

# Market Overview

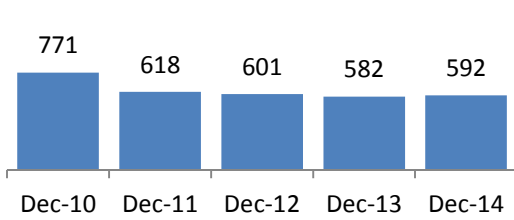


Key Metrics	Historical Sparkbars	Dec 2013	Dec 2014	Percent Change	YTD 2013	YTD 2014	Percent Change
New Listings		582	592	1.72%	13,658	14,286	4.60%
Pending		315	283	-10.16%	5881	7,329	24.62%
Sold Listings		602	788	30.90%	9,766	10,099	3.41%
Median Sales Price		217,750	225,000	3.33%	216,875	222,500	2.59%
Average Sales Price		243,713	253,122	3.86%	244,287	250,205	2.42%
Pct. Of List Price Received		98.1	98.4	0.31%	98.2	98.4	0.14%
Days on Market		77	95	23.38%	68	86	26.44%
Active Listings		2,634	2,146	-18.53%	2,938	3,021	2.84%

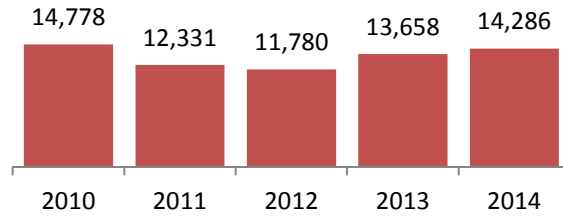
# Market Overview



**December**

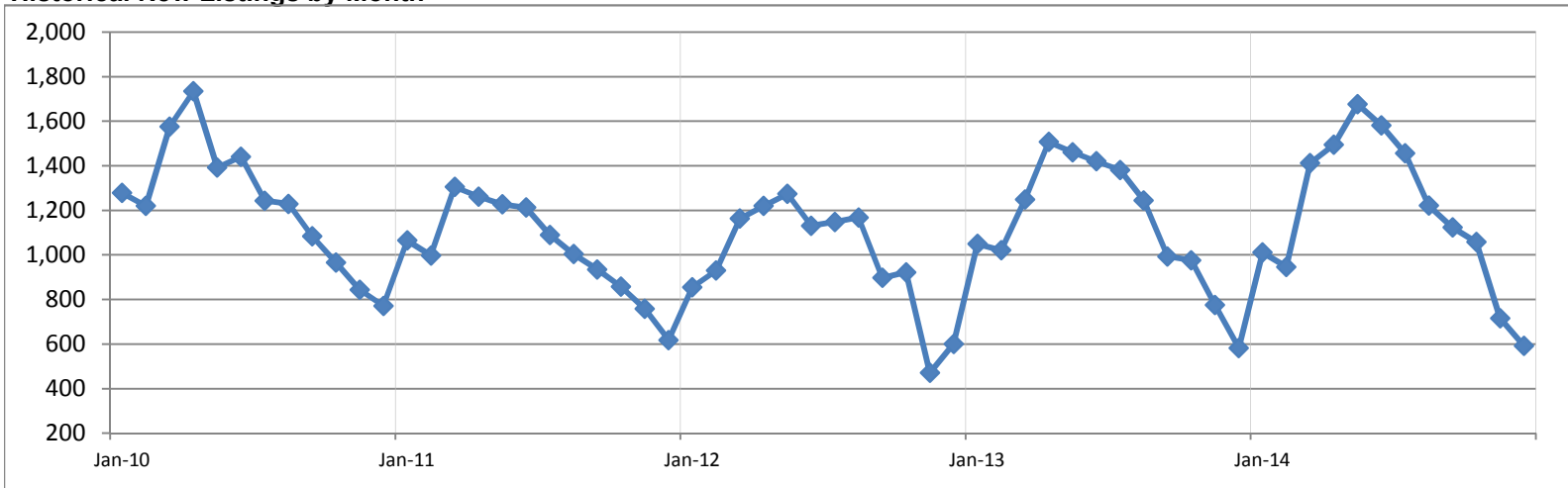


**Year to Date**



	New Listings	Percent Change
12/2010	771	
12/2012	618	-19.84%
12/2012	601	-2.75%
12/2013	582	-3.16%
12/2014	592	1.72%

**Historical New Listings by Month**

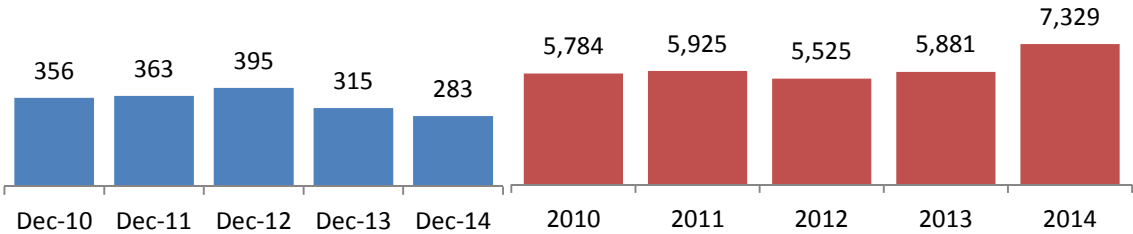


# Market Overview



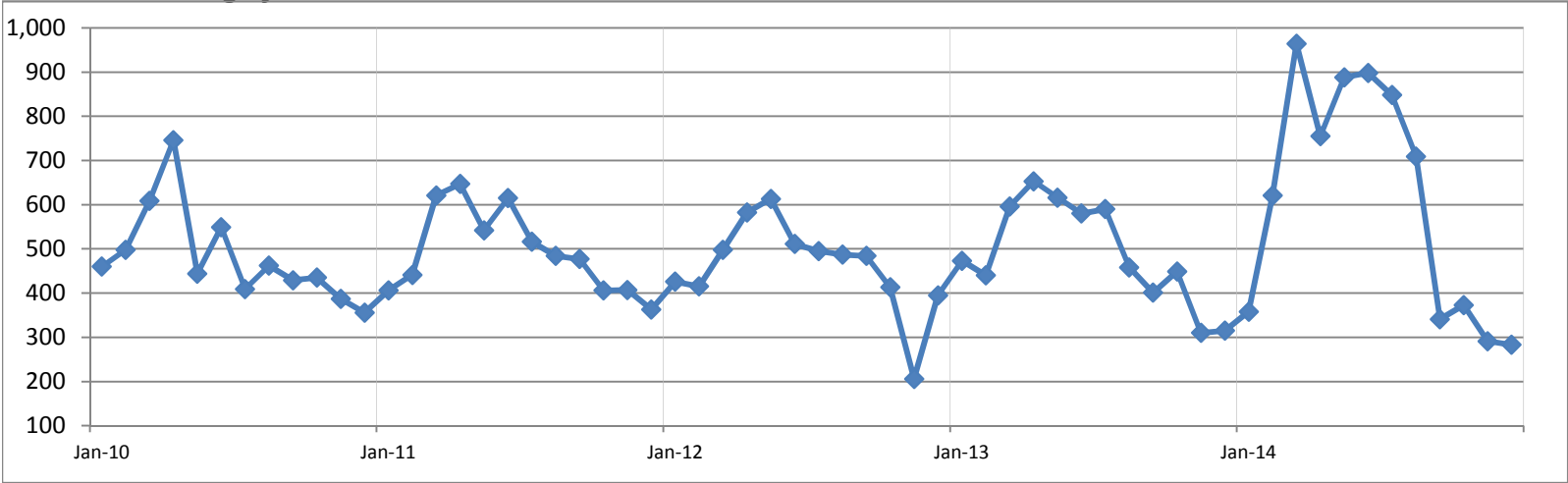
### December

### Year to Date



	Pending	Percent Change
12/2010	356	
12/2012	363	1.97%
12/2012	395	8.82%
12/2013	315	-20.25%
12/2014	283	-10.16%

### Historical Pending by Month

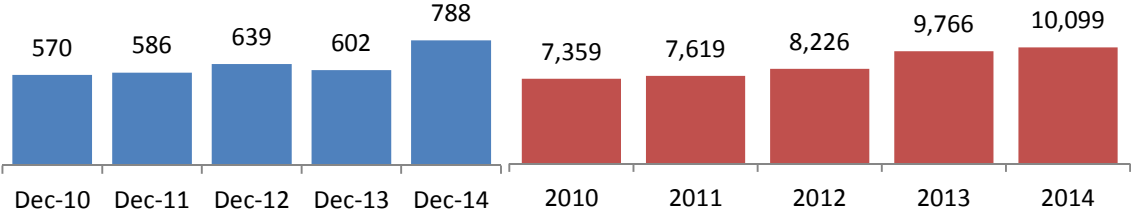


# Market Overview



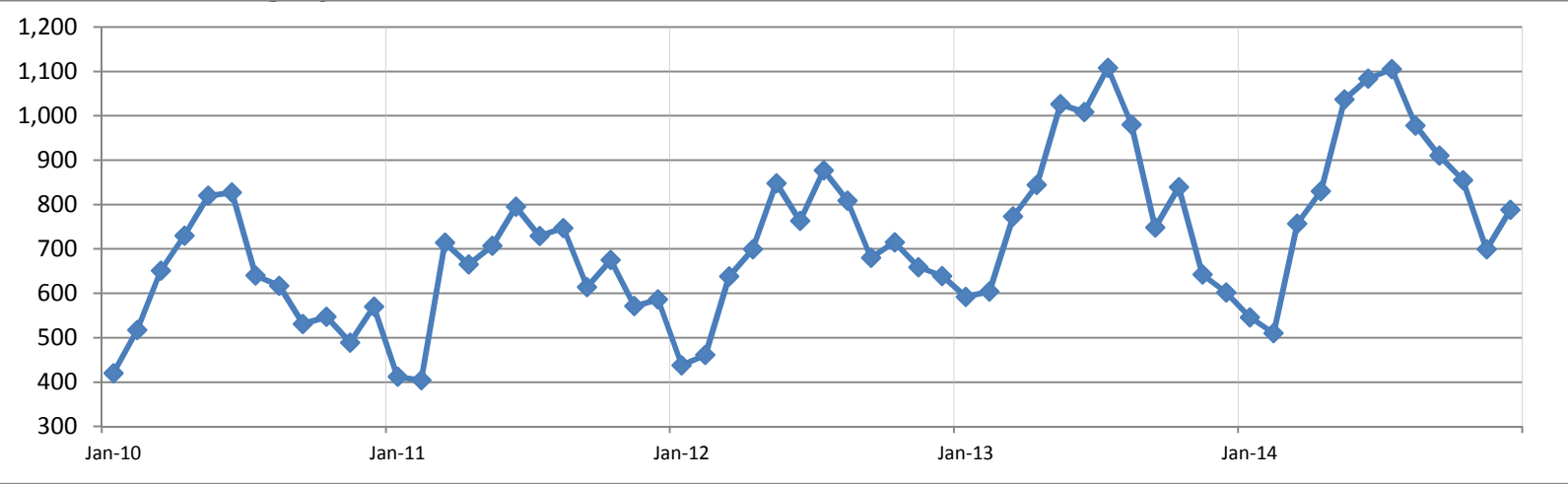
**December**

**Year to Date**

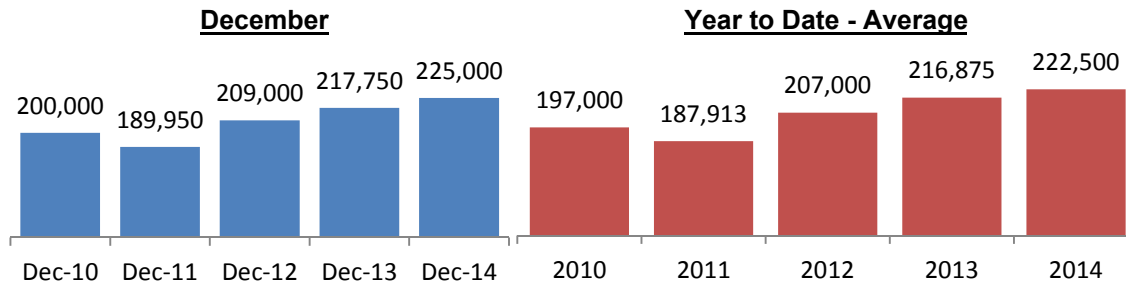


	Sold Listings	Percent Change
12/2010	570	
12/2012	586	2.81%
12/2012	639	9.04%
12/2013	602	-5.79%
12/2014	788	30.90%

**Historical Sold Listings by Month**

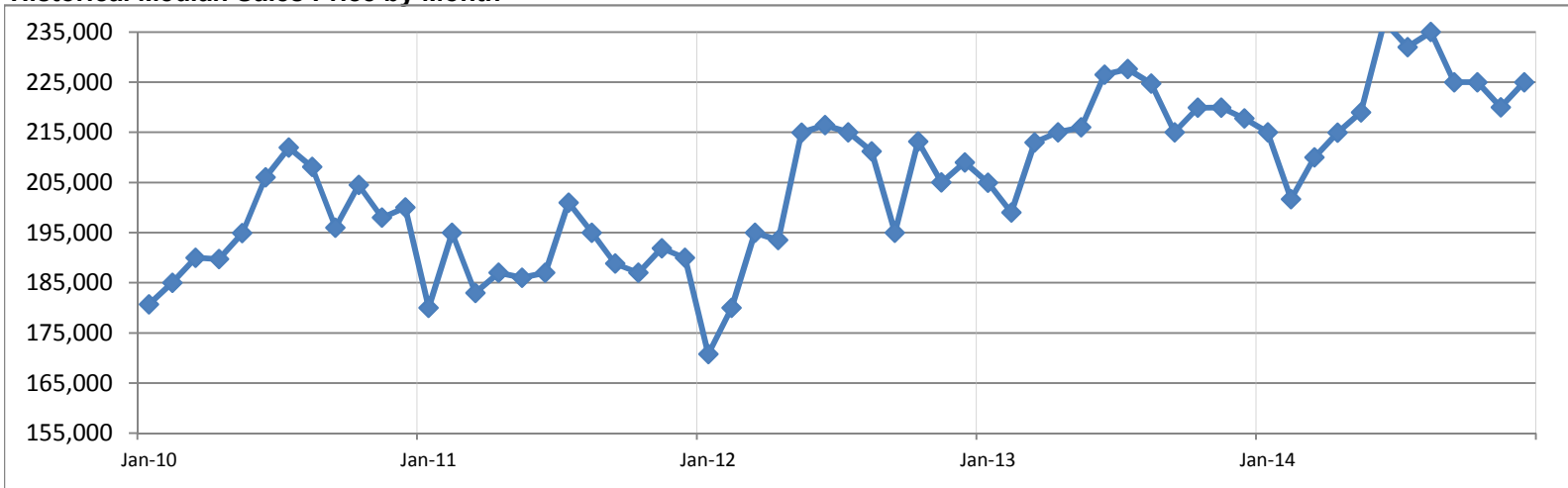


# Market Overview



	Median Sales Price	Percent Change
12/2010	200,000	
12/2012	189,950	-5.03%
12/2012	209,000	10.03%
12/2013	217,750	4.19%
12/2014	225,000	3.33%

## Historical Median Sales Price by Month

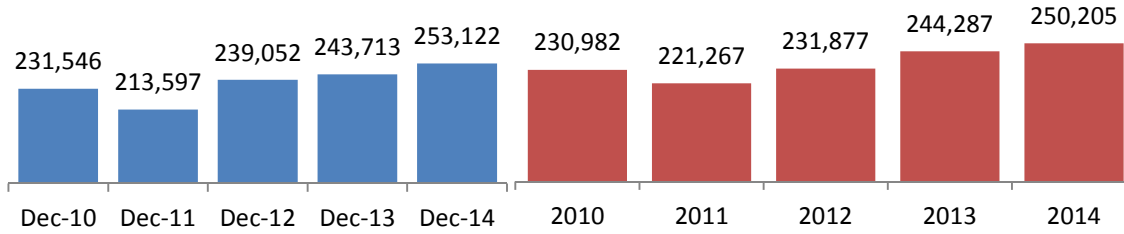


# Market Overview



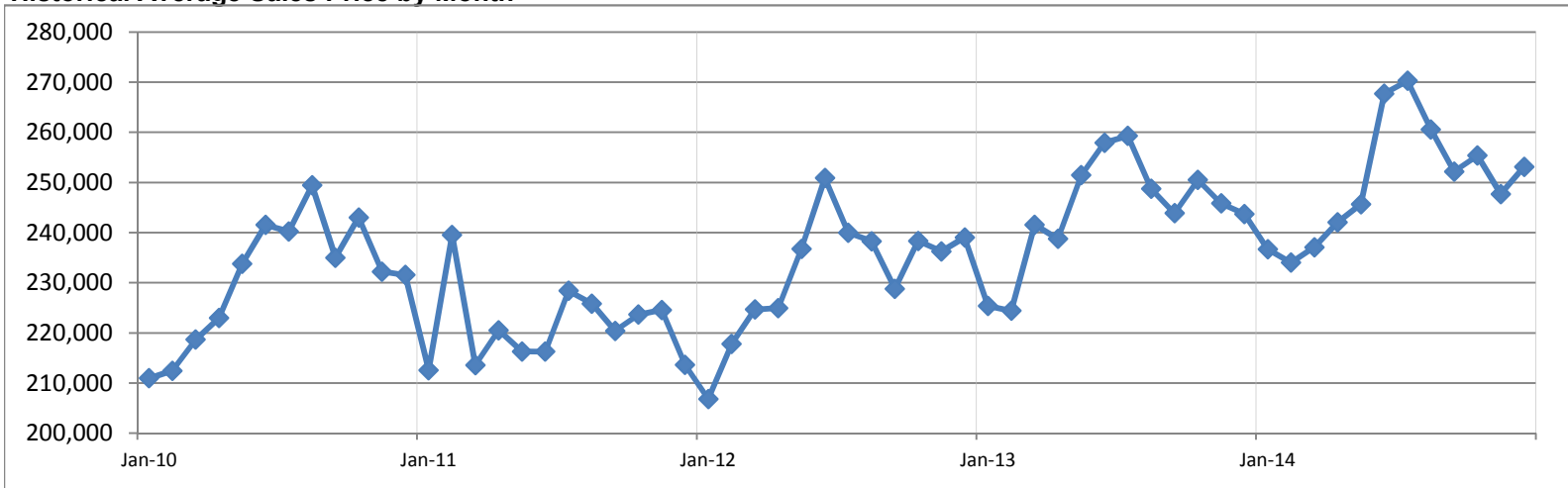
## December

## Year to Date - Average

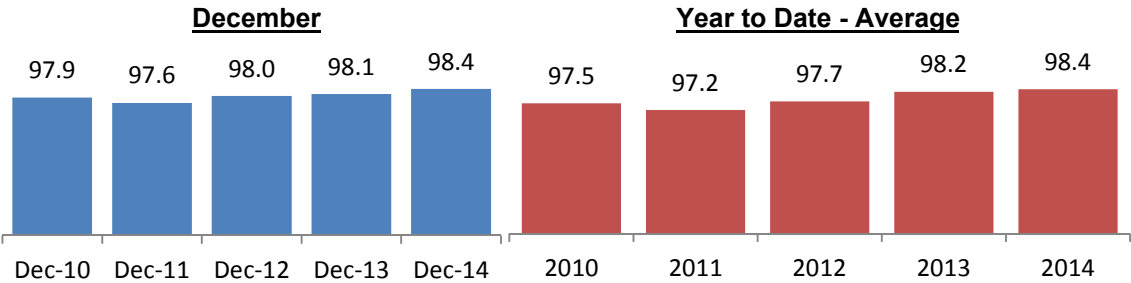


	Average Sales Price	Percent Change
12/2010	231,546	
12/2012	213,597	-7.75%
12/2012	239,052	11.92%
12/2013	243,713	1.95%
12/2014	253,122	3.86%

## Historical Average Sales Price by Month

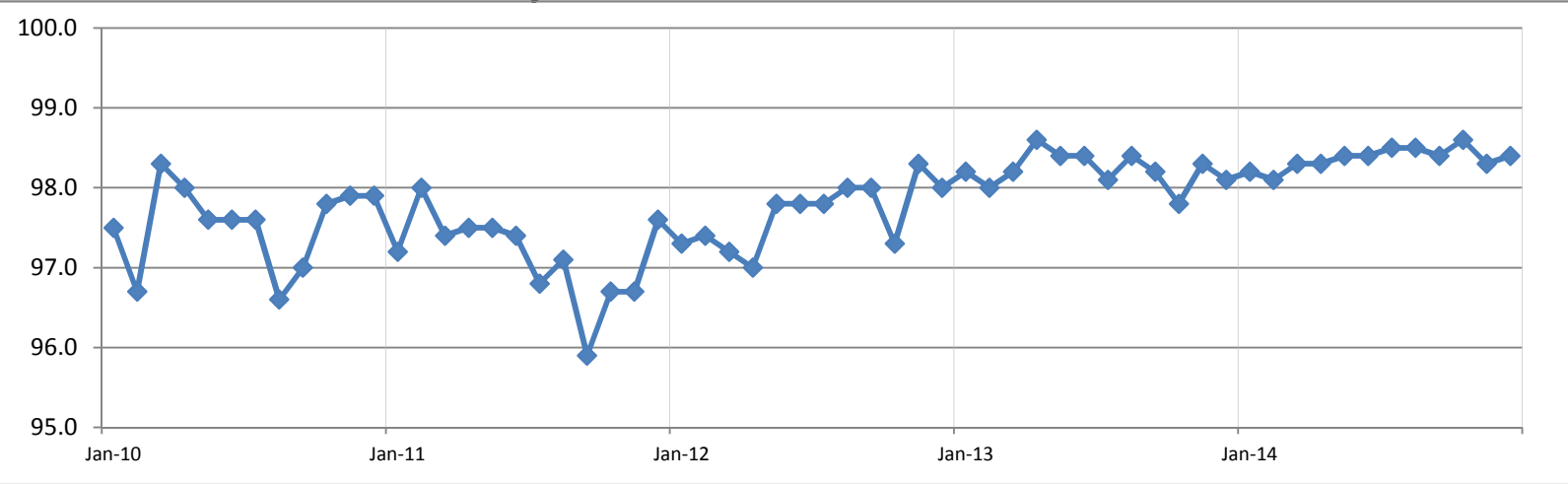


# Market Overview

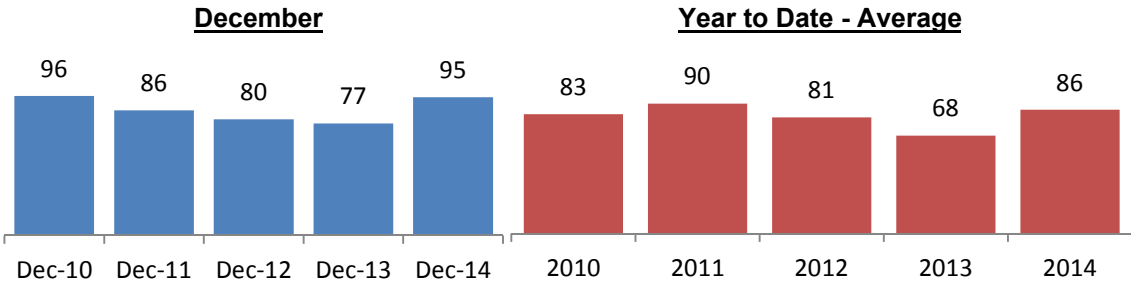


	Pct of List Recvd	Percent Change
12/2010	97.9	
12/2012	97.6	-0.31%
12/2012	98.0	0.41%
12/2013	98.1	0.10%
12/2014	98.4	0.31%

Historical Percent of List Price Received by Month

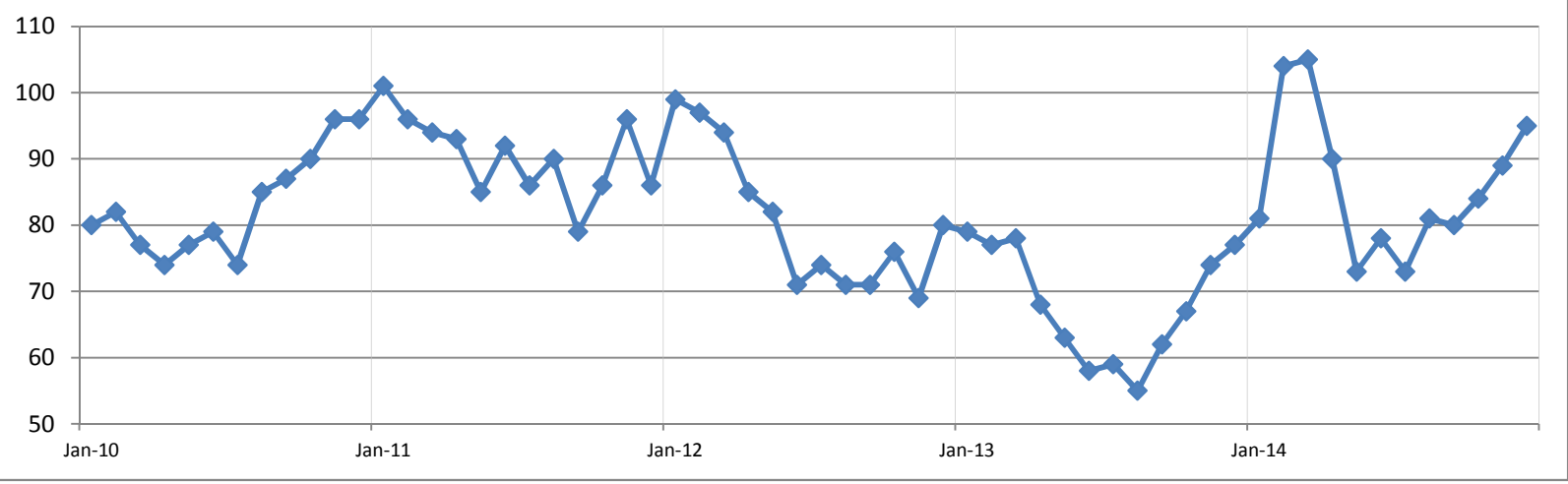


# Market Overview



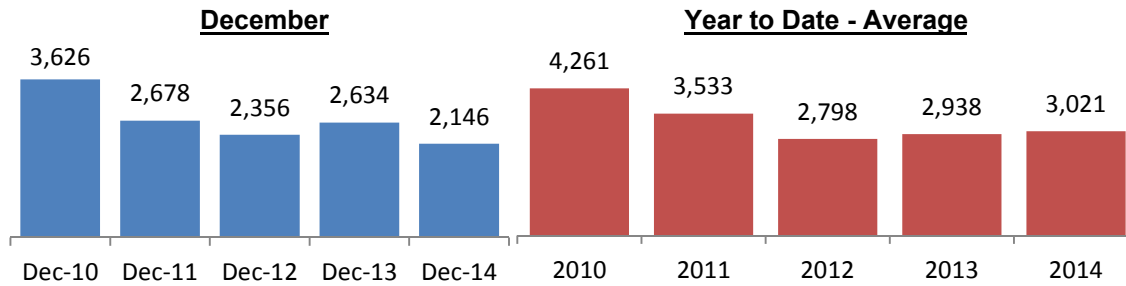
	DOM	Percent Change
12/2010	96	
12/2012	86	-10.42%
12/2012	80	-6.98%
12/2013	77	-3.75%
12/2014	95	23.38%

## Historical Days on Market Until Sale by Month



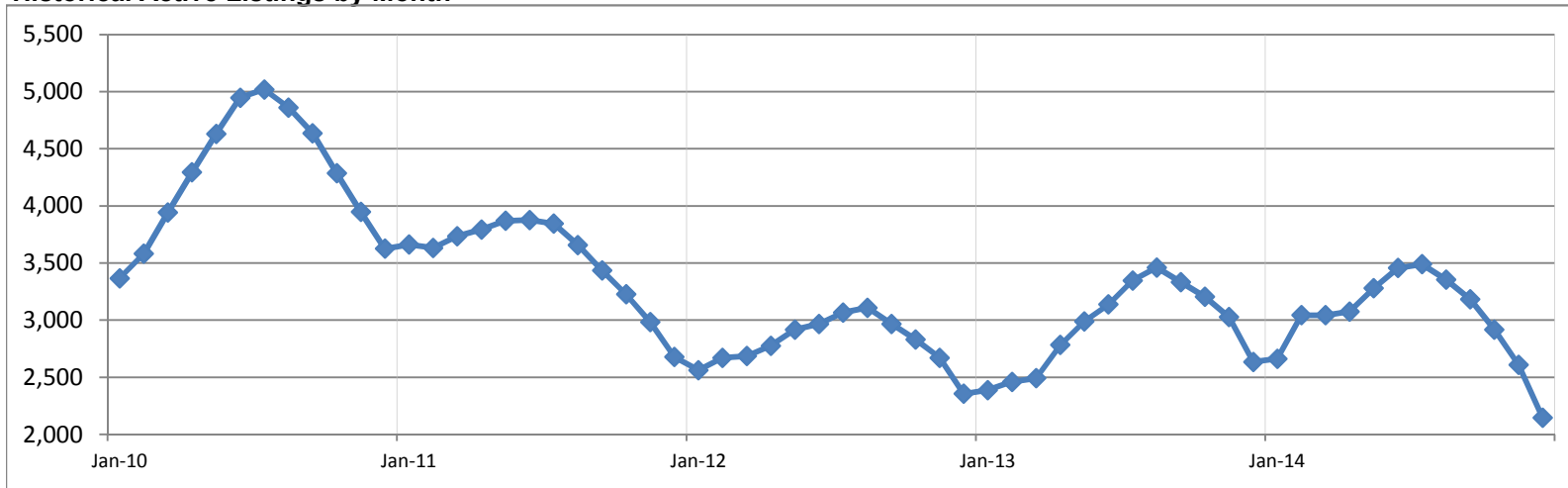


# Market Overview



	Active Listings	Percent Change
12/2010	3,626	
12/2012	2,678	-26.14%
12/2012	2,356	-12.02%
12/2013	2,634	11.80%
12/2014	2,146	-18.53%

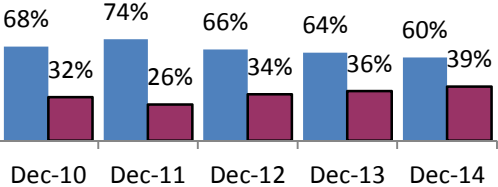
## Historical Active Listings by Month



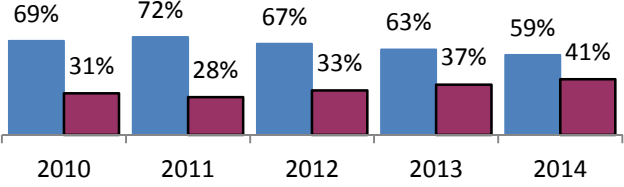
# Market Overview



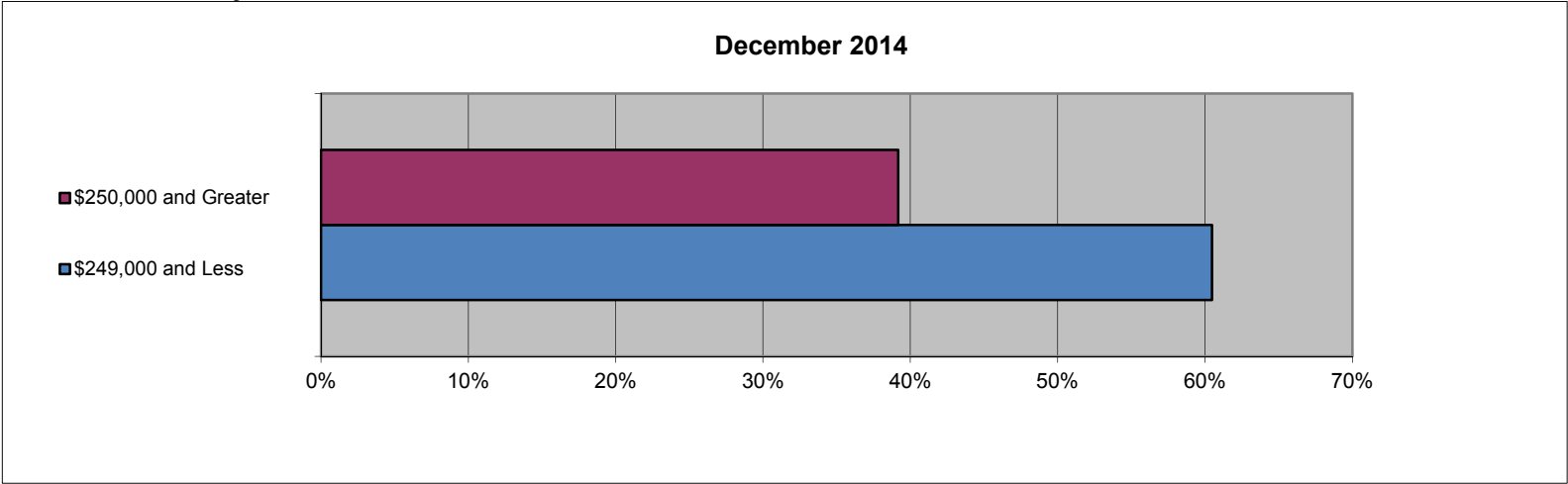
**December**



**Year to Date**



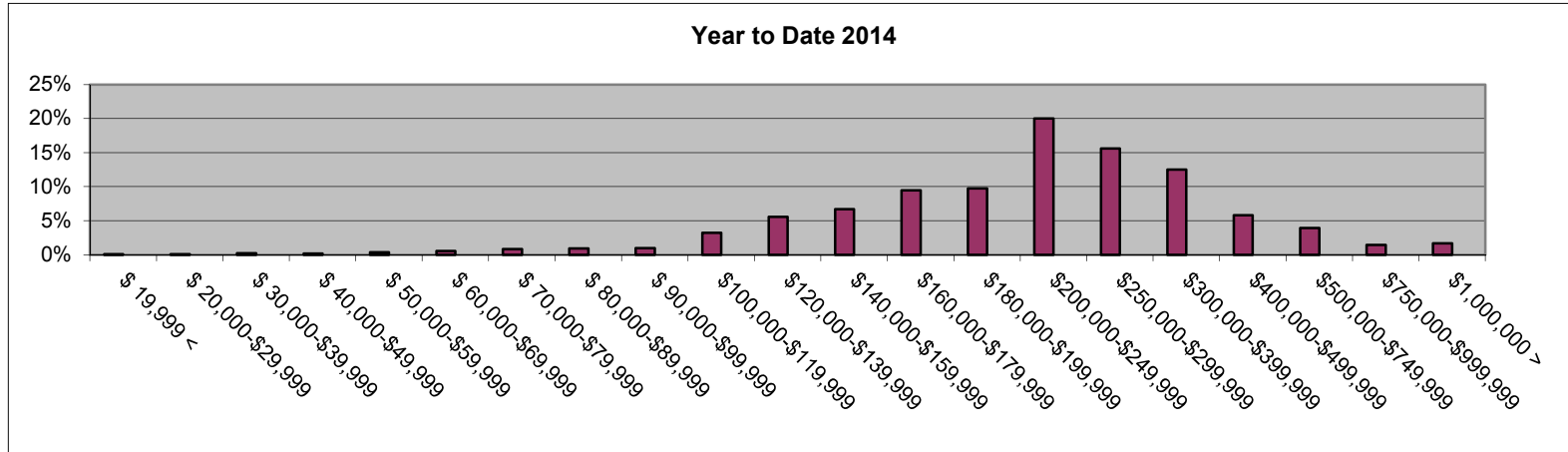
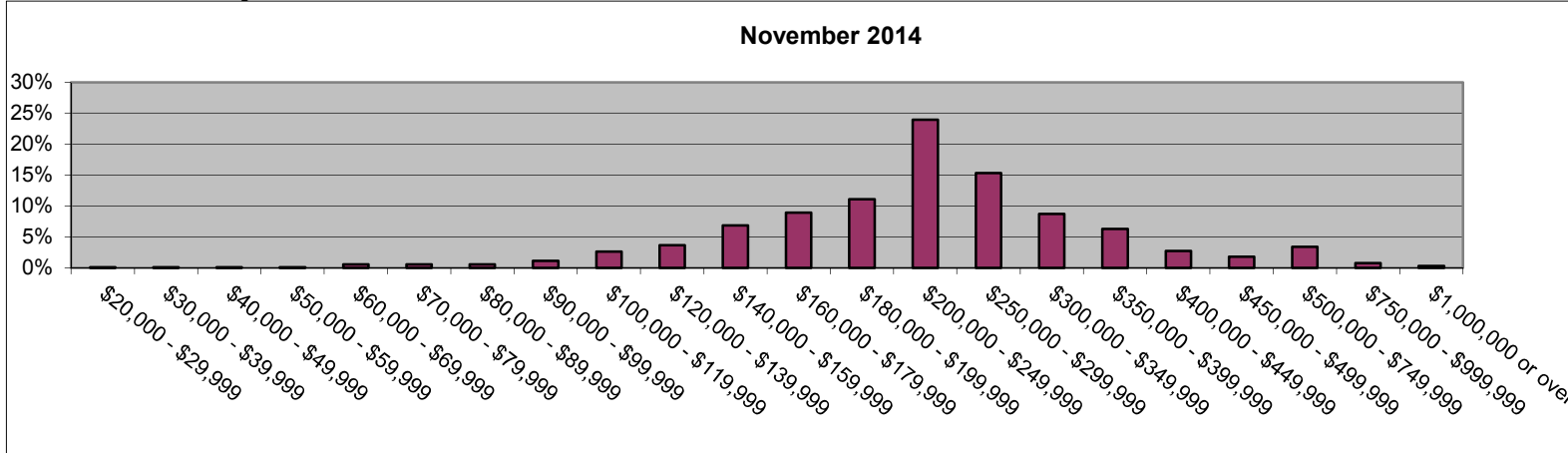
**Percent of Sales by Price**



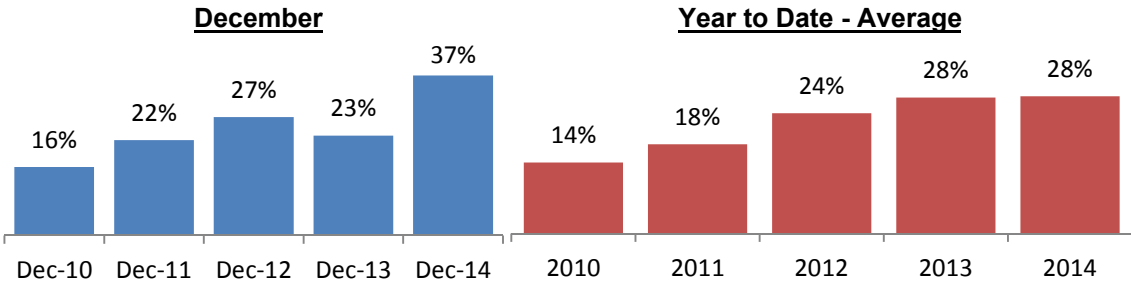
# Market Overview



## Percent of Sales by Price

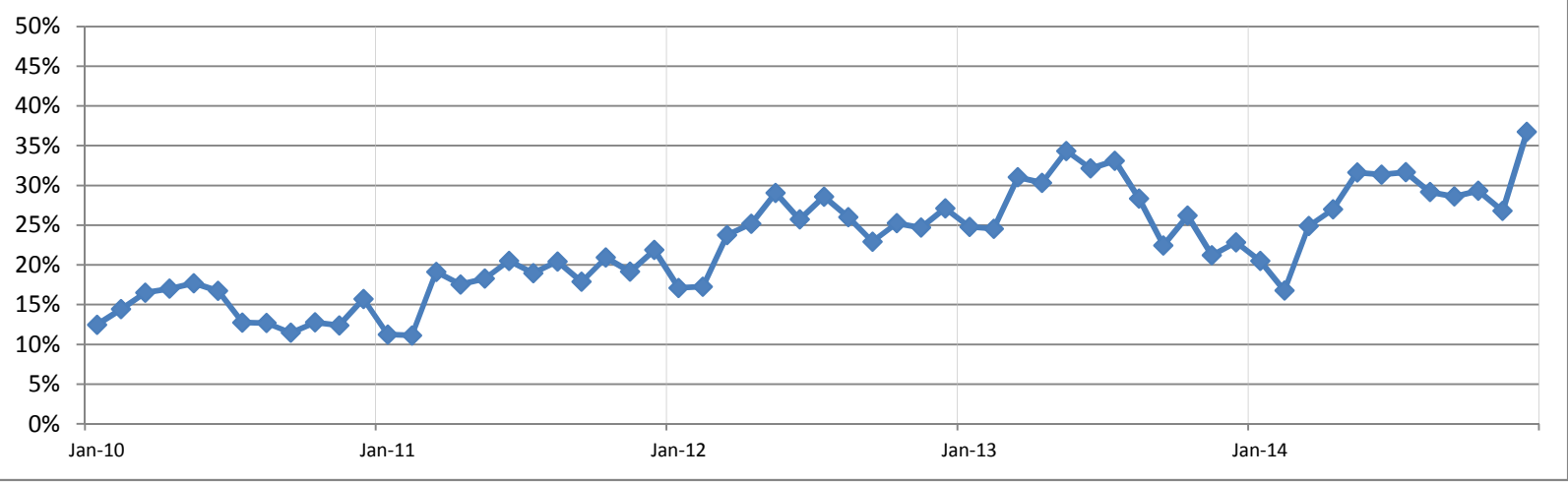


# Market Overview

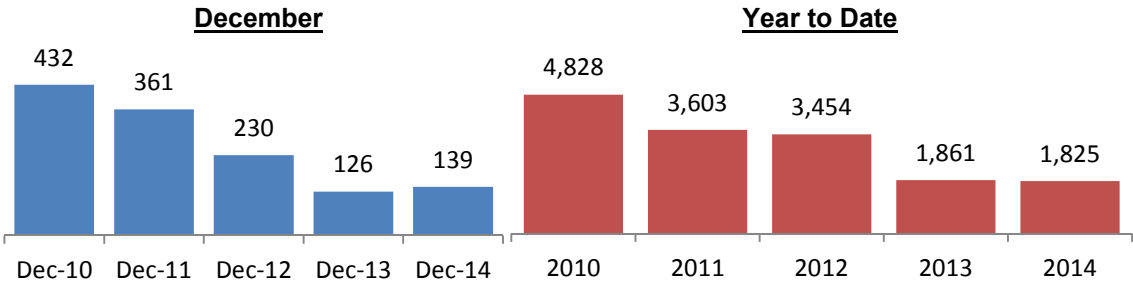


	Sales as a % of Active Listings	Percent Change
12/2010	16%	
12/2012	22%	0.00%
12/2012	27%	0.00%
12/2013	23%	0.00%
12/2014	37%	0.00%

Sales as a % of Active Listings

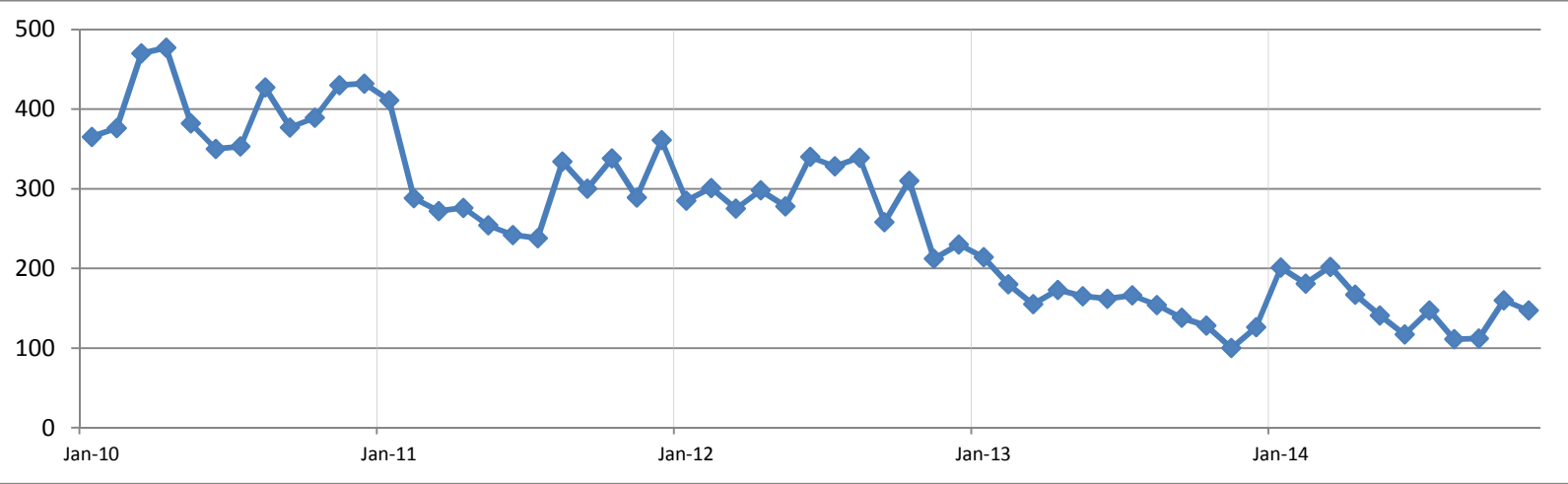


# Market Overview

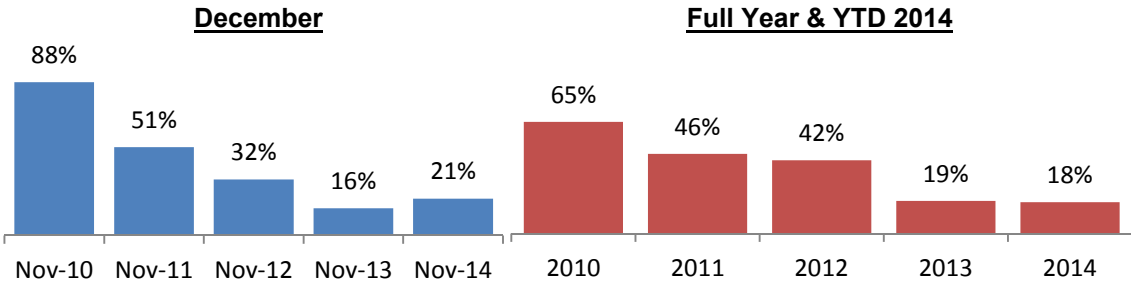


	Foreclosures	Percent Change
12/2010	432	
12/2012	361	-16.44%
12/2012	230	-36.29%
12/2013	126	-45.22%
12/2014	139	10.32%

## Foreclosures

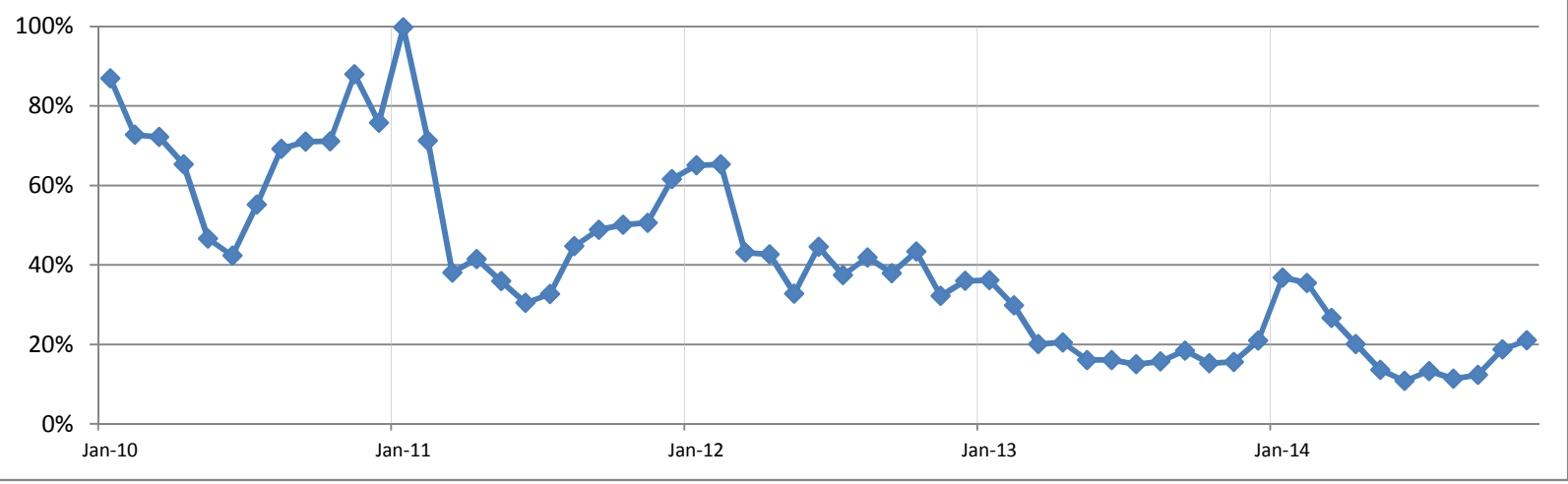


# Market Overview

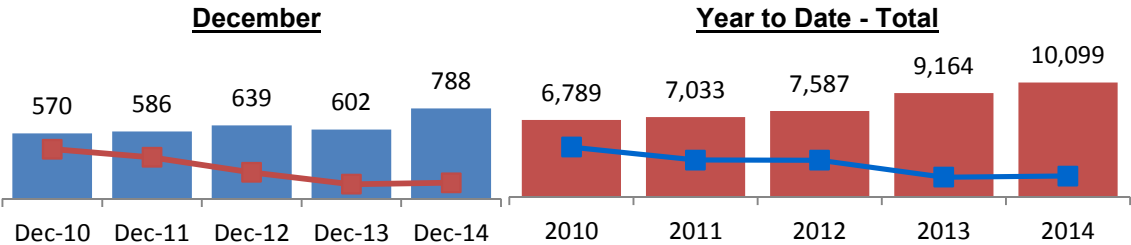


	Foreclosure as % of Sales	Percent Change
12/2010	76%	
12/2012	62%	-14.19%
12/2012	36%	-25.61%
12/2013	0%	-15.06%
12/2014	18%	-3.29%

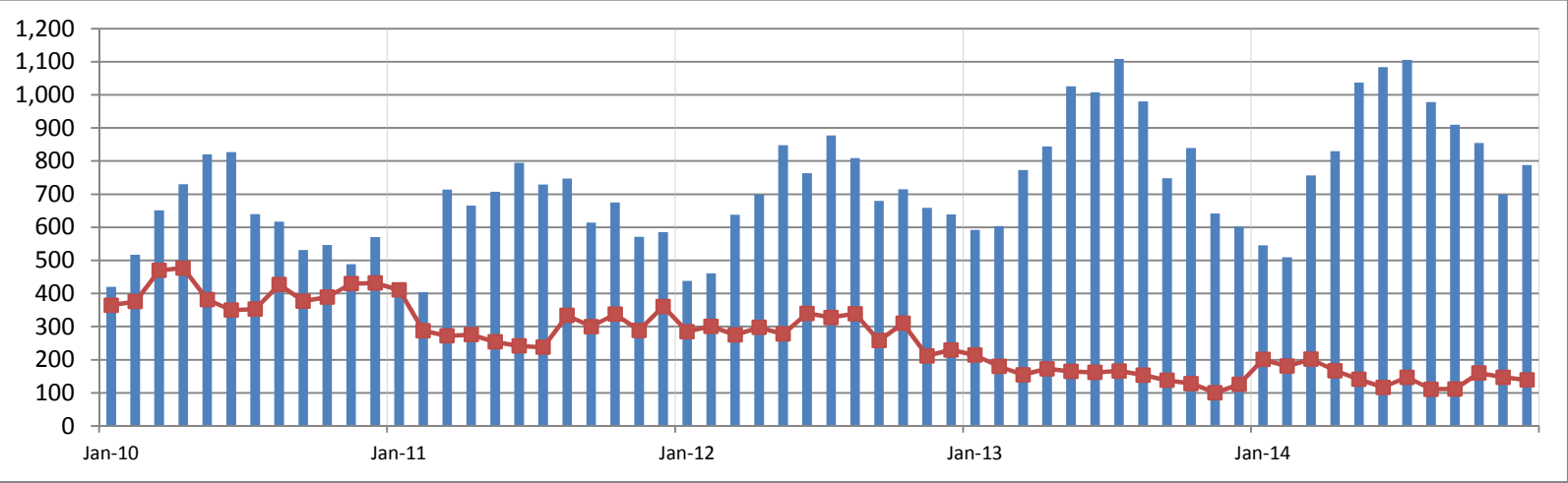
Foreclosures as a % of Sales



# Market Overview



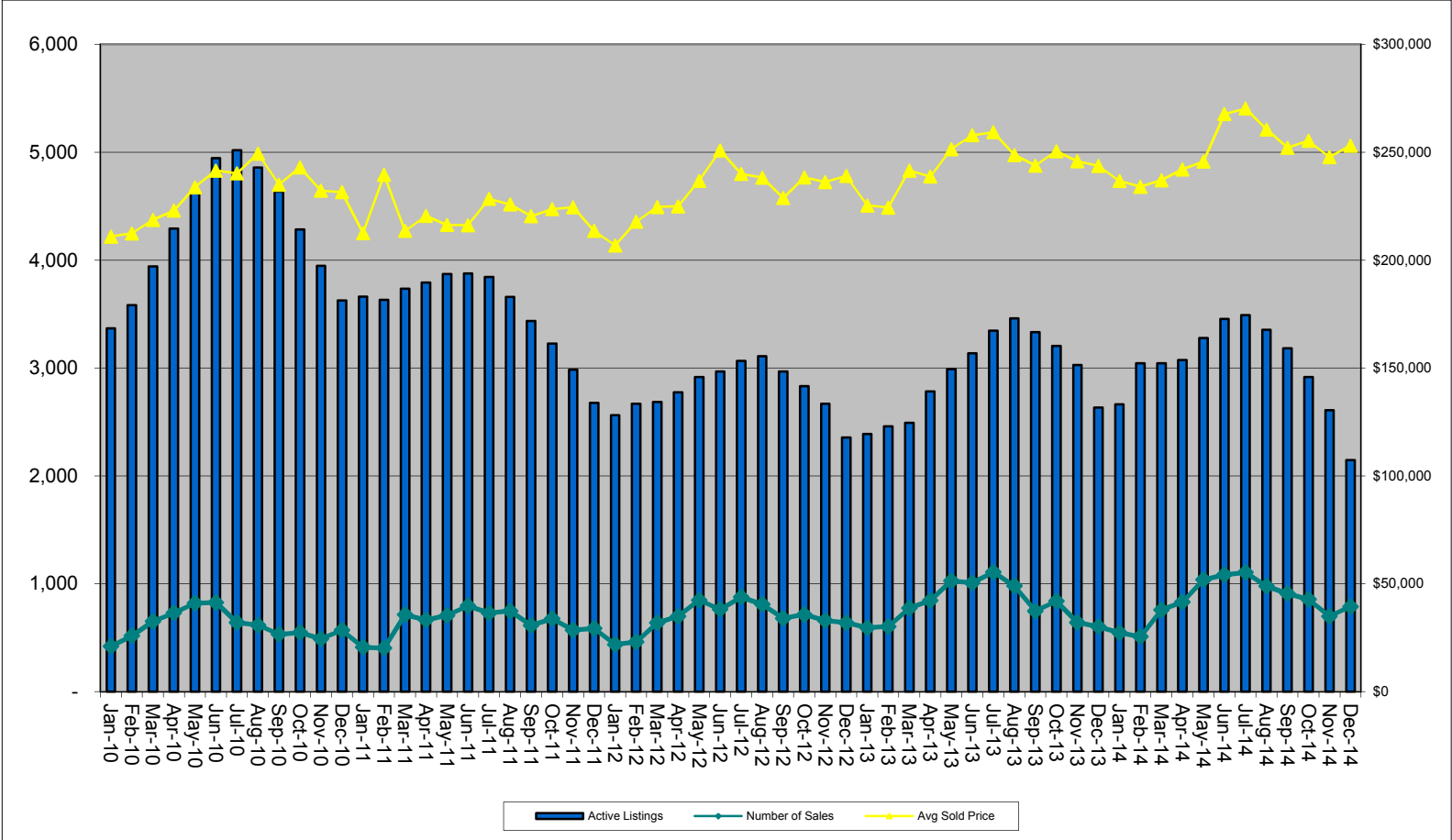
## Number of Sales v Number of Foreclosures



# Market Overview



Active Listings v Number Sold v Sales Price





# Market Overview

