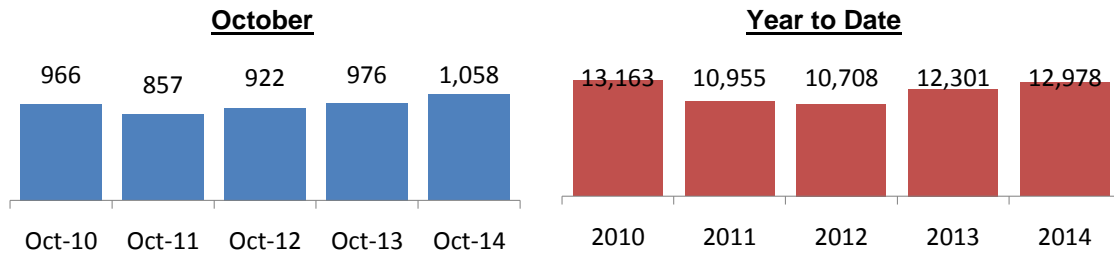


Market Overview



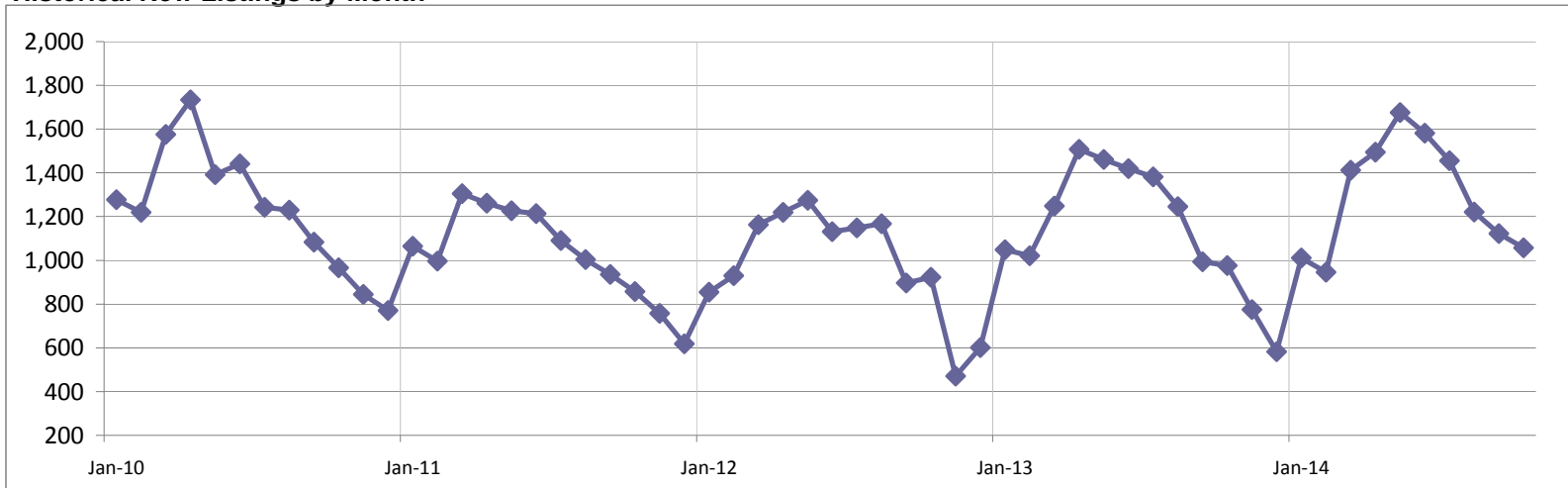
Key Metrics	Historical Sparkbars	Oct 2013	Oct 2014	Percent Change	YTD 2013	YTD 2014	Percent Change
New Listings		976	1,058	8.40%	12,301	12,978	5.50%
Pending		449	373	-16.93%	5256	7,449	41.72%
Sold Listings		839	855	1.91%	8,522	8,612	1.06%
Median Sales Price		219,900	225,000	2.32%	215,500	222,000	3.02%
Average Sales Price		250,509	255,369	1.94%	244,192	250,163	2.45%
Pct. Of List Price Received		97.8	98.6	0.82%	98.2	98.4	0.14%
Days on Market		67	84	25.37%	67	85	27.48%
Active Listings		3,204	2,917	-8.96%	2,959	3,150	6.44%

Market Overview

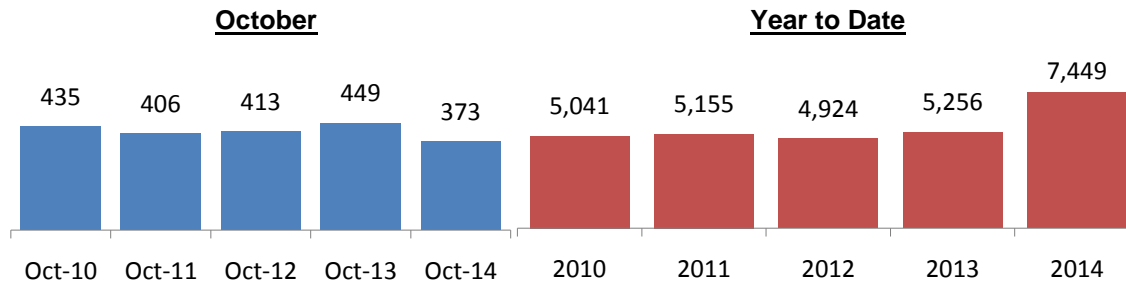


	New Listings	Percent Change
10/2010	966	
10/2011	857	-11.28%
10/2012	922	7.58%
10/2013	976	5.86%
10/2014	1,058	8.40%

Historical New Listings by Month

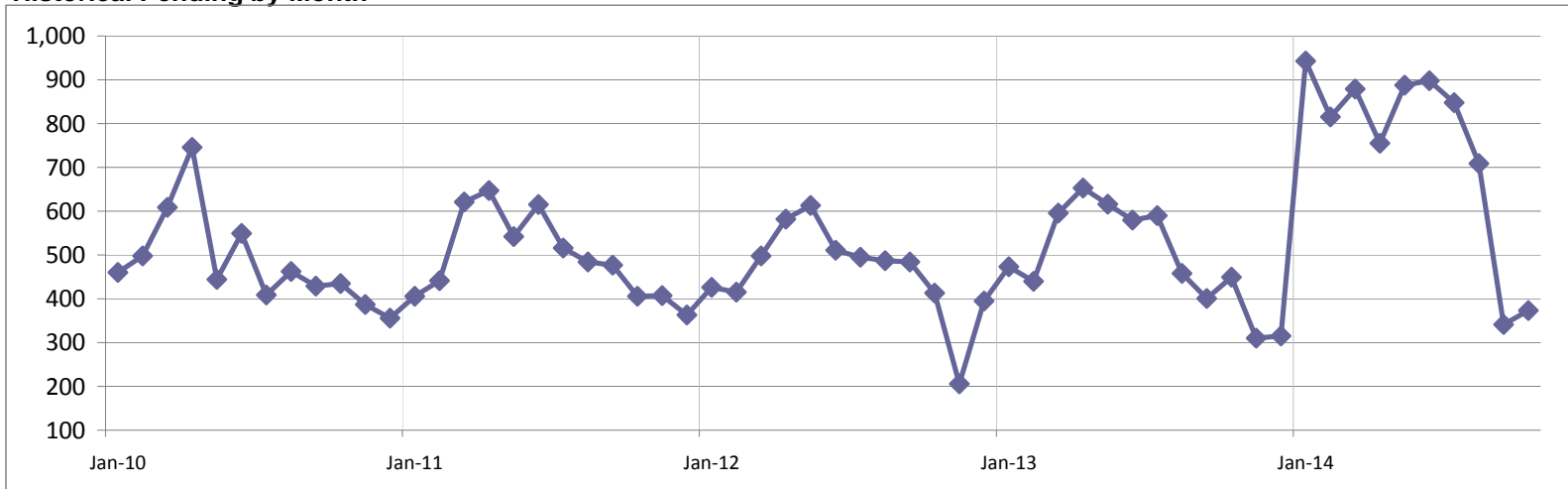


Market Overview

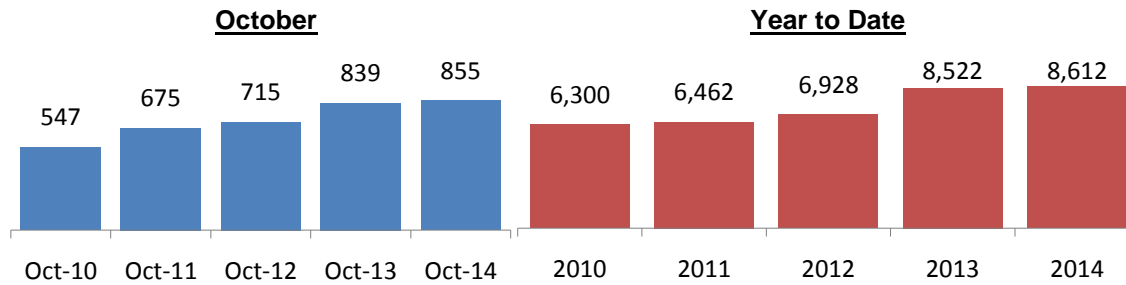


	Pending	Percent Change
10/2010	435	
10/2011	406	-6.67%
10/2012	413	1.72%
10/2013	449	8.72%
10/2014	373	-16.93%

Historical Pending by Month

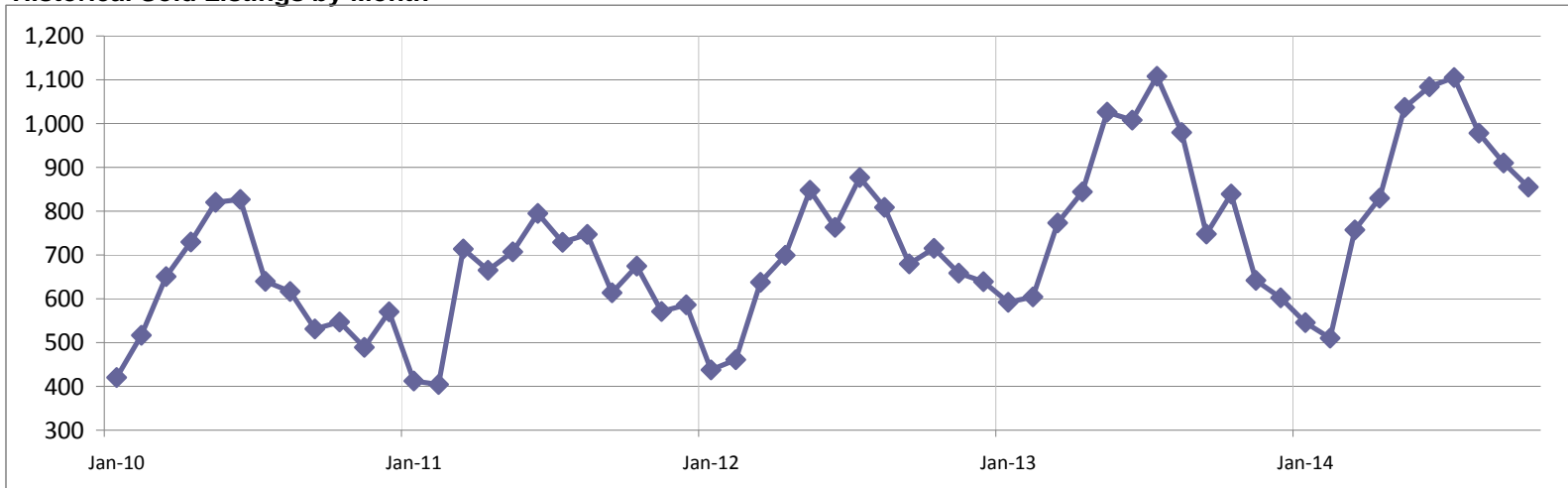


Market Overview

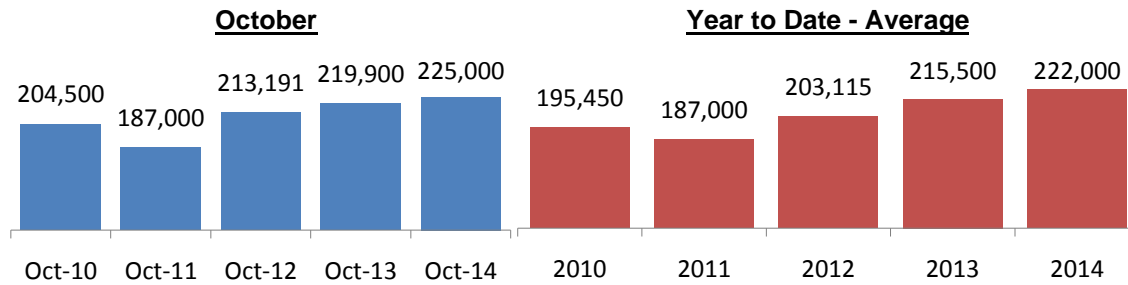


	Sold Listings	Percent Change
10/2010	547	
10/2011	675	23.40%
10/2012	715	5.93%
10/2013	839	17.34%
10/2014	855	1.91%

Historical Sold Listings by Month

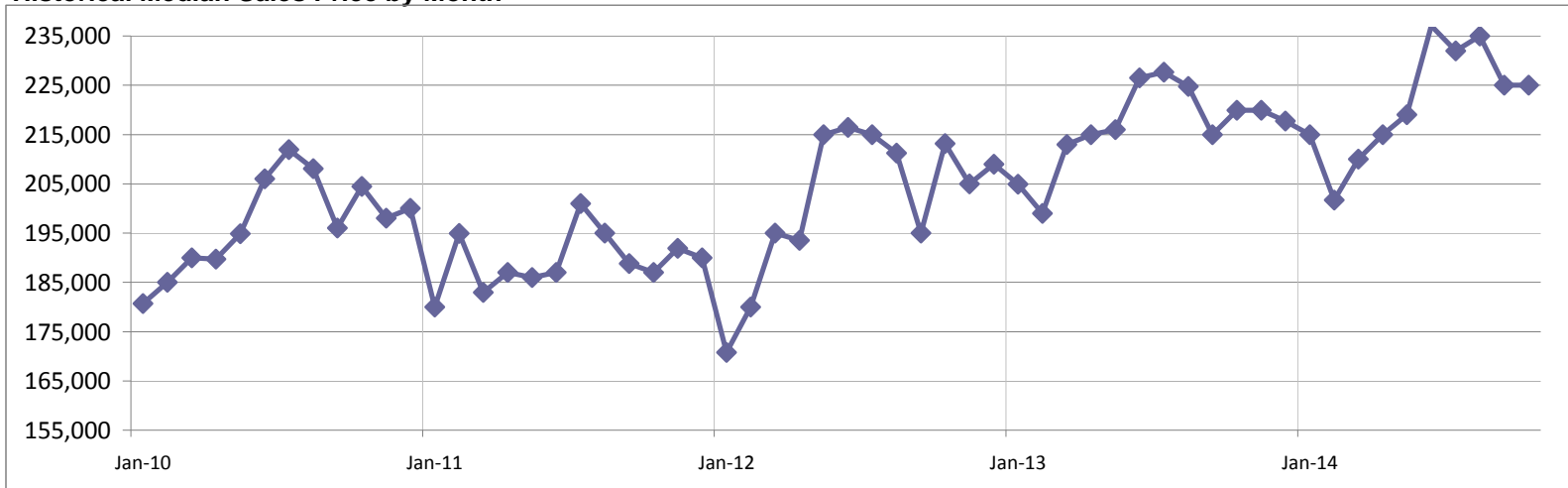


Market Overview

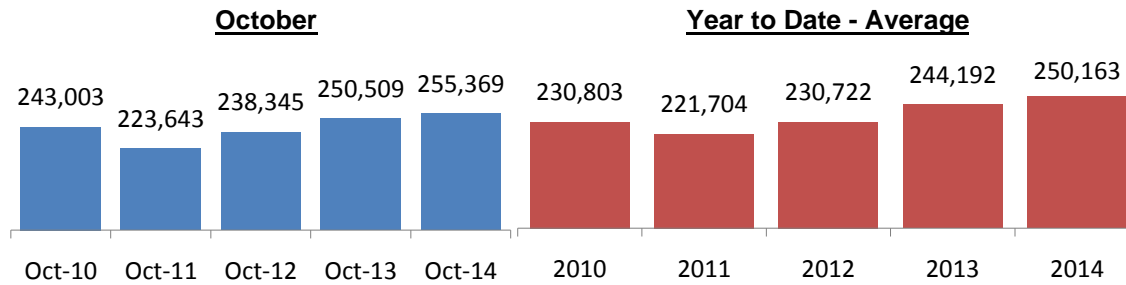


	Median Sales Price	Percent Change
10/2010	204,500	
10/2011	187,000	-8.56%
10/2012	213,191	14.01%
10/2013	219,900	3.15%
10/2014	225,000	2.32%

Historical Median Sales Price by Month

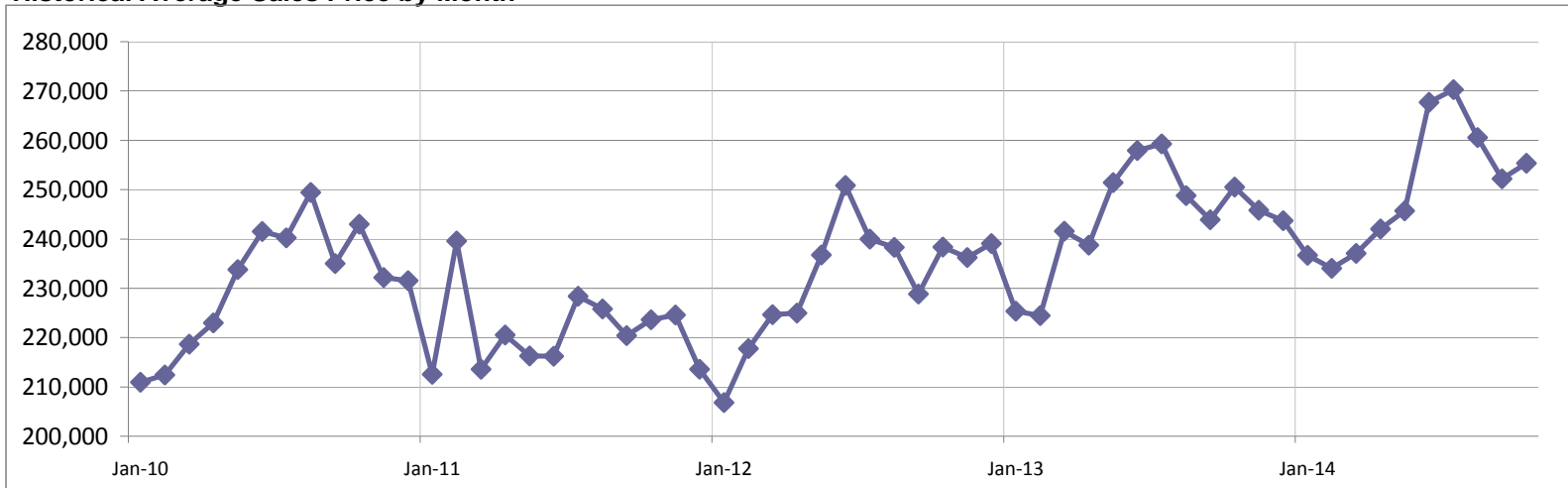


Market Overview

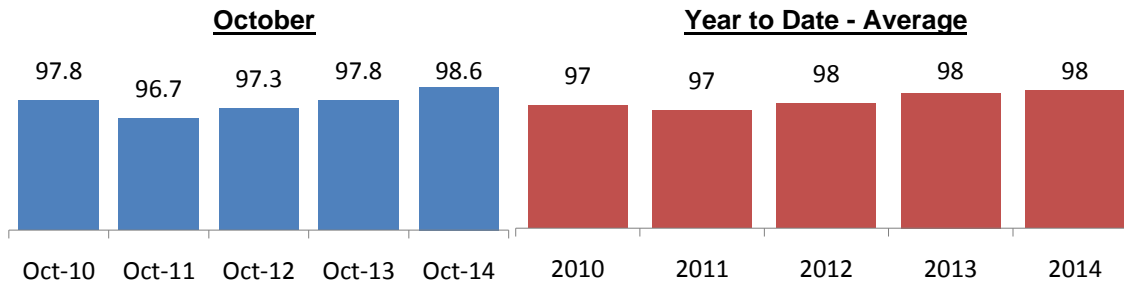


	Average Sales Price	Percent Change
10/2010	243,003	
10/2011	223,643	-7.97%
10/2012	238,345	6.57%
10/2013	250,509	5.10%
10/2014	255,369	1.94%

Historical Average Sales Price by Month

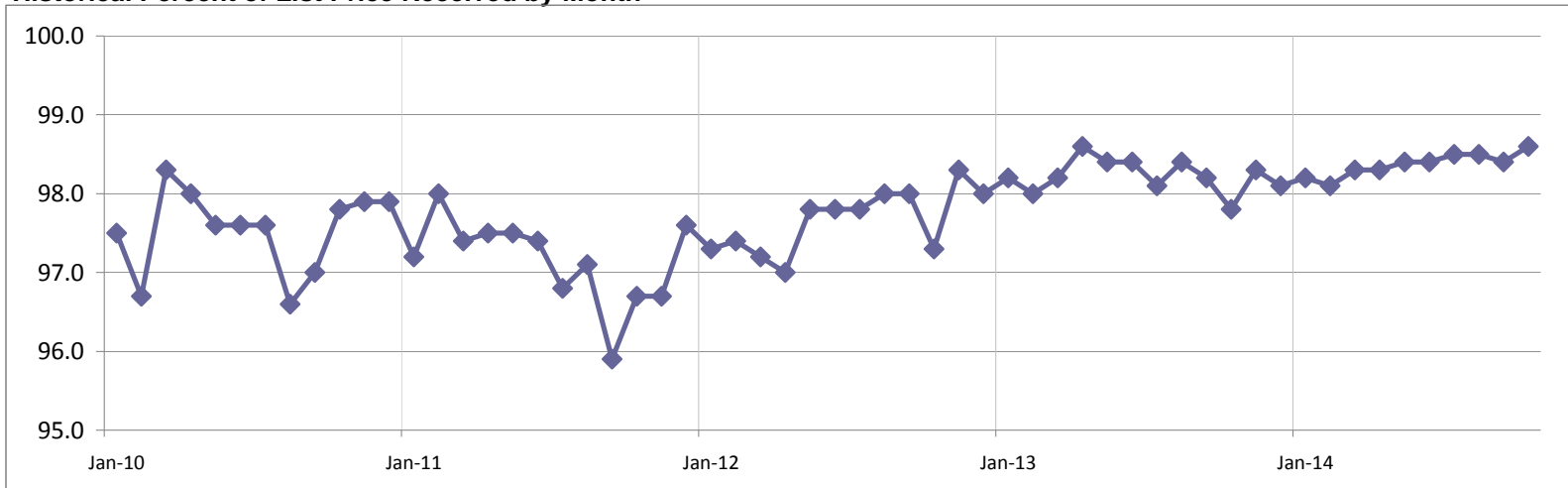


Market Overview

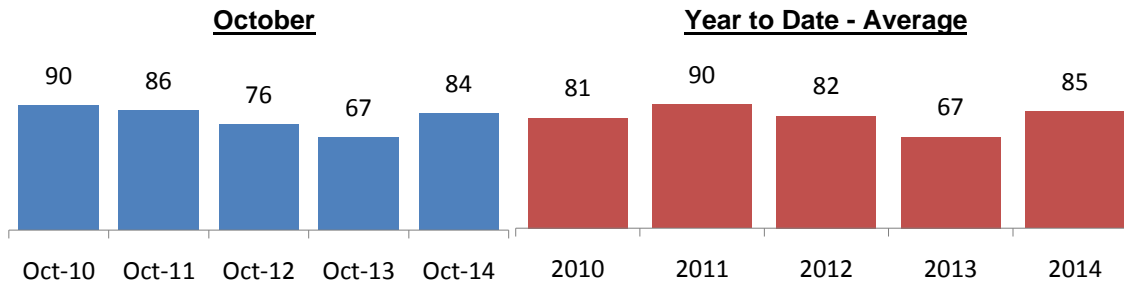


	Pct of List Recvd	Percent Change
10/2010	97.8	
10/2011	96.7	-1.12%
10/2012	97.3	0.62%
10/2013	97.8	0.51%
10/2014	98.6	0.82%

Historical Percent of List Price Received by Month

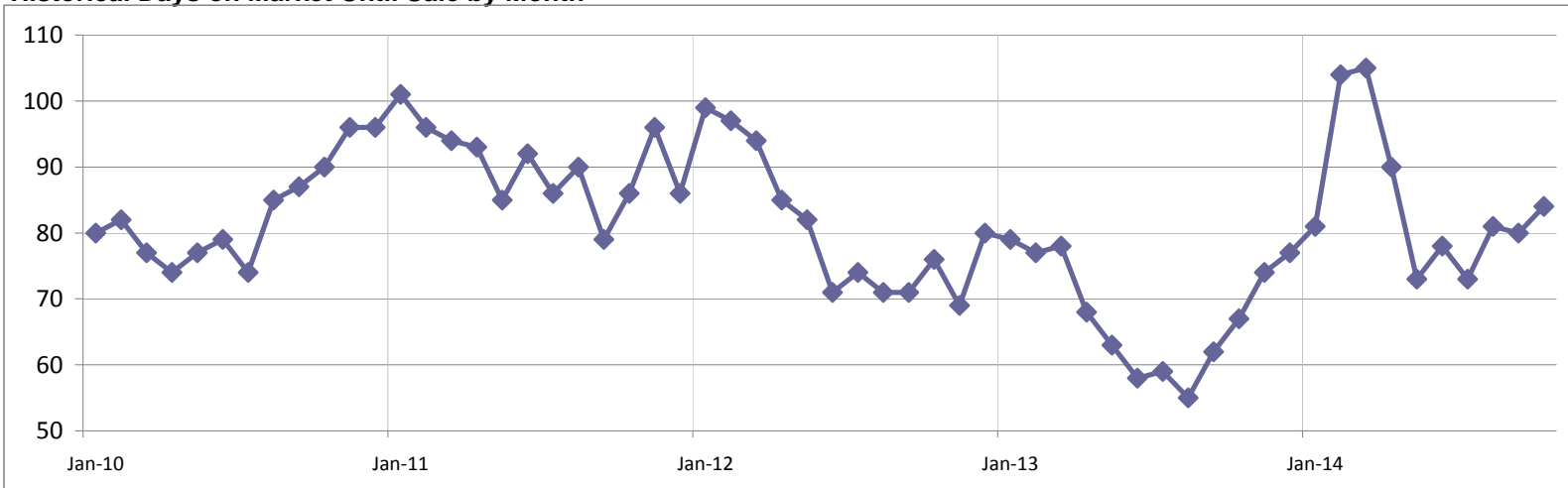


Market Overview

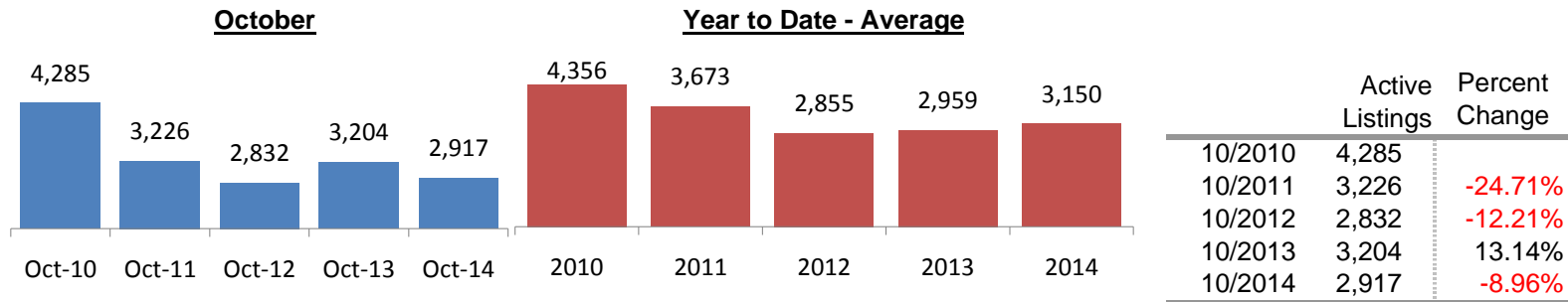


	DOM	Percent Change
10/2010	90	
10/2011	86	-4.44%
10/2012	76	-11.63%
10/2013	67	-11.84%
10/2014	84	25.37%

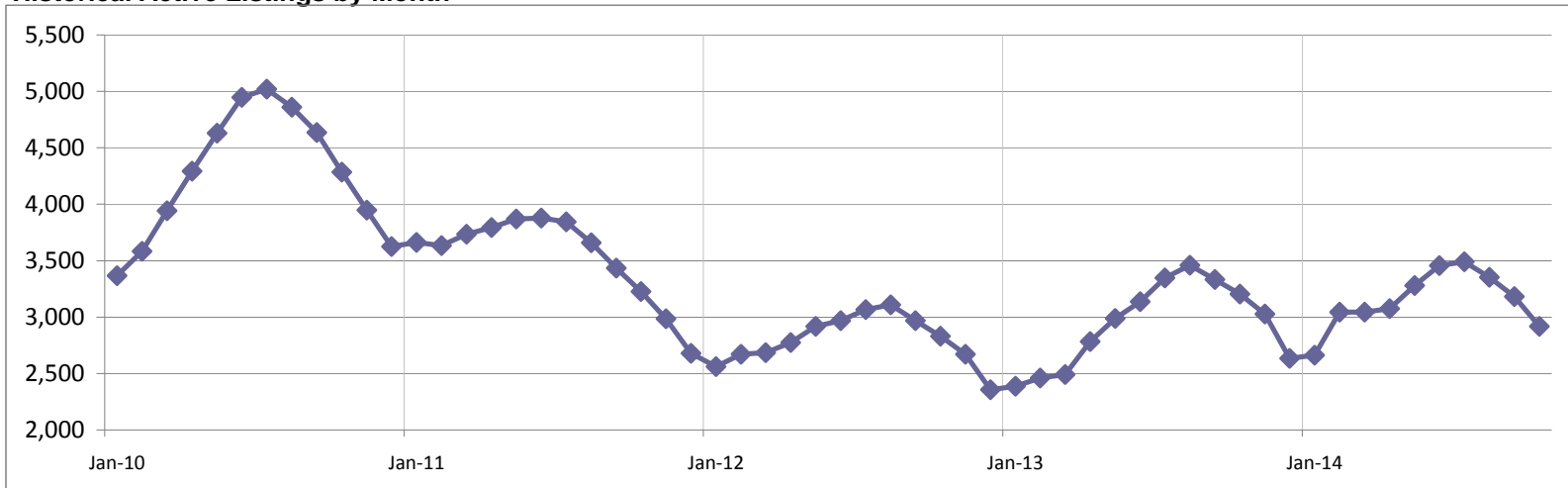
Historical Days on Market Until Sale by Month



Market Overview



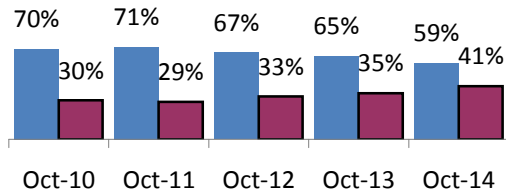
Historical Active Listings by Month



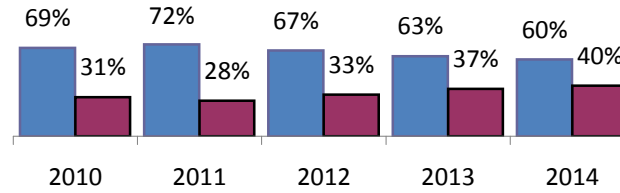
Market Overview



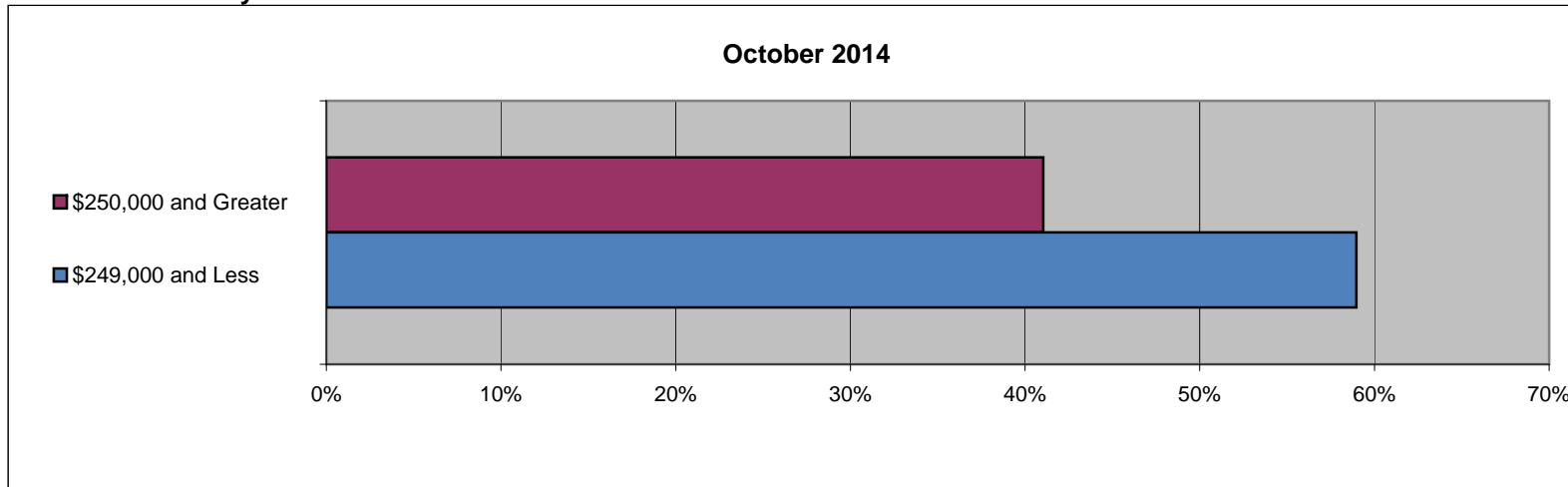
October



Year to Date



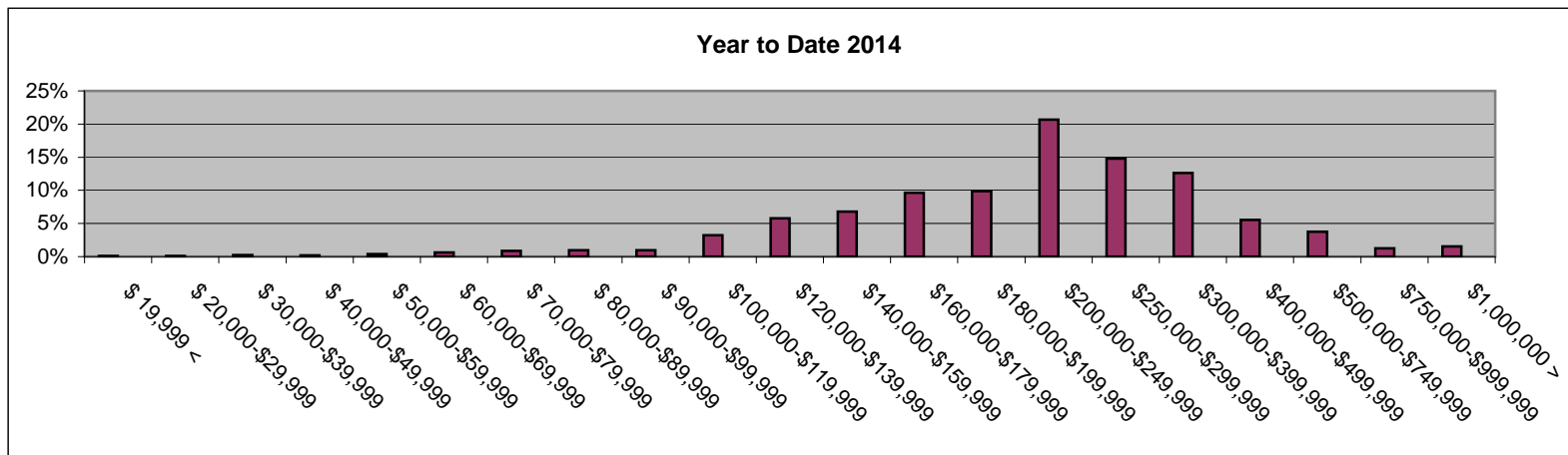
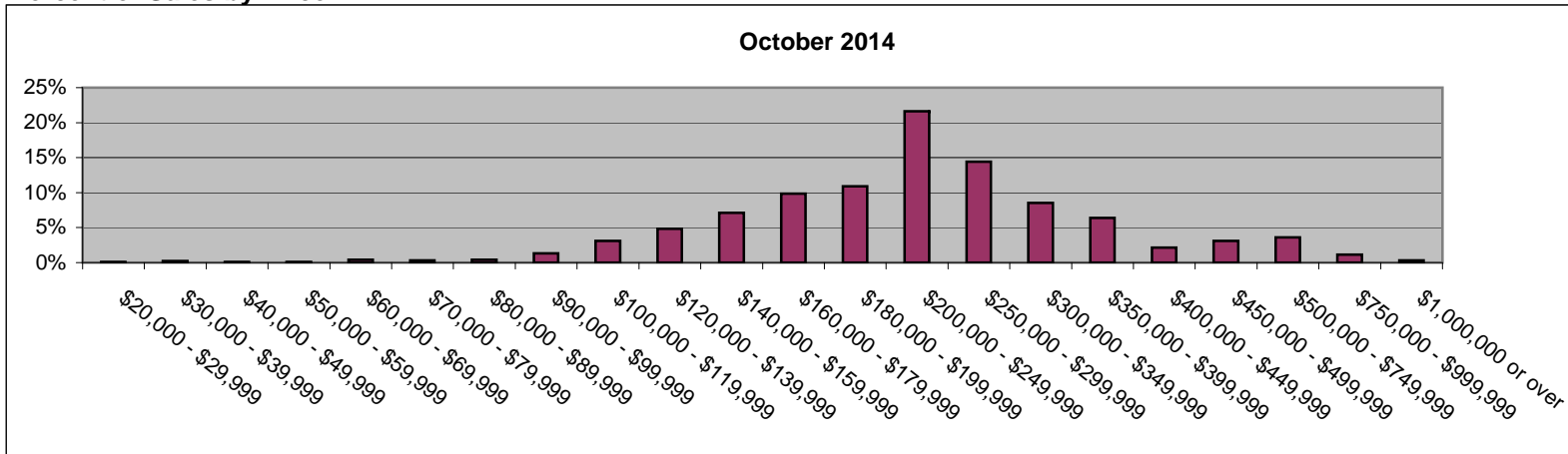
Percent of Sales by Price



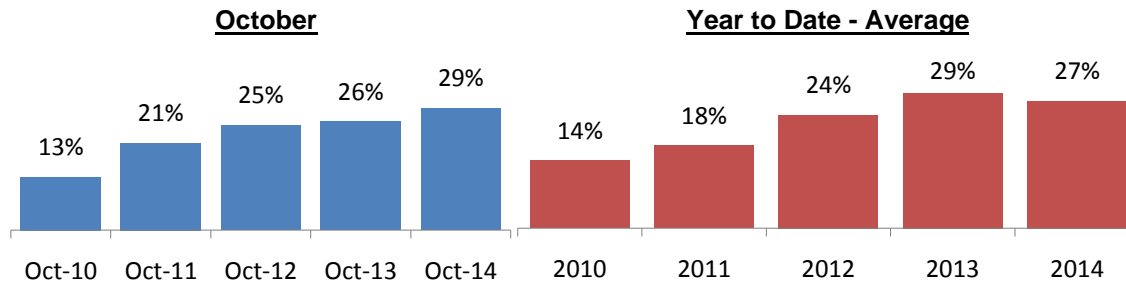
Market Overview



Percent of Sales by Price

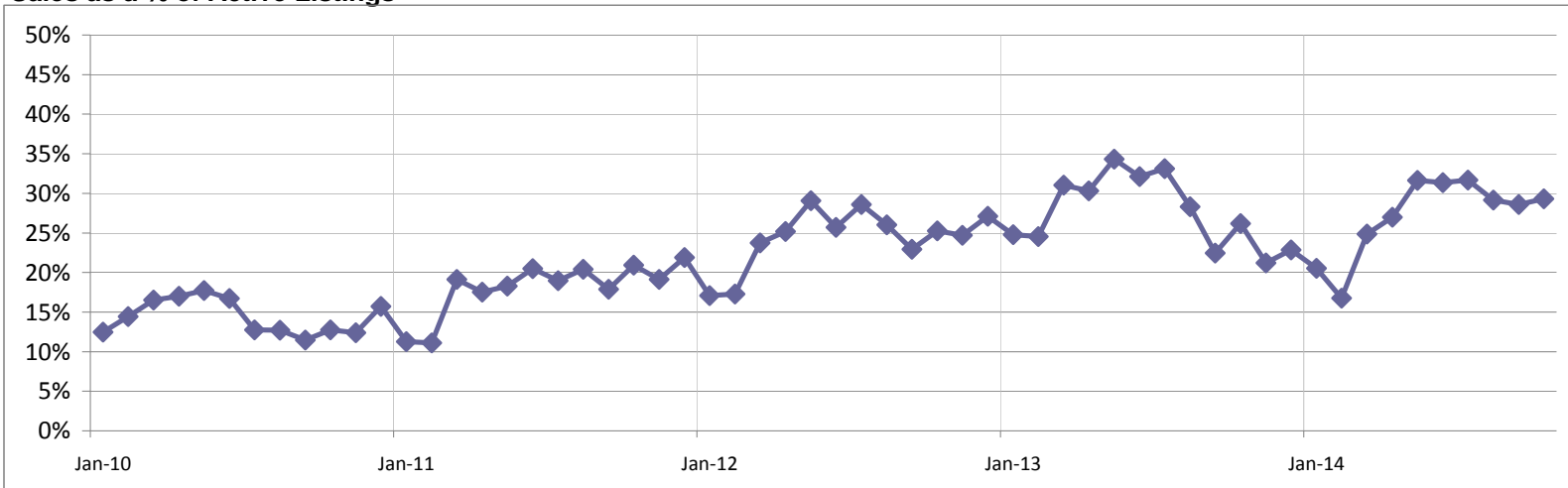


Market Overview

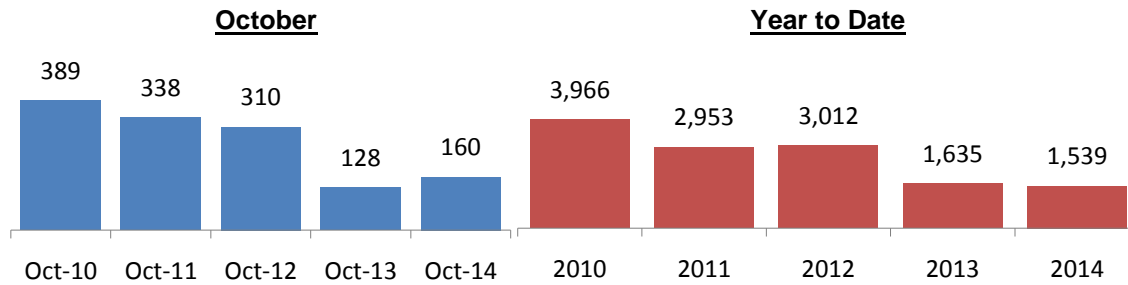


	Sales as a % of Active Listings	Percent Change
10/2010	13%	
10/2011	21%	8.16%
10/2012	25%	4.32%
10/2013	26%	0.94%
10/2014	29%	3.12%

Sales as a % of Active Listings

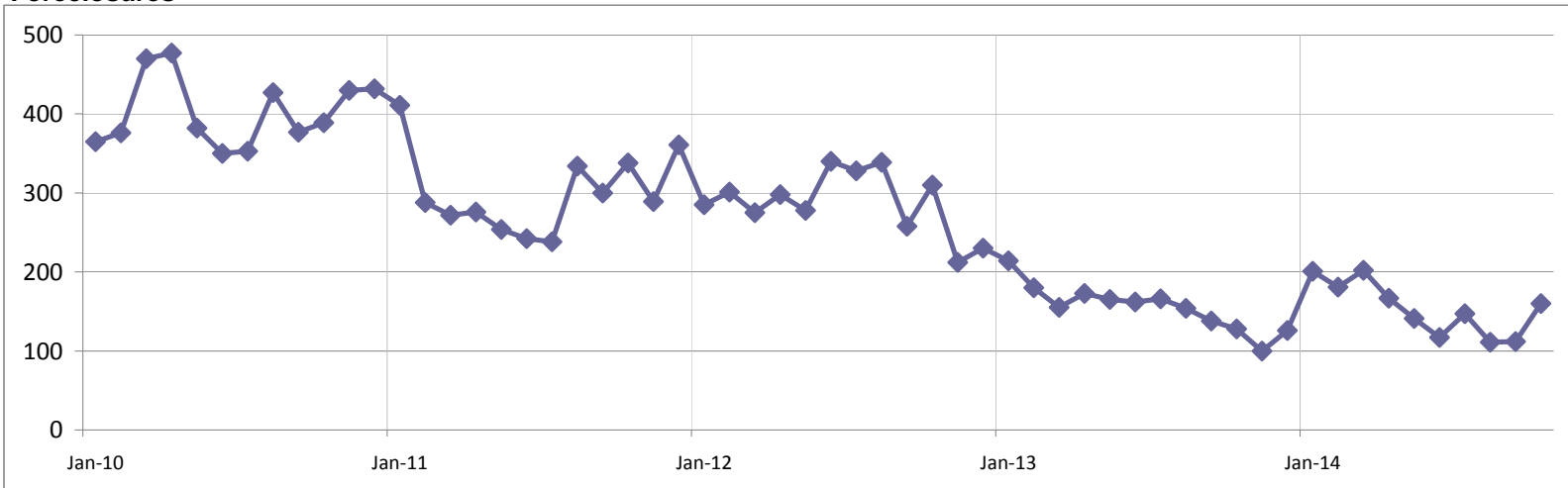


Market Overview

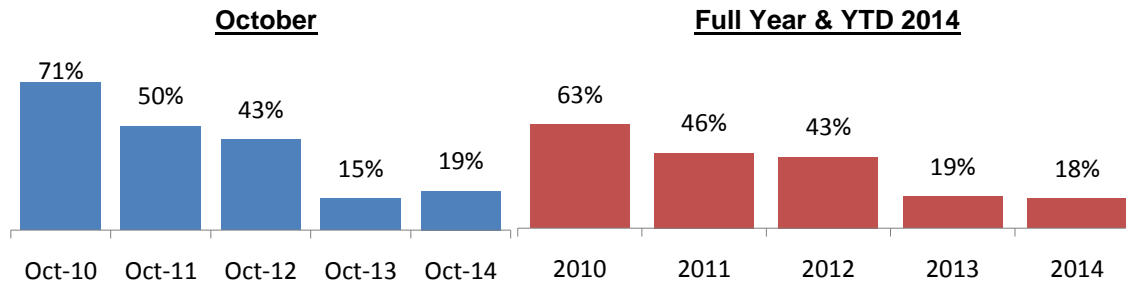


	Foreclosures	Percent Change
10/2010	389	
10/2011	338	-13.11%
10/2012	310	-8.28%
10/2013	128	-58.71%
10/2014	160	25.00%

Foreclosures

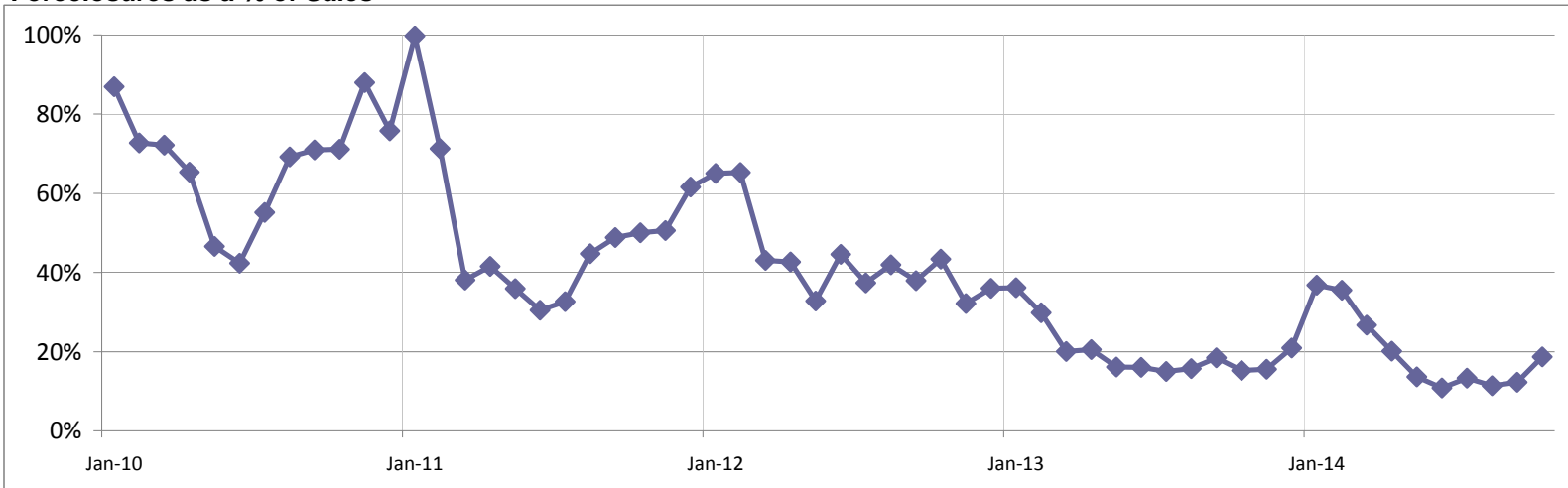


Market Overview

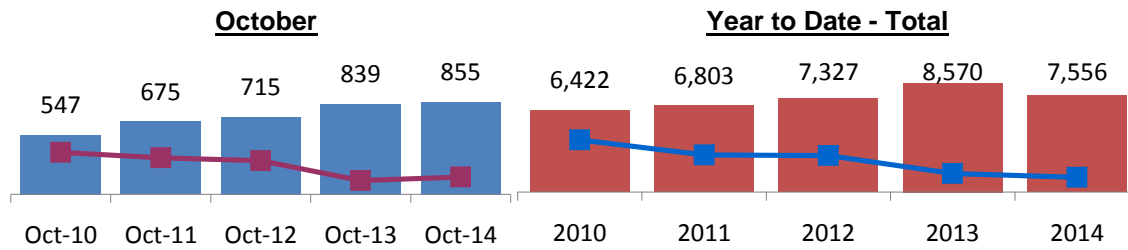


	Foreclosure as % of Sales	Percent Change
10/2010	71%	
10/2011	50%	-21.04%
10/2012	43%	-6.72%
10/2013	15%	-28.10%
10/2014	19%	3.46%

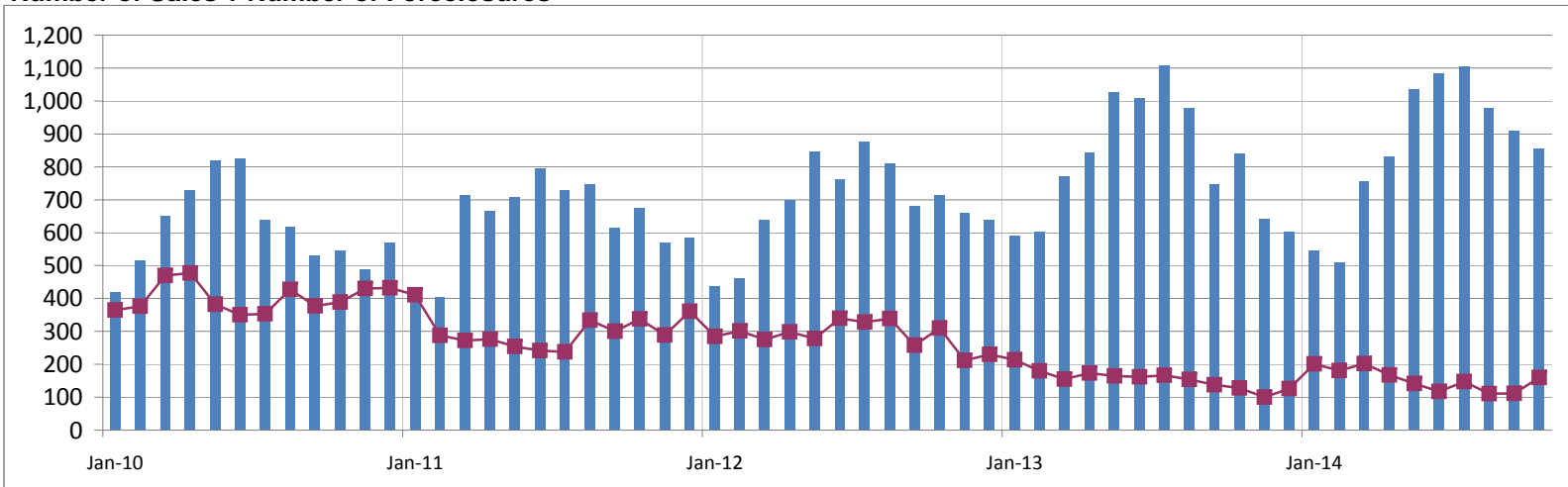
Foreclosures as a % of Sales



Market Overview



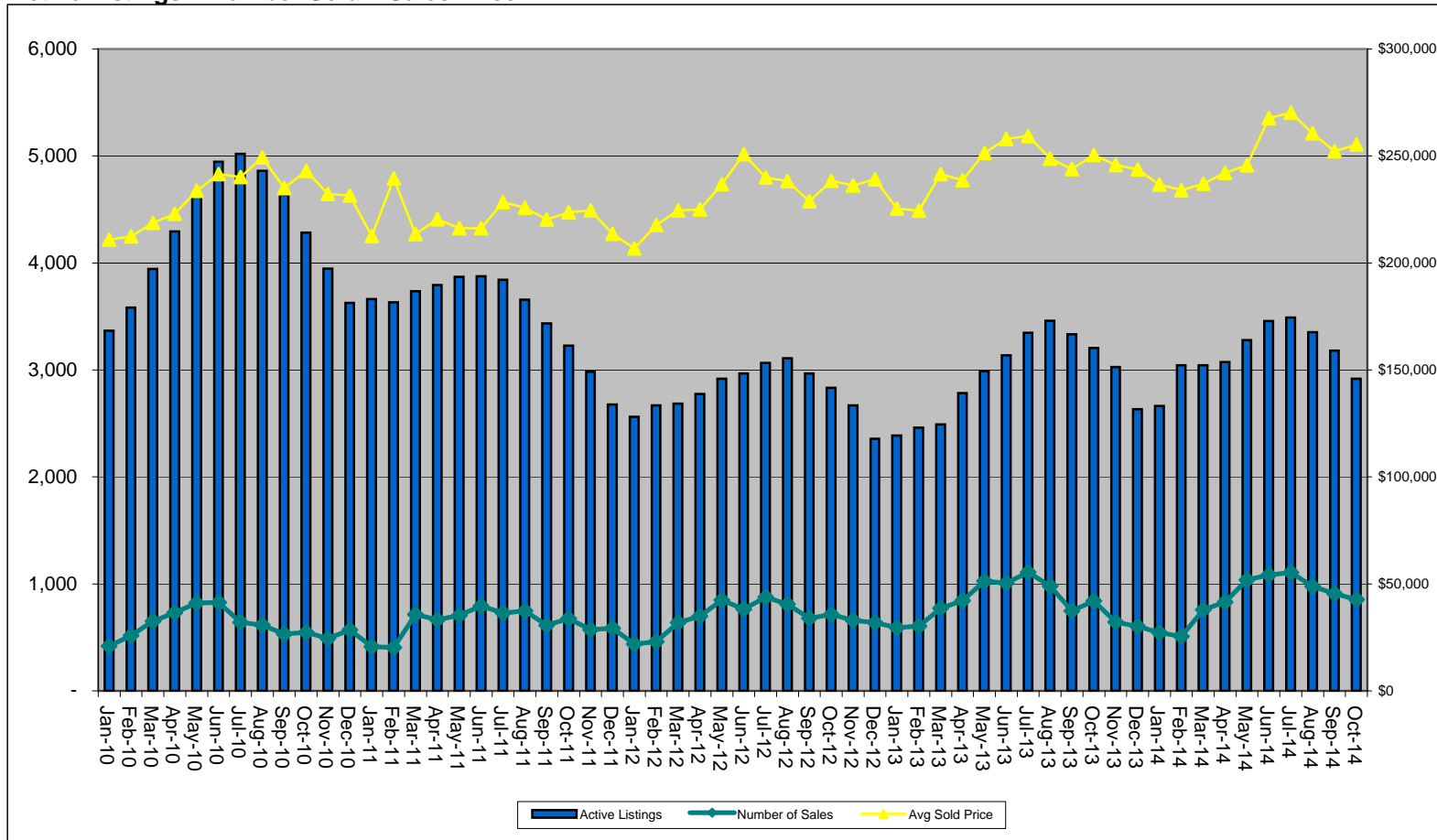
Number of Sales v Number of Foreclosures



Market Overview



Active Listings v Number Sold v Sales Price



Market Overview

