

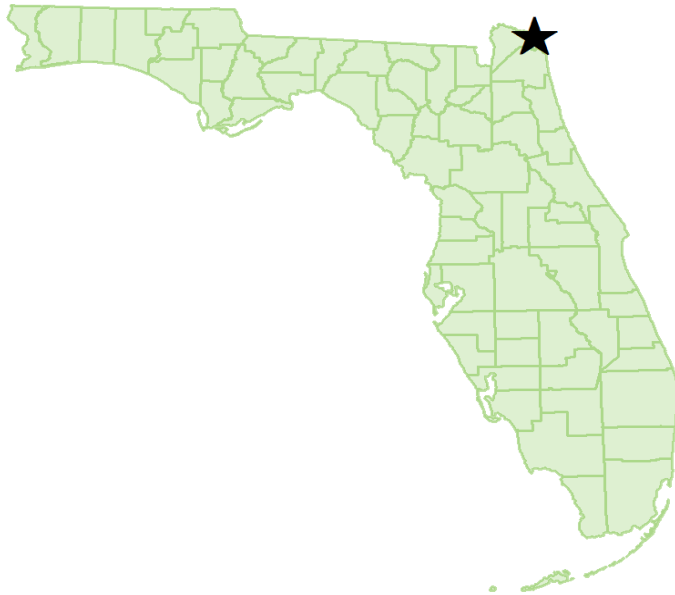
Monthly Market Detail - July 2013

Manufactured Homes

Amelia Island - Nassau County Association of REALTORS®



This report describes member activity for the association and is not confined to any specific geographic area.



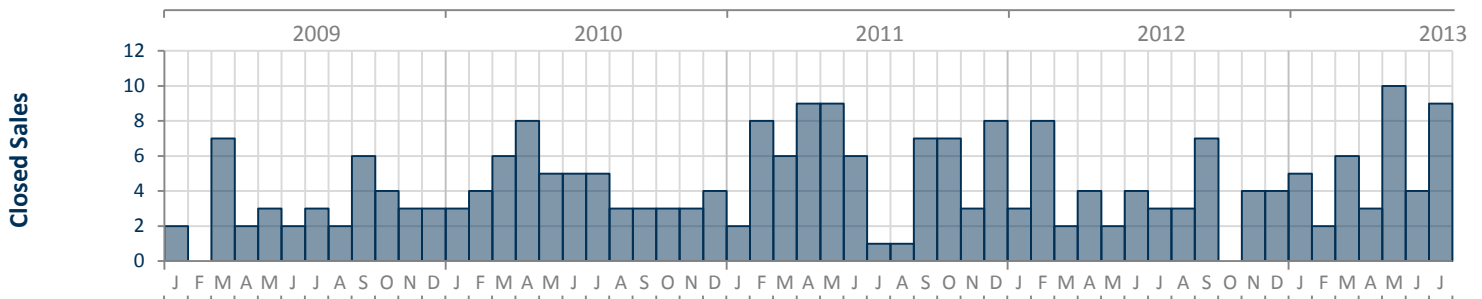
Summary Statistics	July 2013	July 2012	Percent Change Year-over-Year
Closed Sales	9	3	200.0%
Paid in Cash	8	3	166.7%
New Pending Sales	11	4	175.0%
New Listings	16	9	77.8%
Median Sale Price	\$52,500	\$40,000	31.3%
Average Sale Price	\$66,406	\$51,667	28.5%
Median Days on Market	38	115	-67.0%
Average Percent of Original List Price Received	90.4%	70.8%	27.7%
Pending Inventory	16	(No Data)	N/A
Inventory (Active Listings)	35	56	-37.5%
Months Supply of Inventory	7.4	12.9	-43.0%

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 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
July 2013	9	200.0%
June 2013	4	0.0%
May 2013	10	400.0%
April 2013	3	-25.0%
March 2013	6	200.0%
February 2013	2	-75.0%
January 2013	5	66.7%
December 2012	4	-50.0%
November 2012	4	33.3%
October 2012	0	-100.0%
September 2012	7	0.0%
August 2012	3	200.0%
July 2012	3	200.0%



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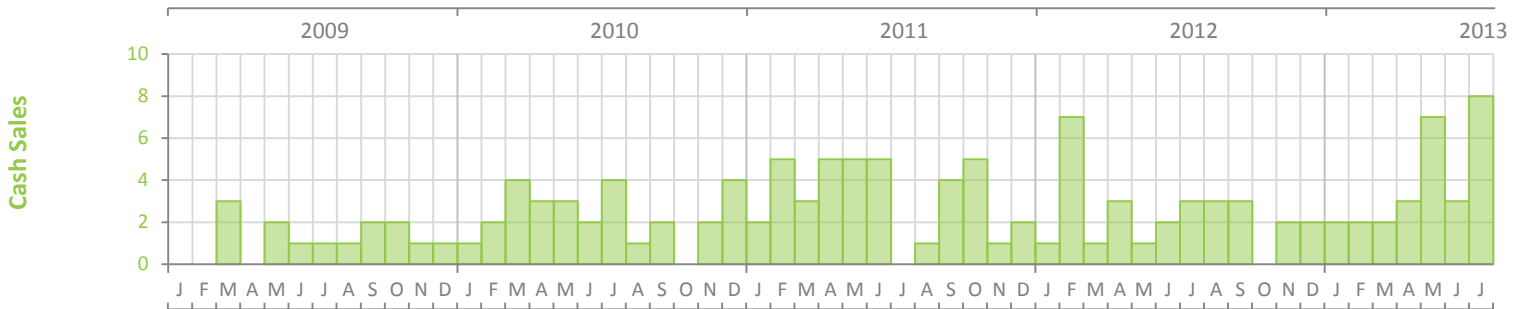
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Cash Sales

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
July 2013	8	166.7%
June 2013	3	50.0%
May 2013	7	600.0%
April 2013	3	0.0%
March 2013	2	100.0%
February 2013	2	-71.4%
January 2013	2	100.0%
December 2012	2	0.0%
November 2012	2	100.0%
October 2012	0	-100.0%
September 2012	3	-25.0%
August 2012	3	200.0%
July 2012	3	N/A

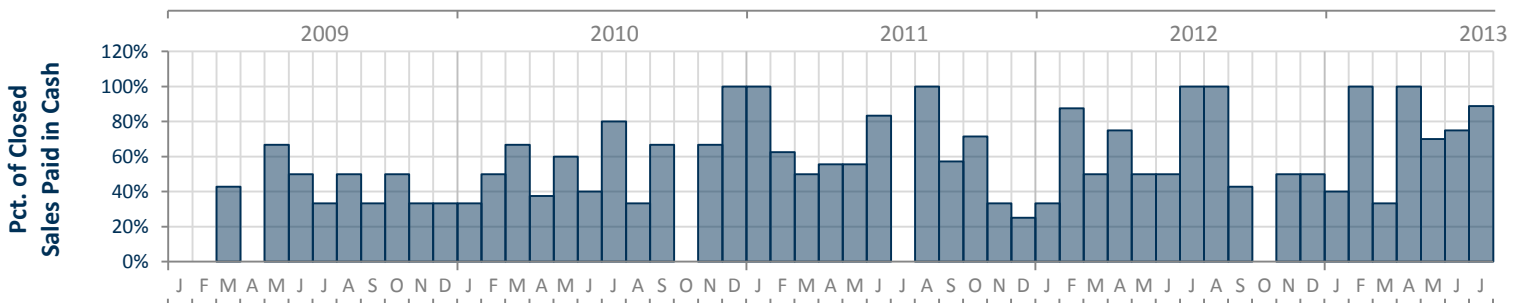


Cash Sales as a Percentage of Closed Sales

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
July 2013	88.9%	-11.1%
June 2013	75.0%	50.0%
May 2013	70.0%	40.0%
April 2013	100.0%	33.3%
March 2013	33.3%	-33.3%
February 2013	100.0%	14.3%
January 2013	40.0%	20.0%
December 2012	50.0%	100.0%
November 2012	50.0%	50.0%
October 2012	(No Sales)	N/A
September 2012	42.9%	-25.0%
August 2012	100.0%	0.0%
July 2012	100.0%	N/A



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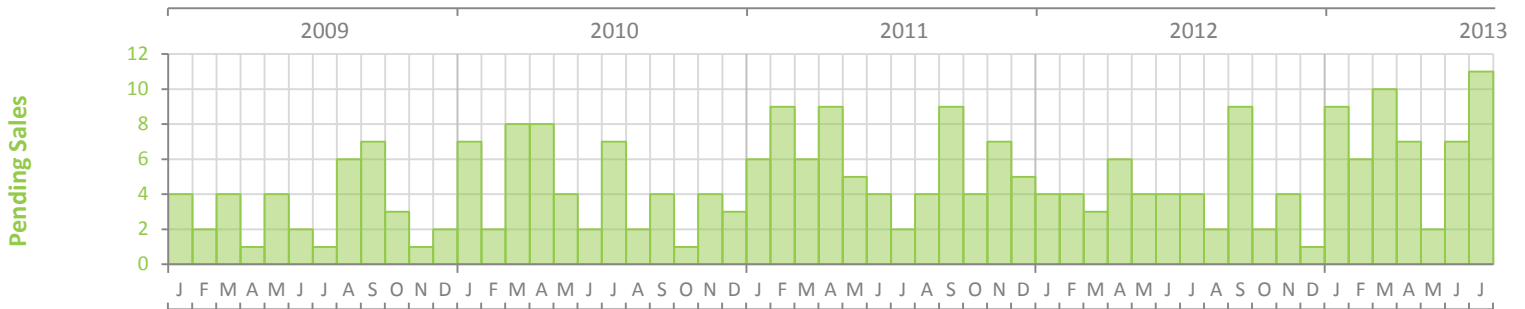
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New Pending Sales

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
July 2013	11	175.0%
June 2013	7	75.0%
May 2013	2	-50.0%
April 2013	7	16.7%
March 2013	10	233.3%
February 2013	6	50.0%
January 2013	9	125.0%
December 2012	1	-80.0%
November 2012	4	-42.9%
October 2012	2	-50.0%
September 2012	9	0.0%
August 2012	2	-50.0%
July 2012	4	100.0%

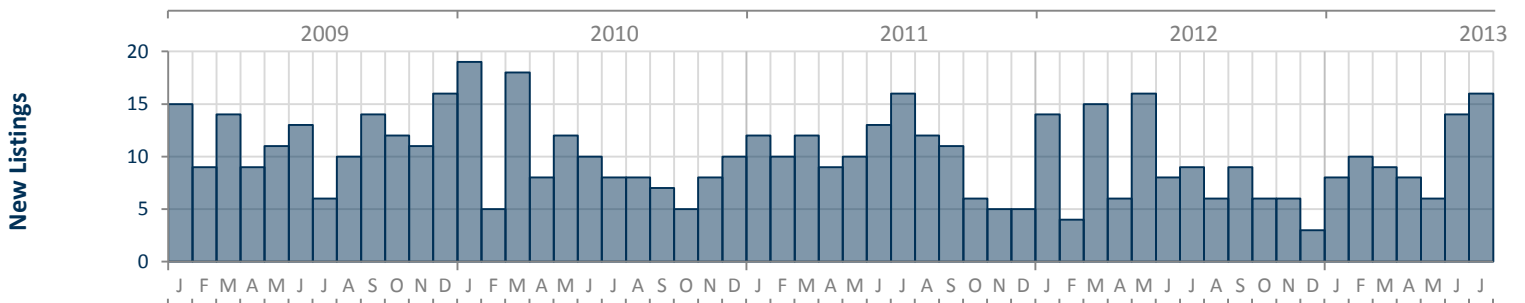


New Listings

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
July 2013	16	77.8%
June 2013	14	75.0%
May 2013	6	-62.5%
April 2013	8	33.3%
March 2013	9	-40.0%
February 2013	10	150.0%
January 2013	8	-42.9%
December 2012	3	-40.0%
November 2012	6	20.0%
October 2012	6	0.0%
September 2012	9	-18.2%
August 2012	6	-50.0%
July 2012	9	-43.8%



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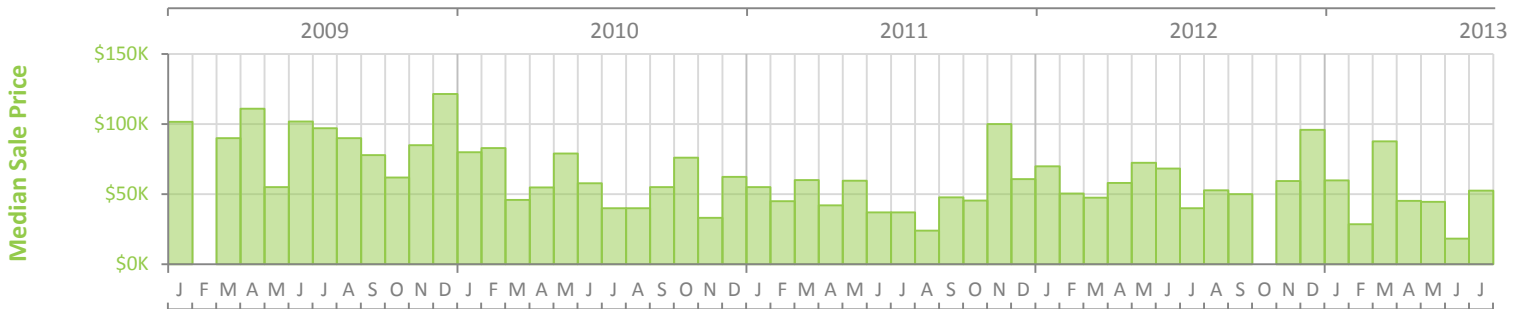
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Median Sale Price

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
July 2013	\$52,500	31.3%
June 2013	\$18,250	-73.3%
May 2013	\$44,500	-38.6%
April 2013	\$45,300	-21.9%
March 2013	\$87,700	84.6%
February 2013	\$28,500	-43.6%
January 2013	\$59,900	-14.4%
December 2012	\$96,000	57.6%
November 2012	\$59,500	-40.5%
October 2012	(No Sales)	-100.0%
September 2012	\$50,000	4.6%
August 2012	\$52,900	120.4%
July 2012	\$40,000	8.1%

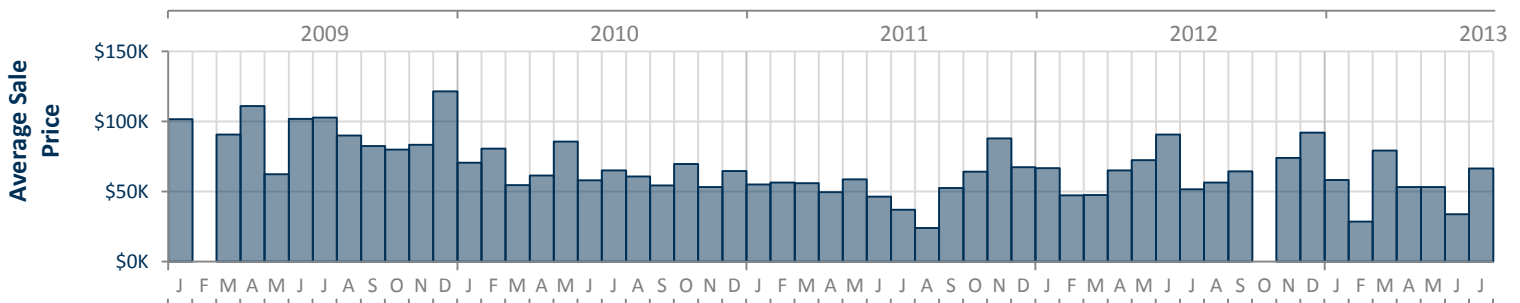


Average Sale Price

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
July 2013	\$66,406	28.5%
June 2013	\$33,750	-62.7%
May 2013	\$53,265	-26.5%
April 2013	\$53,267	-18.2%
March 2013	\$79,354	67.1%
February 2013	\$28,500	-39.8%
January 2013	\$58,180	-12.7%
December 2012	\$92,000	36.5%
November 2012	\$74,000	-15.9%
October 2012	(No Sales)	-100.0%
September 2012	\$64,536	23.0%
August 2012	\$56,467	135.3%
July 2012	\$51,667	39.6%



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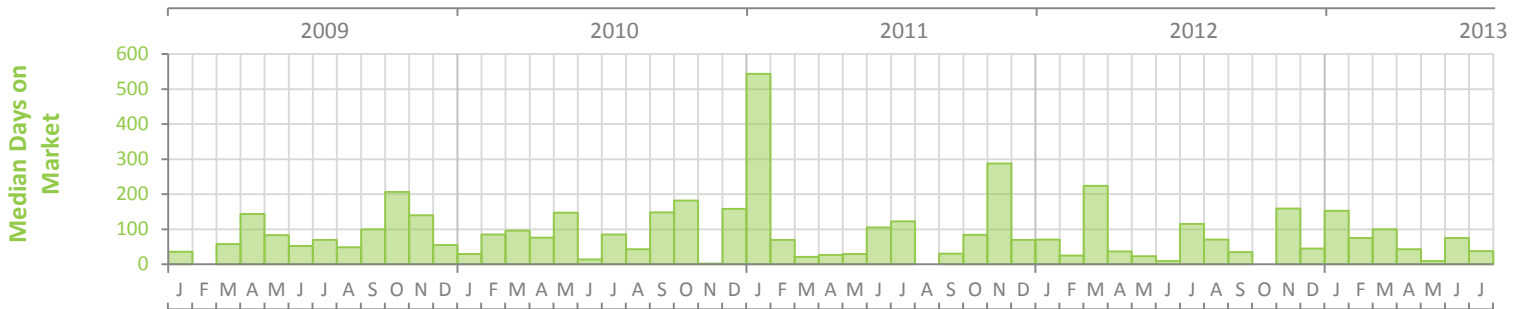
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Median Days on Market

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
July 2013	38	-67.0%
June 2013	75	733.3%
May 2013	9	-60.9%
April 2013	43	16.2%
March 2013	100	-55.4%
February 2013	75	200.0%
January 2013	153	115.5%
December 2012	45	-35.7%
November 2012	159	-44.8%
October 2012	(No Sales)	-100.0%
September 2012	35	16.7%
August 2012	71	N/A
July 2012	115	-6.5%

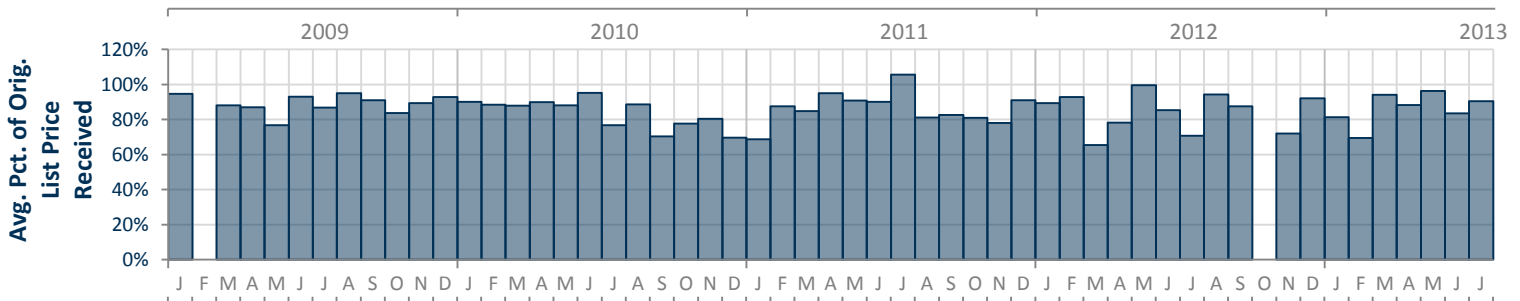


Average Percent of Original List Price Received

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
July 2013	90.4%	27.7%
June 2013	83.6%	-2.1%
May 2013	96.3%	-3.3%
April 2013	88.2%	12.8%
March 2013	94.1%	43.7%
February 2013	69.4%	-25.2%
January 2013	81.4%	-8.8%
December 2012	92.2%	1.2%
November 2012	72.0%	-7.8%
October 2012	(No Sales)	-100.0%
September 2012	87.6%	5.9%
August 2012	94.3%	16.3%
July 2012	70.8%	-33.0%



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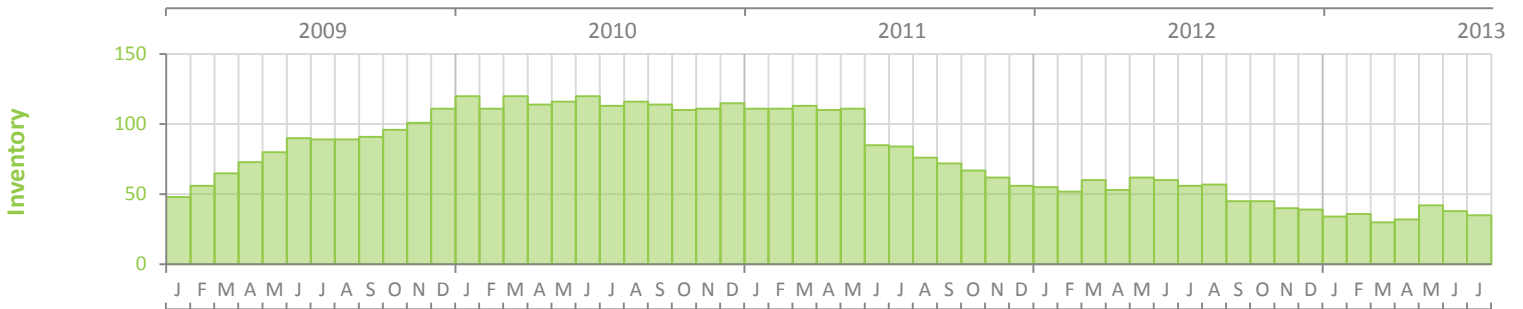
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Inventory (Active Listings)

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
July 2013	35	-37.5%
June 2013	38	-36.7%
May 2013	42	-32.3%
April 2013	32	-39.6%
March 2013	30	-50.0%
February 2013	36	-30.8%
January 2013	34	-38.2%
December 2012	39	-30.4%
November 2012	40	-35.5%
October 2012	45	-32.8%
September 2012	45	-37.5%
August 2012	57	-25.0%
July 2012	56	-33.3%

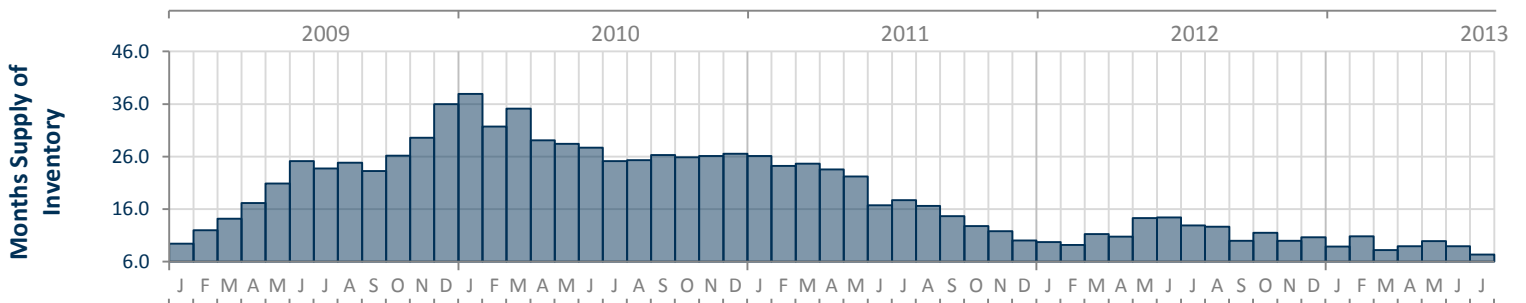


Months Supply of Inventory

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
July 2013	7.4	-43.0%
June 2013	8.9	-37.9%
May 2013	9.9	-30.9%
April 2013	8.9	-17.2%
March 2013	8.2	-27.3%
February 2013	10.8	17.7%
January 2013	8.9	-8.6%
December 2012	10.6	6.0%
November 2012	10.0	-15.3%
October 2012	11.5	-10.0%
September 2012	10.0	-31.7%
August 2012	12.7	-23.6%
July 2012	12.9	-26.9%



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Closed Sales by Sale Price

The number of sales transactions which closed during the month

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	4	100.0%
\$50,000 - \$99,999	4	300.0%
\$100,000 - \$149,999	1	N/A
\$150,000 - \$199,999	0	N/A
\$200,000 - \$249,999	0	N/A
\$250,000 - \$299,999	0	N/A
\$300,000 - \$399,999	0	N/A
\$400,000 - \$599,999	0	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

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.

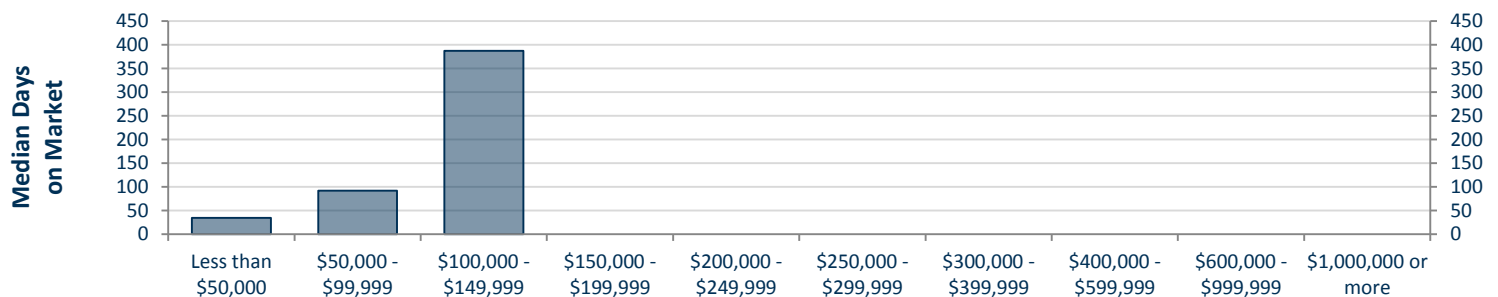


Median Days on Market by Sale Price

The median number of days that properties sold during the month were on the market

Sale Price	Median Days on Market	Percent Change Year-over-Year
Less than \$50,000	34	-41.4%
\$50,000 - \$99,999	92	-69.0%
\$100,000 - \$149,999	387	N/A
\$150,000 - \$199,999	(No Sales)	N/A
\$200,000 - \$249,999	(No Sales)	N/A
\$250,000 - \$299,999	(No Sales)	N/A
\$300,000 - \$399,999	(No Sales)	N/A
\$400,000 - \$599,999	(No Sales)	N/A
\$600,000 - \$999,999	(No Sales)	N/A
\$1,000,000 or more	(No Sales)	N/A

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.



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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	5	25.0%
\$50,000 - \$99,999	7	40.0%
\$100,000 - \$149,999	4	N/A
\$150,000 - \$199,999	0	N/A
\$200,000 - \$249,999	0	N/A
\$250,000 - \$299,999	0	N/A
\$300,000 - \$399,999	0	N/A
\$400,000 - \$599,999	0	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A

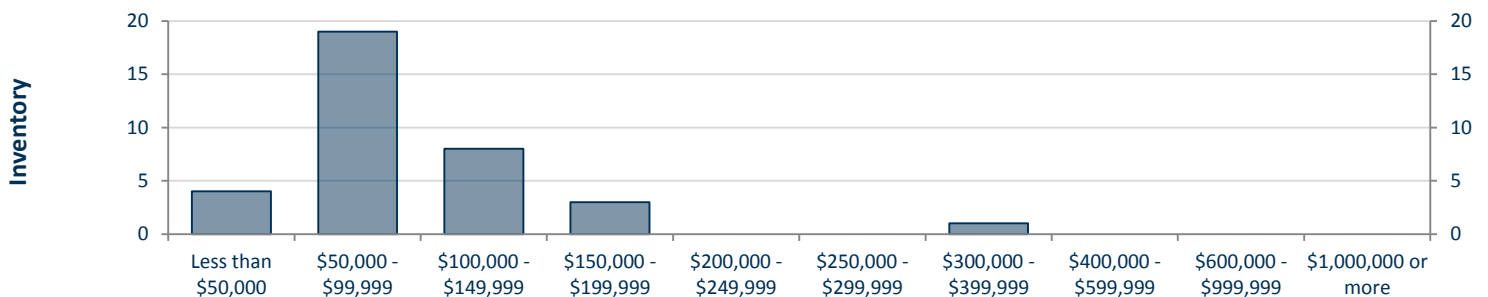


Inventory by Current Listing Price

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	4	-50.0%
\$50,000 - \$99,999	19	-40.6%
\$100,000 - \$149,999	8	-42.9%
\$150,000 - \$199,999	3	200.0%
\$200,000 - \$249,999	0	N/A
\$250,000 - \$299,999	0	N/A
\$300,000 - \$399,999	1	0.0%
\$400,000 - \$599,999	0	N/A
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A



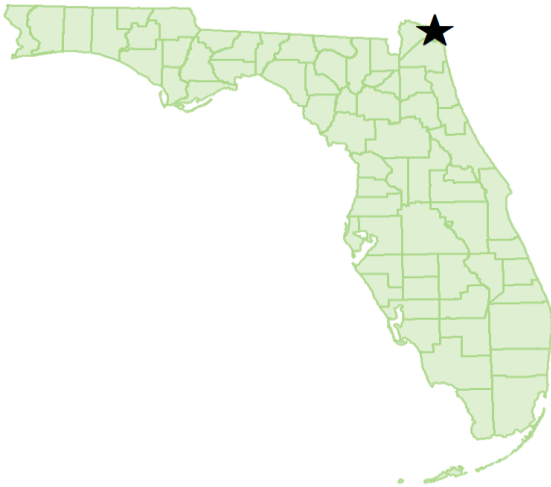
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		July 2013	July 2012	Percent Change Year-over-Year
Traditional	Closed Sales	4	1	300.0%
	Median Sale Price	\$93,500	\$80,000	16.9%
Foreclosure/REO	Closed Sales	5	1	400.0%
	Median Sale Price	\$44,625	\$40,000	11.6%
Short Sale	Closed Sales	0	1	-100.0%
	Median Sale Price	(No Sales)	\$35,000	N/A

