

# Market Overview



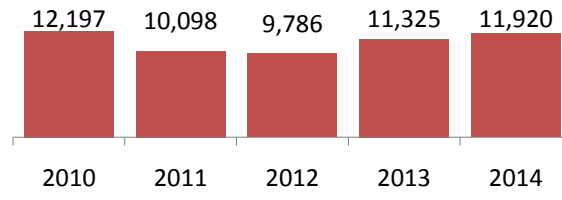
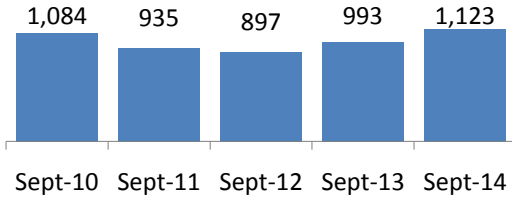
Key Metrics	Historical Sparkbars	Sept 2013	Sept 2014	Percent Change	YTD 2013	YTD 2014	Percent Change
New Listings		993	1,123	13.09%	11,325	11,920	5.25%
Pending		401	341	-14.96%	4807	7,076	47.20%
Sold Listings		748	910	21.66%	7,683	7,757	0.96%
Median Sales Price		215,000	225,000	4.65%	215,000	219,000	1.86%
Average Sales Price		243,877	252,179	3.40%	243,490	249,585	2.50%
Pct. Of List Price Received		98.2	98.4	0.20%	98.3	98.3	0.07%
Days on Market		62	80	29.03%	67	85	27.71%
Active Listings		3,333	3,182	-4.53%	2,932	3,176	8.31%

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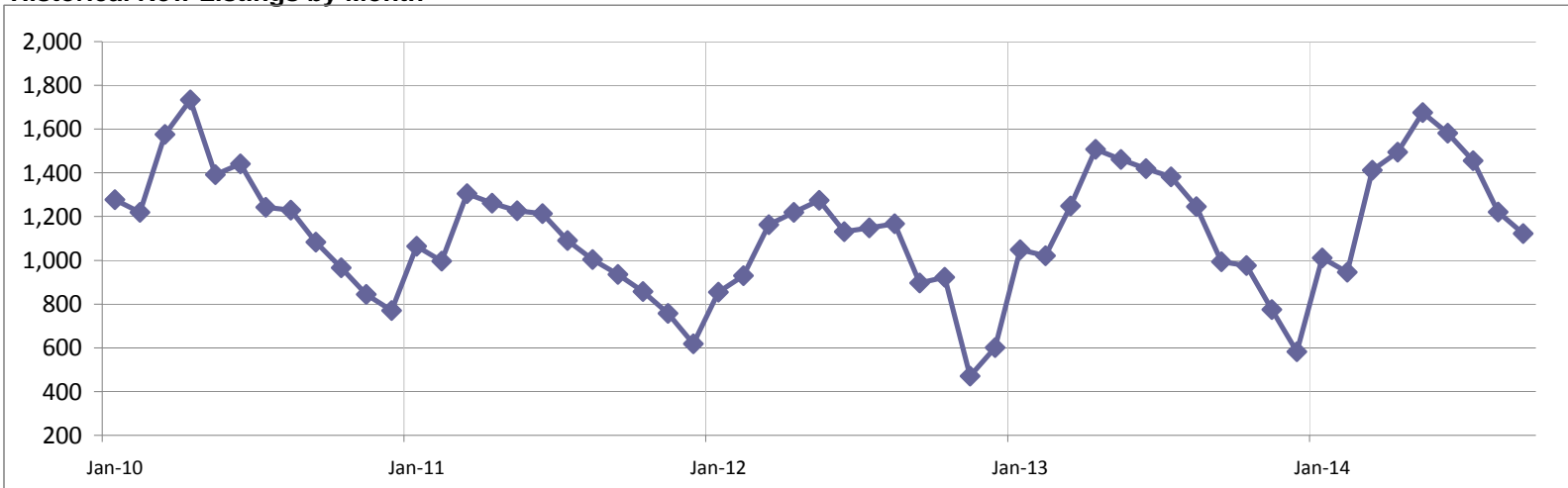
**September**

**Year to Date**



	New Listings	Percent Change
09/2010	1,084	
09/2011	935	-13.75%
09/2012	897	-4.06%
09/2013	993	10.70%
09/2014	1,123	13.09%

**Historical New Listings by Month**

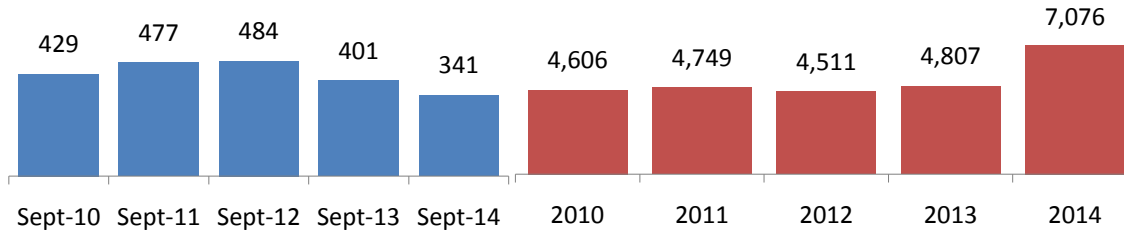


# Market Overview



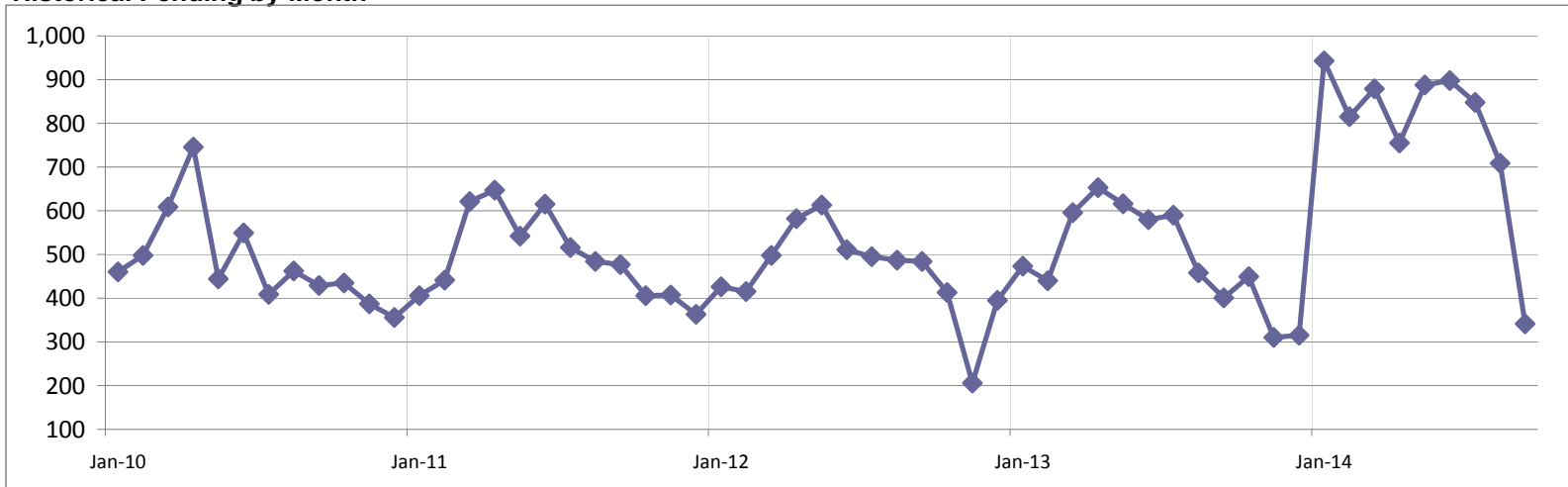
## September

## Year to Date



	Pending	Percent Change
09/2010	429	
09/2011	477	11.19%
09/2012	484	1.47%
09/2013	401	-17.15%
09/2014	341	-14.96%

## Historical Pending by Month

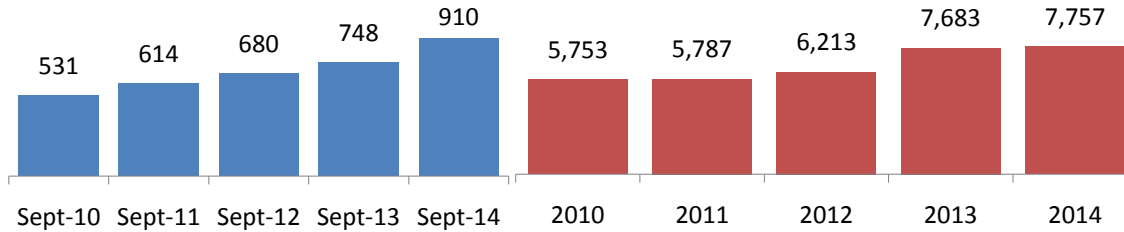


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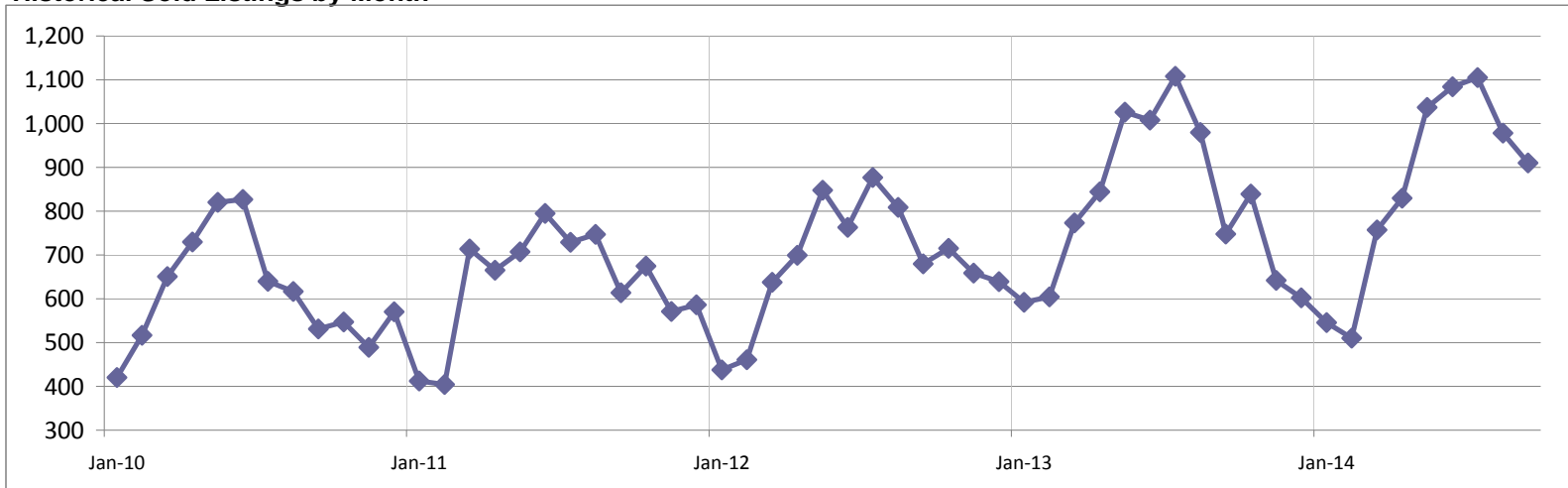
## September

## Year to Date



	Sold Listings	Percent Change
09/2010	531	
09/2011	614	15.63%
09/2012	680	10.75%
09/2013	748	10.00%
09/2014	910	21.66%

## Historical Sold Listings by Month

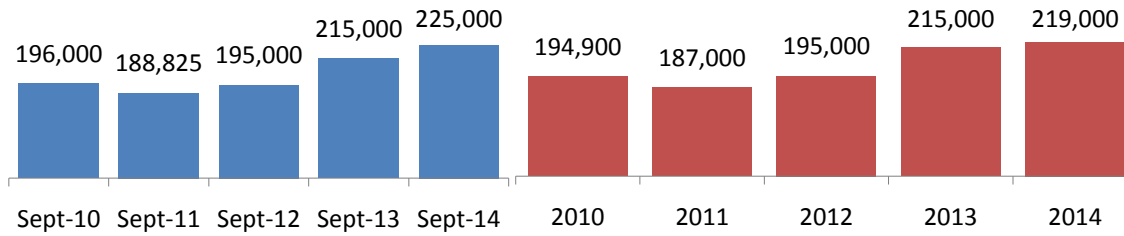


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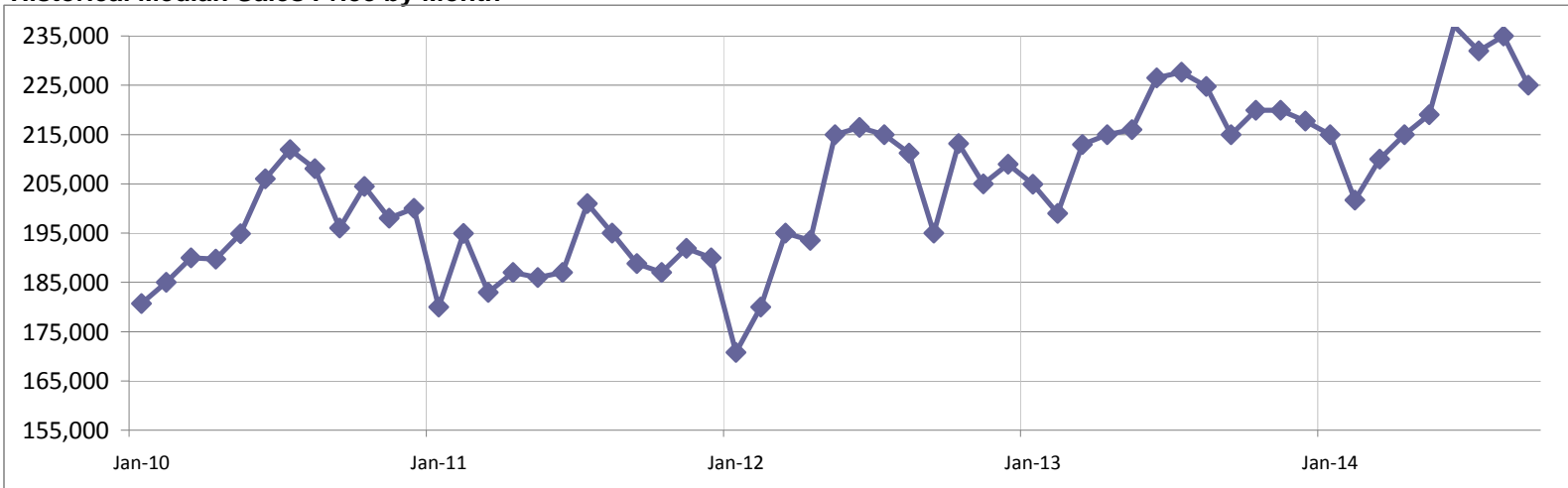
## September

## Year to Date - Average



	Median Sales Price	Percent Change
09/2010	196,000	
09/2011	188,825	-3.66%
09/2012	195,000	3.27%
09/2013	215,000	10.26%
09/2014	225,000	4.65%

## Historical Median Sales Price by Month

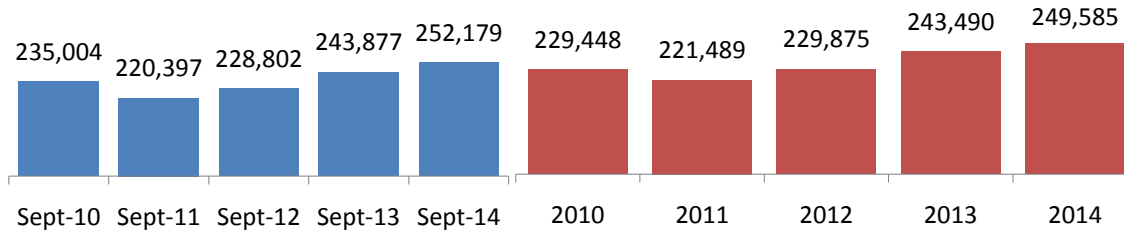


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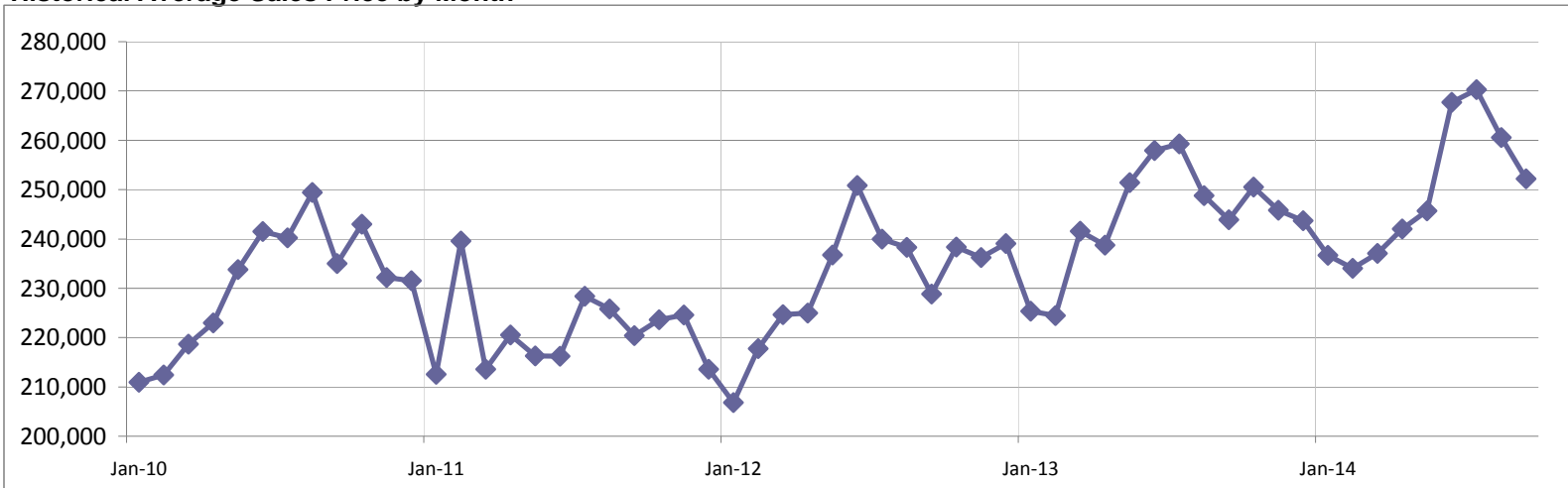
## September

## Year to Date - Average

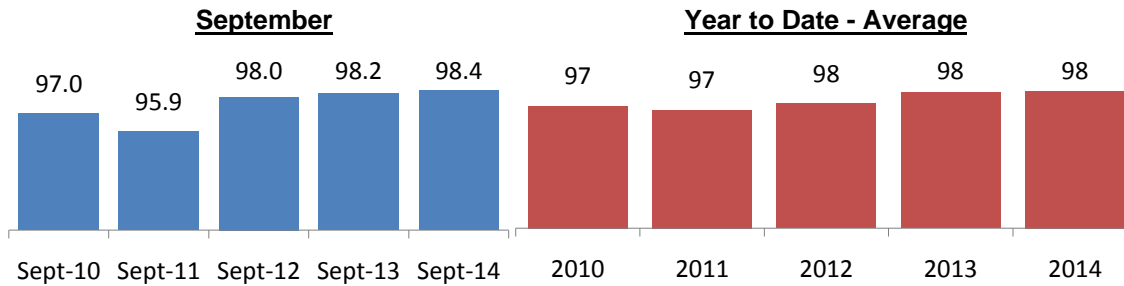


	Average Sales Price	Percent Change
09/2010	235,004	
09/2011	220,397	-6.22%
09/2012	228,802	3.81%
09/2013	243,877	6.59%
09/2014	252,179	3.40%

## Historical Average Sales Price by Month

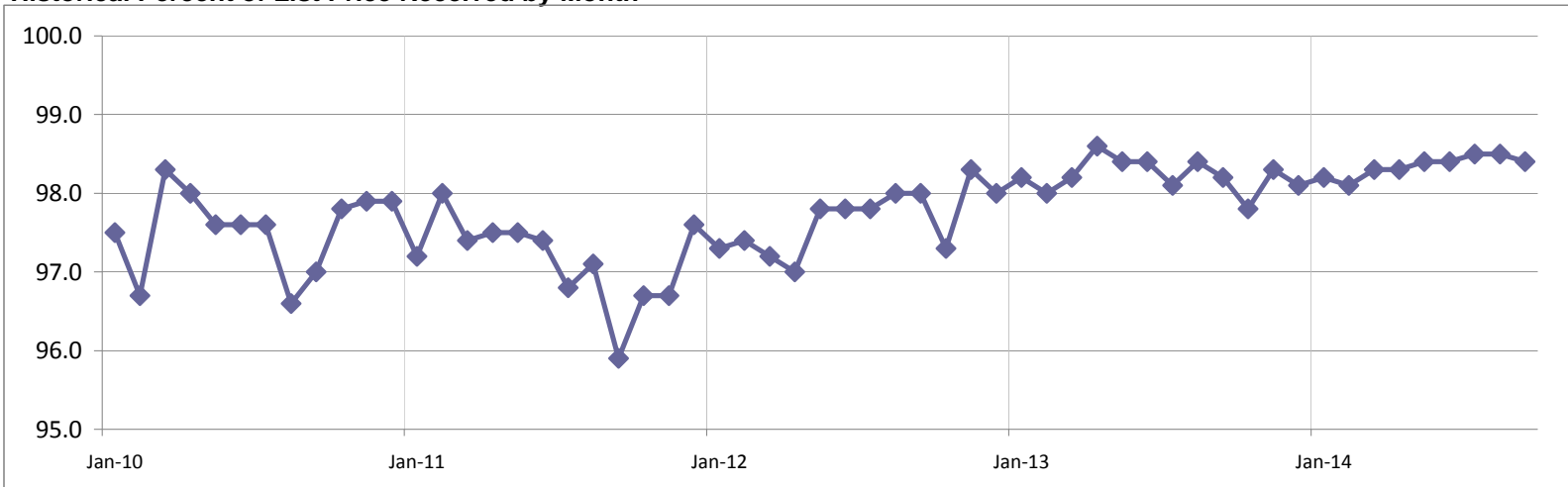


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	Pct of List Recvd	Percent Change
09/2010	97.0	
09/2011	95.9	-1.13%
09/2012	98.0	2.19%
09/2013	98.2	0.20%
09/2014	98.4	0.20%

Historical Percent of List Price Received by Month

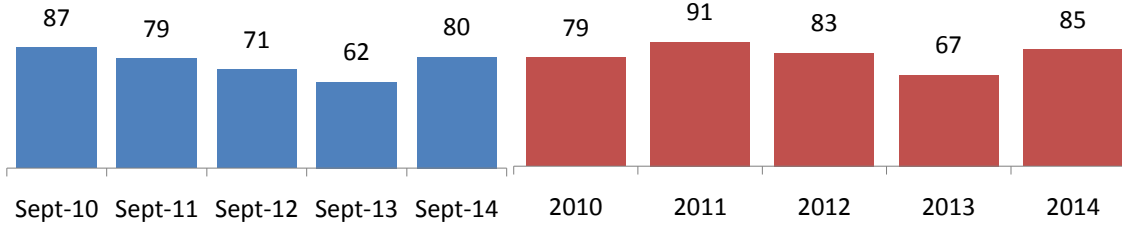


# Market Overview



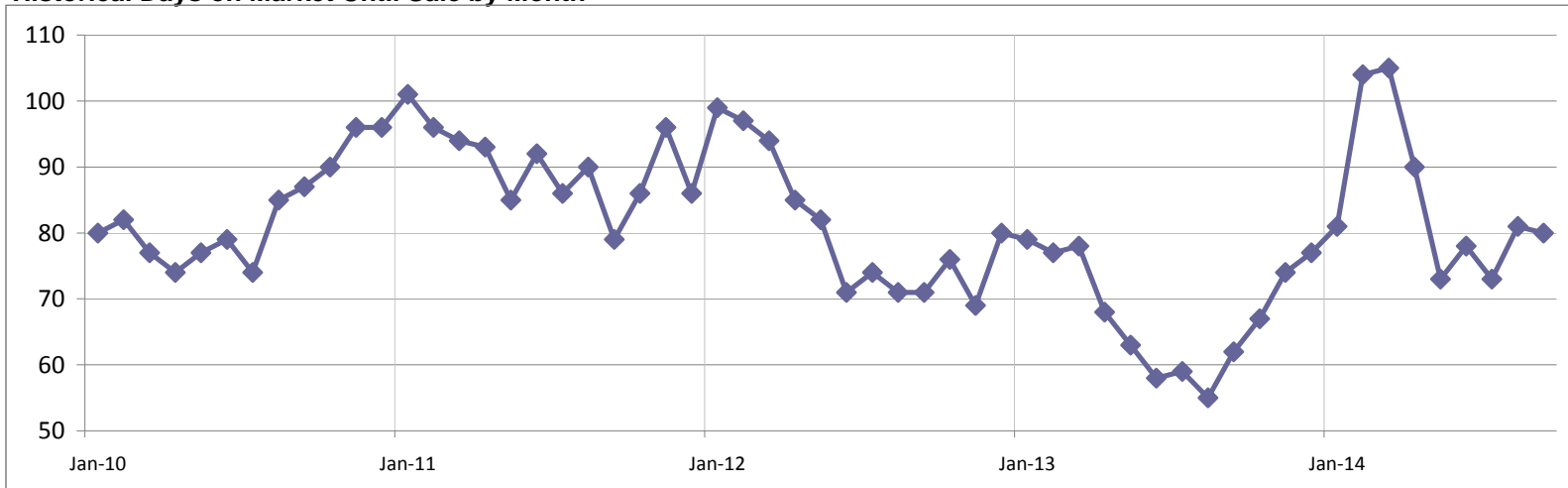
## September

## Year to Date - Average



	DOM	Percent Change
09/2010	87	
09/2011	79	-9.20%
09/2012	71	-10.13%
09/2013	62	-12.68%
09/2014	80	29.03%

## Historical Days on Market Until Sale by Month



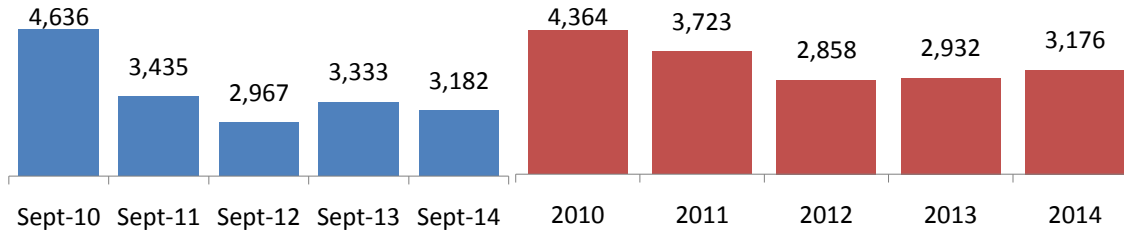


# Market Overview



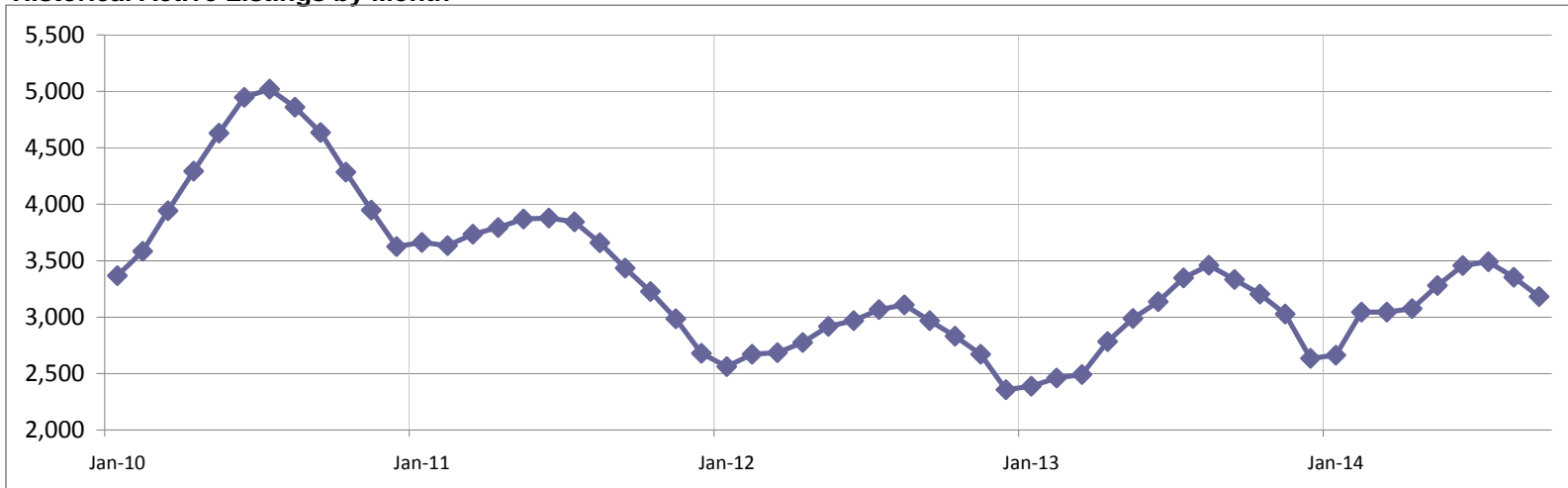
## September

## Year to Date - Average



	Active Listings	Percent Change
09/2010	4,636	
09/2011	3,435	-25.91%
09/2012	2,967	-13.62%
09/2013	3,333	12.34%
09/2014	3,182	-4.53%

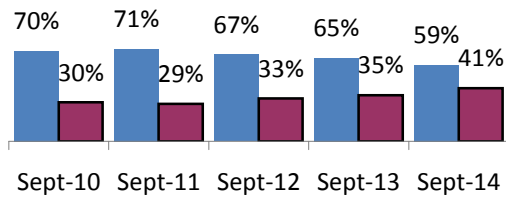
## Historical Active Listings by Month



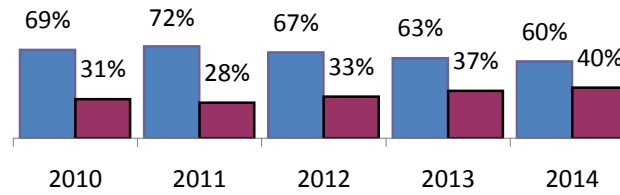
# Market Overview



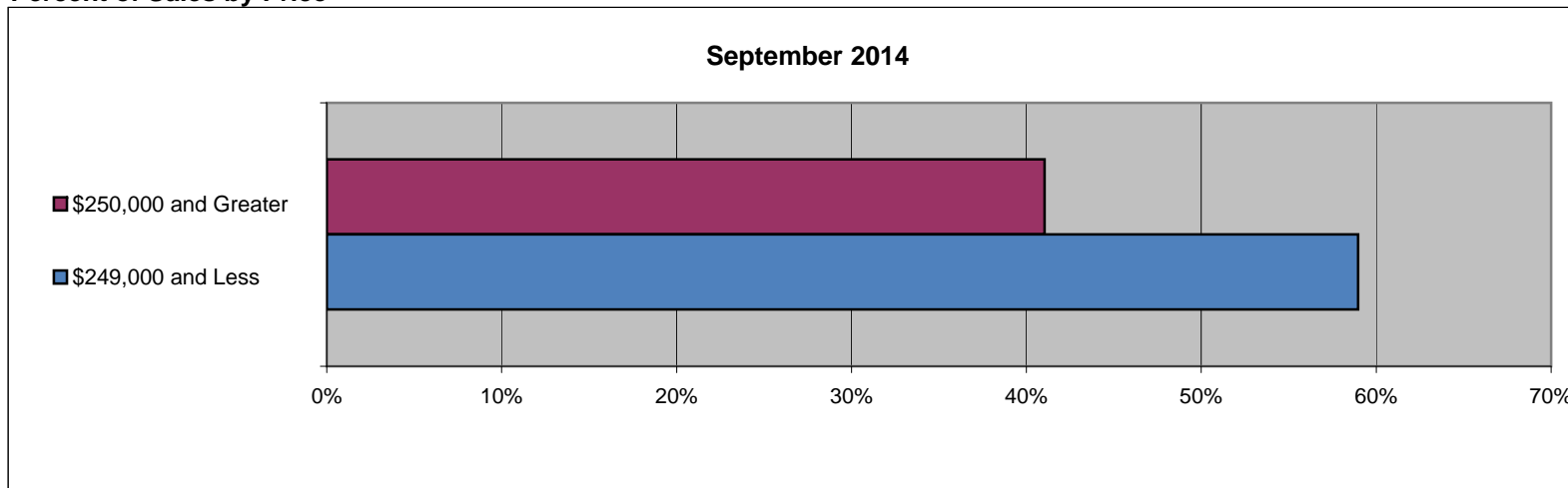
**September**



**Year to Date**



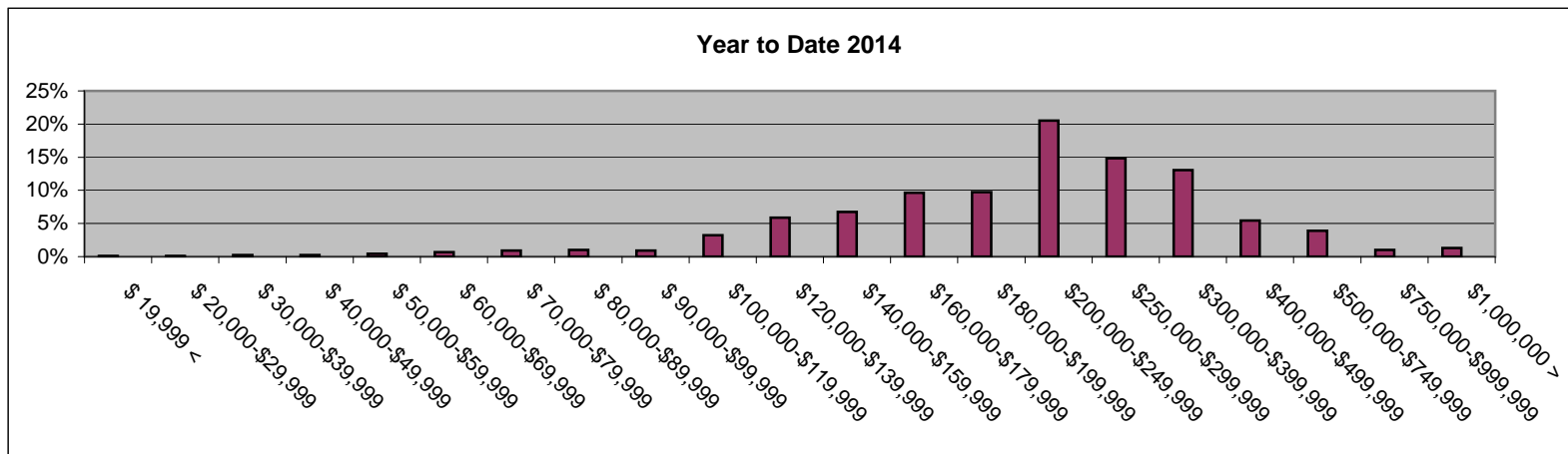
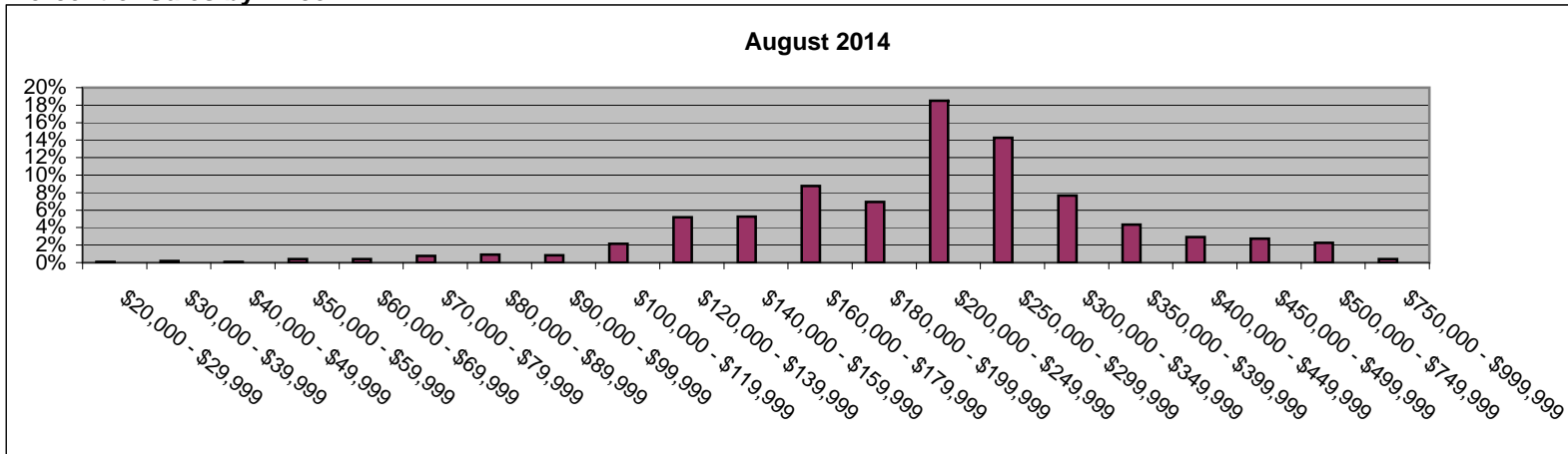
**Percent of Sales by Price**



# Market Overview



## Percent of Sales by Price

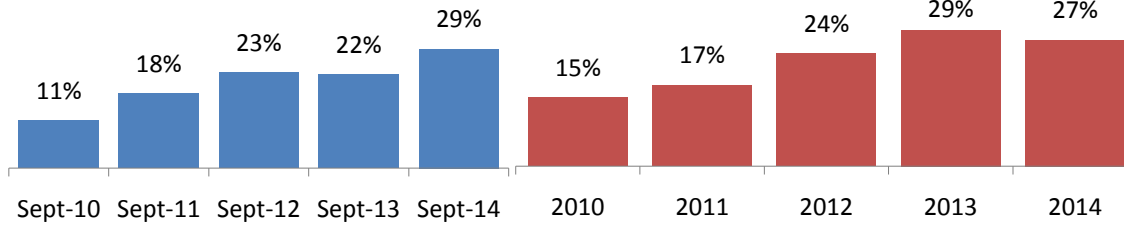


# Market Overview



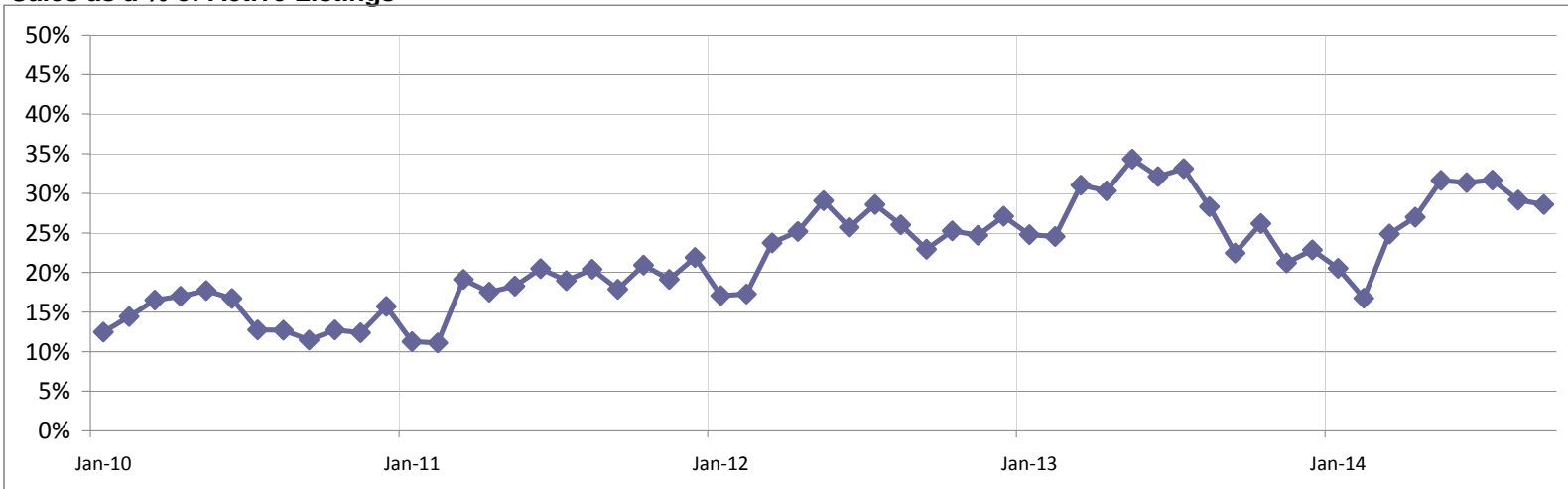
## September

## Year to Date - Average

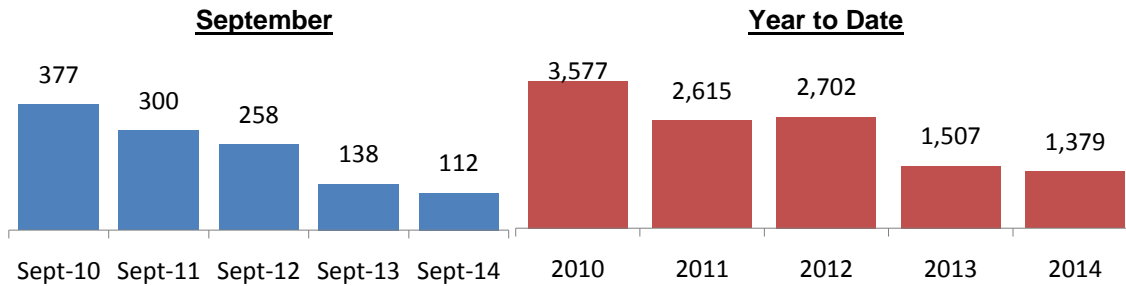


	Sales as a % of Active Listings	Percent Change
09/2010	11%	
09/2011	18%	6.42%
09/2012	23%	5.04%
09/2013	22%	-0.48%
09/2014	29%	6.16%

## Sales as a % of Active Listings

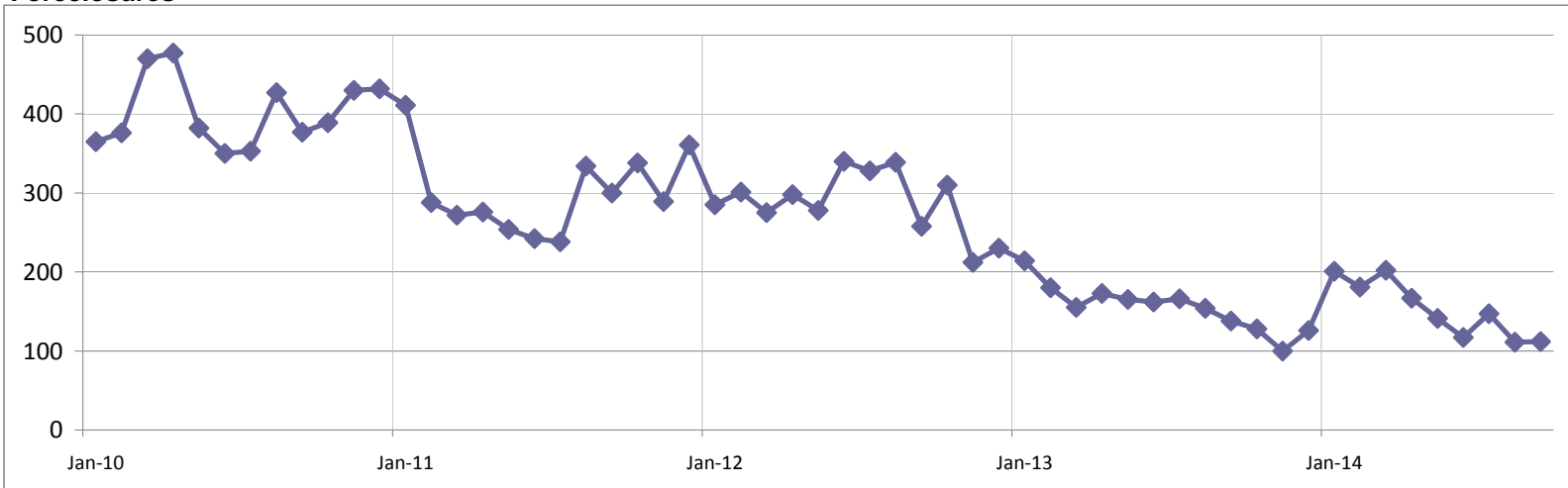


# Market Overview



	Foreclosures	Percent Change
09/2010	377	
09/2011	300	-20.42%
09/2012	258	-14.00%
09/2013	138	-46.51%
09/2014	112	-18.84%

## Foreclosures

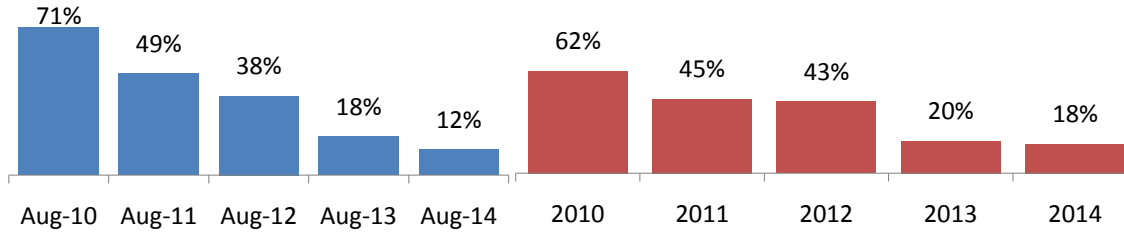


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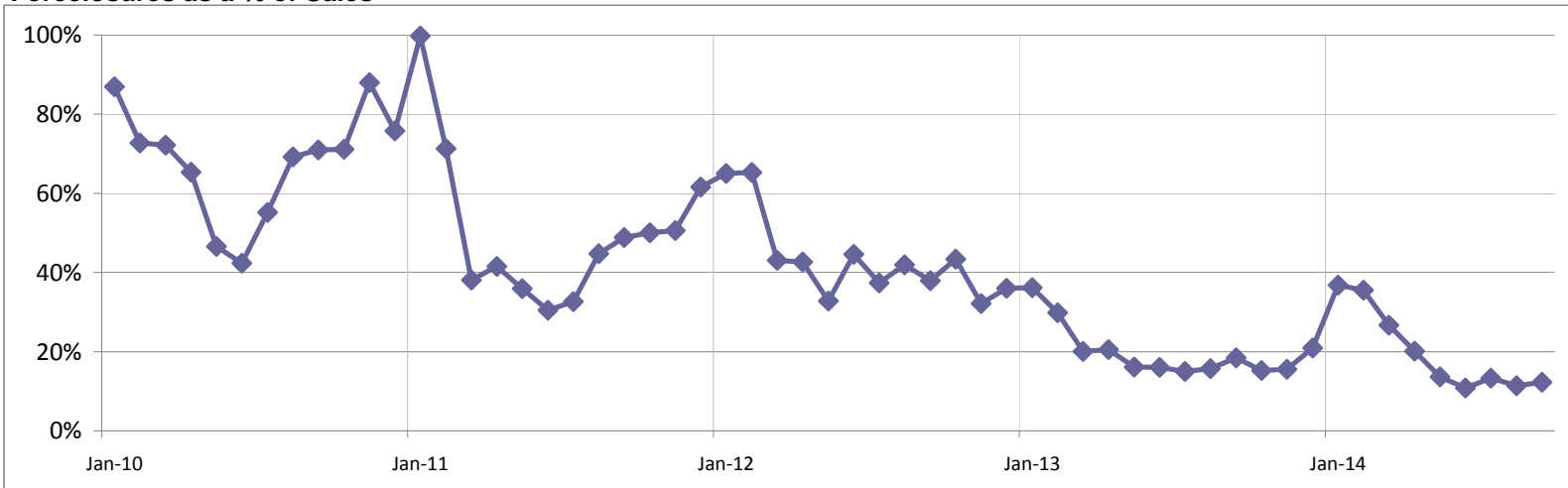
## September

## Full Year & YTD 2014

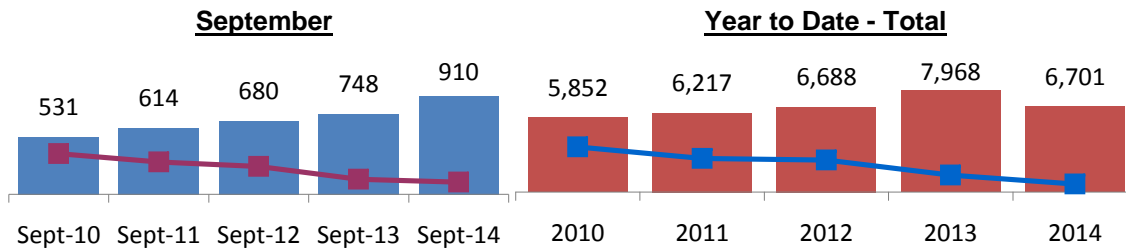


	Foreclosure as % of Sales	Percent Change
09/2010	71%	
09/2011	49%	-22.14%
09/2012	38%	-10.92%
09/2013	18%	-19.49%
09/2014	12%	-6.14%

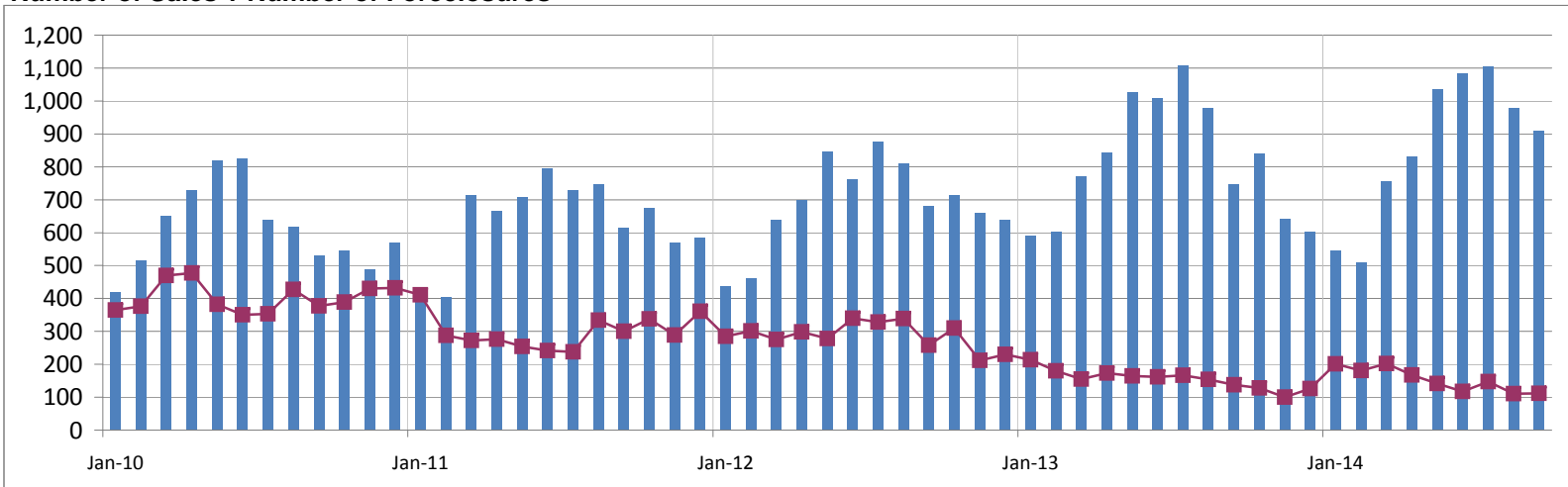
## Foreclosures as a % of Sales



# Market Overview



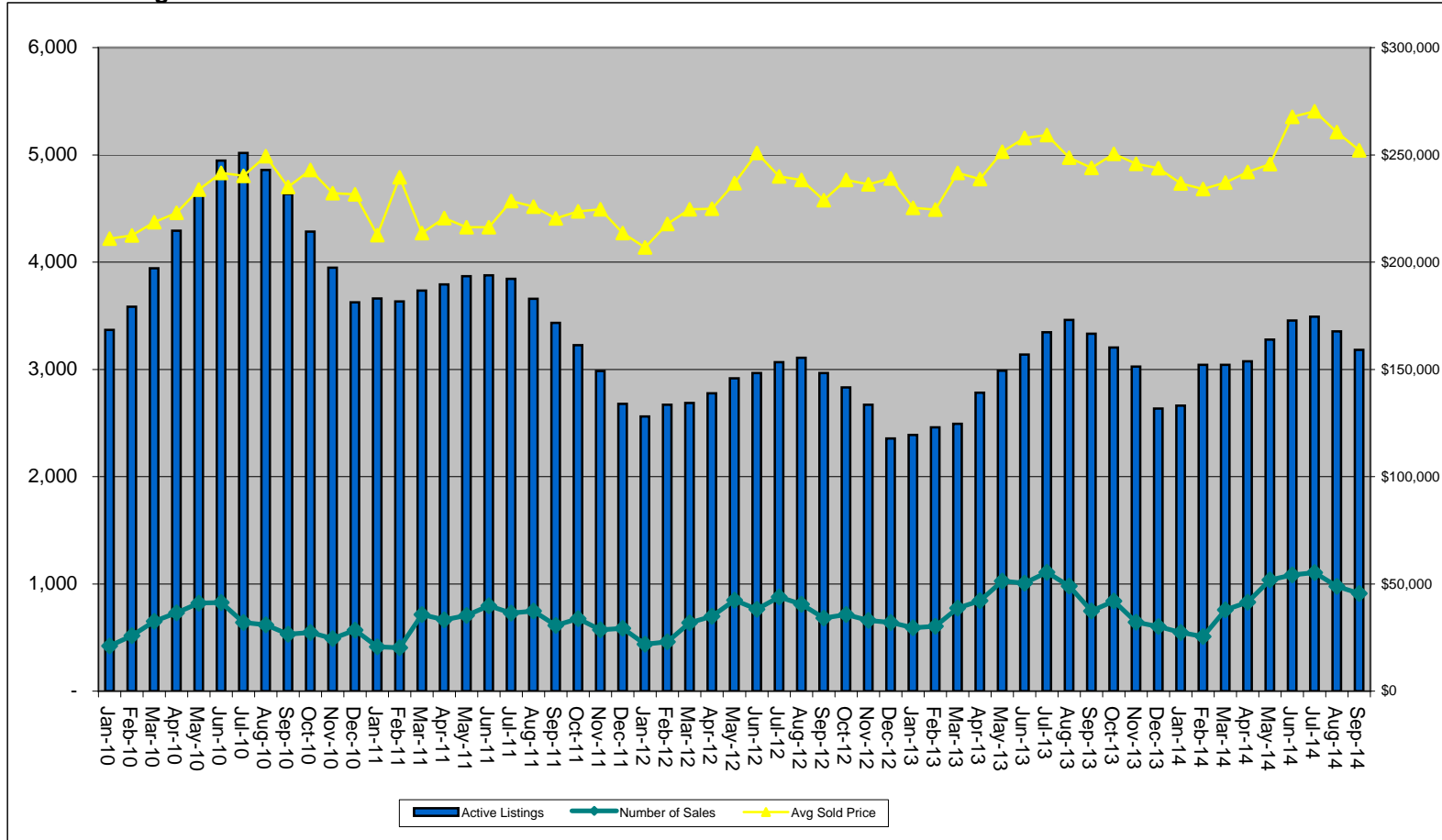
## Number of Sales v Number of Foreclosures



# Market Overview



Active Listings v Number Sold v Sales Price





# Market Overview

