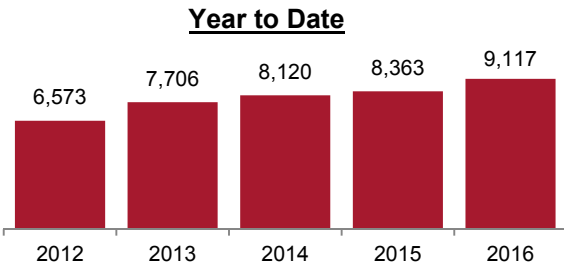
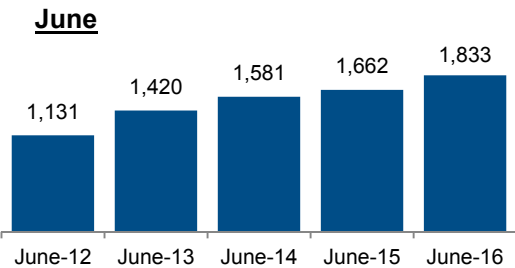


# Market Overview



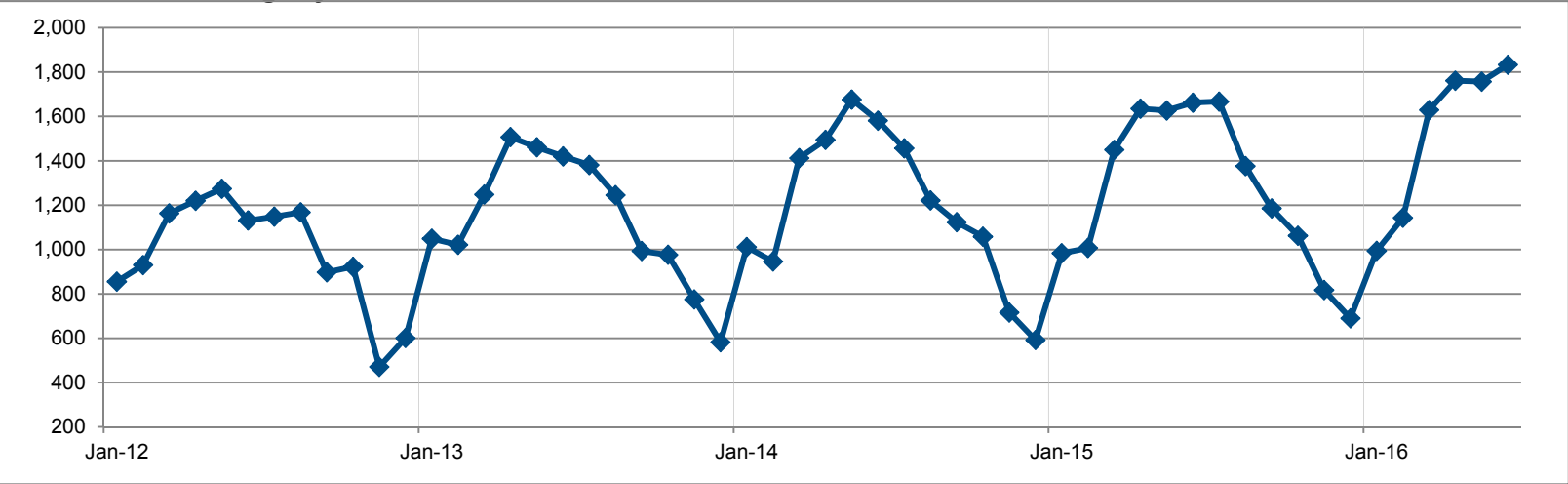
Key Metrics	Historical Sparkbars	June 2015	June 2016	Percent Change	YTD 2015	YTD 2016	Percent Change
New Listings		1,662	1,833	10.29%	8,363	9,117	9.02%
Pending		875	962	9.94%	4318	5,408	25.24%
Sold Listings		1,275	1,504	17.96%	5,736	6,691	16.65%
Median Sales Price		250,000	263,350	5.34%	241,200	246,418	2.16%
Average Sales Price		279,829	296,922	6.11%	267,018	278,283	4.22%
Pct. Of List Price Received		99.2	99.8	0.60%	98.9	99.5	0.62%
Days on Market		67	28	-58.21%	88	42	-52.27%
Active Listings		2,716	2,181	-19.70%	2,246	1,726	-23.15%

# Market Overview

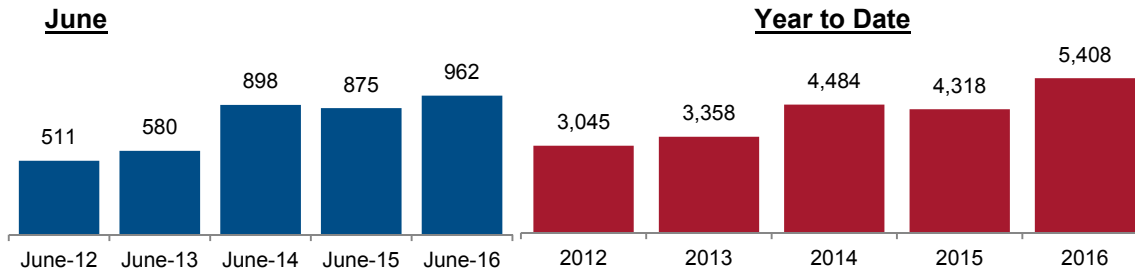


	New Listings	Percent Change
06/2012	1,131	
06/2013	1,420	25.55%
06/2014	1,581	11.34%
06/2015	1,662	5.12%
06/2016	1,833	10.29%

## Historical New Listings by Month

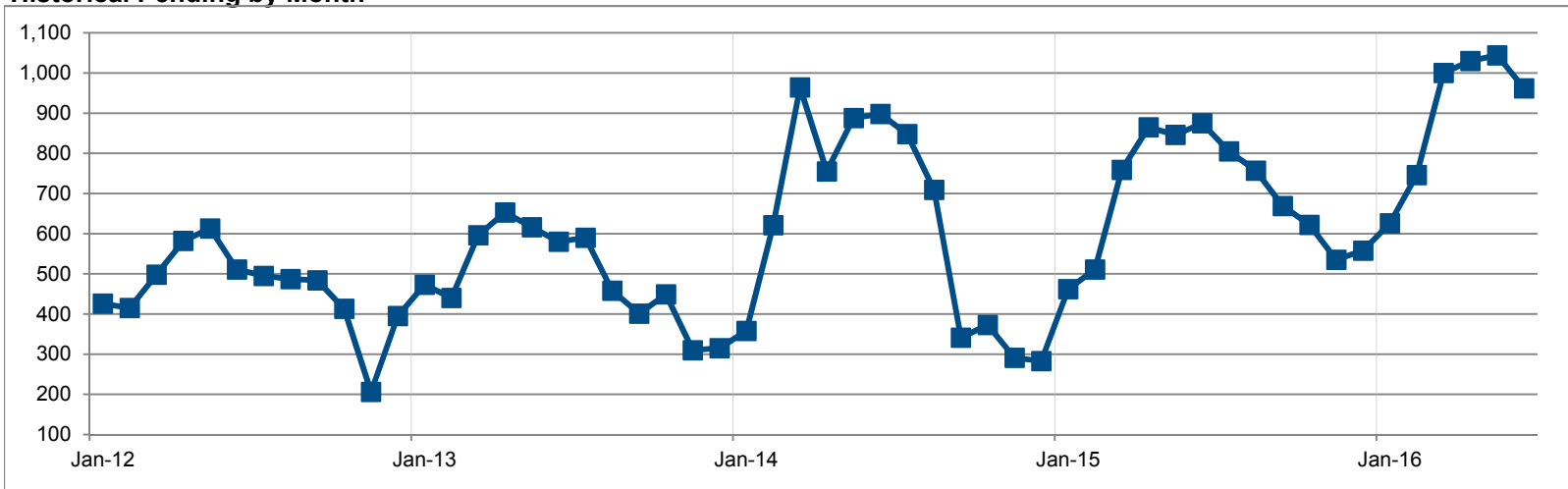


# Market Overview

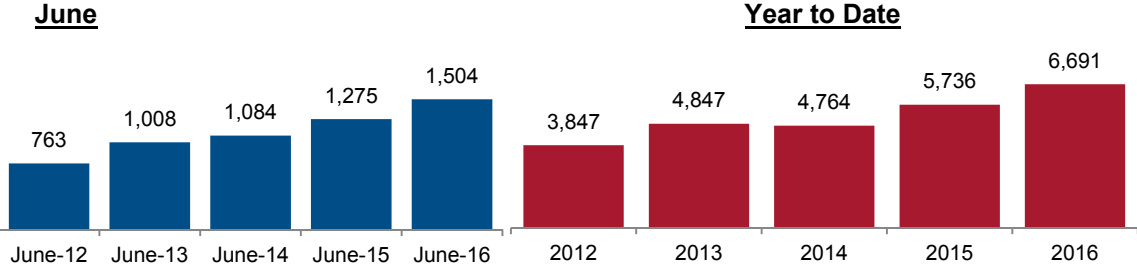


	Pending	Percent Change
06/2012	511	
06/2013	580	13.50%
06/2014	898	54.83%
06/2015	875	-2.56%
06/2016	962	9.94%

## Historical Pending by Month

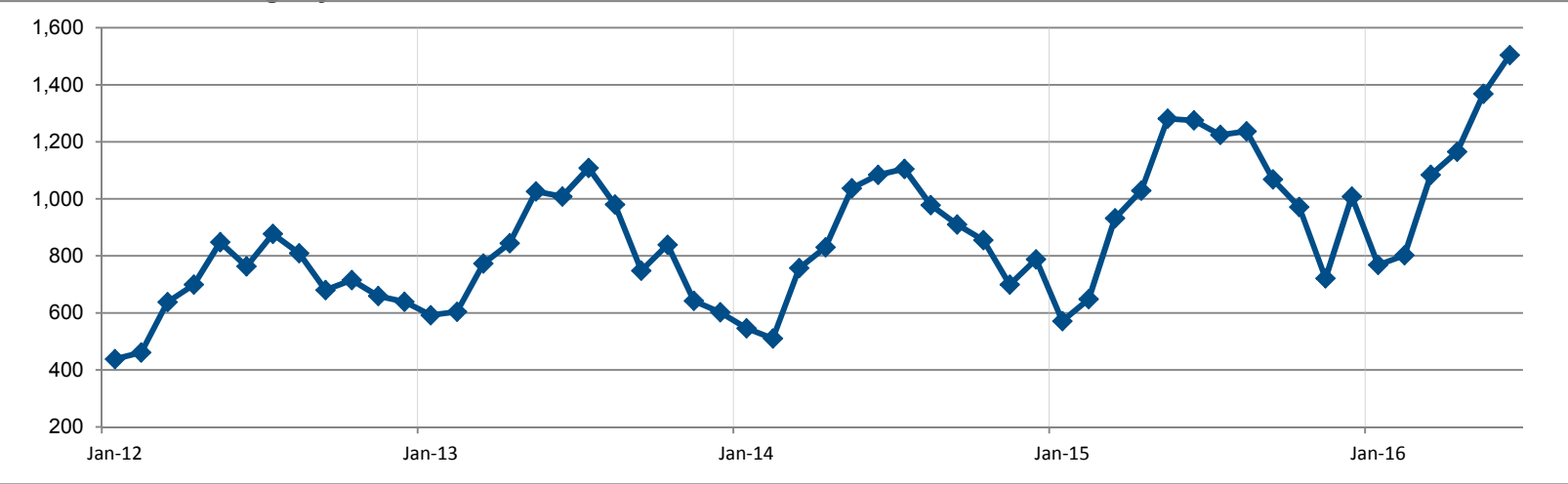


# Market Overview

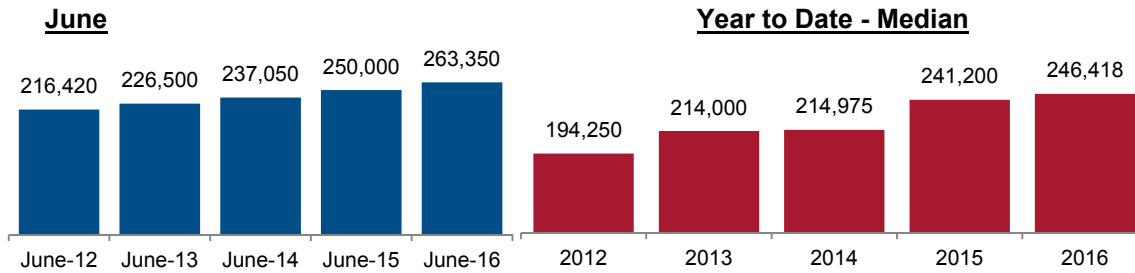


	Sold Listings	Percent Change
06/2012	763	
06/2013	1,008	32.11%
06/2014	1,084	7.54%
06/2015	1,275	17.62%
06/2016	1,504	17.96%

Historical Sold Listings by Month

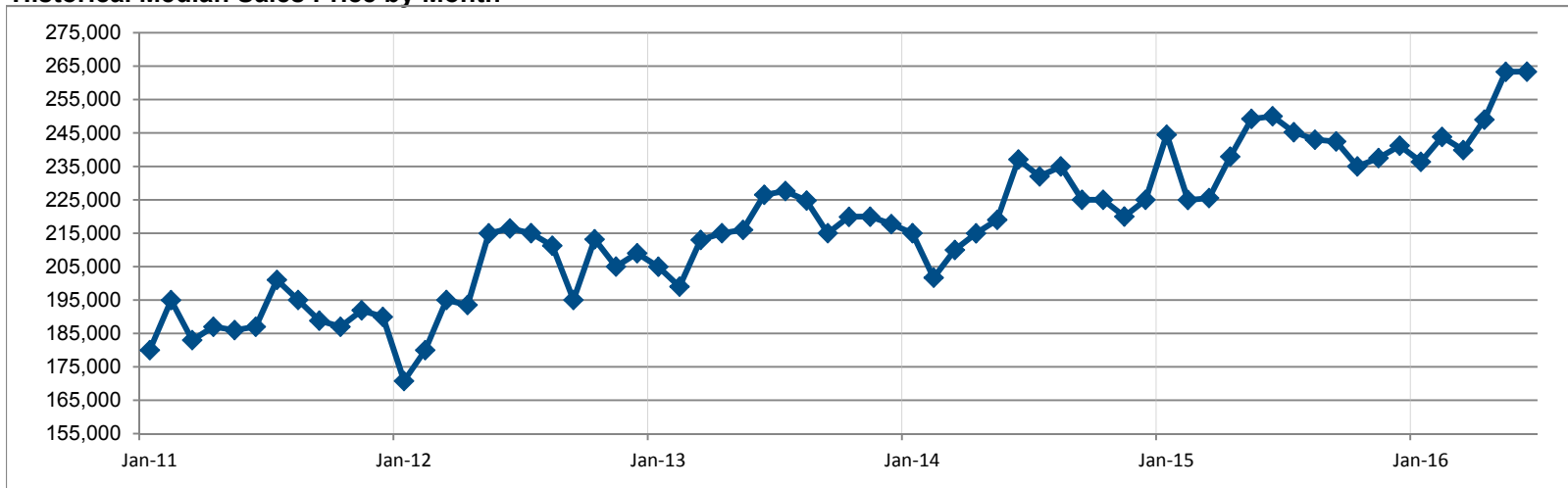


# Market Overview

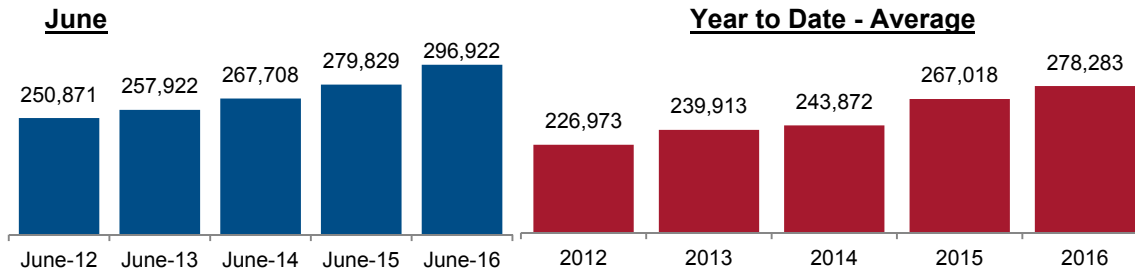


	Median Sales Price	Percent Change
06/2012	216,420	
06/2013	226,500	4.66%
06/2014	237,050	4.66%
06/2015	250,000	5.46%
06/2016	263,350	5.34%

## Historical Median Sales Price by Month

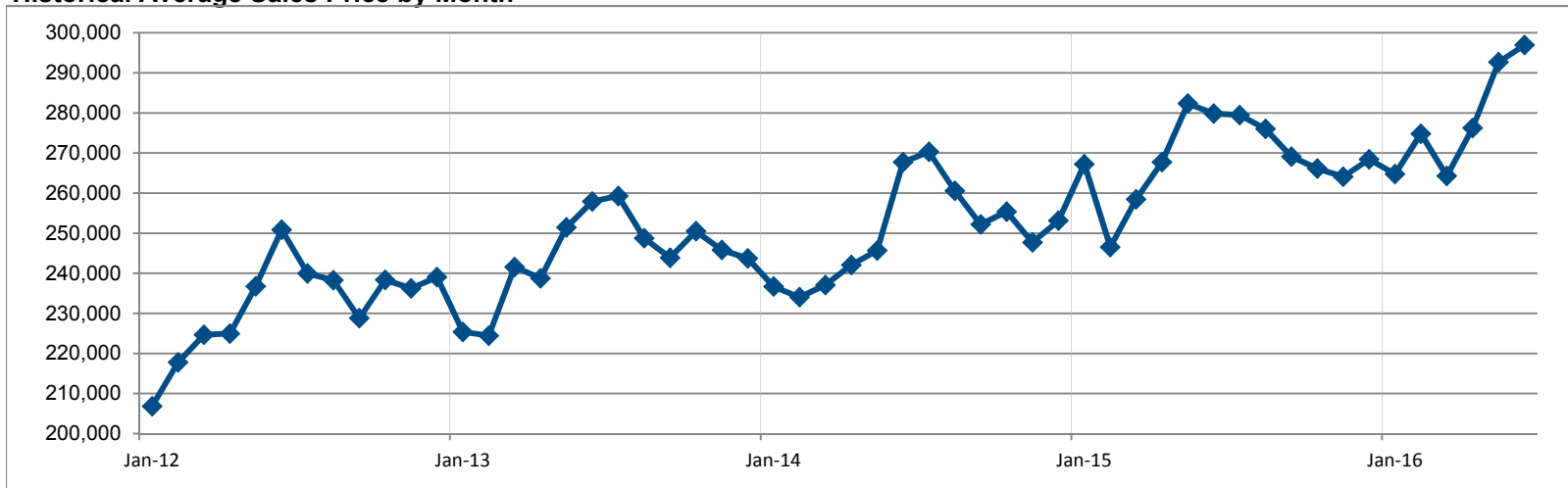


# Market Overview

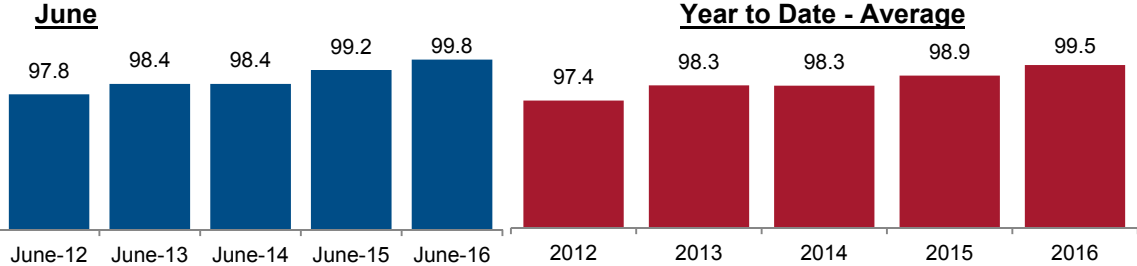


	Average Sales Price	Percent Change
06/2012	250,871	
06/2013	257,922	2.81%
06/2014	267,708	3.79%
06/2015	279,829	4.53%
06/2016	296,922	6.11%

Historical Average Sales Price by Month

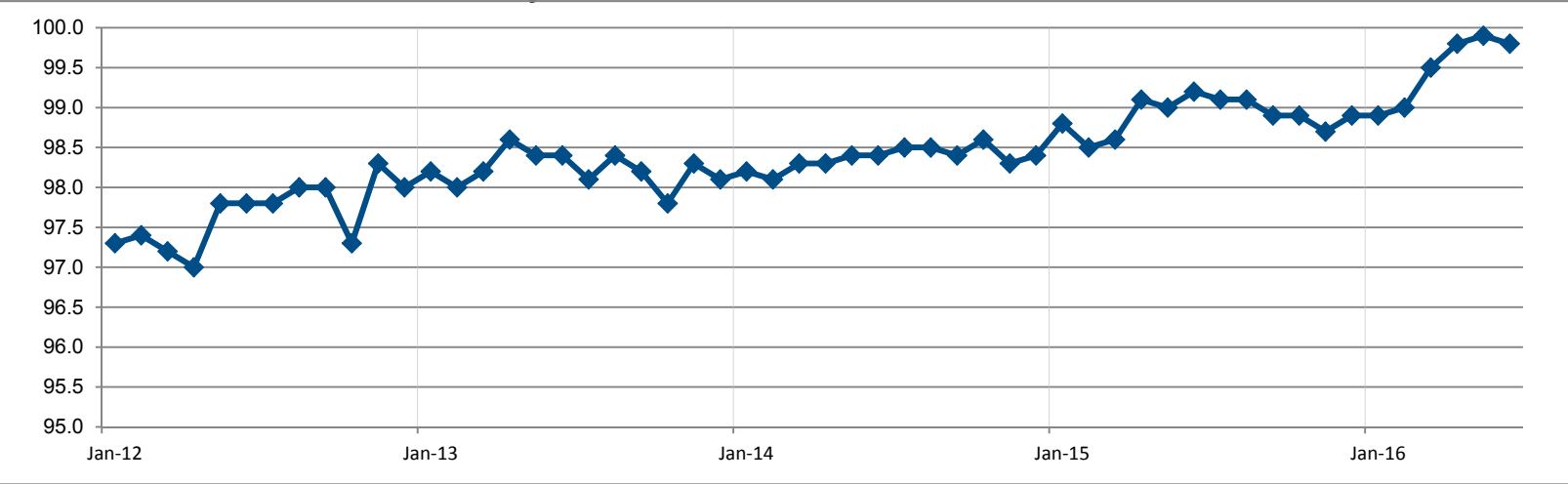


# Market Overview

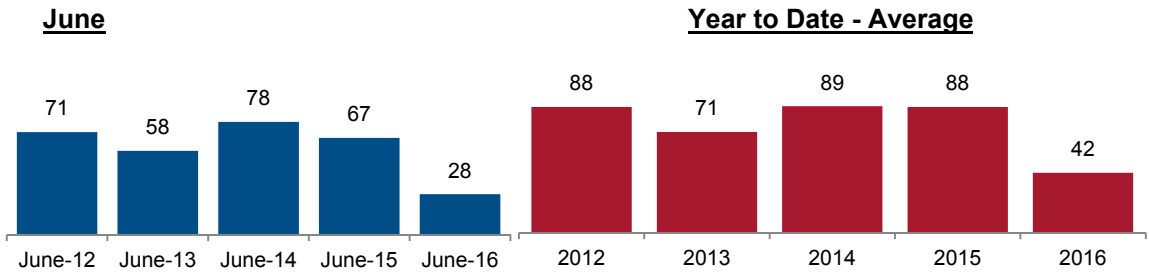


	Pct of List Recvd	Percent Change
06/2012	97.8	
06/2013	98.4	0.61%
06/2014	98.4	0.00%
06/2015	99.2	0.81%
06/2016	99.8	0.60%

Historical Percent of List Price Received by Month

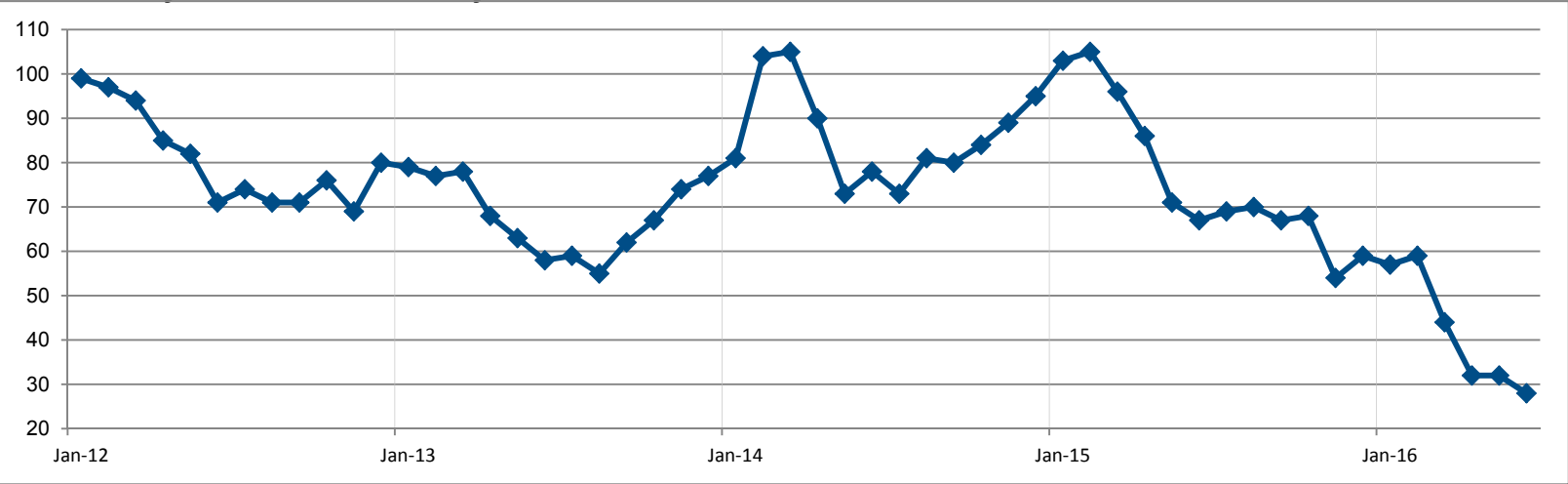


# Market Overview



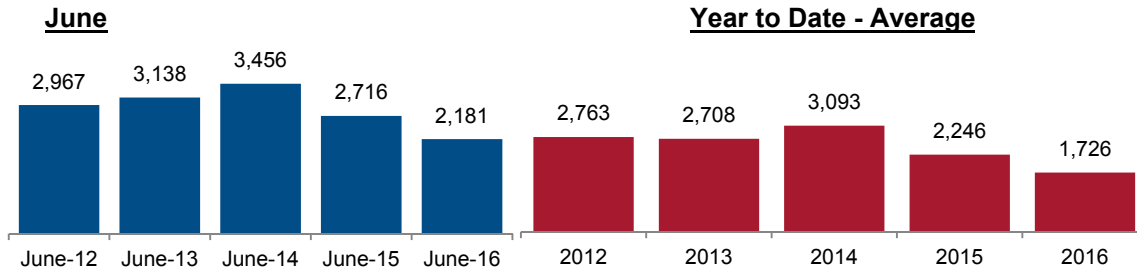
	DOM	Percent Change
06/2012	71	
06/2013	58	-18.31%
06/2014	78	34.48%
06/2015	67	-14.10%
06/2016	28	-58.21%

Historical Days on Market Until Sale by Month



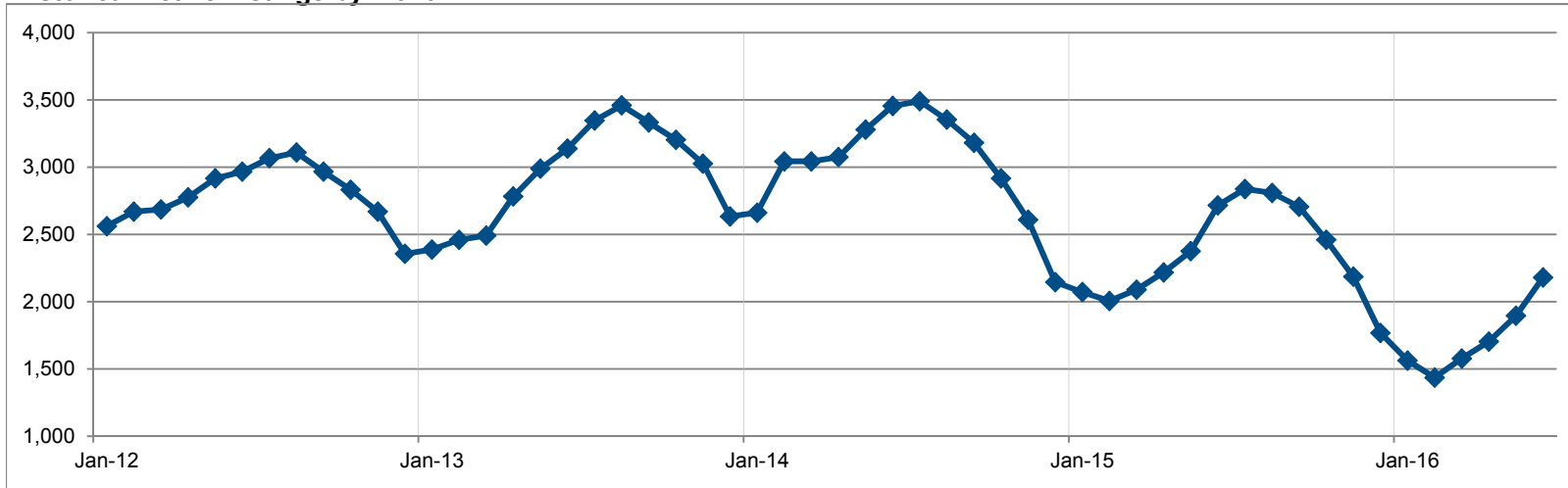


# Market Overview



	Active Listings	Percent Change
06/2012	2,967	
06/2013	3,138	5.76%
06/2014	3,456	10.13%
06/2015	2,716	-21.41%
06/2016	2,181	-19.70%

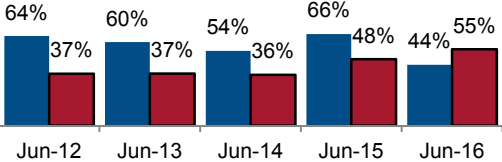
## Historical Active Listings by Month



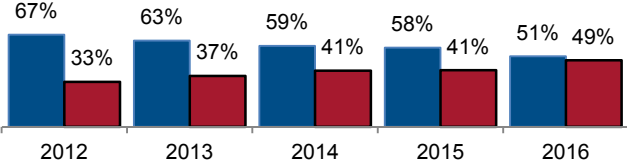
# Market Overview



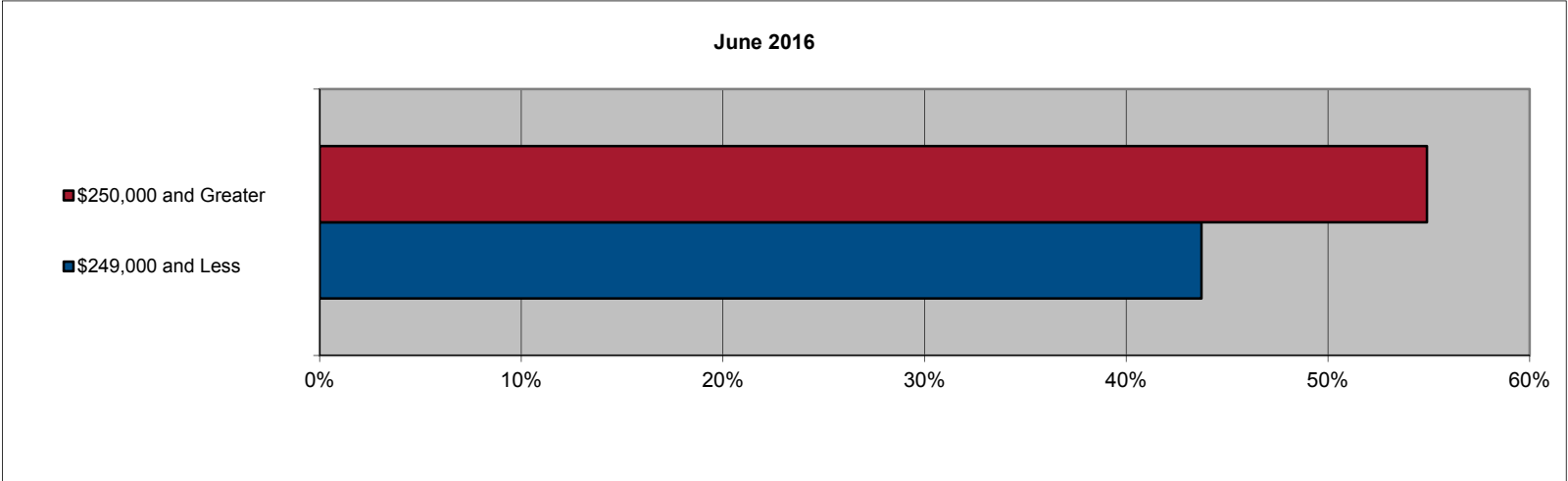
### June



### Year to Date



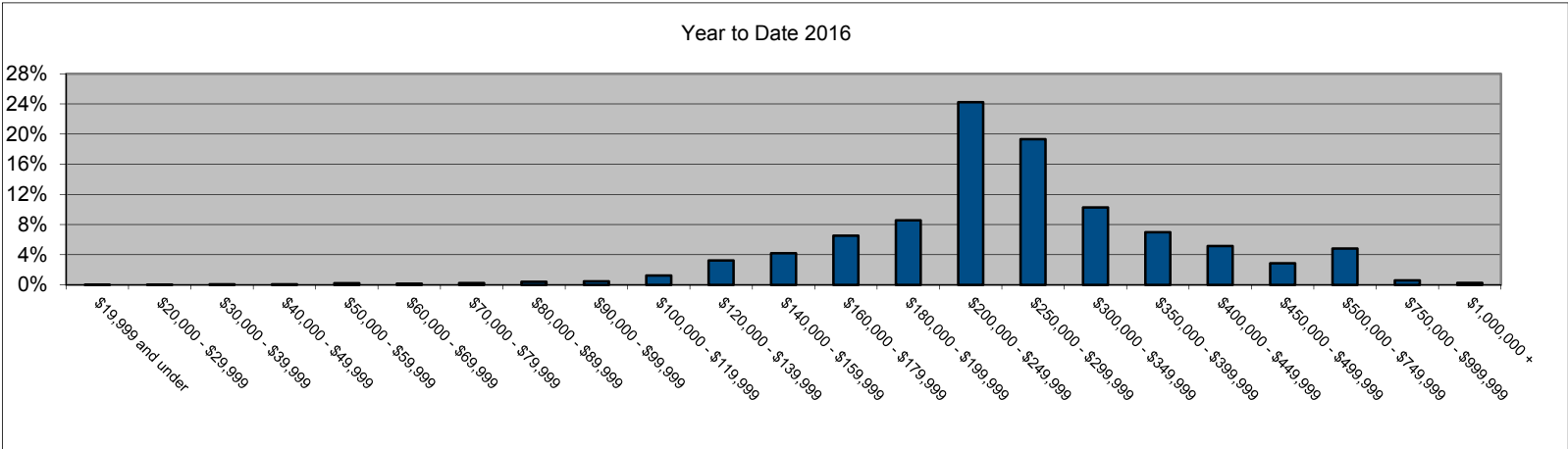
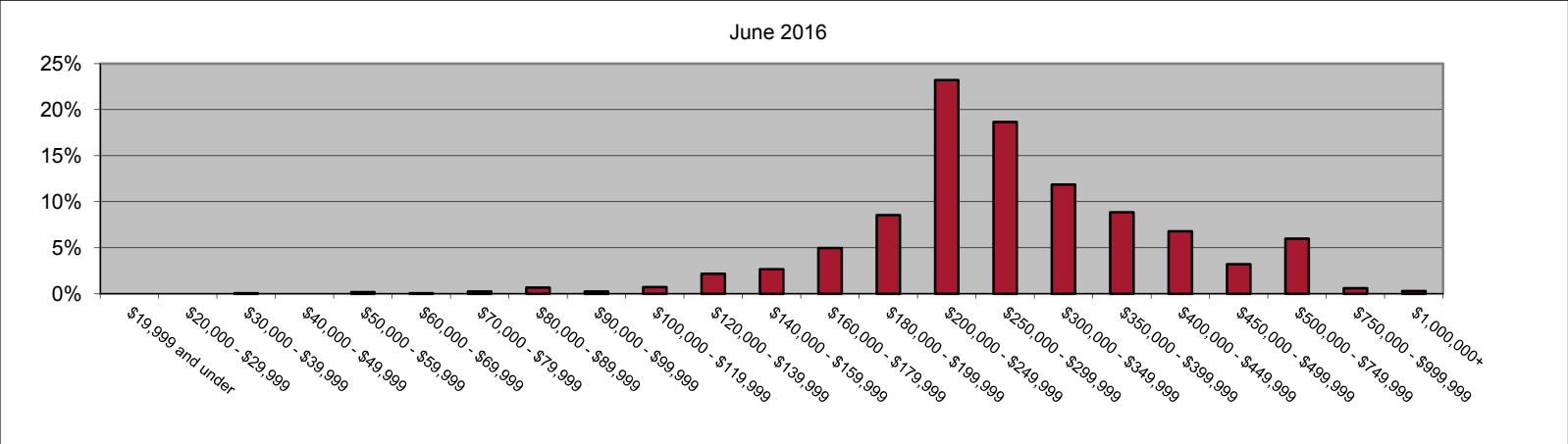
### Percent of Sales by Price



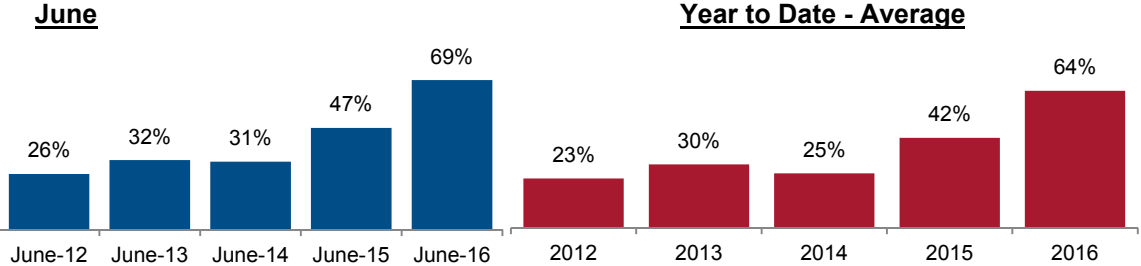
# Market Overview



## Percent of Sales by Price

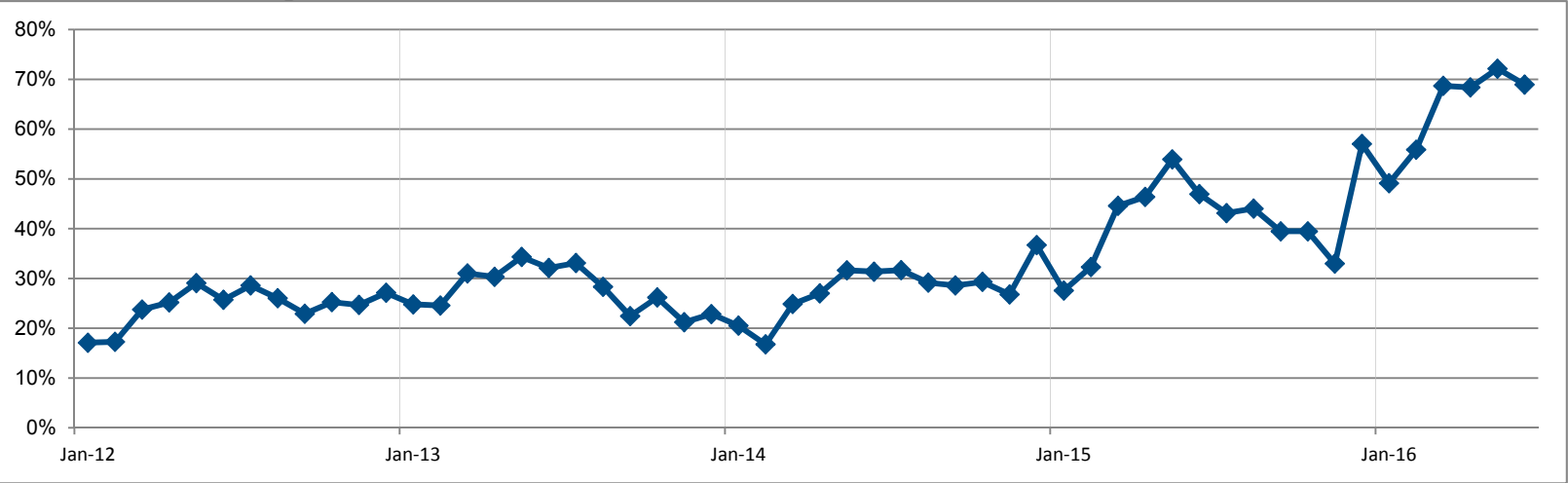


# Market Overview

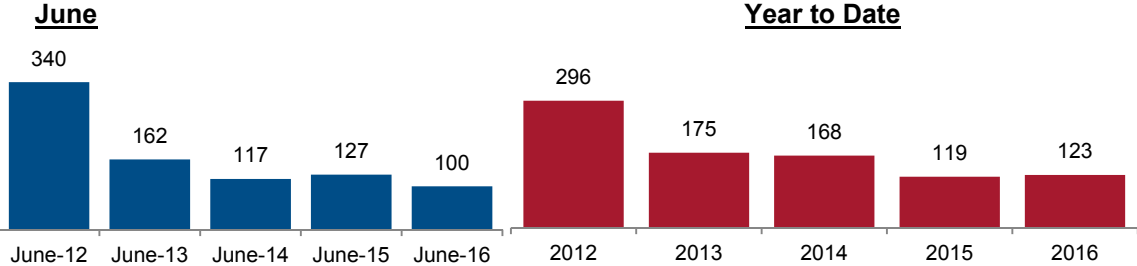


	Sales as a % of Active Listings	Percent Change
06/2012	26%	
06/2013	32%	24.91%
06/2014	31%	-2.36%
06/2015	47%	49.67%
06/2016	69%	46.90%

Sales as a % of Active Listings

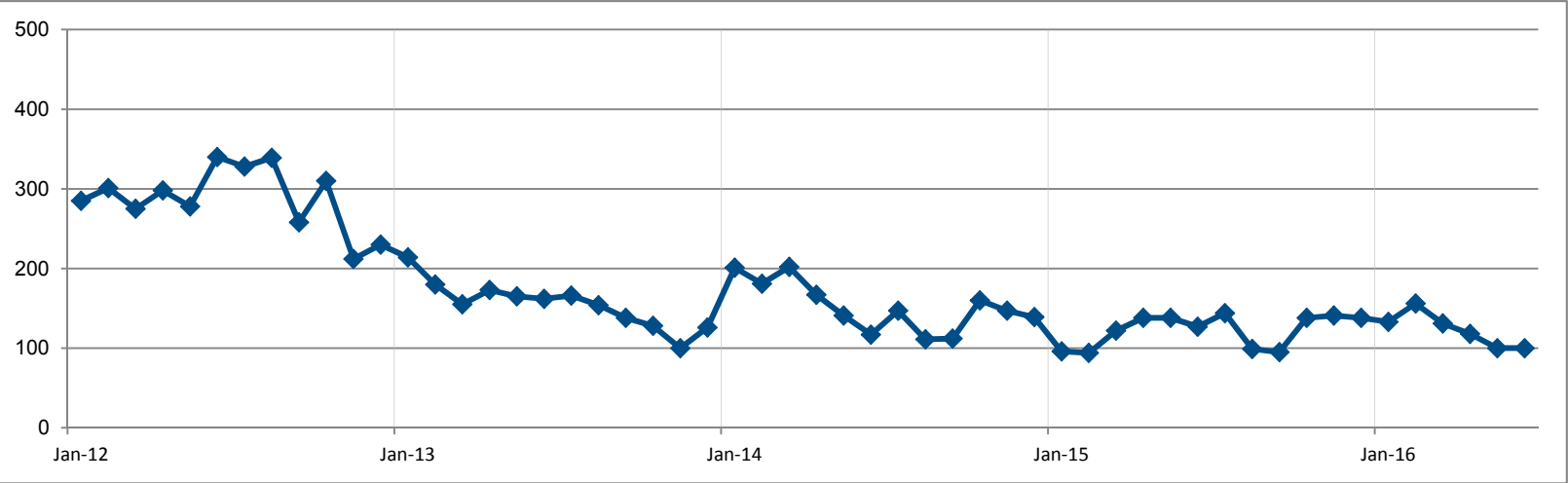


# Market Overview

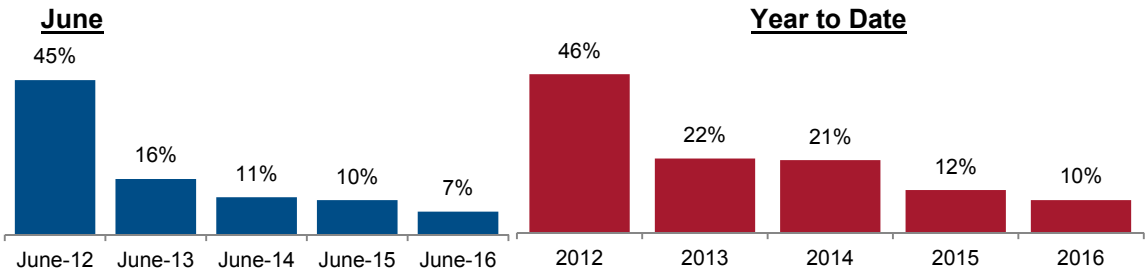


	Foreclosures	Percent Change
06/2012	340	
06/2013	162	-52.35%
06/2014	117	-27.78%
06/2015	127	8.55%
06/2016	100	-21.26%

## Foreclosures

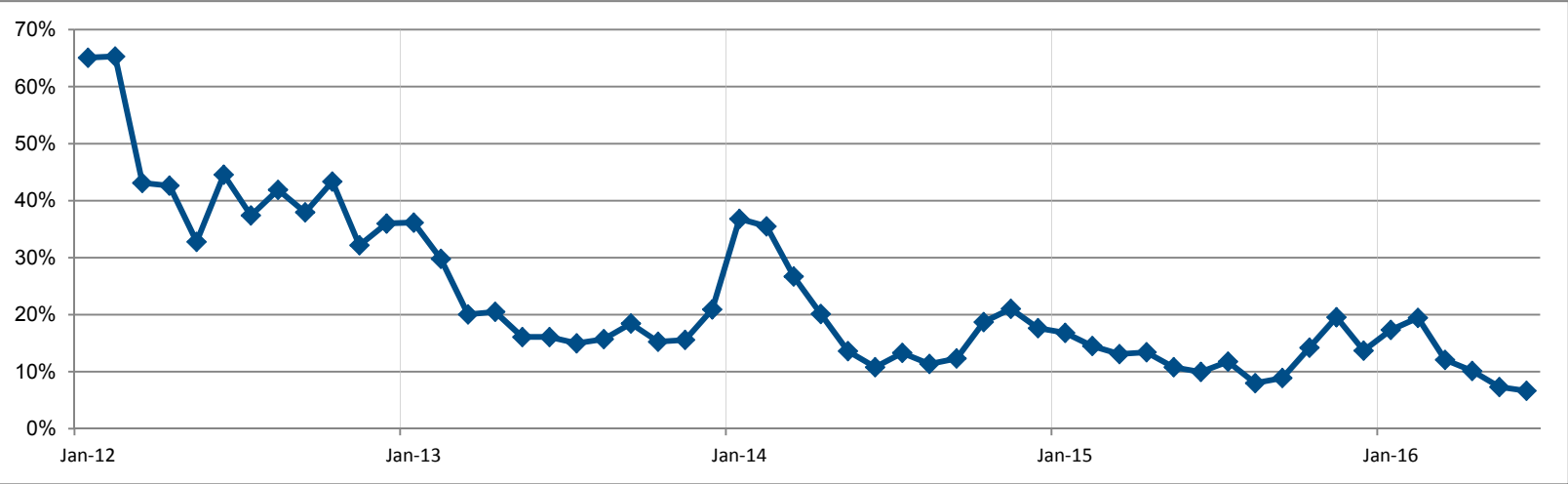


# Market Overview

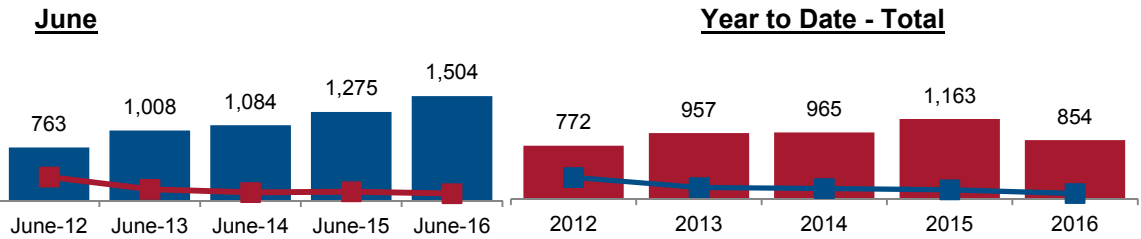


	Foreclosure as % of Sales	Percent Change
06/2012	45%	
06/2013	16%	-63.93%
06/2014	11%	-32.84%
06/2015	10%	-7.71%
06/2016	7%	-33.25%

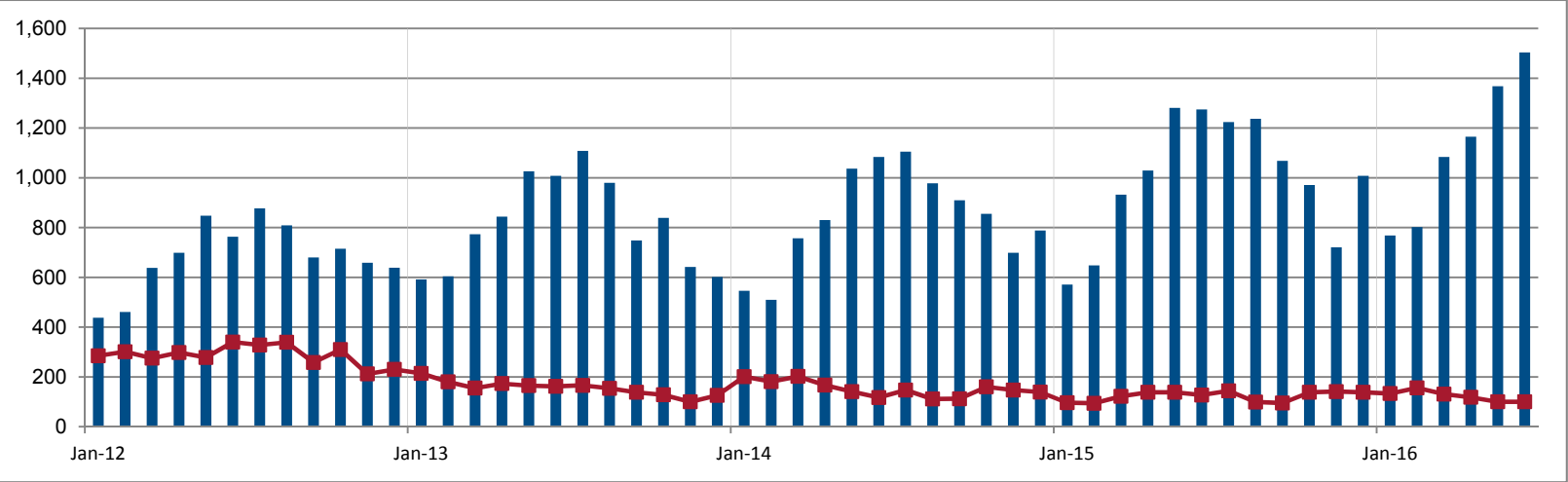
Foreclosures as a % of Sales



# Market Overview



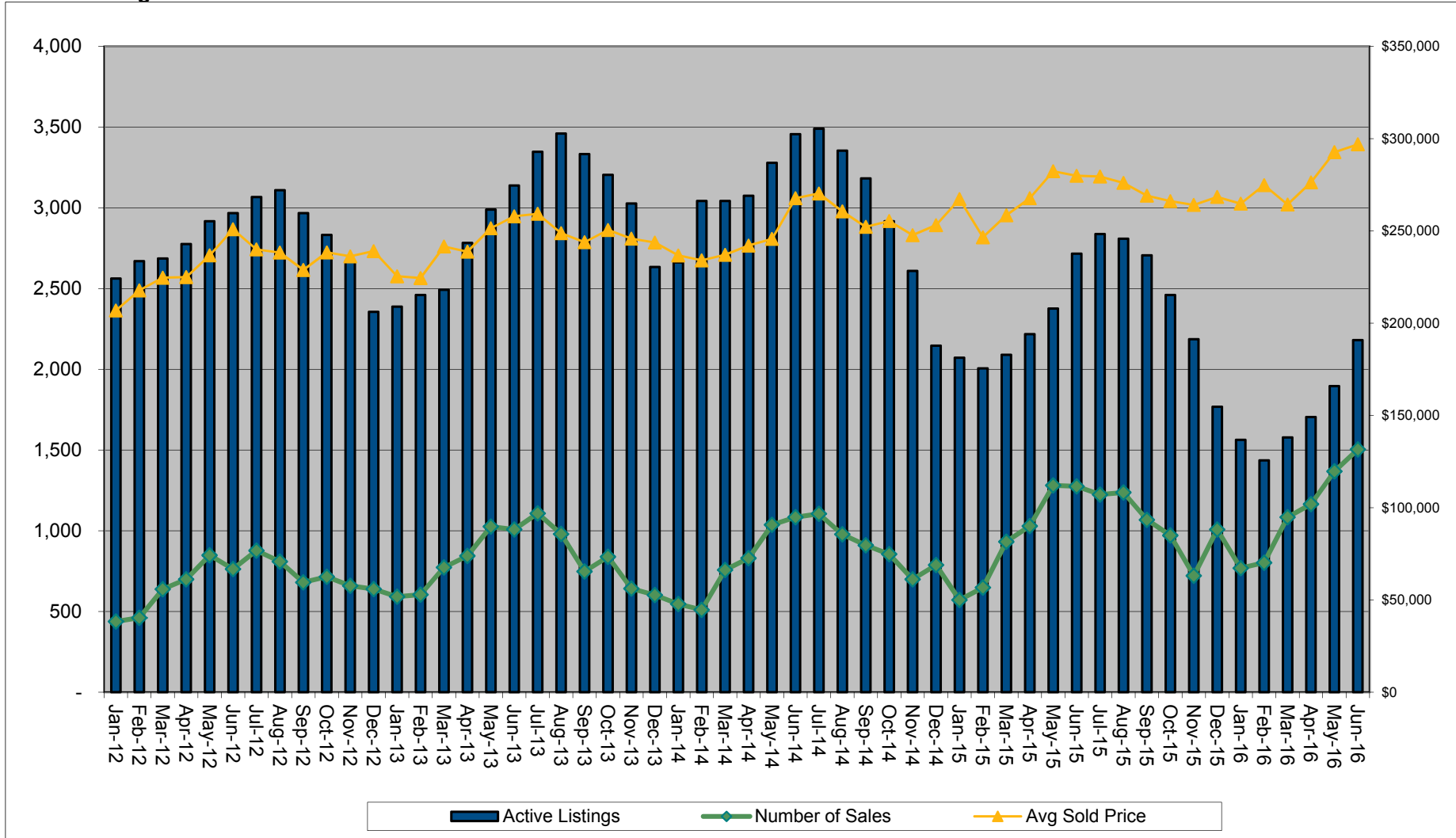
**Number of Sales v Number of Foreclosures**



# Market Overview

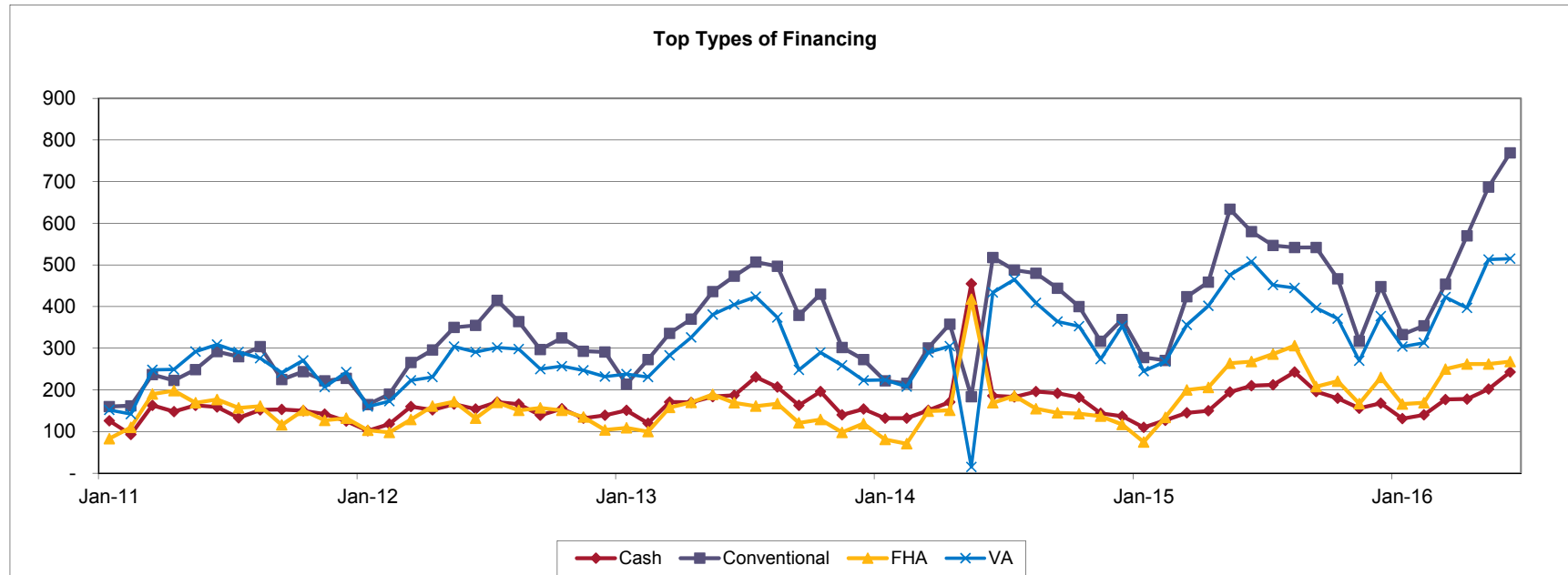
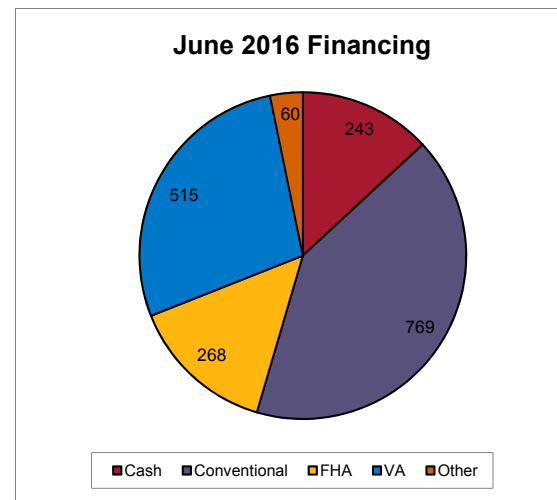
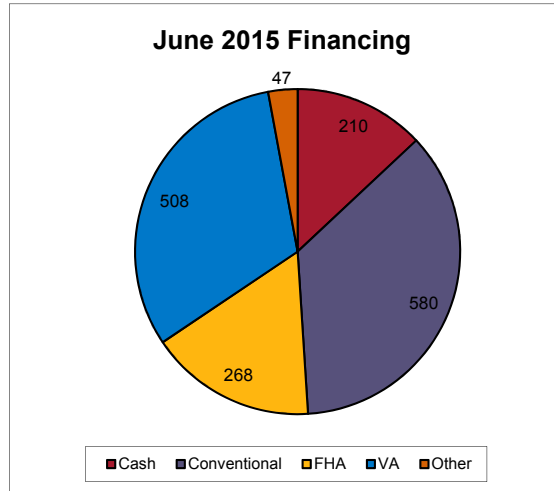
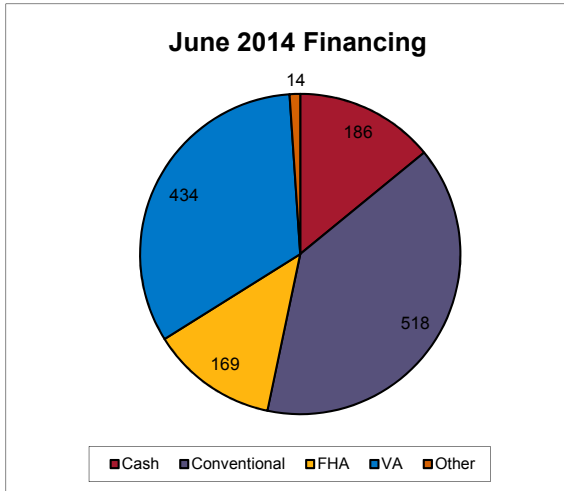


Active Listings v Number Sold v Sales Price





# Market Overview



# Market Overview



## Freddie Mac 30-Year Fixed-Rate Mortgage rates

