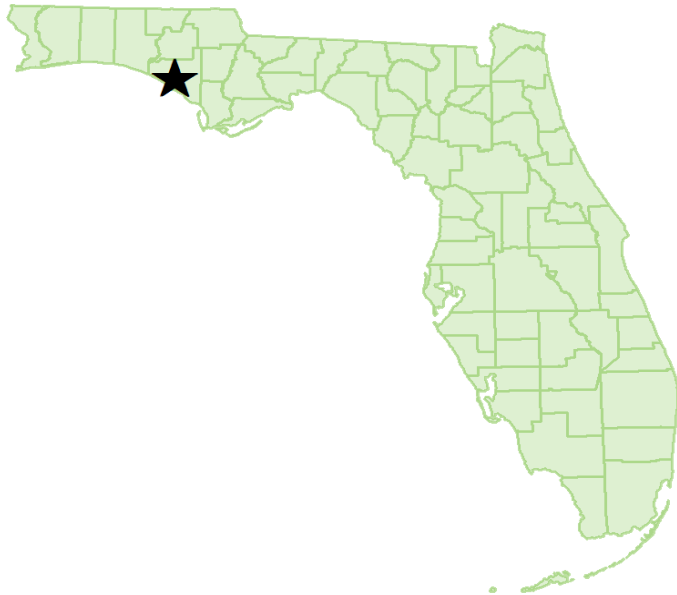


Monthly Market Detail - April 2013

Single Family Homes

Bay County Association of REALTORS®

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



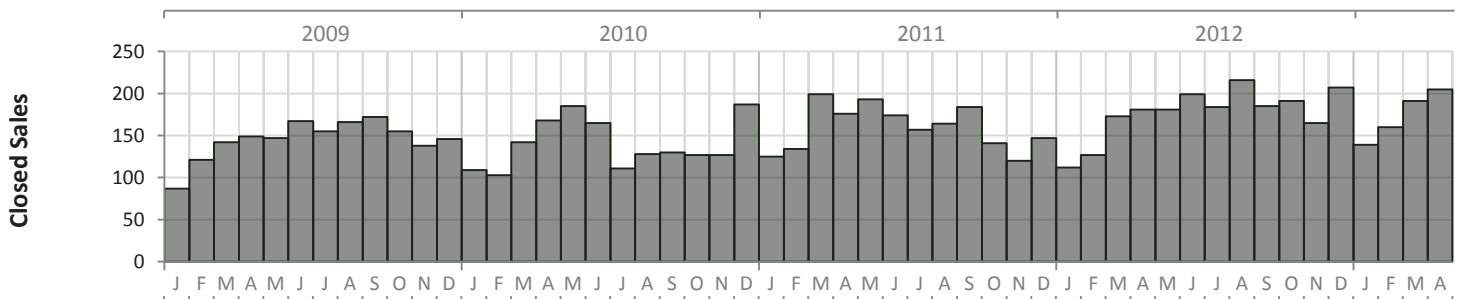
Summary Statistics	April 2013	April 2012	Percent Change Year-over-Year
Closed Sales	205	181	13.3%
Paid in Cash	54	55	-1.8%
New Pending Sales	322	209	54.1%
New Listings	373	351	6.3%
Median Sale Price	\$150,900	\$139,000	8.6%
Average Sale Price	\$184,550	\$182,634	1.0%
Median Days on Market	77	87	-11.5%
Average Percent of Original List Price Received	90.7%	88.0%	3.1%
Pending Inventory	432	(No Data)	N/A
Inventory (Active Listings)	1,555	2,067	-24.8%
Months Supply of Inventory	8.4	13.2	-36.6%

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
April 2013	205	13.3%
March 2013	191	10.4%
February 2013	160	26.0%
January 2013	139	24.1%
December 2012	207	40.8%
November 2012	165	37.5%
October 2012	191	35.5%
September 2012	185	0.5%
August 2012	216	31.7%
July 2012	184	17.2%
June 2012	199	14.4%
May 2012	181	-6.2%
April 2012	181	2.8%



Monthly Market Detail - April 2013

Single Family Homes

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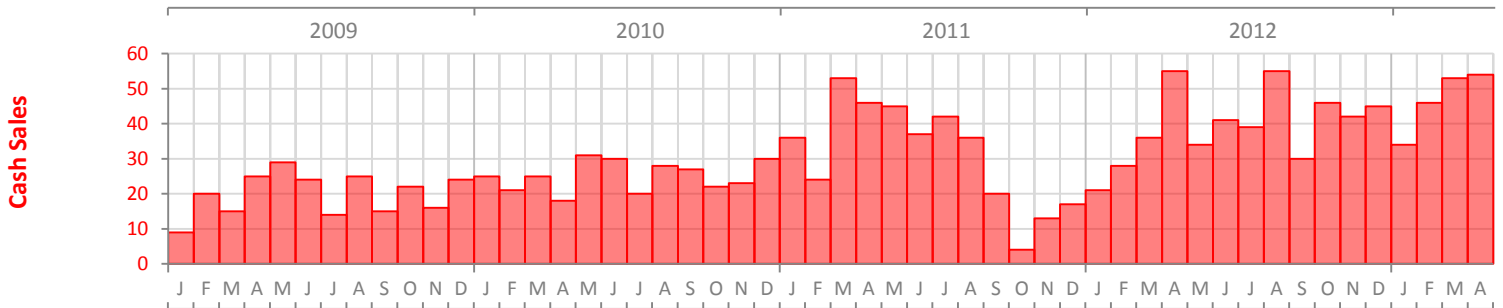


Cash Sales

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
April 2013	54	-1.8%
March 2013	53	47.2%
February 2013	46	64.3%
January 2013	34	61.9%
December 2012	45	164.7%
November 2012	42	223.1%
October 2012	46	1050.0%
September 2012	30	50.0%
August 2012	55	52.8%
July 2012	39	-7.1%
June 2012	41	10.8%
May 2012	34	-24.4%
April 2012	55	19.6%

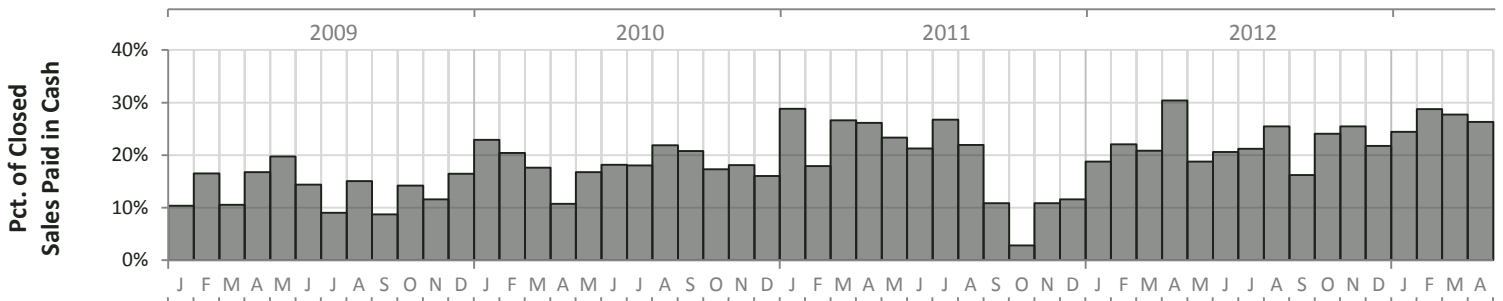


Cash Sales as a Percentage of Closed Sales

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
April 2013	26.3%	-13.3%
March 2013	27.7%	33.3%
February 2013	28.8%	30.4%
January 2013	24.5%	30.5%
December 2012	21.7%	88.0%
November 2012	25.5%	135.0%
October 2012	24.1%	749.0%
September 2012	16.2%	49.2%
August 2012	25.5%	16.0%
July 2012	21.2%	-20.8%
June 2012	20.6%	-3.1%
May 2012	18.8%	-19.4%
April 2012	30.4%	16.3%



Monthly Market Detail - April 2013

Single Family Homes

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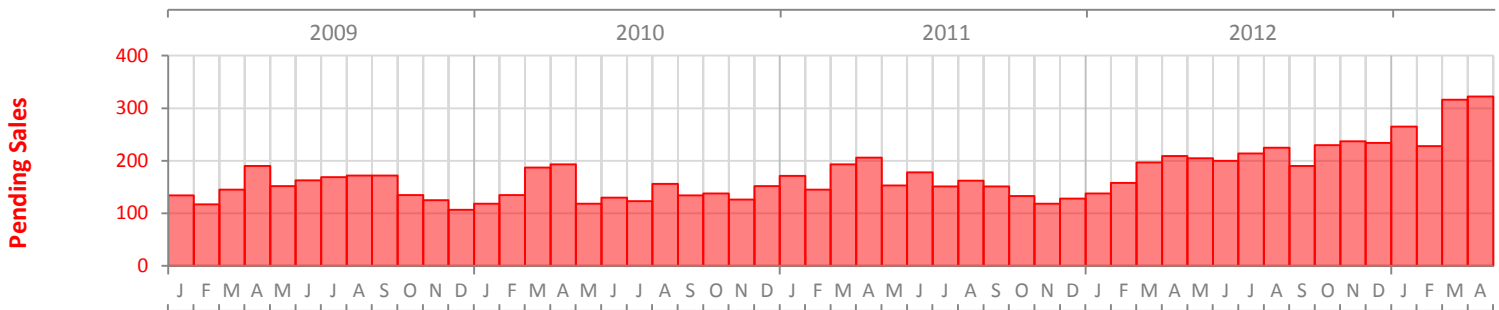


New Pending Sales

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
April 2013	322	54.1%
March 2013	316	60.4%
February 2013	228	44.3%
January 2013	265	92.0%
December 2012	234	82.8%
November 2012	237	100.8%
October 2012	230	72.9%
September 2012	190	25.8%
August 2012	225	38.9%
July 2012	214	41.7%
June 2012	200	12.4%
May 2012	205	34.0%
April 2012	209	1.5%

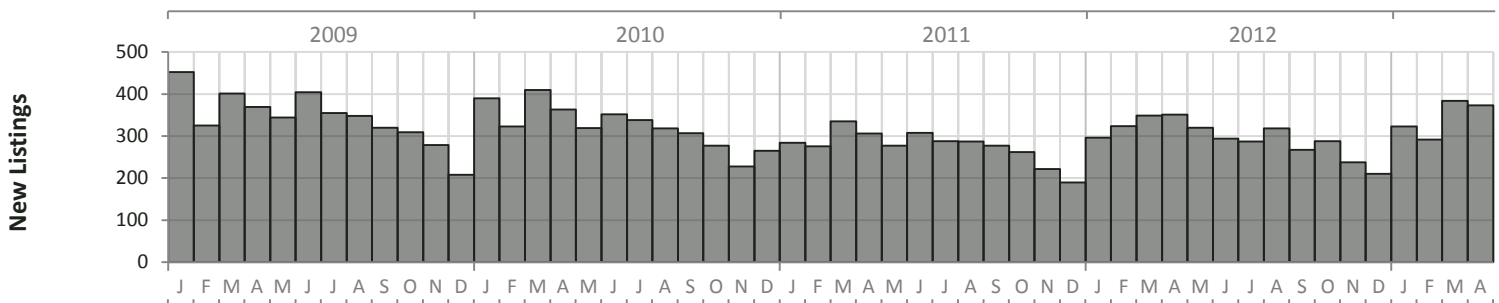


New Listings

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
April 2013	373	6.3%
March 2013	384	10.0%
February 2013	292	-9.9%
January 2013	323	9.1%
December 2012	210	10.5%
November 2012	238	7.2%
October 2012	288	9.9%
September 2012	267	-3.6%
August 2012	318	10.8%
July 2012	287	-0.3%
June 2012	294	-4.5%
May 2012	320	15.5%
April 2012	351	14.7%



Monthly Market Detail - April 2013

Single Family Homes

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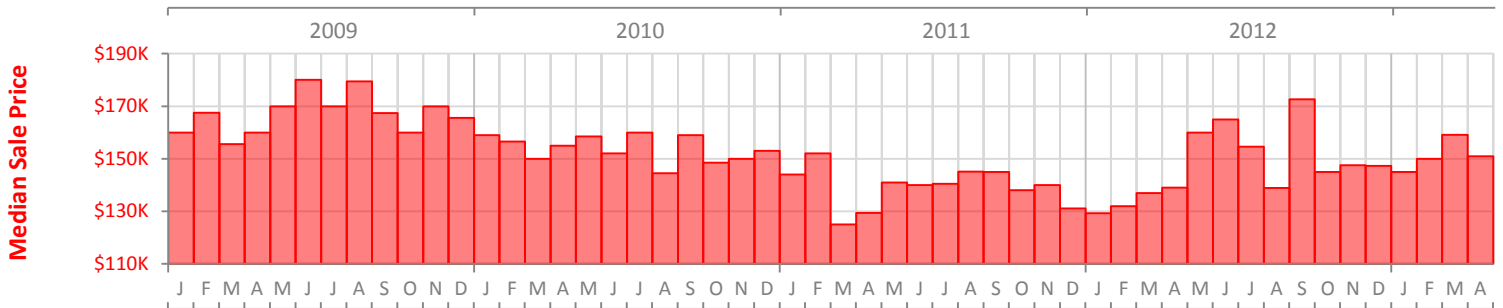


Median Sale Price

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
April 2013	\$150,900	8.6%
March 2013	\$159,150	16.2%
February 2013	\$150,000	13.6%
January 2013	\$145,000	12.2%
December 2012	\$147,308	12.3%
November 2012	\$147,500	5.4%
October 2012	\$145,000	5.1%
September 2012	\$172,575	19.0%
August 2012	\$138,900	-4.3%
July 2012	\$154,550	10.0%
June 2012	\$164,950	17.8%
May 2012	\$159,900	13.4%
April 2012	\$139,000	7.4%

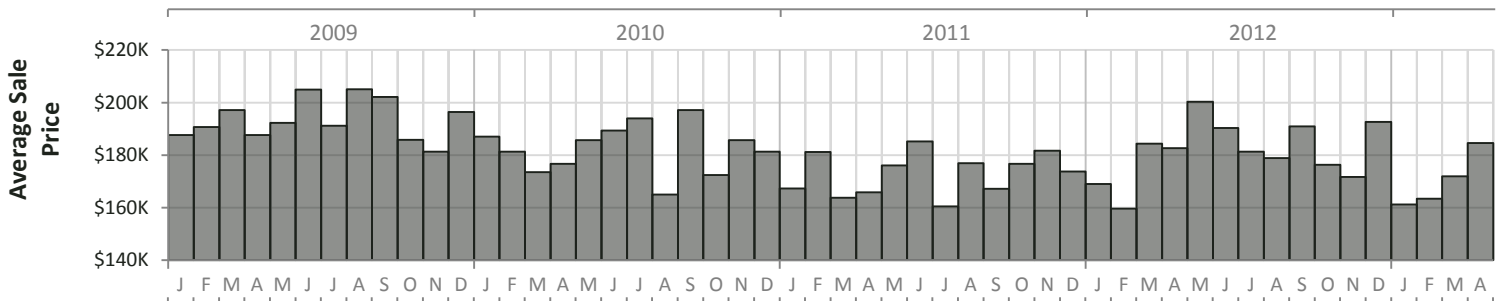


Average Sale Price

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
April 2013	\$184,550	1.0%
March 2013	\$171,963	-6.7%
February 2013	\$163,412	2.4%
January 2013	\$161,225	-4.6%
December 2012	\$192,633	10.9%
November 2012	\$171,662	-5.5%
October 2012	\$176,317	-0.2%
September 2012	\$190,911	14.2%
August 2012	\$178,872	1.1%
July 2012	\$181,364	13.0%
June 2012	\$190,377	2.8%
May 2012	\$200,350	13.8%
April 2012	\$182,634	10.1%



Monthly Market Detail - April 2013

Single Family Homes

Bay County Association of REALTORS®



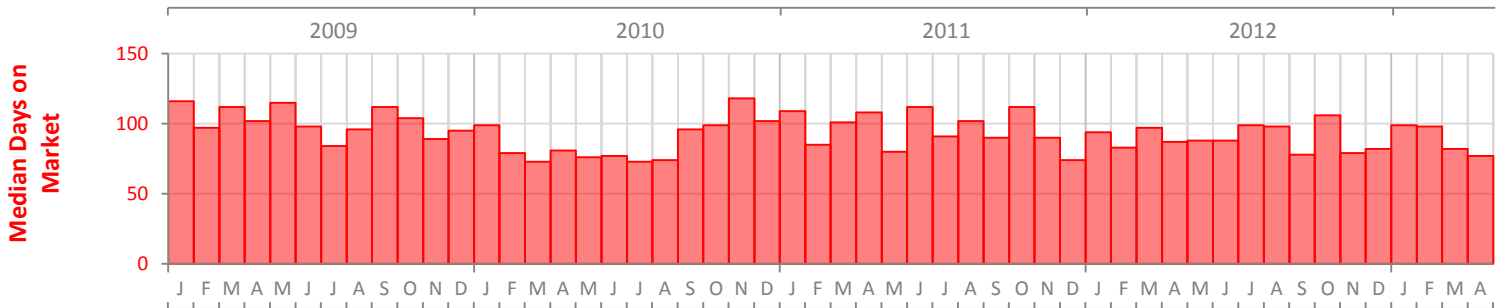
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Median Days on Market

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
April 2013	77	-11.5%
March 2013	82	-15.5%
February 2013	98	18.1%
January 2013	99	5.3%
December 2012	82	10.8%
November 2012	79	-12.2%
October 2012	106	-5.4%
September 2012	78	-13.3%
August 2012	98	-3.9%
July 2012	99	8.8%
June 2012	88	-21.4%
May 2012	88	10.0%
April 2012	87	-19.4%

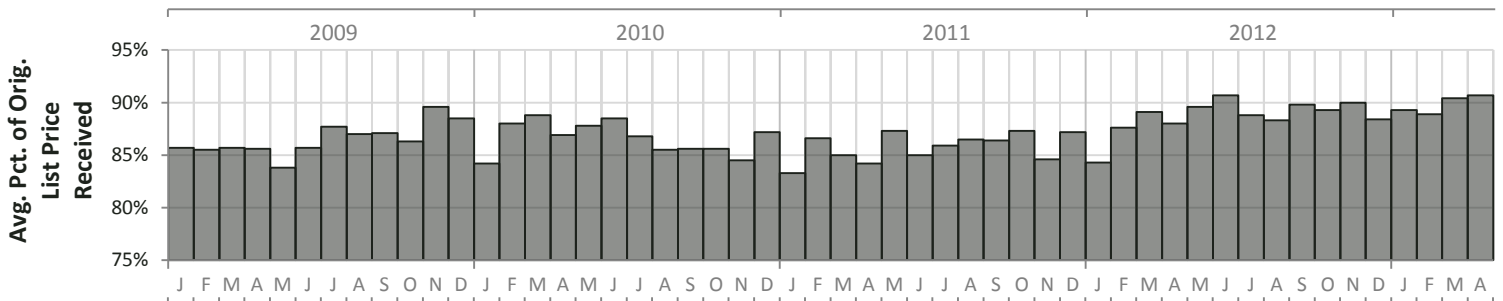


Average Percent of Original List Price Received

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
April 2013	90.7%	3.1%
March 2013	90.4%	1.5%
February 2013	88.9%	1.5%
January 2013	89.3%	5.9%
December 2012	88.4%	1.4%
November 2012	90.0%	6.4%
October 2012	89.3%	2.3%
September 2012	89.8%	3.9%
August 2012	88.3%	2.1%
July 2012	88.8%	3.4%
June 2012	90.7%	6.7%
May 2012	89.6%	2.6%
April 2012	88.0%	4.5%



Monthly Market Detail - April 2013

Single Family Homes

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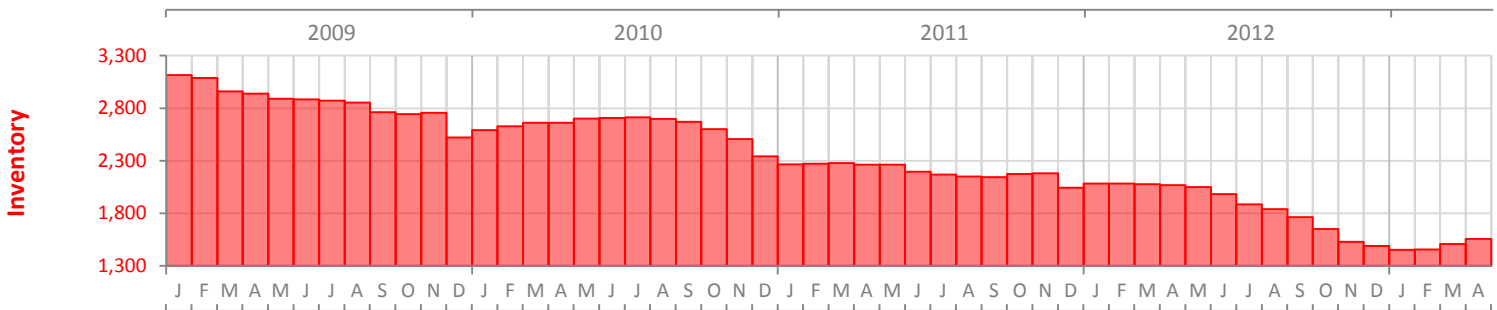


Inventory (Active Listings)

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
April 2013	1,555	-24.8%
March 2013	1,508	-27.4%
February 2013	1,455	-30.1%
January 2013	1,454	-30.2%
December 2012	1,491	-27.1%
November 2012	1,528	-29.9%
October 2012	1,652	-24.0%
September 2012	1,765	-17.6%
August 2012	1,839	-14.4%
July 2012	1,884	-13.1%
June 2012	1,984	-9.7%
May 2012	2,049	-9.4%
April 2012	2,067	-8.7%

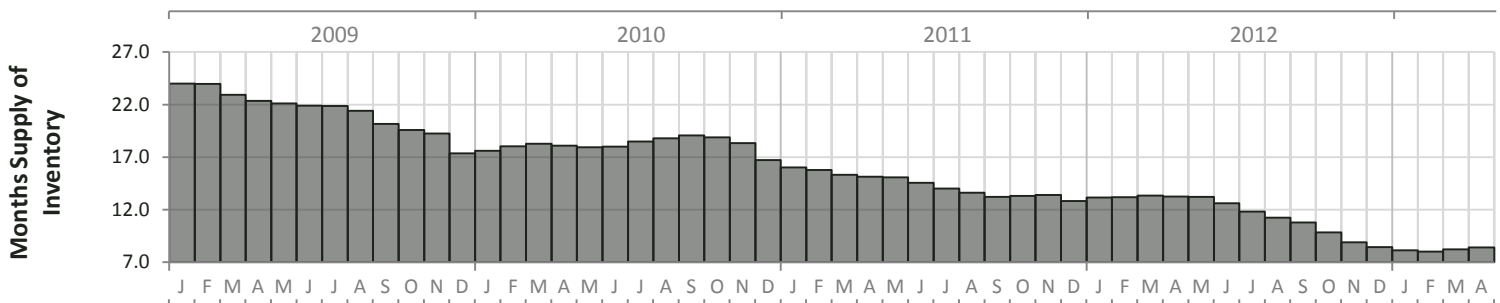


Months Supply of Inventory

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
April 2013	8.4	-36.6%
March 2013	8.2	-38.4%
February 2013	8.0	-39.3%
January 2013	8.1	-38.2%
December 2012	8.4	-34.2%
November 2012	8.9	-33.5%
October 2012	9.8	-26.1%
September 2012	10.8	-18.4%
August 2012	11.2	-17.6%
July 2012	11.8	-15.6%
June 2012	12.6	-13.2%
May 2012	13.2	-12.3%
April 2012	13.2	-12.5%



Monthly Market Detail - April 2013

Single Family Homes

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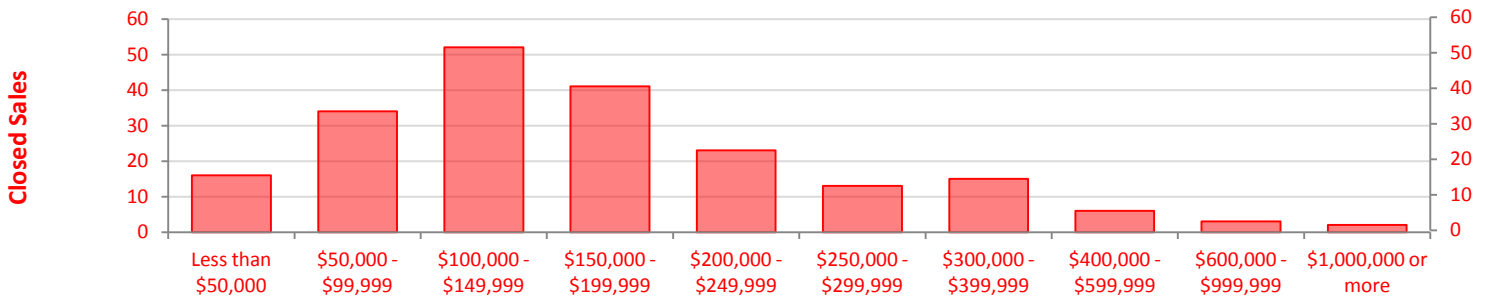
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Closed Sales by Sale Price

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 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.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	16	-5.9%
\$50,000 - \$99,999	34	-17.1%
\$100,000 - \$149,999	52	15.6%
\$150,000 - \$199,999	41	64.0%
\$200,000 - \$249,999	23	43.8%
\$250,000 - \$299,999	13	18.2%
\$300,000 - \$399,999	15	-16.7%
\$400,000 - \$599,999	6	100.0%
\$600,000 - \$999,999	3	0.0%
\$1,000,000 or more	2	0.0%

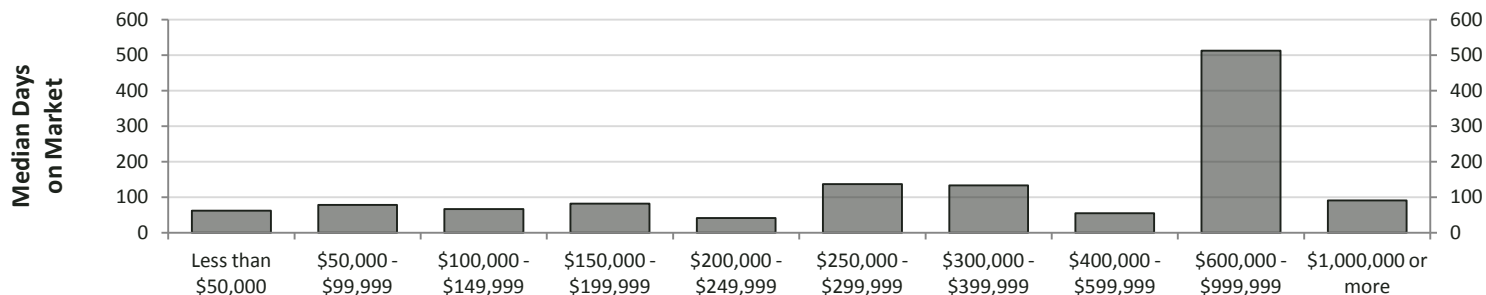


Median Days on Market by Sale Price

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.

Sale Price	Median Days on Market	Percent Change Year-over-Year
Less than \$50,000	62	-40.4%
\$50,000 - \$99,999	78	-6.0%
\$100,000 - \$149,999	66	22.2%
\$150,000 - \$199,999	82	-39.7%
\$200,000 - \$249,999	41	-47.4%
\$250,000 - \$299,999	137	-4.9%
\$300,000 - \$399,999	133	33.0%
\$400,000 - \$599,999	55	-85.2%
\$600,000 - \$999,999	512	664.2%
\$1,000,000 or more	91	-87.9%



Monthly Market Detail - April 2013

Single Family Homes

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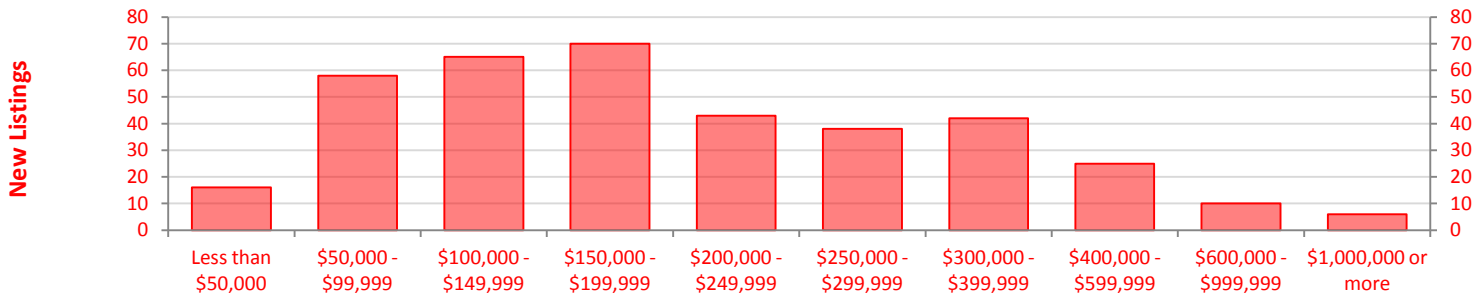


New Listings by Initial Listing Price

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	16	6.7%
\$50,000 - \$99,999	58	7.4%
\$100,000 - \$149,999	65	3.2%
\$150,000 - \$199,999	70	-10.3%
\$200,000 - \$249,999	43	4.9%
\$250,000 - \$299,999	38	22.6%
\$300,000 - \$399,999	42	0.0%
\$400,000 - \$599,999	25	127.3%
\$600,000 - \$999,999	10	-9.1%
\$1,000,000 or more	6	20.0%

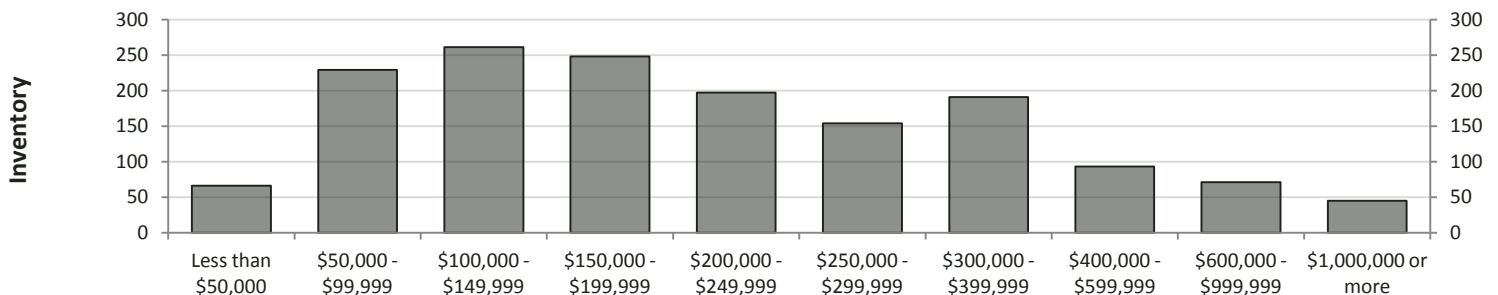


Inventory by Current Listing Price

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	66	-15.4%
\$50,000 - \$99,999	229	-36.0%
\$100,000 - \$149,999	261	-35.4%
\$150,000 - \$199,999	248	-33.2%
\$200,000 - \$249,999	197	-15.1%
\$250,000 - \$299,999	154	-4.3%
\$300,000 - \$399,999	191	-9.9%
\$400,000 - \$599,999	93	-7.9%
\$600,000 - \$999,999	71	-15.5%
\$1,000,000 or more	45	-31.8%

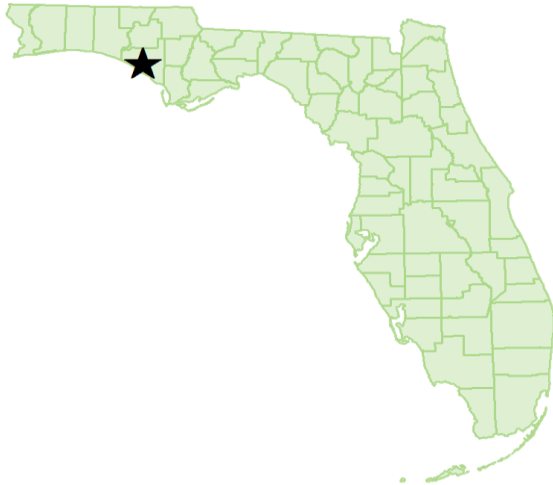


Monthly Market Detail - April 2013

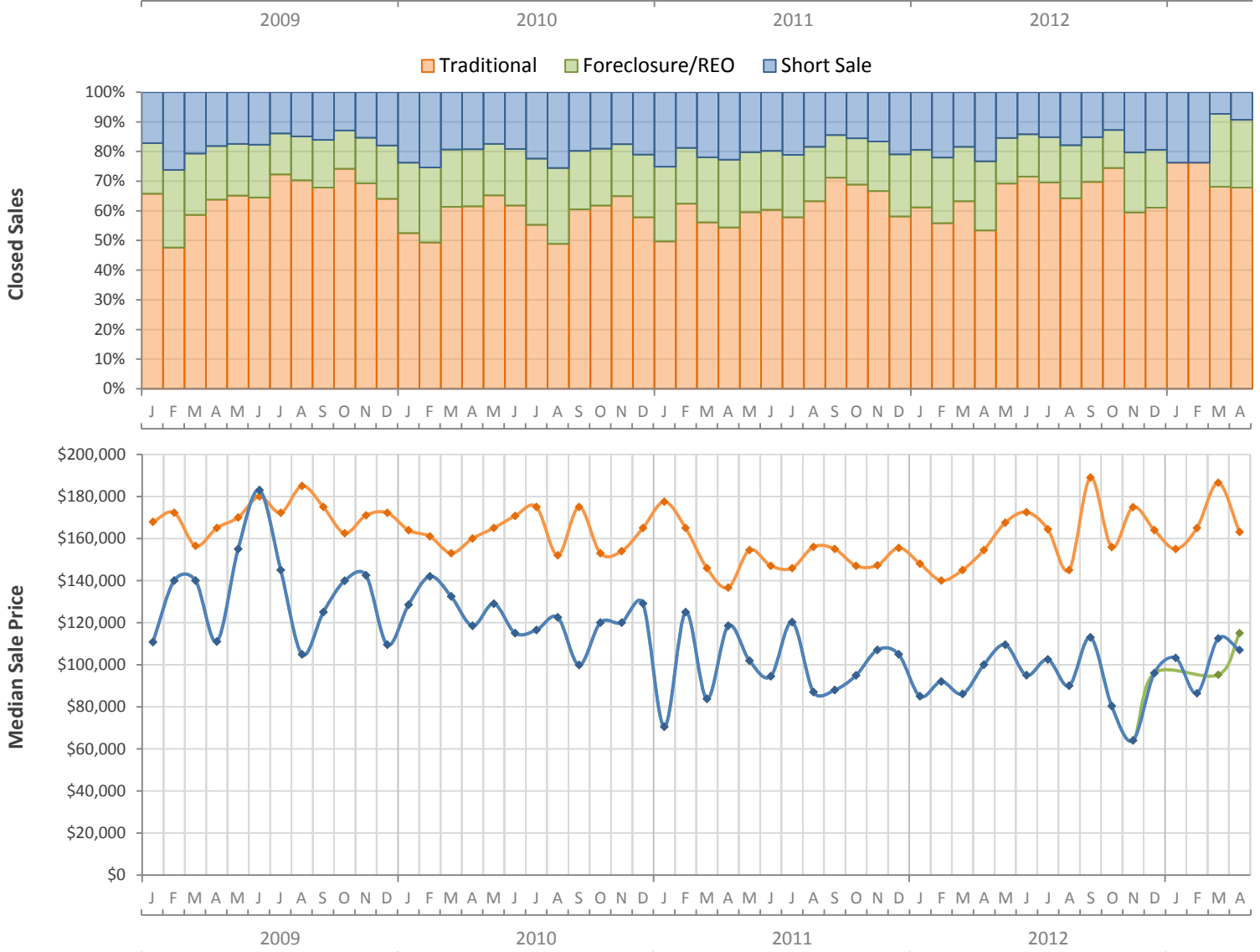
Single Family Homes

Bay County Association of REALTORS®

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		April 2013	April 2012	Percent Change Year-over-Year
Traditional	Closed Sales	139	126	10.3%
	Median Sale Price	\$163,100	\$154,500	5.6%
Foreclosure/REO	Closed Sales	47	55	-14.5%
	Median Sale Price	\$115,000	\$100,000	15.0%
Short Sale	Closed Sales	19	55	-65.5%
	Median Sale Price	\$107,000	\$100,000	7.0%

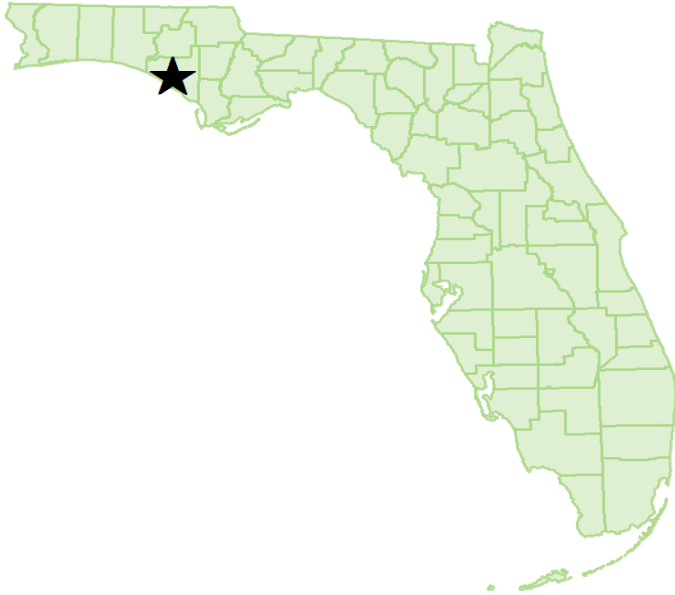


Monthly Market Detail - April 2013

Townhouses and Condos

Bay County Association of REALTORS®

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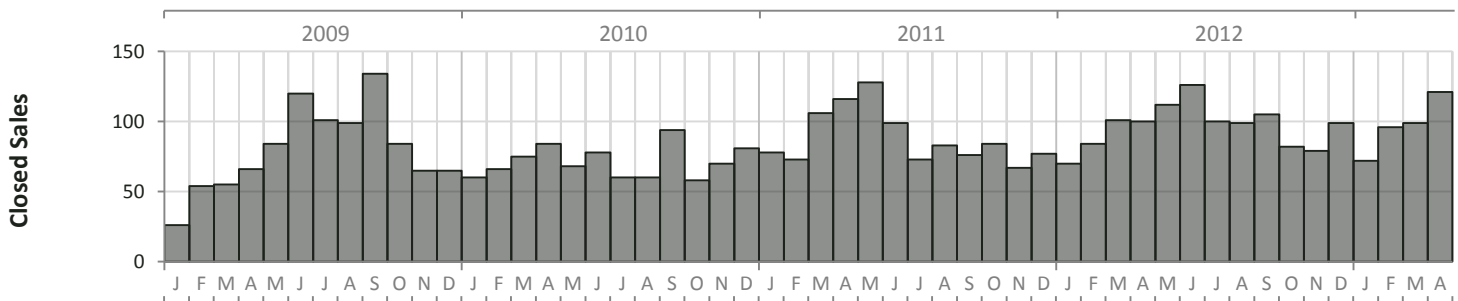
Summary Statistics	April 2013	April 2012	Percent Change Year-over-Year
Closed Sales	121	100	21.0%
Paid in Cash	55	47	17.0%
New Pending Sales	145	103	40.8%
New Listings	150	158	-5.1%
Median Sale Price	\$204,000	\$175,000	16.6%
Average Sale Price	\$224,104	\$200,315	11.9%
Median Days on Market	62	50	24.0%
Average Percent of Original List Price Received	92.2%	91.8%	0.4%
Pending Inventory	119	(No Data)	N/A
Inventory (Active Listings)	792	1,053	-24.8%
Months Supply of Inventory	8.0	12.1	-34.1%

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
April 2013	121	21.0%
March 2013	99	-2.0%
February 2013	96	14.3%
January 2013	72	2.9%
December 2012	99	28.6%
November 2012	79	17.9%
October 2012	82	-2.4%
September 2012	105	38.2%
August 2012	99	19.3%
July 2012	100	37.0%
June 2012	126	27.3%
May 2012	112	-12.5%
April 2012	100	-13.8%



Monthly Market Detail - April 2013

Townhouses and Condos

Bay County Association of REALTORS®

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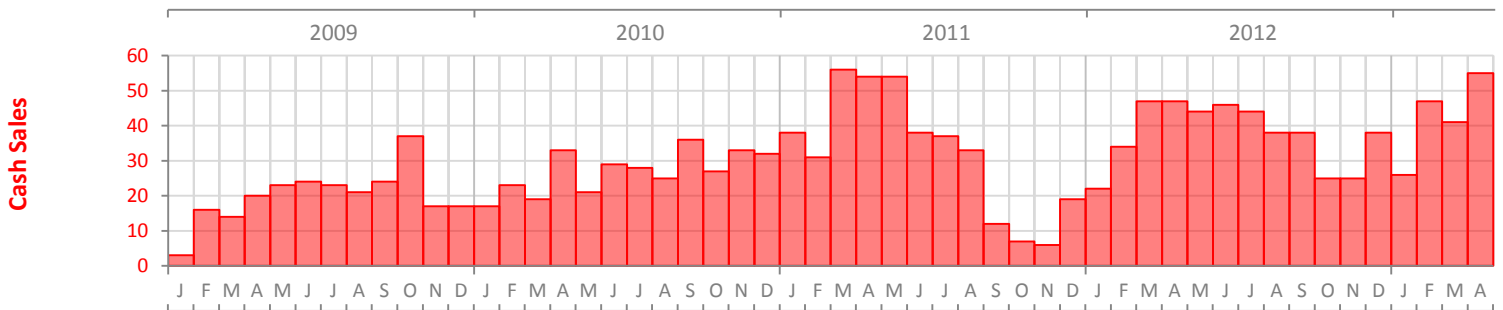


Cash Sales

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
April 2013	55	17.0%
March 2013	41	-12.8%
February 2013	47	38.2%
January 2013	26	18.2%
December 2012	38	100.0%
November 2012	25	316.7%
October 2012	25	257.1%
September 2012	38	216.7%
August 2012	38	15.2%
July 2012	44	18.9%
June 2012	46	21.1%
May 2012	44	-18.5%
April 2012	47	-13.0%

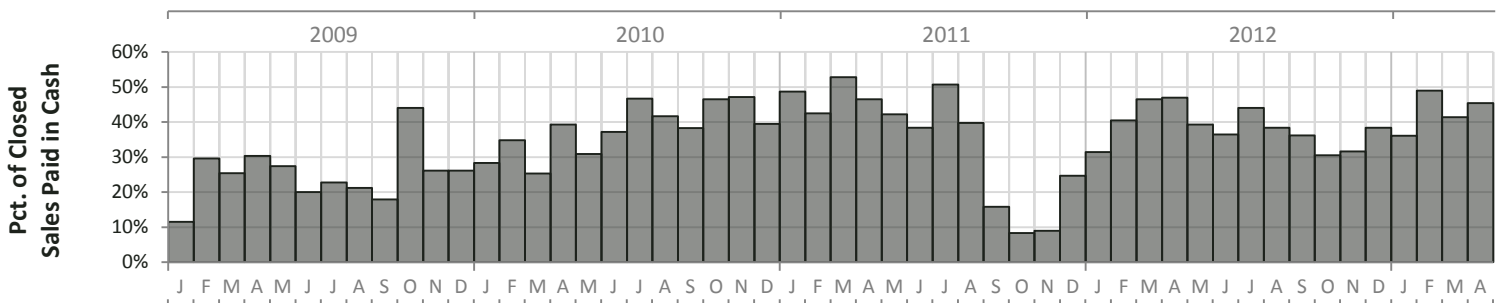


Cash Sales as a Percentage of Closed Sales

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
April 2013	45.5%	-3.3%
March 2013	41.4%	-11.0%
February 2013	49.0%	21.0%
January 2013	36.1%	14.9%
December 2012	38.4%	55.6%
November 2012	31.6%	253.4%
October 2012	30.5%	265.9%
September 2012	36.2%	129.2%
August 2012	38.4%	-3.5%
July 2012	44.0%	-13.2%
June 2012	36.5%	-4.9%
May 2012	39.3%	-6.9%
April 2012	47.0%	1.0%



Monthly Market Detail - April 2013

Townhouses and Condos

Bay County Association of REALTORS®

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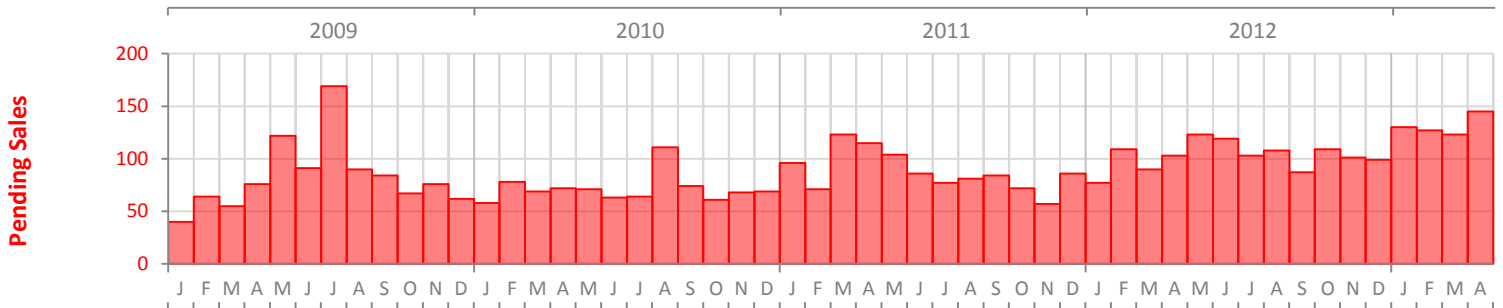


New Pending Sales

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
April 2013	145	40.8%
March 2013	123	36.7%
February 2013	127	16.5%
January 2013	130	68.8%
December 2012	99	15.1%
November 2012	101	77.2%
October 2012	109	51.4%
September 2012	87	3.6%
August 2012	108	33.3%
July 2012	103	33.8%
June 2012	119	38.4%
May 2012	123	18.3%
April 2012	103	-10.4%

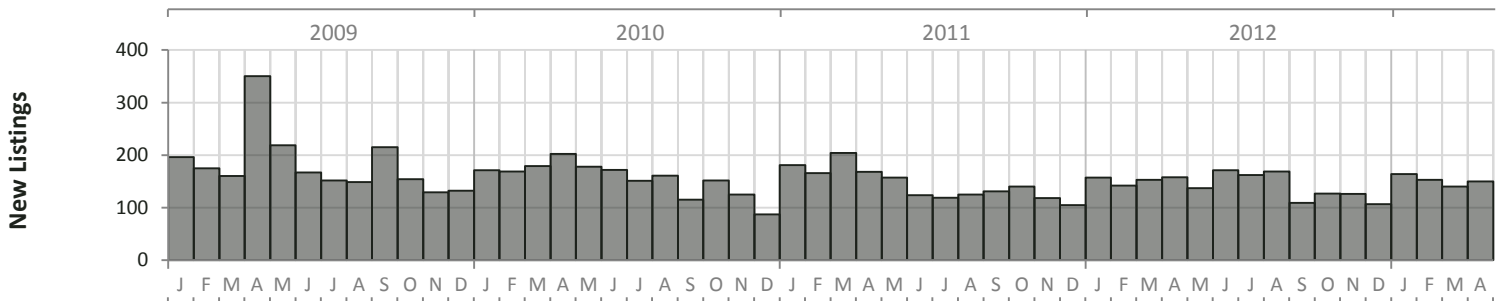


New Listings

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
April 2013	150	-5.1%
March 2013	140	-8.5%
February 2013	153	7.7%
January 2013	164	4.5%
December 2012	107	1.9%
November 2012	126	6.8%
October 2012	127	-9.3%
September 2012	109	-16.8%
August 2012	169	35.2%
July 2012	162	36.1%
June 2012	171	37.9%
May 2012	137	-12.7%
April 2012	158	-6.0%



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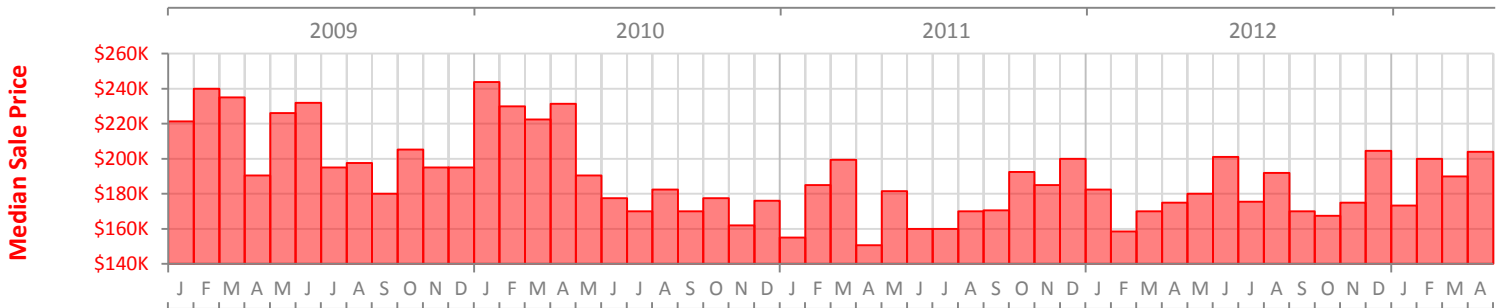


Median Sale Price

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
April 2013	\$204,000	16.6%
March 2013	\$190,000	11.8%
February 2013	\$199,950	26.2%
January 2013	\$173,200	-5.1%
December 2012	\$204,500	2.3%
November 2012	\$175,000	-5.4%
October 2012	\$167,500	-13.0%
September 2012	\$170,000	-0.3%
August 2012	\$192,000	12.9%
July 2012	\$175,500	9.8%
June 2012	\$201,125	25.7%
May 2012	\$180,000	-0.8%
April 2012	\$175,000	16.2%

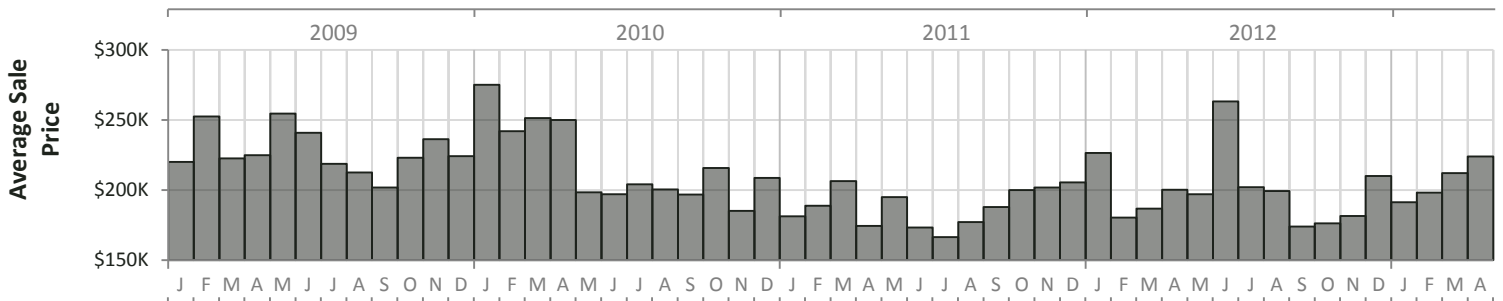


Average Sale Price

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
April 2013	\$224,104	11.9%
March 2013	\$212,073	13.5%
February 2013	\$198,153	9.8%
January 2013	\$191,352	-15.5%
December 2012	\$210,149	2.2%
November 2012	\$181,461	-10.2%
October 2012	\$176,254	-11.9%
September 2012	\$174,015	-7.4%
August 2012	\$199,361	12.5%
July 2012	\$202,015	21.3%
June 2012	\$263,197	51.8%
May 2012	\$197,006	1.0%
April 2012	\$200,315	14.8%



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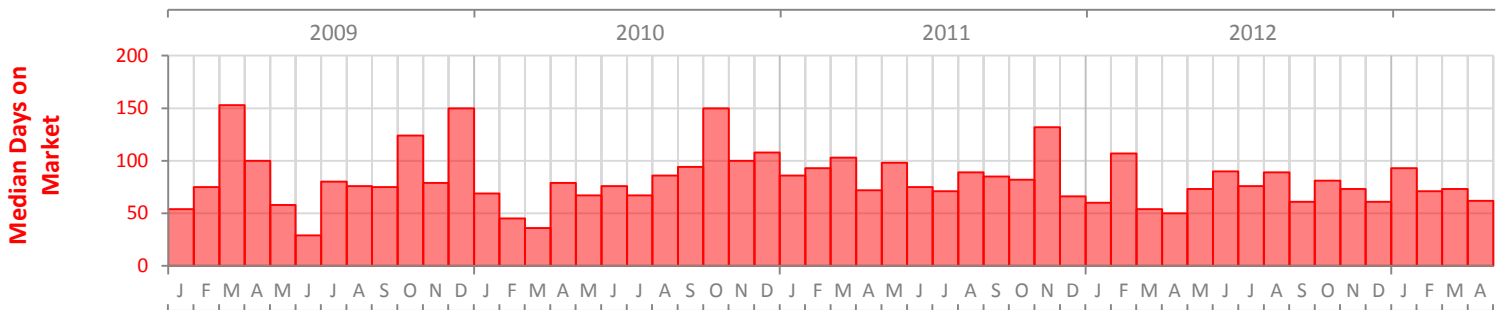


Median Days on Market

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
April 2013	62	24.0%
March 2013	73	35.2%
February 2013	71	-33.6%
January 2013	93	55.0%
December 2012	61	-7.6%
November 2012	73	-44.7%
October 2012	81	-1.2%
September 2012	61	-28.2%
August 2012	89	0.0%
July 2012	76	7.0%
June 2012	90	20.0%
May 2012	73	-25.5%
April 2012	50	-30.6%

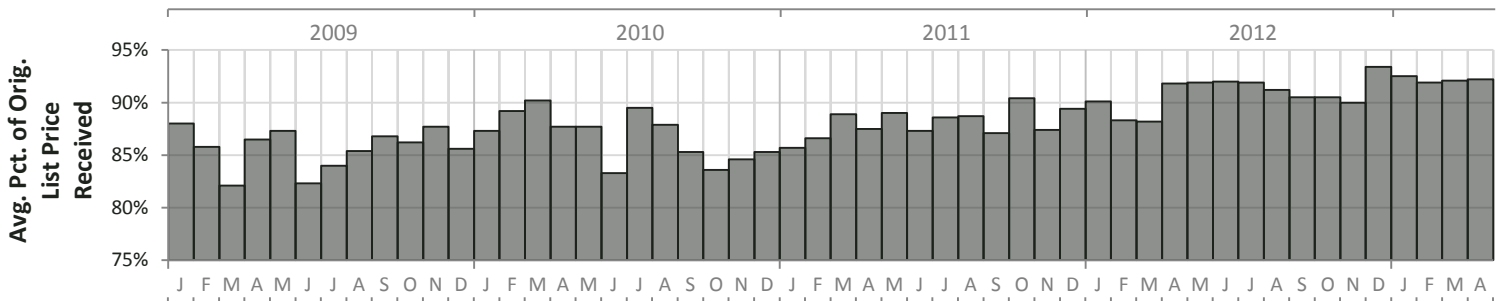


Average Percent of Original List Price Received

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
April 2013	92.2%	0.4%
March 2013	92.1%	4.4%
February 2013	91.9%	4.1%
January 2013	92.5%	2.7%
December 2012	93.4%	4.5%
November 2012	90.0%	3.0%
October 2012	90.5%	0.1%
September 2012	90.5%	3.9%
August 2012	91.2%	2.8%
July 2012	91.9%	3.7%
June 2012	92.0%	5.4%
May 2012	91.9%	3.3%
April 2012	91.8%	4.9%



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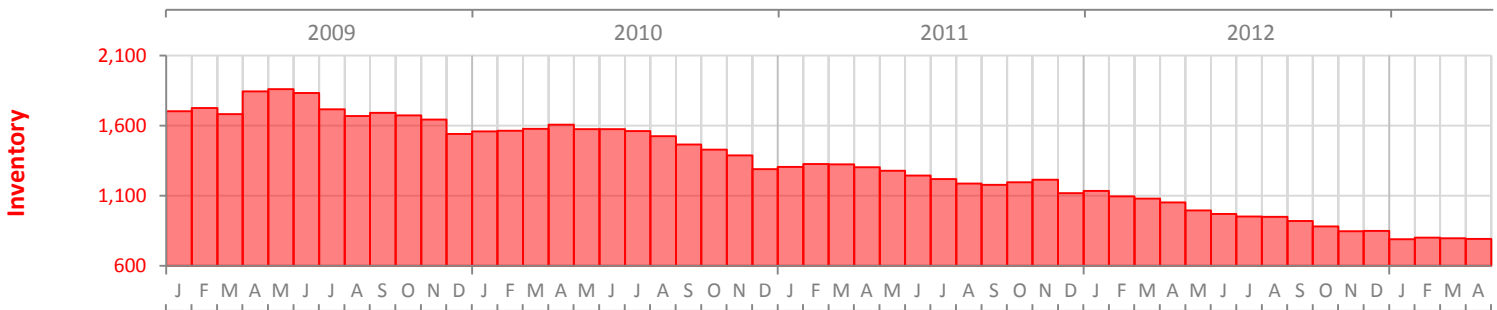


Inventory (Active Listings)

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
April 2013	792	-24.8%
March 2013	796	-26.3%
February 2013	801	-26.9%
January 2013	789	-30.5%
December 2012	849	-24.2%
November 2012	847	-30.3%
October 2012	881	-26.3%
September 2012	921	-21.8%
August 2012	951	-19.9%
July 2012	952	-21.9%
June 2012	971	-21.9%
May 2012	996	-22.1%
April 2012	1,053	-19.2%

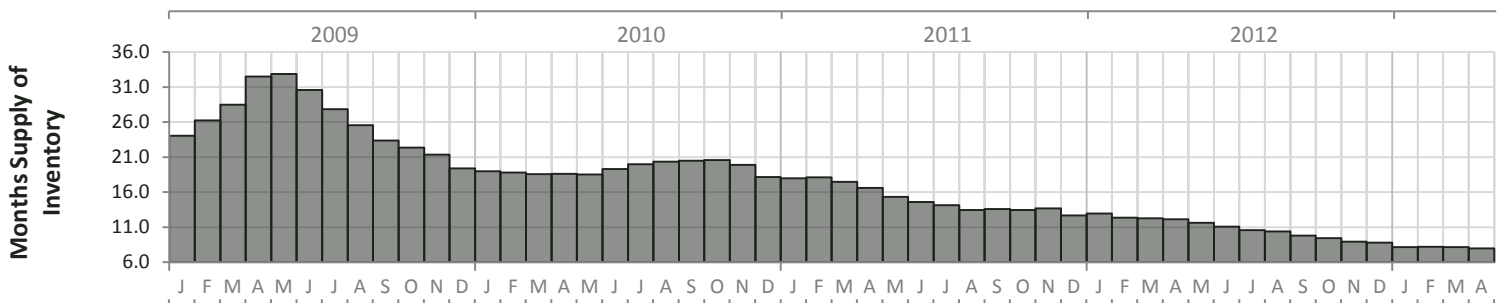


Months Supply of Inventory

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
April 2013	8.0	-34.1%
March 2013	8.2	-33.3%
February 2013	8.2	-33.7%
January 2013	8.2	-37.0%
December 2012	8.8	-30.6%
November 2012	9.0	-34.6%
October 2012	9.4	-30.0%
September 2012	9.8	-27.7%
August 2012	10.4	-22.6%
July 2012	10.6	-25.1%
June 2012	11.1	-24.2%
May 2012	11.6	-23.9%
April 2012	12.1	-26.9%



Monthly Market Detail - April 2013

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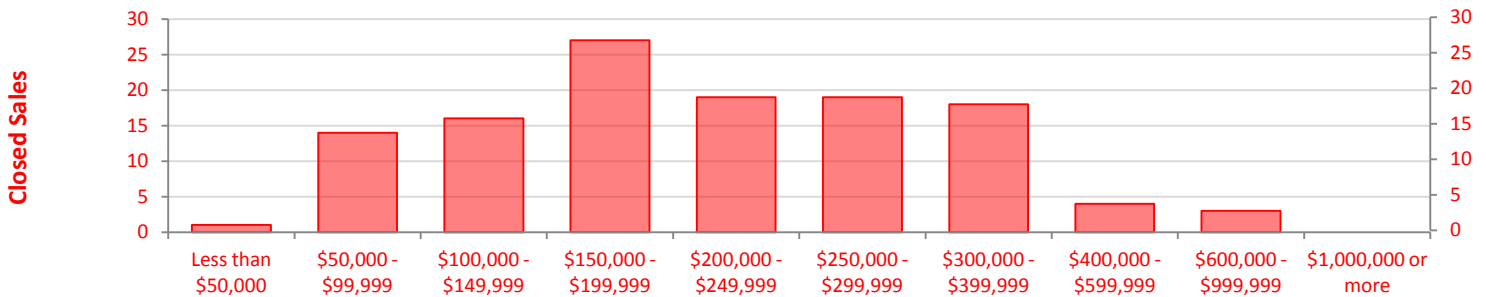
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Closed Sales by Sale Price

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 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.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	1	-66.7%
\$50,000 - \$99,999	14	-12.5%
\$100,000 - \$149,999	16	14.3%
\$150,000 - \$199,999	27	28.6%
\$200,000 - \$249,999	19	-9.5%
\$250,000 - \$299,999	19	171.4%
\$300,000 - \$399,999	18	38.5%
\$400,000 - \$599,999	4	-20.0%
\$600,000 - \$999,999	3	N/A
\$1,000,000 or more	0	N/A

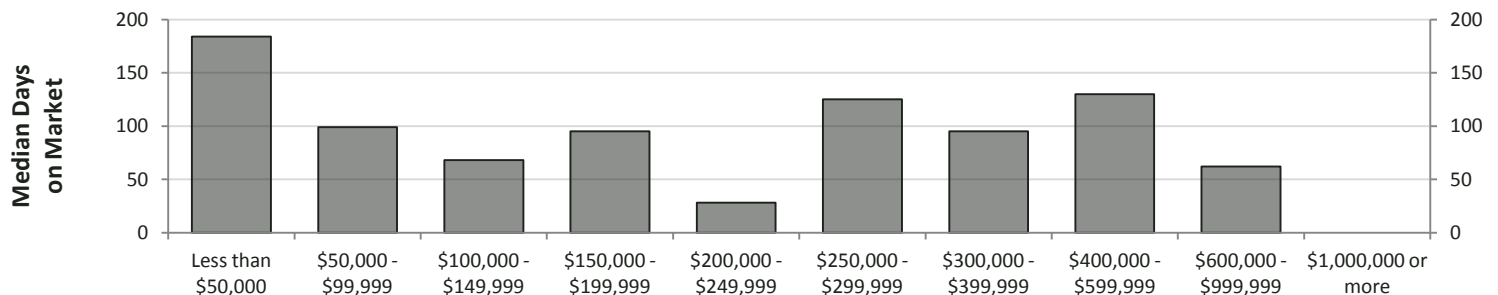


Median Days on Market by Sale Price

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.

Sale Price	Median Days on Market	Percent Change Year-over-Year
Less than \$50,000	184	-2.1%
\$50,000 - \$99,999	99	230.0%
\$100,000 - \$149,999	68	-15.0%
\$150,000 - \$199,999	95	156.8%
\$200,000 - \$249,999	28	-20.0%
\$250,000 - \$299,999	125	145.1%
\$300,000 - \$399,999	95	-33.6%
\$400,000 - \$599,999	130	73.3%
\$600,000 - \$999,999	62	N/A
\$1,000,000 or more	(No Sales)	N/A



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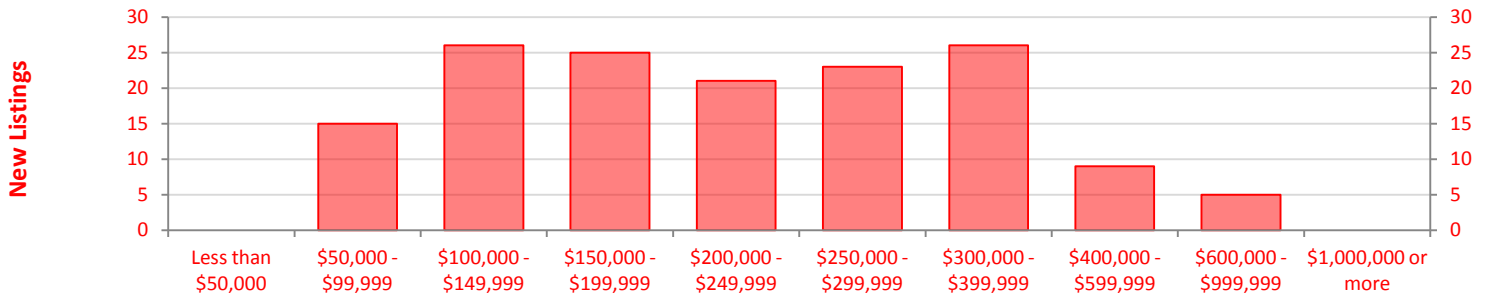


New Listings by Initial Listing Price

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	0	-100.0%
\$50,000 - \$99,999	15	-55.9%
\$100,000 - \$149,999	26	-27.8%
\$150,000 - \$199,999	25	47.1%
\$200,000 - \$249,999	21	-25.0%
\$250,000 - \$299,999	23	109.1%
\$300,000 - \$399,999	26	36.8%
\$400,000 - \$599,999	9	50.0%
\$600,000 - \$999,999	5	25.0%
\$1,000,000 or more	0	N/A

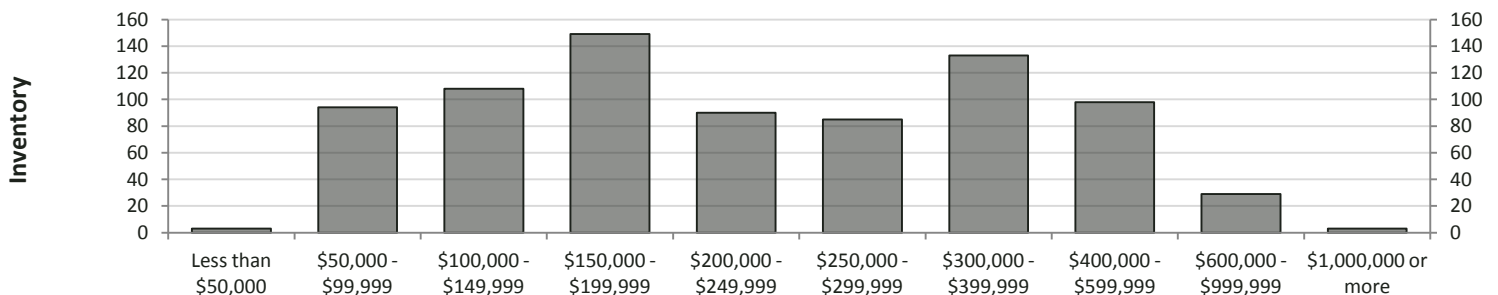


Inventory by Current Listing Price

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	3	-66.7%
\$50,000 - \$99,999	94	-32.4%
\$100,000 - \$149,999	108	-34.9%
\$150,000 - \$199,999	149	-23.6%
\$200,000 - \$249,999	90	-35.7%
\$250,000 - \$299,999	85	-34.6%
\$300,000 - \$399,999	133	-7.0%
\$400,000 - \$599,999	98	3.2%
\$600,000 - \$999,999	29	-6.5%
\$1,000,000 or more	3	-40.0%

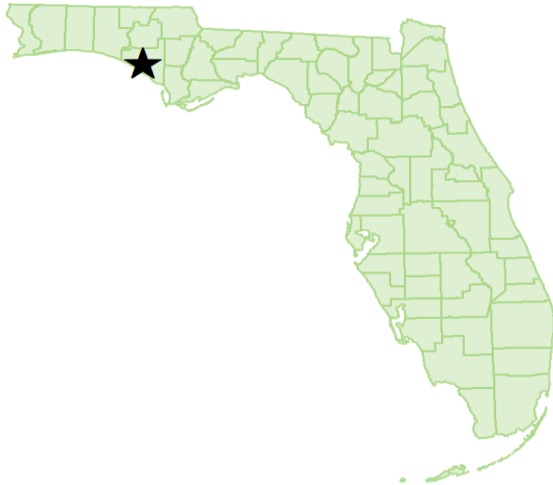


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		April 2013	April 2012	Percent Change Year-over-Year
Traditional	Closed Sales	92	85	8.2%
	Median Sale Price	\$219,000	\$204,000	7.4%
Foreclosure/REO	Closed Sales	17	15	13.3%
	Median Sale Price	\$155,000	\$94,000	64.9%
Short Sale	Closed Sales	12	15	-20.0%
	Median Sale Price	\$175,000	\$94,000	86.2%

