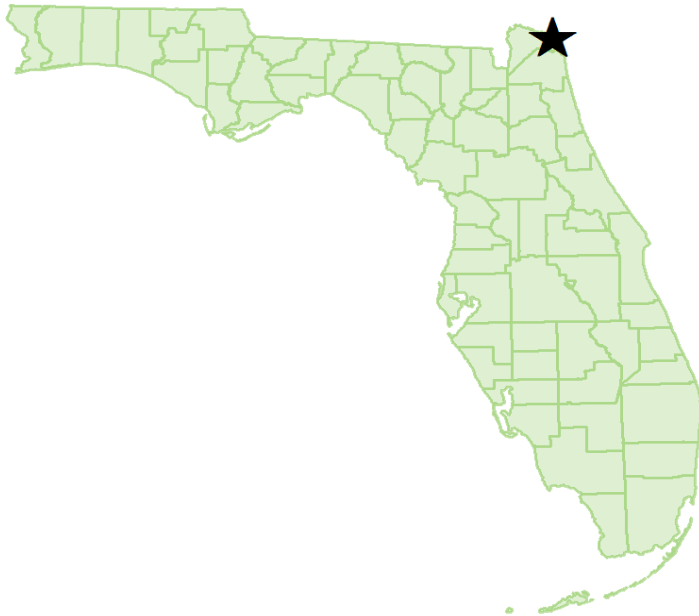


Monthly Market Detail - May 2017

Manufactured Homes

Amelia Island - Nassau County Association of REALTORS®

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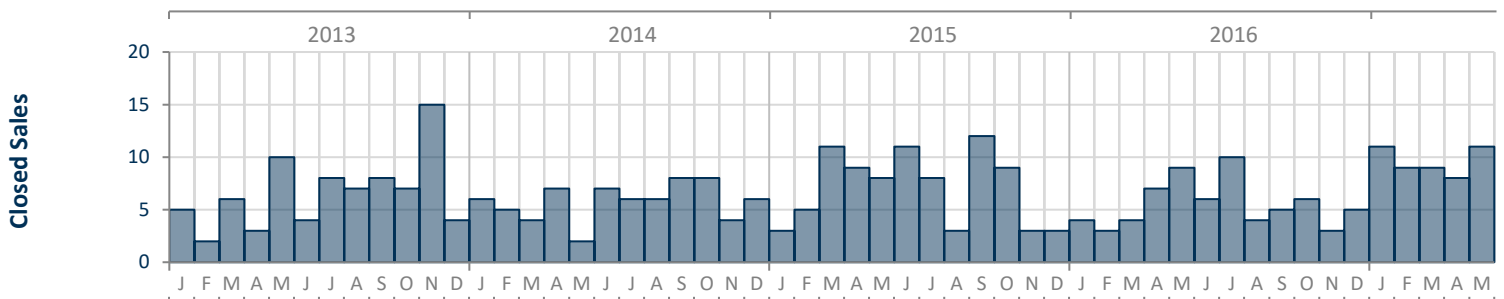
Summary Statistics	May 2017	May 2016	Percent Change Year-over-Year
Closed Sales	11	9	22.2%
Paid in Cash	6	5	20.0%
Median Sale Price	\$105,000	\$42,500	147.1%
Average Sale Price	\$111,536	\$55,156	102.2%
Dollar Volume	\$1.2 Million	\$496,404	147.2%
Median Percent of Original List Price Received	95.9%	99.4%	-3.5%
Median Time to Contract	60 Days	22 Days	172.7%
Median Time to Sale	82 Days	61 Days	34.4%
New Pending Sales	8	6	33.3%
New Listings	13	8	62.5%
Pending Inventory	9	7	28.6%
Inventory (Active Listings)	22	30	-26.7%
Months Supply of Inventory	3.0	4.7	-36.2%

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
May 2017	11	22.2%
April 2017	8	14.3%
March 2017	9	125.0%
February 2017	9	200.0%
January 2017	11	175.0%
December 2016	5	66.7%
November 2016	3	0.0%
October 2016	6	-33.3%
September 2016	5	-58.3%
August 2016	4	33.3%
July 2016	10	25.0%
June 2016	6	-45.5%
May 2016	9	12.5%



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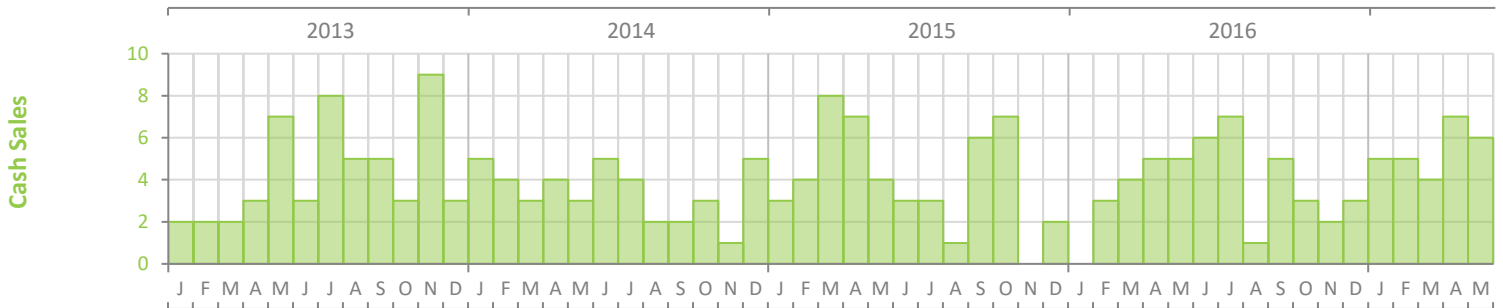
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Cash Sales

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
May 2017	6	20.0%
April 2017	7	40.0%
March 2017	4	0.0%
February 2017	5	66.7%
January 2017	5	N/A
December 2016	3	50.0%
November 2016	2	N/A
October 2016	3	-57.1%
September 2016	5	-16.7%
August 2016	1	0.0%
July 2016	7	133.3%
June 2016	6	100.0%
May 2016	5	25.0%

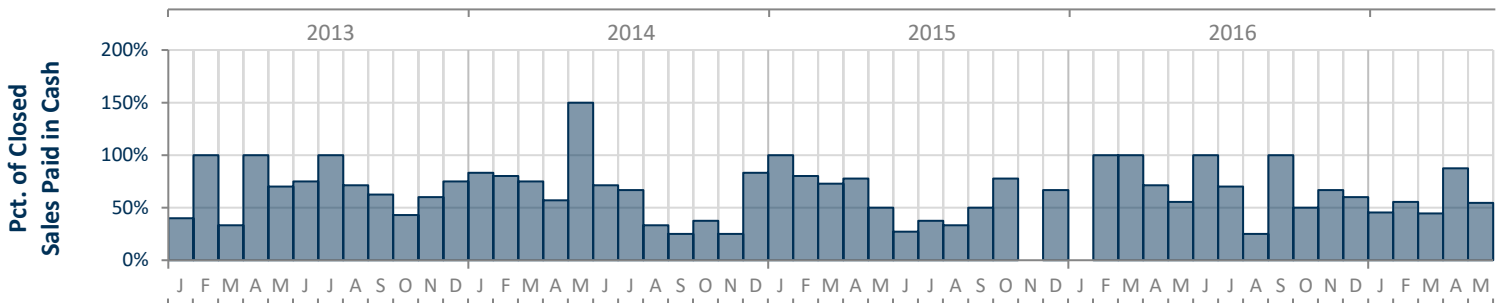


Cash Sales as a Percentage of Closed Sales

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
May 2017	54.5%	-2.0%
April 2017	87.5%	22.5%
March 2017	44.4%	-55.6%
February 2017	55.6%	-44.4%
January 2017	45.5%	N/A
December 2016	60.0%	-10.0%
November 2016	66.7%	N/A
October 2016	50.0%	-35.7%
September 2016	100.0%	100.0%
August 2016	25.0%	-24.9%
July 2016	70.0%	86.7%
June 2016	100.0%	266.3%
May 2016	55.6%	11.2%



Monthly Market Detail - May 2017

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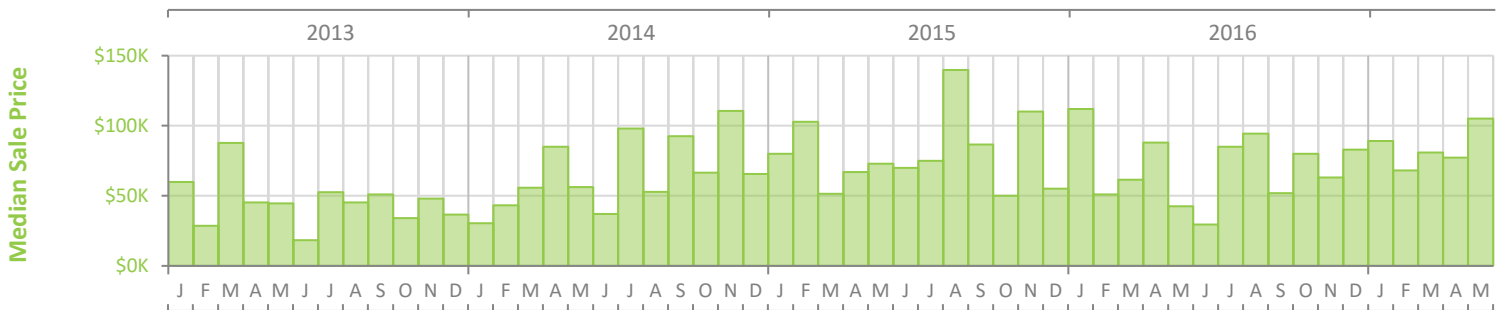
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Median Sale Price

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. 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
May 2017	\$105,000	147.1%
April 2017	\$77,250	-12.2%
March 2017	\$81,000	31.7%
February 2017	\$68,000	33.1%
January 2017	\$89,000	-20.5%
December 2016	\$83,000	50.9%
November 2016	\$63,000	-42.7%
October 2016	\$80,000	60.0%
September 2016	\$52,000	-39.9%
August 2016	\$94,250	-32.6%
July 2016	\$85,000	13.3%
June 2016	\$29,500	-57.8%
May 2016	\$42,500	-41.7%

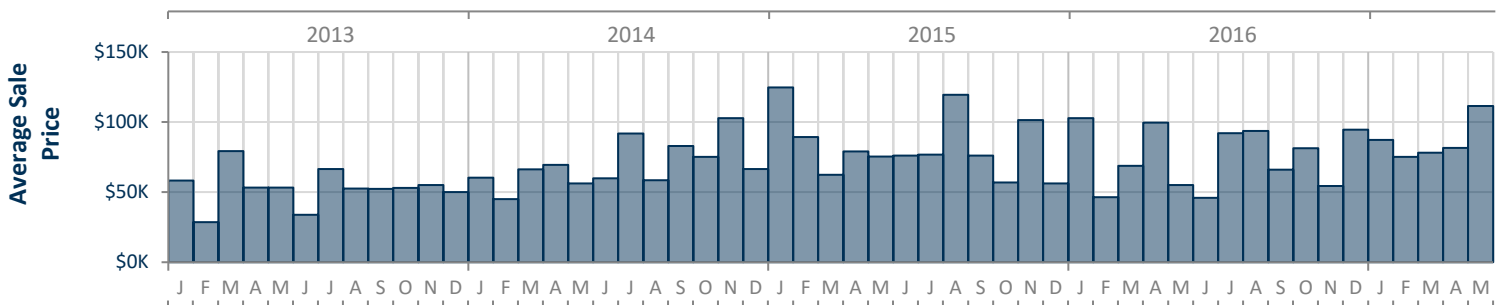


Average Sale Price

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
May 2017	\$111,536	102.2%
April 2017	\$81,647	-18.1%
March 2017	\$78,222	13.7%
February 2017	\$75,079	61.9%
January 2017	\$87,177	-15.2%
December 2016	\$94,500	67.8%
November 2016	\$54,333	-46.5%
October 2016	\$81,250	42.9%
September 2016	\$66,100	-13.1%
August 2016	\$93,600	-21.7%
July 2016	\$92,000	19.9%
June 2016	\$45,917	-39.6%
May 2016	\$55,156	-26.9%



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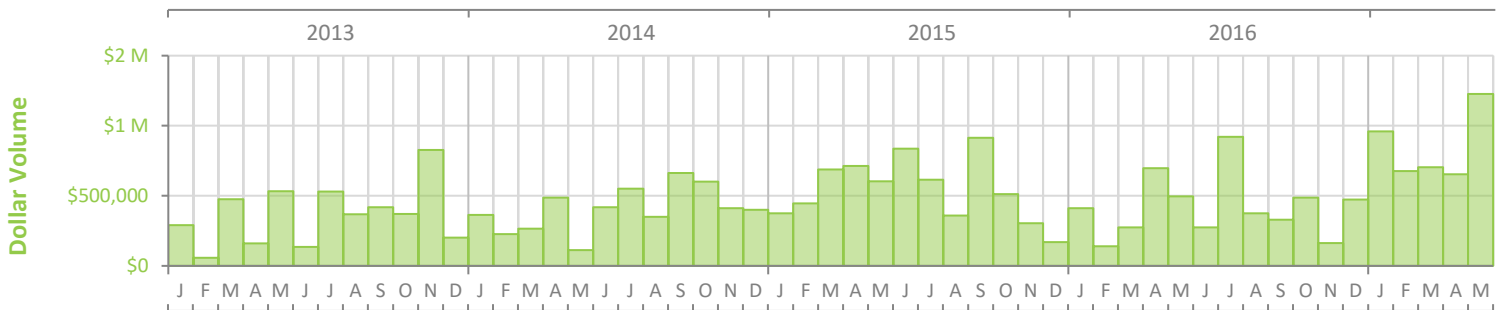
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Dollar Volume

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
May 2017	\$1.2 Million	147.2%
April 2017	\$653,176	-6.4%
March 2017	\$703,998	155.9%
February 2017	\$675,711	385.8%
January 2017	\$958,947	133.3%
December 2016	\$472,500	179.7%
November 2016	\$162,999	-46.5%
October 2016	\$487,500	-4.7%
September 2016	\$330,500	-63.8%
August 2016	\$374,400	4.4%
July 2016	\$920,000	49.9%
June 2016	\$275,502	-67.0%
May 2016	\$496,404	-17.8%

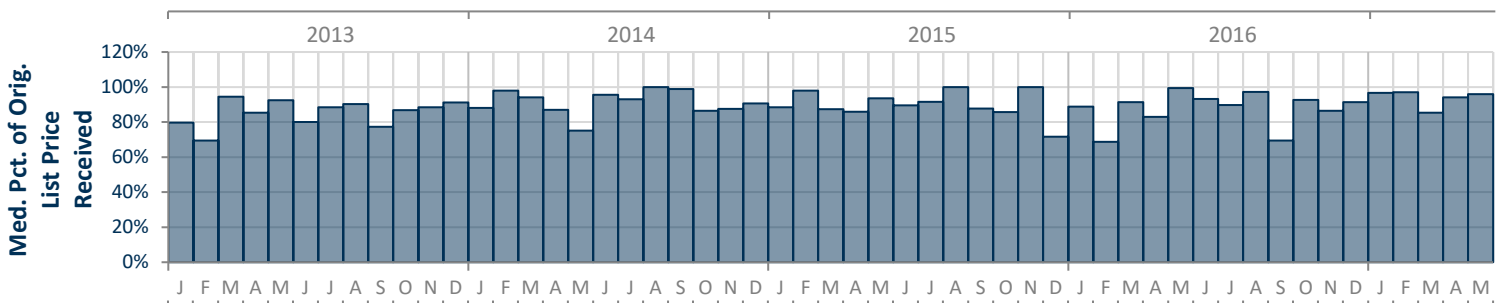


Median Percent of Original List Price Received

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
May 2017	95.9%	-3.5%
April 2017	94.1%	13.4%
March 2017	85.4%	-6.5%
February 2017	97.0%	41.0%
January 2017	96.6%	8.8%
December 2016	91.3%	27.5%
November 2016	86.4%	-13.6%
October 2016	92.7%	8.2%
September 2016	69.4%	-20.9%
August 2016	97.2%	-2.8%
July 2016	89.7%	-2.0%
June 2016	93.2%	4.1%
May 2016	99.4%	6.2%



Monthly Market Detail - May 2017

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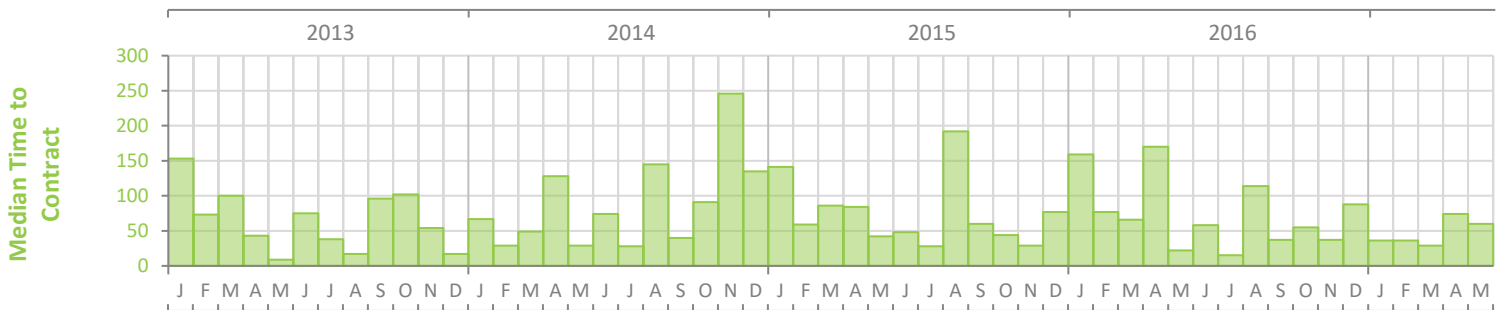
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Median Time to Contract

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
May 2017	60 Days	172.7%
April 2017	74 Days	-56.5%
March 2017	29 Days	-56.1%
February 2017	36 Days	-53.2%
January 2017	36 Days	-77.4%
December 2016	88 Days	14.3%
November 2016	37 Days	27.6%
October 2016	55 Days	25.0%
September 2016	37 Days	-38.3%
August 2016	114 Days	-40.6%
July 2016	15 Days	-46.4%
June 2016	58 Days	20.8%
May 2016	22 Days	-47.6%

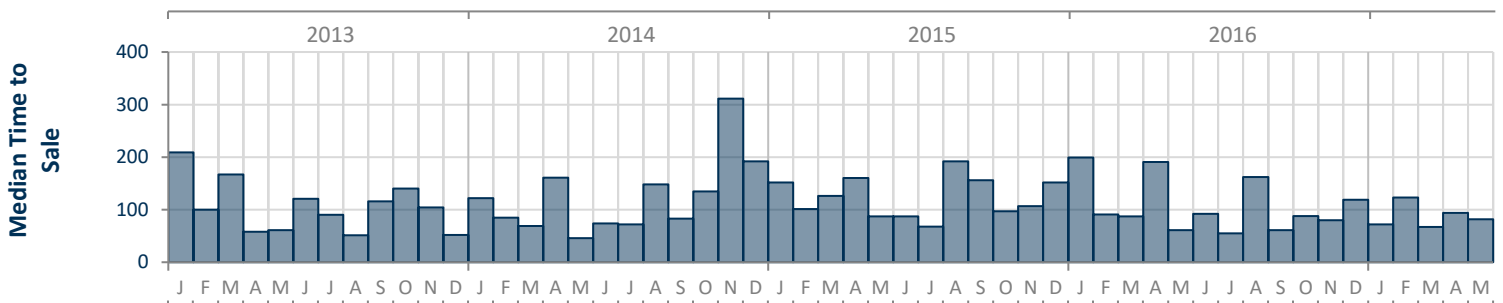


Median Time to Sale

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
May 2017	82 Days	34.4%
April 2017	94 Days	-50.8%
March 2017	67 Days	-23.0%
February 2017	123 Days	35.2%
January 2017	72 Days	-63.8%
December 2016	119 Days	-21.7%
November 2016	80 Days	-25.2%
October 2016	88 Days	-9.3%
September 2016	61 Days	-60.9%
August 2016	162 Days	-15.6%
July 2016	55 Days	-19.1%
June 2016	92 Days	5.7%
May 2016	61 Days	-29.9%



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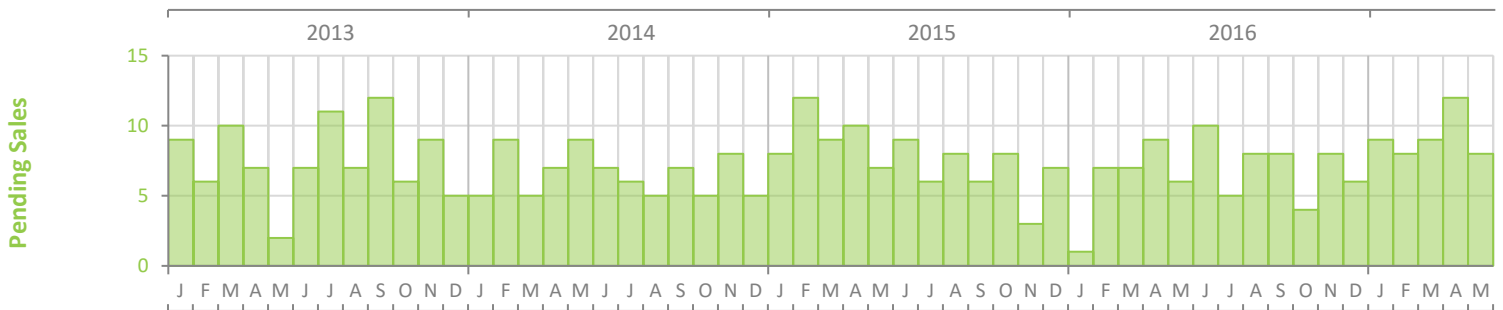
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New Pending Sales

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
May 2017	8	33.3%
April 2017	12	33.3%
March 2017	9	28.6%
February 2017	8	14.3%
January 2017	9	800.0%
December 2016	6	-14.3%
November 2016	8	166.7%
October 2016	4	-50.0%
September 2016	8	33.3%
August 2016	8	0.0%
July 2016	5	-16.7%
June 2016	10	11.1%
May 2016	6	-14.3%

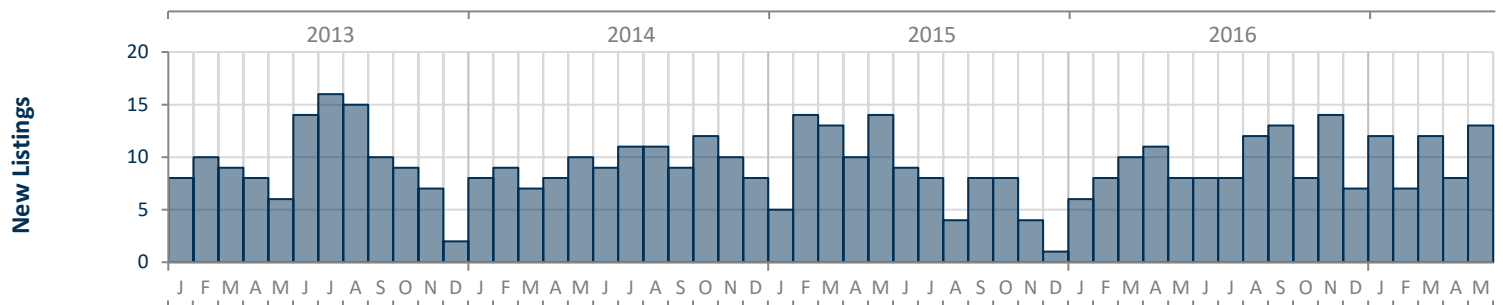


New Listings

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.

Month	New Listings	Percent Change Year-over-Year
May 2017	13	62.5%
April 2017	8	-27.3%
March 2017	12	20.0%
February 2017	7	-12.5%
January 2017	12	100.0%
December 2016	7	600.0%
November 2016	14	250.0%
October 2016	8	0.0%
September 2016	13	62.5%
August 2016	12	200.0%
July 2016	8	0.0%
June 2016	8	-11.1%
May 2016	8	-42.9%



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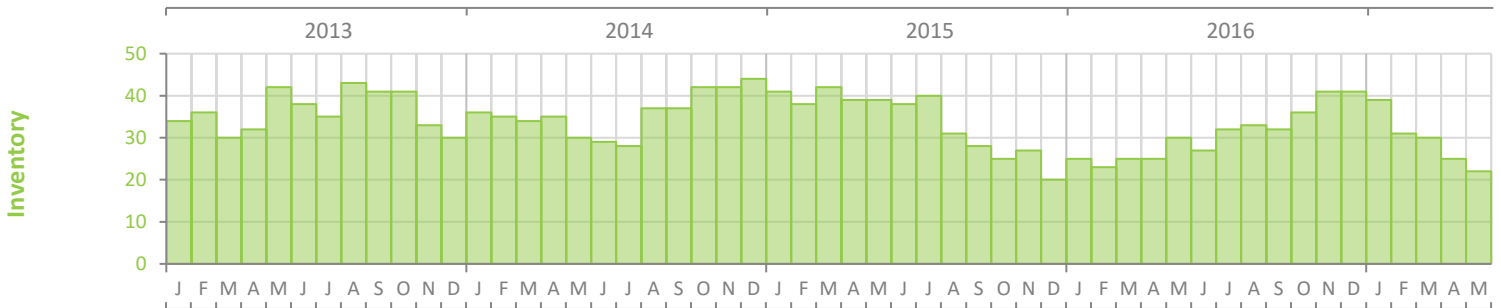
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Inventory (Active Listings)

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

Economists' note: There are a number of ways to 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
May 2017	22	-26.7%
April 2017	25	0.0%
March 2017	30	20.0%
February 2017	31	34.8%
January 2017	39	56.0%
December 2016	41	105.0%
November 2016	41	51.9%
October 2016	36	44.0%
September 2016	32	14.3%
August 2016	33	6.5%
July 2016	32	-20.0%
June 2016	27	-28.9%
May 2016	30	-23.1%

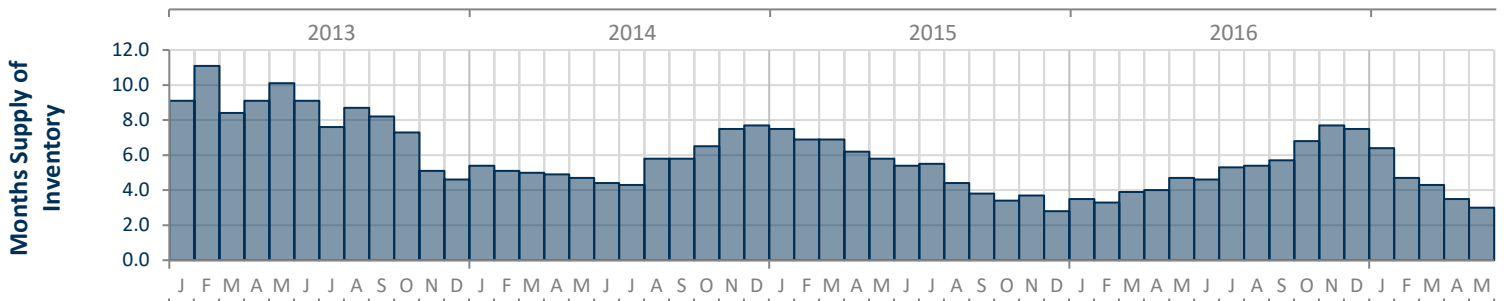


Months Supply of Inventory

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
May 2017	3.0	-36.2%
April 2017	3.5	-12.5%
March 2017	4.3	10.3%
February 2017	4.7	42.4%
January 2017	6.4	82.9%
December 2016	7.5	167.9%
November 2016	7.7	108.1%
October 2016	6.8	100.0%
September 2016	5.7	50.0%
August 2016	5.4	22.7%
July 2016	5.3	-3.6%
June 2016	4.6	-14.8%
May 2016	4.7	-19.0%



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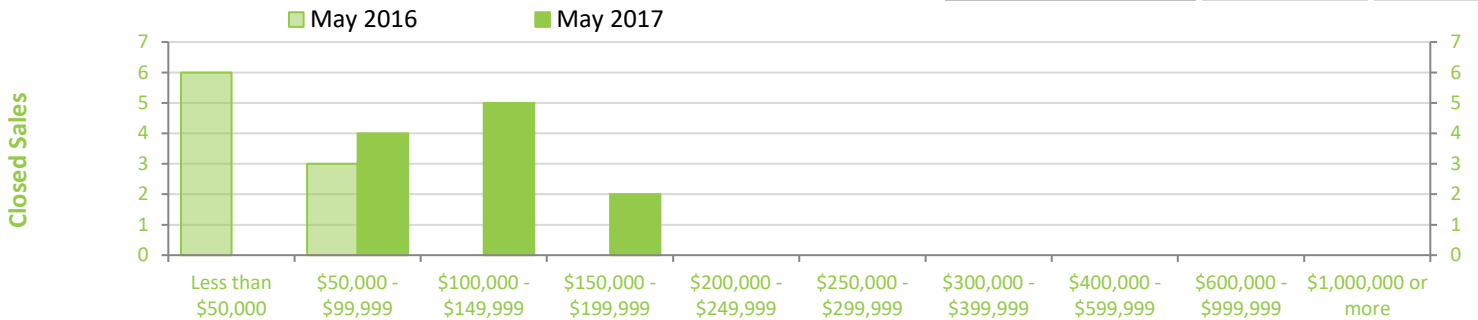
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Closed Sales by Sale Price

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	0	-100.0%
\$50,000 - \$99,999	4	33.3%
\$100,000 - \$149,999	5	N/A
\$150,000 - \$199,999	2	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

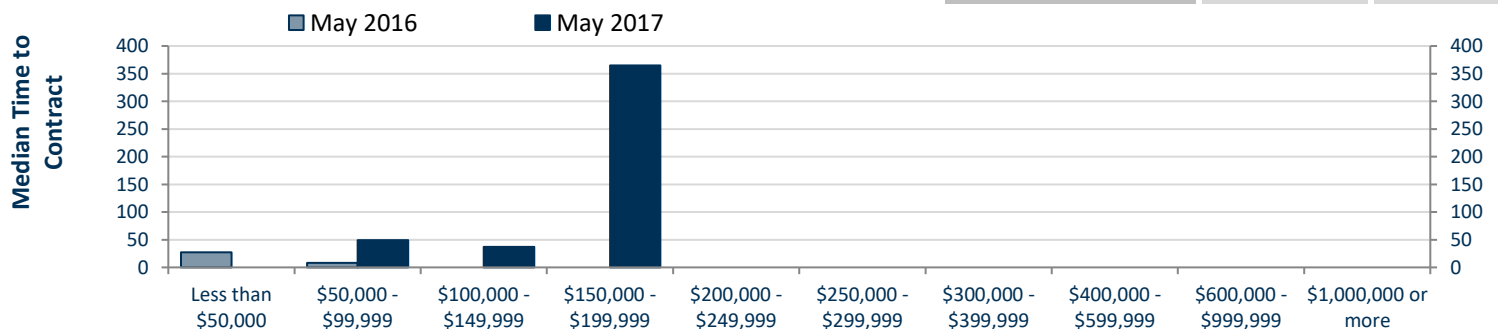


Median Time to Contract by Sale Price

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	(No Sales)	N/A
\$50,000 - \$99,999	49 Days	512.5%
\$100,000 - \$149,999	37 Days	N/A
\$150,000 - \$199,999	365 Days	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



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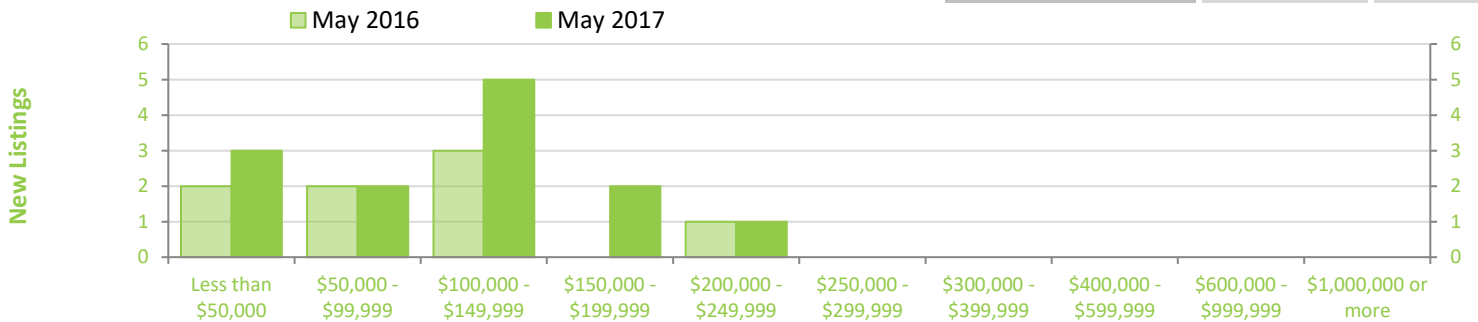
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New Listings by Initial Listing Price

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.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	3	50.0%
\$50,000 - \$99,999	2	0.0%
\$100,000 - \$149,999	5	66.7%
\$150,000 - \$199,999	2	N/A
\$200,000 - \$249,999	1	0.0%
\$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

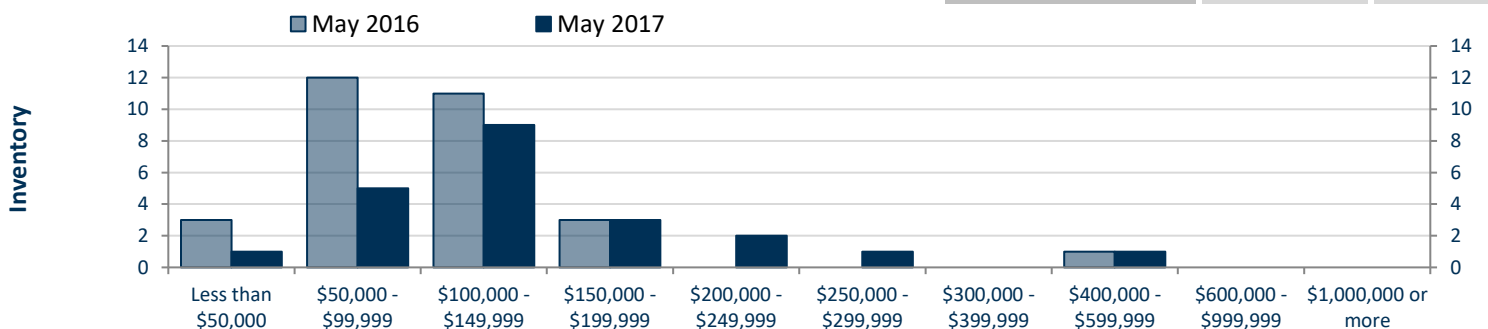


Inventory by Current Listing Price

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

Economists' note: There are a number of ways to 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	1	-66.7%
\$50,000 - \$99,999	5	-58.3%
\$100,000 - \$149,999	9	-18.2%
\$150,000 - \$199,999	3	0.0%
\$200,000 - \$249,999	2	N/A
\$250,000 - \$299,999	1	N/A
\$300,000 - \$399,999	0	N/A
\$400,000 - \$599,999	1	0.0%
\$600,000 - \$999,999	0	N/A
\$1,000,000 or more	0	N/A



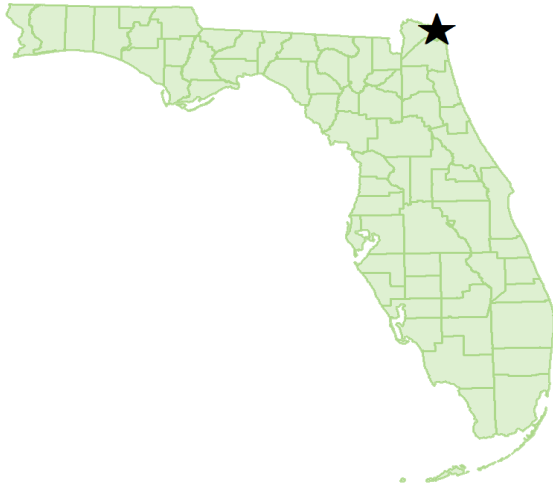
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		May 2017	May 2016	Percent Change Year-over-Year
Traditional	Closed Sales	11	9	22.2%
	Median Sale Price	\$105,000	\$42,500	147.1%
Foreclosure/REO	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A
Short Sale	Closed Sales	0	0	N/A
	Median Sale Price	(No Sales)	(No Sales)	N/A

