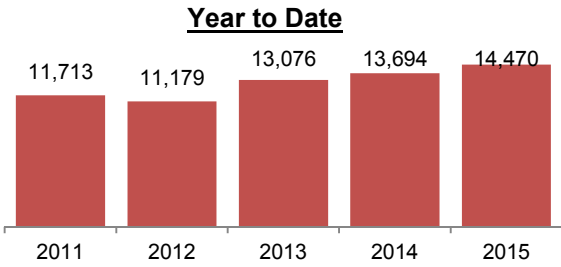
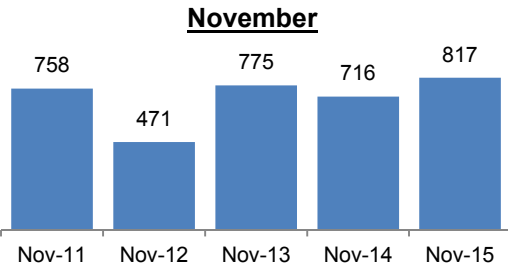


Market Overview



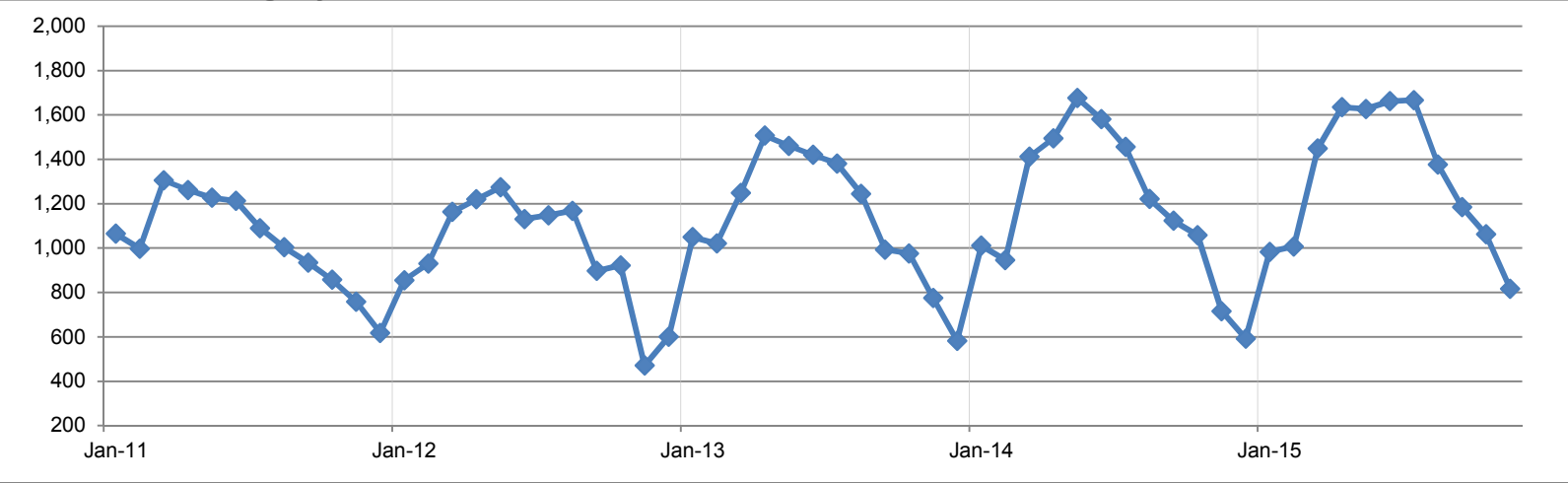
Key Metrics	Historical Sparkbars	Nov 2014	Nov 2015	Percent Change	YTD 2014	YTD 2015	Percent Change
New Listings		716	817	14.11%	13,694	14,470	5.67%
Pending		291	535	83.85%	7046	7,706	9.37%
Sold Listings		699	721	3.15%	9,311	10,957	17.68%
Median Sales Price		220,000	237,500	7.95%	220,000	242,450	10.20%
Average Sales Price		247,704	264,089	6.61%	249,939	268,806	7.55%
Pct. Of List Price Received		98.3	98.7	0.41%	98.4	98.9	0.55%
Days on Market		89	54	-39.33%	85	78	-8.74%
Active Listings		2,609	2,186	-16.21%	3,101	2,407	-22.38%

Market Overview



	New Listings	Percent Change
11/2011	758	
11/2012	471	-37.86%
11/2013	775	64.54%
11/2014	716	-7.61%
11/2015	817	14.11%

Historical New Listings by Month

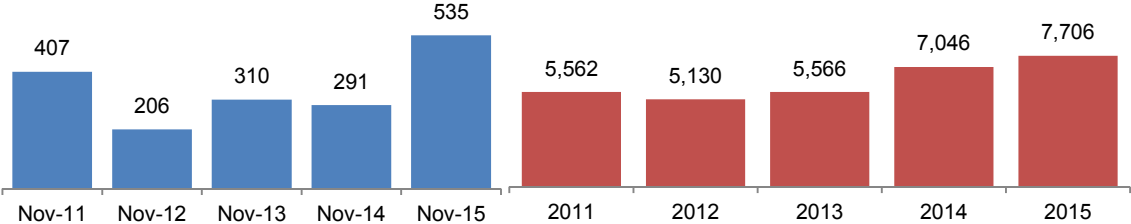


Market Overview



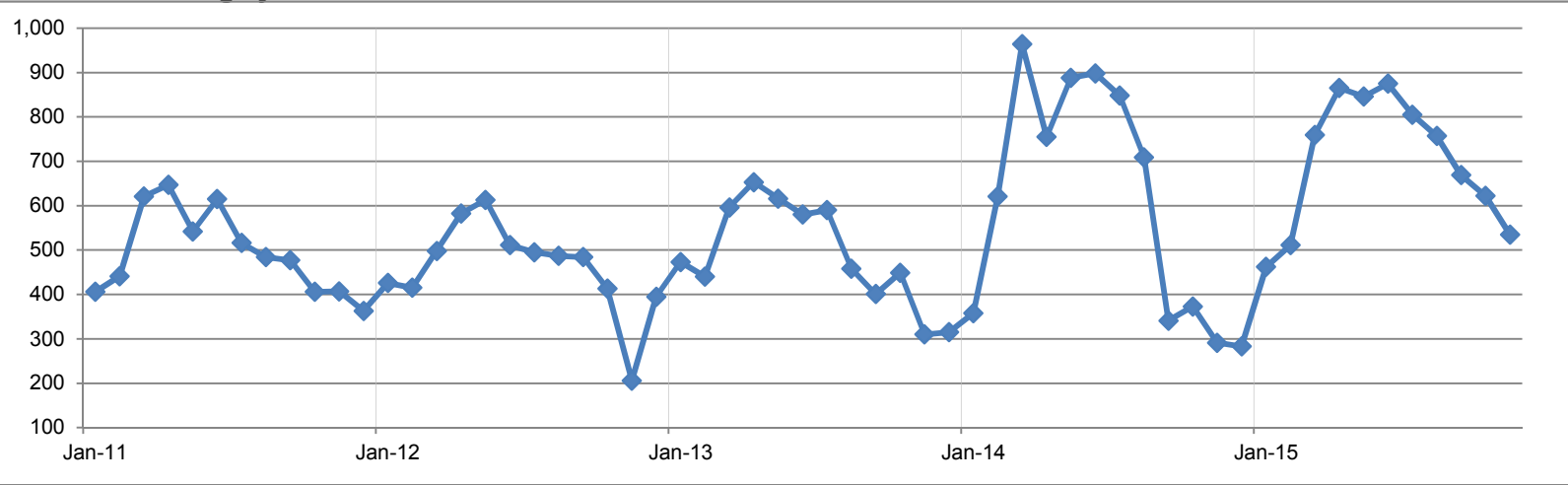
November

Year to Date

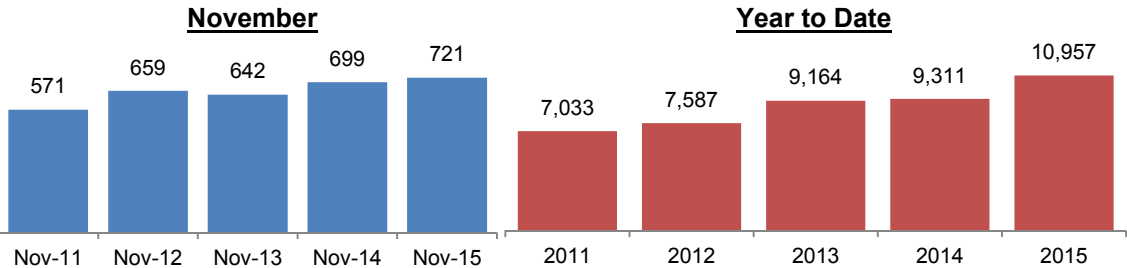


	Pending	Percent Change
11/2011	407	
11/2012	206	-49.39%
11/2013	310	50.49%
11/2014	291	-6.13%
11/2015	535	83.85%

Historical Pending by Month

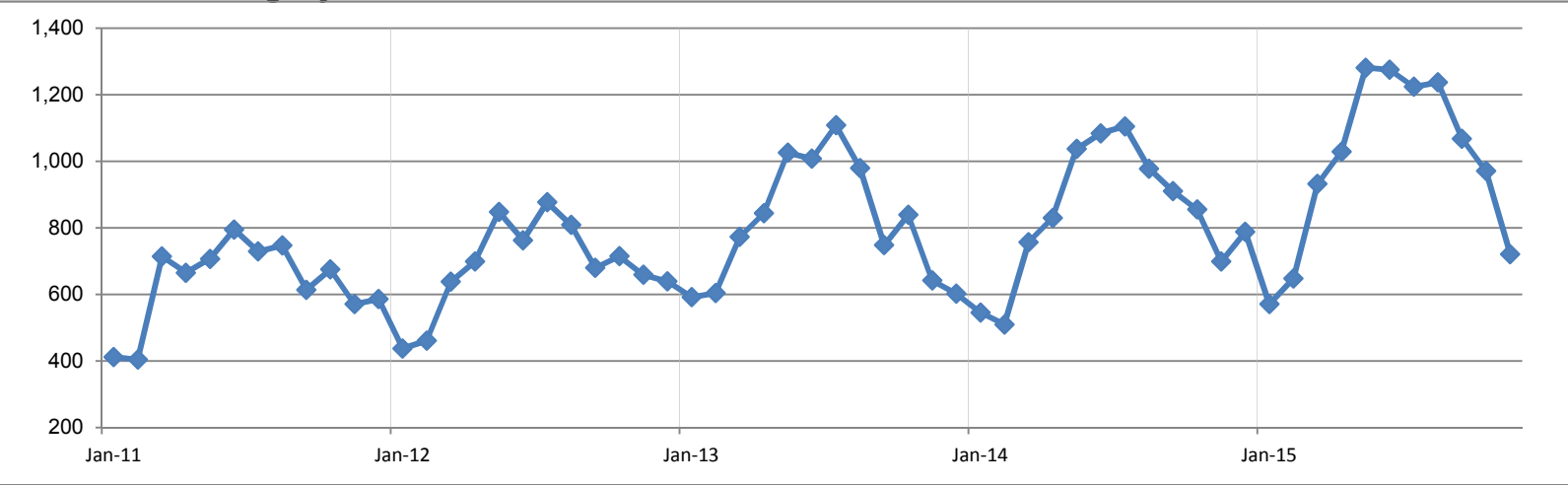


Market Overview

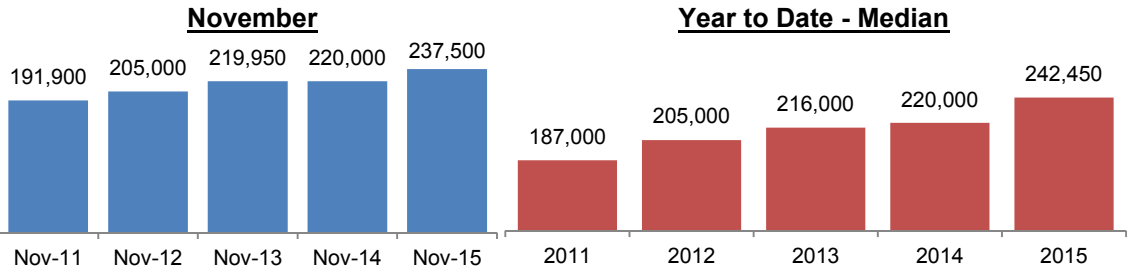


	Sold Listings	Percent Change
11/2011	571	
11/2012	659	15.41%
11/2013	642	-2.58%
11/2014	699	8.88%
11/2015	721	3.15%

Historical Sold Listings by Month

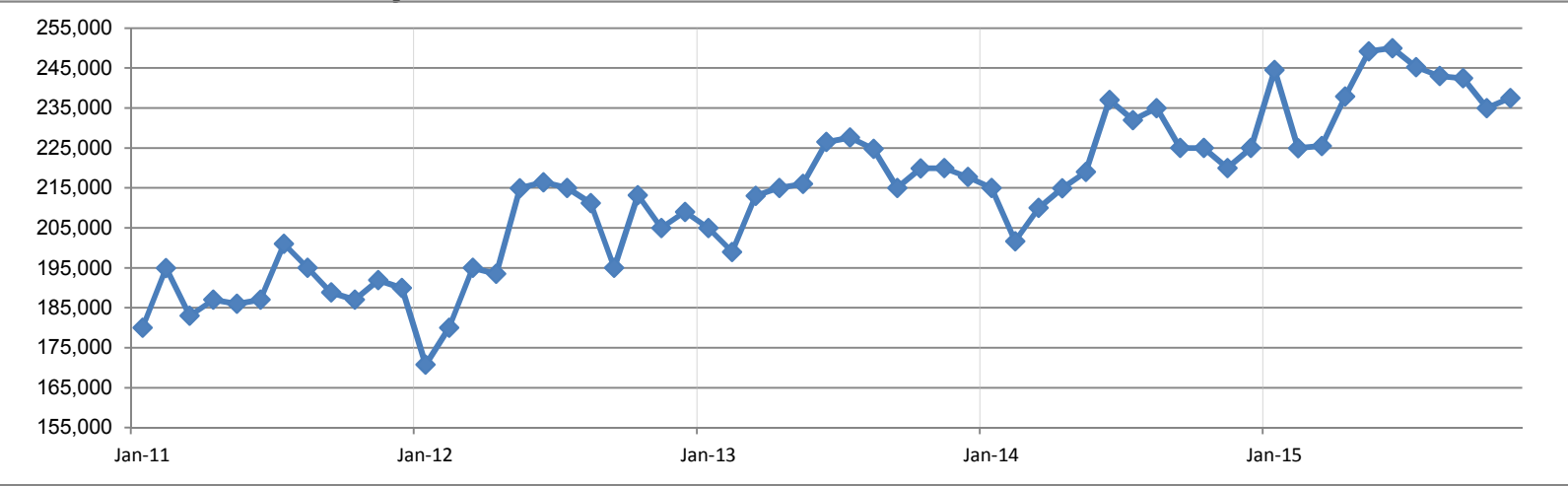


Market Overview



	Median Sales Price	Percent Change
11/2011	191,900	
11/2012	205,000	6.83%
11/2013	219,950	7.29%
11/2014	220,000	0.02%
11/2015	237,500	7.95%

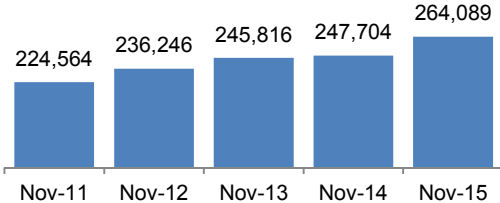
Historical Median Sales Price by Month



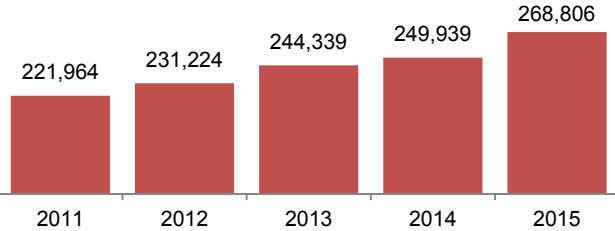
Market Overview



November

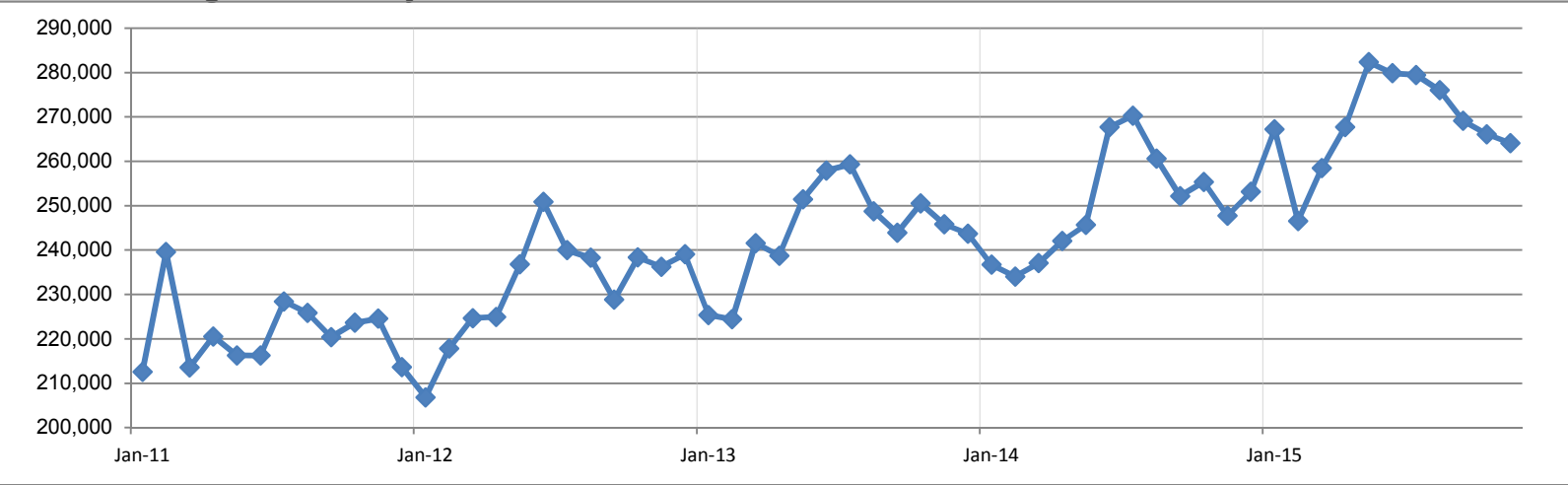


Year to Date - Average

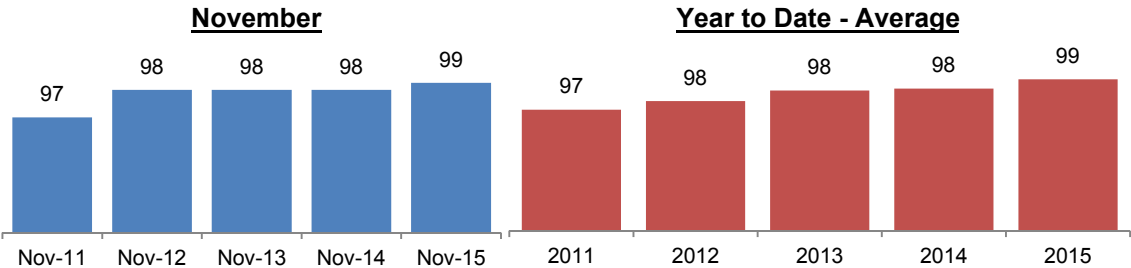


	Average Sales Price	Percent Change
11/2011	224,564	
11/2012	236,246	5.20%
11/2013	245,816	4.05%
11/2014	247,704	0.77%
11/2015	264,089	6.61%

Historical Average Sales Price by Month

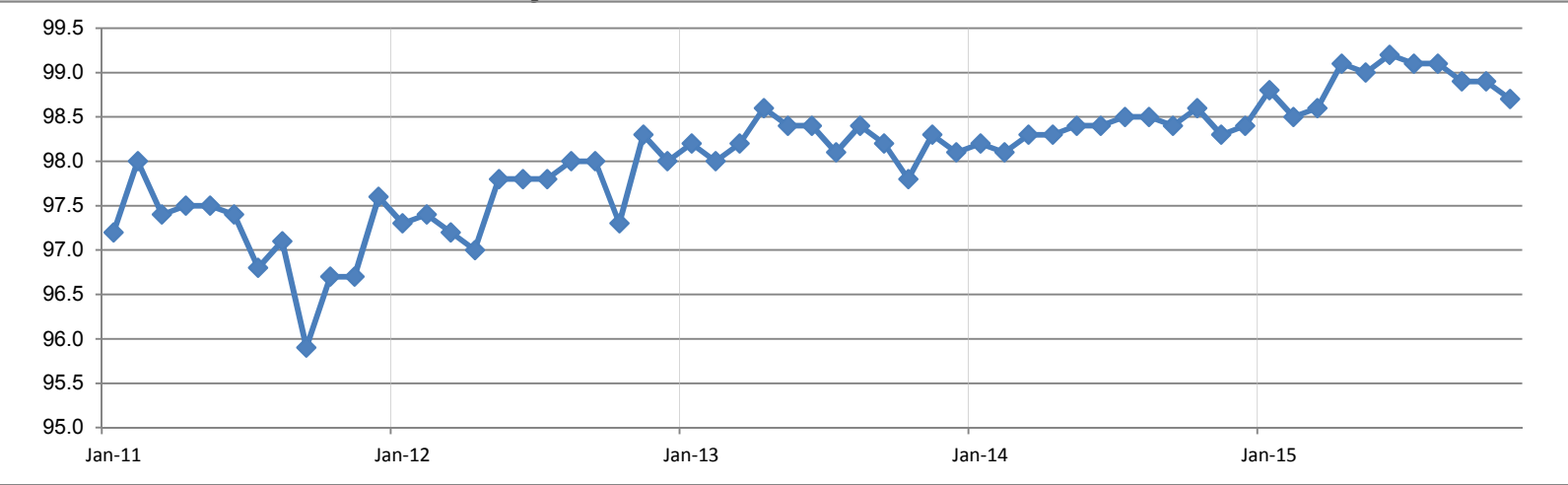


Market Overview

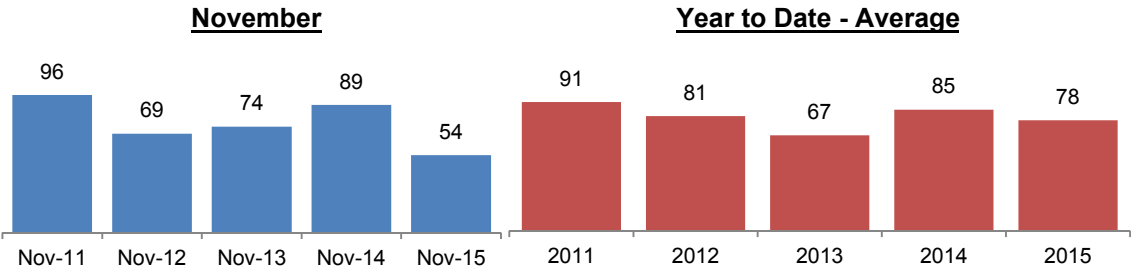


	Pct of List Recvd	Percent Change
11/2011	97	
11/2012	98	1.65%
11/2013	98	0.00%
11/2014	98	0.00%
11/2015	99	0.41%

Historical Percent of List Price Received by Month

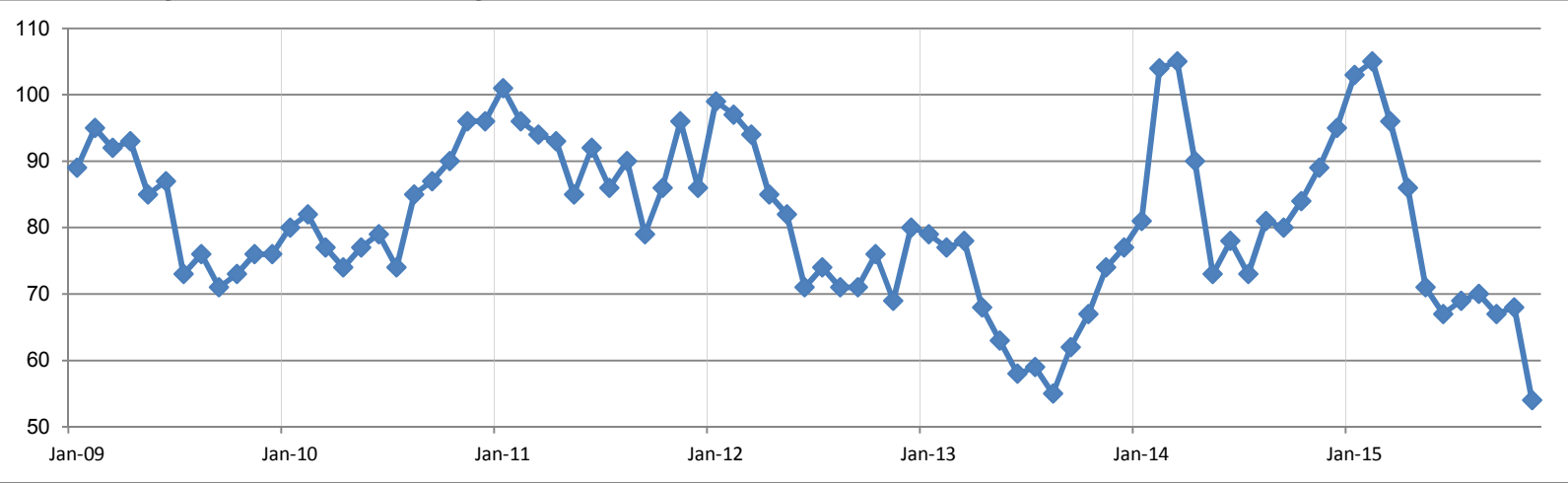


Market Overview



	DOM	Percent Change
11/2011	96	
11/2012	69	-28.13%
11/2013	74	7.25%
11/2014	89	20.27%
11/2015	54	-39.33%

Historical Days on Market Until Sale by Month

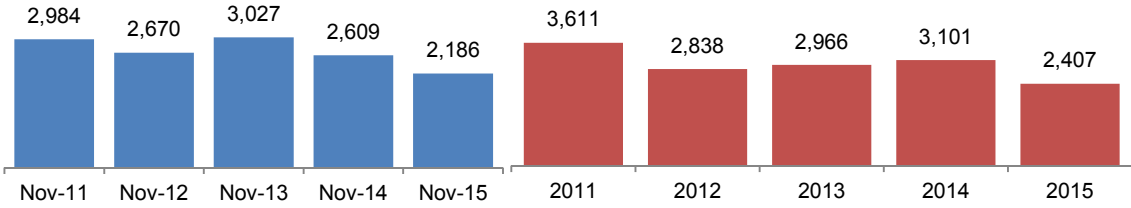


Market Overview



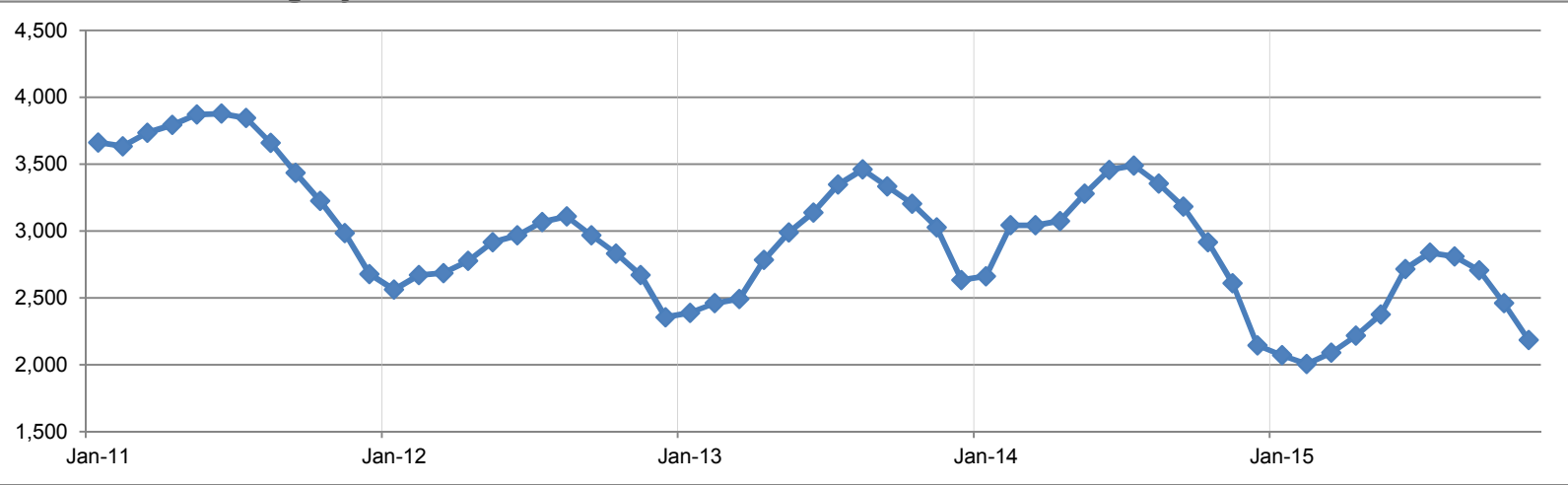
November

Year to Date - Average



	Active Listings	Percent Change
11/2011	2,984	
11/2012	2,670	-10.52%
11/2013	3,027	13.37%
11/2014	2,609	-13.81%
11/2015	2,186	-16.21%

Historical Active Listings by Month

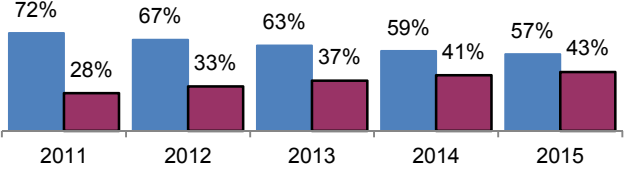
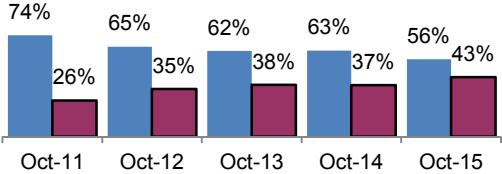


Market Overview

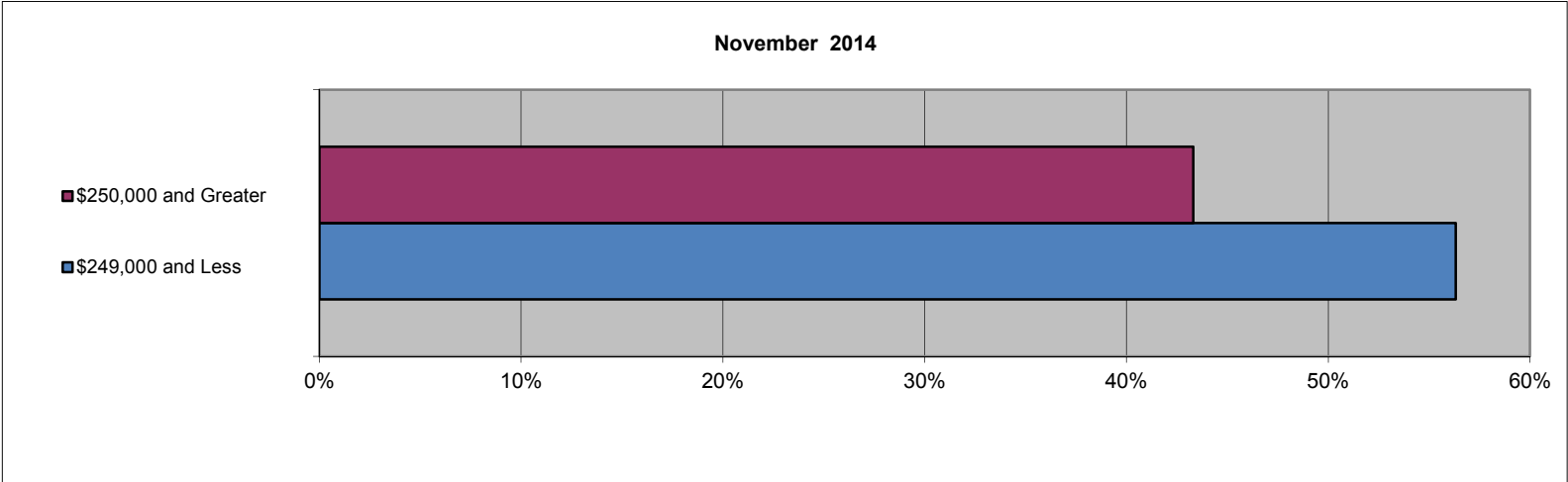


November

Year to Date



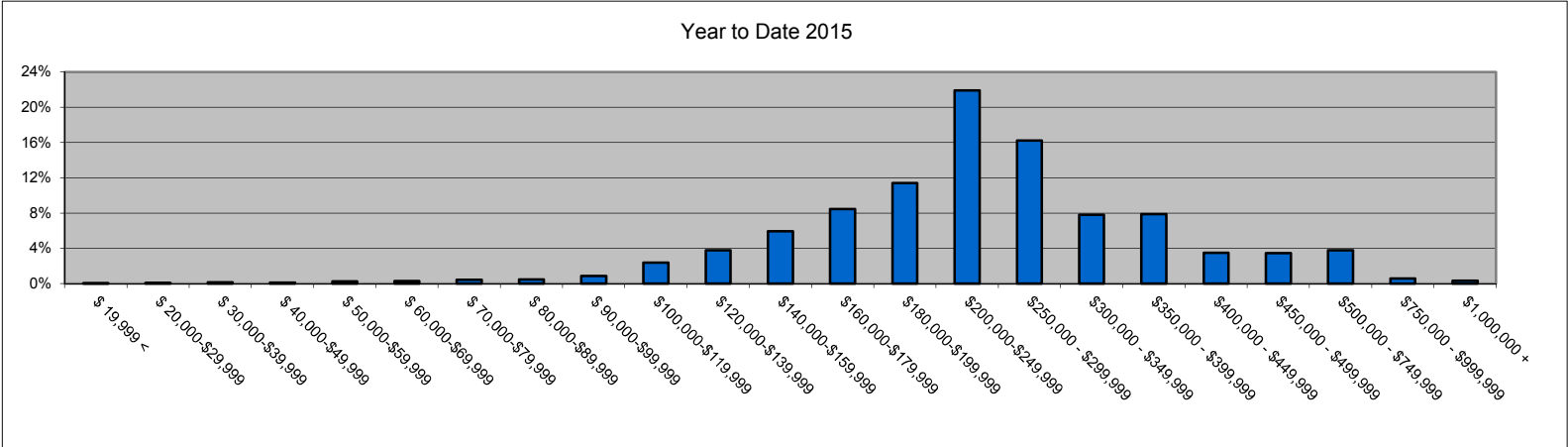
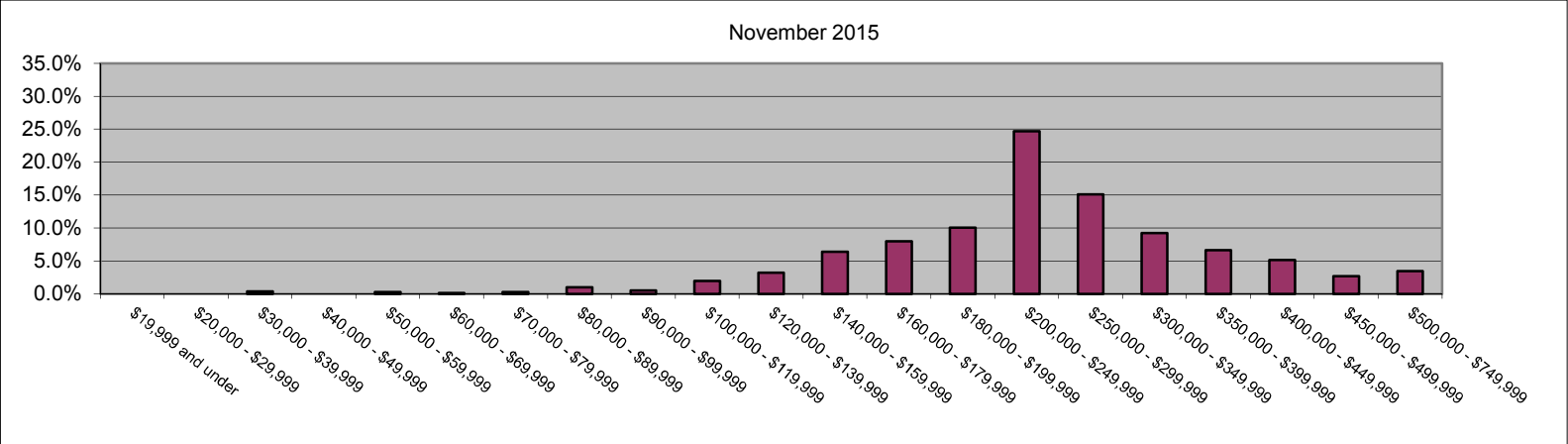
Percent of Sales by Price



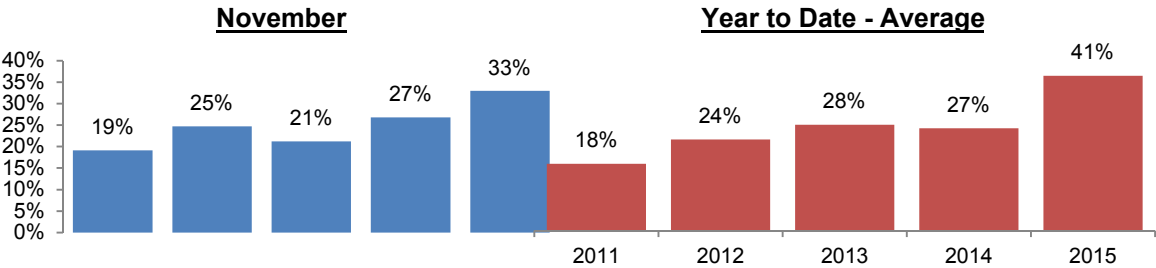
Market Overview



Percent of Sales by Price

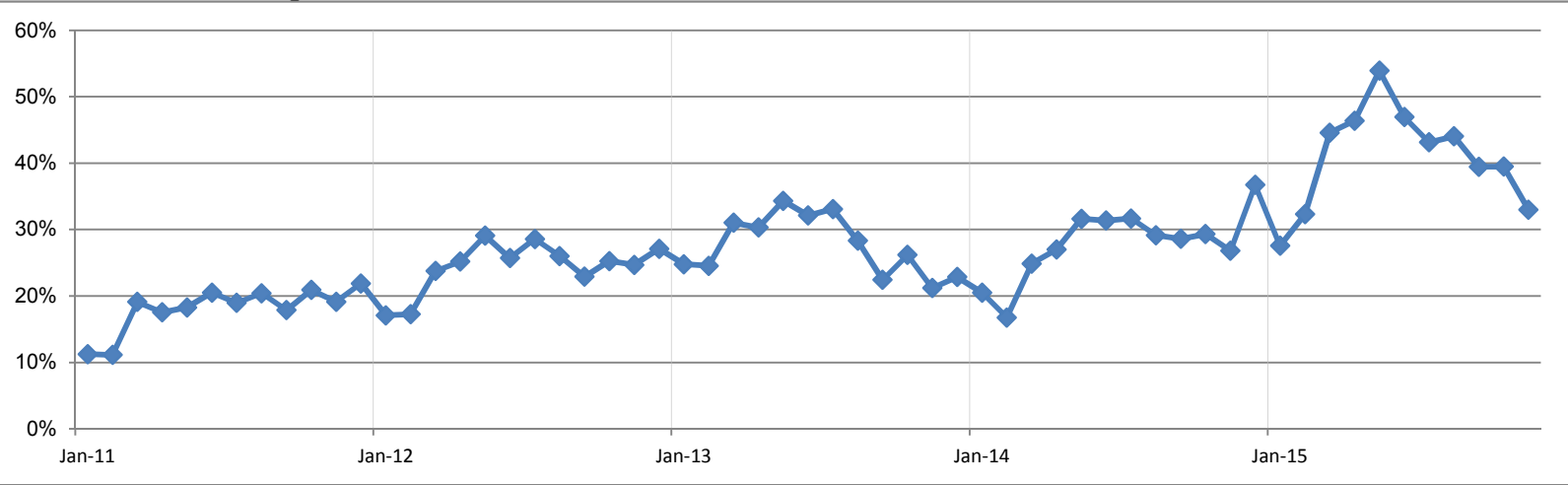


Market Overview



	Sales as a % of Active Listings	Percent Change
11/2011	19%	
11/2012	25%	28.98%
11/2013	21%	-14.07%
11/2014	27%	26.32%
11/2015	33%	23.11%

Sales as a % of Active Listings

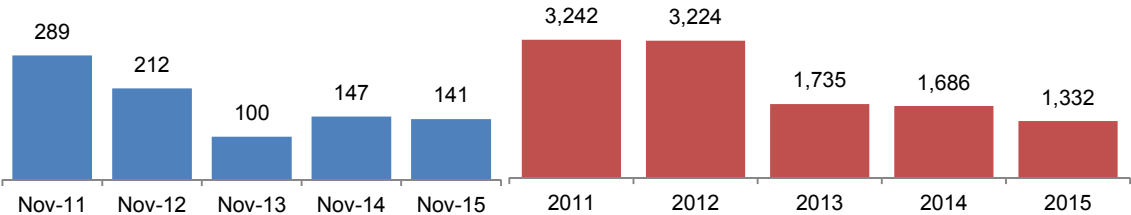


Market Overview



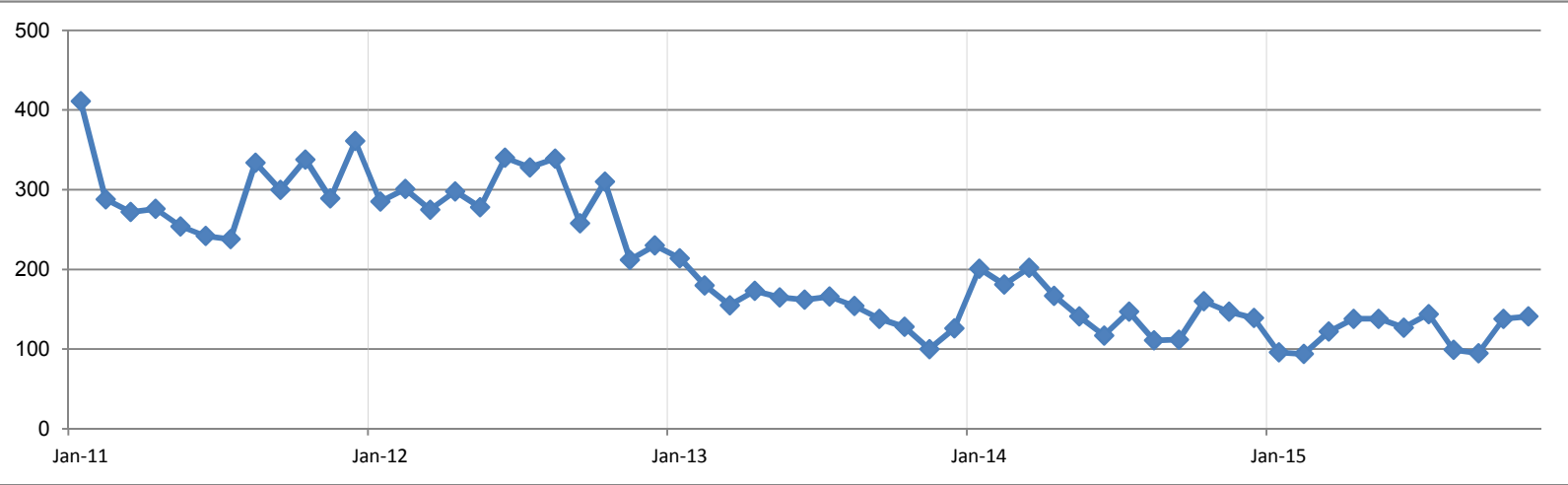
November

Year to Date

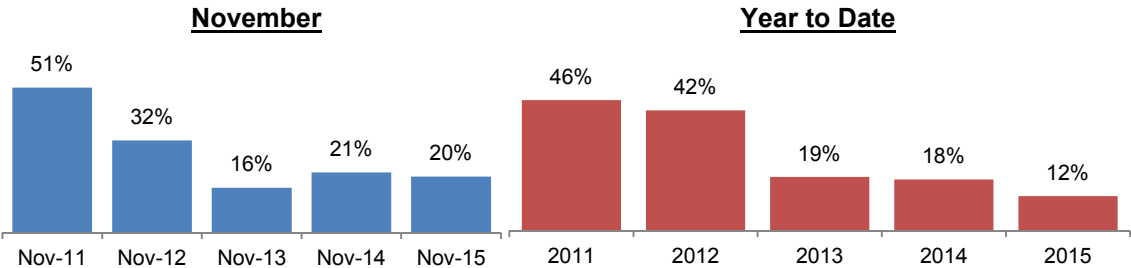


	Foreclosures	Percent Change
11/2011	289	
11/2012	212	-26.64%
11/2013	100	-52.83%
11/2014	147	47.00%
11/2015	141	-4.08%

Foreclosures

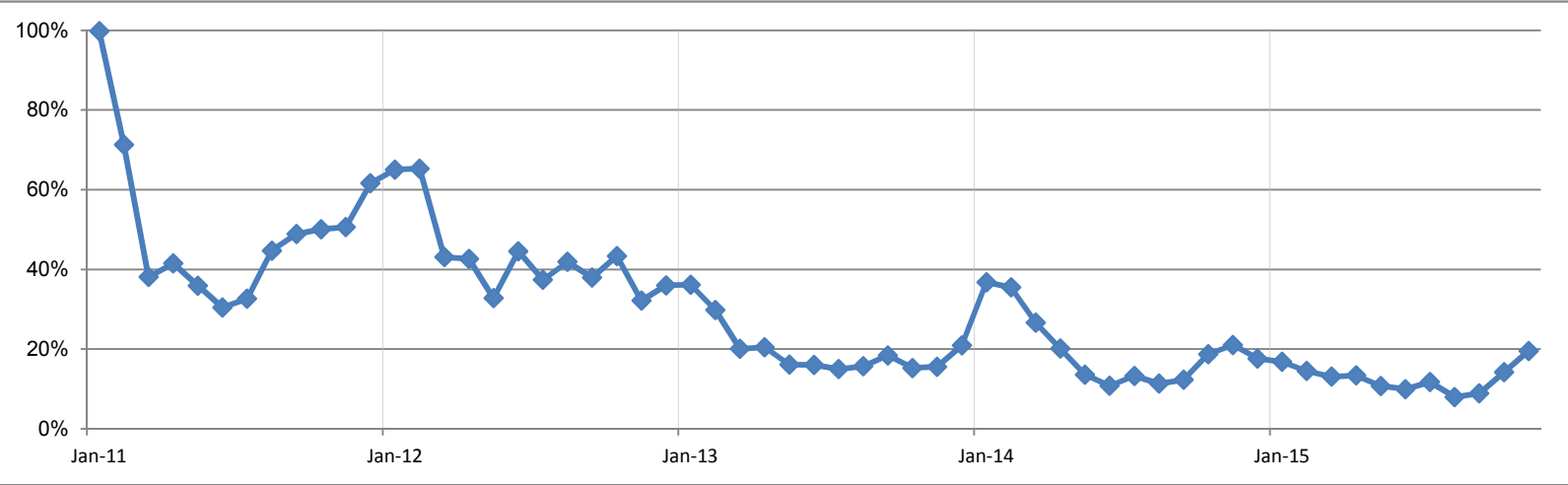


Market Overview

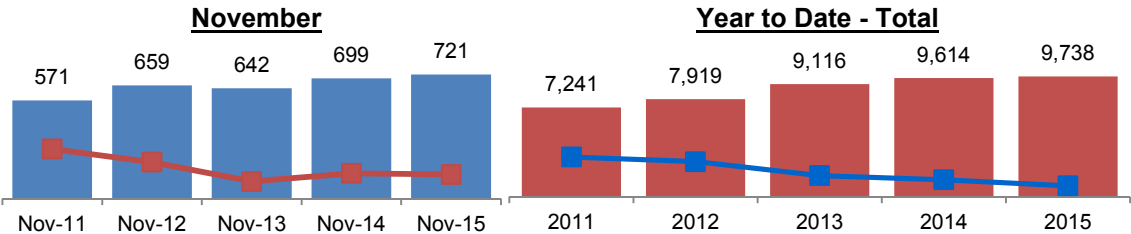


	Foreclosure as % of Sales	Percent Change
11/2011	571	
11/2012	659	15.41%
11/2013	642	-2.58%
11/2014	699	8.88%
11/2015	721	3.15%

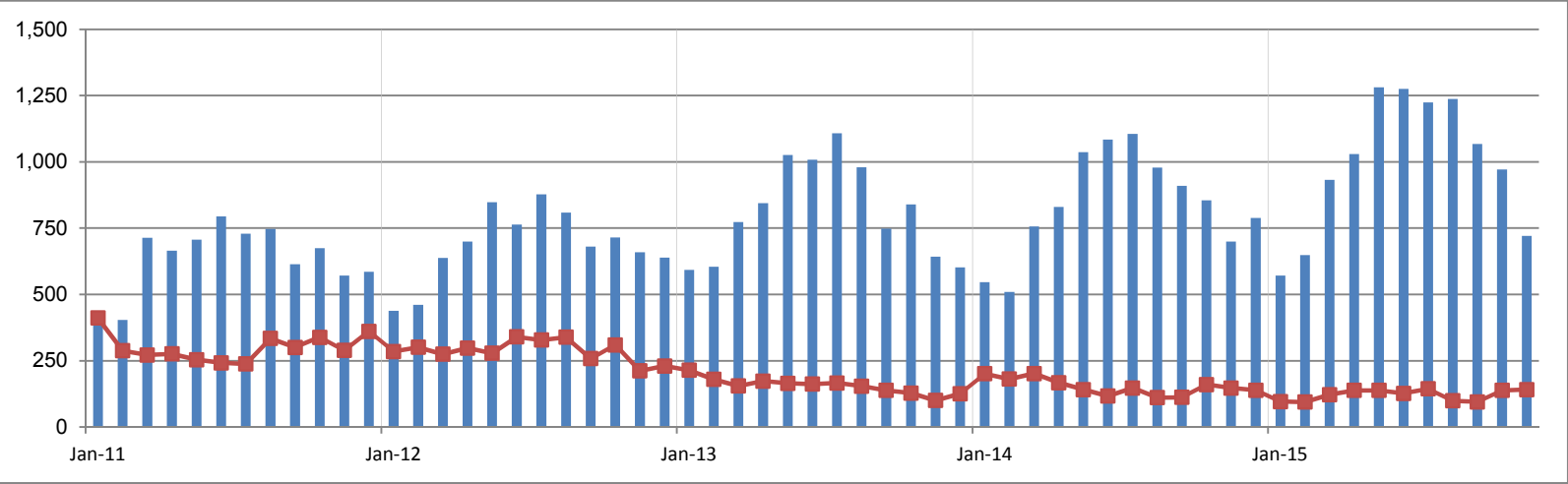
Foreclosures as a % of Sales



Market Overview



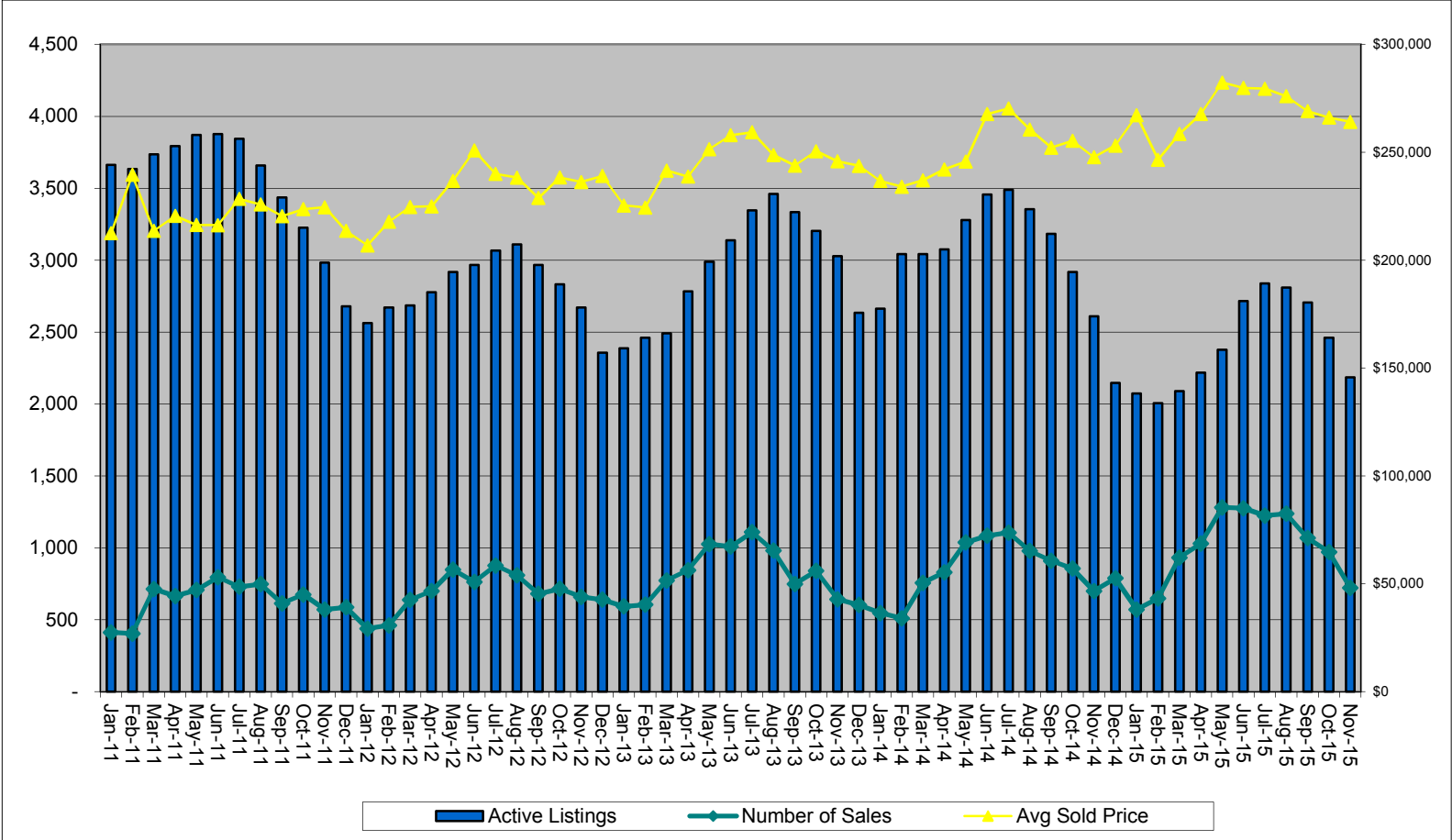
Number of Sales v Number of Foreclosures



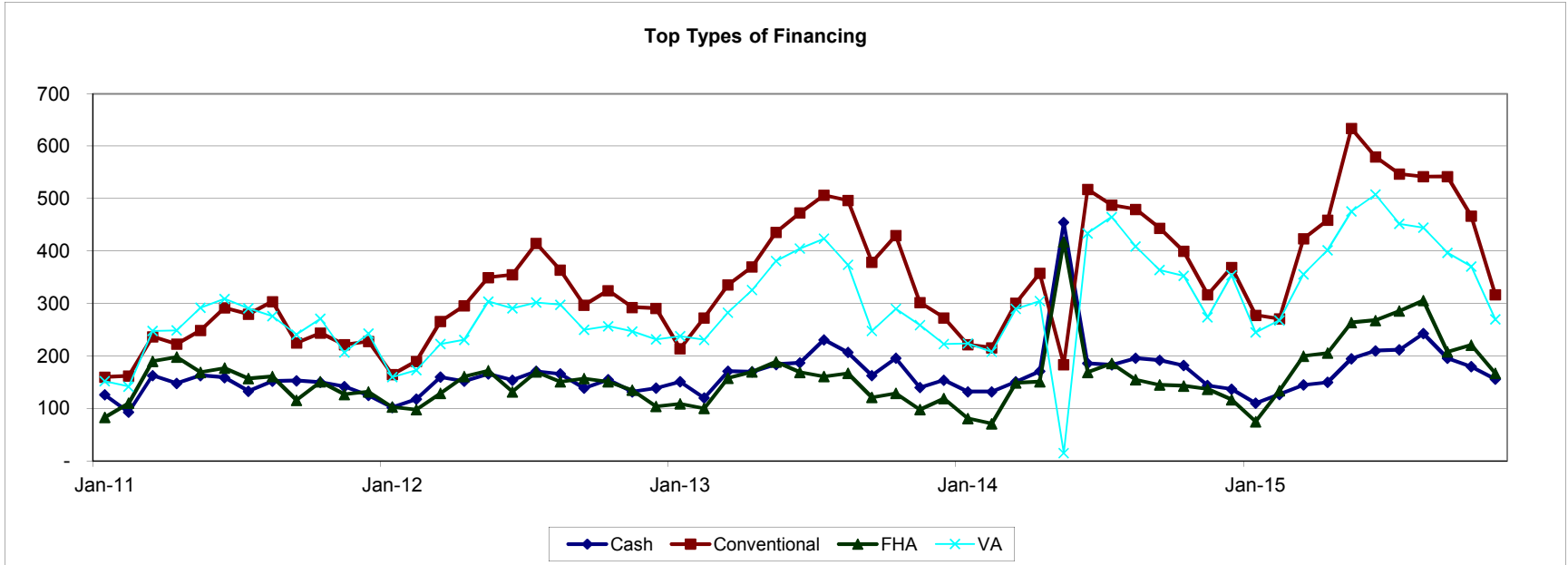
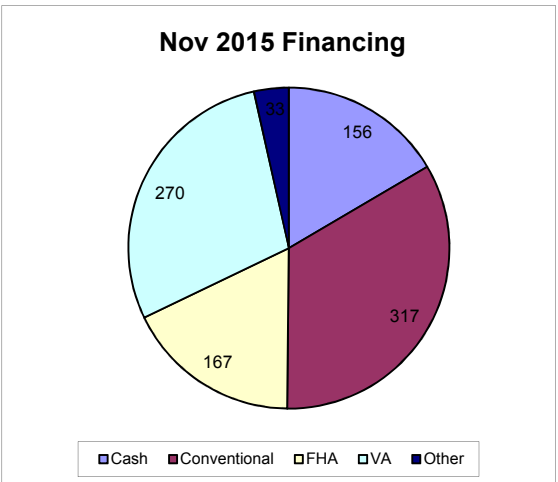
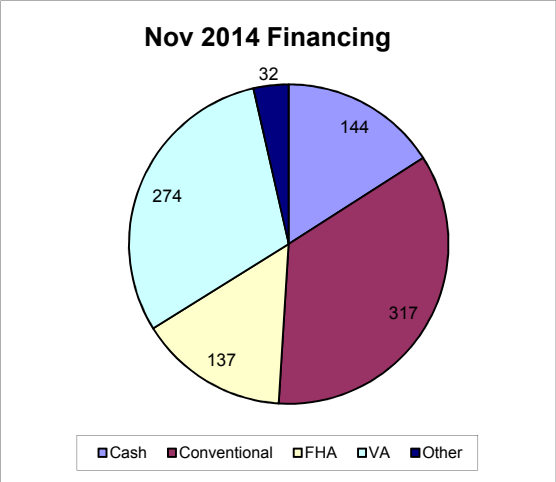
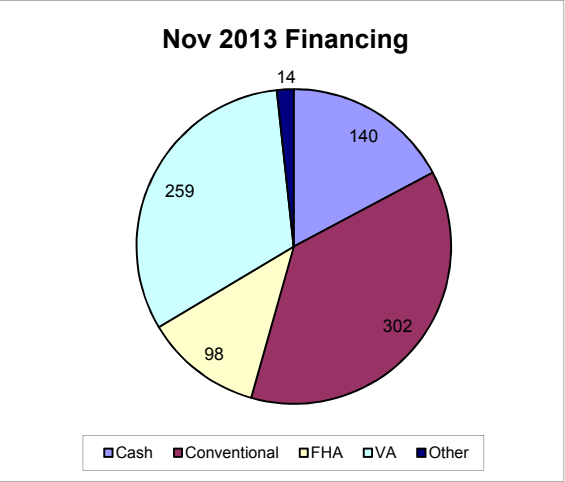
Market Overview



Active Listings v Number Sold v Sales Price



Market Overview



Market Overview



Freddie Mac 30-Year Fixed-Rate Mortgage rates

