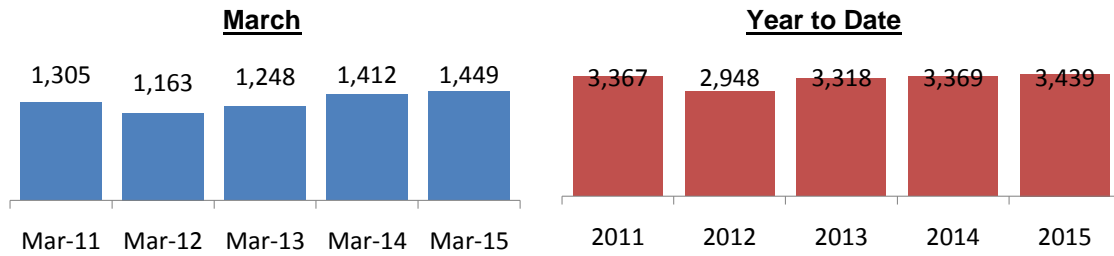


# Market Overview



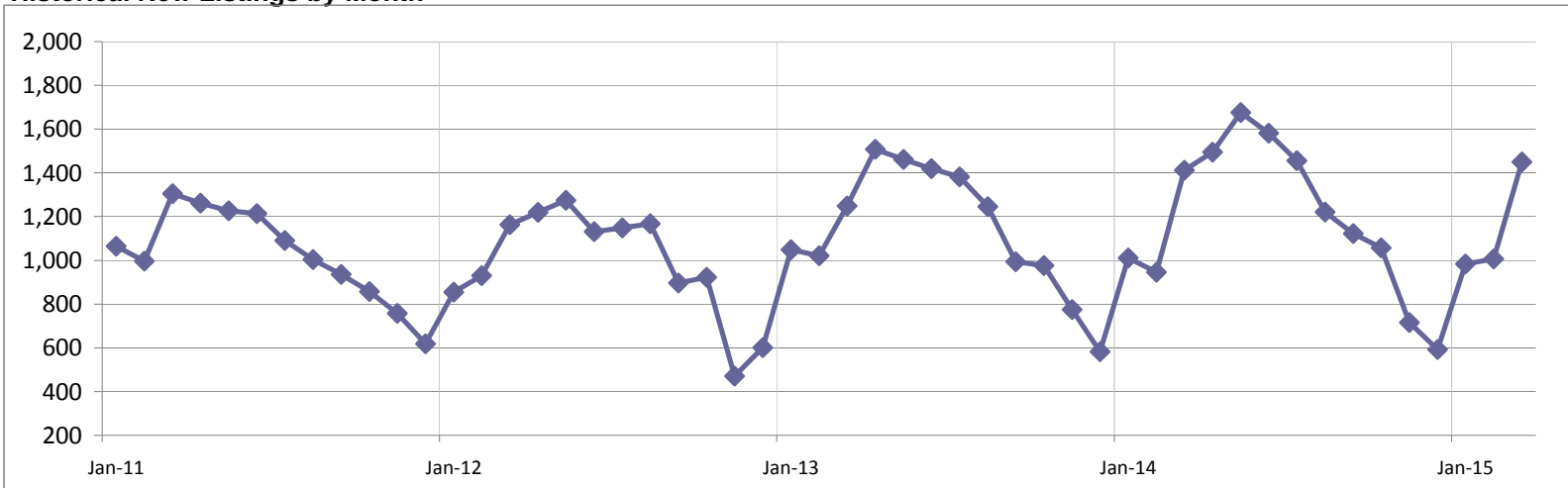
Key Metrics	Historical Sparkbars	Mar 2014	Mar 2015	Percent Change	YTD 2014	YTD 2015	Percent Change
New Listings		1,412	1,449	2.62%	3,369	3,439	2.08%
Pending		964	759	-21.27%	1943	1,732	-10.86%
Sold Listings		757	932	23.12%	1,813	2,151	18.64%
Median Sales Price		210,000	225,500	7.38%	210,000	225,500	7.38%
Average Sales Price		237,067	258,456	9.02%	235,932	257,405	9.10%
Pct. Of List Price Received		98.3	98.6	0.31%	98.2	98.6	0.44%
Days on Market		105	96	-8.57%	97	101	4.83%
Active Listings		3,043	2,090	-31.32%	2,916	2,056	-29.49%

# Market Overview

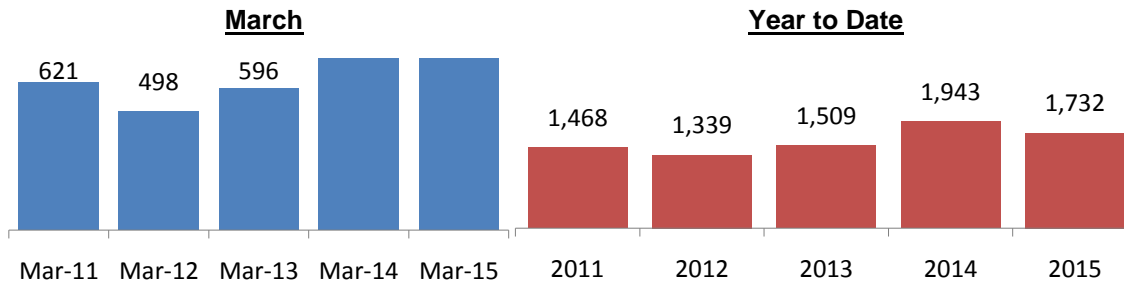


	New Listings	Percent Change
03/2011	1,305	
03/2012	1,163	-10.88%
03/2013	1,248	7.31%
03/2014	1,412	13.14%
03/2015	1,449	2.62%

## Historical New Listings by Month

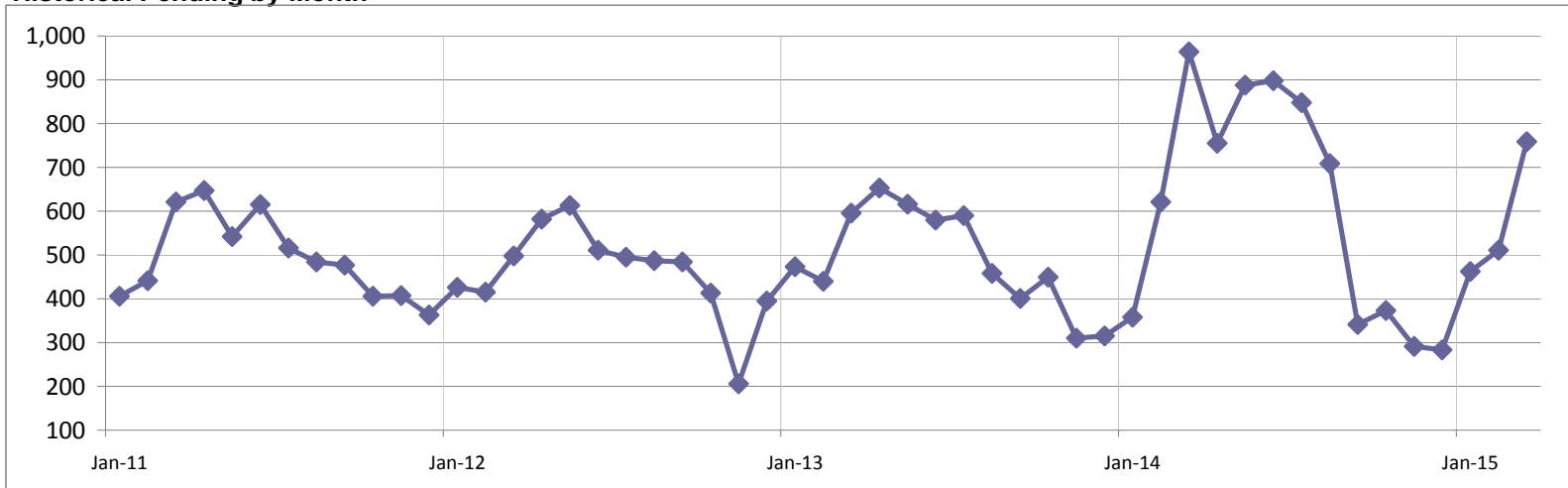


# Market Overview

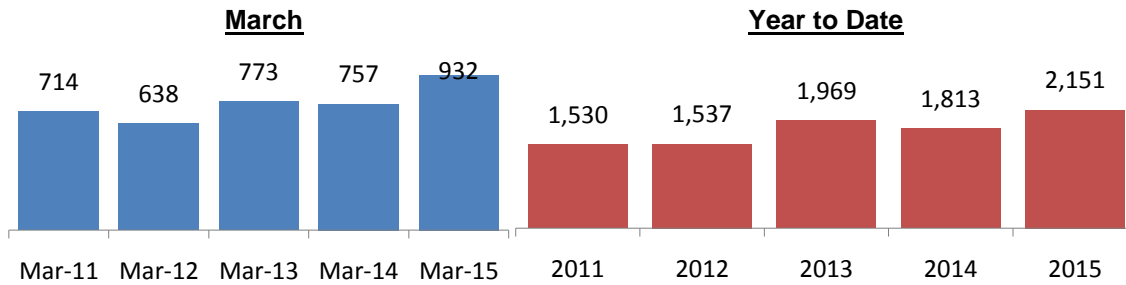


	Pending	Percent Change
03/2011	621	
03/2012	498	-19.81%
03/2013	596	19.68%
03/2014	964	61.74%
03/2015	759	-21.27%

## Historical Pending by Month

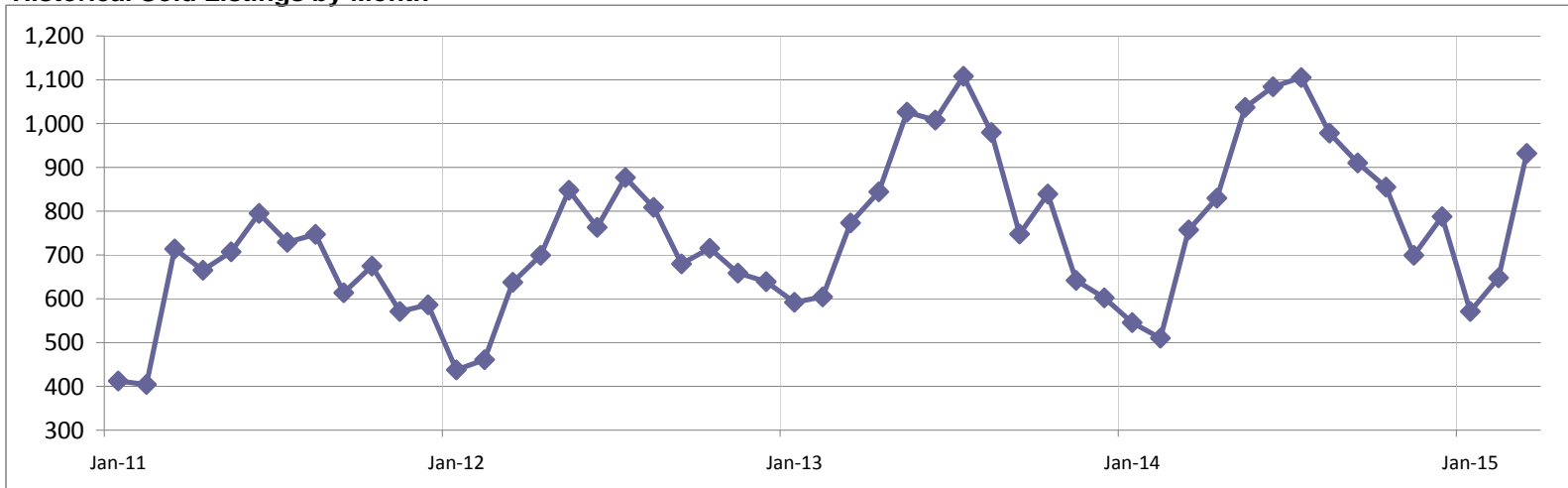


# Market Overview

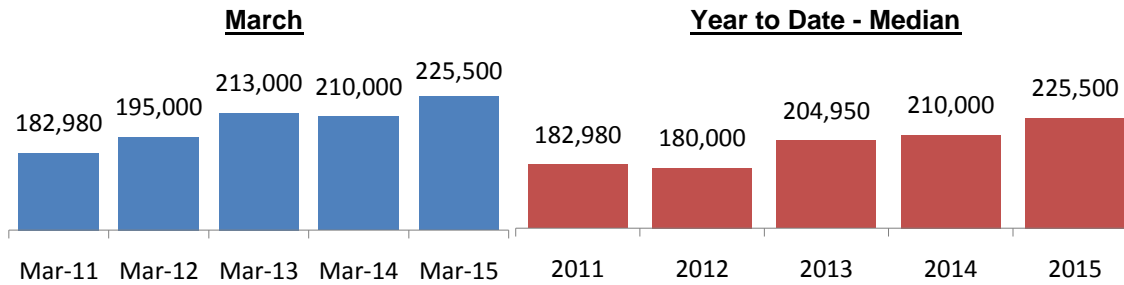


	Sold Listings	Percent Change
03/2011	714	
03/2012	638	-10.64%
03/2013	773	21.16%
03/2014	757	-2.07%
03/2015	932	23.12%

## Historical Sold Listings by Month

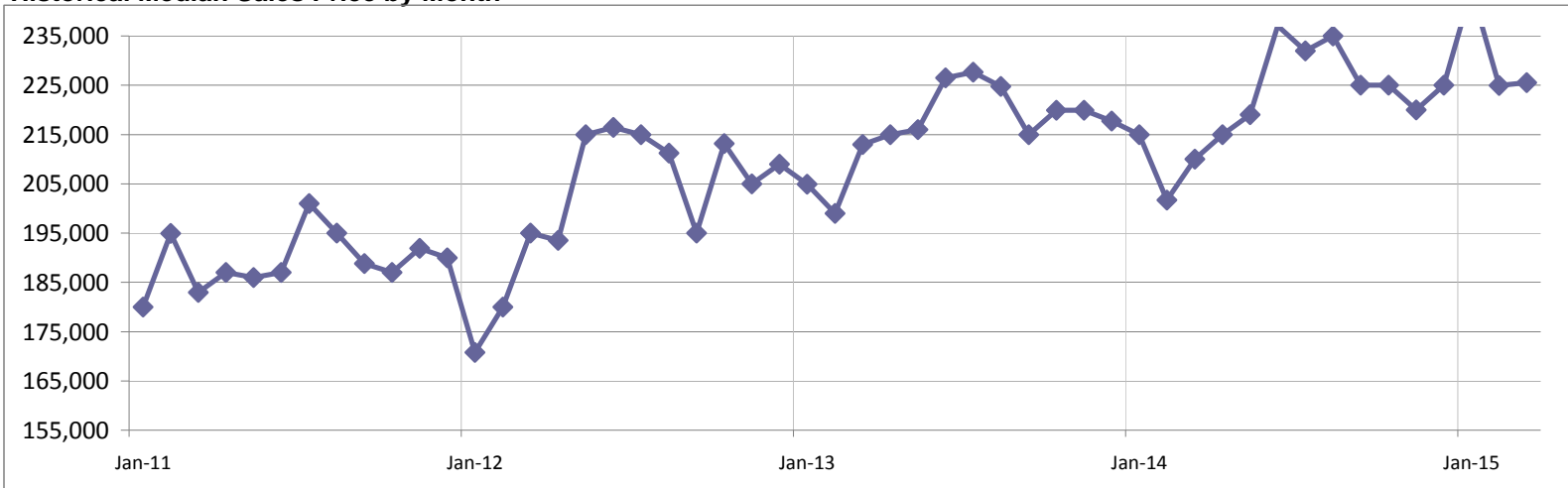


# Market Overview

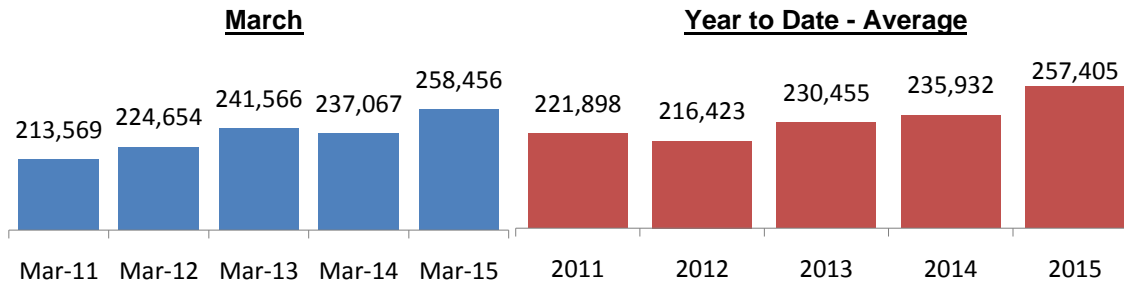


	Median Sales Price	Percent Change
03/2011	182,980	
03/2012	195,000	6.57%
03/2013	213,000	9.23%
03/2014	210,000	-1.41%
03/2015	225,500	7.38%

**Historical Median Sales Price by Month**

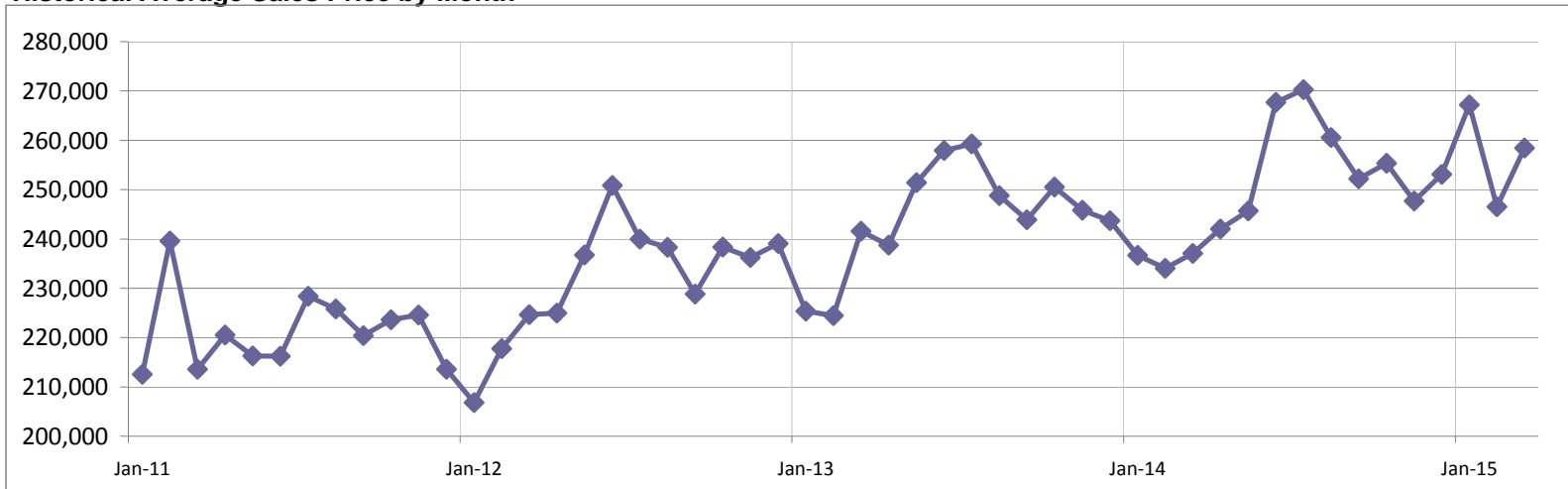


# Market Overview

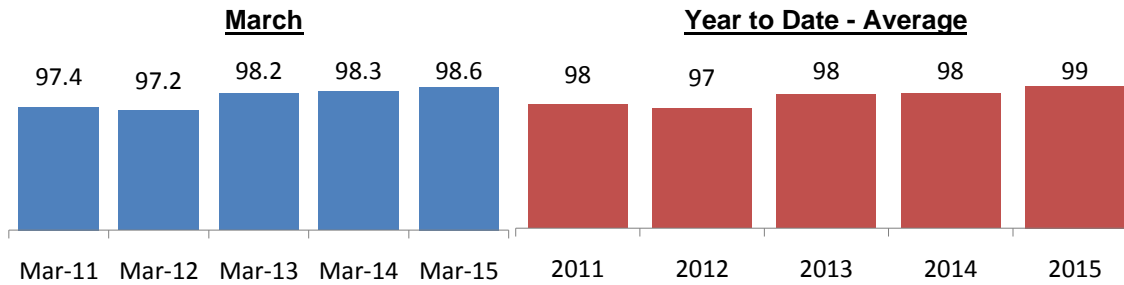


	Average Sales Price	Percent Change
03/2011	213,569	
03/2012	224,654	5.19%
03/2013	241,566	7.53%
03/2014	237,067	-1.86%
03/2015	258,456	9.02%

Historical Average Sales Price by Month

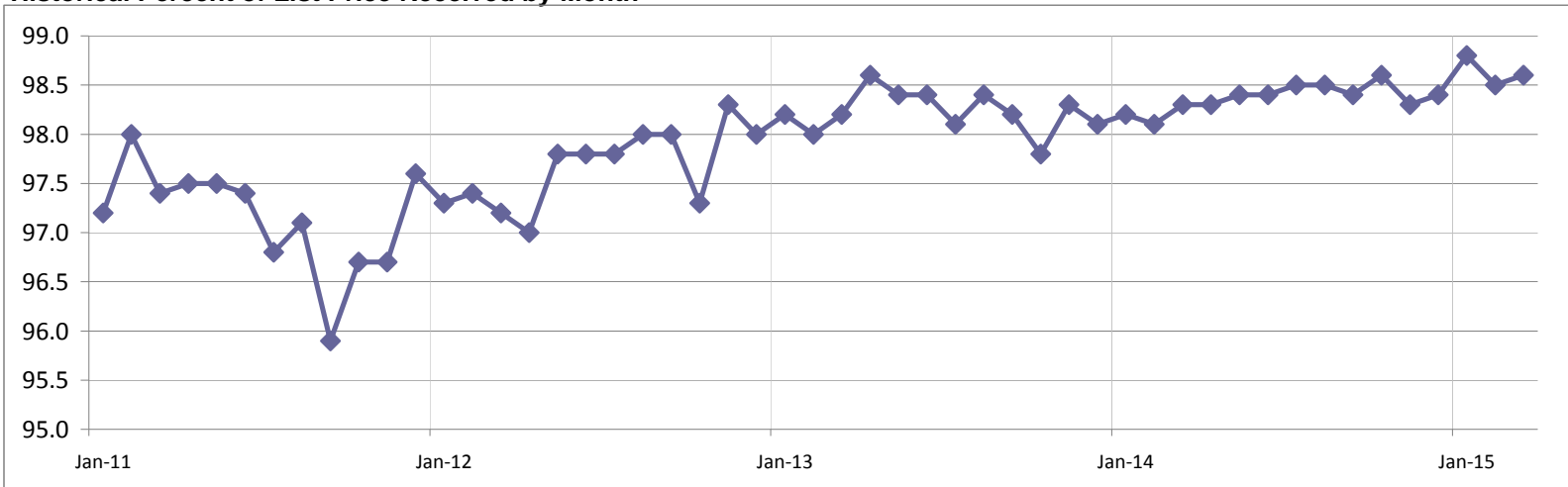


# Market Overview

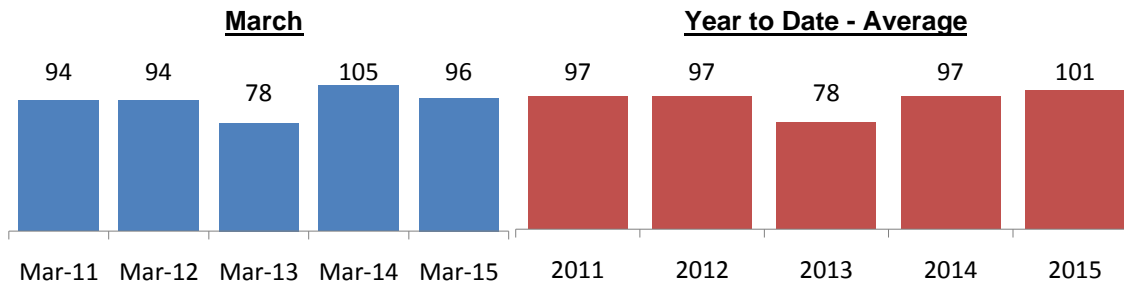


	Pct of List Recvd	Percent Change
03/2011	97.4	
03/2012	97.2	-0.21%
03/2013	98.2	1.03%
03/2014	98.3	0.10%
03/2015	98.6	0.31%

Historical Percent of List Price Received by Month

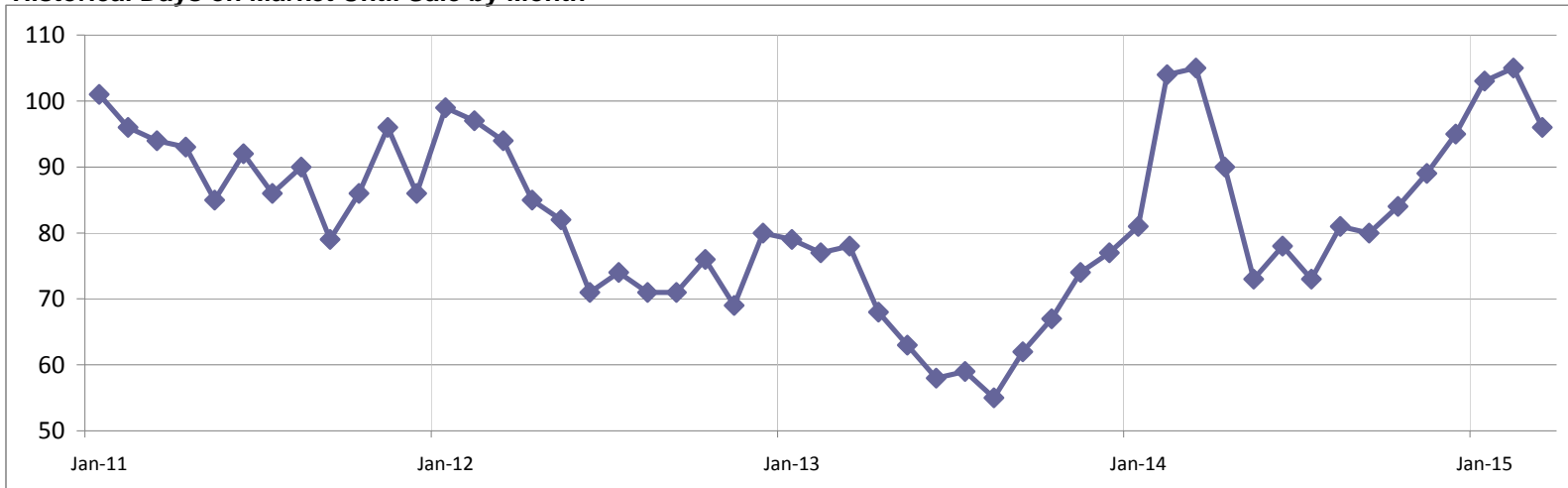


# Market Overview



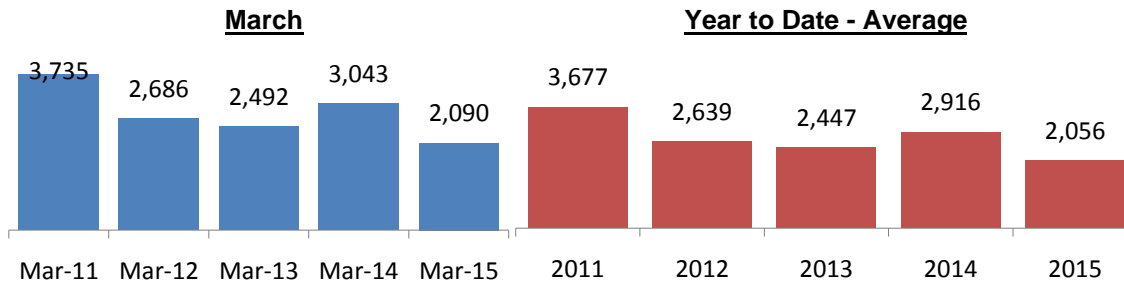
	DOM	Percent Change
03/2011	94	
03/2012	94	0.00%
03/2013	78	-17.02%
03/2014	105	34.62%
03/2015	96	-8.57%

Historical Days on Market Until Sale by Month



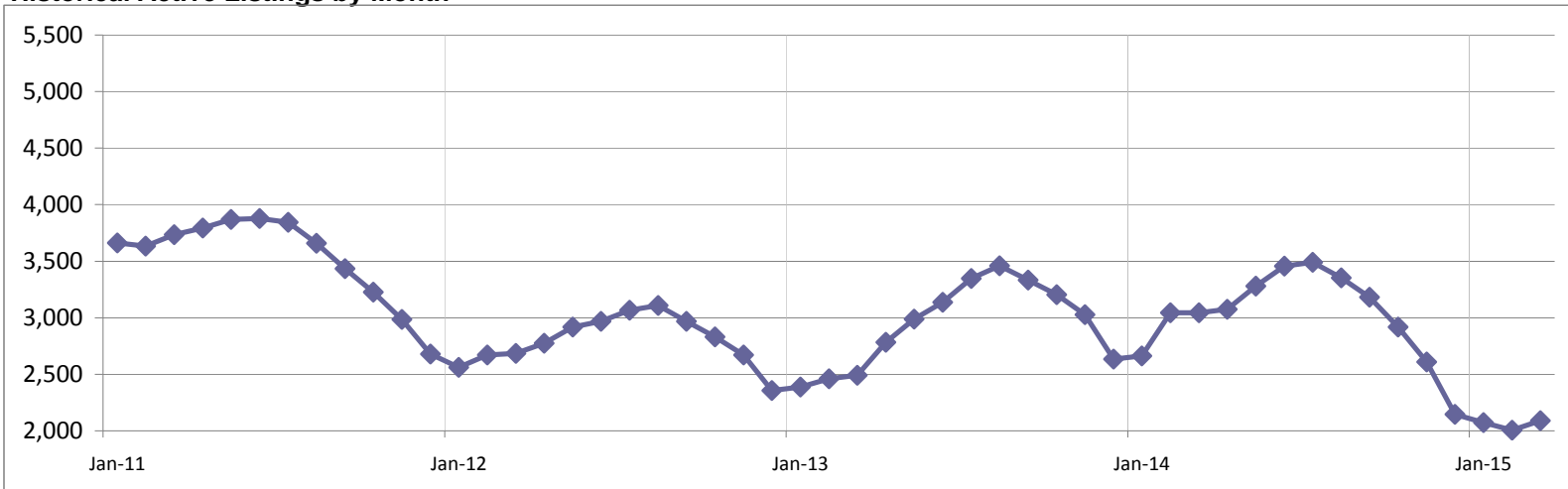


# Market Overview



	Active Listings	Percent Change
03/2011	3,735	
03/2012	2,686	-28.09%
03/2013	2,492	-7.22%
03/2014	3,043	22.11%
03/2015	2,090	-31.32%

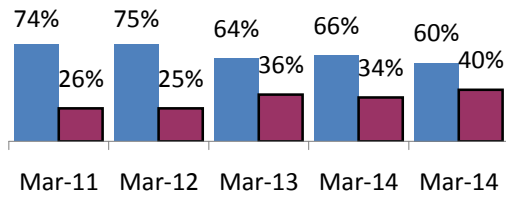
## Historical Active Listings by Month



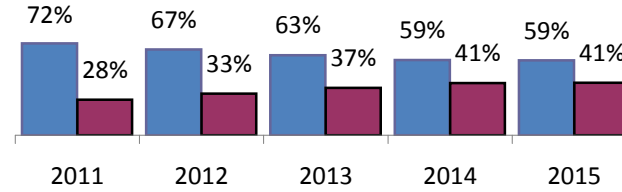
# Market Overview



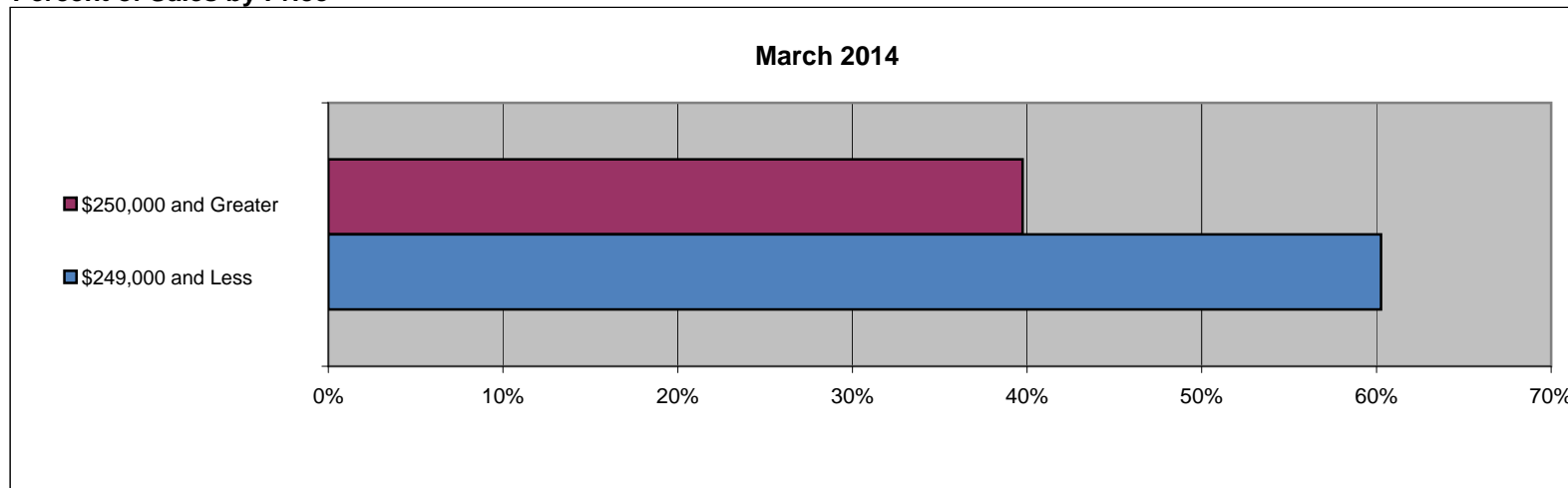
**March**



**Year to Date**



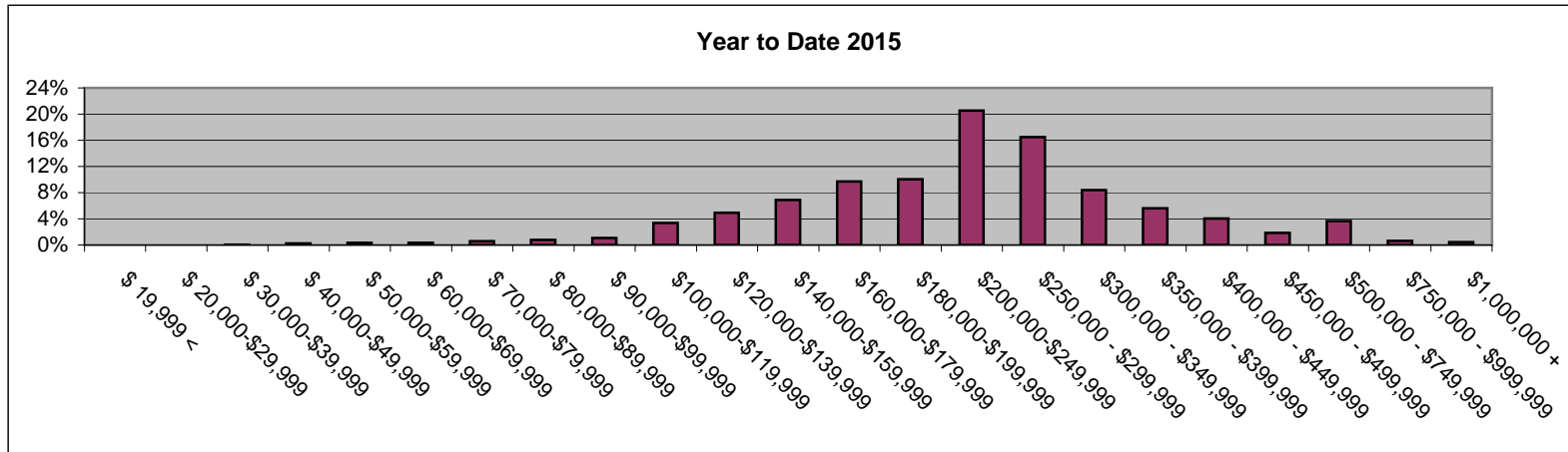
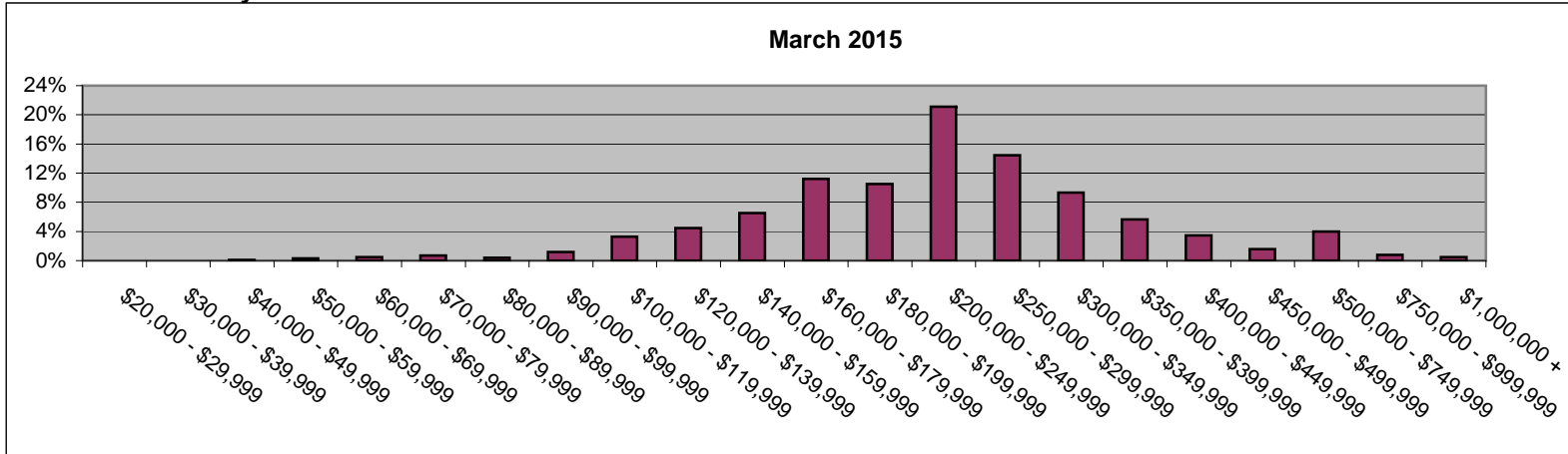
**Percent of Sales by Price**



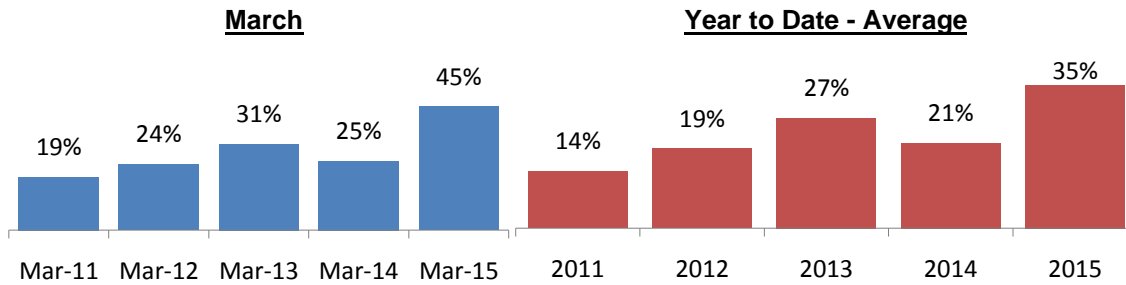
# Market Overview



## Percent of Sales by Price

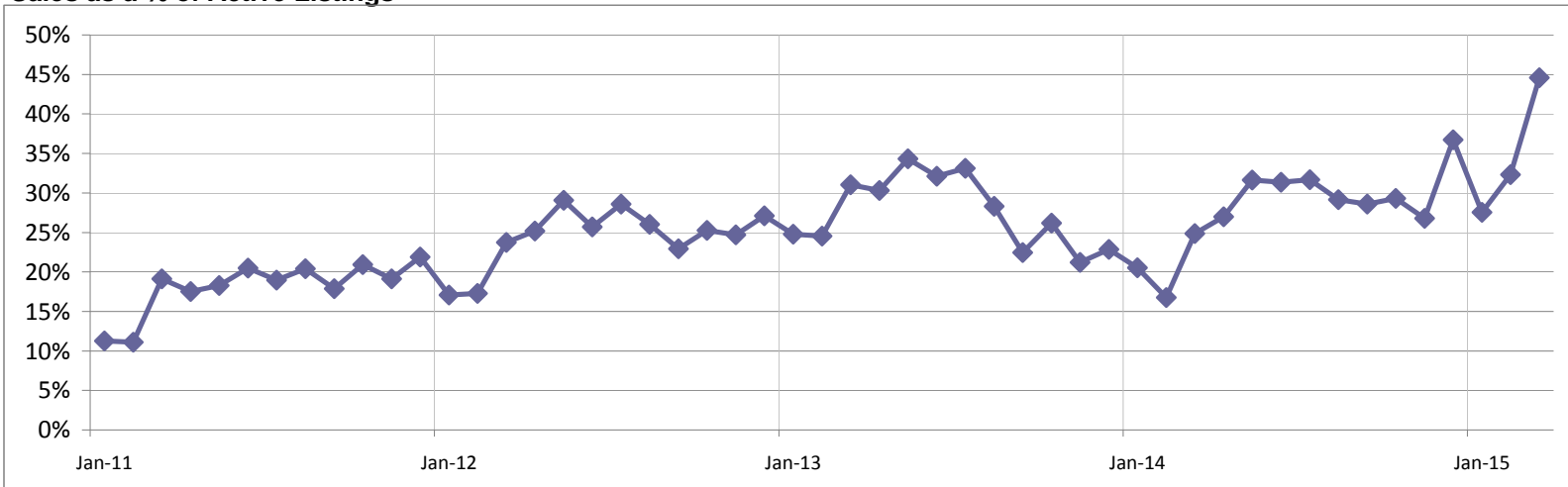


# Market Overview

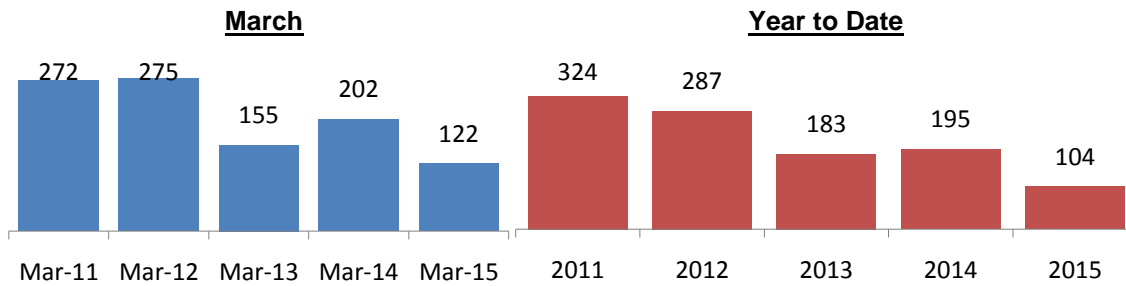


	Sales as a % of Active Listings	Percent Change
03/2011	19%	
03/2012	24%	4.64%
03/2013	31%	7.27%
03/2014	25%	-6.14%
03/2015	45%	19.72%

Sales as a % of Active Listings

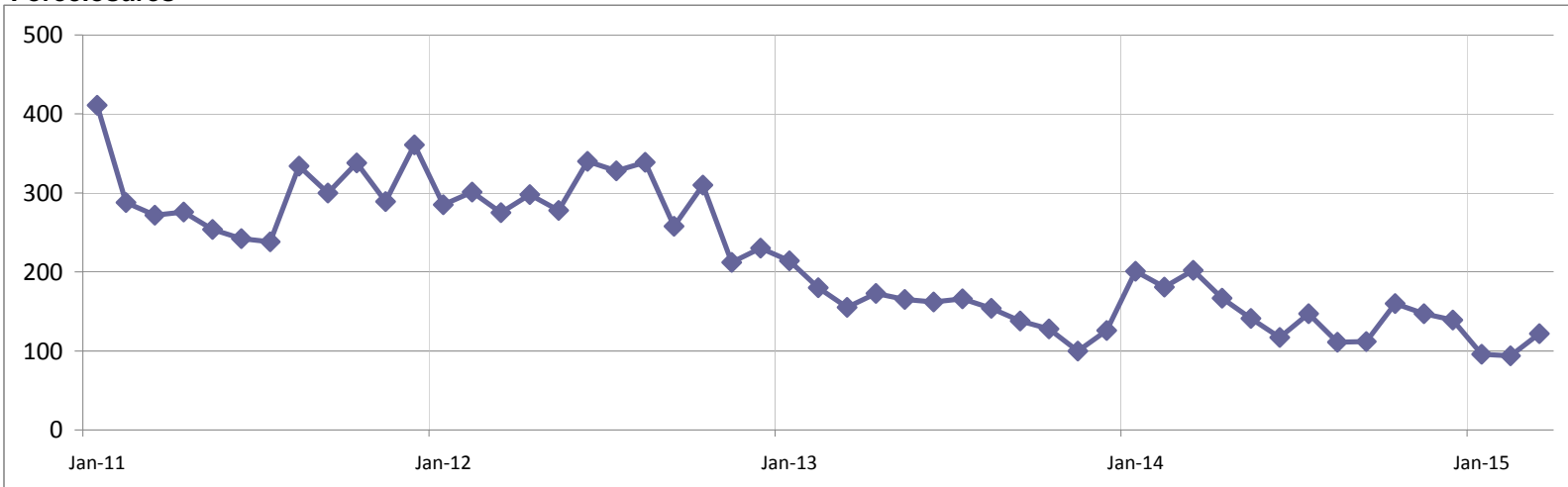


# Market Overview



	Foreclosures	Percent Change
03/2011	272	
03/2012	275	1.10%
03/2013	155	-43.64%
03/2014	202	30.32%
03/2015	122	-39.60%

## Foreclosures

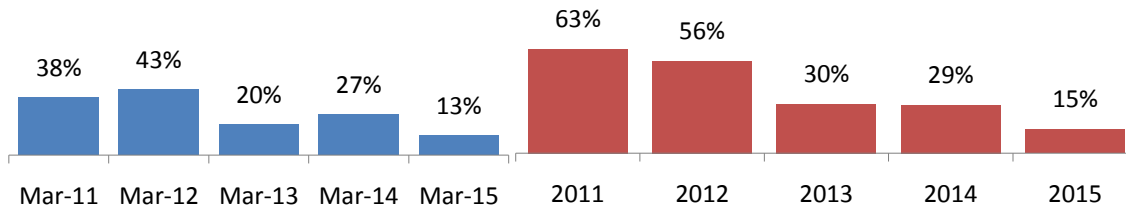


# Market Overview



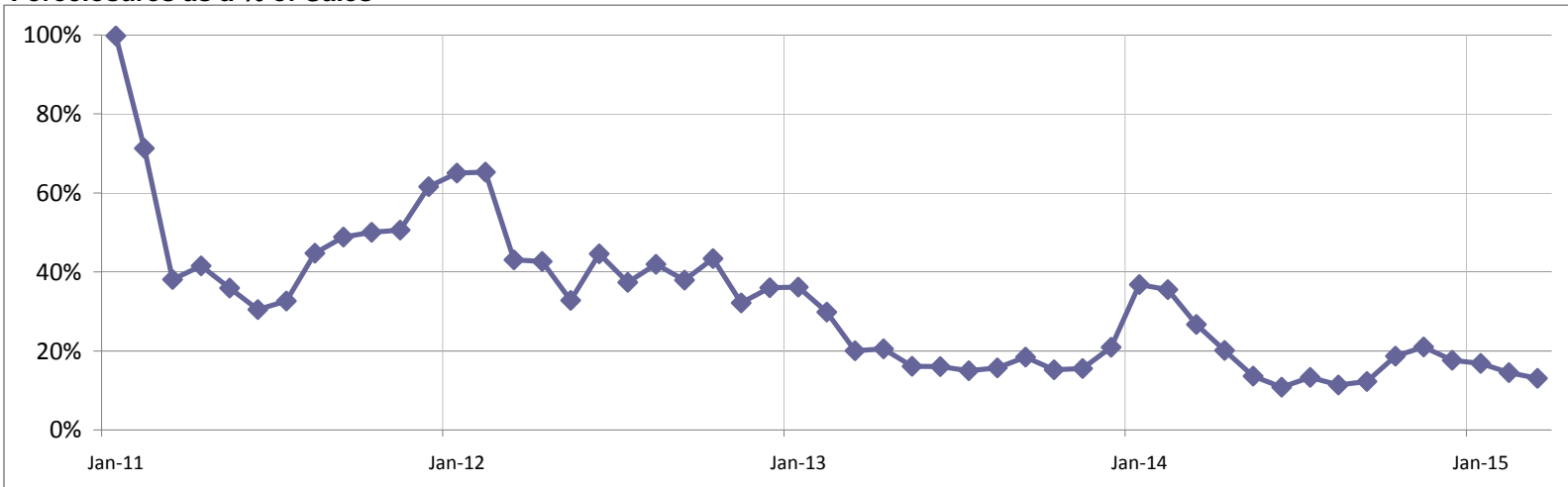
## March

## Full Year & YTD 2014

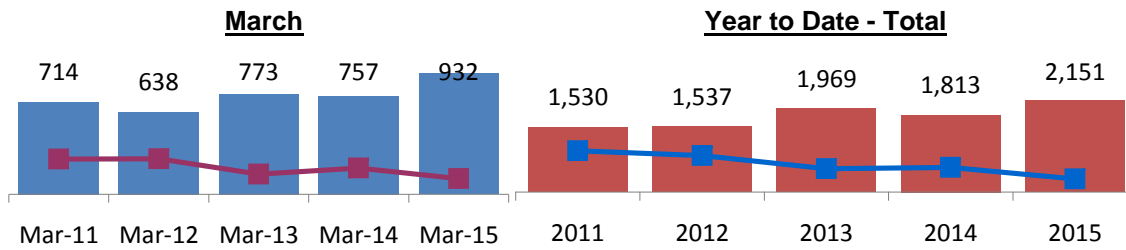


	Foreclosure as % of Sales	Percent Change
03/2011	38%	
03/2012	43%	5.01%
03/2013	20%	-23.05%
03/2014	27%	6.63%
03/2015	13%	-13.59%

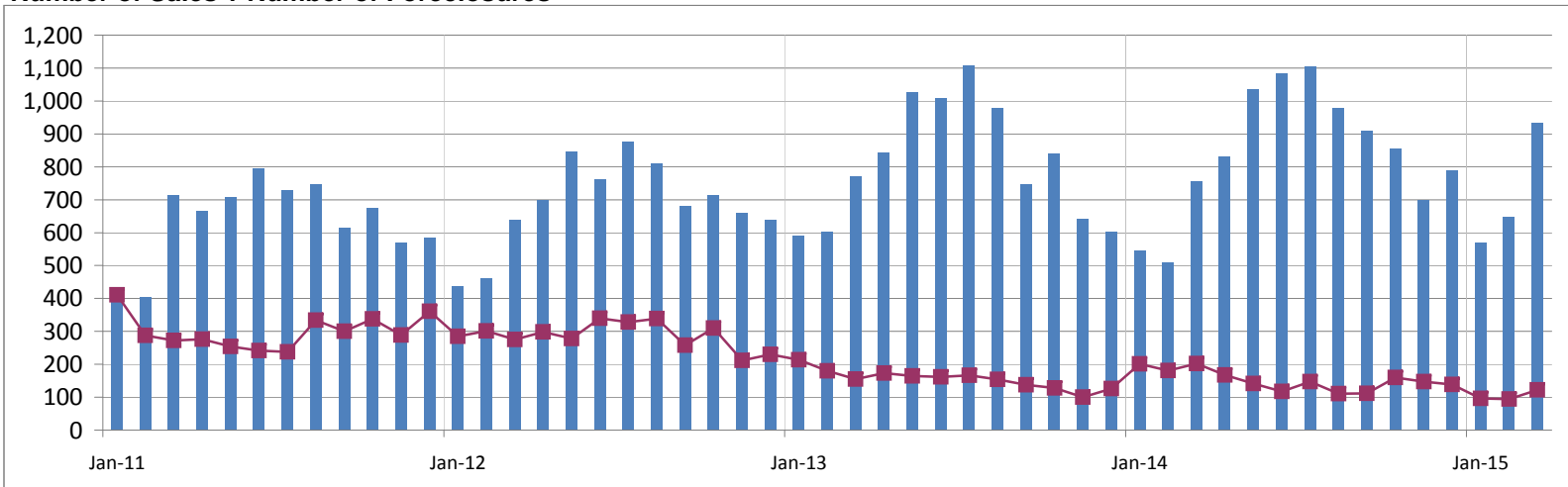
## Foreclosures as a % of Sales



# Market Overview



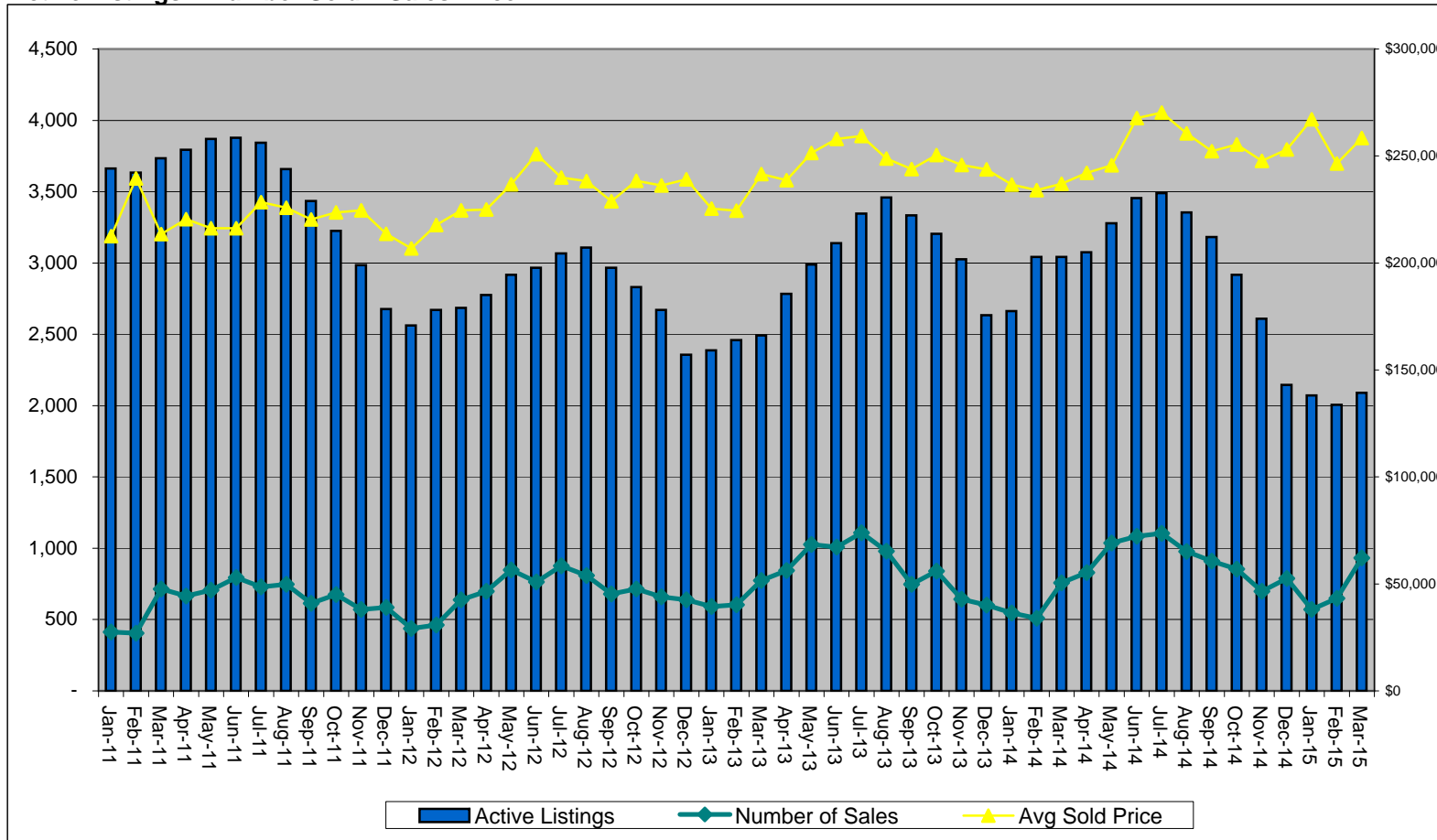
## Number of Sales v Number of Foreclosures



# Market Overview



Active Listings v Number Sold v Sales Price





# Market Overview

