PulteGroup, Inc.

Summary of Financial Results
First Quarter 2011

Forward-Looking Statement

This presentation includes "forward-looking statements." These statements are subject to a number of risks, uncertainties and other factors that could cause our actual results, performance, prospects or opportunities, as well as those of the markets we serve or intend to serve, to differ materially from those expressed in, or implied by, these statements. You can identify these statements by the fact that they do not relate to matters of a strictly factual or historical nature and generally discuss or relate to forecasts, estimates or other expectations regarding future events. Generally, the words "believe," "expect," "intend," "estimate," "anticipate," "project," "may," "can," "could," "might," "will" and similar expressions identify forward-looking statements, including statements related to expected operating and performing results, planned transactions, planned objectives of management, future developments or conditions in the industries in which we participate and other trends, developments and uncertainties that may affect our business in the future.

Such risks, uncertainties and other factors include, among other things: interest rate changes and the availability of mortgage financing; continued volatility in, and potential further deterioration of, the debt and equity markets; competition within the industries in which PulteGroup operates; the availability and cost of land and other raw materials used by PulteGroup in its homebuilding operations; the availability and cost of insurance covering risks associated with PulteGroup's businesses; shortages and the cost of labor; weather related slowdowns; slow growth initiatives and/or local building moratoria; governmental regulation directed at or affecting the housing market, the homebuilding industry or construction activities; uncertainty in the mortgage lending industry, including revisions to underwriting standards and repurchase requirements associated with the sale of mortgage loans; the interpretation of or changes to tax, labor and environmental laws; economic changes nationally or in PulteGroup's local markets, including inflation, deflation, changes in consumer confidence and preferences and the state of the market for homes in general; legal or regulatory proceedings or claims; required accounting changes; terrorist acts and other acts of war; and other factors of national, regional and global scale, including those of a political, economic, business and competitive nature. See PulteGroup's Annual Report on Form 10-K for the fiscal year ended December 31, 2010, and other public filings with the Securities and Exchange Commission (the "SEC") for a further discussion of these and other risks and uncertainties applicable to our businesses.

Certain statements in this presentation contain references to non-GAAP financial measures. A reconciliation of the non-GAAP financial measures to the comparable GAAP numbers is included in this presentation.

PulteGroup®

Q1 2011 Consolidated Results

- Q1 2011 loss of $40 million, or $0.10 per share, compared with a loss of $12 million, or $0.03 per share, in the prior year
  - ✓ Land impairment charges drop to $0.7 million in the quarter
- Home sales revenue of $782 million
- Home sale gross margin of 16.9% before impact of impairments, interest expense and merger-related expenses, up from 16.3% last year
- Homebuilding SG&A costs were 17.4% of homes sales revenue
  - ✓ Q3 2010 restructuring of operations and related cost reduction efforts expected to trim full year 2011 SG&A by approximately $100 million on a year-over-year basis
- Backlog of 5,188 homes valued at $1.4 billion
- Quarter-end cash balance of $1.4 billion (including restricted cash)

PulteGroup®

Financial Results

Q1 2011 Financial Results

- Home sales revenue of $782 million reflects a decrease of 17% in unit closings combined with a 3% decrease in average sale price
- Home sale gross margin, excluding impairments, interest expense and merger-related costs of 16.9%
  - ✓ YOY increase in adjusted gross margin of 60 basis points
- Pretax land charges of $0.7 million down from $8 million in the prior year
- Homebuilding SG&A was 17.4% of homes sales revenue
- Net new home orders of 4,345 homes, a sequential increase of 43% from Q4 2010
  - ✓ As previously disclosed, a change in the Company's signup process reduced reported Q1 2010 results by approximately 450 homes. Adjusting for these units, signups were down roughly 9% on a 5% decrease in active community count.

PulteGroup®

Q1 2011 Financial Results

	Adjusted Margin Analysis				
	1Q ’11	**4Q ’10**	**3Q ’10**	**2Q ’10**	**1Q ’10**
Reported Home Sale Gross Margin %	12.5%	4.9%	7.0%	12.6%	13.0%
Home Sale Gross Margin % Before Impairments, Interest Expense & CTX WIP Impact	16.9%	16.6%	16.7%	17.2%	16.3%

PulteGroup®

Q1 2011 Selected Financial Data

	Three Months Ended March 31, 2011	2010
Homebuilding Home Sale Revenues ($ millions)	$ 782	$ 977
Homebuilding Pretax Income (Loss) ($ millions)	$ (41)	$ (12)
Homebuilding SG&A Expenditures ($ millions)	$ 136	$ 151
Backlog (Units)	5,188	6,456
Backlog (Dollar Value in millions)	$ 1,368	$ 1,691
Financial Services Pretax Income (Loss) ($ millions)	$ 1	$ 5
Income (Loss) Before Income Taxes ($ millions)	$ (45)	$ (15)
Net Income (Loss) Per Share	$ (0.10)	$ (0.03)

PulteGroup®

Balance Sheet

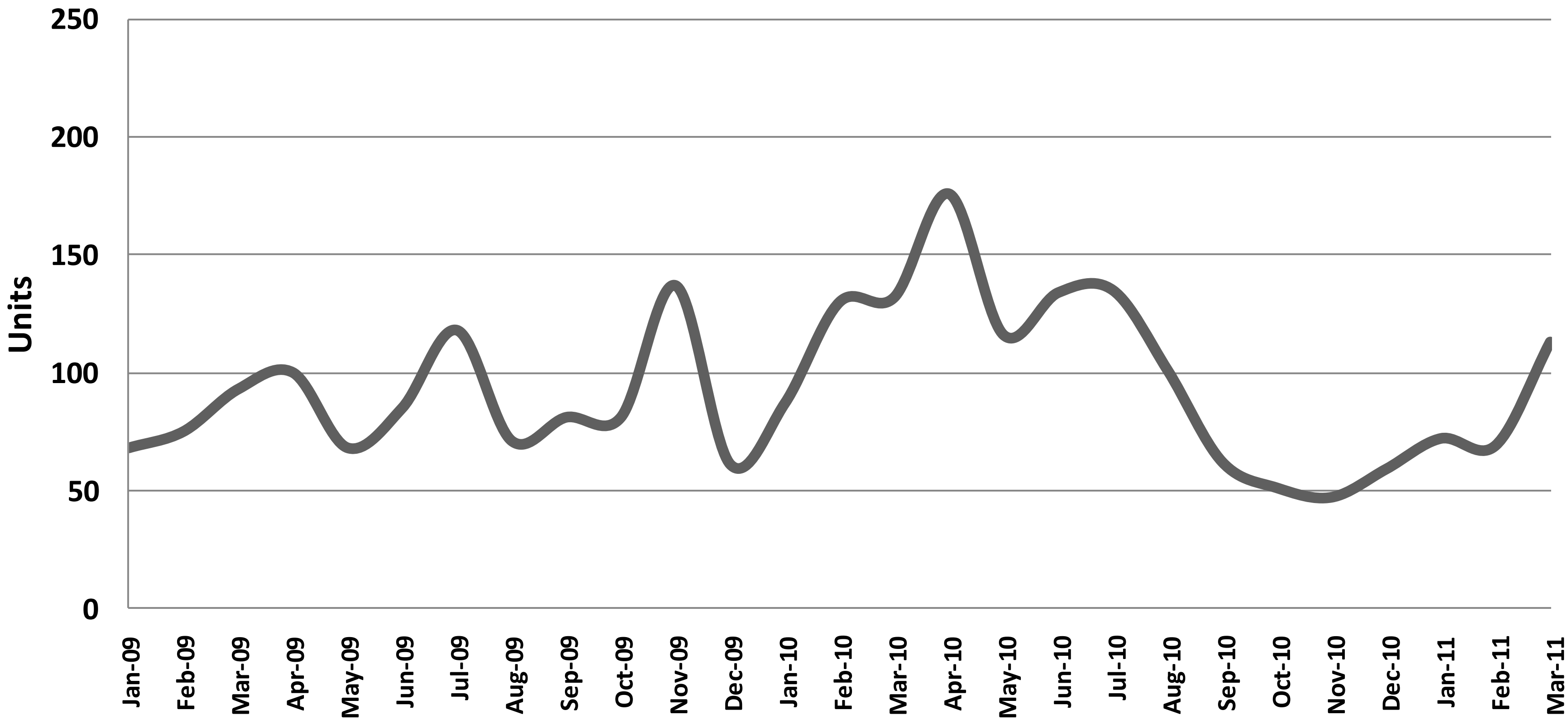
	March 31, 2011	December 31, 2010
Debt – to – Cap	**62%**	**61%**
Net Debt – to – Cap	**48%**	**47%**
Shareholders' Equity ($ billions)	**$2.1**	**$2.1**

PulteGroup®

Supplemental Mortgage Data

Initial Mortgage Put-Back Requests Per Month

- **Approximately half of initial put-back requests are immediately refuted by Pulte Mortgage**
- **Requests not immediately refuted undergo extensive analysis to confirm exposure, attempt to correct underlying issue and, when needed, confirm liability**



PulteGroup®

Volumes for Pulte Mortgage and CTX Mortgage Combined

Supplemental Non-GAAP Data

Reconciliation of Non-GAAP Data

This presentation contains information about home sale gross margin before impairments, interest expense, and merger-related costs. These measures are considered non-GAAP financial measures under the SEC's rules and should be considered in addition to, rather than as a substitute for, home sale gross margin (which we define as home sale revenues less home sale cost of revenues) as a measure of our operating performance. Management and our local divisions use this measure in evaluating the operating performance of each community and in making strategic decisions regarding sales pricing, construction and development pace, product mix, and other daily operating decisions. We believe it is a relevant and useful measure to investors for evaluating our performance through gross profit generated on homes delivered during a given period and for comparing our operating performance to other companies in the homebuilding industry. Although other companies in the homebuilding industry report similar information, the methods used may differ. We urge investors to understand the methods used by other companies in the homebuilding industry to calculate gross margins and any adjustments thereto before comparing our measure to that of such other companies.

The following table sets forth reconciliations of this non-GAAP financial measure to home sale gross margin, which management believes to be the GAAP financial measure most directly comparable to this non-GAAP financial measure.

Supplemental Non-GAAP Data – Adjusted Margin Analysis

	Three Months Ended				
	March 31, 2011	December 31, 2010	September 30, 2010	June 30, 2010	March 31, 2010
($ thousands)					
Home sale revenues	$ 782,471	$ 1,155,169	$ 1,024,847	$ 1,262,990	$ 976,806
Home sale cost of revenues	(685,030)	(1,099,046)	(952,788)	(1,104,456)	(850,095)
Home sale gross margin	97,441	56,123	72,059	158,534	126,711
Add:					
Impairments (a)	41	67,880	49,838	20,354	3,518
Capitalized interest amortization (a)	34,816	67,489	48,501	37,928	27,000
Merger-related costs (b)	280	282	893	514	2,444
Home sale gross margin before impairments, interest expense and merger-related costs	$ 132,578	$ 191,774	$ 171,291	$ 217,330	$ 159,673
Home sale gross margin as a percentage of home sale revenues	12.5%	4.9%	7.0%	12.6%	13.0%
Home sale gross margin before impairments, interest expense and merger-related costs as a percentage of home sale revenues	16.9%	16.6%	16.7%	17.2%	16.3%

(a) Write-offs of capitalized interest related to impairments are reflected in capitalized interest amortization.

(b) Home sale gross margin was adversely impacted by the amortization of a fair value adjustment to homes under construction inventory acquired with the Centex merger. This fair value adjustment is being amortized as an increase to cost of sales over the related home closings.

PulteGroup®