

Area Market Survey for 2012 YTD DETACHED Villas in Pelican Bay
Selection Criteria: 01/01/2012 -12/31/2012 Closed and Unsold Properties

<u>Closed Listings</u> <u>Closed Price Range</u>	<u>Number</u> <u>of Listings</u>	<u>Avg Days</u> <u>on Market</u>
600,000 - 649,999	1	109
650,000 - 699,999	4	227
700,000 - 749,999	4	121
750,000 - 799,999	1	94
1,000,000 - 1,499,999	3	180
1,500,000 - 1,999,999	7	216
2,000,000 - 2,999,999	1	93

For the 21 Closed properties:

The median price is:	1,275,000
The average price is:	1,188,452
The highest price is:	2,300,000
The lowest price is:	620,000
The avg mkt time is:	178

<u>Expired Listings</u> <u>List Price Range</u>	<u>Number</u> <u>of Listings</u>	<u>Avg Days</u> <u>on Market</u>
750,000 - 799,999	1	50
800,000 - 899,999	1	76
900,000 - 999,999	2	245
1,000,000 - 1,499,999	2	508
1,500,000 - 1,999,999	1	296
2,000,000 - 2,999,999	1	176

For the 8 Expired properties:

The median price is:	1,069,950
The average price is:	1,359,225
The highest price is:	2,850,000
The lowest price is:	759,900
The avg mkt time is:	263