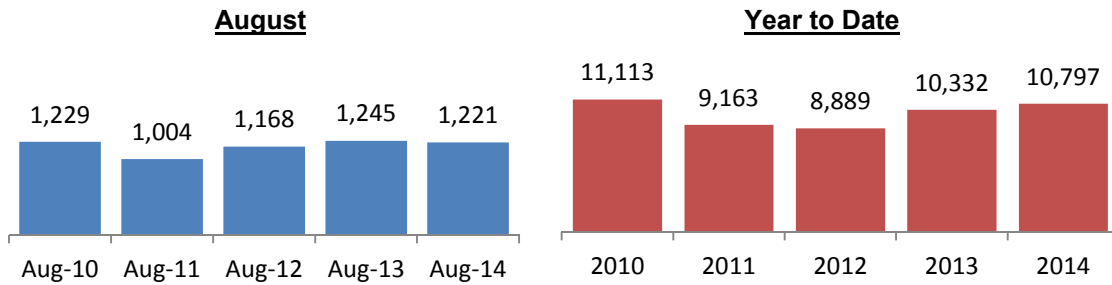


# Market Overview



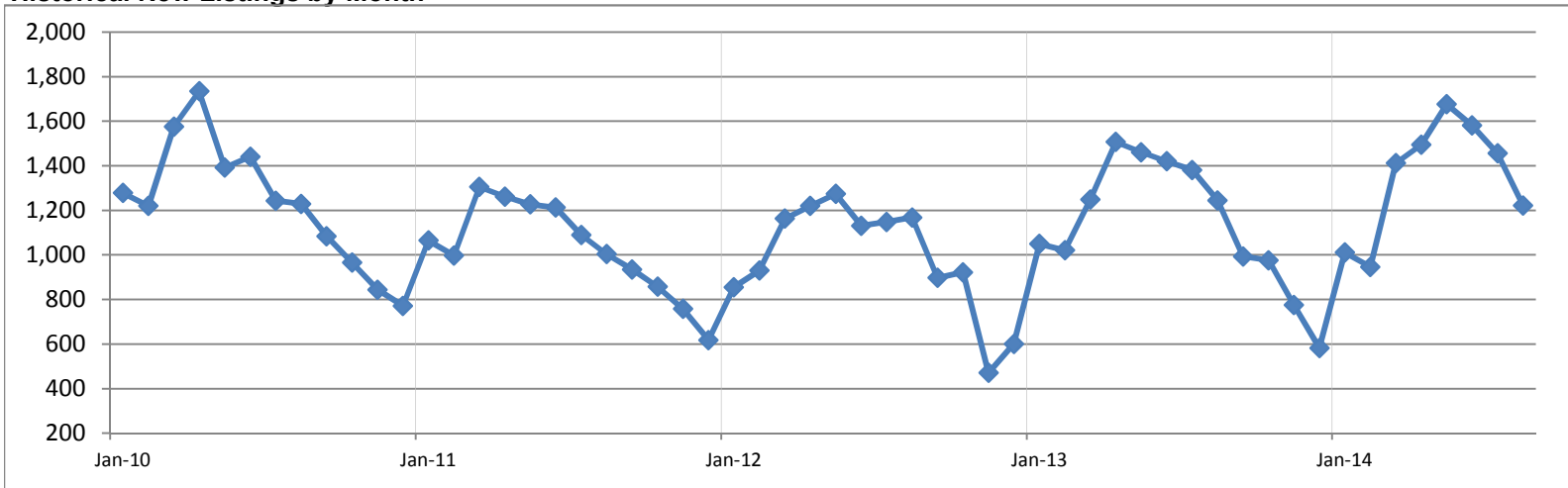
Key Metrics	Historical Sparkbars	August 2013	August 2014	Percent Change	YTD 2013	YTD 2014	Percent Change
New Listings		1,245	1,221	-1.93%	10,332	10,797	4.50%
Pending		458	709	54.80%	4406	6,735	52.86%
Sold Listings		980	978	-0.20%	6,935	6,847	-1.27%
Median Sales Price		224,746	235,000	4.56%	215,500	217,000	0.70%
Average Sales Price		248,760	260,566	4.75%	243,442	249,260	2.39%
Pct. Of List Price Received		98.4	98.5	0.10%	98.3	98.3	0.05%
Days on Market		55	81	47.27%	67	86	27.56%
Active Listings		3,460	3,354	-3.06%	2,882	3,175	10.17%

# New Listings

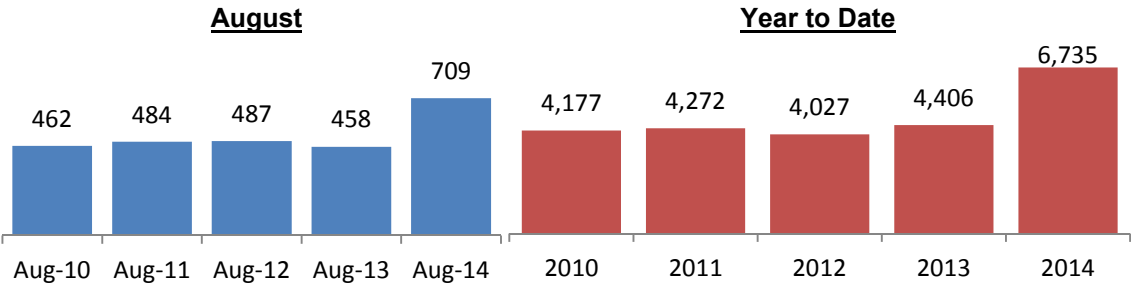


	New Listings	Percent Change
08/2010	1,229	
08/2011	1,004	-18.31%
08/2012	1,168	16.33%
08/2013	1,245	6.59%
08/2014	1,221	-1.93%

## Historical New Listings by Month

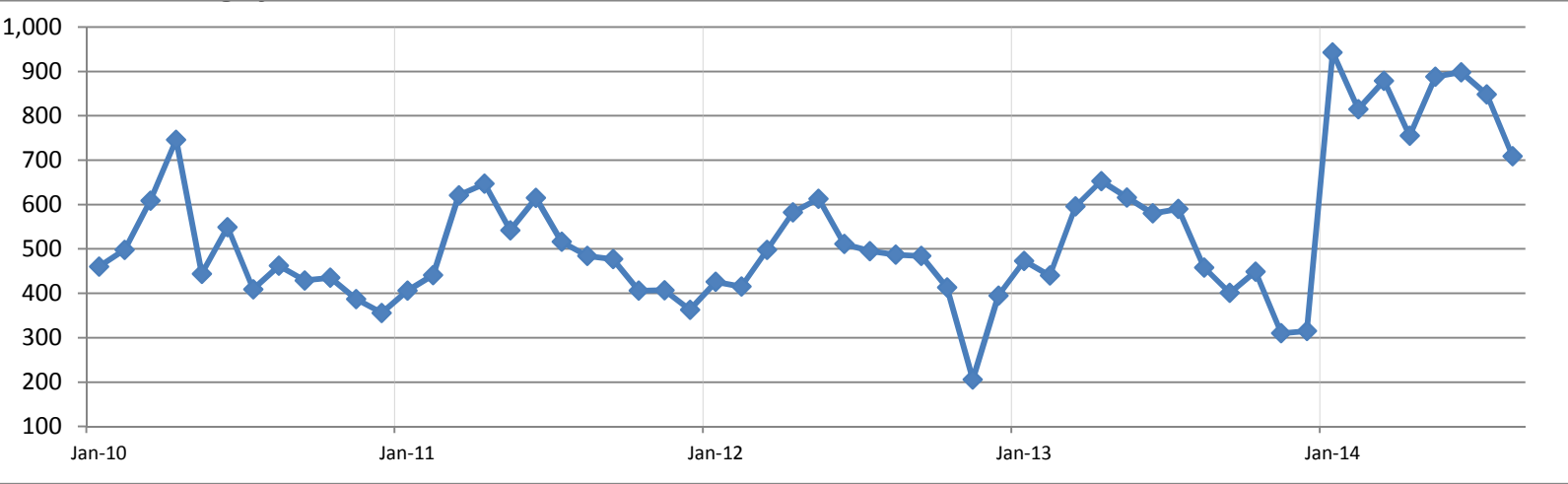


# Market Overview

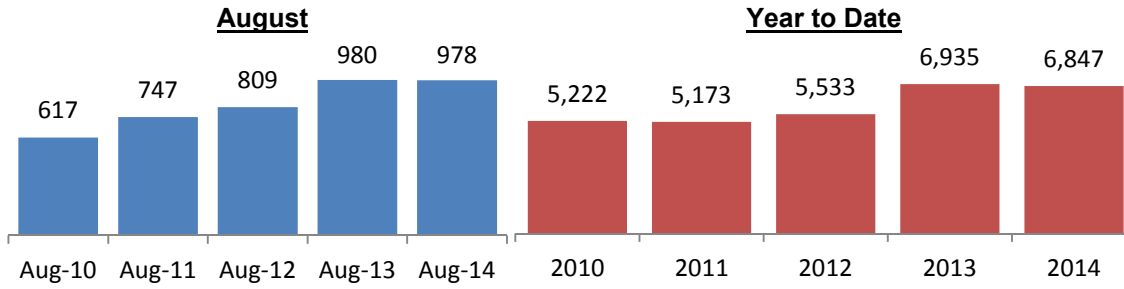


	Pending	Percent Change
08/2010	462	
08/2011	484	4.76%
08/2012	487	0.62%
08/2013	458	-5.95%
08/2014	709	54.80%

## Historical Pending by Month

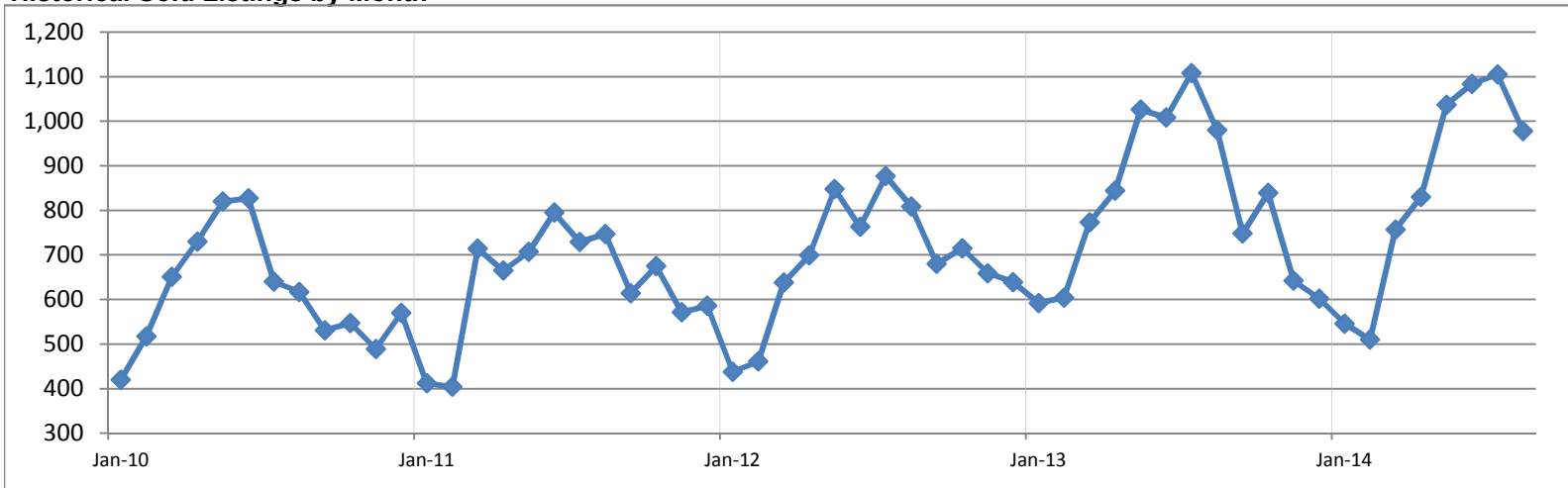


# Market Overview

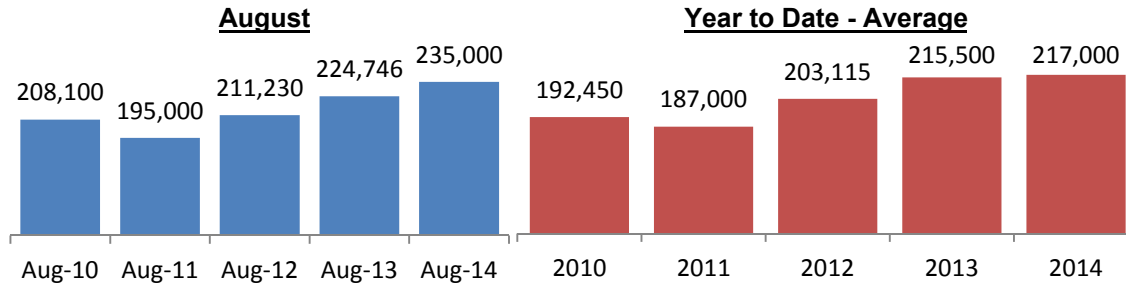


	Sold Listings	Percent Change
08/2010	617	
08/2011	747	21.07%
08/2012	809	8.30%
08/2013	980	21.14%
08/2014	978	-0.20%

## Historical Sold Listings by Month

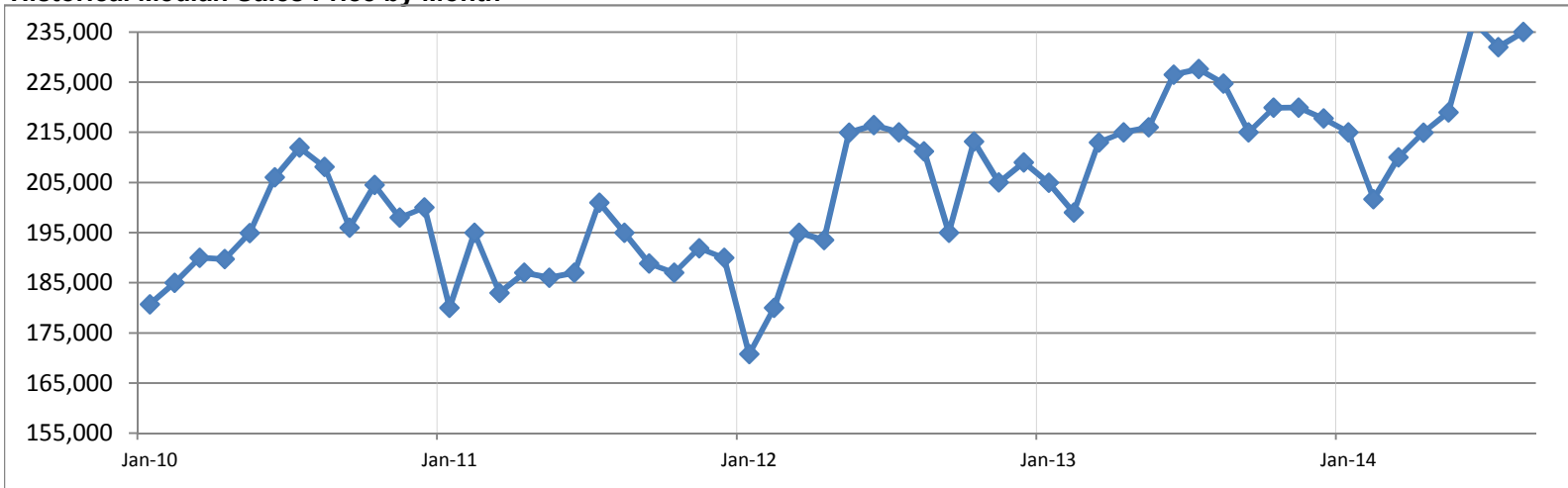


# Market Overview

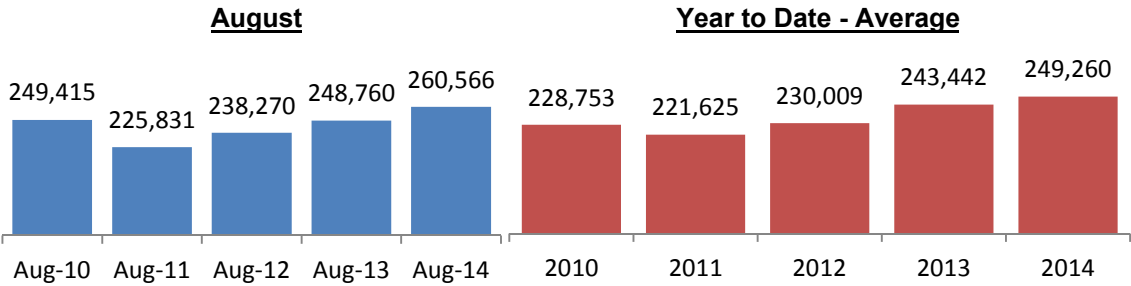


	Median Sales Price	Percent Change
08/2010	208,100	
08/2011	195,000	-6.30%
08/2012	211,230	8.32%
08/2013	224,746	6.40%
08/2014	235,000	4.56%

## Historical Median Sales Price by Month

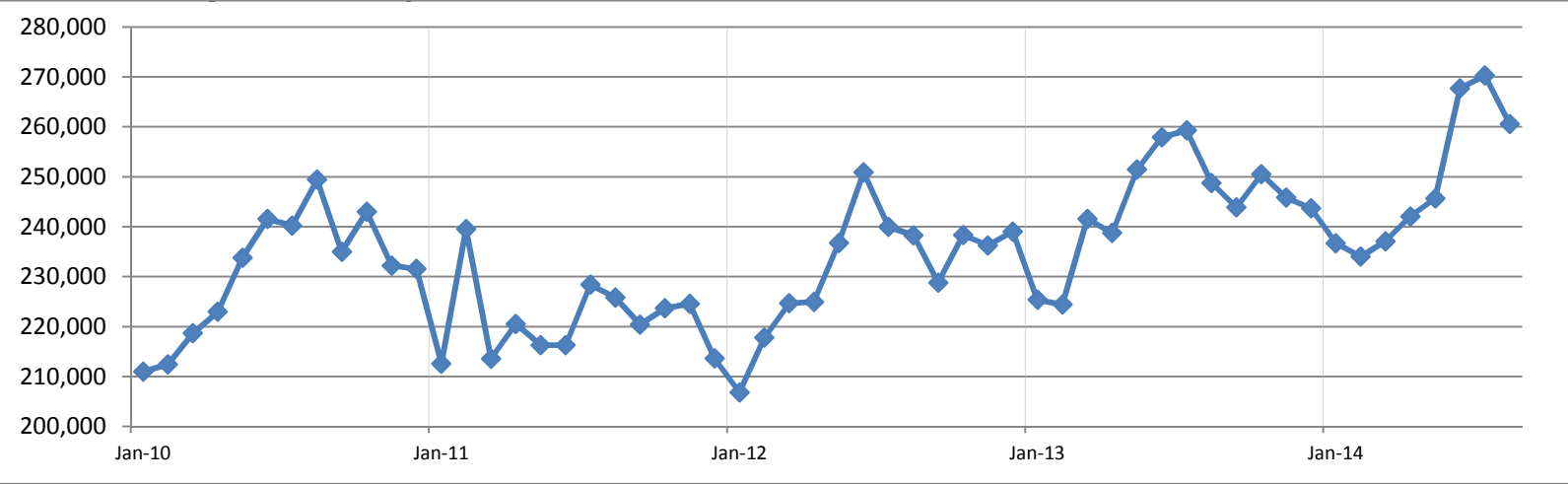


# Market Overview

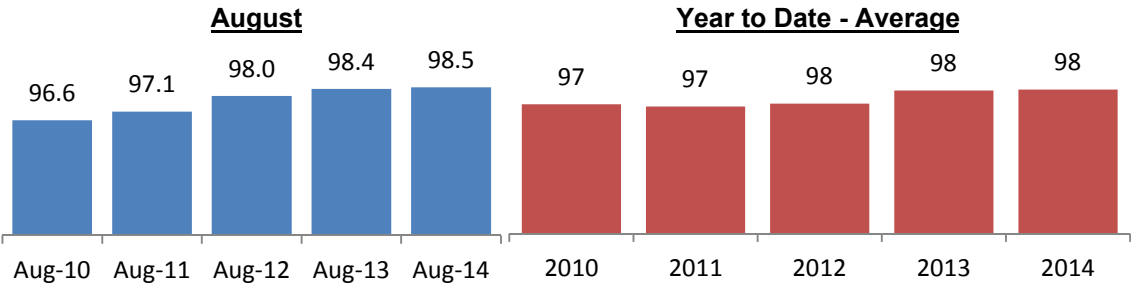


	Average Sales Price	Percent Change
08/2010	249,415	
08/2011	225,831	-9.46%
08/2012	238,270	5.51%
08/2013	248,760	4.40%
08/2014	260,566	4.75%

Historical Average Sales Price by Month

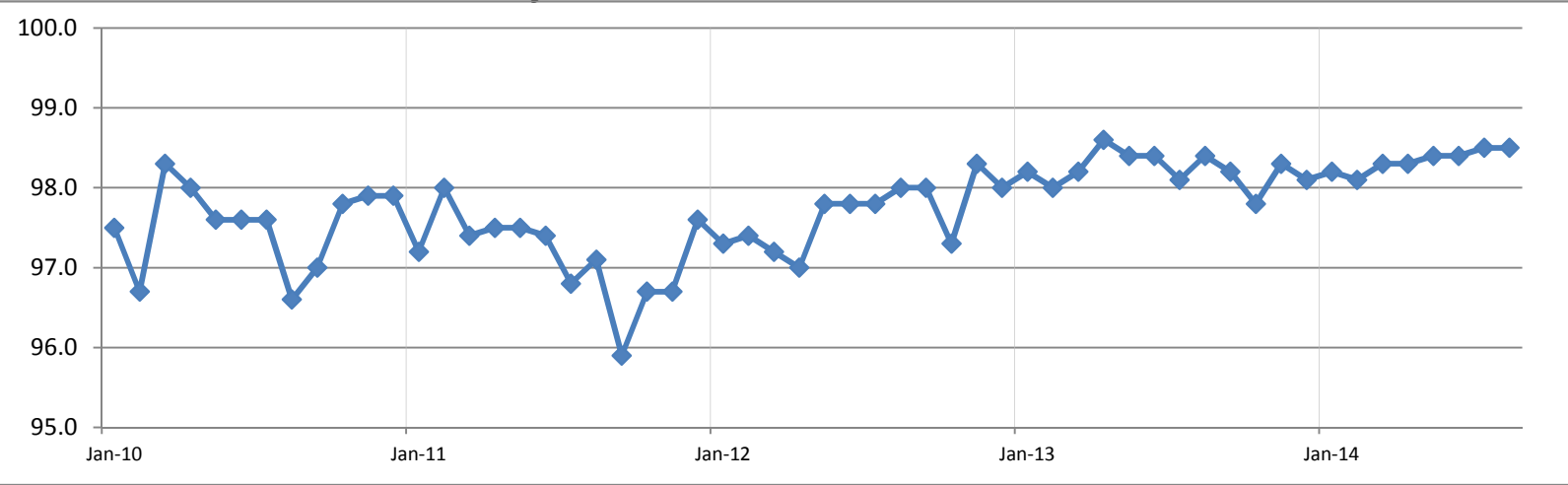


# Market Overview

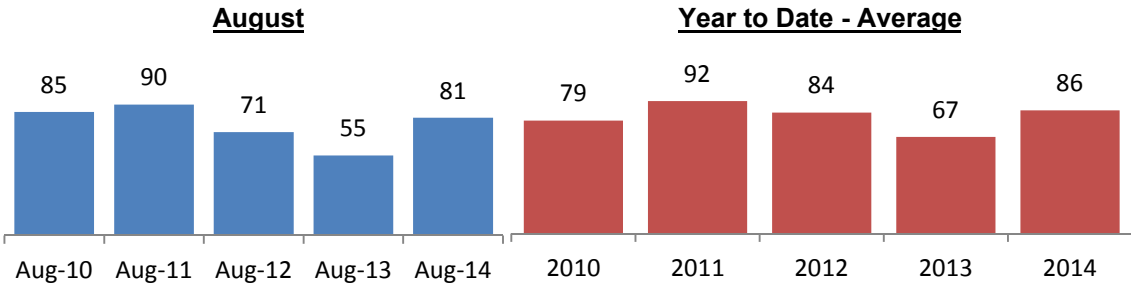


	Pct of List Recvd	Percent Change
08/2010	96.6	
08/2011	97.1	0.52%
08/2012	98.0	0.93%
08/2013	98.4	0.41%
08/2014	98.5	0.10%

Historical Percent of List Price Received by Month

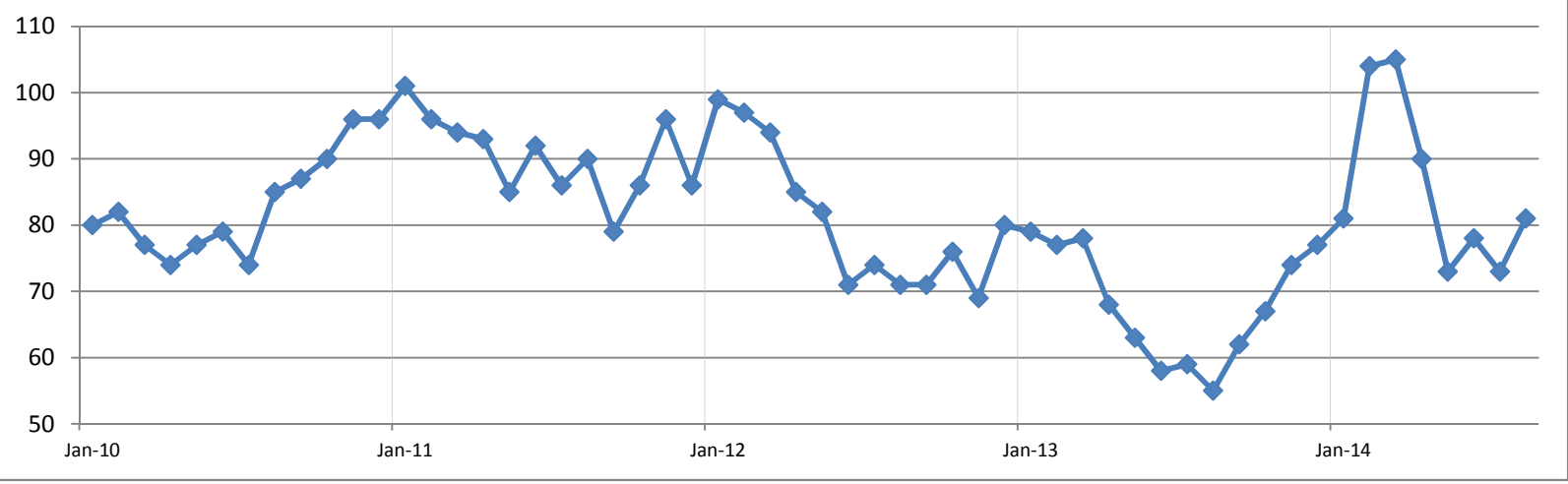


# Market Overview



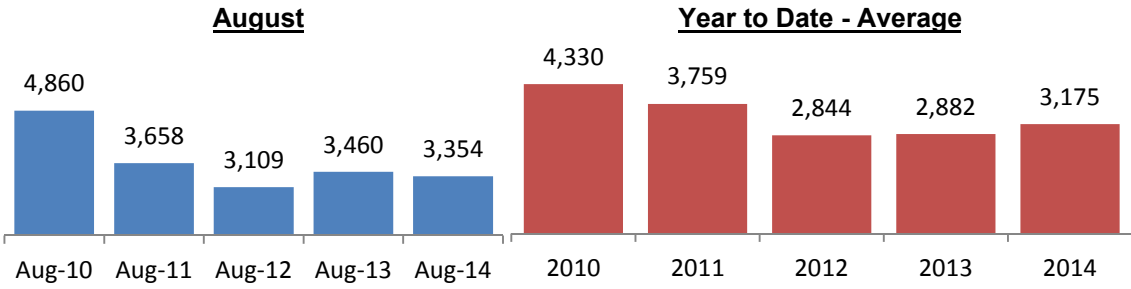
	DOM	Percent Change
08/2010	85	
08/2011	90	5.88%
08/2012	71	-21.11%
08/2013	55	-22.54%
08/2014	81	47.27%

## Historical Days on Market Until Sale by Month



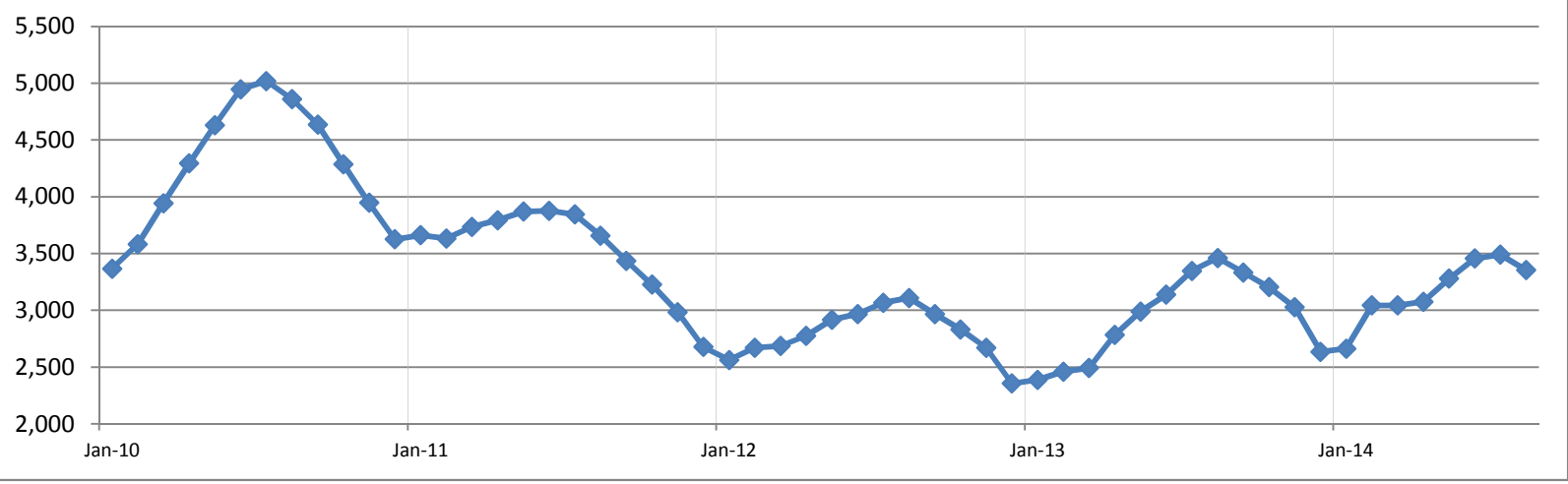


# Market Overview



	Active Listings	Percent Change
08/2010	4,860	
08/2011	3,658	-24.73%
08/2012	3,109	-15.01%
08/2013	3,460	11.29%
08/2014	3,354	-3.06%

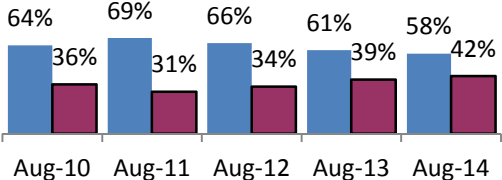
## Historical Active Listings by Month



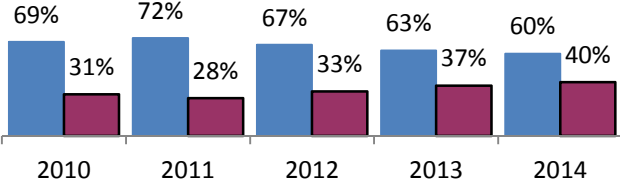
# Market Overview



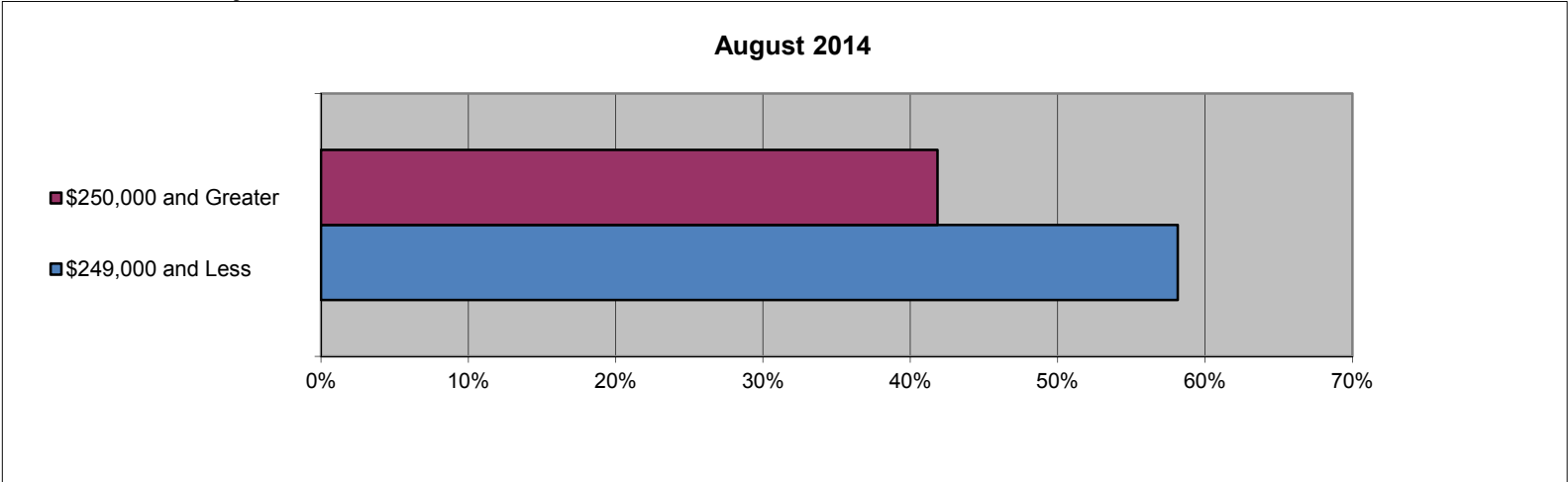
**August**



**Year to Date**



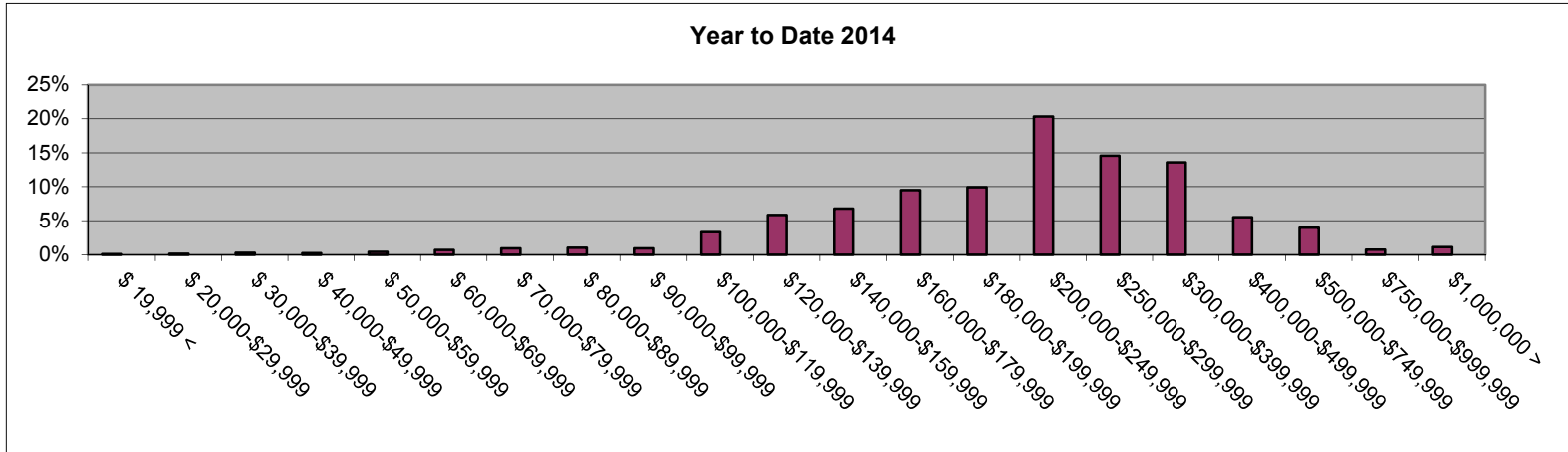
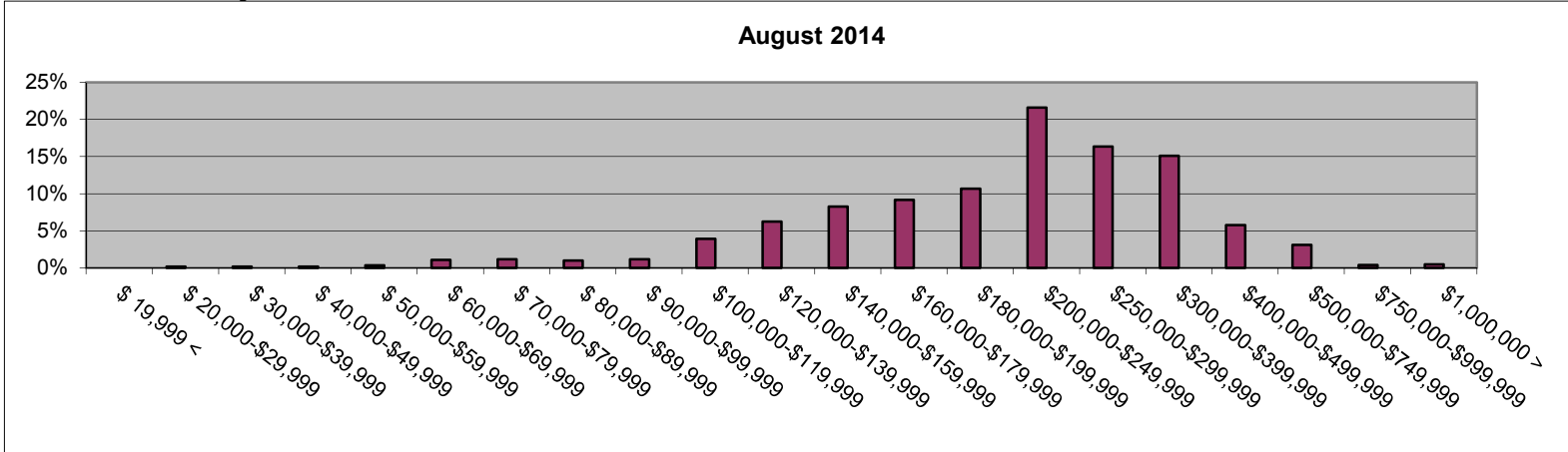
**Percent of Sales by Price**



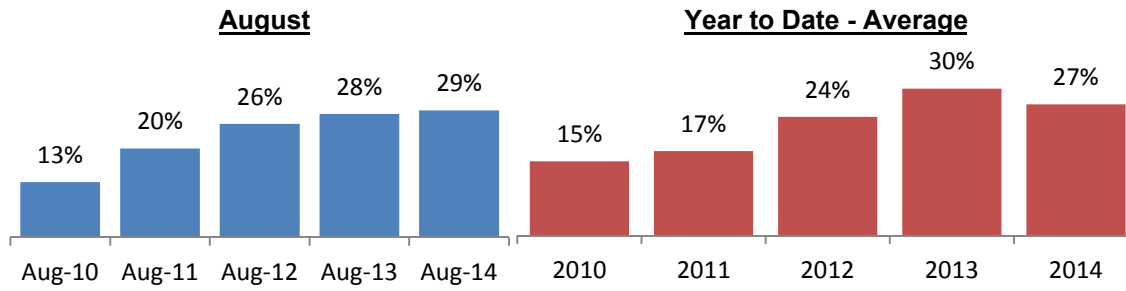
# Market Overview



## Percent of Sales by Price

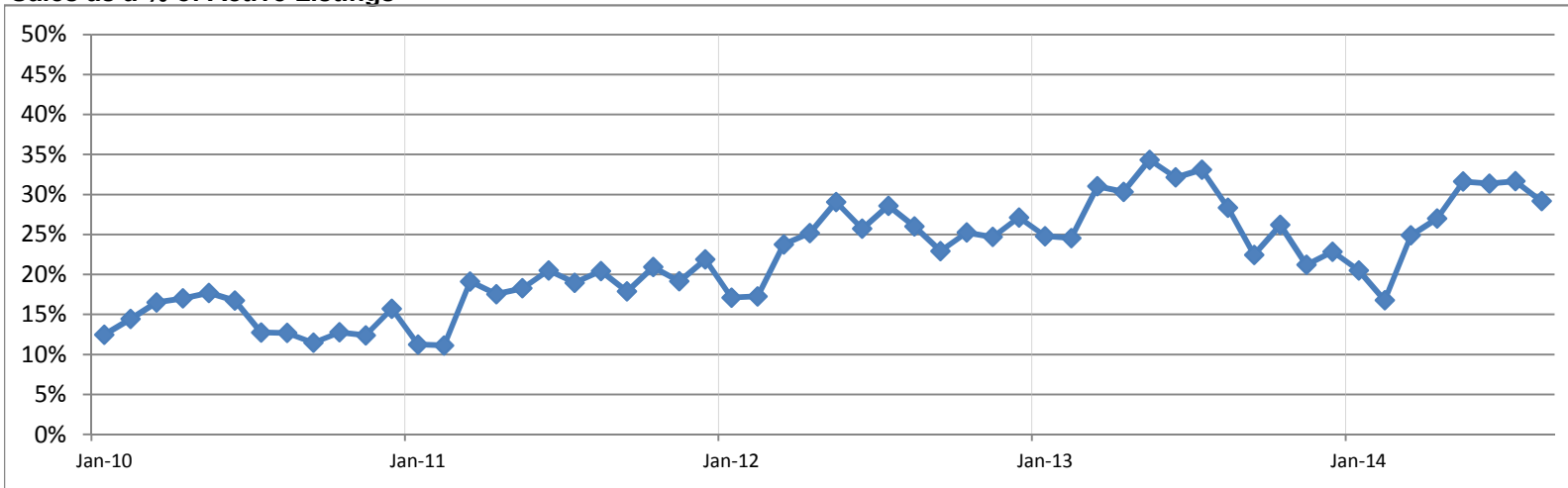


# Market Overview

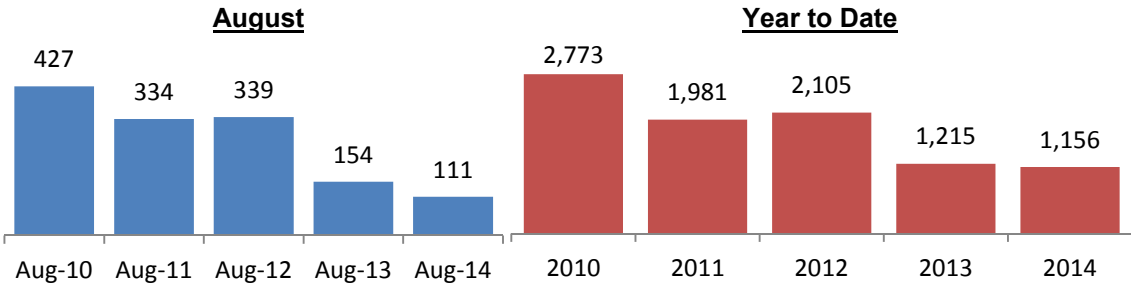


	Sales as a % of Active Listings	Percent Change
08/2010	13%	
08/2011	20%	7.73%
08/2012	26%	5.60%
08/2013	28%	2.30%
08/2014	29%	0.84%

Sales as a % of Active Listings

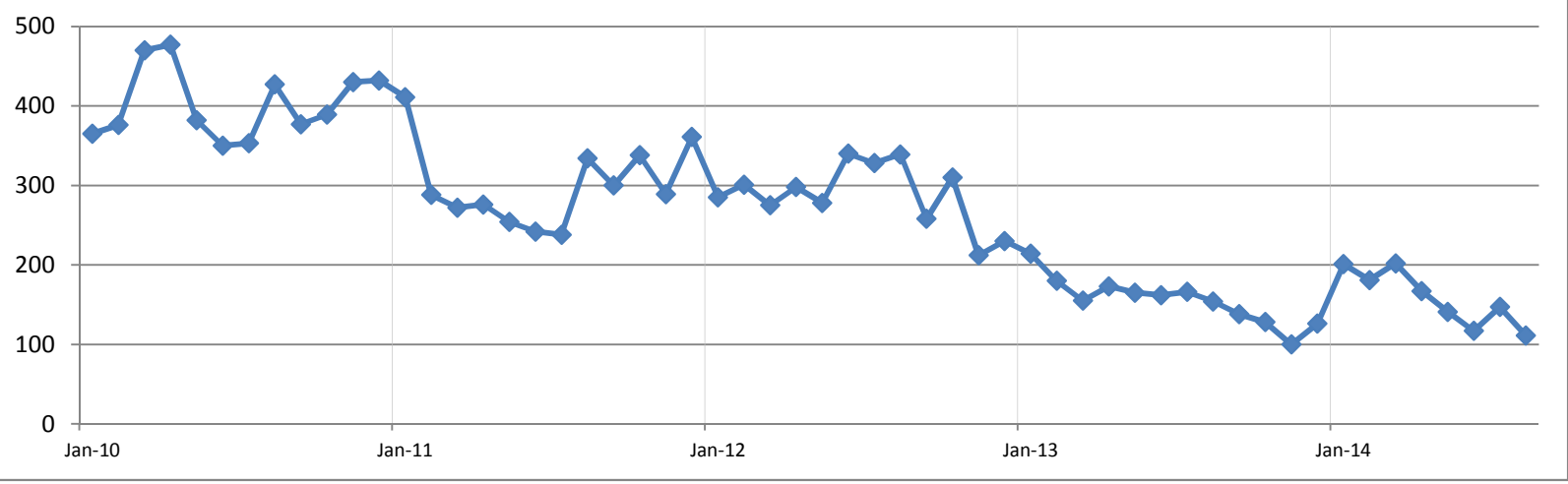


# Market Overview

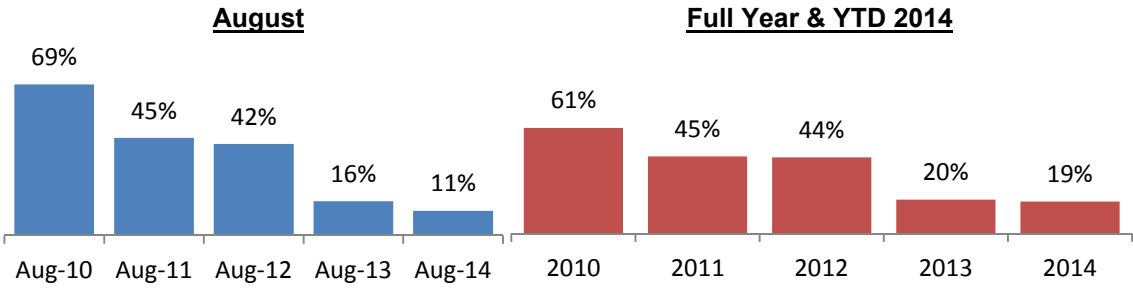


	Foreclosures	Percent Change
08/2010	427	
08/2011	334	-21.78%
08/2012	339	1.50%
08/2013	154	-54.57%
08/2014	111	-27.92%

## Foreclosures

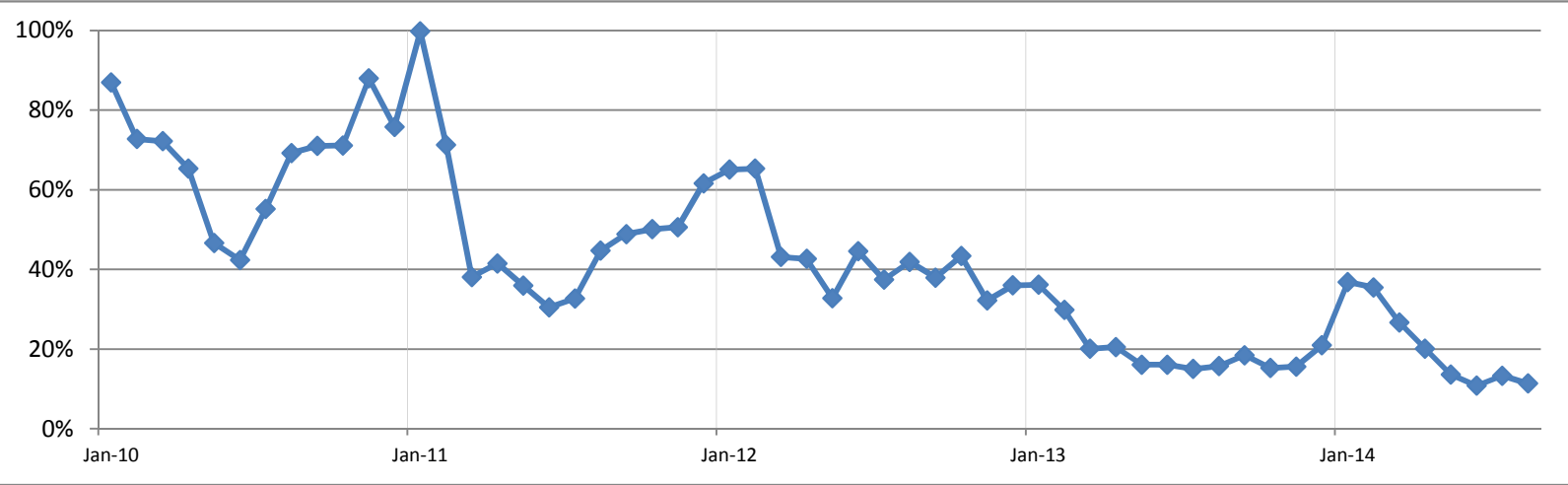


# Market Overview

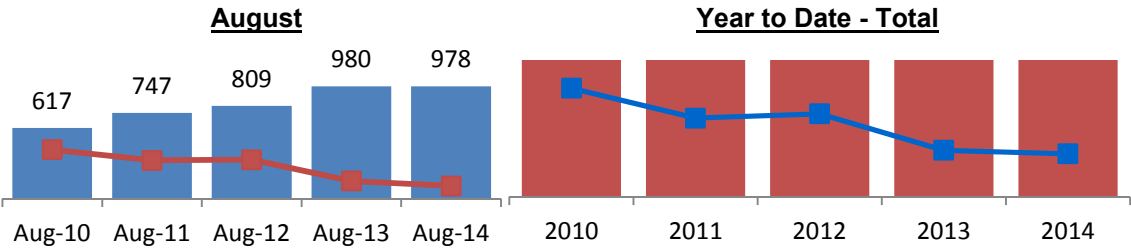


	Foreclosure as % of Sales	Percent Change
08/2010	69%	
08/2011	45%	-24.49%
08/2012	42%	-2.81%
08/2013	16%	-26.19%
08/2014	11%	-4.36%

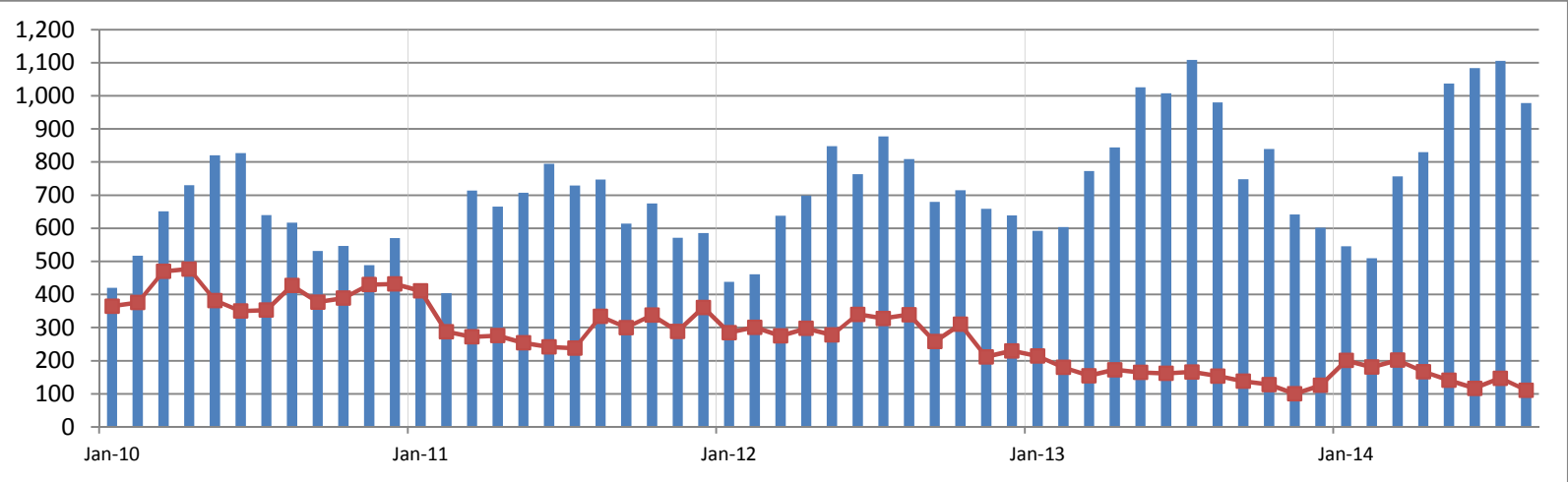
Foreclosures as a % of Sales



# Market Overview



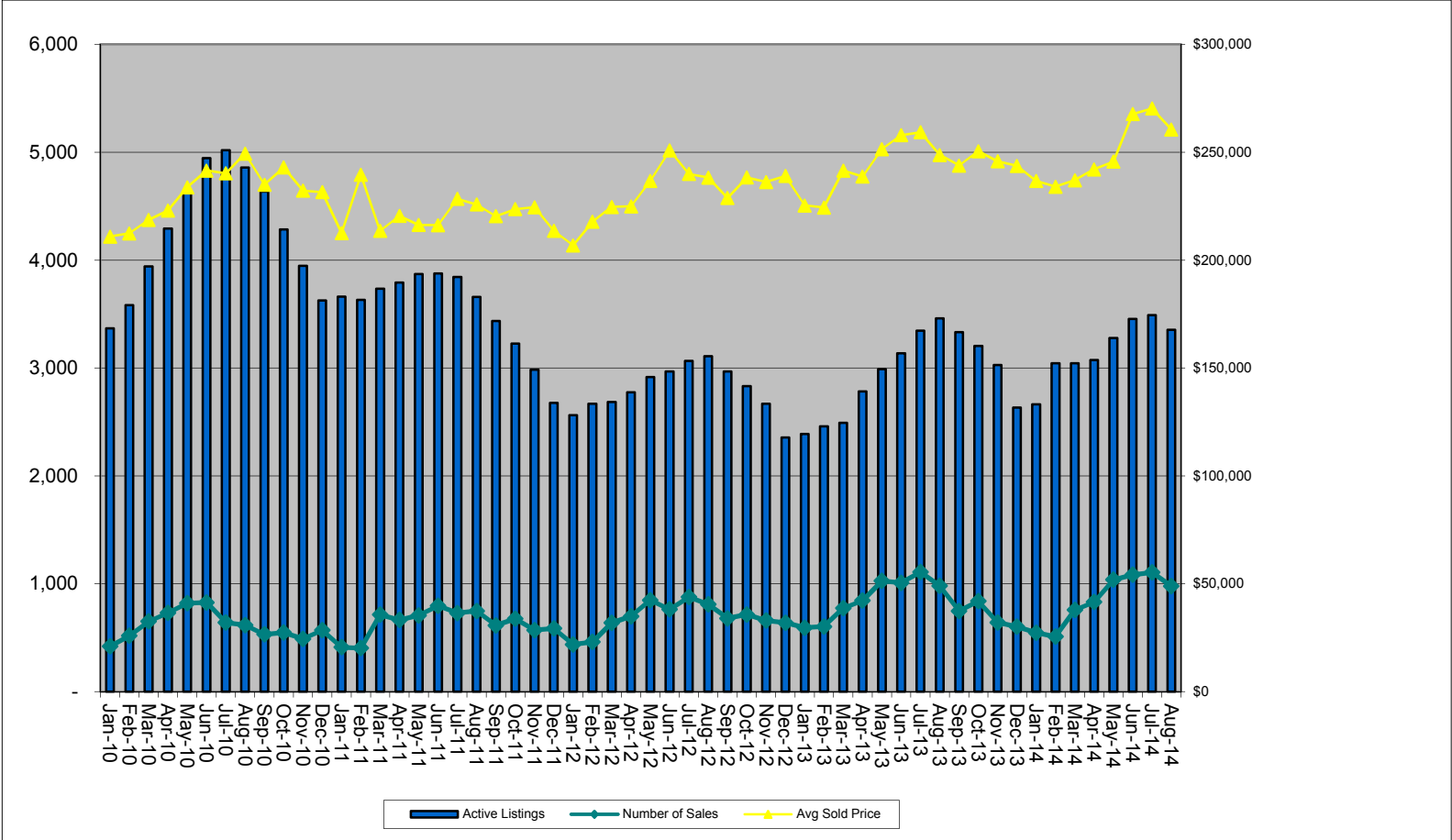
## Number of Sales v Number of Foreclosures



# Market Overview



Active Listings v Number Sold v Sales Price





# Market Overview

