



The Misery Index

A study of the impact of distressed on home sales

A telephone interview study of 1,000 home buyers nationally who closed escrow in the last three months.



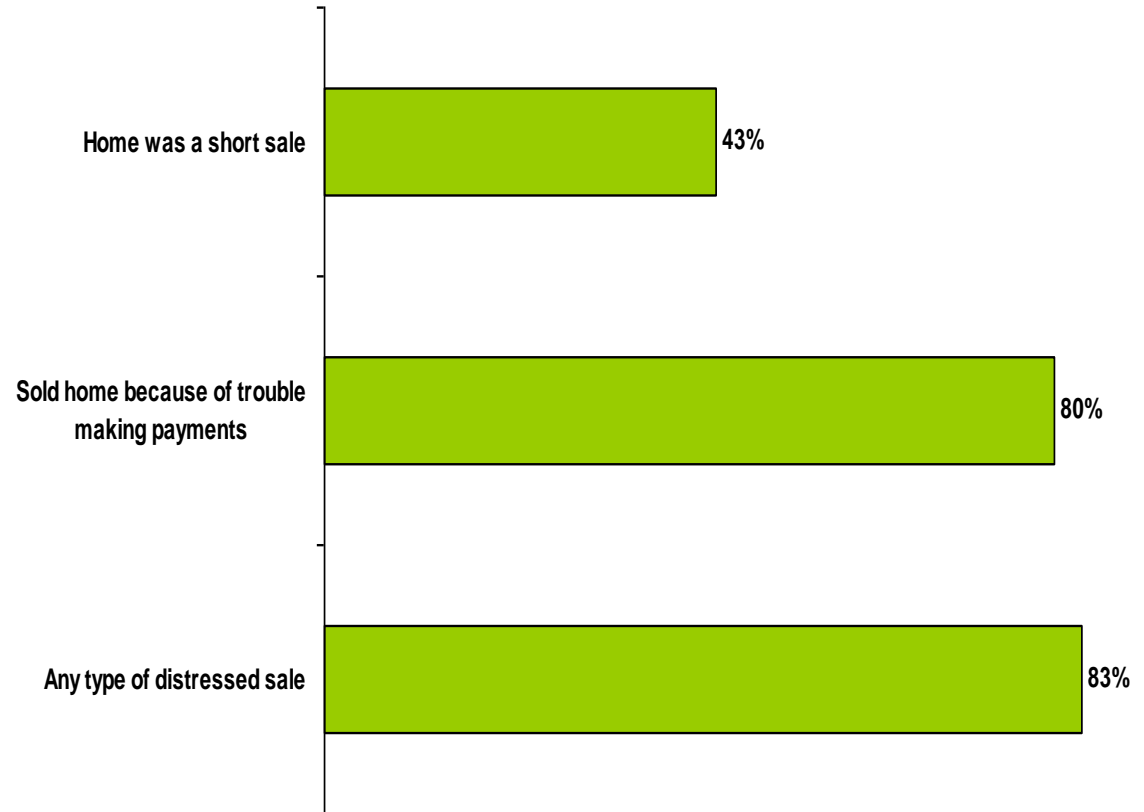
Market Enhancement Group, Inc.

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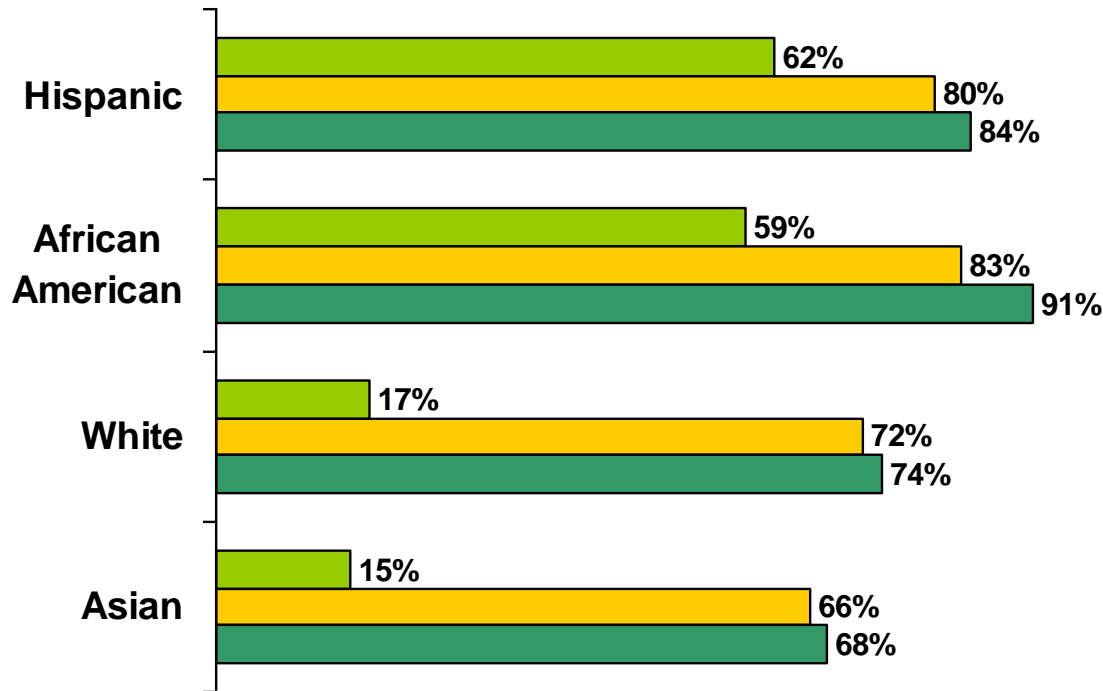
- The data shows that home sellers are being battered by the deterioration of home prices and the recession.
- Any type of distressed sales removes the overlap of short sales and trouble making payments.



A difference of 3.2% is necessary for there to be a statistically significant difference between two responses. N =1000. Home sellers whose home closed escrow in the last three months.



The Impact of the Misery Index is Uneven Among Different Types of Home Sellers



- Short sale
- Trouble making mortgage payments
- Any type of distressed sale

- Hispanic and African American home sellers are disproportionately impacted by the deterioration of home prices and the recession.