

Median Sold Price by Month

Oct-2012 vs Oct-2014: The median sold price is up 29%



Oct-2012 vs. Oct-2014

Oct-2012	Oct-2014	Change	%
330,000	425,000	95,000	29



Property Types: : Residential
 Sub/Tract: Leisure Village 1, Leisure Village 10, Leisure Village 11, Leisure Village 12, Leisure Village 13, Leisure Village 2, Leisure Village 3, Leisure Village 4, Leisure Village 5,...
 MLS: VCRDS Price: All Period: 2 Year Monthly Bedrooms: All SqFt: 1440-1665
 Construction Type: All Bathrooms: All Lot Size: All Square Footage

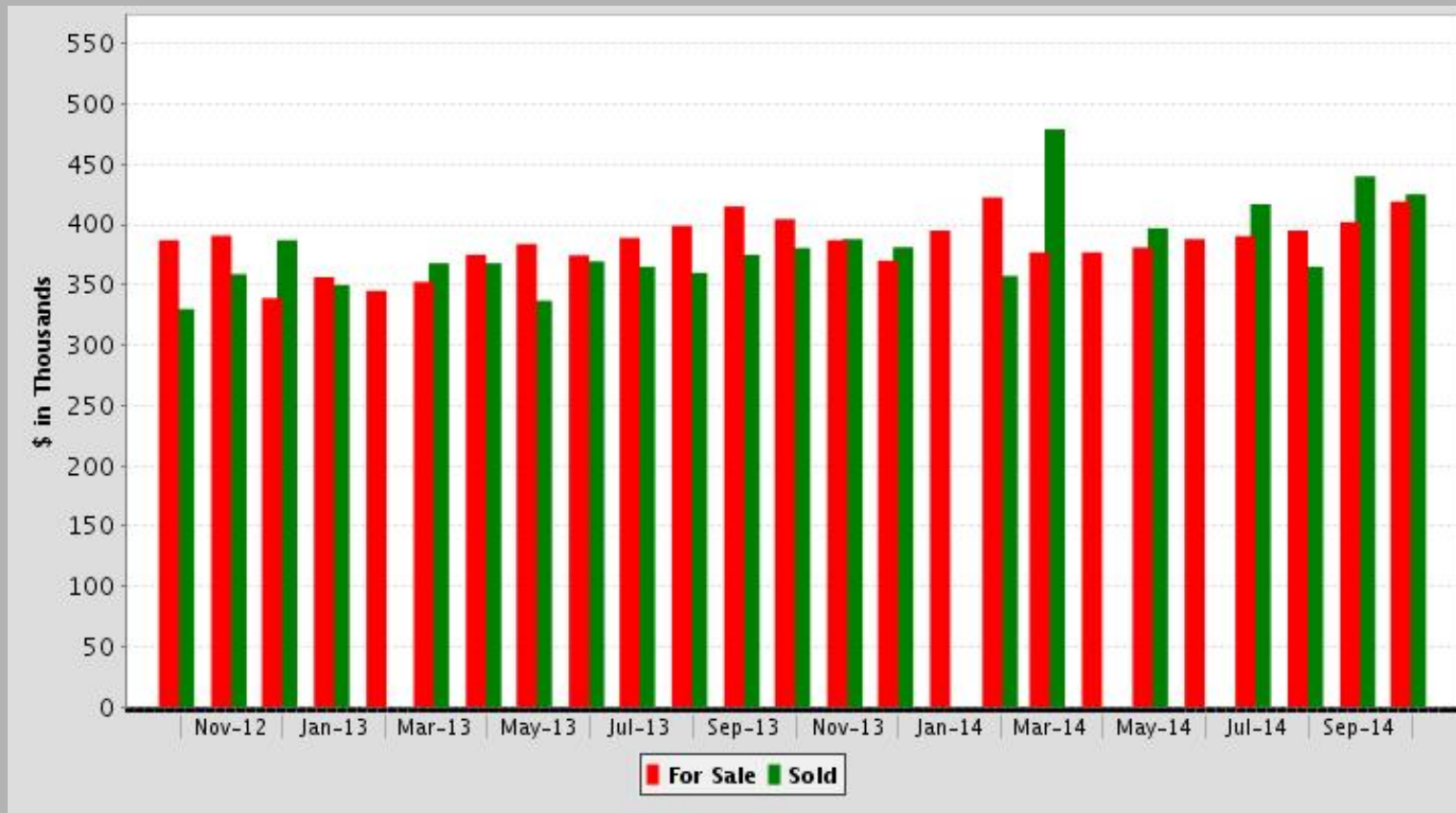
Median Sold Price by Month

Oct-2012 vs Oct-2014: The median sold price is up 29%

Time Period	Sold Median Price	Units	Avg DOM
Oct-14	425,000	3	114
Sep-14	440,000	2	48
Aug-14	365,000	5	69
Jul-14	417,000	2	62
Jun-14		0	
May-14	397,000	2	49
Apr-14		0	
Mar-14	479,000	1	10
Feb-14	357,500	2	76
Jan-14		0	
Dec-13	381,250	4	66
Nov-13	388,000	3	96
Oct-13	380,500	1	27
Sep-13	375,000	1	27
Aug-13	360,000	1	75
Jul-13	365,000	2	91
Jun-13	369,500	6	44
May-13	337,000	3	67
Apr-13	367,950	4	90
Mar-13	367,900	1	68
Feb-13		0	
Jan-13	350,000	2	40
Dec-12	387,000	1	76
Nov-12	359,000	4	20
Oct-12	330,000	3	43

Median For Sale vs Median Sold

Oct-2012 vs Oct-2014: The median price of for sale properties is up 8% and the median price of sold properties is up 29%



Oct-2012 vs. Oct-2014			
Oct-2012	Oct-2014	Change	%
387,000	419,000	32,000	8



Oct-2012 vs. Oct-2014			
Oct-2012	Oct-2014	Change	%
330,000	425,000	95,000	29

Property Types: : Residential
 Sub/Tract: Leisure Village 1, Leisure Village 10, Leisure Village 11, Leisure Village 12, Leisure Village 13, Leisure Village 2, Leisure Village 3, Leisure Village 4, Leisure Village 5,...
 MLS: VCRDS Price: All Period: 2 Year Monthly Bedrooms: All SqFt: 1440-1665
 Construction Type: All Bathrooms: All Lot Size: All Square Footage

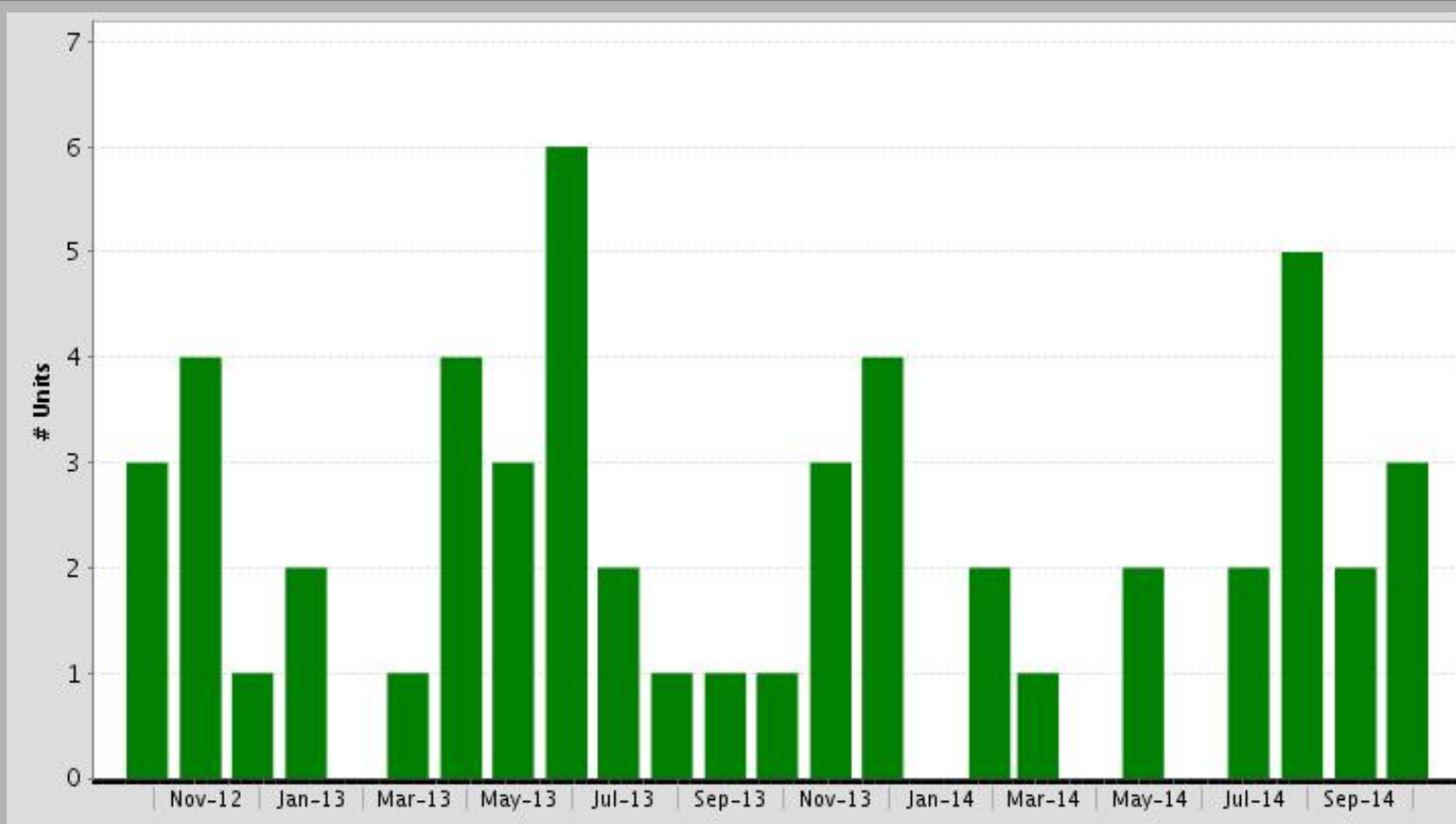
Median For Sale vs Median Sold

Oct-2012 vs Oct-2014: The median price of for sale properties is up 8% and the median price of sold properties is up 29%

Time Period	For Sale Median	# Properties For Sale	Sold Median	# Properties Sold	Price Difference
Oct-14	419,000	10	425,000	3	6,000
Sep-14	402,000	10	440,000	2	38,000
Aug-14	395,000	11	365,000	5	-30,000
Jul-14	390,450	14	417,000	2	26,550
Jun-14	388,000	10		0	-388,000
May-14	381,000	9	397,000	2	16,000
Apr-14	377,000	6		0	-377,000
Mar-14	377,000	6	479,000	1	102,000
Feb-14	422,500	5	357,500	2	-65,000
Jan-14	395,000	5		0	-395,000
Dec-13	370,000	4	381,250	4	11,250
Nov-13	387,000	6	388,000	3	1,000
Oct-13	404,450	10	380,500	1	-23,950
Sep-13	415,000	7	375,000	1	-40,000
Aug-13	399,000	7	360,000	1	-39,000
Jul-13	389,000	5	365,000	2	-24,000
Jun-13	374,500	4	369,500	6	-5,000
May-13	384,000	7	337,000	3	-47,000
Apr-13	375,000	7	367,950	4	-7,050
Mar-13	352,450	10	367,900	1	15,450
Feb-13	345,000	9		0	-345,000
Jan-13	356,450	6	350,000	2	-6,450
Dec-12	339,000	3	387,000	1	48,000
Nov-12	390,950	4	359,000	4	-31,950
Oct-12	387,000	5	330,000	3	-57,000

Sold Properties by Month

Oct-2012 vs Oct-2014: The number of Sold properties has not changed



Oct-2012 vs. Oct-2014			
Oct-2012	Oct-2014	Change	%
3	3	0	0%

Property Types:	: Residential		
Sub/Tract:	Leisure Village 1, Leisure Village 10, Leisure Village 11, Leisure Village 12, Leisure Village 13, Leisure Village 2, Leisure Village 3, Leisure Village 4, Leisure Village 5,...		
MLS: VCRDS	Price: All	Period: 2 Year Monthly	Bedrooms: All
	Construction Type: All		Bathrooms: All
			SqFt: 1440-1665
			Lot Size: All Square Footage

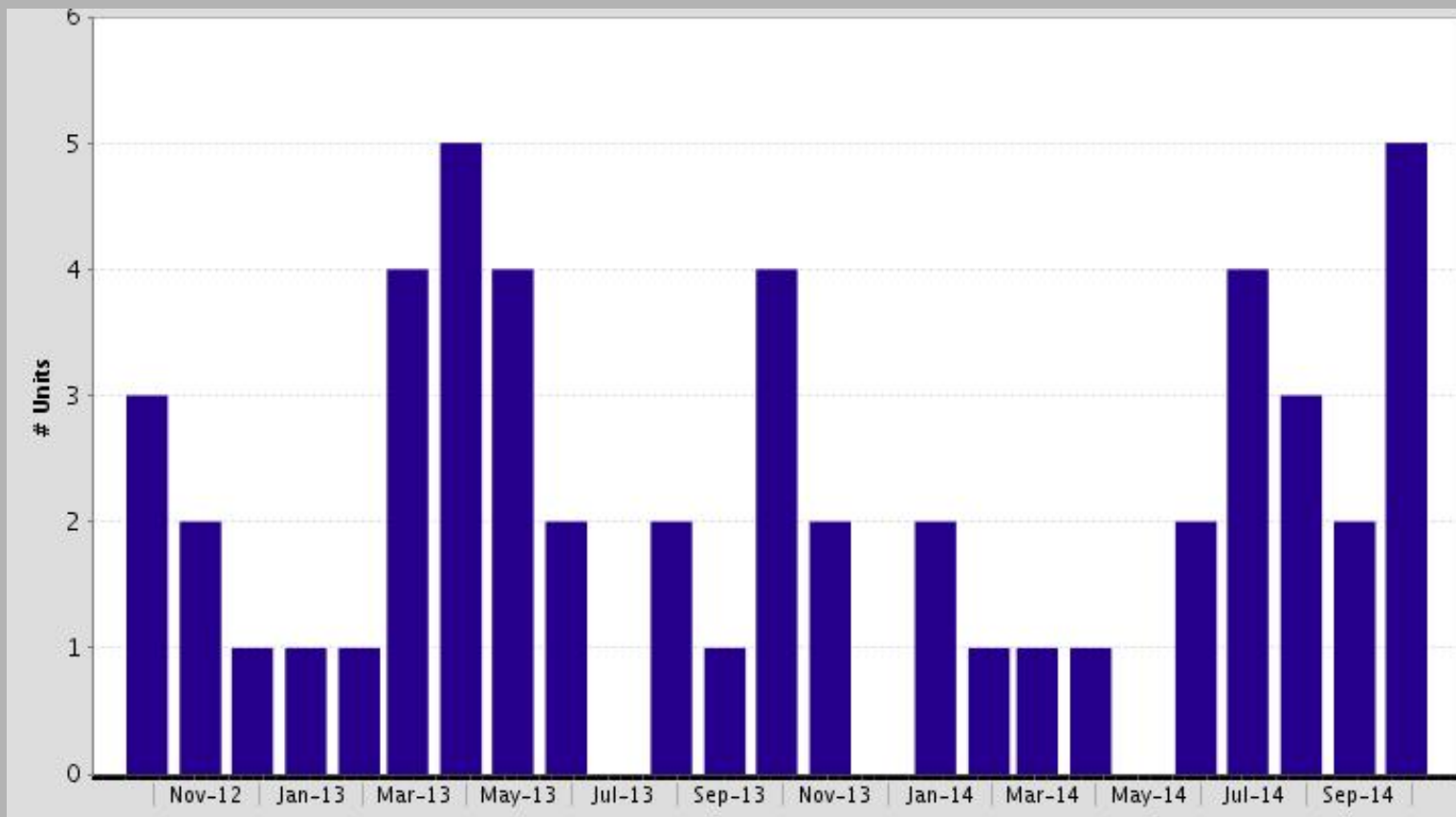
Sold Properties by Month

Oct-2012 vs Oct-2014: The number of Sold properties has not changed

Time Period	Full Market			Bank Properties			Non-Bank Properties		
	Units	Median Price	Avg DOM	Units	% Bank	Median Price	Units	% Non-Bank	Median Price
Oct-14	3	425,000	114	0	0.0		3	100.0	425,000
Sep-14	2	440,000	48	0	0.0		2	100.0	440,000
Aug-14	5	365,000	69	0	0.0		5	100.0	365,000
Jul-14	2	417,000	62	0	0.0		2	100.0	417,000
Jun-14	0			0			0		
May-14	2	397,000	49	0	0.0		2	100.0	397,000
Apr-14	0			0			0		
Mar-14	1	479,000	10	0	0.0		1	100.0	479,000
Feb-14	2	357,500	76	0	0.0		2	100.0	357,500
Jan-14	0			0			0		
Dec-13	4	381,250	66	0	0.0		4	100.0	381,250
Nov-13	3	388,000	96	0	0.0		3	100.0	388,000
Oct-13	1	380,500	27	0	0.0		1	100.0	380,500
Sep-13	1	375,000	27	0	0.0		1	100.0	375,000
Aug-13	1	360,000	75	0	0.0		1	100.0	360,000
Jul-13	2	365,000	91	0	0.0		2	100.0	365,000
Jun-13	6	369,500	44	1	16.7	342,000	5	83.3	379,000
May-13	3	337,000	67	0	0.0		3	100.0	337,000
Apr-13	4	367,950	90	0	0.0		4	100.0	367,950
Mar-13	1	367,900	68	0	0.0		1	100.0	367,900
Feb-13	0			0			0		
Jan-13	2	350,000	40	0	0.0		2	100.0	350,000
Dec-12	1	387,000	76	0	0.0		1	100.0	387,000
Nov-12	4	359,000	20	0	0.0		4	100.0	359,000
Oct-12	3	330,000	43	0	0.0		3	100.0	330,000

Under Contract Properties by Month

Oct-2012 vs Oct-2014: The number of Under Contract properties is up 67%



Oct-2012 vs. Oct-2014

Oct-2012	Oct-2014	Change	%
3	5	2	67



Property Types: : Residential
 Sub/Tract: Leisure Village 1, Leisure Village 10, Leisure Village 11, Leisure Village 12, Leisure Village 13, Leisure Village 2, Leisure Village 3, Leisure Village 4, Leisure Village 5,...

Price: All Bedrooms: All Bathrooms: All SqFt: 1440-1665
 MLS: VCRDS Period: 2 Year Monthly Construction Type: All Lot Size: All Square Footage

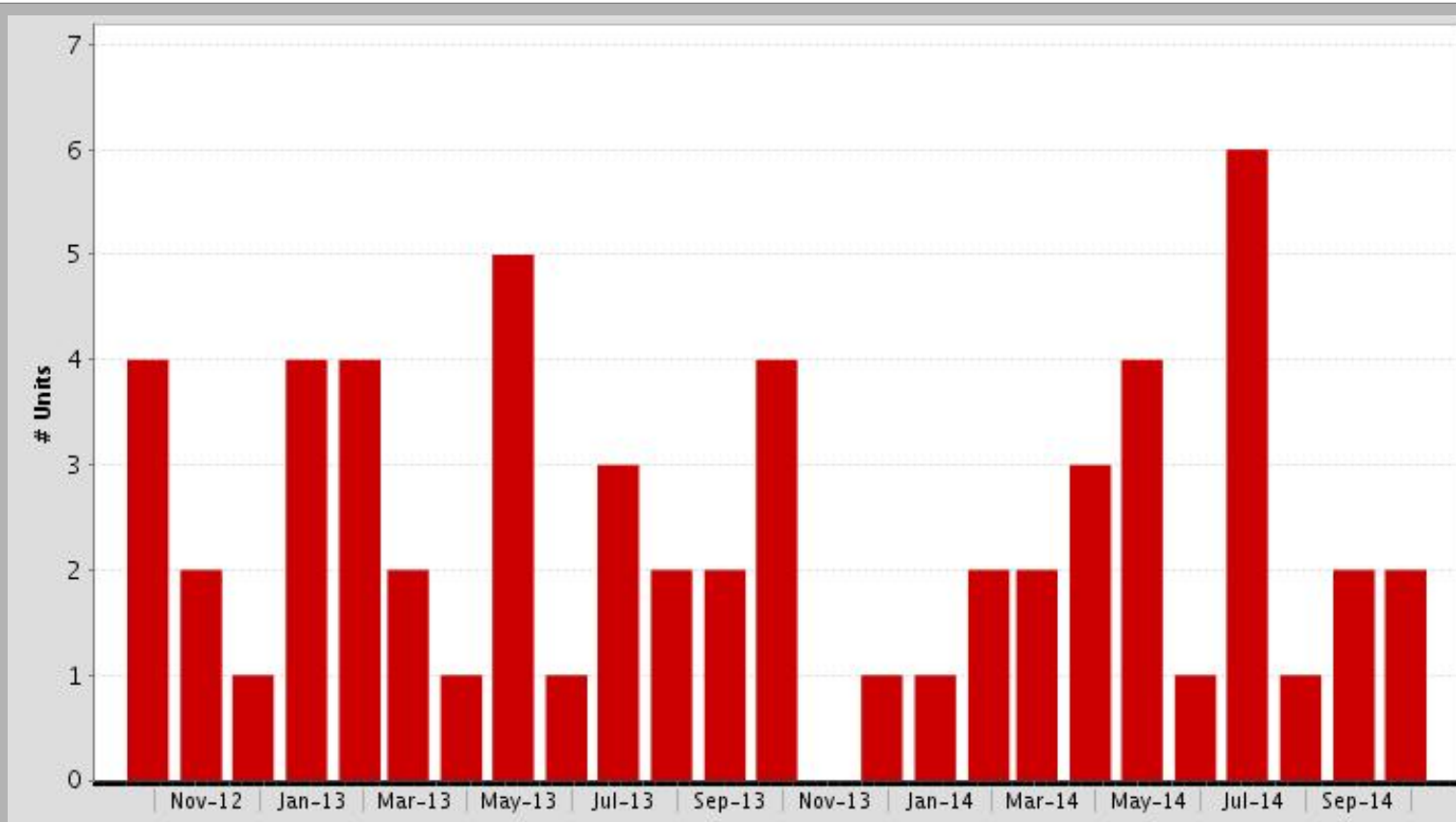
Under Contract Properties by Month

Oct-2012 vs Oct-2014: The number of Under Contract properties is up 67%

Time Period	Full Market			Bank Properties			Non-Bank Properties		
	Units	Median Price	Avg DOM	Units	% Bank	Median Price	Units	% Non-Bank	Median Price
Oct-14	5	409,000	98	0	0.0		5	100.0	409,000
Sep-14	2	419,500	87	0	0.0		2	100.0	419,500
Aug-14	3	368,000	56	0	0.0		3	100.0	368,000
Jul-14	4	372,500	69	0	0.0		4	100.0	372,500
Jun-14	2	412,450	62	0	0.0		2	100.0	412,450
May-14	0			0			0		
Apr-14	1	379,000	43	0	0.0		1	100.0	379,000
Mar-14	1	422,500	55	0	0.0		1	100.0	422,500
Feb-14	1	479,000	10	0	0.0		1	100.0	479,000
Jan-14	2	370,000	76	0	0.0		2	100.0	370,000
Dec-13	0			0			0		
Nov-13	2	387,000	80	0	0.0		2	100.0	387,000
Oct-13	4	404,450	64	0	0.0		4	100.0	404,450
Sep-13	1	359,900	132	0	0.0		1	100.0	359,900
Aug-13	2	387,000	27	0	0.0		2	100.0	387,000
Jul-13	0			0			0		
Jun-13	2	374,500	62	0	0.0		2	100.0	374,500
May-13	4	393,500	34	0	0.0		4	100.0	393,500
Apr-13	5	375,000	99	1	20.0	339,000	4	80.0	384,950
Mar-13	4	343,500	57	0	0.0		4	100.0	343,500
Feb-13	1	295,000	98	0	0.0		1	100.0	295,000
Jan-13	1	367,900	68	0	0.0		1	100.0	367,900
Dec-12	1	339,000	58	0	0.0		1	100.0	339,000
Nov-12	2	393,000	49	0	0.0		2	100.0	393,000
Oct-12	3	399,900	12	0	0.0		3	100.0	399,900

New Properties by Month

Oct-2012 vs Oct-2014: The number of New properties is down -50%



Oct-2012 vs. Oct-2014			
Oct-2012	Oct-2014	Change	%
4	2	-2	-50



Property Types:	: Residential		
Sub/Tract:	Leisure Village 1, Leisure Village 10, Leisure Village 11, Leisure Village 12, Leisure Village 13, Leisure Village 2, Leisure Village 3, Leisure Village 4, Leisure Village 5,...		
MLS: VCRDS	Price: All	Period: 2 Year Monthly	Bedrooms: All
	Construction Type: All		Bathrooms: All
			SqFt: 1440-1665
			Lot Size: All Square Footage

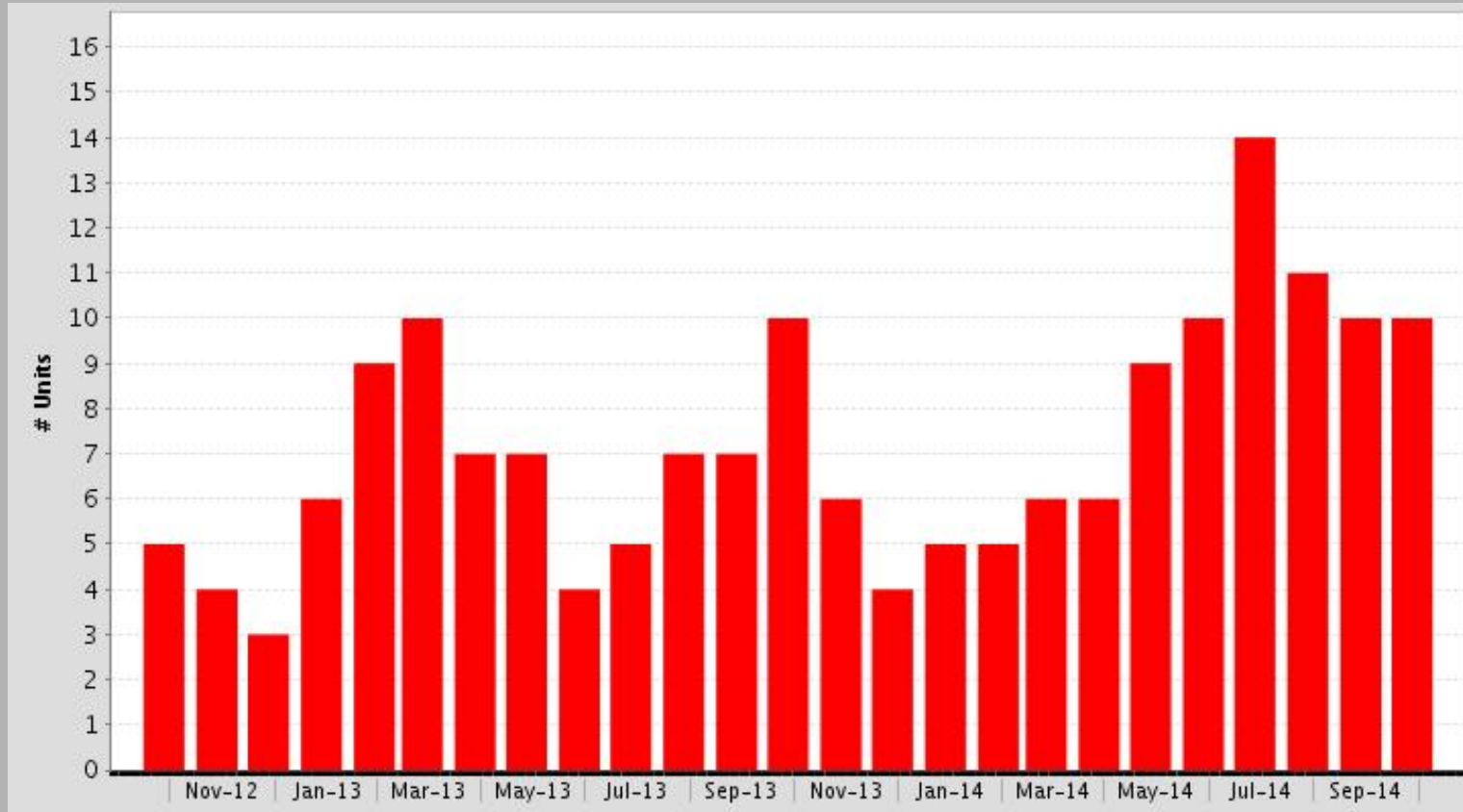
New Properties by Month

Oct-2012 vs Oct-2014: The number of New properties is down -50%


Time Period	Full Market		Bank Properties			Non-Bank Properties		
	Units	Median Price	Units	% Bank	Median Price	Units	% Non-Bank	Median Price
Oct-14	2	462,450	0	0.0		2	100.0	462,450
Sep-14	2	419,000	0	0.0		2	100.0	419,000
Aug-14	1	349,000	0	0.0		1	100.0	349,000
Jul-14	6	414,500	0	0.0		6	100.0	414,500
Jun-14	1	559,000	0	0.0		1	100.0	559,000
May-14	4	395,450	0	0.0		4	100.0	395,450
Apr-14	3	395,000	0	0.0		3	100.0	395,000
Mar-14	2	354,000	0	0.0		2	100.0	354,000
Feb-14	2	398,750	0	0.0		2	100.0	398,750
Jan-14	1	479,000	0	0.0		1	100.0	479,000
Dec-13	1	395,000	0	0.0		1	100.0	395,000
Nov-13	0		0			0		
Oct-13	4	352,000	0	0.0		4	100.0	352,000
Sep-13	2	494,450	0	0.0		2	100.0	494,450
Aug-13	2	419,000	0	0.0		2	100.0	419,000
Jul-13	3	389,000	0	0.0		3	100.0	389,000
Jun-13	1	359,900	0	0.0		1	100.0	359,900
May-13	5	384,000	0	0.0		5	100.0	384,000
Apr-13	1	359,500	0	0.0		1	100.0	359,500
Mar-13	2	375,500	0	0.0		2	100.0	375,500
Feb-13	4	349,450	1	25.0	339,000	3	75.0	359,900
Jan-13	4	356,450	0	0.0		4	100.0	356,450
Dec-12	1	295,000	0	0.0		1	100.0	295,000
Nov-12	2	396,950	0	0.0		2	100.0	396,950
Oct-12	4	393,450	0	0.0		4	100.0	393,450

For Sale Properties by Month

Oct-2012 vs Oct-2014: The number of For Sale properties is up 100%



Oct-2012 vs. Oct-2014			
Oct-2012	Oct-2014	Change	%
5	10	5	100



Property Types:	: Residential		
Sub/Tract:	Leisure Village 1, Leisure Village 10, Leisure Village 11, Leisure Village 12, Leisure Village 13, Leisure Village 2, Leisure Village 3, Leisure Village 4, Leisure Village 5,...		
MLS: VCRDS	Price: All	Period: 2 Year Monthly	Bedrooms: All
	Construction Type: All		Bathrooms: All
			SqFt: 1440-1665
			Lot Size: All Square Footage

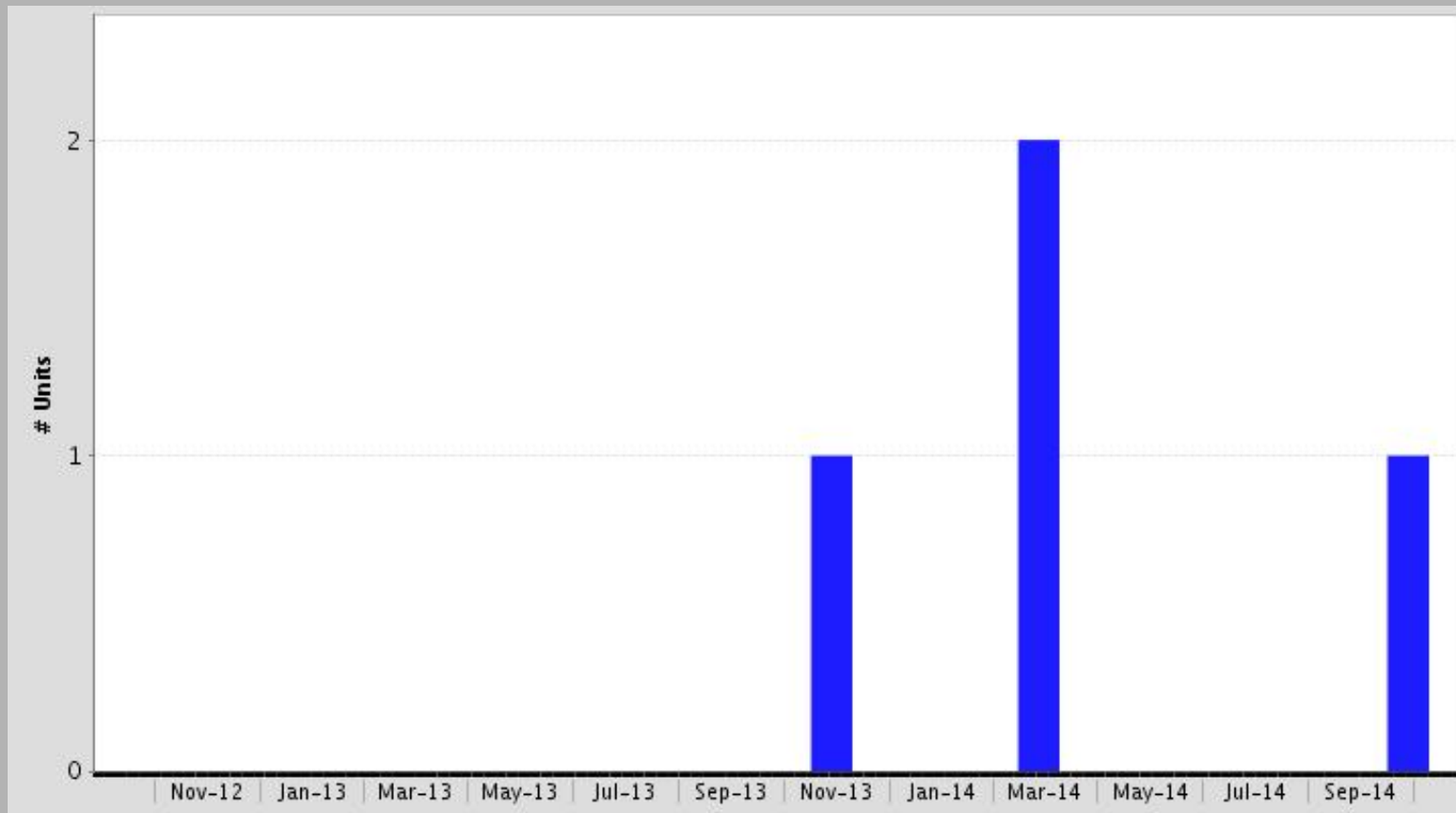
For Sale Properties by Month

Oct-2012 vs Oct-2014: The number of For Sale properties is up 100%

Time Period	Full Market			Bank Properties			Non-Bank Properties		
	Units	Median Price	Avg DOM	Units	% Bank	Median Price	Units	% Non-Bank	Median Price
Oct-14	10	419,000	80	0	0.0		10	100.0	419,000
Sep-14	10	402,000	84	0	0.0		10	100.0	402,000
Aug-14	11	395,000	69	0	0.0		11	100.0	395,000
Jul-14	14	390,450	58	0	0.0		14	100.0	390,450
Jun-14	10	388,000	64	0	0.0		10	100.0	388,000
May-14	9	381,000	40	0	0.0		9	100.0	381,000
Apr-14	6	377,000	32	0	0.0		6	100.0	377,000
Mar-14	6	377,000	76	0	0.0		6	100.0	377,000
Feb-14	5	422,500	72	0	0.0		5	100.0	422,500
Jan-14	5	395,000	78	0	0.0		5	100.0	395,000
Dec-13	4	370,000	72	0	0.0		4	100.0	370,000
Nov-13	6	387,000	87	0	0.0		6	100.0	387,000
Oct-13	10	404,450	52	0	0.0		10	100.0	404,450
Sep-13	7	415,000	56	0	0.0		7	100.0	415,000
Aug-13	7	399,000	39	0	0.0		7	100.0	399,000
Jul-13	5	389,000	28	0	0.0		5	100.0	389,000
Jun-13	4	374,500	31	0	0.0		4	100.0	374,500
May-13	7	384,000	19	0	0.0		7	100.0	384,000
Apr-13	7	375,000	61	1	14.3	339,000	6	85.7	384,950
Mar-13	10	352,450	52	1	10.0	339,000	9	90.0	359,900
Feb-13	9	345,000	40	1	11.1	339,000	8	88.9	352,450
Jan-13	6	356,450	33	0	0.0		6	100.0	356,450
Dec-12	3	339,000	77	0	0.0		3	100.0	339,000
Nov-12	4	390,950	54	0	0.0		4	100.0	390,950
Oct-12	5	387,000	27	0	0.0		5	100.0	387,000

Expired Properties by Month

Oct-2012 vs Oct-2014: The number of Expired properties : The percent change calculation is N/A



Oct-2012 vs. Oct-2014			
Oct-2012	Oct-2014	Change	%
0	1	1	N/A

Calculation of the percent change is not applicable

Property Types:	: Residential		
Sub/Tract:	Leisure Village 1, Leisure Village 10, Leisure Village 11, Leisure Village 12, Leisure Village 13, Leisure Village 2, Leisure Village 3, Leisure Village 4, Leisure Village 5,...		
MLS: VCRDS	Price: All	Period: 2 Year Monthly	Bedrooms: All
	Construction Type: All		SqFt: 1440-1665
			Lot Size: All Square Footage

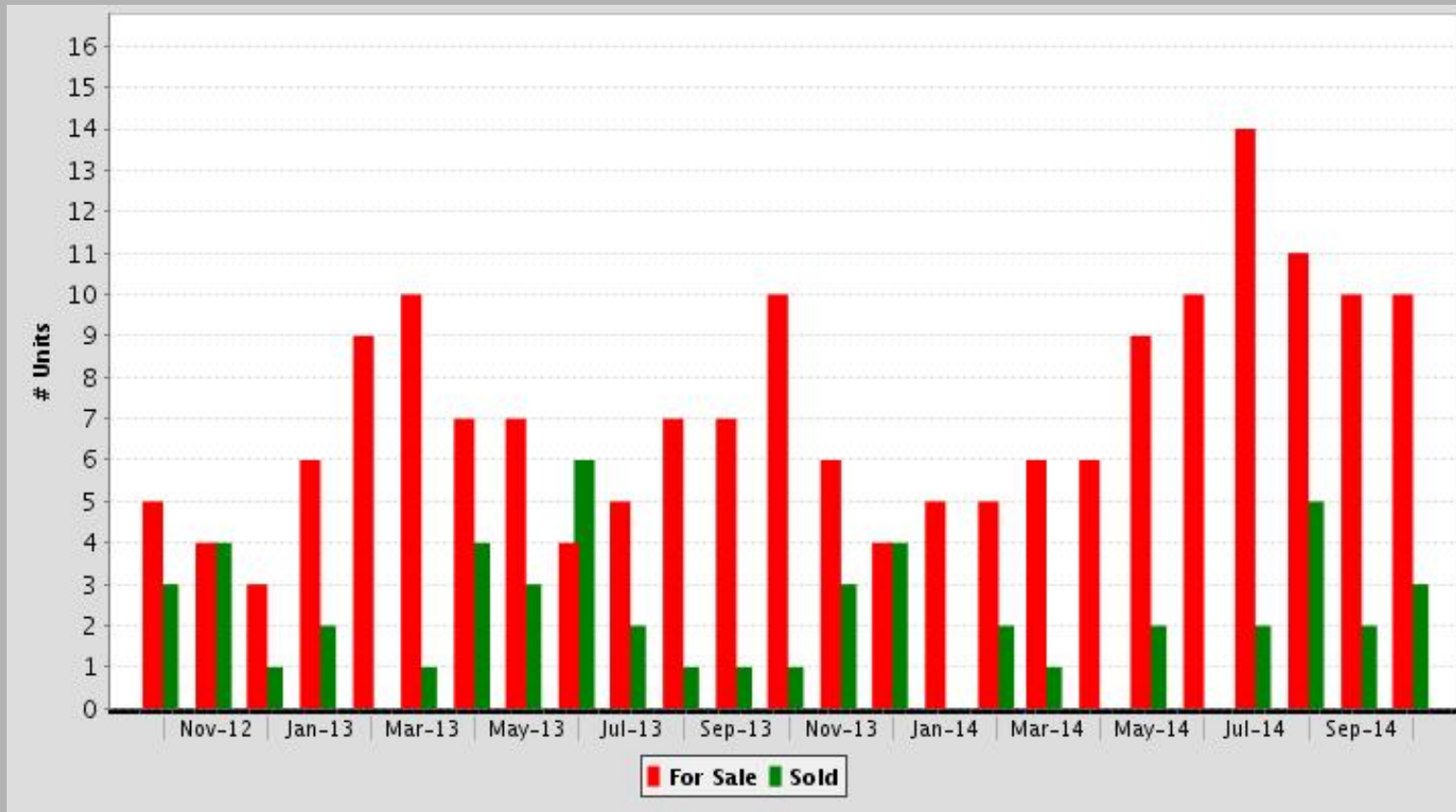
Expired Properties by Month

Oct-2012 vs Oct-2014: The number of Expired properties : The percent change calculation is N/A

	Full Market			Bank Properties			Non-Bank Properties		
	Units	Median Price	Avg DOM	Units	% Bank	Median Price	Units	% Non-Bank	Median Price
Oct-14	1	395,000	47	0	0.0		1	100.0	395,000
Sep-14	0			0			0		
Aug-14	0			0			0		
Jul-14	0			0			0		
Jun-14	0			0			0		
May-14	0			0			0		
Apr-14	0			0			0		
Mar-14	2	459,475	172	0	0.0		2	100.0	459,475
Feb-14	0			0			0		
Jan-14	0			0			0		
Dec-13	0			0			0		
Nov-13	1	429,000	89	0	0.0		1	100.0	429,000
Oct-13	0			0			0		
Sep-13	0			0			0		
Aug-13	0			0			0		
Jul-13	0			0			0		
Jun-13	0			0			0		
May-13	0			0			0		
Apr-13	0			0			0		
Mar-13	0			0			0		
Feb-13	0			0			0		
Jan-13	0			0			0		
Dec-12	0			0			0		
Nov-12	0			0			0		
Oct-12	0			0			0		

Supply & Demand by Month

Oct-2012 vs Oct-2014: The number of for sale properties is up 100% and the number of sold properties has not changed



Oct-2012 vs. Oct-2014						Oct-2012 vs. Oct-2014			
Oct-2012	Oct-2014	Change	%			Oct-2012	Oct-2014	Change	%
5	10	5	100			3	3	0	0

Property Types: : Residential
 Sub/Tract: Leisure Village 1, Leisure Village 10, Leisure Village 11, Leisure Village 12, Leisure Village 13, Leisure Village 2, Leisure Village 3, Leisure Village 4, Leisure Village 5,...
 MLS: VCRDS Price: All Period: 2 Year Monthly Bedrooms: All SqFt: 1440-1665
 Construction Type: All Bathrooms: All Lot Size: All Square Footage

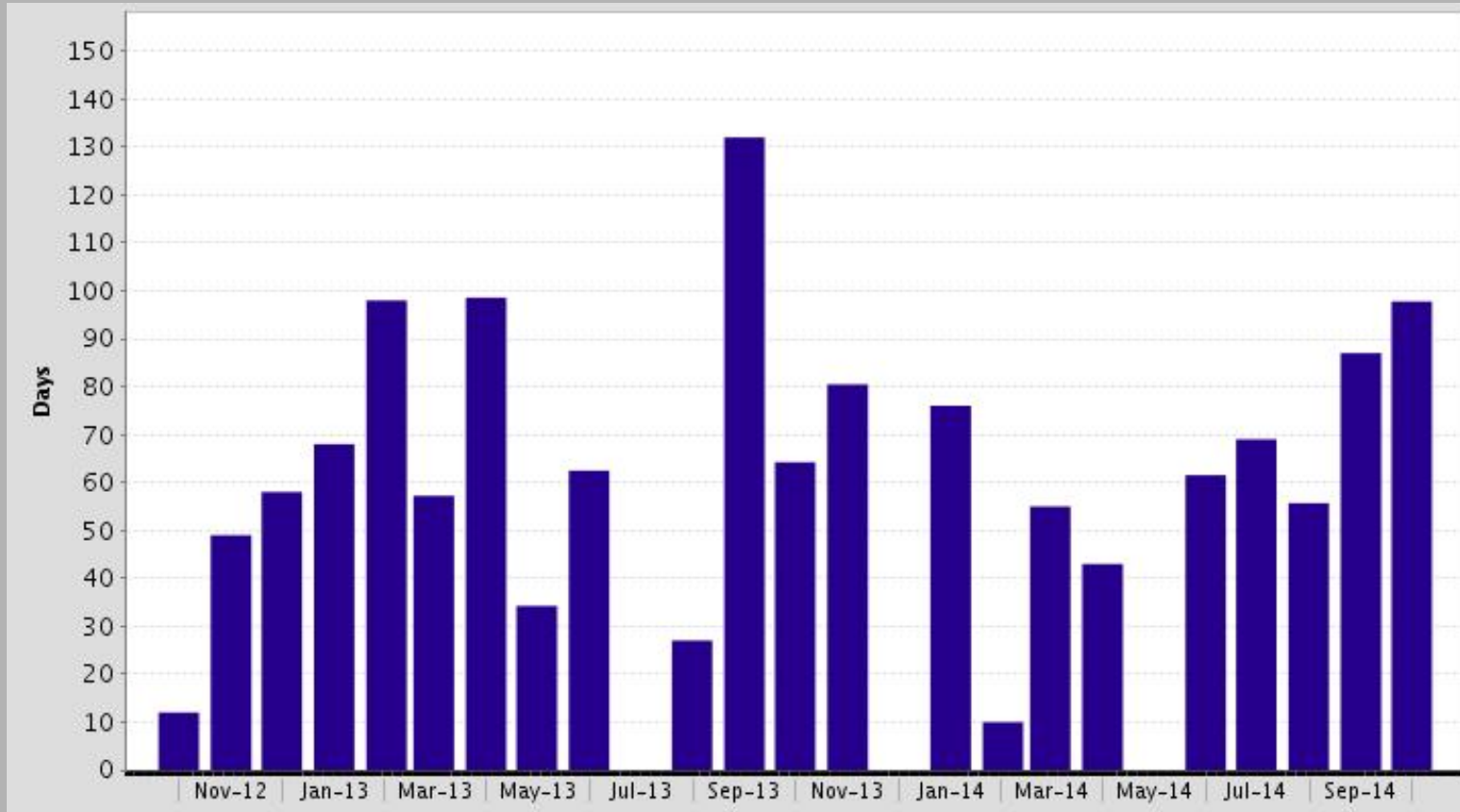
Supply & Demand by Month

Oct-2012 vs Oct-2014: The number of for sale properties is up 100% and the number of sold properties has not changed

Time Period	# Properties		# Properties	
	For Sale	Avg DOM	Sold	Avg DOM
Oct-14	10	80	3	114
Sep-14	10	84	2	48
Aug-14	11	69	5	69
Jul-14	14	58	2	62
Jun-14	10	64	0	
May-14	9	40	2	49
Apr-14	6	32	0	
Mar-14	6	76	1	10
Feb-14	5	72	2	76
Jan-14	5	78	0	
Dec-13	4	72	4	66
Nov-13	6	87	3	96
Oct-13	10	52	1	27
Sep-13	7	56	1	27
Aug-13	7	39	1	75
Jul-13	5	28	2	91
Jun-13	4	31	6	44
May-13	7	19	3	67
Apr-13	7	61	4	90
Mar-13	10	52	1	68
Feb-13	9	40	0	
Jan-13	6	33	2	40
Dec-12	3	77	1	76
Nov-12	4	54	4	20
Oct-12	5	27	3	43

The Average Days on Market by Month

Oct-2012 vs Oct-2014: The average days on market is up 715%



Oct-2012 vs. Oct-2014

Oct-2012	Oct-2014	Change	%
12	98	86	715



Property Types: : Residential
 Sub/Tract: Leisure Village 1, Leisure Village 10, Leisure Village 11, Leisure Village 12, Leisure Village 13, Leisure Village 2, Leisure Village 3, Leisure Village 4, Leisure Village 5,...
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 Construction Type: All Bathrooms: All Lot Size: All Square Footage

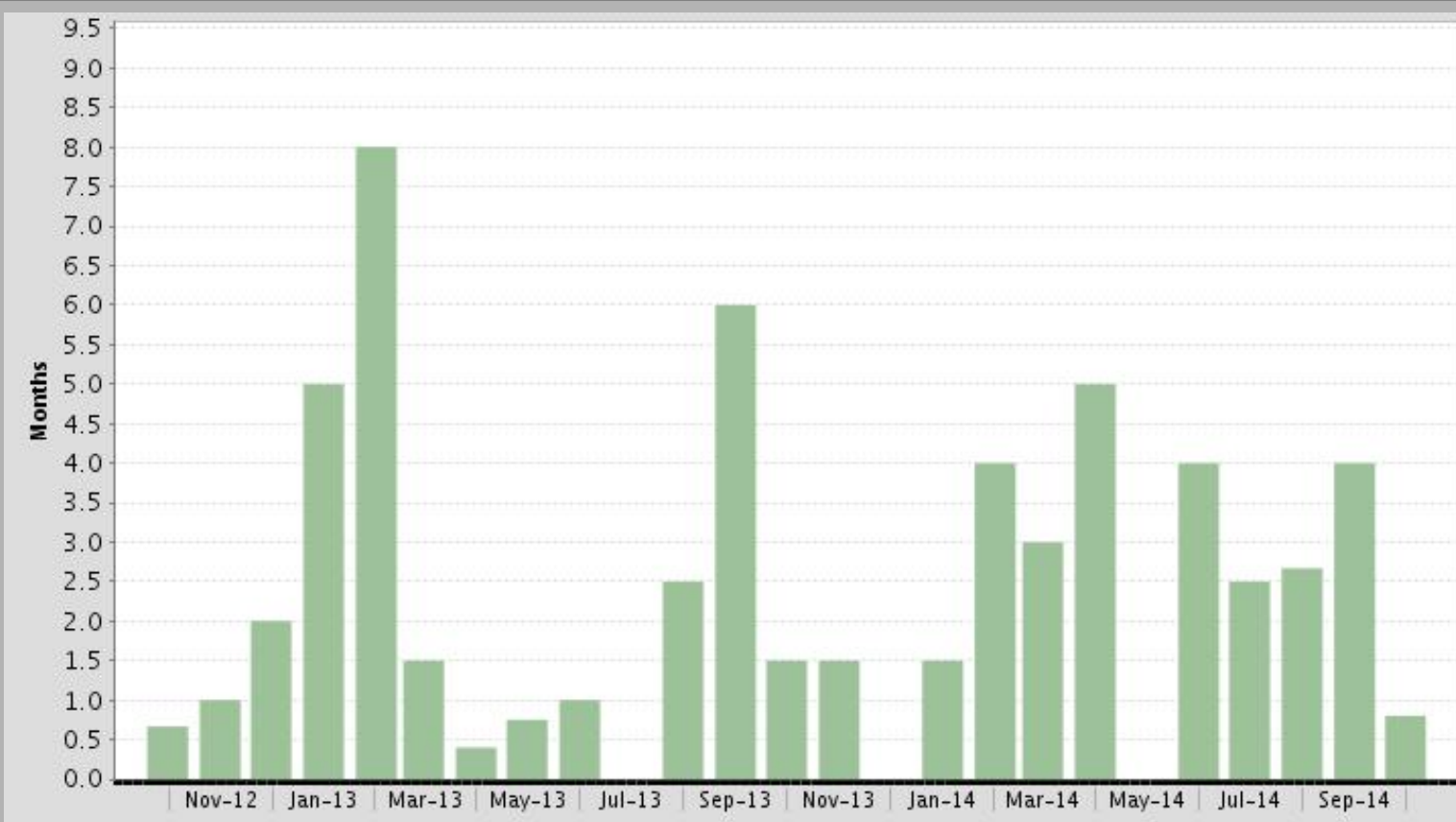
The Average Days on Market by Month

Oct-2012 vs Oct-2014: The average days on market is up 715%

Time Period	Avg DOM	# UC Units
Oct-14	98	5
Sep-14	87	2
Aug-14	56	3
Jul-14	69	4
Jun-14	62	2
May-14		0
Apr-14	43	1
Mar-14	55	1
Feb-14	10	1
Jan-14	76	2
Dec-13		0
Nov-13	80	2
Oct-13	64	4
Sep-13	132	1
Aug-13	27	2
Jul-13		0
Jun-13	62	2
May-13	34	4
Apr-13	99	5
Mar-13	57	4
Feb-13	98	1
Jan-13	68	1
Dec-12	58	1
Nov-12	49	2
Oct-12	12	3

Months Supply of Inventory

Oct-2012 vs Oct-2014: The average months supply of inventory is up 20.0%



Oct-2012 vs. Oct-2014			
Oct-2012	Oct-2014	Change	%
0.7	0.8	0.1	20.0

Calculation of the percent change is not applicable

Property Types:	: Residential		
Sub/Tract:	Leisure Village 1, Leisure Village 10, Leisure Village 11, Leisure Village 12, Leisure Village 13, Leisure Village 2, Leisure Village 3, Leisure Village 4, Leisure Village 5,...		
MLS: VCRDS	Price: All	Period: 2 Year Monthly	Bedrooms: All
	Construction Type: All		SqFt: 1440-1665
		Bathrooms: All	Lot Size: All Square Footage

Months Supply of Inventory

Oct-2012 vs Oct-2014: The average months supply of inventory is up 20.0%

Time Period	# Units For Sale	# UC Units	MSI	UC Avg DOM
	Last Day of Month	During Month		
Oct-14	4	5	0.8	98
Sep-14	8	2	4.0	87
Aug-14	8	3	2.7	56
Jul-14	10	4	2.5	69
Jun-14	8	2	4.0	62
May-14	9	0		
Apr-14	5	1	5.0	43
Mar-14	3	1	3.0	55
Feb-14	4	1	4.0	10
Jan-14	3	2	1.5	76
Dec-13	4	0		
Nov-13	3	2	1.5	80
Oct-13	6	4	1.5	64
Sep-13	6	1	6.0	132
Aug-13	5	2	2.5	27
Jul-13	5	0		
Jun-13	2	2	1.0	62
May-13	3	4	0.8	34
Apr-13	2	5	0.4	99
Mar-13	6	4	1.5	57
Feb-13	8	1	8.0	98
Jan-13	5	1	5.0	68
Dec-12	2	1	2.0	58
Nov-12	2	2	1.0	49
Oct-12	2	3	0.7	12