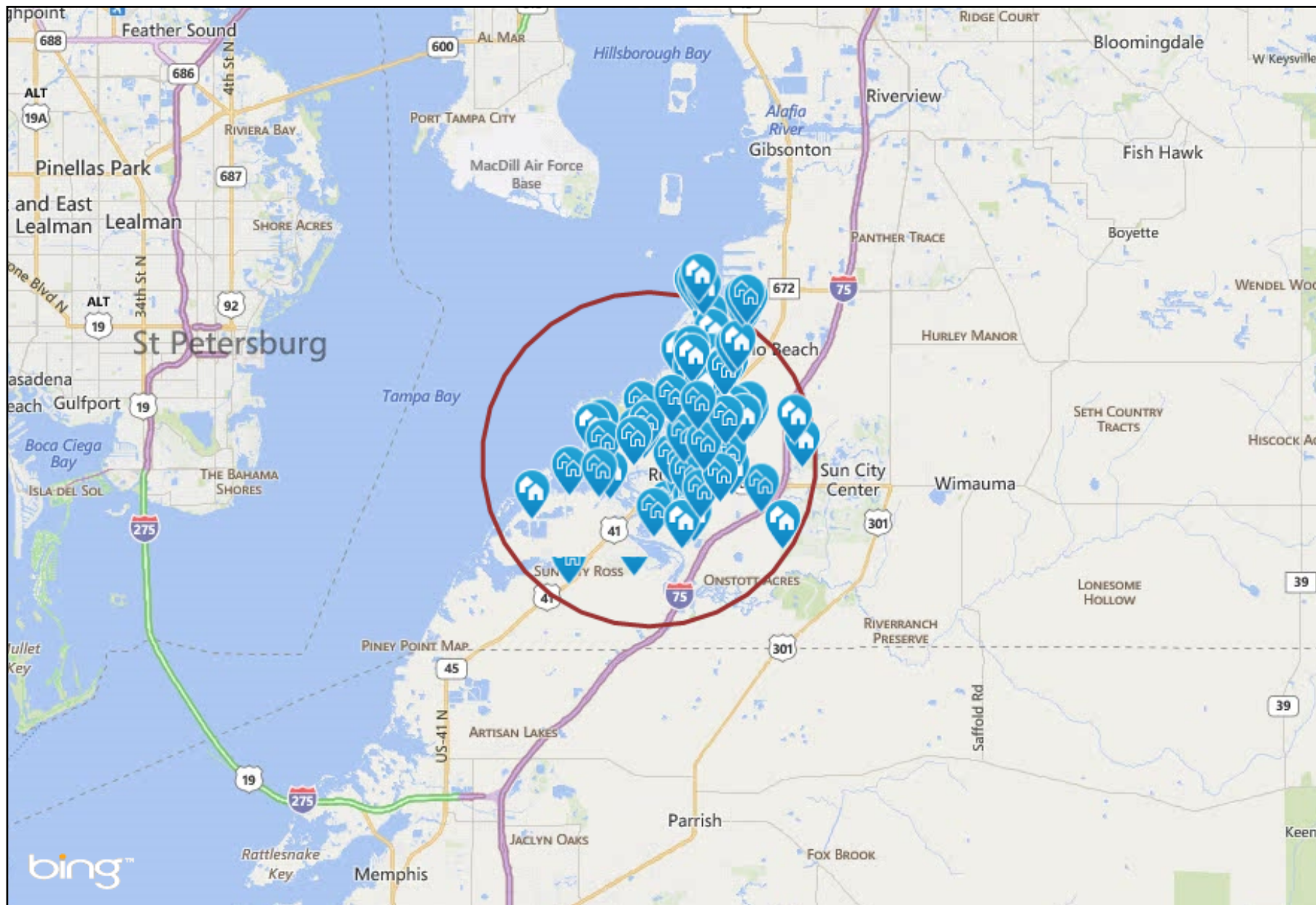


Target Market Area Analysis Report

Ruskin, FL (Hillsborough County)

5/27/2015

Active & Future Subdivisions *Ruskin, FL (Hillsborough County)*



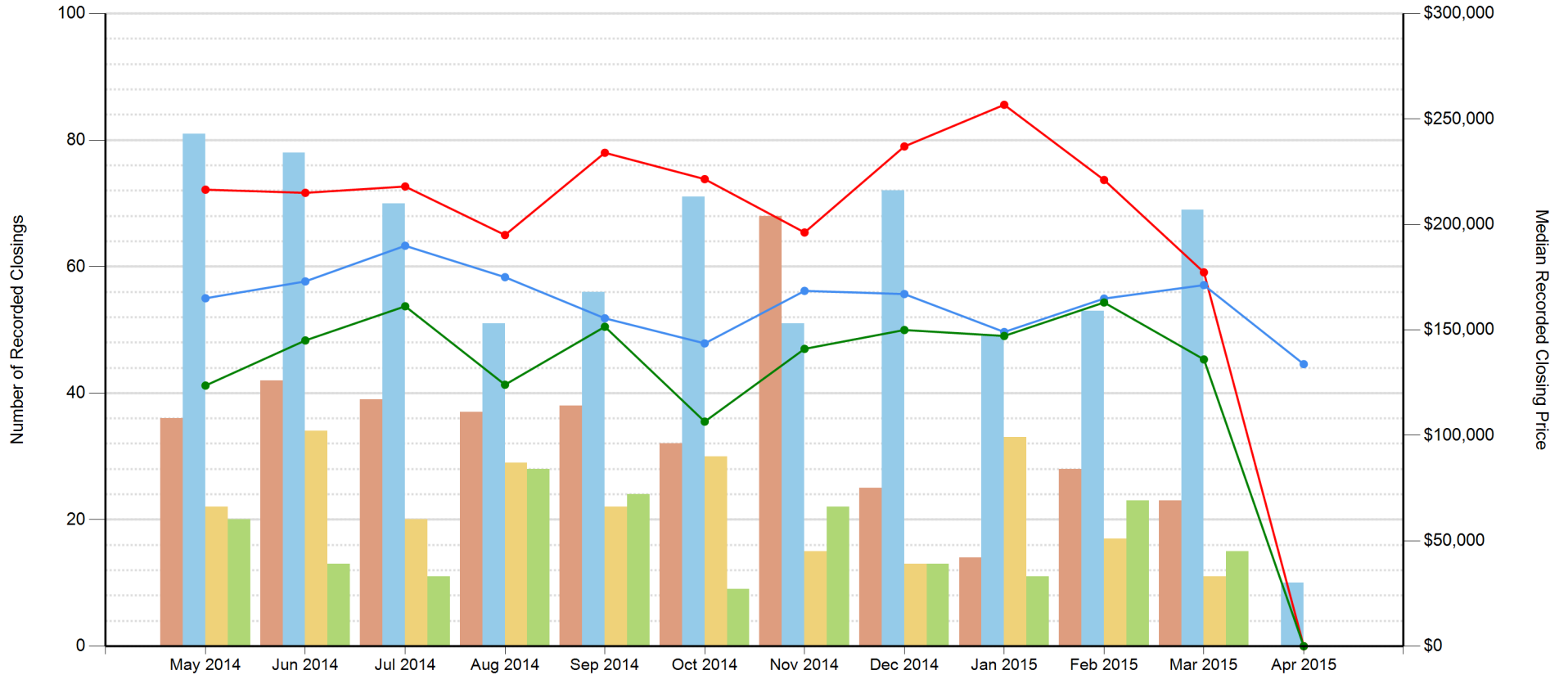
Recorded Closings by Housing Type

Ruskin, FL (Hillsborough County)

Date Range: 5/1/2014 - 4/30/2015

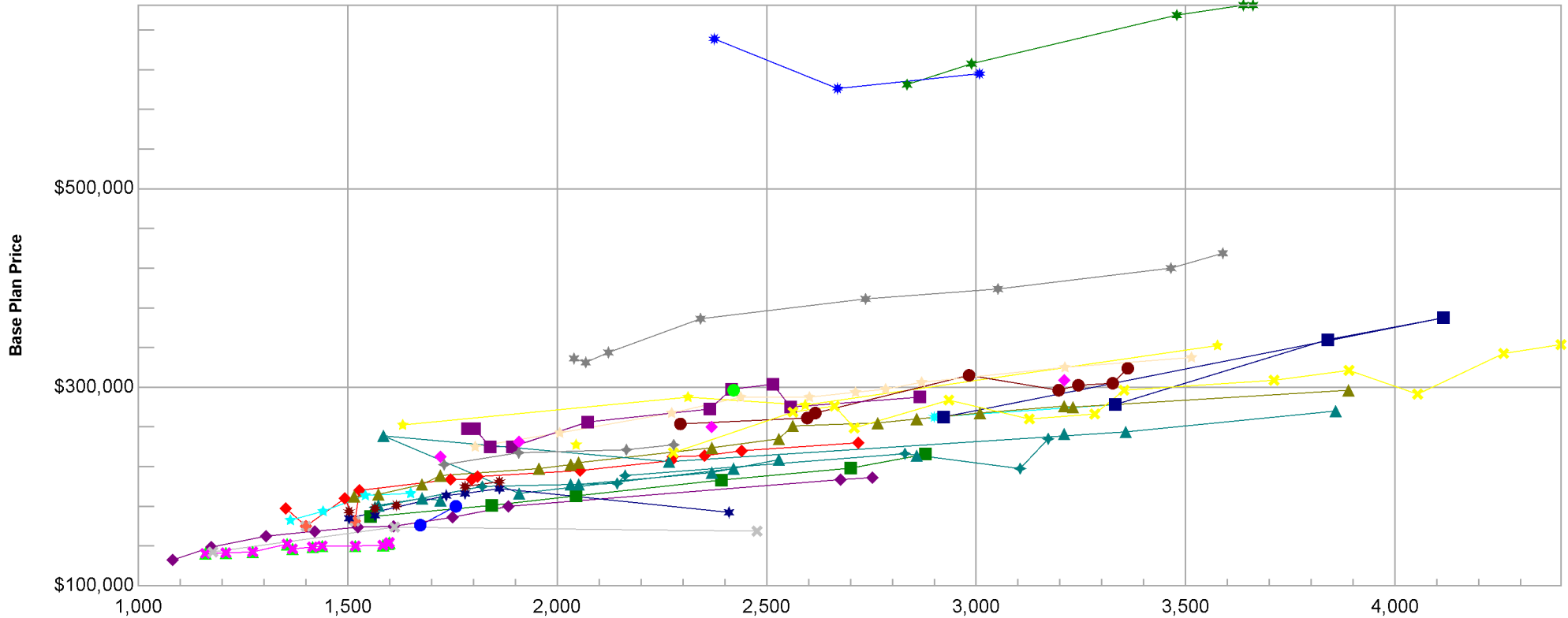
Transaction Type	Single Family					TH/Plex/Other				Condominium				Other/Unknown	Total				
	Count	Med Price	Med SF	\$/SF	MedLotSF	Count	Med Price	Med SF	\$/SF	Count	Med Price	Med SF	\$/SF	Count	Count	Med Price	Med SF	\$/SF	MedLotSF
New	288	\$219,745	2,274	\$98.0	6,724	75	\$186,000	1,517	\$115.0					19	382	\$213,000	2,110	\$101.0	6,724
Regular Resale	434	\$190,050	1,932	\$99.5	8,208	71	\$182,500	1,593	\$121.0	157	\$89,700	1,284	\$71.0	49	711	\$165,000	1,648	\$96.0	8,208
Foreclosure	200	n/a	1,906		7,517	13	n/a	1,612		18	n/a	1,200		15	246	n/a	1,813		7,517
REO Sale	142	\$145,000	1,852	\$77.0	7,940	10	\$179,000	1,855	\$115.0	22	\$77,900	1,125	\$56.0	15	189	\$143,000	1,738	\$77.0	7,940
Selection Totals	1,064	\$199,900	2,007	\$97.0	7,700	169	\$182,000	1,523	\$118.5	197	\$88,800	1,260	\$71.0	98	1,528	\$181,300	1,807	\$97.0	7,700

■ New - Recorded Closing Count
 ■ Regular Resale - Recorded Closing Count
 ■ Foreclosure - Recorded Closing Count
 ■ REO Sale - Recorded Closing Count
● New - Median Closing Price
 ● Regular Resale - Median Closing Price
 ● REO Sale - Median Closing Price



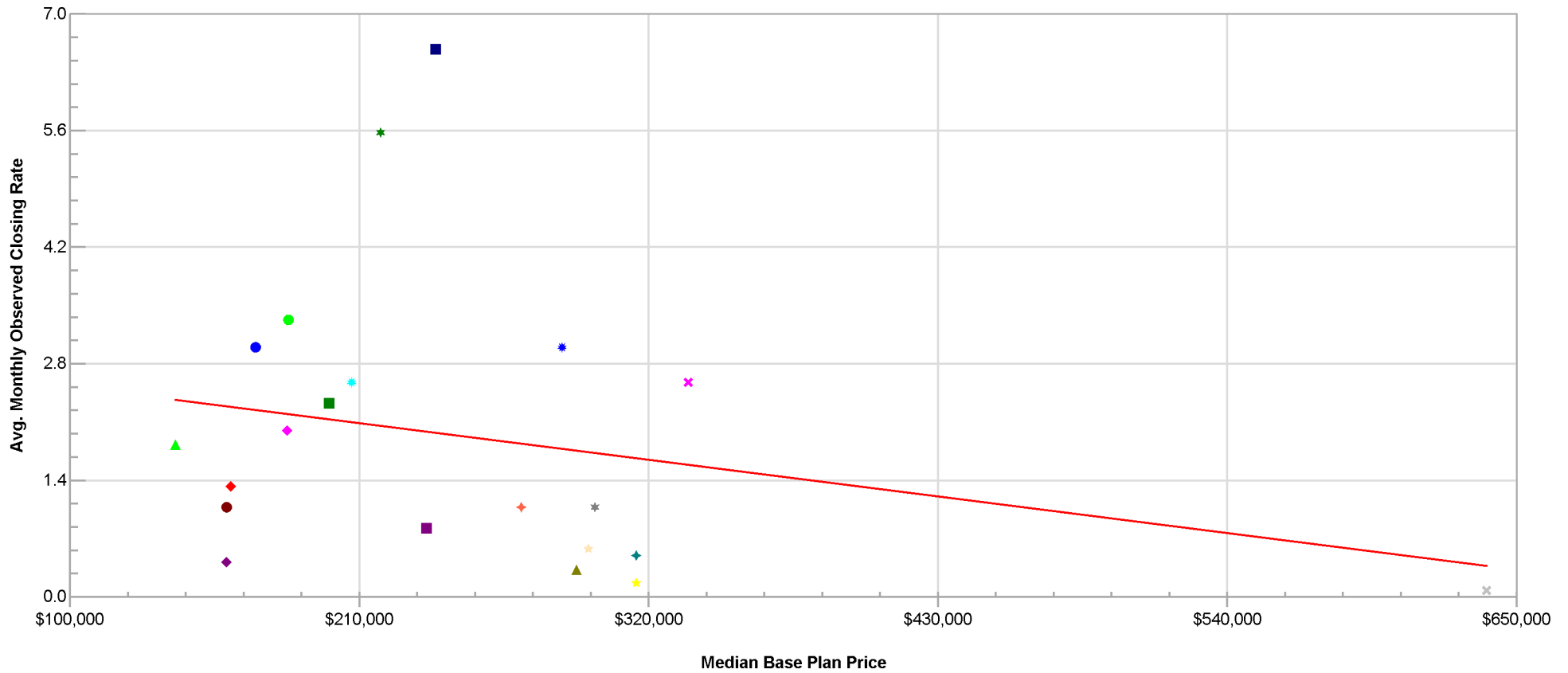
**Property transaction information is collected by third party data providers from public data sources. The information is deemed to be reliable but its accuracy cannot be guaranteed.*

Base Plan Price vs. Square Footage
Ruskin, FL (Hillsborough County)



- | | | |
|--|--|--|
| ■ Addison Manor-D.R. Horton | ■ Harbour Isles/The Manors-Suarez Housing | ■ Mirabay/Bay Breeze-WestBay Homes |
| ● Avelar Creek/The Cove@ TH-D.R. Horton | ● Harbour Isles/The Reserve - CockleShell-K. Hovnani | ● Mirabay/Lagoon Cove-Ph 3A1&3C1-WestBay Homes |
| ◆ Bay Park/Venetian @-50ft-Center Pointe Homes | ◆ Hawks Point/40ft Manors-Lennar Homes | ◆ River Bend/Phase 3A-Lennar Homes |
| ▲ Bayou Pass Village/Ph 3-Florida Home Partnership | ▲ Hawks Point/50ft Estates-Lennar Homes | ▲ River Bend/Phase 4 - 60ft-Lennar Homes |
| ✦ Bayou Pass Village/Ph 4&5-Florida Home Partnership | ✦ Hawks Point/TownEstates TH-Lennar Homes | ✦ River Bend/Spyglass @-Lennar Homes |
| ◆ Bayridge-Centex Homes | ◆ Hawks Point/Villas-Lennar Homes | ◆ Southshore Falls/Harbour Homes-Del Webb |
| ★ Bimini Bay-D.R. Horton | ★ MiraBay/Admiral Pointe-Ryland Homes | ★ Southshore Falls/Shore Villas-Del Webb |
| ★ Bimini Bay-Schmidt Bros. Custom Homes | ★ MiraBay/Anglers Cove-Cardel Homes | ★ Sun City Center/Nottingham Villas-Minto Builders |
| ★ Harbour Isles/Moon Shell-Suarez Housing | ★ MiraBay/Anglers Cove-Neal Communities | ★ Sun City Center/Oakley Green-Minto Builders |

Observed Closings vs. Base Plan Price *Ruskin, FL (Hillsborough County)*

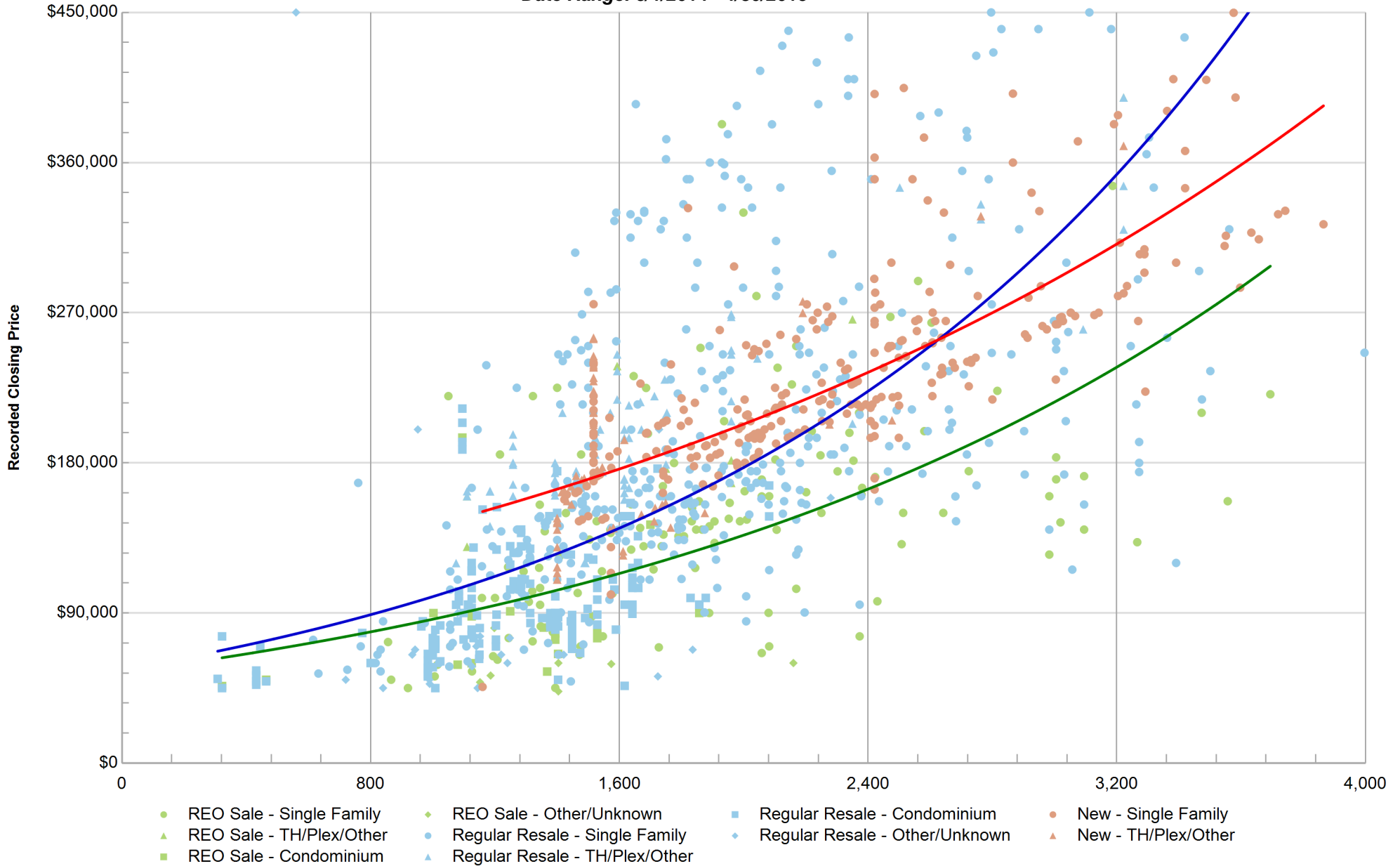


- Addison Manor
- ◆ Harbour Isles/Moon Shell
- Hawks Point/50ft Estates
- × MiraBay/Anglers Cove
- * River Bend/Spyglass @
- Avelar Creek/The Cove@ TH
- ★ Harbour Isles/The Manors
- Hawks Point/TownEstates TH
- ◆ Mirabay/Bay Breeze
- Southshore Falls/Harbour Homes
- ◆ Bay Park/Venetian @-50ft
- * Harbour Isles/The Reserve - CockleShell
- ◆ Hawks Point/Villas
- ★ Mirabay/Lagoon Cove-Ph 3A1&3C1
- Southshore Falls/Shore Villas
- ▲ Bayou Pass Village/Ph 3
- ◆ Hawks Point/40ft Manors
- ▲ MiraBay/Admiral Pointe
- ★ River Bend/Phase 4 - 60ft
- ◆ Bimini Bay
- ◆ Sun City Center/Nottingham Villas

Recorded Closing Price vs. Square Footage (XY Scatter)

Ruskin, FL (Hillsborough County)

Date Range: 5/1/2014 - 4/30/2015



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Project Statistics

Ruskin, FL (Hillsborough County)

Survey Data: Lifetime to Date (As of 3/31/15)											2Q14 - 1Q15		*Public Data: 5/1/2014 to 4/30/2015					
Subdivision Name Builder	Postal City	Housing Type	Status	Act Qtr	Lot Size	Total Units	Fut	VDL	Observed Closings	Clos Rate	Base Plan Price Range	Recorded Closings	Clos Rate	Closing Price Range	Closing Avg Price	Avg SqFt	Avg \$/SF	Avg Lot Size
Addison Manor D.R. Horton	Ruskin	SF	Act	2Q10	50'	115	0	0	110	1.83	\$169-\$232	22	1.83	\$180-\$220	\$197,915	2,210	\$90.12	6,607
Apollo Beach	Apollo Beach	SF	Act	1Q86	100'	151	0	11	140	0.40								
Apollo Key Village	Apollo Beach	SF	Act	2Q05	40'	26	0	12	13	0.11								
Avelar Creek/The Cove@ TH D.R. Horton	Ruskin	TH	Act	4Q13	20'	99	0	38	44	2.44	\$160-\$180	27	2.25	\$155-\$190	\$172,028	1,734	\$99.17	2,567
Bay Park/Tremont @	Ruskin	TH	Act	2Q07	18'	40	0	32	8	0.08								
Bay Park/Venetian @-50ft Center Pointe Homes	Ruskin	SF	Act	4Q05	50'	171	0	6	159	1.39	\$126-\$209	4	0.33	\$146-\$172	\$161,575	1,732	\$93.46	6,518
Bay Park/Wellington North @ CENTER POINTE HOMES LLC	Ruskin	SF	Act	4Q10	40'	25	0	24	0	0.00		1	0.08	\$147	\$147,000	1,555	\$94.53	5,750
Bay Vista-SEH	Apollo Beach	SF	Act	3Q01	52'	19	0	5	14	0.08								
Bayou Pass Village/Ph 3 Florida Home Partnership	Ruskin	SF	Act	2Q10	50'	168	0	11	125	2.08	\$132-\$143	2	0.17	\$46-\$146	\$95,850	1,320	\$69.02	5,614
Bayou Pass Village/Ph 4&5 Florida Home Partnership	Ruskin	SF	Act	4Q13	50'	356	198	154	0	0.00	\$132-\$143	2	0.17	\$145-\$148	\$146,500	1,485	\$98.65	5,350
Bayridge Centex Homes	Ruskin	SF	Act	1Q15	50'	110	0	109	0	0.00	\$179-\$248							
Bimini Bay D.R. Horton Schmidt Bros. Custom Homes	Apollo Beach	SF	Act	3Q05	50'	157	0	29	115	0.98	\$240-\$342 \$325-\$435	22	1.83	\$215-\$450	\$304,276	2,702	\$113.09	6,957
Total											\$240-\$435	22	1.83	\$215-\$450	\$304,276	2,702	\$113.09	6,957
Brisa Del Mar TH MM & A Construction (FL)	Apollo Beach	TH	Act	4Q06	24'	44	0	13	24	0.24		2	0.17	\$328-\$370	\$348,950	2,993	\$116.76	2,100
Golf & Sea Village	Apollo Beach	SF	Act	1Q86	80'	109	0	7	102	0.27								
Harbour Isles/80ft	Apollo Beach	SF	Act	2Q06	80'	95	0	1	94	0.87								
Harbour Isles/Moon Shell Suarez Housing	Apollo Beach	SF	Act	2Q10	70'	19	0	1	15	0.25	\$270-\$370	5	0.42	\$279-\$323	\$306,220	3,379	\$91.01	10,478
Hawks Point/40ft Manors Lennar Homes	Ruskin	SF	Act	3Q07	40'	334	103	64	134	1.44	\$154-\$244	41	3.42	\$158-\$282	\$194,344	1,618	\$121.20	
Hawks Point/50ft Estates Lennar Homes	Ruskin	SF	Act	2Q07	50'	321	0	101	186	1.94	\$190-\$297	38	3.17	\$101-\$266	\$213,555	2,181	\$97.13	6,522
Hawks Point/TownEstates TH	Ruskin	TH	Act	1Q08	16'	94	0	0	86	0.99								

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Project Statistics

Ruskin, FL (Hillsborough County)

Survey Data: Lifetime to Date (As of 3/31/15)											2Q14 - 1Q15		*Public Data: 5/1/2014 to 4/30/2015						
Subdivision Name	Builder	Postal City	Housing Type	Status	Act Qtr	Lot Size	Total Units	Fut	VDL	Observed Closings	Clos Rate	Base Plan Price Range	Recorded Closings	Clos Rate	Closing Price Range	Closing Avg Price	Avg SqFt	Avg \$/SF	Avg Lot Size
Lennar Homes												\$134-\$165	14	1.17	\$125-\$206	\$152,229	1,781	\$85.52	3,686
Hawks Point/Villas		Ruskin	2-Plex	Act	3Q12	26'	38	0	0	36	1.09								
Lennar Homes												\$154-\$165	29	2.42	\$110-\$255	\$187,452	1,475	\$126.19	5,572
Heathers Cove		Ruskin	SF	Act	2Q09	230'	8	0	8	0	0.00								
Hemingway Estates		Apollo Beach	SF	Act	1Q06	50'	44	0	20	24	0.22								
Little Harbor/Antigua Cove		Ruskin	SF	Act	3Q07	60'-70'	105	0	98	7	0.08								
Little Harbor/TH		Ruskin	TH	Act	2Q04	16'	154	0	0	140	1.06								
Lost River Preserve		Ruskin	SF	Act	4Q04	200'-220'	83	0	75	8	0.06								
Marina Village		Apollo Beach	SF	Act	1Q98	50'	30	0	16	14	0.07								
MiraBay/Admiral Pointe		Apollo Beach	SF	Act	2Q14	50'-60'	84	0	74	4	0.33								
Ryland Homes												\$240-\$330	3	0.30	\$299-\$350	\$326,530	2,808	\$112.13	6,900
MiraBay/Anglers Cove		Apollo Beach	SF	Act	1Q06	80'	49	0	29	18	0.16								
Cardel Homes												\$605-\$685	1	0.08	\$800	\$800,000	4,755	\$168.24	12,458
Neal Communities												\$601-\$651							
Total												\$601-\$685	1	0.08	\$800	\$800,000	4,755	\$168.24	12,458
Mirabay/Bay Breeze		Apollo Beach	SF	Act	2Q09	40'	134	0	74	54	0.75								
Cardel Homes													1	0.08	\$333	\$332,700	1,821	\$182.70	7,125
WestBay Homes												\$240-\$303	9	0.75	\$239-\$405	\$323,622	2,479	\$130.48	5,234
Total												\$240-\$303	10	0.42	\$239-\$405	\$324,530	2,413	\$135.71	5,423
Mirabay/Bay Estates		Apollo Beach	SF	Act	1Q04	100'	44	0	4	39	0.29								
Mirabay/Bay Estates Preserve		Apollo Beach	SF	Act	2Q09	100'	44	0	44	0	0.00								
Mirabay/Baycrest Isle		Apollo Beach	SF	Act	2Q09	80'	54	0	54	0	0.00								
Mirabay/Compass Pointe		Apollo Beach	TH	Act	3Q06		95	34	50	11	0.10								
Mirabay/Fisherman's Cove		Apollo Beach	SF	Act	3Q05	80'	46	0	7	39	0.33								
Mirabay/Harbor Isle Model Site		Apollo Beach	SF	Act	2Q03	60'	25	0	4	21	0.15								
Mirabay/Lagoon Cove-Ph 3A1&3C1		Apollo Beach	SF	Act	1Q04	60'	91	0	0	90	0.67								
WestBay Homes												\$297	3	0.25	\$298-\$401	\$353,933	2,270	\$155.60	8,220
Mirabay/Marsh Isle		Apollo Beach	SF	Act	3Q04	80'	49	0	5	43	0.33								
Mirabay/Skimmer Isle		Apollo Beach	SF	Act	2Q03	80'-100'	19	0	3	16	0.11								
Mustique Bay		Apollo Beach	SF	Act	1Q01	100'	9	0	4	5	0.03								
River Bend/Phase 3A		Ruskin	SF	Act	1Q06	70'	64	0	0	61	0.55								
Lennar Homes												\$230-\$307							

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Project Statistics

Ruskin, FL (Hillsborough County)

Survey Data: Lifetime to Date (As of 3/31/15)											2Q14 - 1Q15		*Public Data: 5/1/2014 to 4/30/2015					
Subdivision Name Builder	Postal City	Housing Type	Status	Act Qtr	Lot Size	Total Units	Fut	VDL	Observed Closings	Clos Rate	Base Plan Price Range	Recorded Closings	Clos Rate	Closing Price Range	Closing Avg Price	Avg SqFt	Avg \$/SF	Avg Lot Size
River Bend/Phase 4 - 60ft Lennar Homes	Ruskin	SF	Act	4Q06	60'	220	0	0	219	2.15	\$175-\$276	61	5.08	\$164-\$350	\$216,152	2,324	\$93.74	7,853
River Bend/Spyglass @ Lennar Homes	Ruskin	SF	Act	4Q06	60'-70'	99	0	7	70	0.69	\$225-\$343	34	2.83	\$219-\$369	\$271,426	3,102	\$87.62	12,266
Southshore Falls/Harbour Homes Centex Homes Del Webb	Apollo Beach	SF	Act	3Q04	50'	305	0	8	292	2.26	\$216-\$242	24	2.00	\$160-\$284	\$204,792	1,838	\$118.10	4,498
Total											\$216-\$242	24	2.00	\$160-\$284	\$204,792	1,838	\$118.10	4,498
Southshore Falls/Shore Villas Centex Homes Del Webb	Apollo Beach	2-Plex	Act	3Q04	39'	328	0	44	271	2.10	\$160-\$193	21	1.75	\$162-\$212	\$186,686	1,481	\$114.83	4,257
Total											\$160-\$193	21	1.75	\$162-\$212	\$186,686	1,481	\$114.83	4,257
Sun City Center/Oakley Green Minto Builders	Sun City Cente	2-Plex	Act	2Q07	30'	126	0	0	120	1.25	\$168-\$205	4	0.33	\$245-\$316	\$271,675	1,715	\$149.82	2,400
Treviso	Apollo Beach	SF	Act	3Q04	57'	14	0	8	6	0.05								
Vil @ Cypress Crk/La Paloma Miller Florida Homes	Sun City Cente	SF	Act	2Q88	80'-85'	135	0	37	95	0.29		3	0.25	\$374-\$441	\$406,667			11,599
Vil @ Cypress Crk/Ventana Villag Miller Florida Homes	Sun City Cente	SF	Act	4Q87	70'	226	0	25	199	0.60		2	0.17	\$264-\$282	\$273,250	2,348	\$116.40	7,738
Selections Total						5,175	335	1,316	3,271		\$126-\$685	375	1.26	\$46-\$800	\$221,439	2,154	\$104.45	6,640

Future Lot Inventory Report Ruskin, FL (Hillsborough County)

Subdivision Section	Developer	County	Qtr Active	Lot Size	Lot Dim	Future Lots	Platting Dates		Vacant Land	Survey Stakes	Equip on site	Excavation	Street Paving	Streets in
							Prelim	Record						
19th Ave NE														
Future Pending	*Schwenk Properties LLC		Future	5,500 sf	50x110	165			165	0	0	0	0	0
19th Ave NW														
SF Future Pending	*Pipray Development Corp		Future	6,000 sf	60x100	32			32	0	0	0	0	0
21st Ave SW & 24th Ave SW Ruskin														
SF Future Pending	*WES Investments		Future	5,500 sf	50x110	300			300	0	0	0	0	0
30th St (Ruskin)														
SF Future Pending	*Hills & Assoc		Future	48,400 sf	220x220	26			26	0	0	0	0	0
Bay Park/Glencove TH														
TH Ph 1 Future	*Metro Development Group		Future	1,350 sf	18x75	114	11/27/07	11/28/07	0	0	0	114	0	0
Bayou Pass Village/Ph 4&5														
Ph 5 Future Pending	*Habitat For Humanity		Future	5,500 sf	50x110	198			198	0	0	0	0	0
Belmont Glen														
Future Pending	*REDUS TRG LLC		Future	6,600 sf	60x110	75			75	0	0	0	0	0
Bridlepath Estates														
Future Pending	*Farmland Reserve		Future	20,000 sf	100x200	84			84	0	0	0	0	0
Brighton Park														
SF Future pending	*EB 138 Investments		Future	6,600 sf	60x110	230			230	0	0	0	0	0
Calusa Bay														
Phase 1 future	*M & I Regional Properties		Future	21,000 sf	75x280	39	12/01/05	12/12/05	0	39	0	0	0	0
College Ave TH														
TH Future Pending	*Artesian Farms		Future		0x0	86			86	0	0	0	0	0
Council Property TH														
TH Future Pending	*Kim Lee Te		Future		0x0	126			126	0	0	0	0	0
Hampton Bay TH														
Future Pending	*AFB Development		Future		0x0	76			76	0	0	0	0	0
Hawks Point/40ft Manors														
Ph 1D2 Future	*Lennar Homes		Future	4,400 sf	40x110	103		06/18/14	103	0	0	0	0	0
Lakeview														
SF Future Pending	*First Mandalay Development		Future		0x0	16			16	0	0	0	0	0
Little Manatee Reserve														
SF Future Pending	*Landmark Engineering/SWW Inc		Future	8,250 sf	75x110	22			22	0	0	0	0	0

Future Lot Inventory Report Ruskin, FL (Hillsborough County)

Subdivision Section	Developer	County	Qtr Active	Lot Size	Lot Dim	Future Lots	Platting Dates		Vacant Land	Survey Stakes	Equip on site	Excavation	Street Paving	Streets in
							Prelim	Record						
Manatee Bay														
SF Future Pending	*South Bay CDD Holdings INC		Future	6,000 sf	50x120	332			332	0	0	0	0	0
Mirabay/Compass Pointe														
Club Future Pending	*Newland Communities		Future		0x0	34			0	0	0	34	0	0
Mirabay/Future														
Future Pending	*Newland Communities		Future		0x0	183			183	0	0	0	0	0
Mixon Parcel TH														
TH Future pending	*Bellaire Capital Group		Future		0x0	80			80	0	0	0	0	0
River Oaks														
Ph 2 Future	*CLB Enterprises		Future	60,000 sf	100x600	6	09/18/06	11/07/06	0	6	0	0	0	0
Ph 3 Future	*CLB Enterprises		Future	64,200 sf	150x428	5	12/15/06	05/24/07	5	0	0	0	0	0
Subdivision Totals					100'-150'	11	0	11	5	6	0	0	0	0
Ruskin Heights														
SF Future Pending	*Coluar Investments LLC		Future	6,050 sf	55x110	57			57	0	0	0	0	0
Ruskin TH														
Future Pending	*High Point Development		Future		0x0	101			101	0	0	0	0	0
Shell Point/SF														
SF Future Pending	*M/I Homes		Future	5,500 sf	50x110	321			321	0	0	0	0	0
Subdivision Totals					50'-65'	448	448	0	448	0	0	0	0	0
Shell Point/TH														
TH Future Pending	*M/I Homes		Future	1,200 sf	20x60	222			222	0	0	0	0	0
Sherwood Manor														
SF Future Pending	*Burcaw & Assoc/Byrd Corp		Future		0x0	316			316	0	0	0	0	0
Spencer Creek														
Future Pending	*K. Hovnanian Homes		Future	5,500 sf	50x110	450			450	0	0	0	0	0
Sun Bay Village TH														
Future Pending	*W. Barnett Enterprises		Future		0x0	37			37	0	0	0	0	0
The Shores TH														
TH future pending	*Pittway Inc.		Future		0x0	78			78	0	0	0	0	0
Veneto Shores														
SF Future	*Tillman & Assoc.		Future	7,644 sf	42x182	16	03/14/07	03/15/07	16	0	0	0	0	0

Future Lot Inventory Report *Ruskin, FL (Hillsborough County)*

Subdivision Section	Developer	County	Qtr Active	Lot Size	Lot Dim	Future Lots	Platting Dates		Vacant Land	Survey Stakes	Equip on site	Excavation	Street Paving	Streets in
							Prelim	Record						
Villemaire & 19th Ave NE														
Future Pending	*Cheap Homes USA		Future	5,500 sf	50x110	67			0	0	0	67	0	0
Winding Creek														
SF Future Pending	*Genesis Group		Future	6,600 sf	60x110	234			234	0	0	0	0	0
Wynmere East														
Future Pending	*Schwenk Properties LLC		Future	5,500 sf	50x110	360			0	0	360	0	0	0
Wynnmere West														
Ph 1 Future	*LGI Homes		Future	5,500 sf	50x110	137		01/14/15	137	0	0	0	0	0
Selection Totals						4,855	4,435	420	4,235	45	360	215	0	0

Closing (Observed)	when a home was considered housing inventory previously and is observed as an occupied home for the first time. <ul style="list-style-type: none"> • Quarterly Closings (Qtr Close) – the past three month rate at which homes are being occupied. • Annual Closings – the past twelve-month rate (last 4-quarters) at which homes are being occupied.
Developer	the company listed on the plat; will develop the raw land into residential lots.
Future Lots (FUT)	are lots that are planned but have not yet developed with any or all infrastructure such as streets and utilities. <ul style="list-style-type: none"> • (Proposed) Vacant Land – the site remains untouched. • Survey Stakes – Survey flags are found on the site. • Equipment on Site – large machines used to excavate the land and create the section are found on-site. • Excavation – lot grading, street excavation and utility work currently underway. • Street Paving – streets are currently being poured , and are not accessible. • Streets In – streets appear to be poured for the entire section, but are not accessible to verify.
Housing Type	the configuration of the housing units within a subdivision, such as a townhouse, duplex, etc. These terms are used for descriptive purposes as opposed to legal definitions.
Lot Size	the dimensions of the lots within a section. The reported lot size is the average lot size for a given section. Because a subdivision may have many sections, the subdivision lot frontage is reported as a range of all sections within it.
Platting dates	related to future development approval dates with the county. <ul style="list-style-type: none"> • Preliminary – when the county reviews the development plan the first time. • Record – when a county give final approval for the development.
Base Plan Price Range	the low and high base price range (in thousands) of the homes offered in the subdivision. This information is gathered during the survey from brochures, field research, and public records. Base price ranges are estimated when no information is available. Estimates occur most often in custom subdivisions where the information cannot be obtained.
Status	indicated the current building status of a subdivision or section. There are three possibilities at each level: <ul style="list-style-type: none"> • Future – submitted for consideration to the municipality for development approval/zoning. Lots are not ready for homes to be constructed upon them. • Active – lots have been developed and home building can occur. ActqQyy where the q is the quarter and yy is the year. This is the earliest quarter in which the lots became available for home construction.
Subdivision	a parcel of land containing a collection of lots platted as sections and marketed under one name. A subdivision typically shares common amenities and entry monuments. A subdivision may contain one or more builders, sections, and lots sizes.
Sub Area	a further geographical division of the market area. A Submarket usually has some geographical significance to the market area, such as a city name or area of town (Uptown). Some markets do not require additional geographical division, therefore the Submarket is omitted.
Total Lots	is the sum of all lots in the section or subdivision. Also the same as sum of all Occupied, Models, Finished Vacant Homes, Homes Under Construction, Vacant Developed Lots, and Future Lots.
Total Units	the total number of lots including Built Out and Future Lots.
Vacant Developed Lots (VDL Inv)	are the lots on a recorded plat with streets and utilities in place, ready for a home to be built.

Metrostudy Residential Survey Data

Metrostudy maintains the country's largest primary housing market database. Our research methodology requires the monitoring of all new home subdivisions throughout the municipal approval process, the development cycle of raw land into subdivided lots, the construction of new homes and finally observing the first time the homes are occupied. Metrostudy tracks residential subdivisions that offer single family detached homes, attached townhomes and condominiums that are for sale from the builder/developer to the first homebuyer.

Our residential survey data is updated quarterly. Each quarter, our researchers drive the streets of every platted and developed new home subdivision; visually inspect every home site, and record primary data on the housing activity. We provide a complete and accurate census of undeveloped (but planned) lots; vacant developed lots, housing starts and closings, floor plan offerings and pricing.

Public Record Data


Metrostudy aggregates, cleanses, and synthesizes public tax assessor and recorder deed data across the country to provide property transaction information nationwide. Our public record data is updated on a monthly basis. The data provided is deemed reliable but its accuracy cannot be guaranteed due to timing of data delivery, omissions, and errors in the collection or keying of data.

About Metrostudy

Metrostudy, a Hanley Wood company, provides unparalleled insight to help you to decide where to invest capital, how to manage risk, and how to develop targeted leads to increase sales. Builders, developers, banks, manufacturers, retailers, and many other industries rely on Metrostudy's data and analytics tools and our research and consulting services teams to support strategic business decisions at the local, regional, and national market level.

We are researchers. We are data crunchers. We are consultants. We are experts. In short, we are your best business partner when it comes to making decisions about anything housing or development nationwide.

Contact us to learn more about our services that can help you build your business.

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