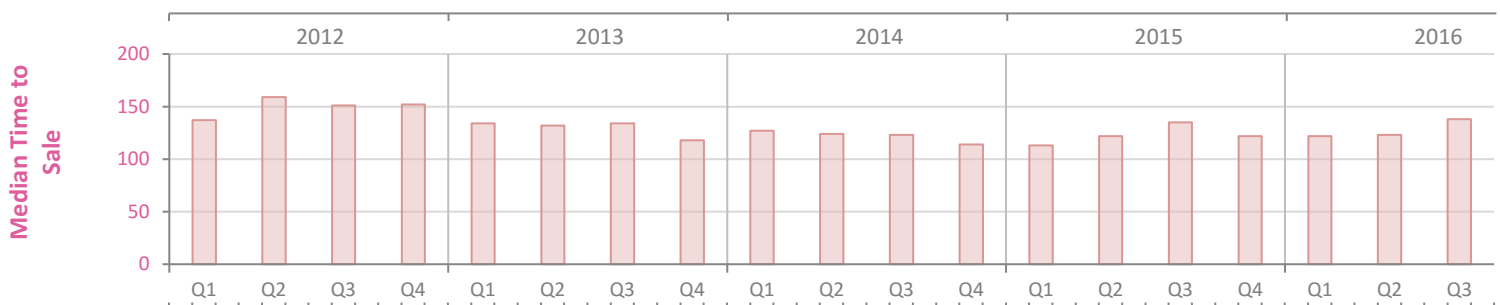


## Median Time to Sale

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

**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 quarter was on the market. That is, 50% of homes selling this quarter 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.

Quarter	Median Time to Sale	Percent Change Year-over-Year
<b>Q3 2016</b>	<b>138 Days</b>	<b>2.2%</b>
Q2 2016	123 Days	0.8%
Q1 2016	122 Days	8.0%
Q4 2015	122 Days	7.0%
Q3 2015	135 Days	9.8%
Q2 2015	122 Days	-1.6%
Q1 2015	113 Days	-11.0%
Q4 2014	114 Days	-3.4%
Q3 2014	123 Days	-8.2%
Q2 2014	124 Days	-6.1%
Q1 2014	127 Days	-5.2%
Q4 2013	118 Days	-22.4%
Q3 2013	134 Days	-11.3%



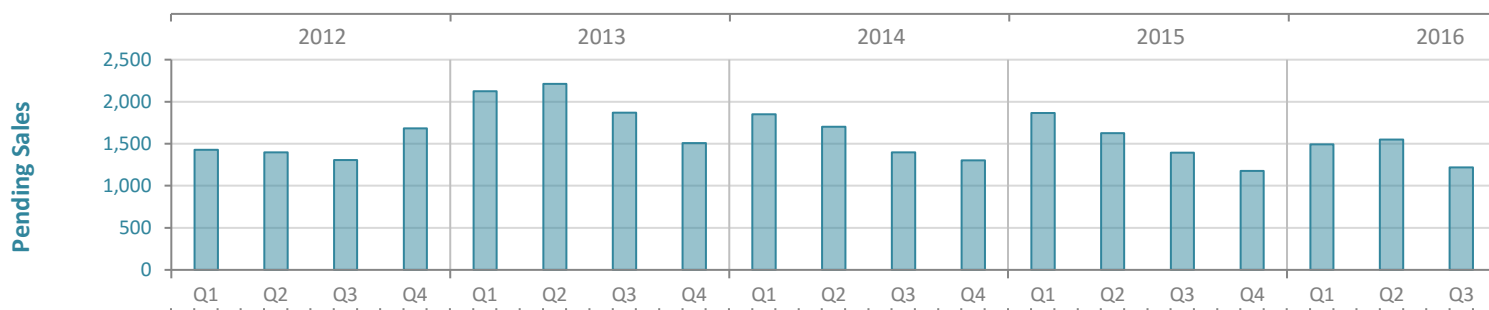


## New Pending Sales

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

**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.

Quarter	New Pending Sales	Percent Change Year-over-Year
<b>Q3 2016</b>	<b>1,219</b>	<b>-12.6%</b>
Q2 2016	1,548	-4.9%
Q1 2016	1,492	-20.1%
Q4 2015	1,178	-9.5%
Q3 2015	1,395	-0.2%
Q2 2015	1,627	-4.5%
Q1 2015	1,867	1.0%
Q4 2014	1,302	-13.7%
Q3 2014	1,398	-25.2%
Q2 2014	1,703	-23.0%
Q1 2014	1,849	-12.9%
Q4 2013	1,509	-10.3%
Q3 2013	1,869	42.9%

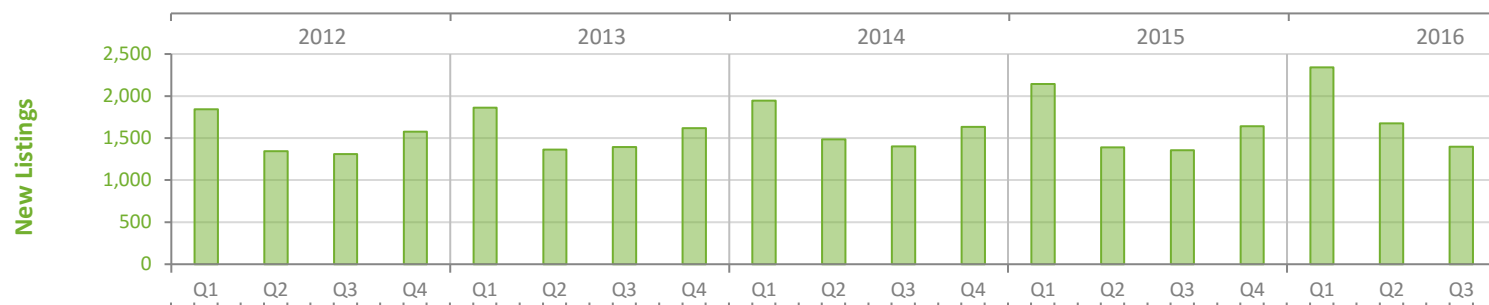


## New Listings

The number of properties put onto the market during the quarter

**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.

Quarter	New Listings	Percent Change Year-over-Year
<b>Q3 2016</b>	<b>1,397</b>	<b>2.9%</b>
Q2 2016	1,676	20.6%
Q1 2016	2,341	9.2%
Q4 2015	1,641	0.4%
Q3 2015	1,357	-3.2%
Q2 2015	1,390	-6.5%
Q1 2015	2,143	10.1%
Q4 2014	1,635	0.9%
Q3 2014	1,402	0.6%
Q2 2014	1,487	9.0%
Q1 2014	1,946	4.5%
Q4 2013	1,620	2.9%
Q3 2013	1,393	6.3%



# Quarterly Market Detail - Q3 2016

## Single Family Homes

### Collier County

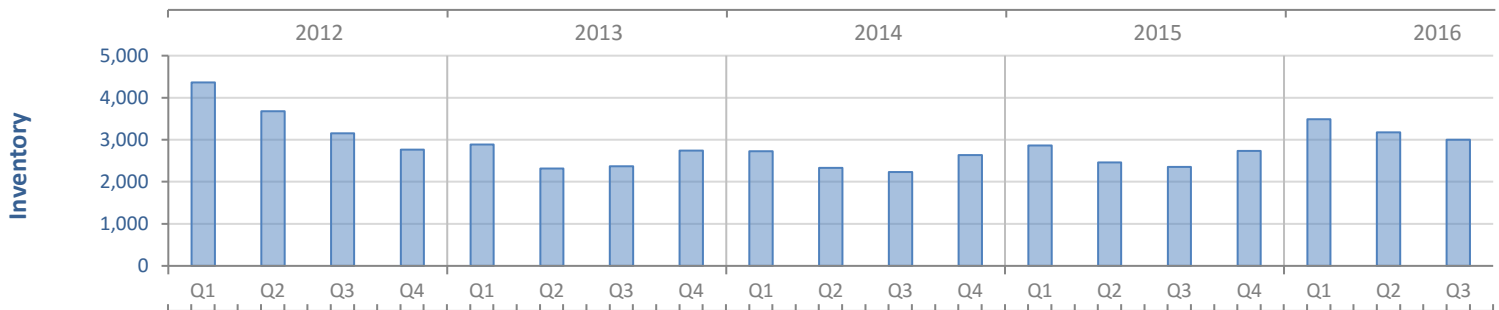


## Inventory (Active Listings)

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

**Economists' note:** There are a number of ways to define and calculate Inventory. Here, we simply count the number of active listings on the last day of the quarter, and hold this number to compare with the same quarter 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.

Quarter	Inventory	Percent Change Year-over-Year
Q3 2016	2,998	27.3%
Q2 2016	3,173	29.1%
Q1 2016	3,488	21.9%
Q4 2015	2,732	3.8%
Q3 2015	2,355	5.4%
Q2 2015	2,458	5.6%
Q1 2015	2,862	4.9%
Q4 2014	2,633	-4.0%
Q3 2014	2,235	-5.5%
Q2 2014	2,328	0.7%
Q1 2014	2,728	-5.6%
Q4 2013	2,744	-0.7%
Q3 2013	2,366	-25.0%

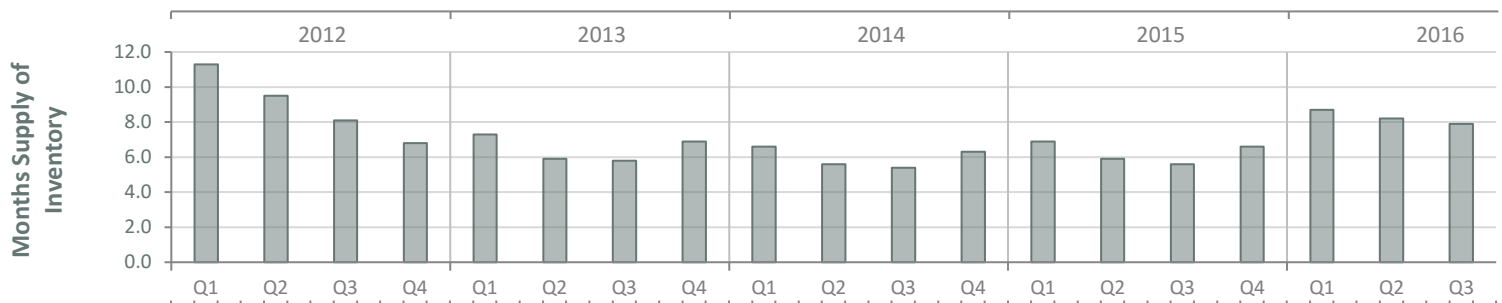


## Months Supply of Inventory

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.

Quarter	Months Supply	Percent Change Year-over-Year
Q3 2016	7.9	41.1%
Q2 2016	8.2	39.0%
Q1 2016	8.7	26.1%
Q4 2015	6.6	4.8%
Q3 2015	5.6	3.7%
Q2 2015	5.9	5.4%
Q1 2015	6.9	4.5%
Q4 2014	6.3	-8.7%
Q3 2014	5.4	-6.9%
Q2 2014	5.6	-5.1%
Q1 2014	6.6	-9.6%
Q4 2013	6.9	1.5%
Q3 2013	5.8	-28.4%

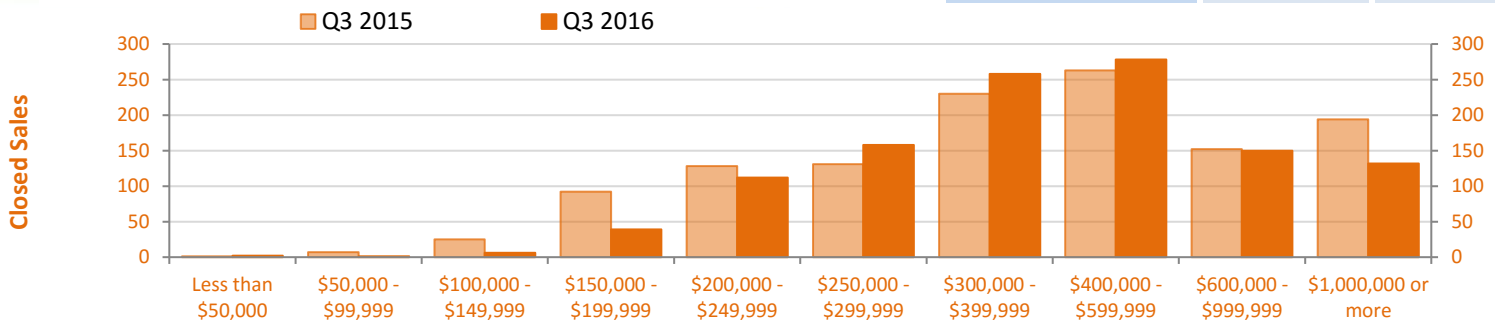


## Closed Sales by Sale Price

The number of sales transactions which closed during the quarter

**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 quarter's sales to the amount of sales in the same month in the previous year), rather than changes from one quarter to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	2	100.0%
\$50,000 - \$99,999	1	-85.7%
\$100,000 - \$149,999	6	-76.0%
\$150,000 - \$199,999	39	-57.6%
\$200,000 - \$249,999	112	-12.5%
\$250,000 - \$299,999	158	20.6%
\$300,000 - \$399,999	258	12.2%
\$400,000 - \$599,999	278	5.7%
\$600,000 - \$999,999	150	-1.3%
\$1,000,000 or more	132	-32.0%

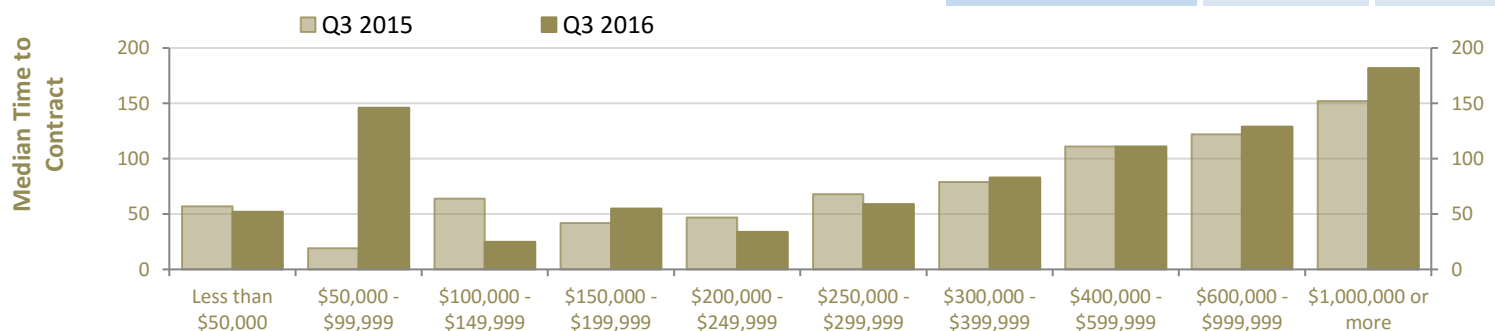


## Median Time to Contract by Sale Price

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

**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 quarter. 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	52 Days	-8.8%
\$50,000 - \$99,999	146 Days	668.4%
\$100,000 - \$149,999	25 Days	-60.9%
\$150,000 - \$199,999	55 Days	31.0%
\$200,000 - \$249,999	34 Days	-27.7%
\$250,000 - \$299,999	59 Days	-13.2%
\$300,000 - \$399,999	83 Days	5.1%
\$400,000 - \$599,999	111 Days	0.0%
\$600,000 - \$999,999	129 Days	5.7%
\$1,000,000 or more	182 Days	19.7%



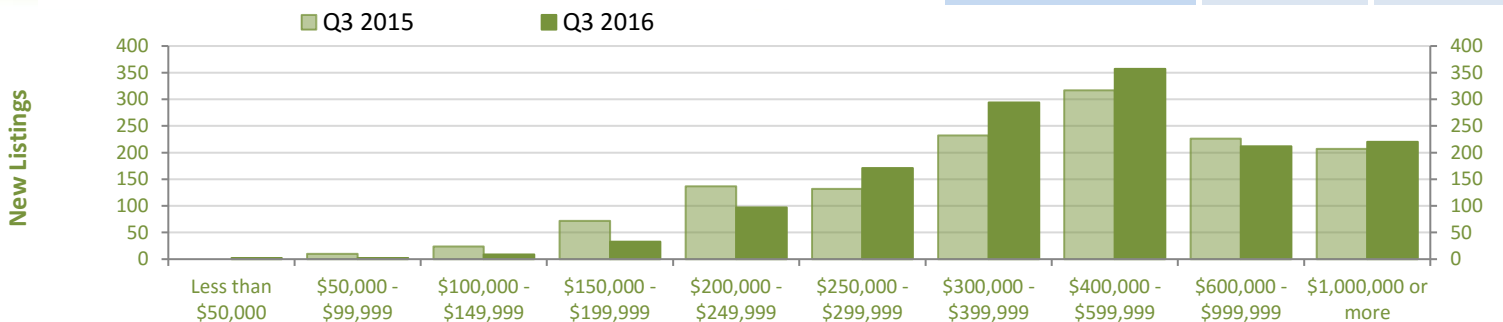


## New Listings by Initial Listing Price

The number of properties put onto the market during the quarter

**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	2	N/A
\$50,000 - \$99,999	2	-80.0%
\$100,000 - \$149,999	9	-62.5%
\$150,000 - \$199,999	33	-54.2%
\$200,000 - \$249,999	97	-29.2%
\$250,000 - \$299,999	171	29.5%
\$300,000 - \$399,999	294	26.7%
\$400,000 - \$599,999	357	12.6%
\$600,000 - \$999,999	212	-6.2%
\$1,000,000 or more	220	6.3%

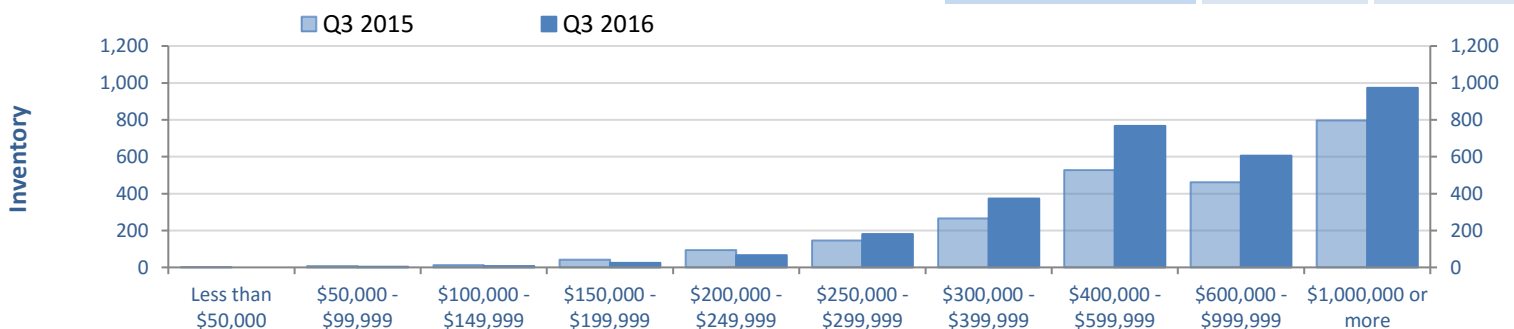


## Inventory by Current Listing Price

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

**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 quarter, and hold this number to compare with the same quarter 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.

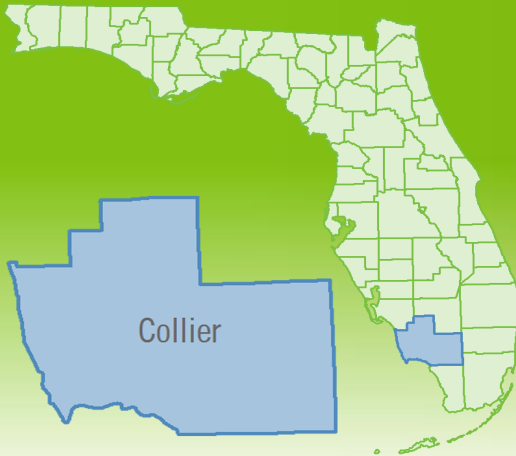
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	-100.0%
\$50,000 - \$99,999	3	-57.1%
\$100,000 - \$149,999	7	-41.7%
\$150,000 - \$199,999	24	-42.9%
\$200,000 - \$249,999	66	-29.8%
\$250,000 - \$299,999	180	23.3%
\$300,000 - \$399,999	373	40.2%
\$400,000 - \$599,999	767	45.5%
\$600,000 - \$999,999	605	31.0%
\$1,000,000 or more	973	22.1%



# Quarterly Distressed Market - Q3 2016

## Single Family Homes

### Collier County



		Q3 2016	Q3 2015	Percent Change Year-over-Year
Traditional	Closed Sales	1,076	1,072	0.4%
	Median Sale Price	\$401,500	\$425,000	-5.5%
Foreclosure/REO	Closed Sales	58	129	-55.0%
	Median Sale Price	\$260,000	\$252,250	3.1%
Short Sale	Closed Sales	2	22	-90.9%
	Median Sale Price	\$350,000	\$242,500	44.3%

