

Market Overview

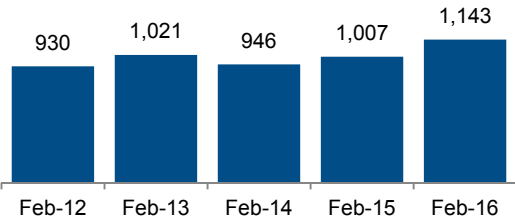


Key Metrics	Historical Sparkbars	Feb 2015	Feb 2016	Percent Change	YTD 2015	YTD 2016	Percent Change
New Listings		1,007	1,143	13.51%	1,990	2,137	7.39%
Pending		511	746	45.99%	973	1,372	41.01%
Sold Listings		648	802	23.77%	1,219	1,570	28.79%
Median Sales Price		224,950	245,000	8.91%	234,725	242,348	3.25%
Average Sales Price		246,542	274,815	11.47%	256,879	269,791	5.03%
Pct. Of List Price Received		98.5	99.0	0.51%	98.7	99.0	0.30%
Days on Market		105	59	-43.81%	104	58	-44.23%
Active Listings		2,006	1,436	-28.41%	2,039	1,500	-26.46%

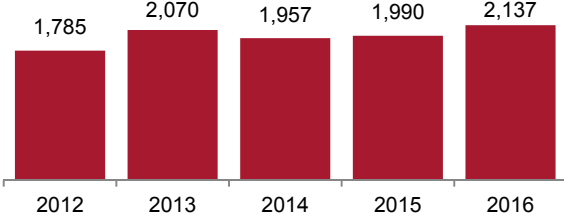
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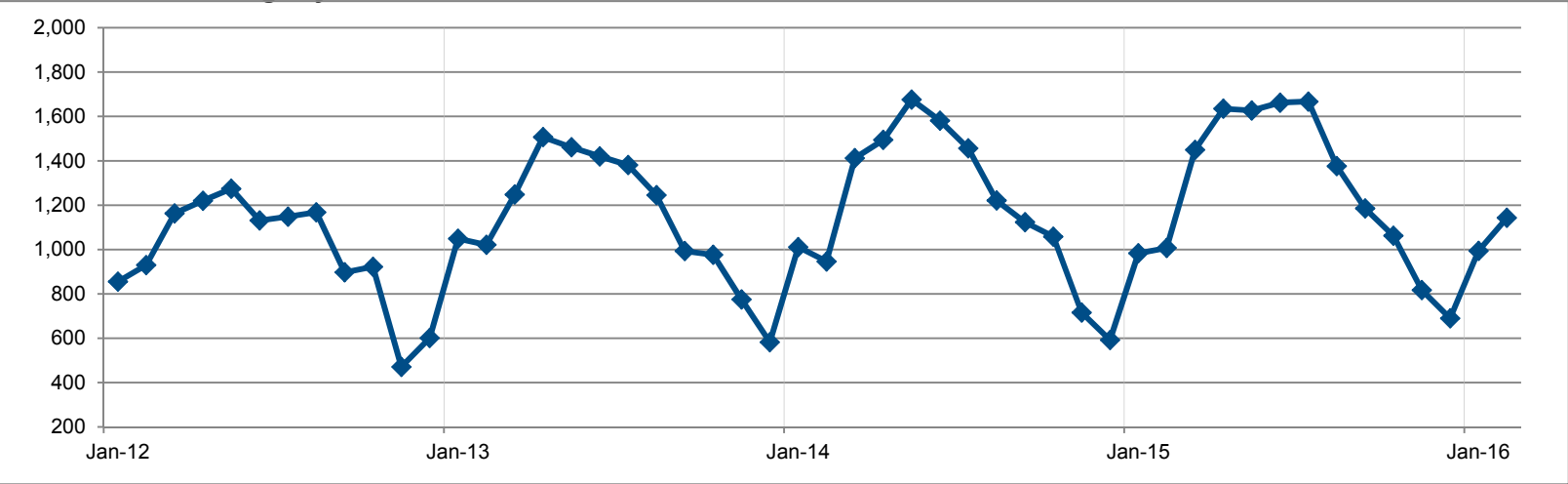


Year to Date



	New Listings	Percent Change
02/2012	930	
02/2013	1,021	9.78%
02/2014	946	-7.35%
02/2015	1,007	6.45%
02/2016	1,143	13.51%

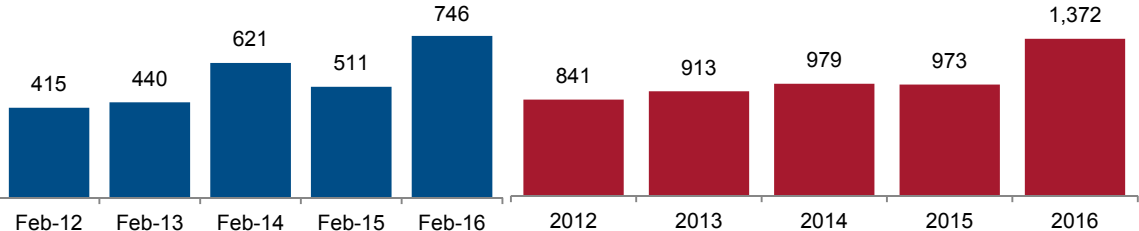
Historical New Listings by Month



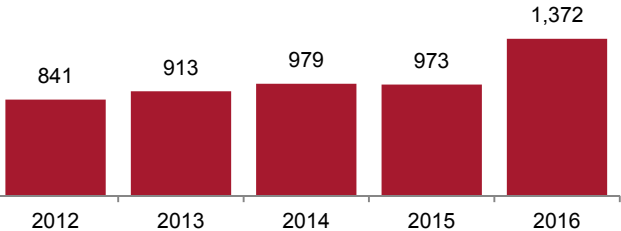
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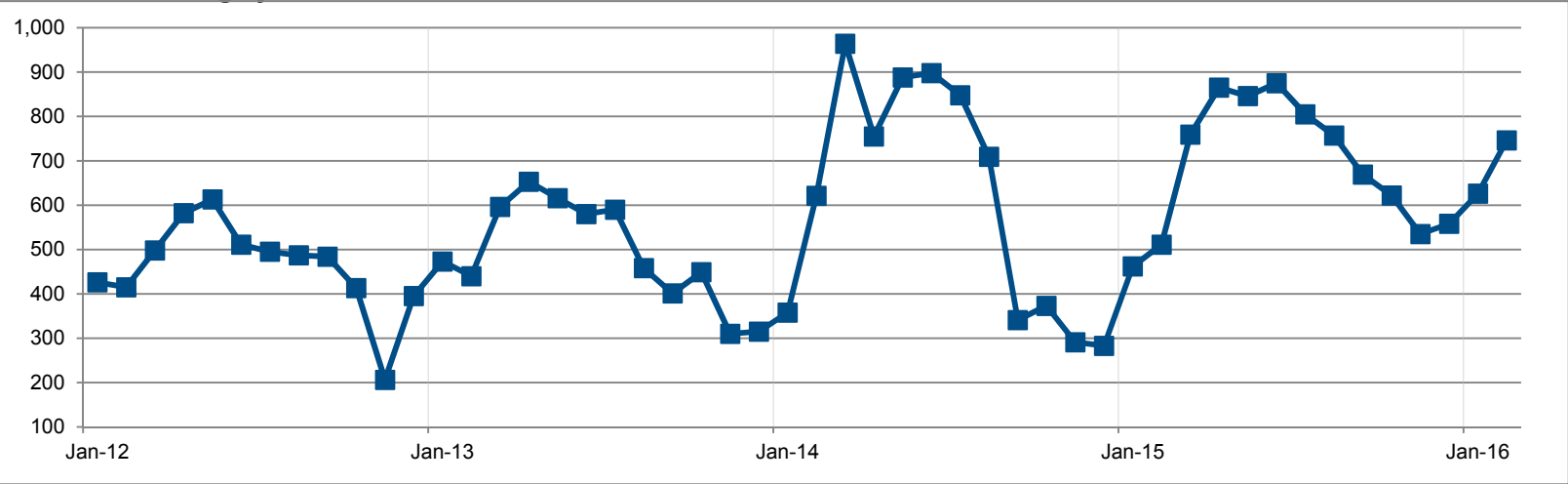


Year to Date



	Pending	Percent Change
02/2012	415	
02/2013	440	6.02%
02/2014	621	41.14%
02/2015	511	-17.71%
02/2016	746	45.99%

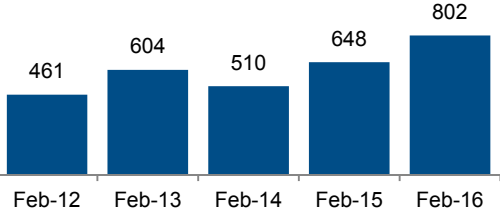
Historical Pending by Month



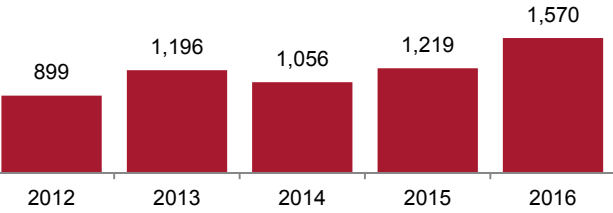
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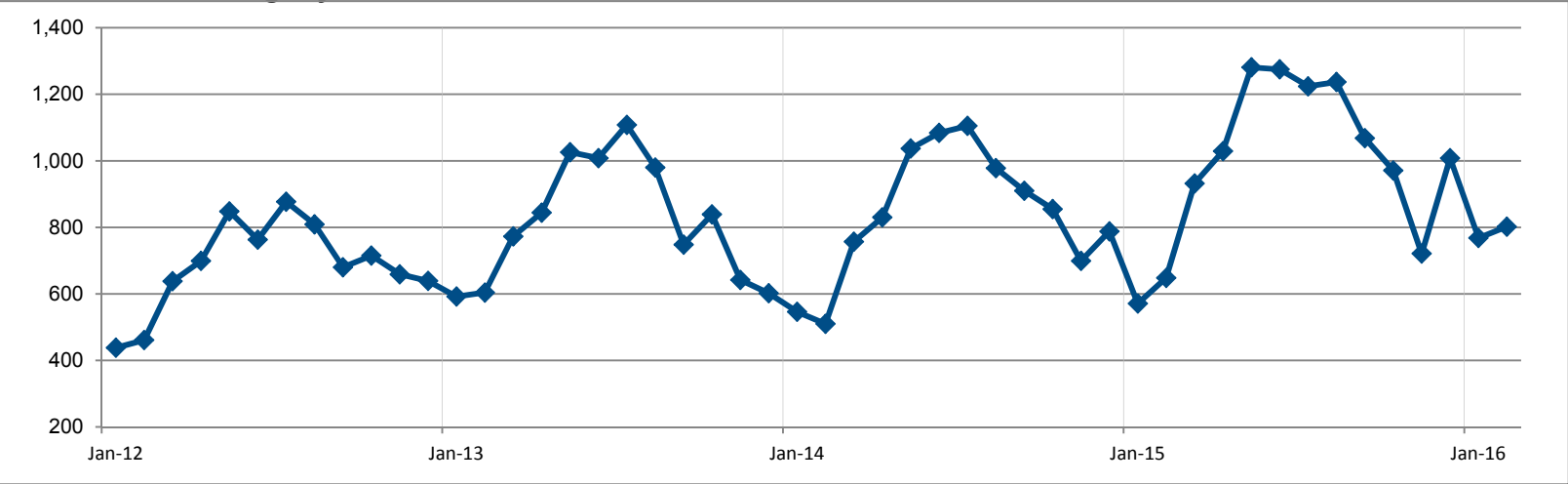


Year to Date



	Sold Listings	Percent Change
02/2012	461	
02/2013	604	31.02%
02/2014	510	-15.56%
02/2015	648	27.06%
02/2016	802	23.77%

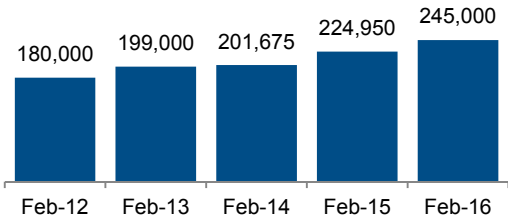
Historical Sold Listings by Month



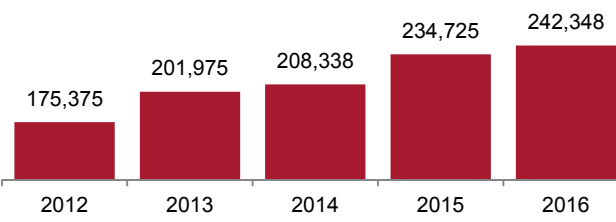
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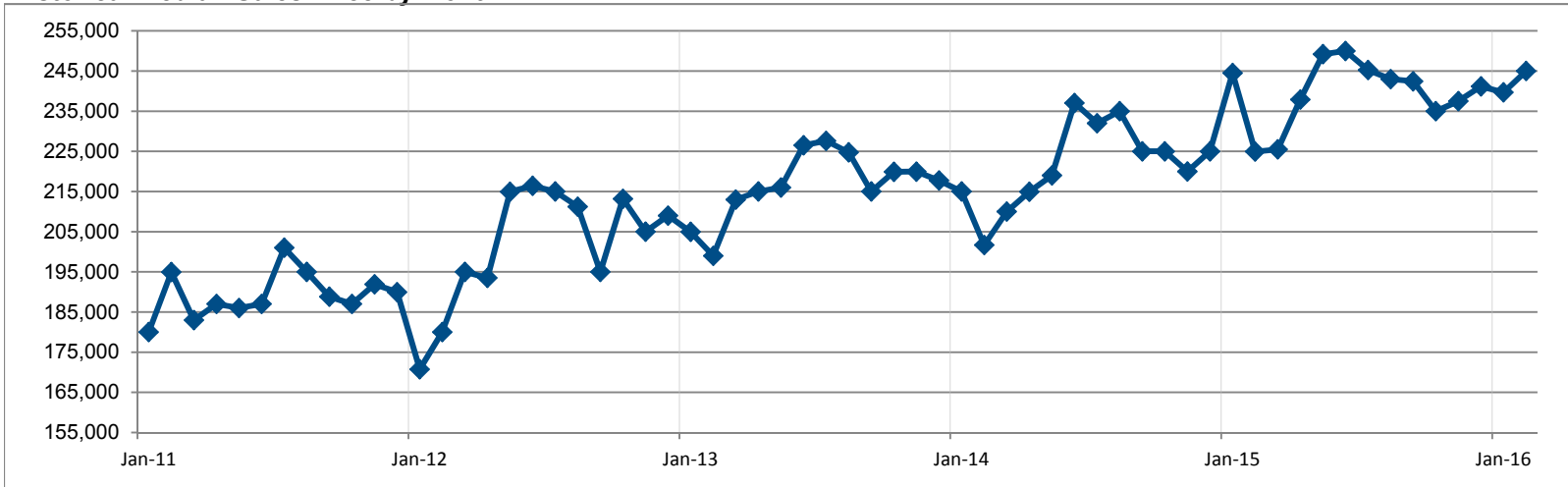


Year to Date - Median



	Median Sales Price	Percent Change
02/2012	180,000	
02/2013	199,000	10.56%
02/2014	201,675	1.34%
02/2015	224,950	11.54%
02/2016	245,000	8.91%

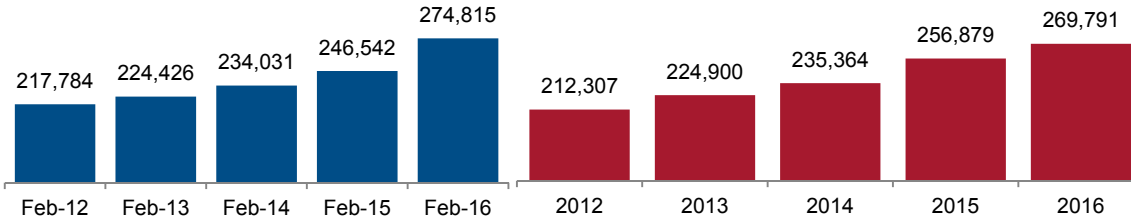
Historical Median Sales Price by Month



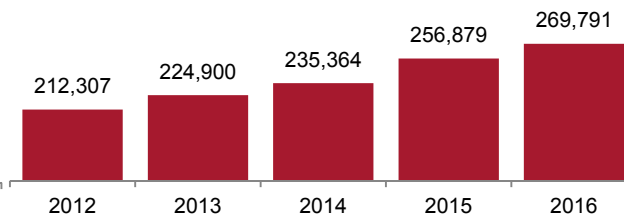
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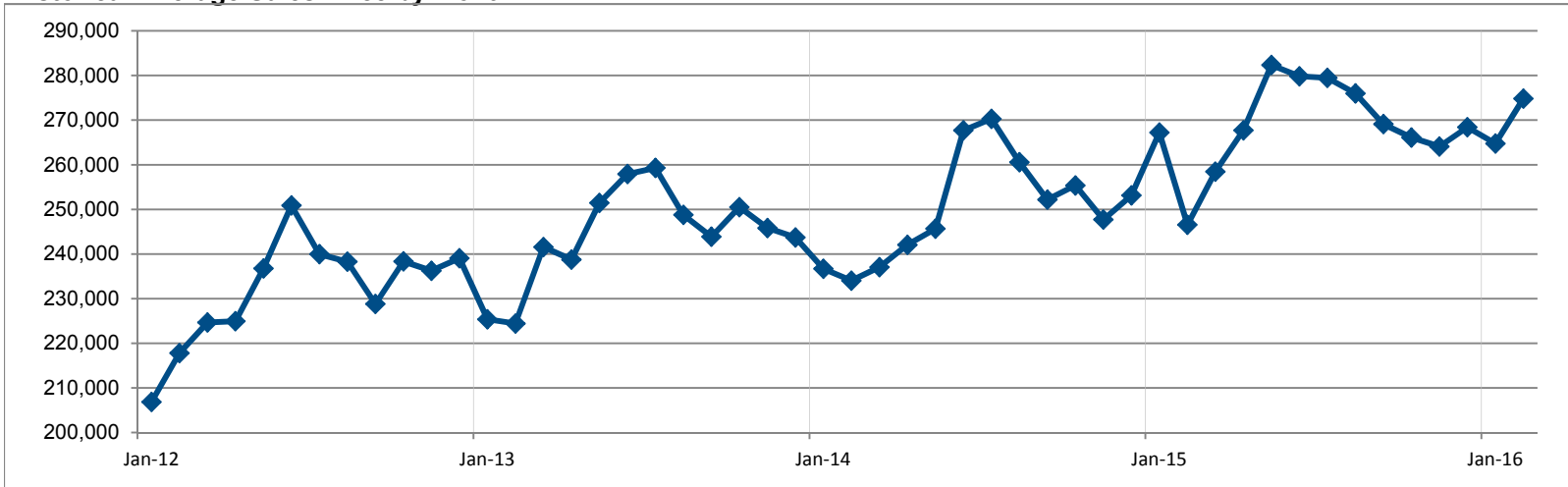


Year to Date - Average

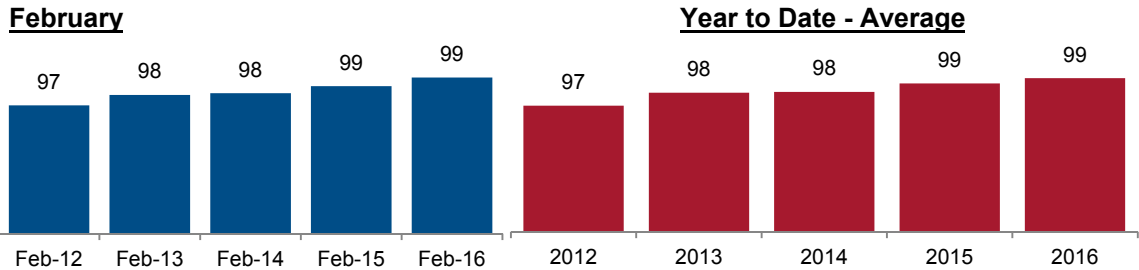


	Average Sales Price	Percent Change
02/2012	217,784	
02/2013	224,426	3.05%
02/2014	234,031	4.28%
02/2015	246,542	5.35%
02/2016	274,815	11.47%

Historical Average Sales Price by Month

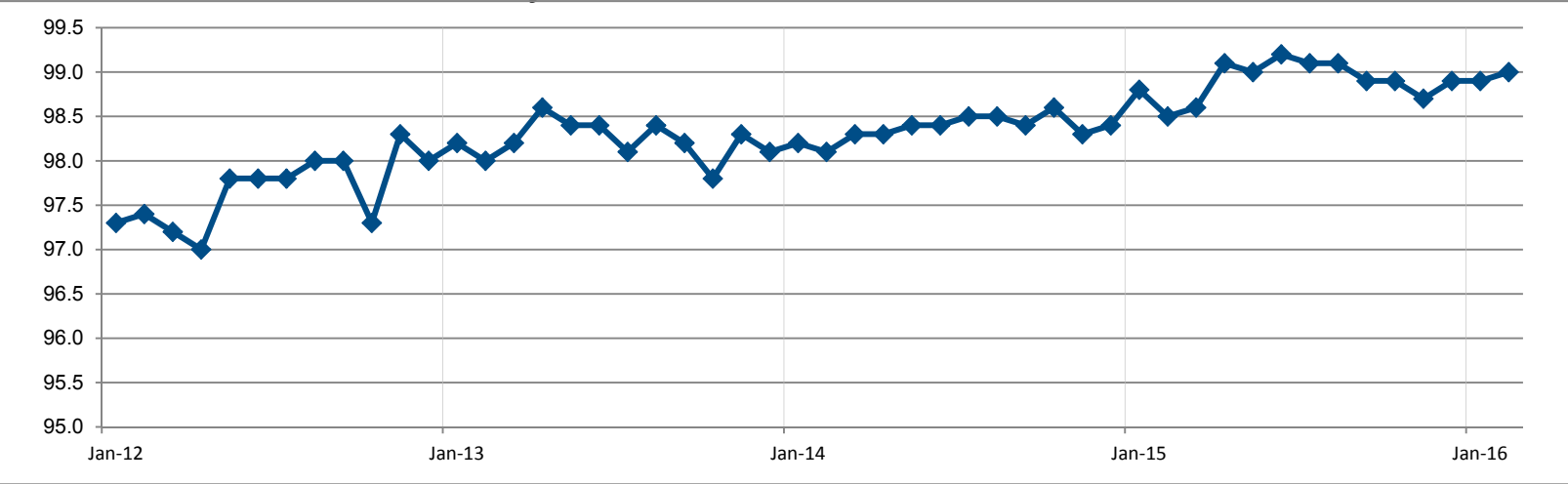


Market Overview



	Pct of List Recvd	Percent Change
02/2012	97	
02/2013	98	0.62%
02/2014	98	0.10%
02/2015	99	0.41%
02/2016	99	0.51%

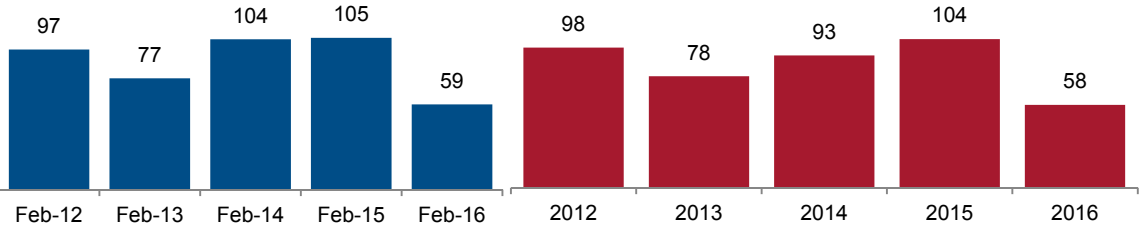
Historical Percent of List Price Received by Month



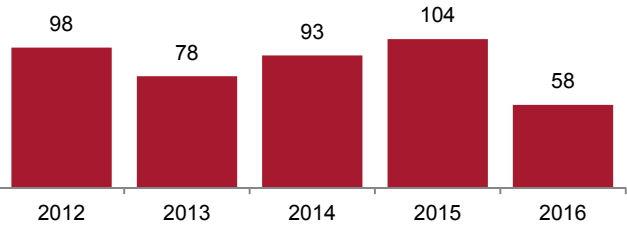
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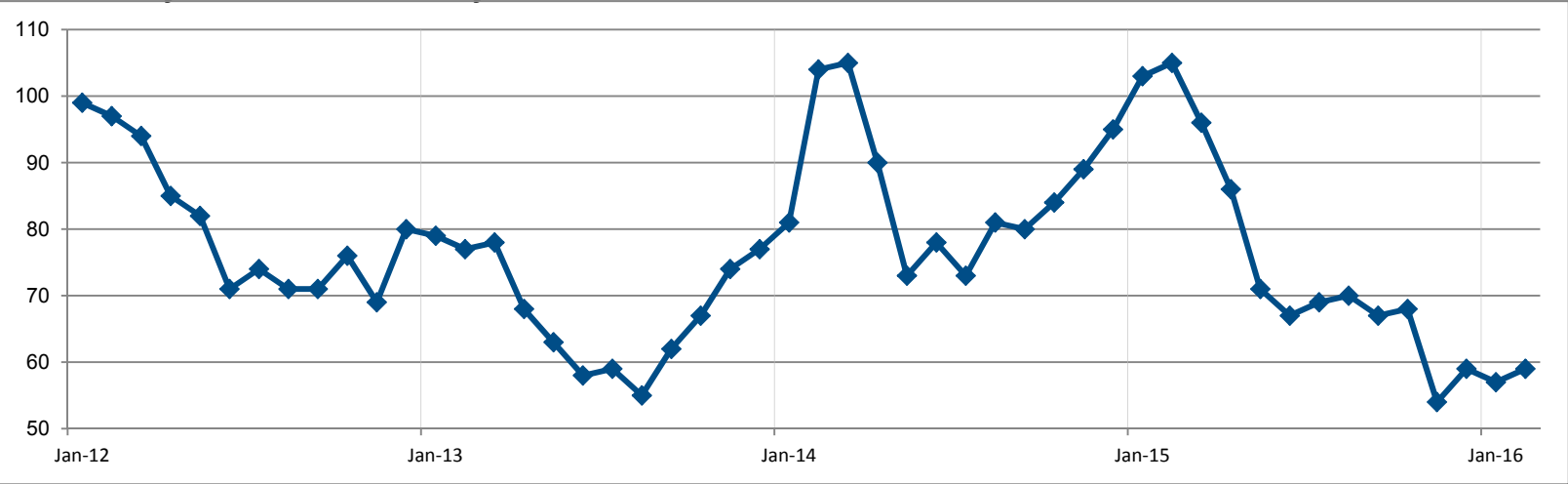


Year to Date - Average



	DOM	Percent Change
02/2012	97	
02/2013	77	-20.62%
02/2014	104	35.06%
02/2015	105	0.96%
02/2016	59	-43.81%

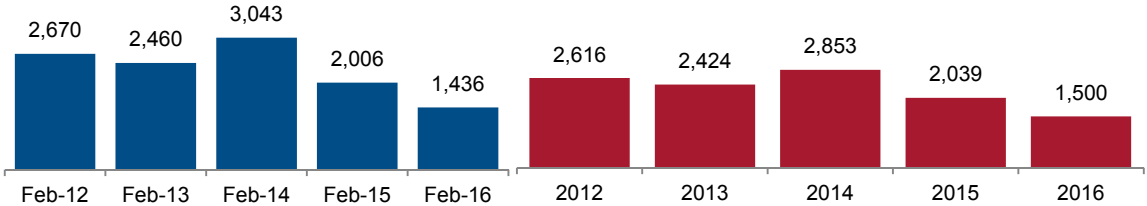
Historical Days on Market Until Sale by Month



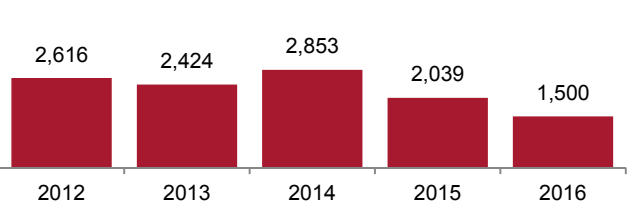
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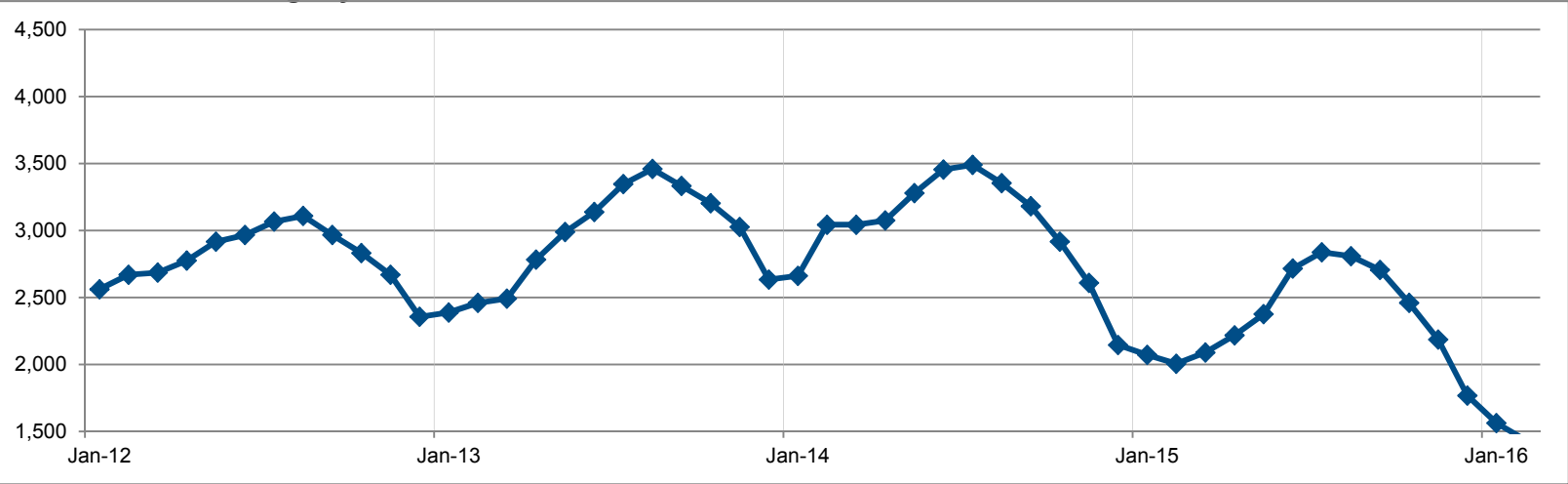


Year to Date - Average



	Active Listings	Percent Change
02/2012	2,670	
02/2013	2,460	-7.87%
02/2014	3,043	23.70%
02/2015	2,006	-34.08%
02/2016	1,436	-28.41%

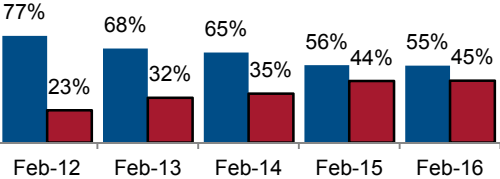
Historical Active Listings by Month



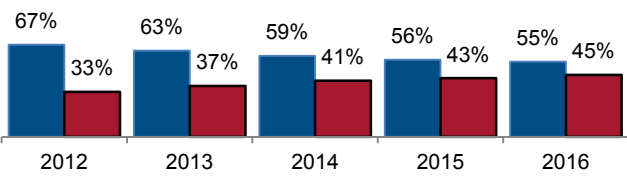
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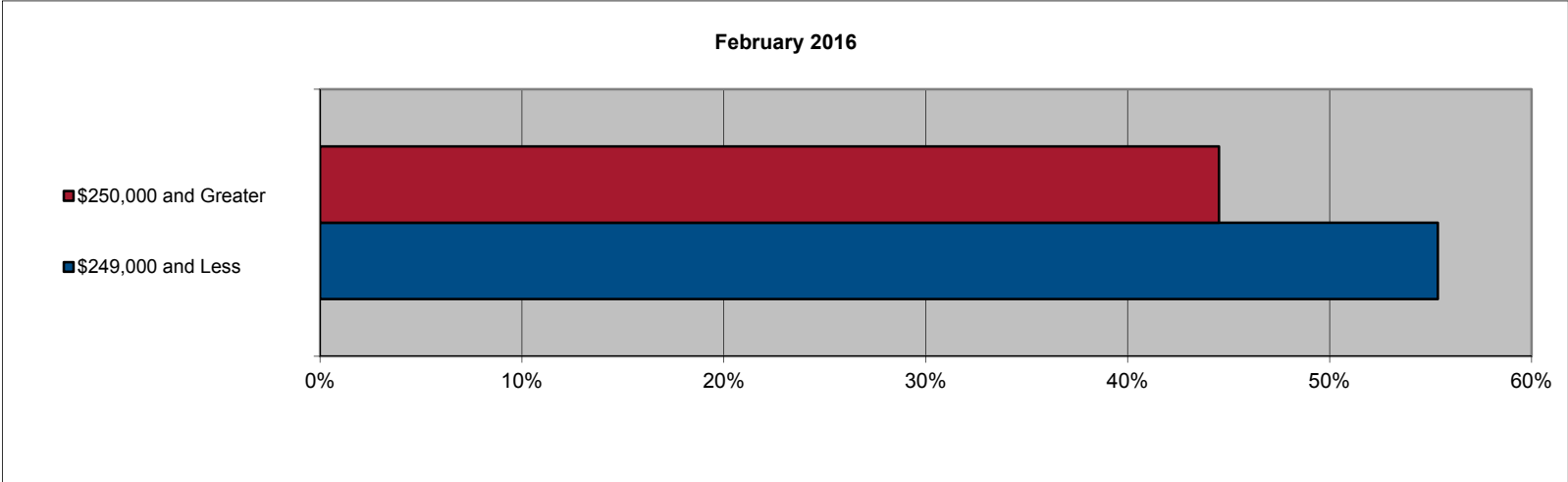
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Year to Date



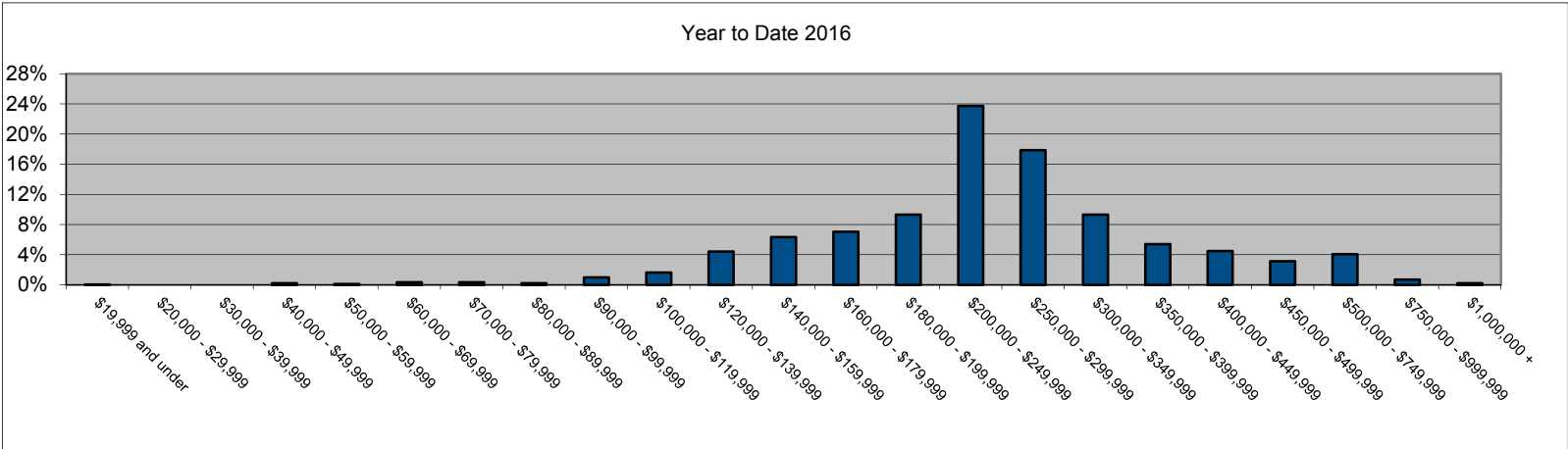
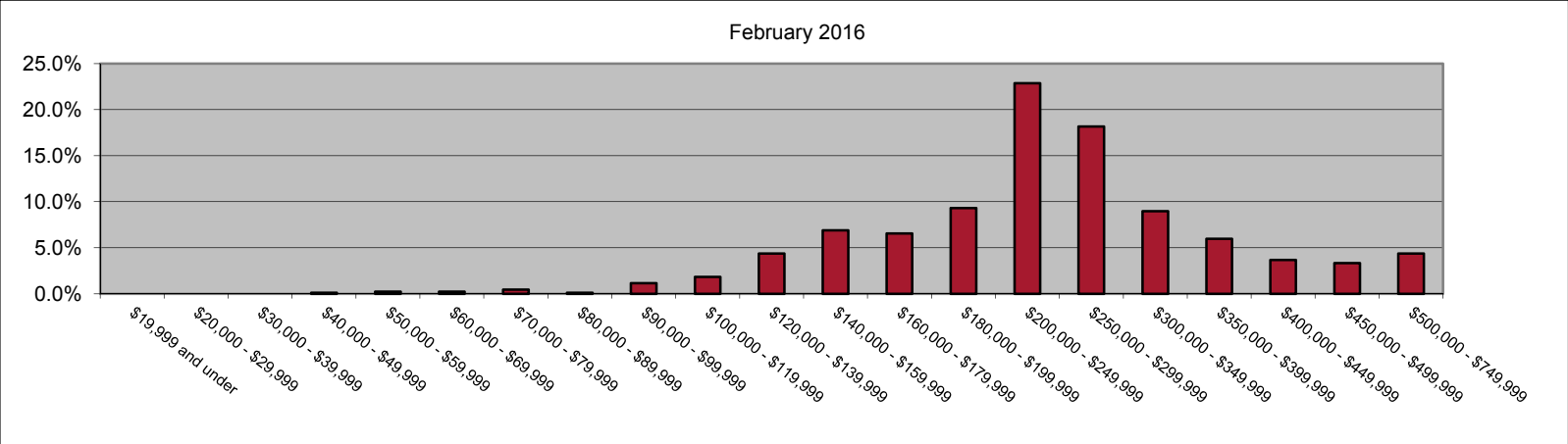
Percent of Sales by Price



Market Overview



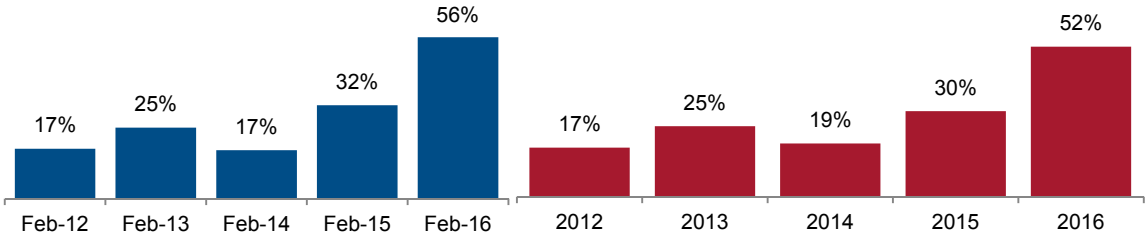
Percent of Sales by Price



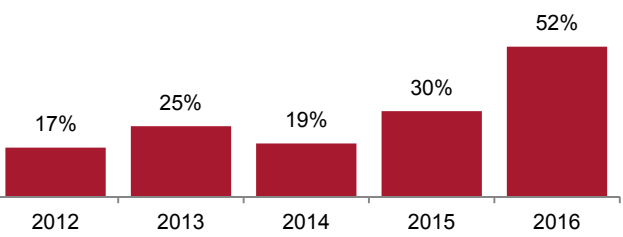
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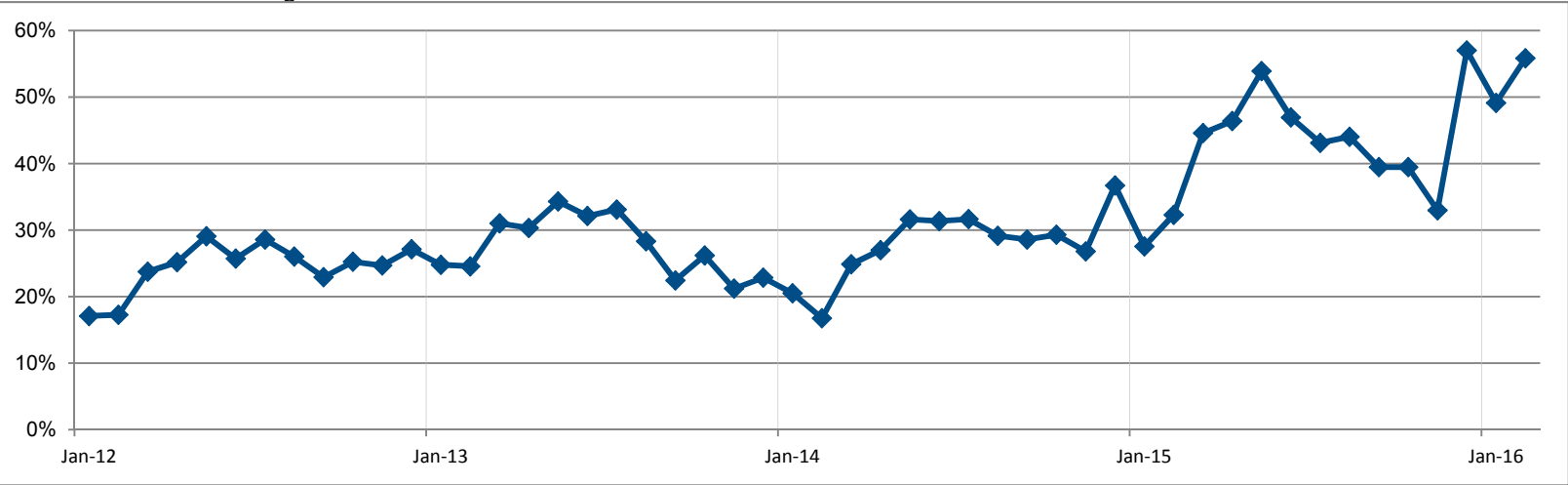


Year to Date - Average



	Sales as a % of Active Listings	Percent Change
02/2012	17%	
02/2013	25%	42.20%
02/2014	17%	-31.74%
02/2015	32%	92.74%
02/2016	56%	72.89%

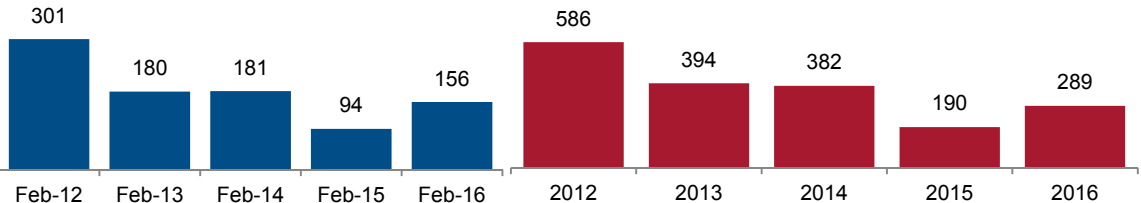
Sales as a % of Active Listings



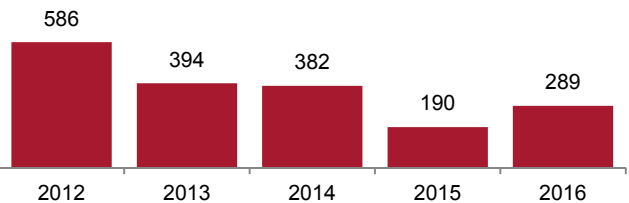
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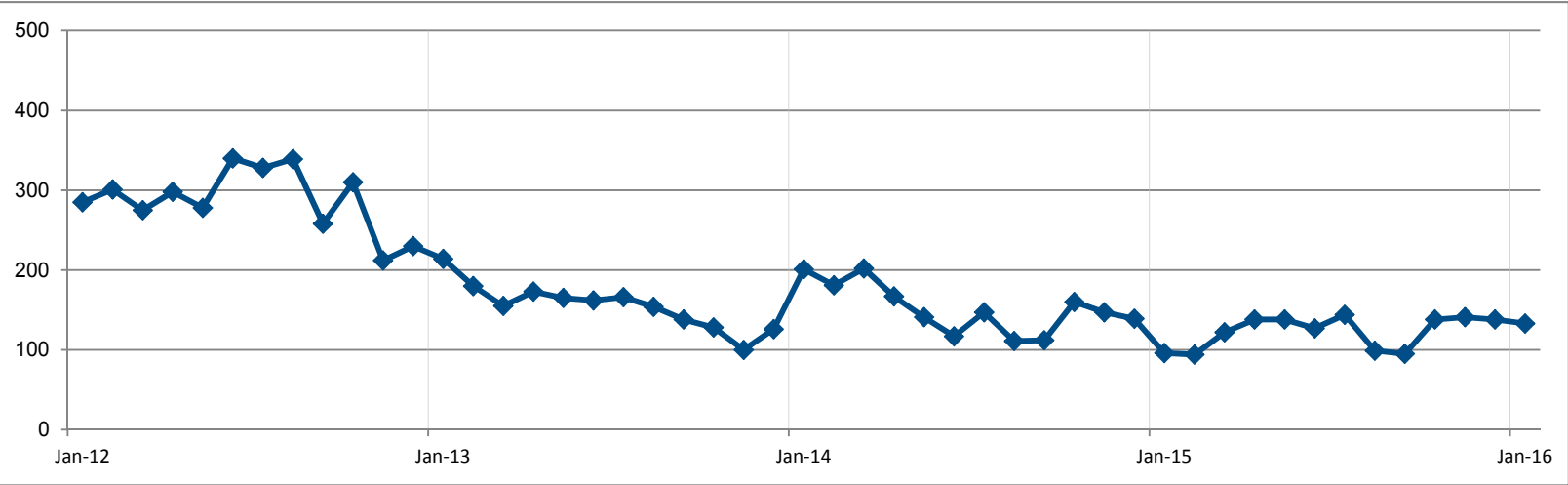


Year to Date



	Foreclosures	Percent Change
02/2012	301	
02/2013	180	-40.20%
02/2014	181	0.56%
02/2015	94	-48.07%
02/2016	156	65.96%

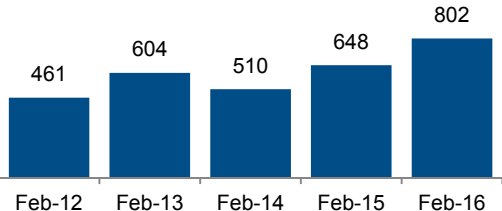
Foreclosures



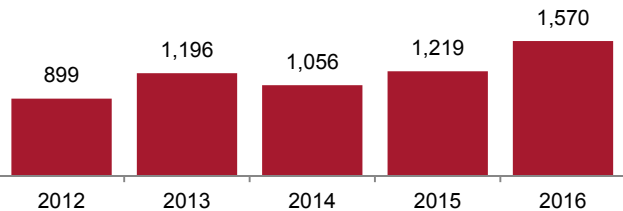
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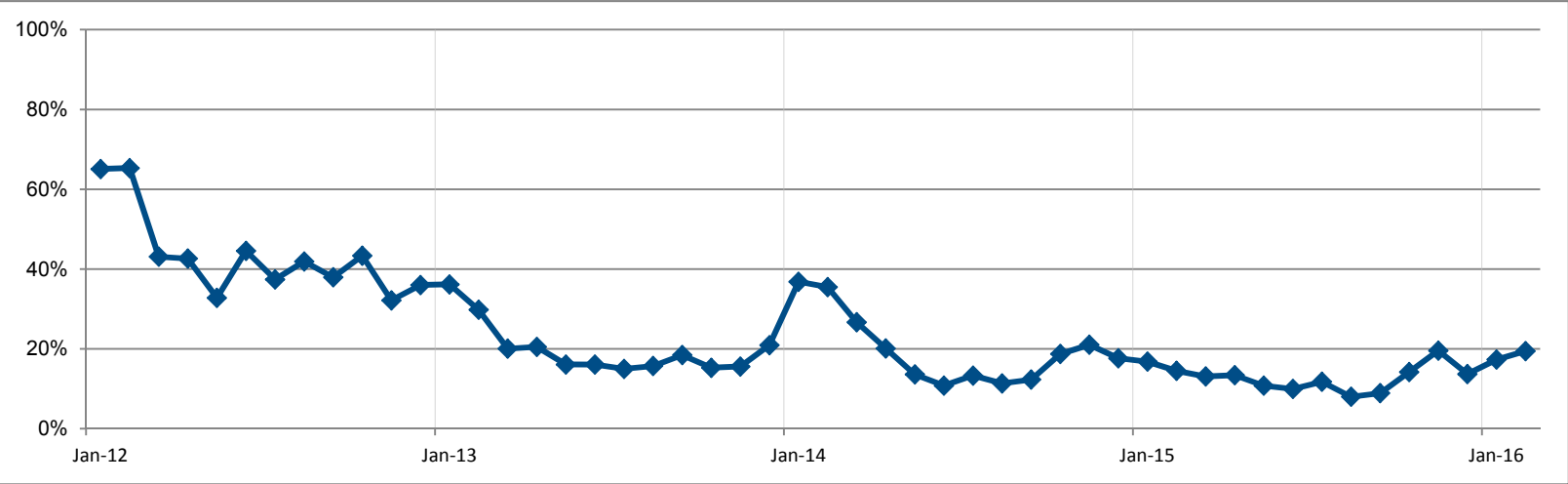


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02/2015	648	27.06%
02/2016	802	23.77%

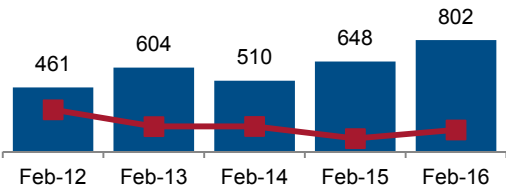
Foreclosures as a % of Sales



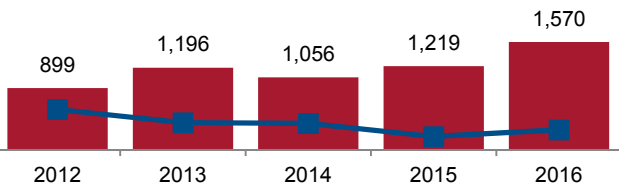
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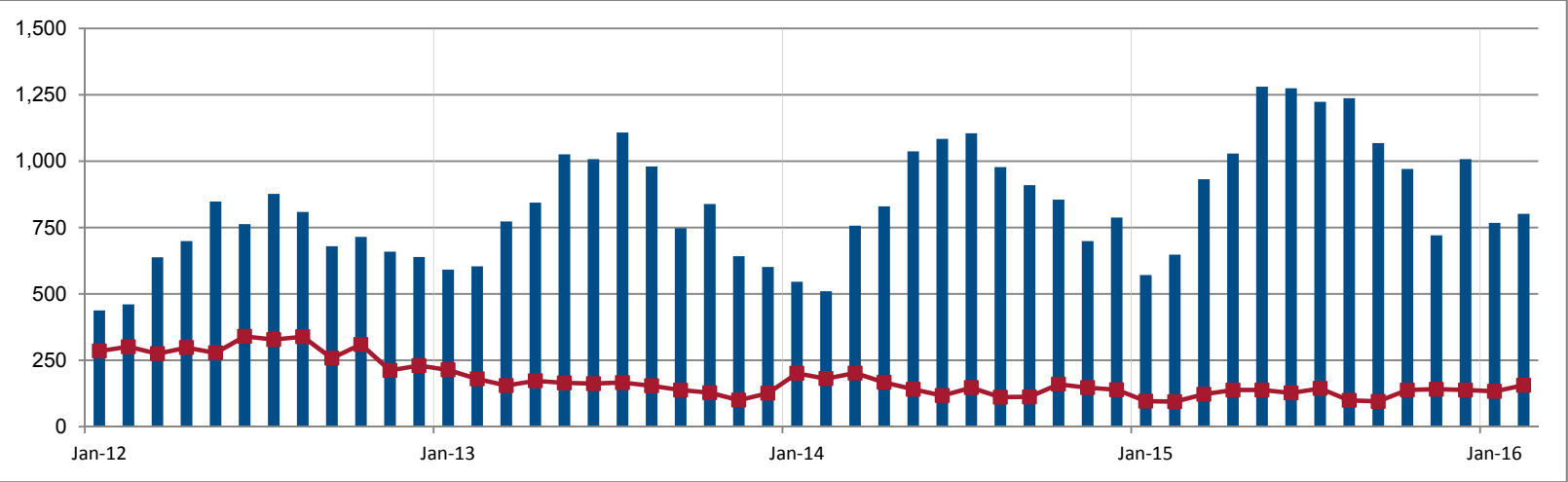
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Year to Date - Total



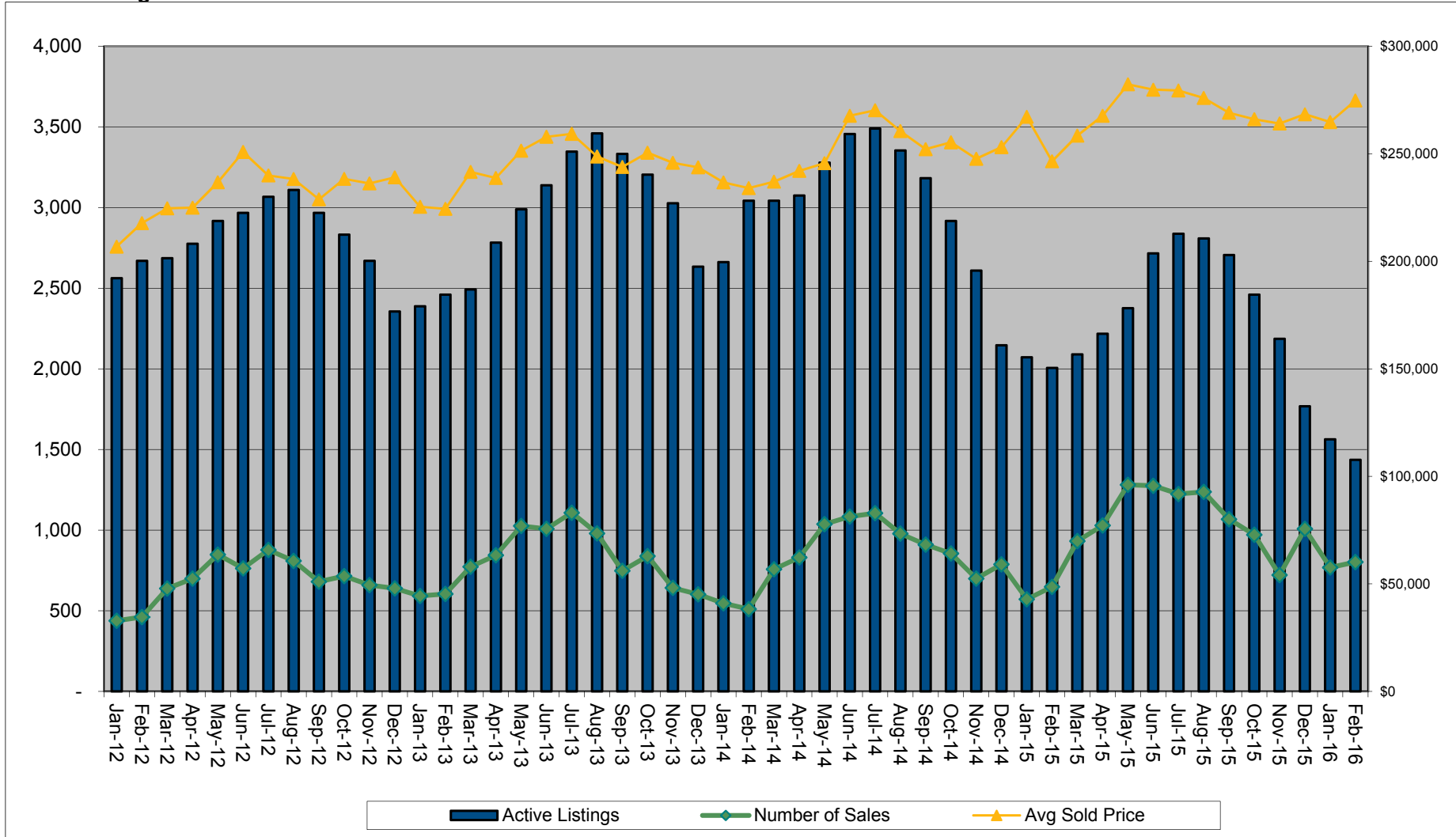
Number of Sales v Number of Foreclosures



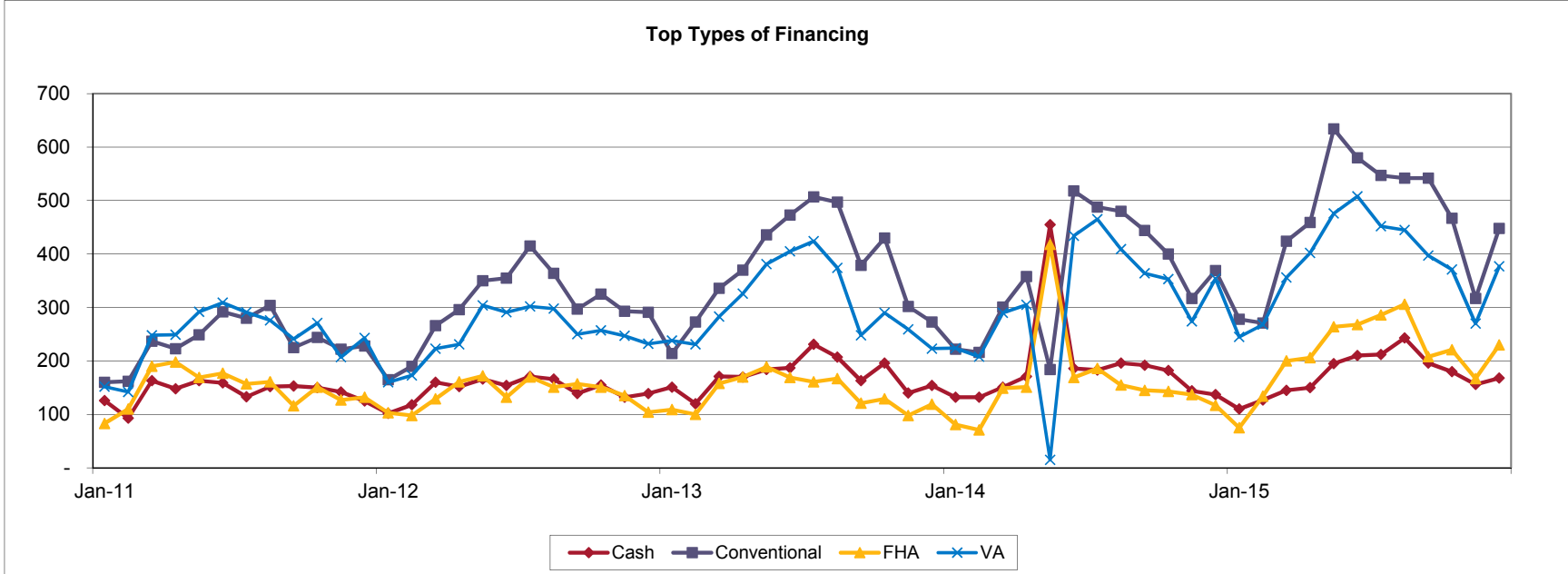
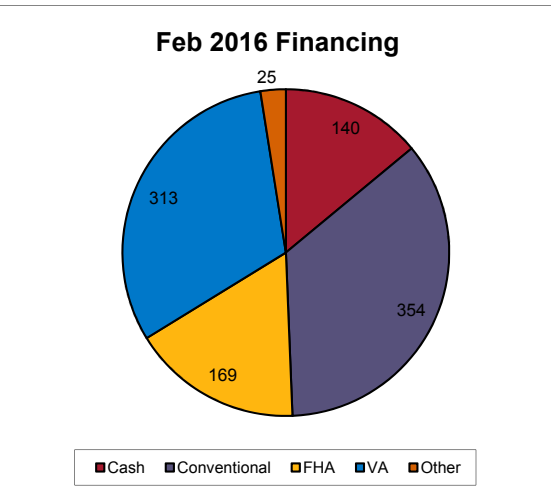
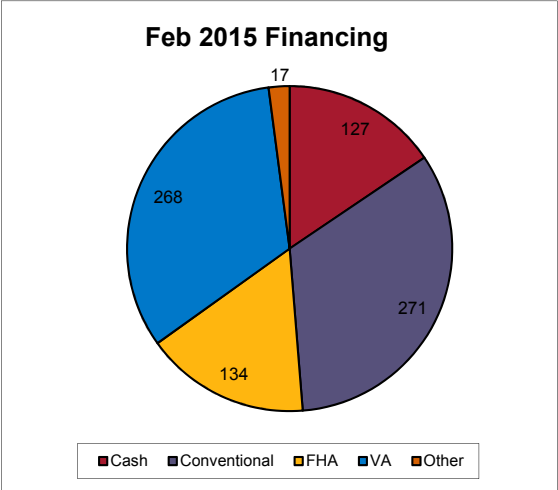
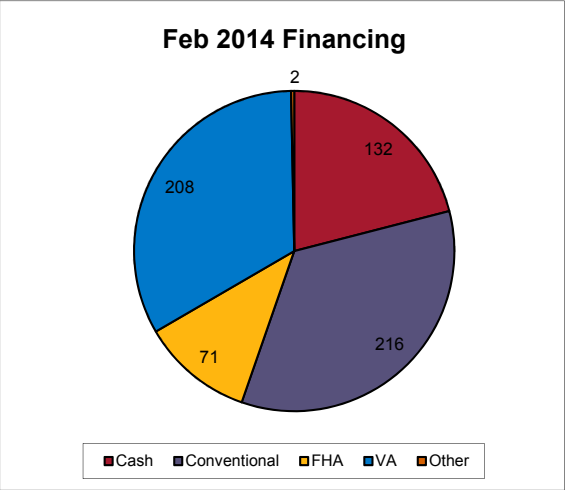
Market Overview



Active Listings v Number Sold v Sales Price



Market Overview



Market Overview



Freddie Mac 30-Year Fixed-Rate Mortgage rates

