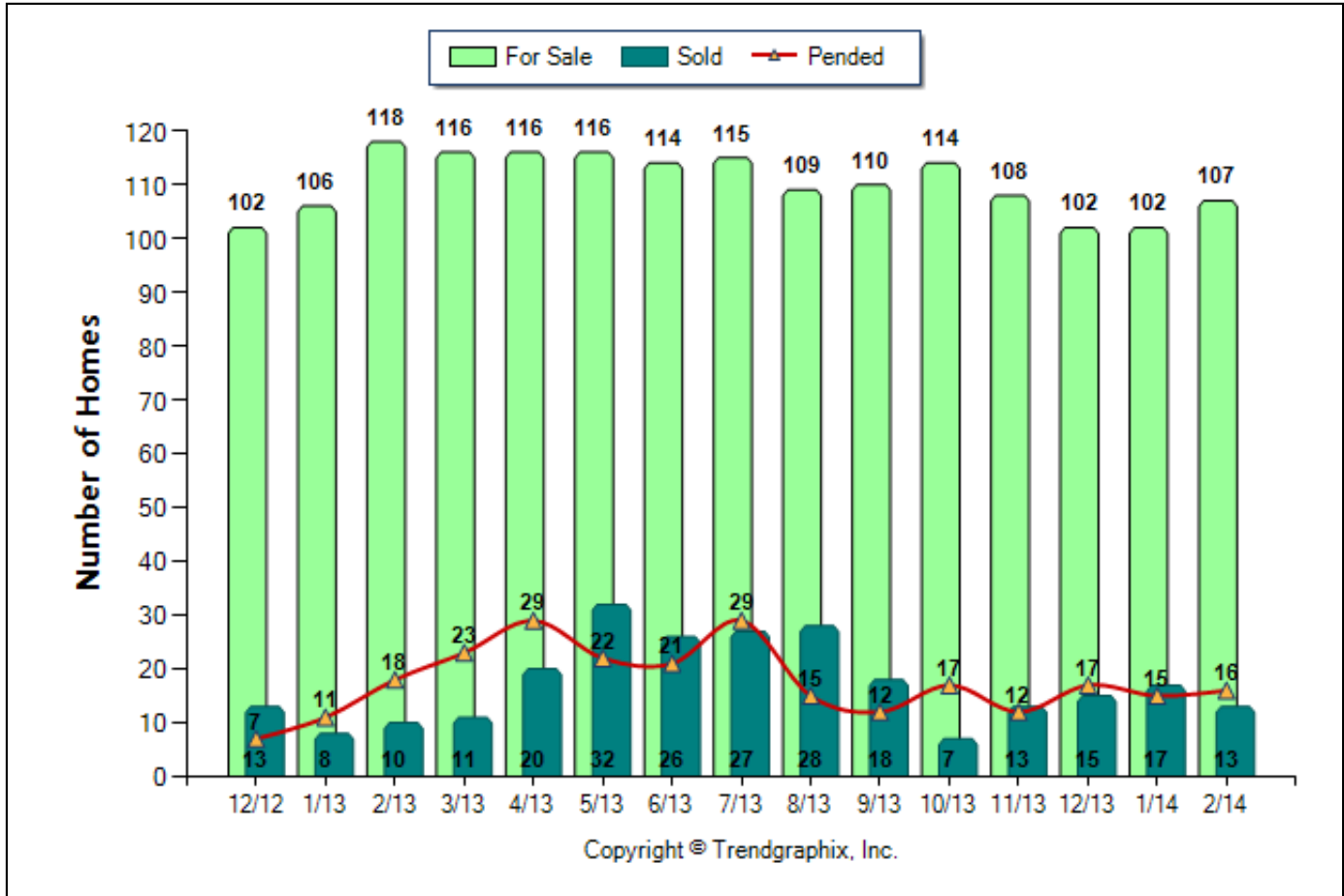


**Location:** Pinecrest  
**Property Types:** Single Family Homes - All Properties - Non REO, Non Short Sale  
**Price Range:** \$0 - No Limit  
**Full Baths:** 0 - No Limit  
**SQFT Range:** 0 - No Limit  
**Half Baths:** 0 - No Limit

**Bedrooms:** 0 - No Limit  
**Year Built:** 0 - No Limit

Number of Homes For Sale vs. Sold vs. Pended (Dec. 2012 - Feb. 2014)

Prepared for you by: Jorge Cantero, Broker-Associate



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Feb. 14	Jan. 14	% Change	Feb. 14	Feb. 13	% Change	Dec. 13 to Feb. 14	Dec. 12 to Feb. 13	% Change
For Sale	107	102	4.9% ▲	107	118	-9.3% ▼	104	109	-4.6% ▼
Sold	13	17	-23.5% ▼	13	10	30% ▲	15	10	50% ▲
Pended	16	15	6.7% ▲	16	18	-11.1% ▼	16	12	33.3% ▲

## February 2014 is a Buyer's market\*\*

**Home For Sale in February 2014 is 107 units.** It is up **4.9%** compared to the last month and down **9.3%** compared to the last year.  
**Home Closed in February 2014 is 13 units.** It is down **23.5%** compared to the last month and up **30%** compared to the last year.  
**Home Placed under Contract in February 2014 is 16 units.** It is up **6.7%** compared to the last month and down **11.1%** compared to the last year.

\*\*Buyer's market: more than 6 months of inventory based on closed sales. Seller's market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.

# Facts and Trends<sup>TM</sup> - Published March 2014\*

Location: Pinecrest

Property Types: Single Family Homes - All Properties - Non REO, Non Short Sale

Price Range: \$0 - No Limit

Full Baths: 0 - No Limit

SQFT Range: 0 - No Limit

Half Baths: 0 - No Limit

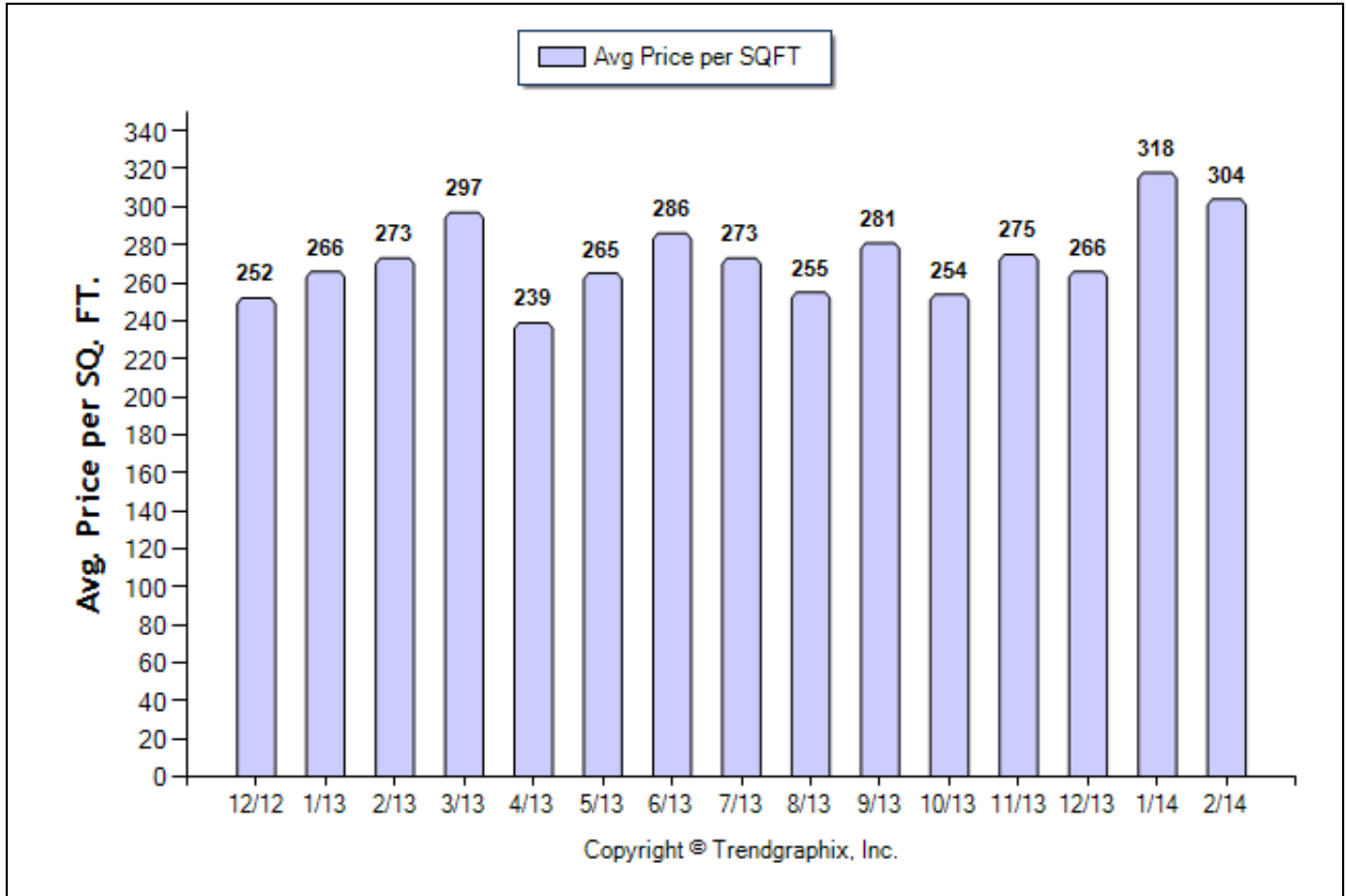
Bedrooms: 0 - No Limit

Year Built: 0 - No Limit



Average Price per SQFT (Dec. 2012 - Feb. 2014)

Prepared for you by: Jorge Cantero, Broker-Associate



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Feb. 14	Jan. 14	% Change	Feb. 14	Feb. 13	% Change	Dec. 13 to Feb. 14	Dec. 12 to Feb. 13	% Change
Avg. Sq. Ft. Price	304.2	318.2	-4.4% ▼	304.2	273.5	11.2% ▲	296.6	262.4	13% ▲

## February 2014 Average Sold Price per Square Footage is Neutral\*\*

Average Sold Price per Square Footage in February 2014 is \$304. It is down 4.4% compared to the last month and up 11.2% compared to the last year.

\*\*Based on 6 month trend - Appreciating/Depreciating/Neutral.

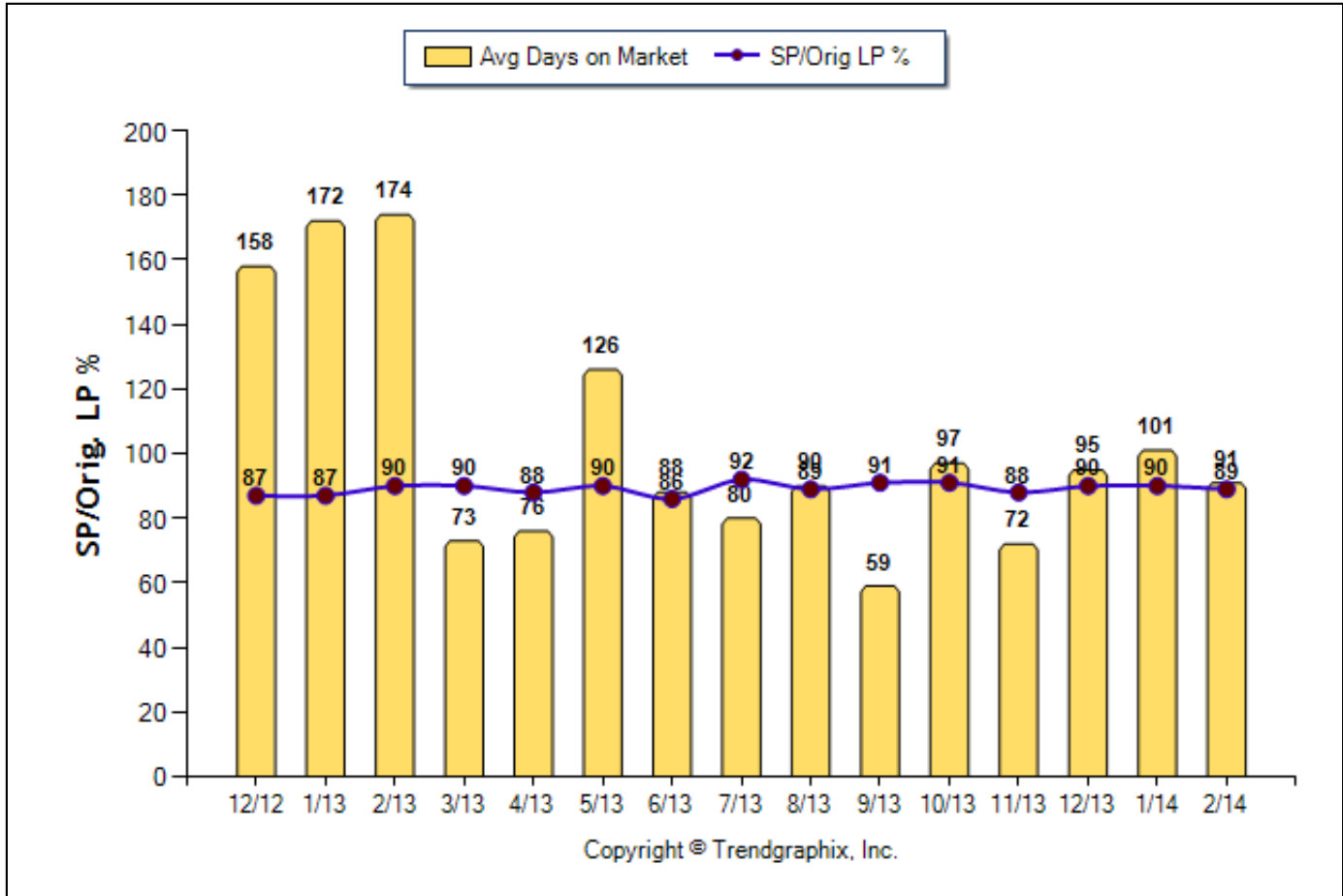
All reports are published March 2014, based on data available at the end of February 2014. This representation is based in whole or in part on data supplied by the Realtor Association of Miami, the Greater Fort Lauderdale Realtors, or the Southeast Florida Multiple Listing Service (MLS). Neither the Associations nor their MLS guarantees, or are in any way responsible for its accuracy. Data maintained by the Associations or their MLS may not reflect all real estate activity in the market. This statistical information is produced by and for the exclusive use of EWM Realty International. Report reflects activity by all Brokers participating in the MLS.

**Location:** Pinecrest  
**Property Types:** Single Family Homes - All Properties - Non REO, Non Short Sale  
**Price Range:** \$0 - No Limit  
**Full Baths:** 0 - No Limit  
**SQFT Range:** 0 - No Limit  
**Half Baths:** 0 - No Limit

**Bedrooms:** 0 - No Limit  
**Year Built:** 0 - No Limit

Avg Days on Market & SP/Orig LP % (Dec. 2012 - Feb. 2014)

Prepared for you by: Jorge Cantero, Broker-Associate



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Feb. 14	Jan. 14	% Change	Feb. 14	Feb. 13	% Change	Dec. 13 to Feb. 14	Dec. 12 to Feb. 13	% Change
Days on Market	91	101	-9.9% ▼	91	174	-47.7% ▼	96	167	-42.5% ▼
Sold/Orig LP Diff. %	89	90	-1.1% ▼	89	90	-1.1% ▼	90	88	2.3% ▲

## February 2014 Average Days on Market trend Remains Steady\*\*

Average Days on Market in February 2014 is 91. It is down 9.9% compared to the last month and down 47.7% compared to the last year.

## February 2014 Sold/Original List Price Ratio Remains Steady\*\*

Sold/Original List Price % in February 2014 is 89%. It is down 1.1% compared to the last month and down 1.1% compared to the last year.

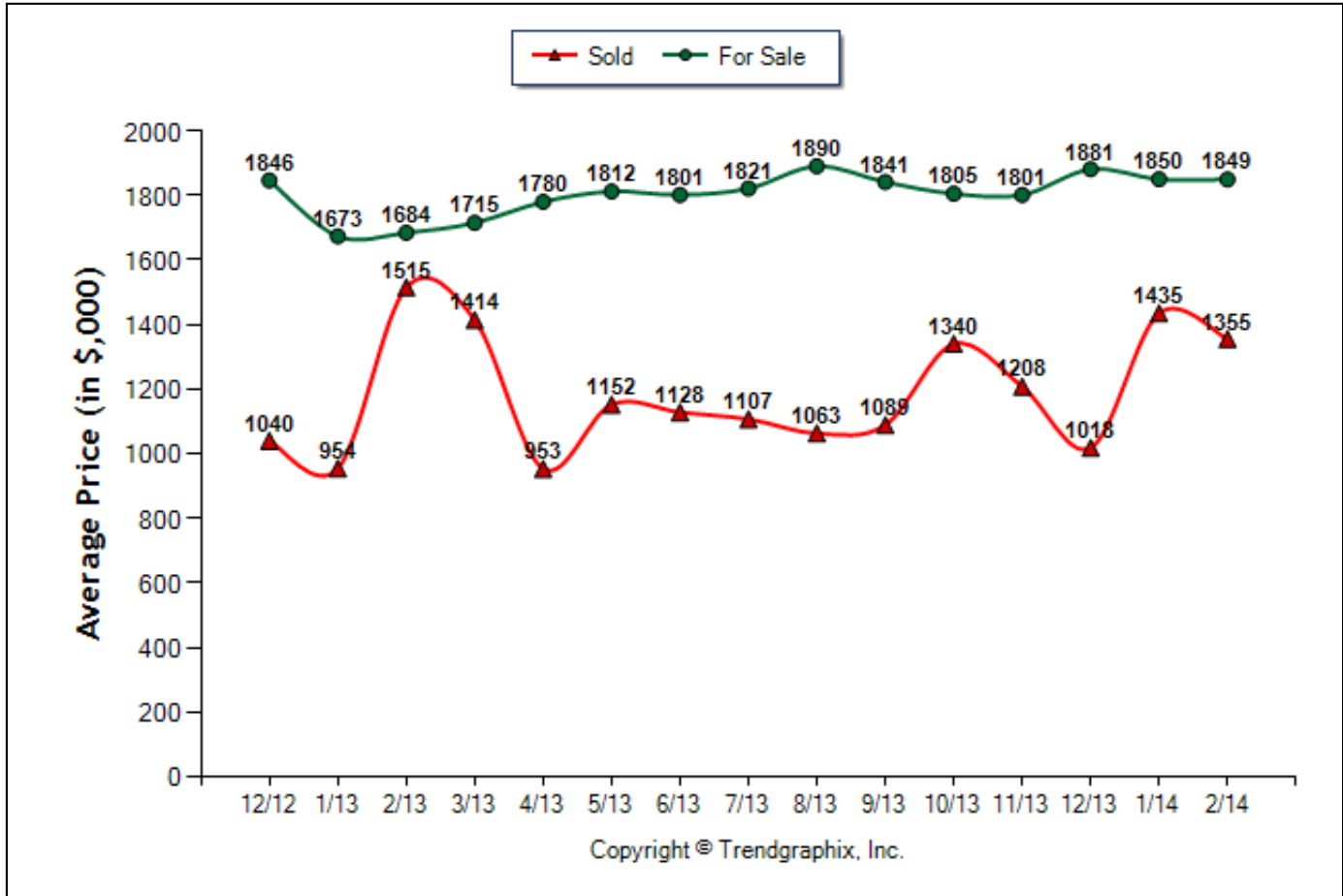
\*\*Based on 6 month trend - Rising/Falling/Remains Steady.

**Location:** Pinecrest  
**Property Types:** Single Family Homes - All Properties - Non REO, Non Short Sale  
**Price Range:** \$0 - No Limit  
**Full Baths:** 0 - No Limit  
**SQFT Range:** 0 - No Limit  
**Half Baths:** 0 - No Limit

**Bedrooms:** 0 - No Limit  
**Year Built:** 0 - No Limit

## Average Price of For Sale and Sold (Dec. 2012 - Feb. 2014)

Prepared for you by: Jorge Cantero, Broker-Associate



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Feb. 14	Jan. 14	% Change	Feb. 14	Feb. 13	% Change	Dec. 13 to Feb. 14	Dec. 12 to Feb. 13	% Change
Avg. Active Price	1849	1850	-0.1% ▼	1849	1684	9.8% ▲	1860	1731	7.5% ▲
Avg. Sold Price	1355	1435	-5.6% ▼	1355	1515	-10.6% ▼	1273	1171	8.7% ▲

### February 2014 Average For Sale Price is Neutral\*\*

Average For Sale Price (in thousand) in February 2014 is \$1849. It is down 0.1% compared to the last month and up 9.8% compared to the last year.

### February 2014 Average Sold Price is Neutral\*\*

Average Sold Price (in thousand) in February 2014 is \$1355. It is down 5.6% compared to the last month and down 10.6% compared to the last year.

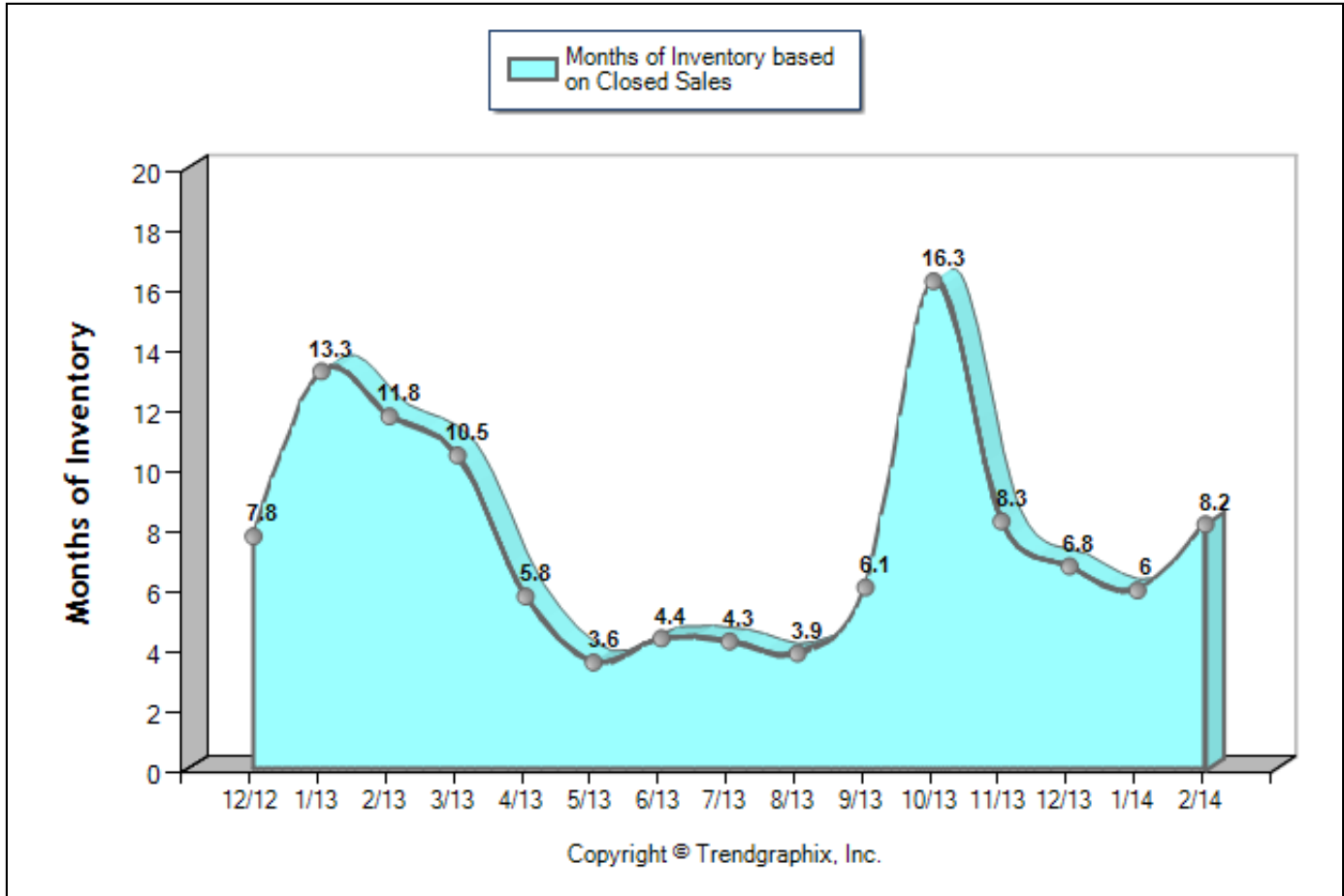
\*\*Based on 6 month trend - Appreciating/Depreciating/Neutral.

**Location:** Pinecrest  
**Property Types:** Single Family Homes - All Properties - Non REO, Non Short Sale  
**Price Range:** \$0 - No Limit  
**Full Baths:** 0 - No Limit  
**SQFT Range:** 0 - No Limit  
**Half Baths:** 0 - No Limit

**Bedrooms:** 0 - No Limit  
**Year Built:** 0 - No Limit

## Months of Inventory Based on Closed Sales (Dec. 2012 - Feb. 2014)

Prepared for you by: Jorge Cantero, Broker-Associate



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Feb. 14	Jan. 14	% Change	Feb. 14	Feb. 13	% Change	Dec. 13 to Feb. 14	Dec. 12 to Feb. 13	% Change
Months of Inventory (Closed Sales)	8.2	6	37.2% ▲	8.2	11.8	-30.2% ▼	6.9	10.9	-36.4% ▼

## February 2014 is a Buyer's market\*\*

Months of Inventory based on Closed Sales in February 2014 is 8.2. It is up 37.2% compared to the last month and down 30.2% compared to the last year.

\*\*Buyer's market: more than 6 months of inventory based on closed sales. Seller's market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.

# ***Facts and Trends<sup>TM</sup>*** - Published March 2014\*

**Location:** Pinecrest

**Property Types:** Single Family Homes - All Properties - Non REO, Non Short Sale

**Price Range:** \$0 - No Limit

**Full Baths:** 0 - No Limit

**SQFT Range:** 0 - No Limit

**Half Baths:** 0 - No Limit

**Bedrooms:** 0 - No Limit

**Year Built:** 0 - No Limit



Date	12/12	1/13	2/13	3/13	4/13	5/13	6/13	7/13	8/13	9/13	10/13	11/13	12/13	1/14	2/14
<b>For Sale</b>	102	106	118	116	116	116	114	115	109	110	114	108	102	102	107
<b>New Listing</b>	15	44	29	34	37	31	28	40	24	26	33	17	15	33	34
<b>Sold</b>	13	8	10	11	20	32	26	27	28	18	7	13	15	17	13
<b>Pended</b>	7	11	18	23	29	22	21	29	15	12	17	12	17	15	16
<b>Months of Inventory (Closed Sales)</b>	7.8	13.3	11.8	10.5	5.8	3.6	4.4	4.3	3.9	6.1	16.3	8.3	6.8	6	8.2
<b>Months of Inventory (Pended Sales)</b>	14.6	9.6	6.6	5	4	5.3	5.4	4	7.3	9.2	6.7	9	6	6.8	6.7
<b>Absorption Rate (Closed Sales) %</b>	12.7	7.5	8.5	9.5	17.2	27.6	22.8	23.5	25.7	16.4	6.1	12	14.7	16.7	12.1
<b>Absorption Rate (Pended Sales) %</b>	6.9	10.4	15.3	19.8	25	19	18.4	25.2	13.8	10.9	14.9	11.1	16.7	14.7	15
<b>Avg. Active Price</b>	1846	1673	1684	1715	1780	1812	1801	1821	1890	1841	1805	1801	1881	1850	1849
<b>Avg. Sold Price</b>	1040	954	1515	1414	953	1152	1128	1107	1063	1089	1340	1208	1018	1435	1355
<b>Avg. Sq. Ft. Price</b>	252	266	273	297	239	265	286	273	255	281	254	275	266	318	304
<b>Sold/List Diff. %</b>	92	92	93	95	92	94	89	94	92	93	95	95	92	91	93
<b>Sold/Orig LP Diff. %</b>	87	87	90	90	88	90	86	92	89	91	91	88	90	90	89
<b>Days on Market</b>	158	172	174	73	76	126	88	80	90	59	97	72	95	101	91
<b>Median</b>	825	778	1555	735	785	858	778	745	858	820	1400	860	1050	865	825

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