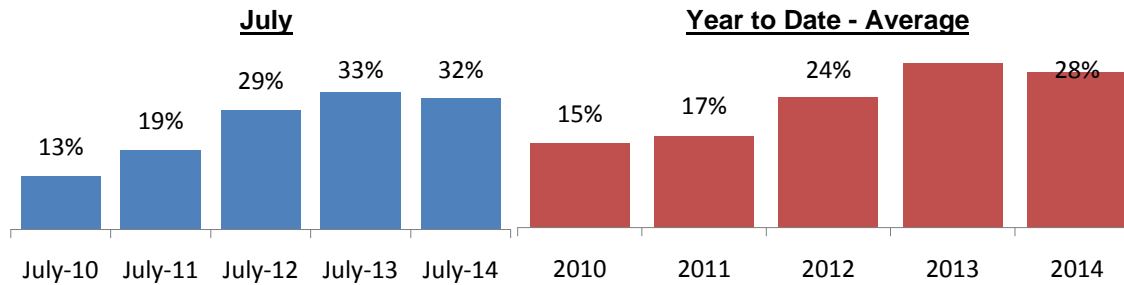
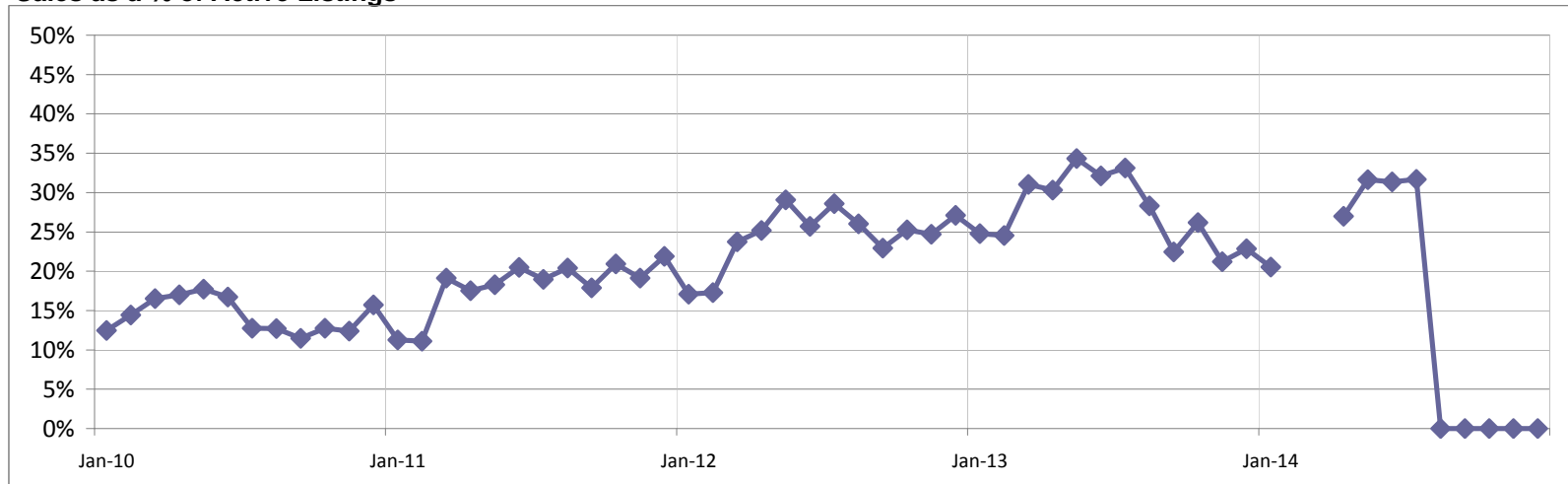


Sales as a Percentage of Active Listings



	Sales as a % of Active Listings	Percent Change
07/2010	17%	
07/2011	21%	3.78%
07/2012	26%	5.21%
07/2013	32%	6.41%
07/2014	31%	-0.76%

Sales as a % of Active Listings

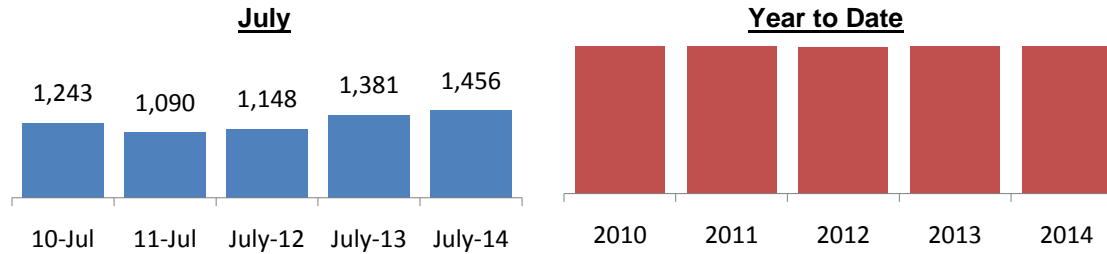


Market Overview



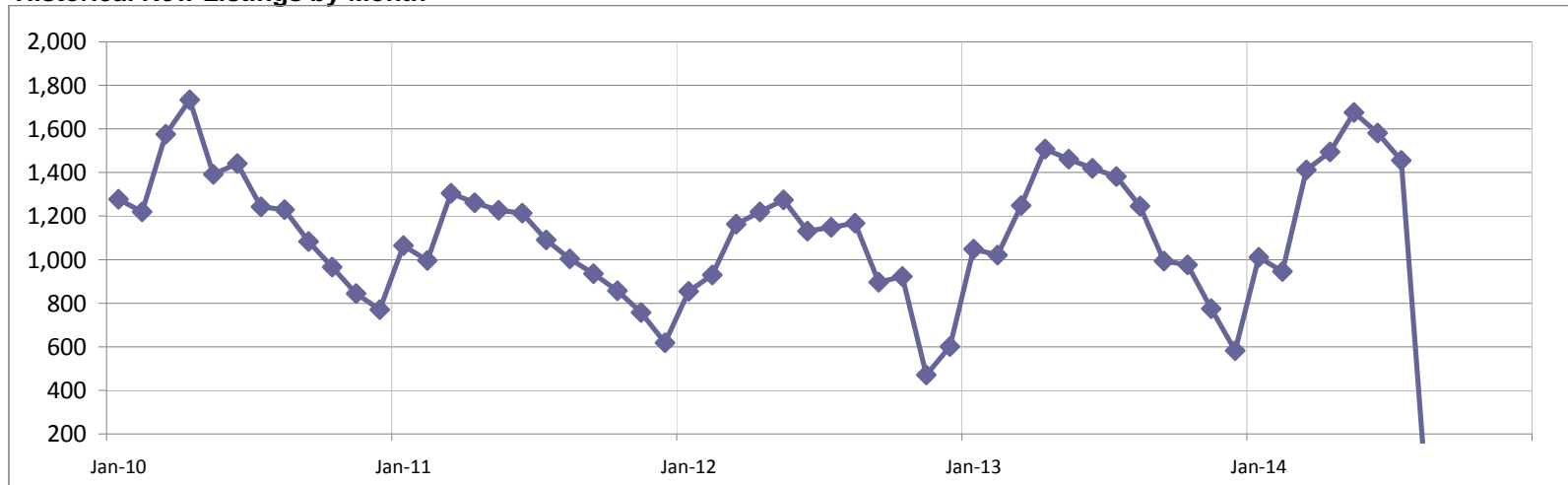
Key Metrics	Historical Sparkbars	July 2013	July 2014	Percent Change	YTD 2013	YTD 2014	Percent Change
New Listings		1,381	1,456	5.43%	9,087	9,576	5.38%
Pending		590	848	43.73%	3948	6,026	52.63%
Sold Listings		1,108	1,105	-0.27%	5,955	5,869	-1.44%
Median Sales Price		227,625	232,000	1.92%	215,000	215,000	0.00%
Average Sales Price		259,292	270,287	4.24%	242,682	247,645	2.05%
Pct. Of List Price Received		98.1	98.5	0.41%	98.3	98.3	0.04%
Days on Market		59	73	23.73%	69	86	25.31%
Active Listings		3,138	3,456	10.13%	2,708	3,118	15.13%

New Listings

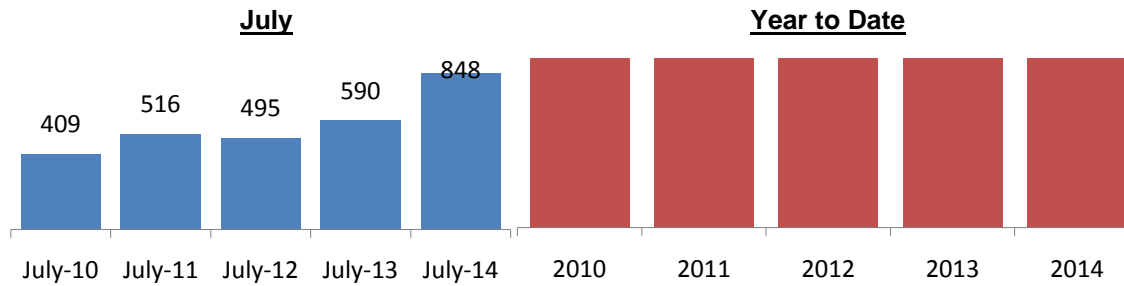


	New Listings	Percent Change
07/2010	1,441	
07/2011	1,213	-15.82%
07/2012	1,131	-6.76%
07/2013	1,420	25.55%
07/2014	1,581	11.34%

Historical New Listings by Month

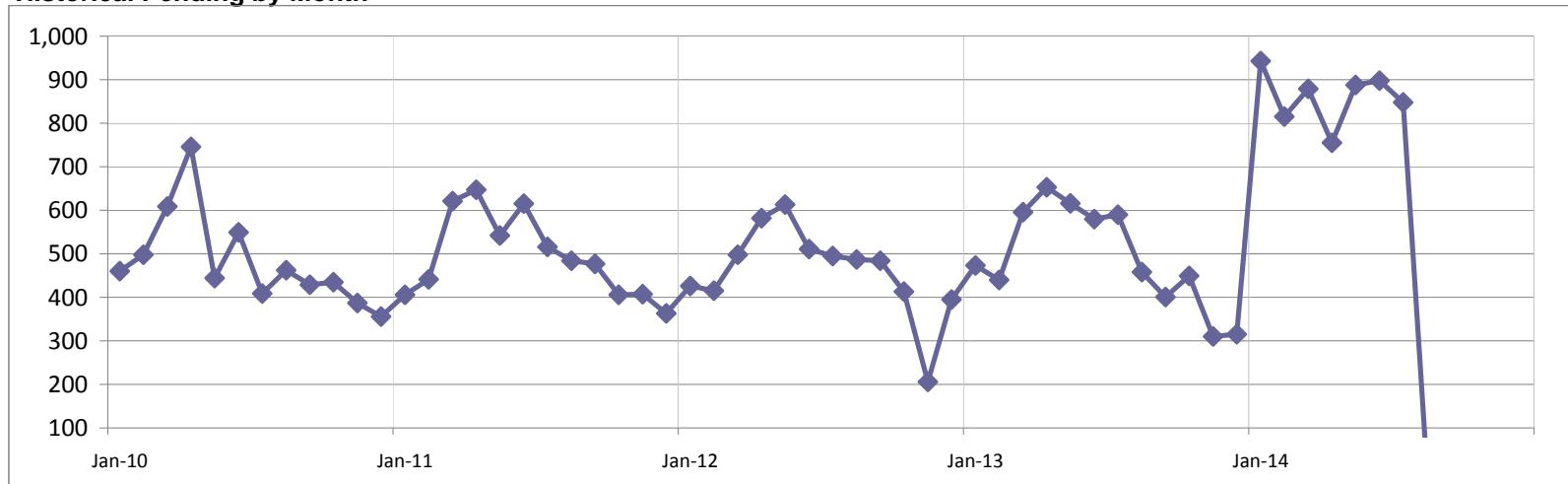


Pending / Under Contract

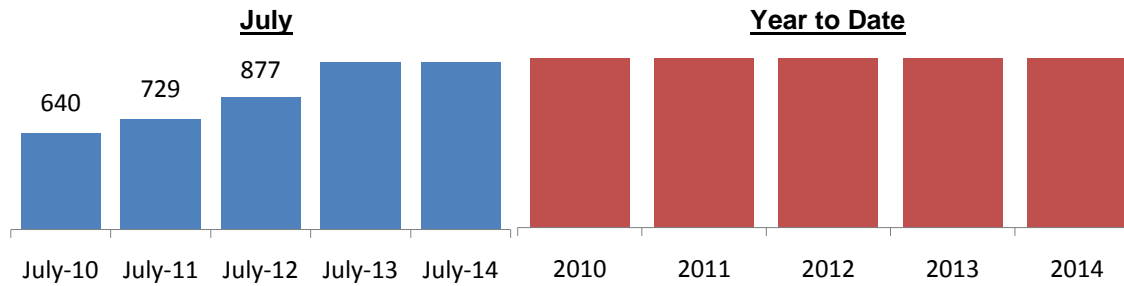


	Pending	Percent Change
07/2010	549	
07/2011	615	12.02%
07/2012	511	-16.91%
07/2013	580	13.50%
07/2014	898	54.83%

Historical Pending by Month

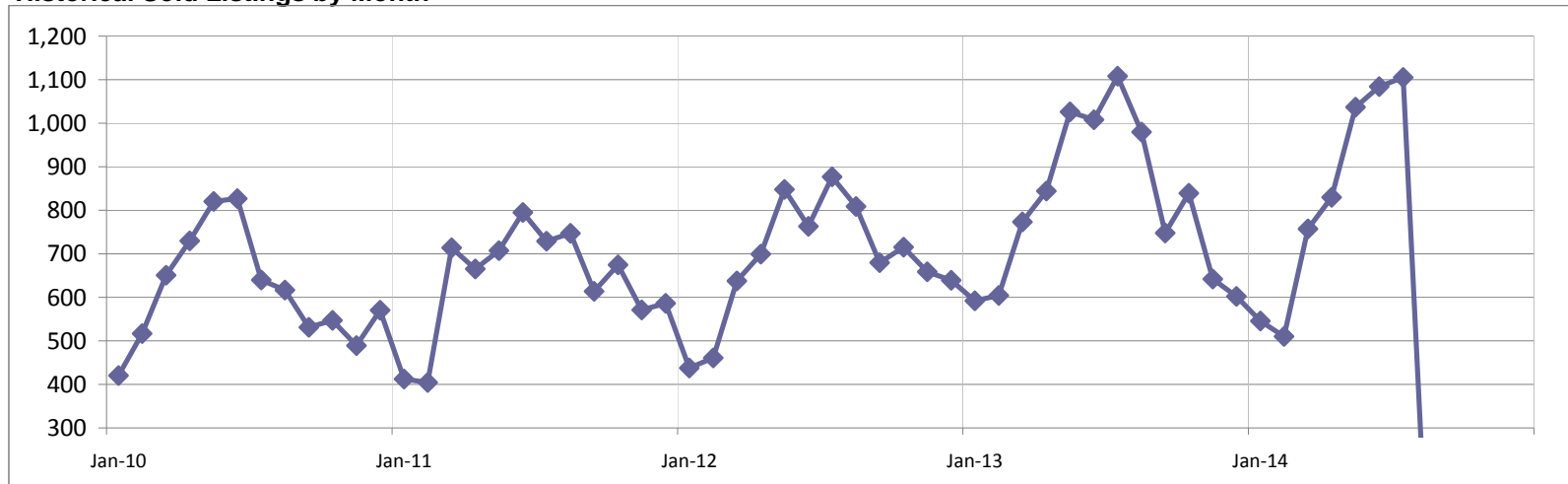


Sold Listings

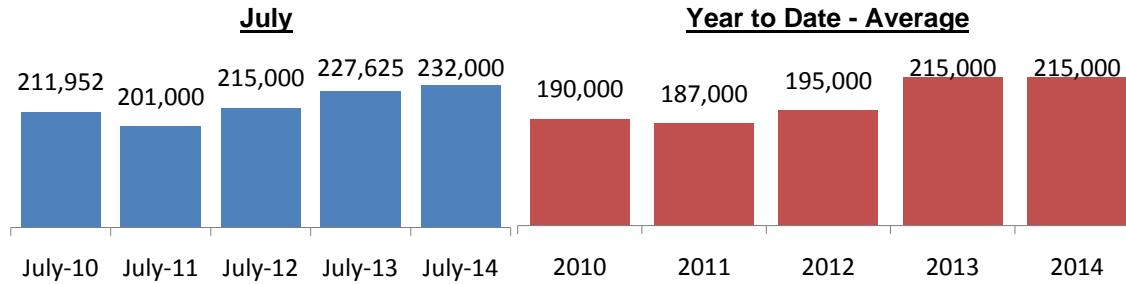


	Sold Listings	Percent Change
07/2010	827	
07/2011	795	-3.87%
07/2012	763	-4.03%
07/2013	1,008	32.11%
07/2014	1,084	7.54%

Historical Sold Listings by Month

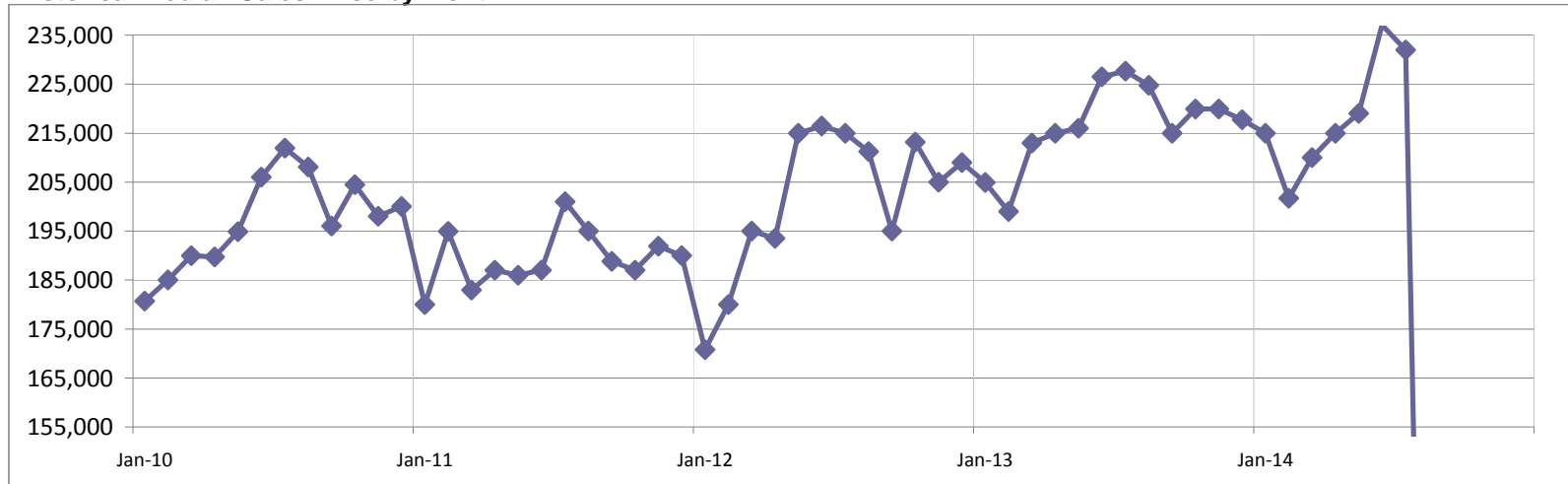


Median Sales Price

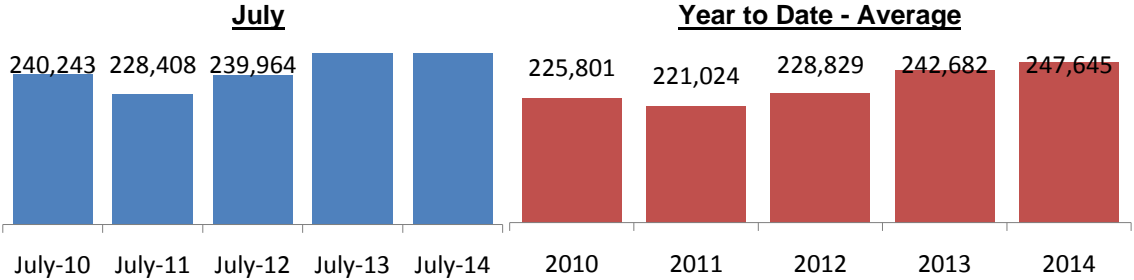


	Median Sales Price	Percent Change
07/2010	206,000	
07/2011	187,000	-9.22%
07/2012	216,420	15.73%
07/2013	226,500	4.66%
07/2014	237,050	4.66%

Historical Median Sales Price by Month

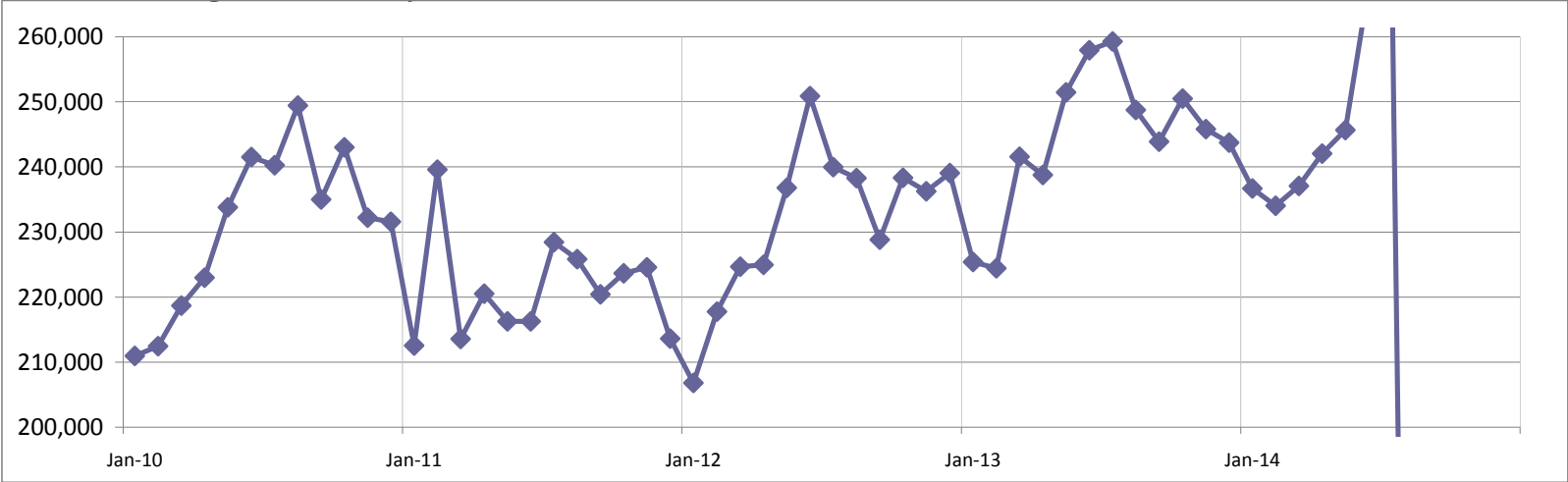


Average Sales Price

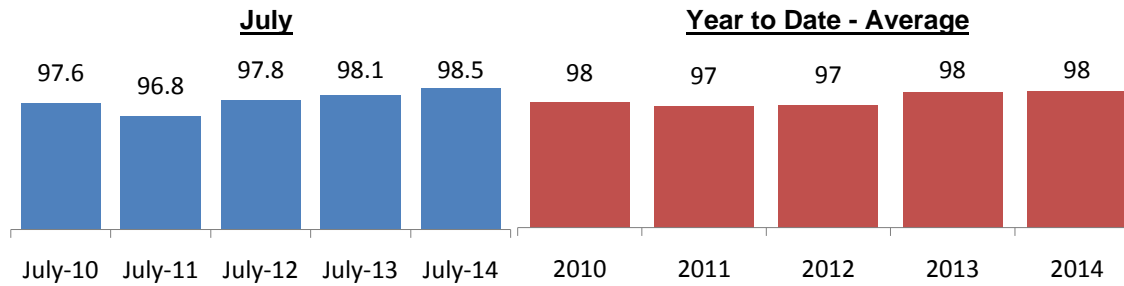


	Average Sales Price	Percent Change
07/2010	241,532	
07/2011	216,250	-10.47%
07/2012	250,871	16.01%
07/2013	257,922	2.81%
07/2014	267,708	3.79%

Historical Average Sales Price by Month

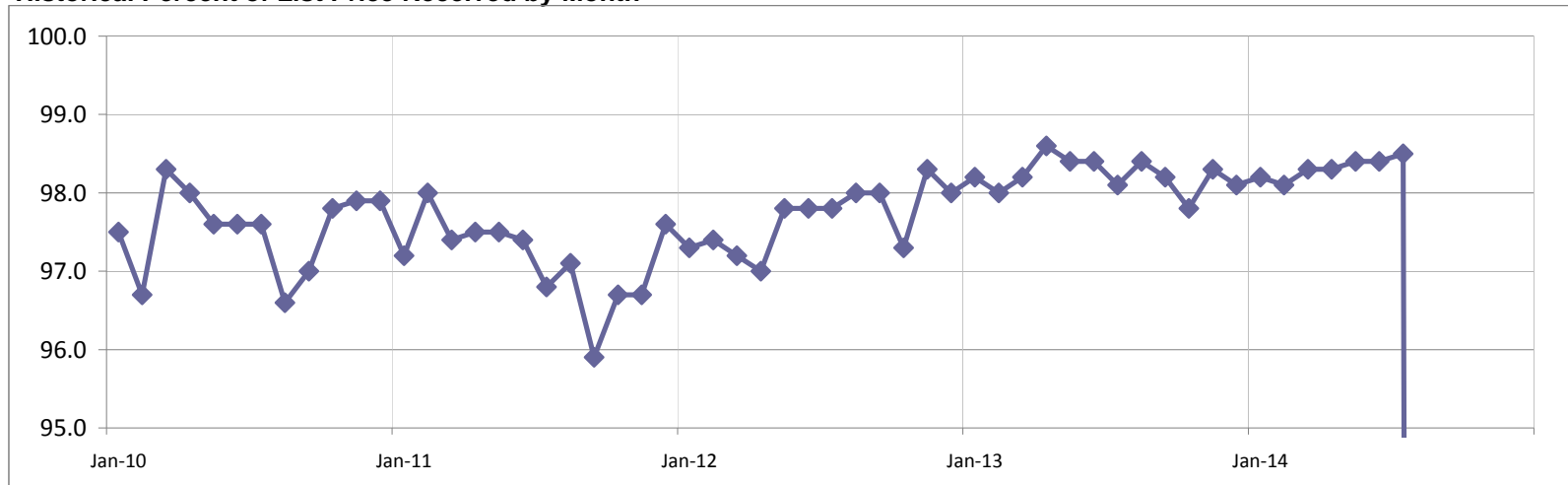


Percent of List Price Received

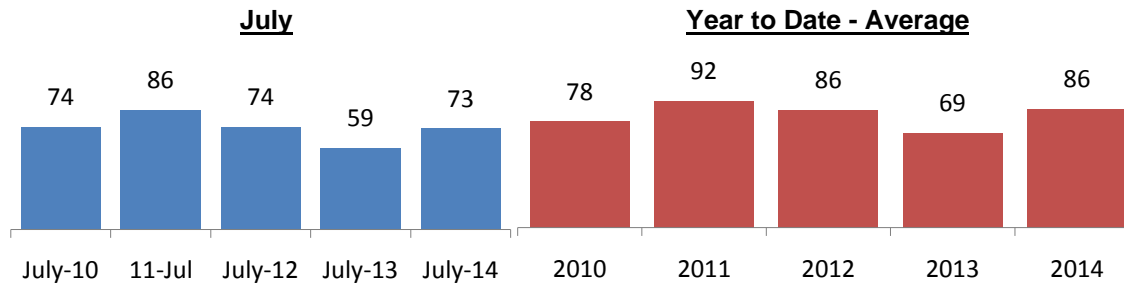


	Pct of List Recvd	Percent Change
07/2010	97.6	
07/2011	97.4	-0.20%
07/2012	97.8	0.41%
07/2013	98.4	0.61%
07/2014	98.4	0.00%

Historical Percent of List Price Received by Month

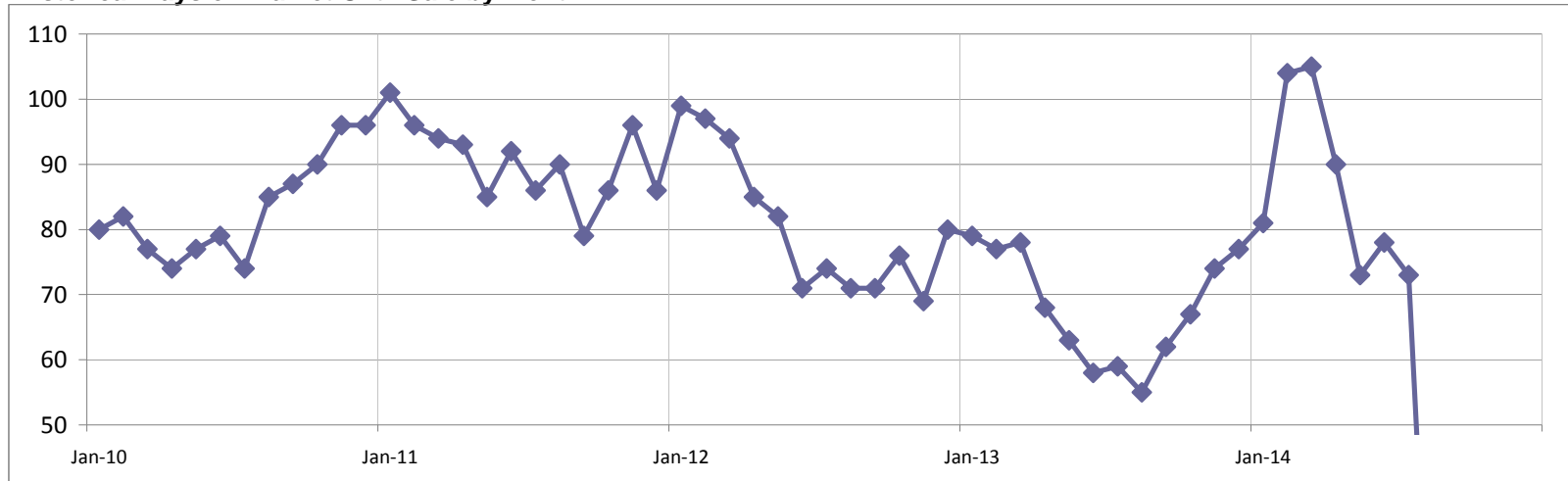


Days on Market Until Sale

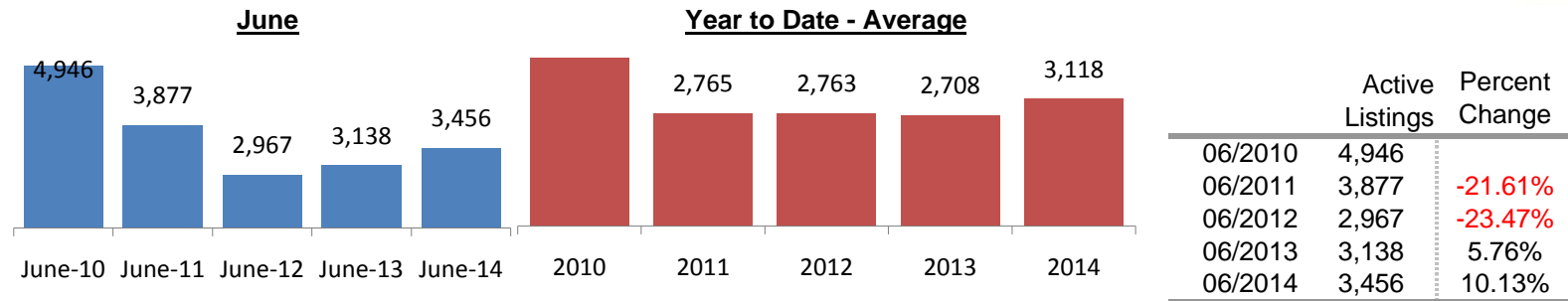


	DOM	Percent Change
07/2010	79	
07/2011	92	16.46%
07/2012	71	-22.83%
07/2013	58	-18.31%
07/2014	78	34.48%

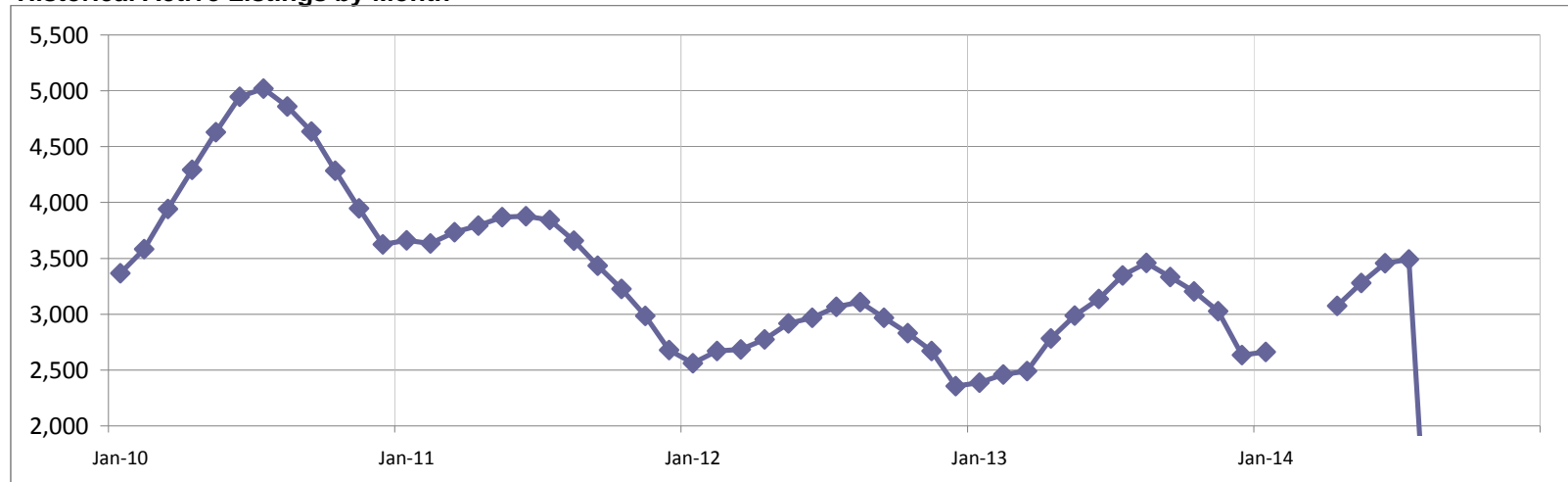
Historical Days on Market Until Sale by Month



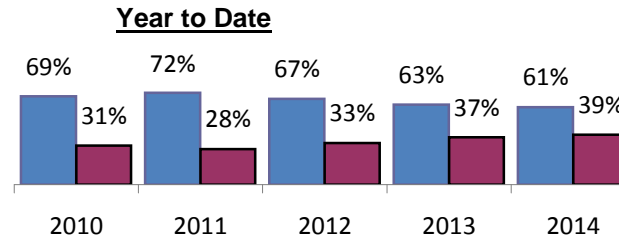
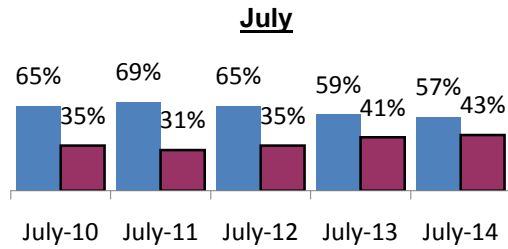
Active Listings



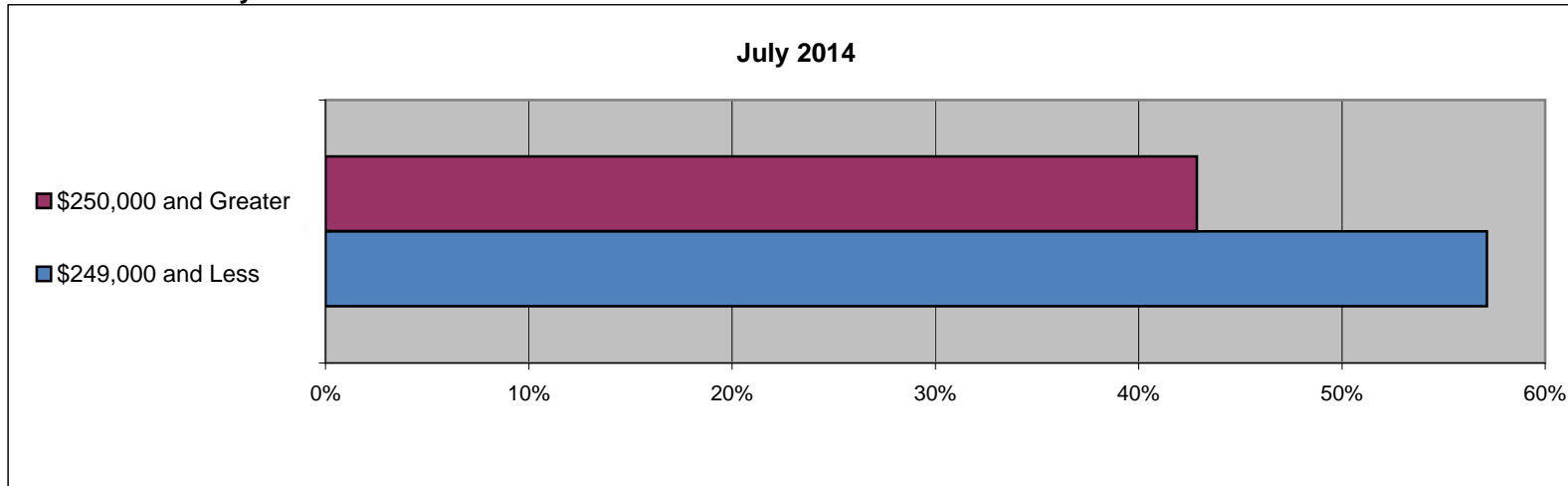
Historical Active Listings by Month



Percent of Sales by Price



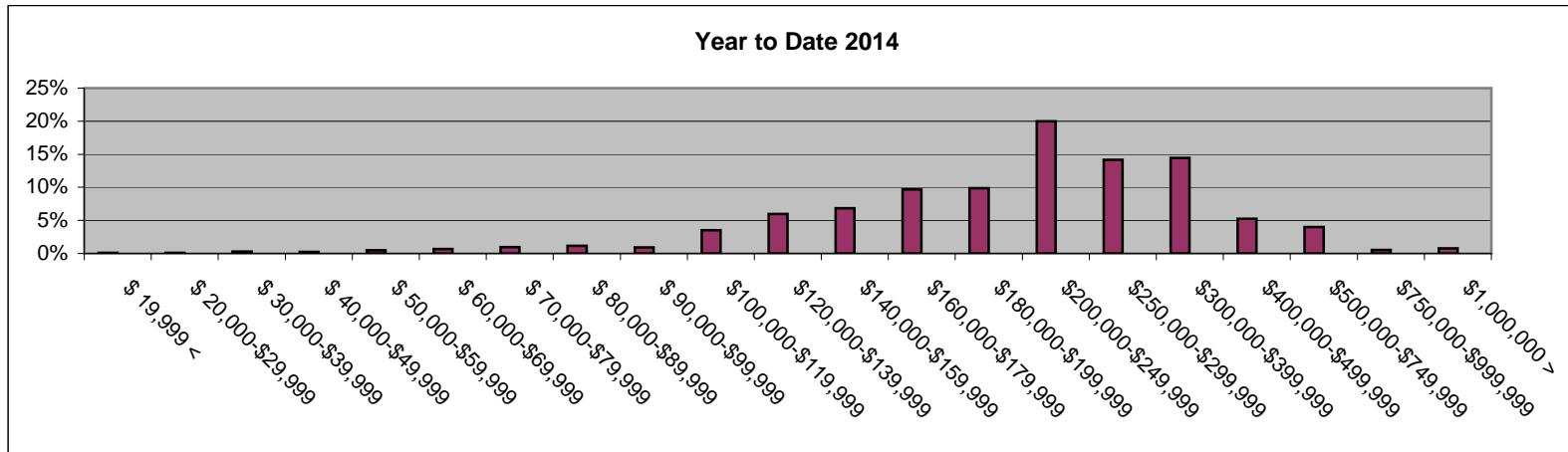
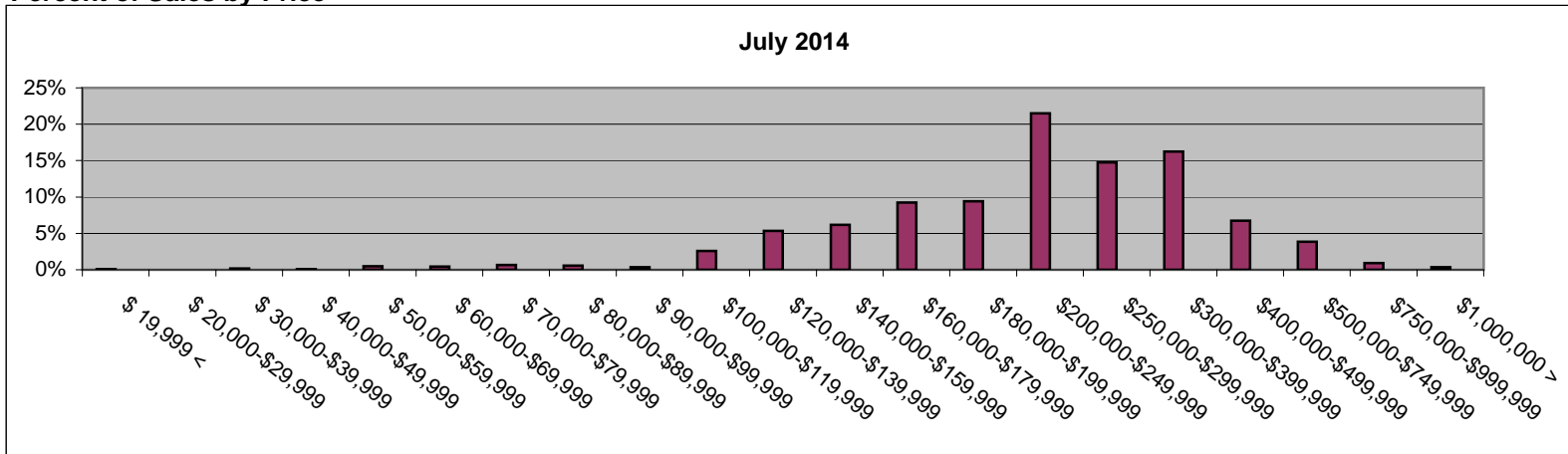
Percent of Sales by Price



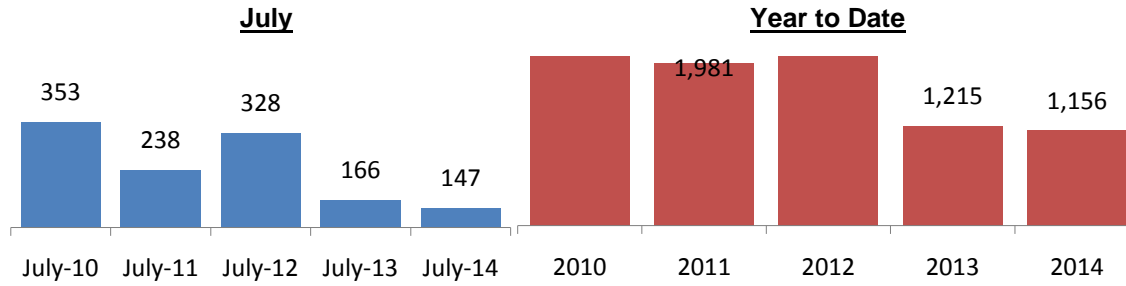
Percent of Sales by Price



Percent of Sales by Price

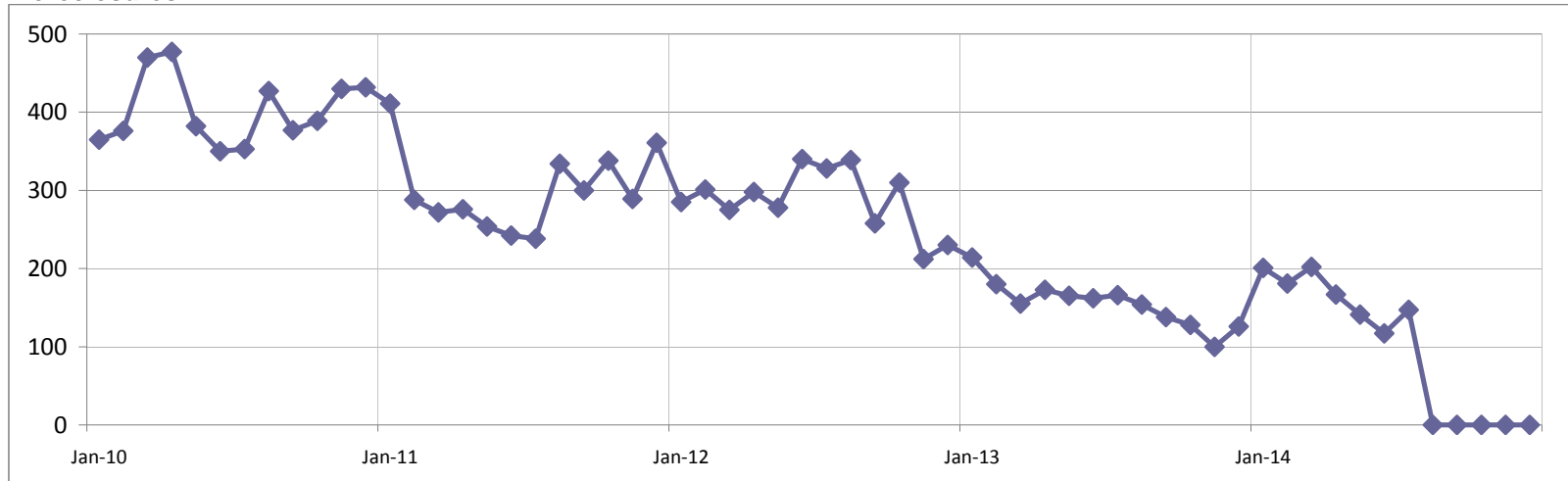


Number of Foreclosures

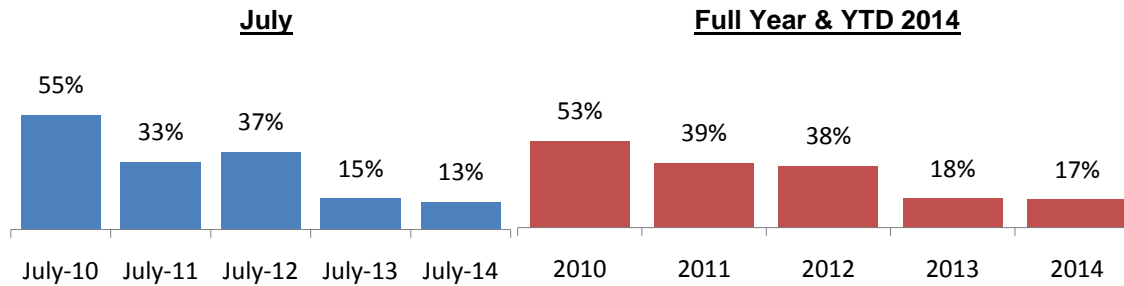


	Foreclosures	Percent Change
07/2010	350	
07/2011	242	-30.86%
07/2012	340	40.50%
07/2013	162	-52.35%
07/2014	117	-27.78%

Foreclosures

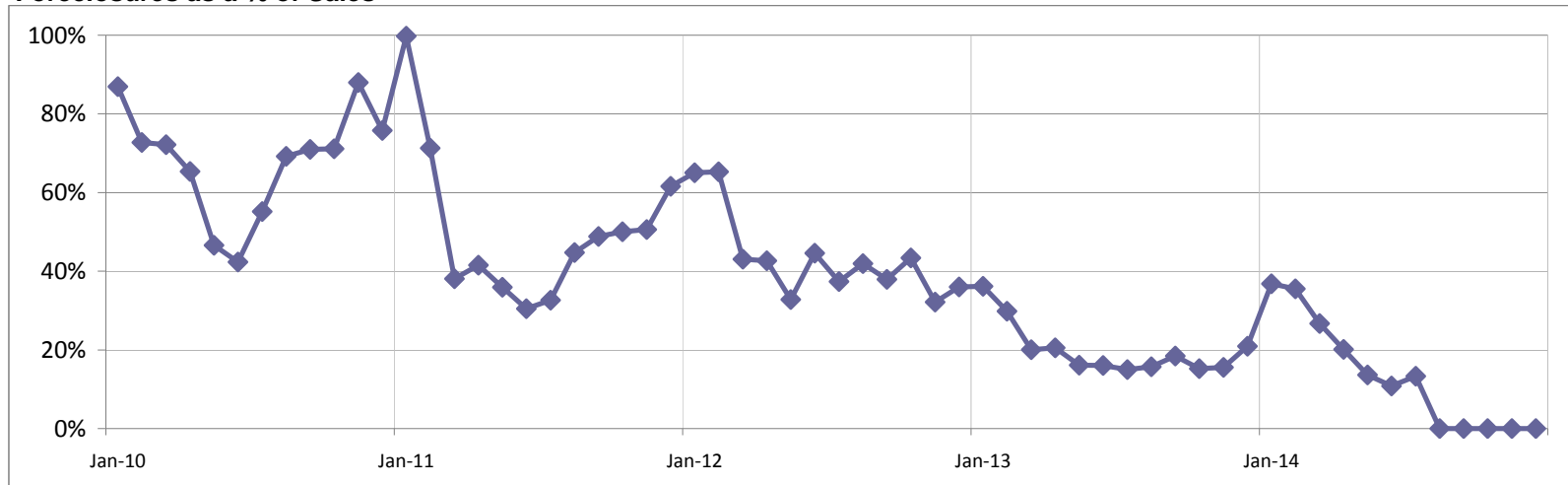


Foreclosures as a Percentage of Sales

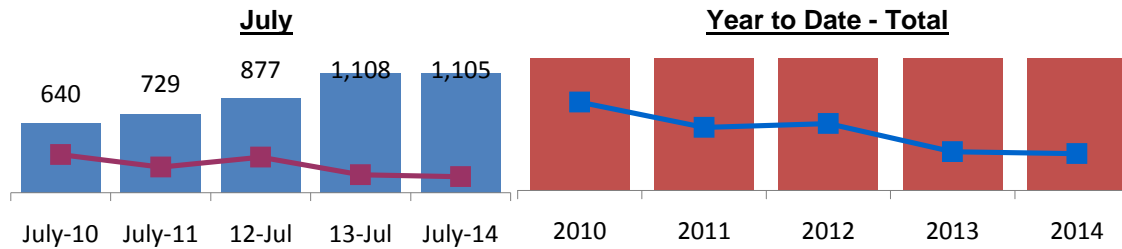


	Foreclosure as % of Sales	Percent Change
07/2010	42%	
07/2011	30%	-11.88%
07/2012	45%	14.12%
07/2013	16%	-28.49%
07/2014	11%	-5.28%

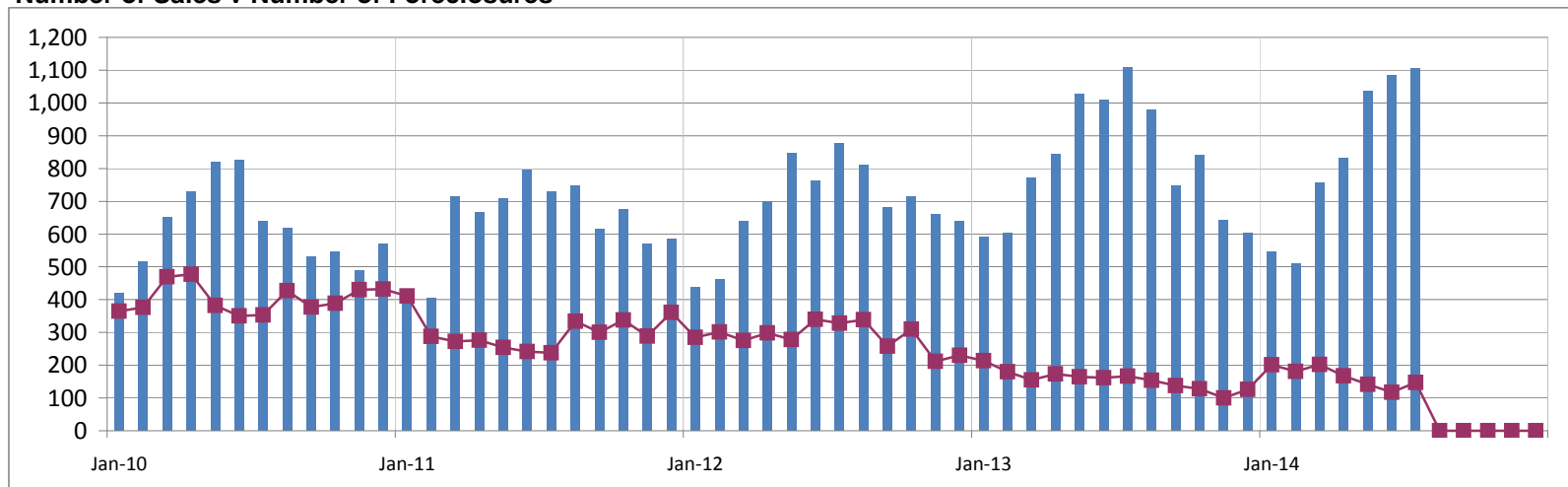
Foreclosures as a % of Sales



Number of Sales v Number of Foreclosures



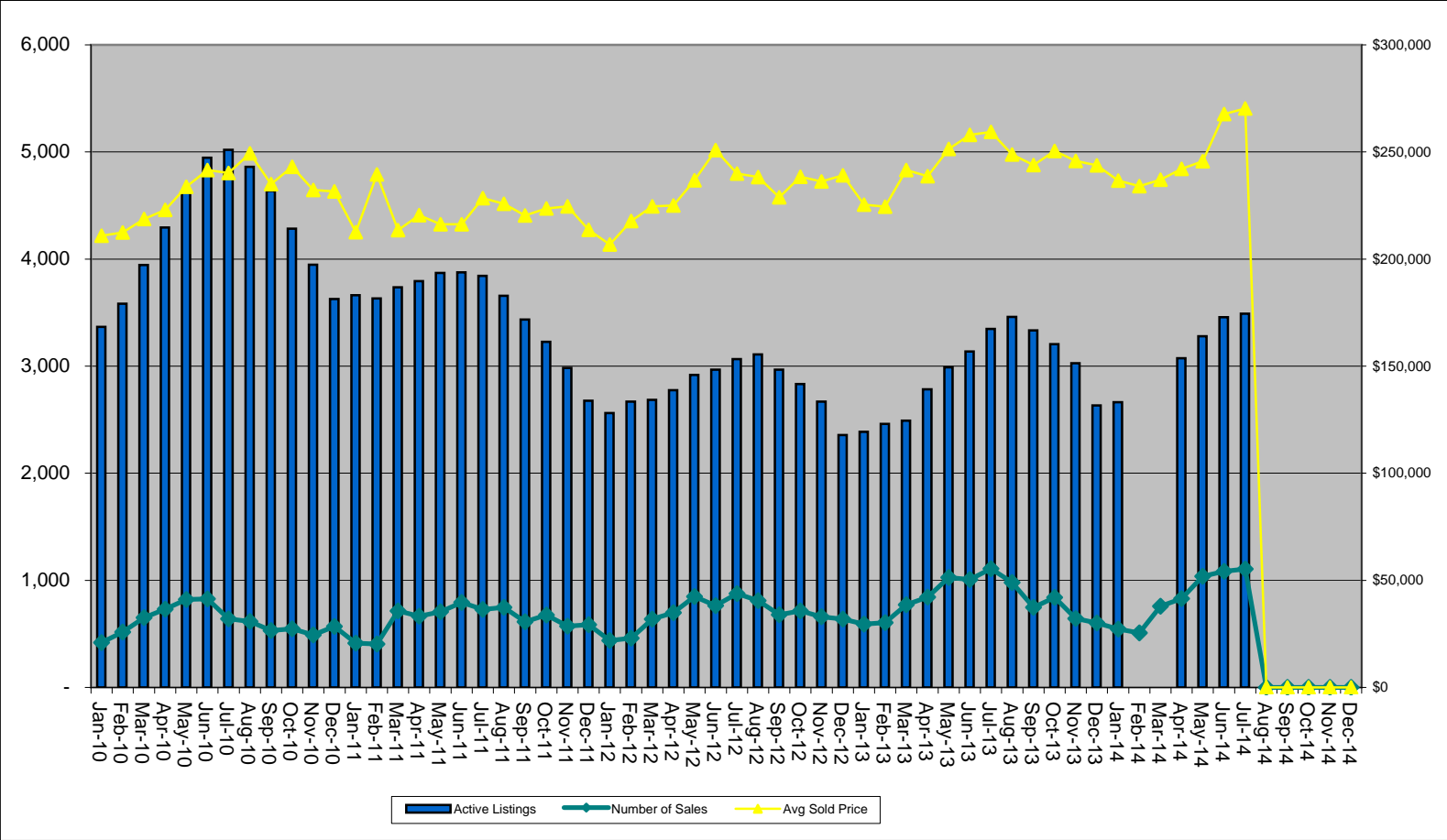
Number of Sales v Number of Foreclosures



Active Listings v Number Sold v Sales Price



Active Listings v Number Sold v Sales Price



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Active Listings v Number Sold v Sales Price

