

Market Overview

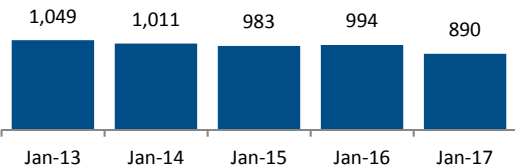


Key Metrics	Historical Sparkbars	Jan 2016	Jan 2017	Percent Change	YTD 2016	YTD 2017	Percent Change
New Listings		994	890	-10.46%	994	890	-10.46%
Pending		626	683	9.11%	626	683	9.11%
Sold Listings		768	842	9.64%	768	842	9.64%
Median Sales Price		236,366	265,000	12.11%	236,366	265,000	12.11%
Average Sales Price		264,767	299,222	13.01%	264,767	299,222	13.01%
Pct. Of List Price Received		98.9	99.3	0.40%	98.9	99.3	0.40%
Days on Market		57	43	-24.56%	57	43	-24.56%
Active Listings		1,563	1,061	-32.12%	1,563	1,061	-32.12%

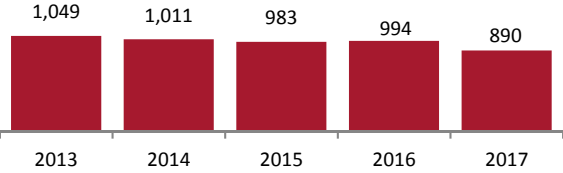
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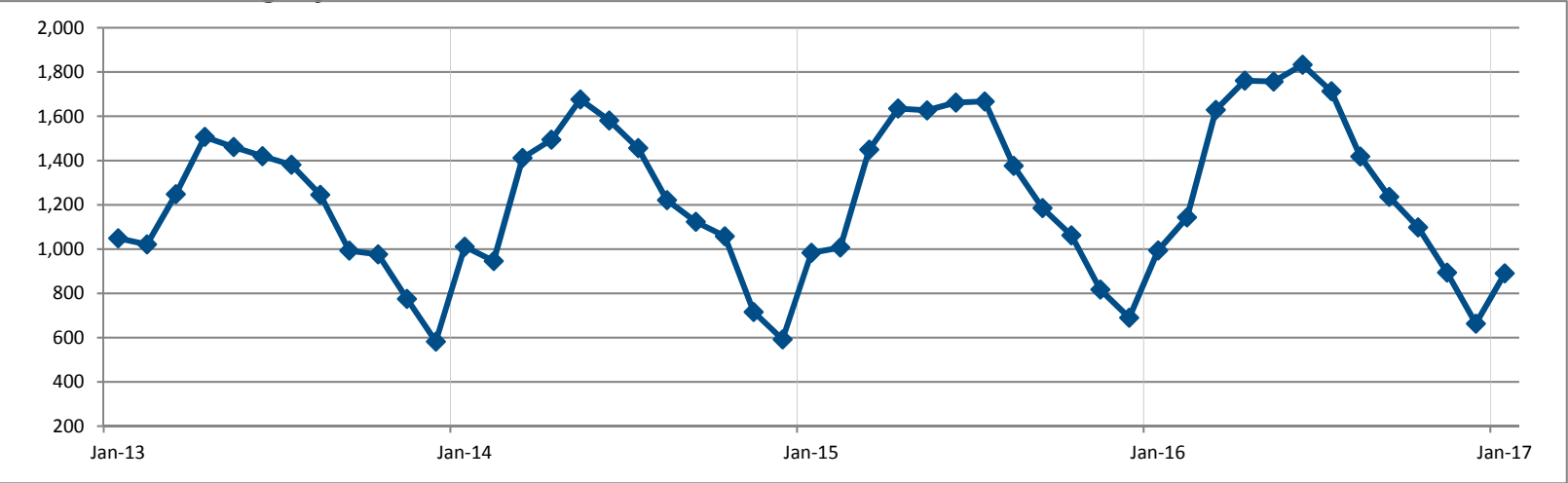


Year to Date



	New Listings	Percent Change
01/2013	1,049	
01/2014	1,011	-3.62%
01/2015	983	-2.77%
01/2016	994	1.12%
01/2017	890	-10.46%

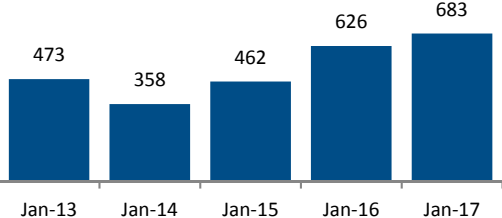
Historical New Listings by Month



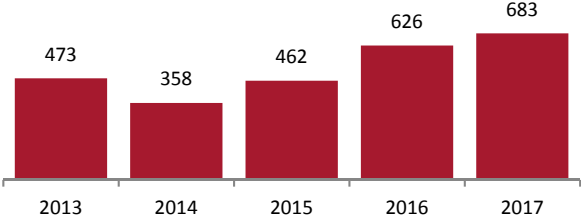
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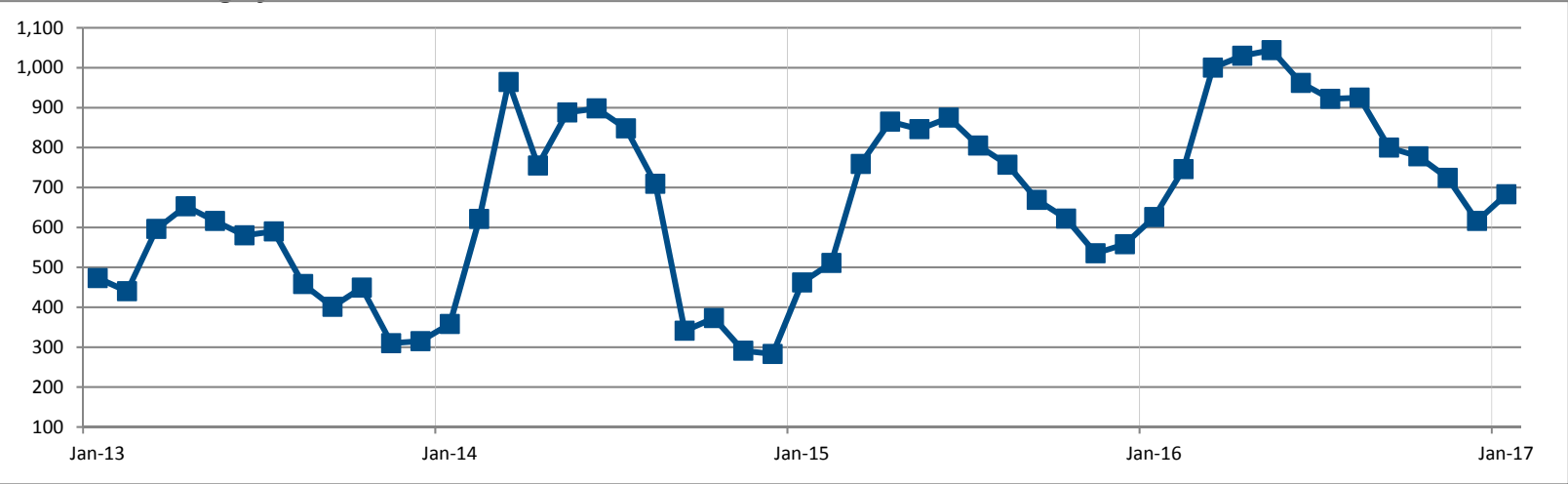


Year to Date



	Pending	Percent Change
01/2013	473	
01/2014	358	-24.31%
01/2015	462	29.05%
01/2016	626	35.50%
01/2017	683	9.11%

Historical Pending by Month

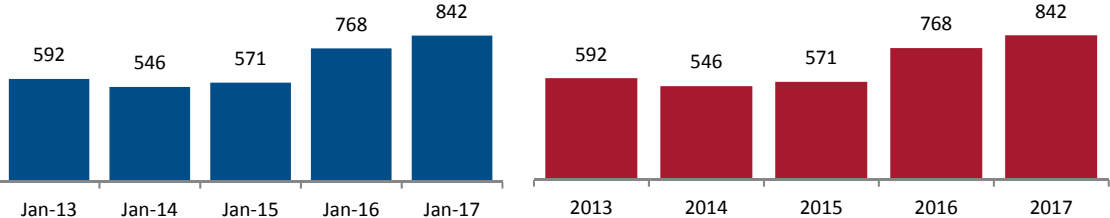


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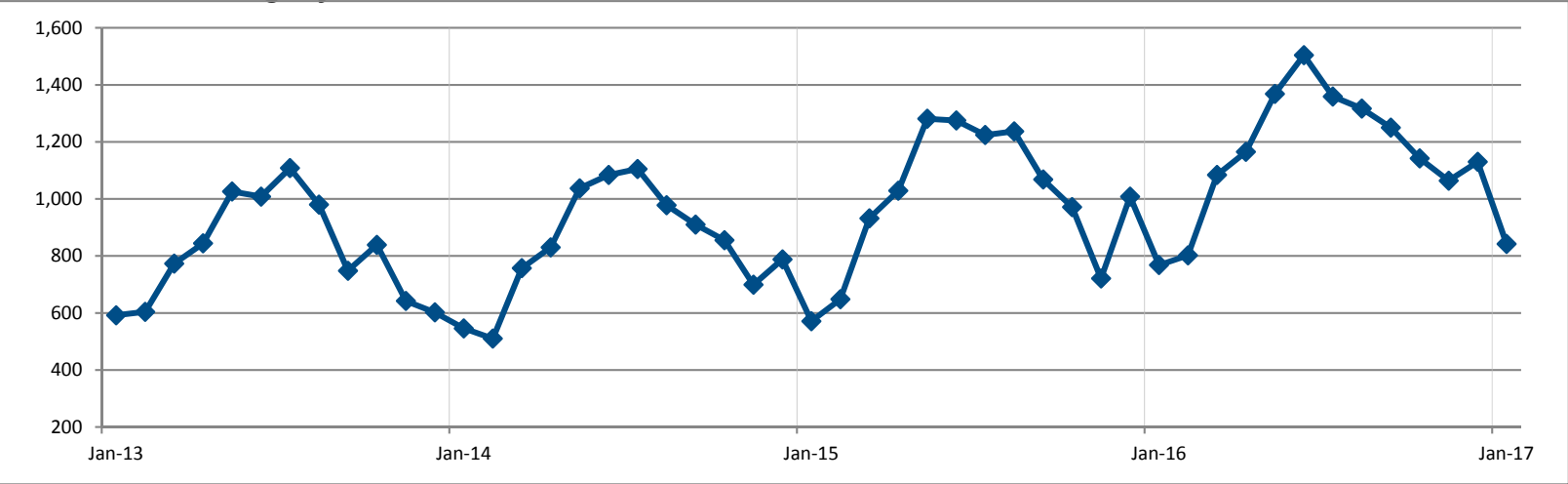
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Year to Date

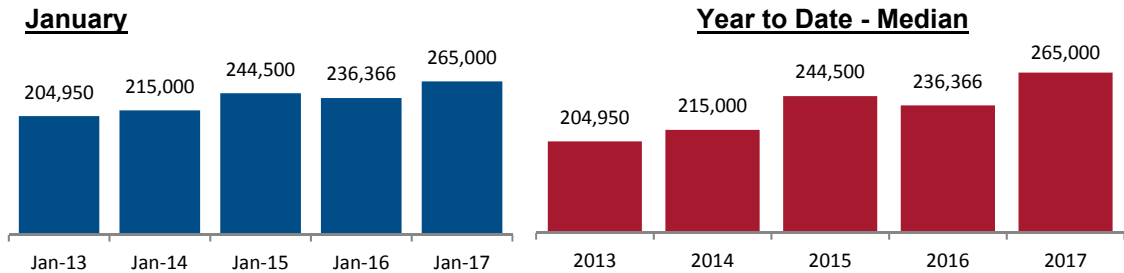


	Sold Listings	Percent Change
01/2013	592	
01/2014	546	-7.77%
01/2015	571	4.58%
01/2016	768	34.50%
01/2017	842	9.64%

Historical Sold Listings by Month

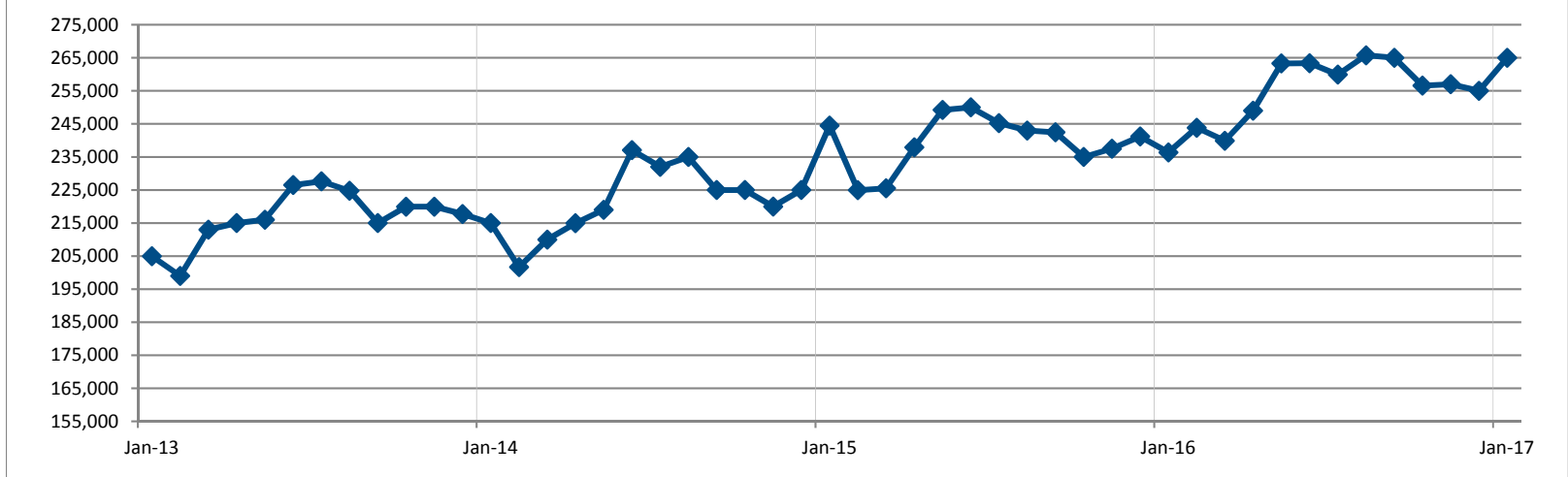


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	Median Sales Price	Percent Change
01/2013	204,950	
01/2014	215,000	4.90%
01/2015	244,500	13.72%
01/2016	236,366	-3.33%
01/2017	265,000	12.11%

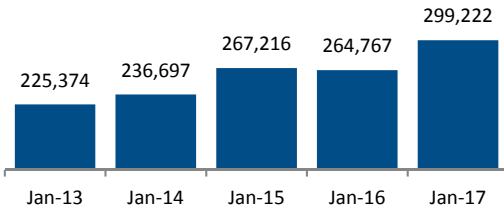
Historical Median Sales Price by Month



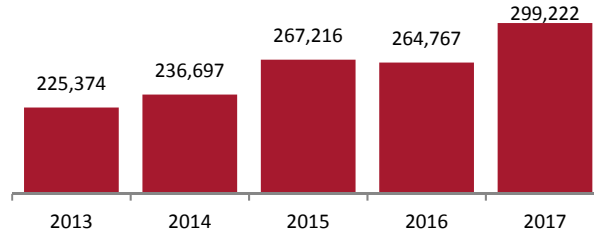
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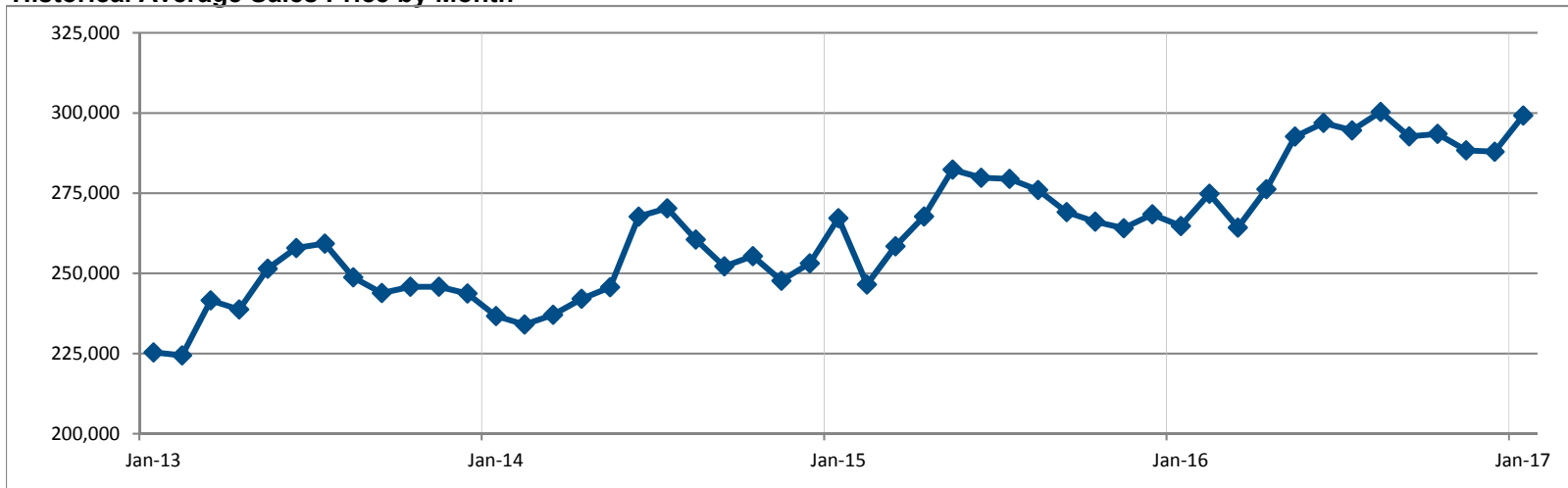


Year to Date - Average

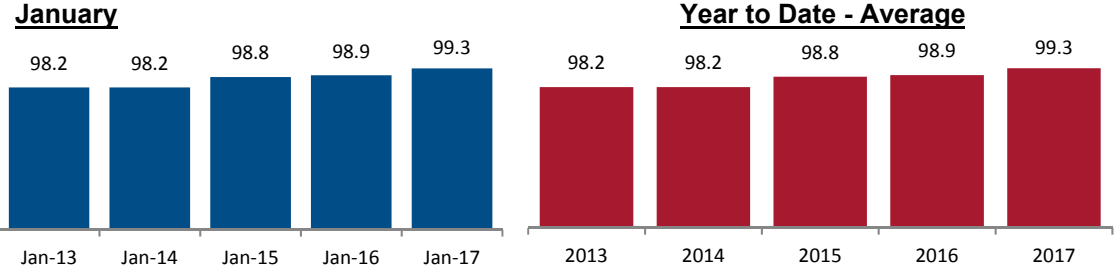


	Average Sales Price	Percent Change
01/2013	225,374	
01/2014	236,697	5.02%
01/2015	267,216	12.89%
01/2016	264,767	-0.92%
01/2017	299,222	13.01%

Historical Average Sales Price by Month

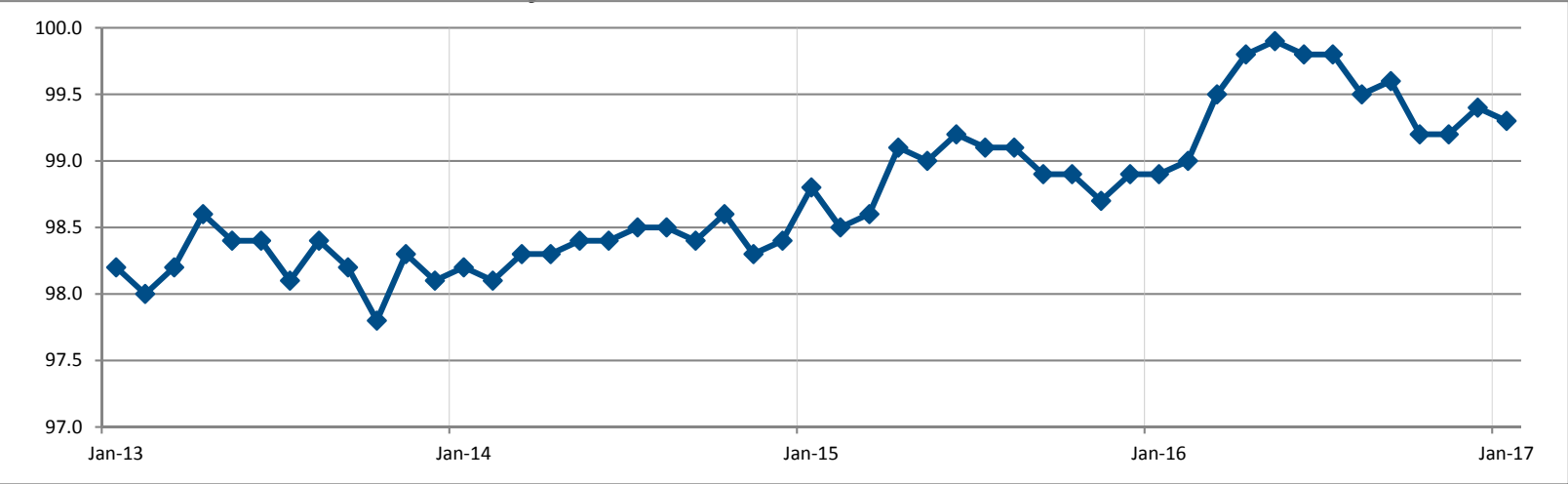


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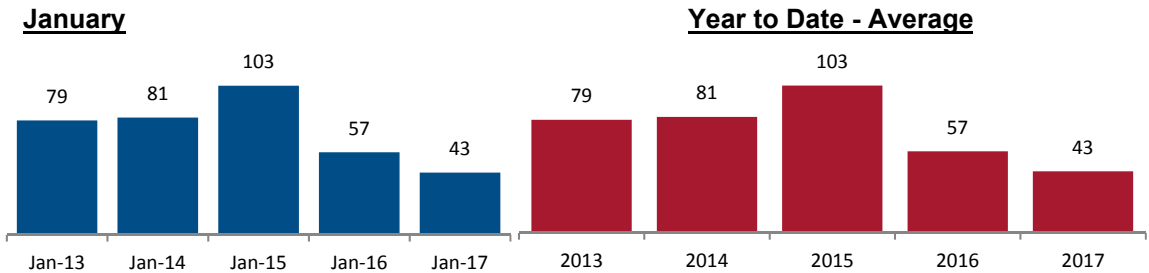


	Pct of List Recvd	Percent Change
01/2013	98.2	
01/2014	98.2	0.00%
01/2015	98.8	0.61%
01/2016	98.9	0.10%
01/2017	99.3	0.40%

Historical Percent of List Price Received by Month

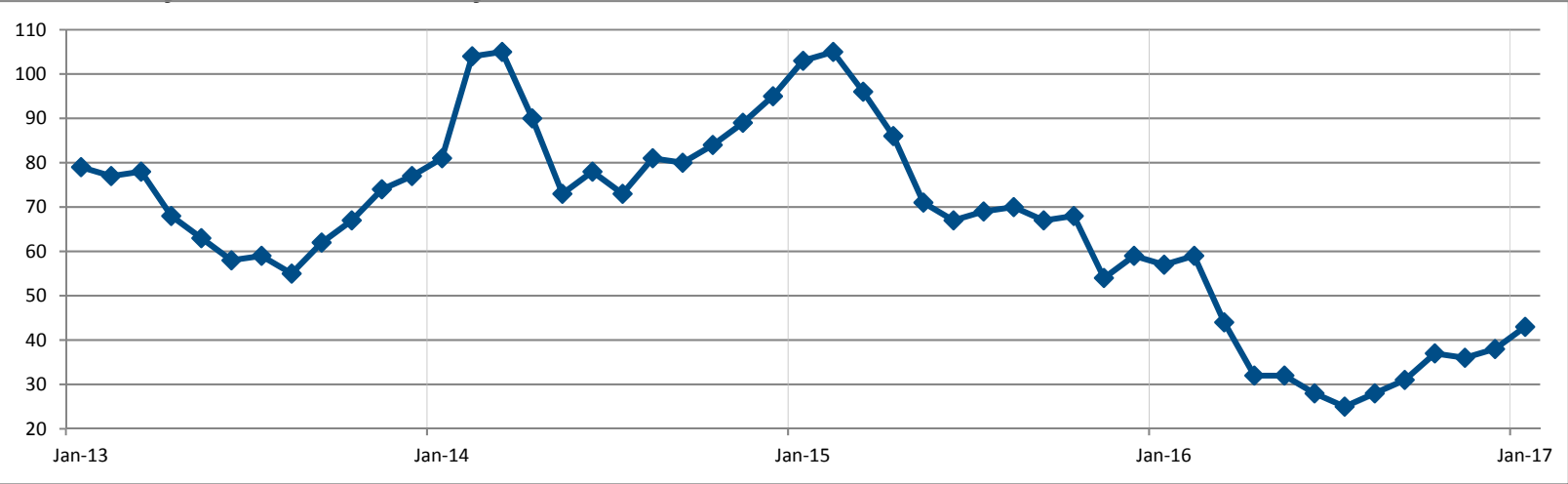


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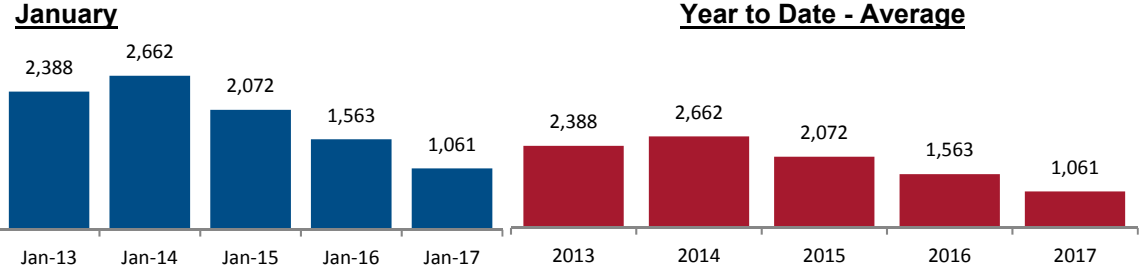


	DOM	Percent Change
01/2013	79	
01/2014	81	2.53%
01/2015	103	27.16%
01/2016	57	-44.66%
01/2017	43	-24.56%

Historical Days on Market Until Sale by Month



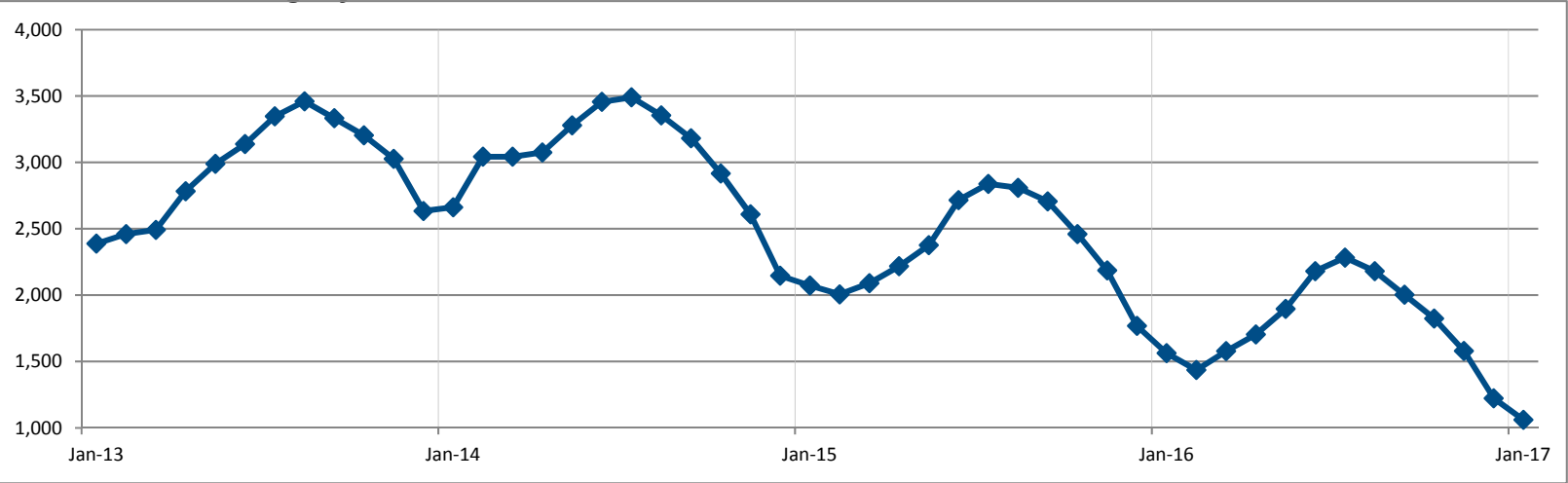
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Year to Date - Average

	Active Listings	Percent Change
01/2013	2,388	
01/2014	2,662	11.47%
01/2015	2,072	-22.16%
01/2016	1,563	-24.57%
01/2017	1,061	-32.12%

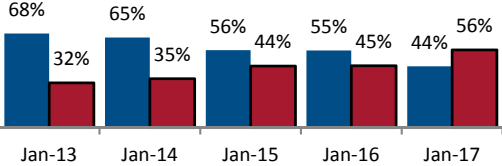
Historical Active Listings by Month



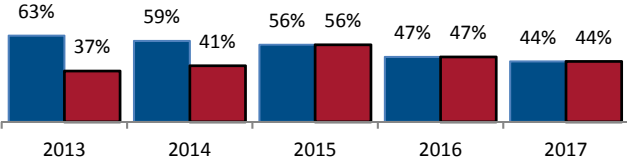
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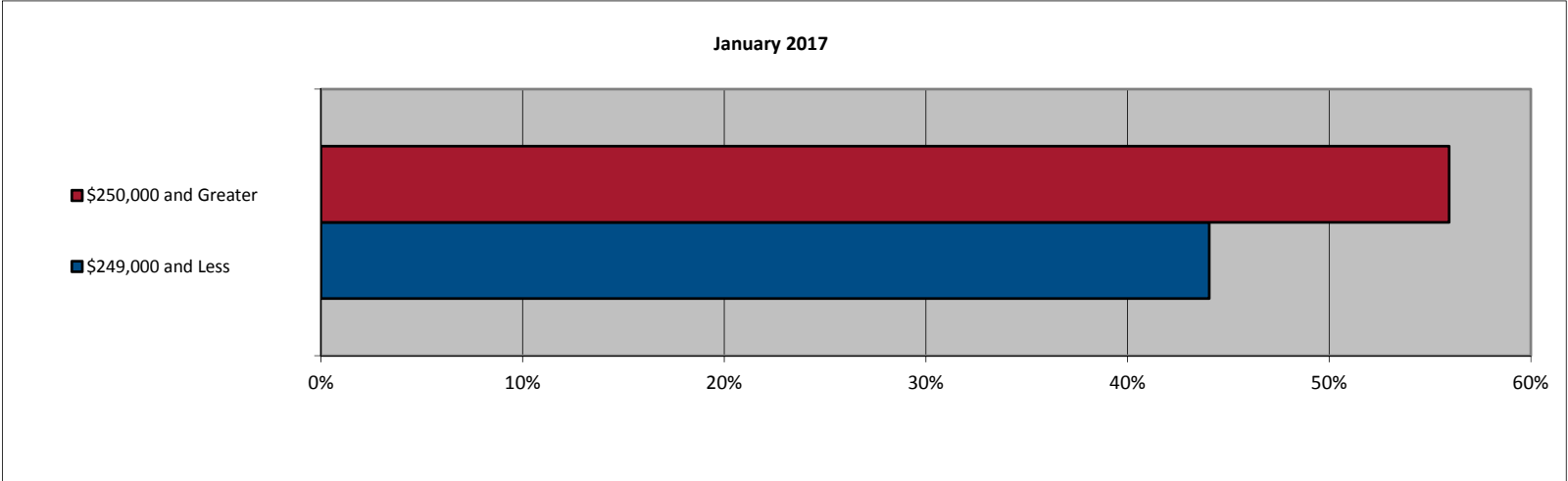
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Year to Date



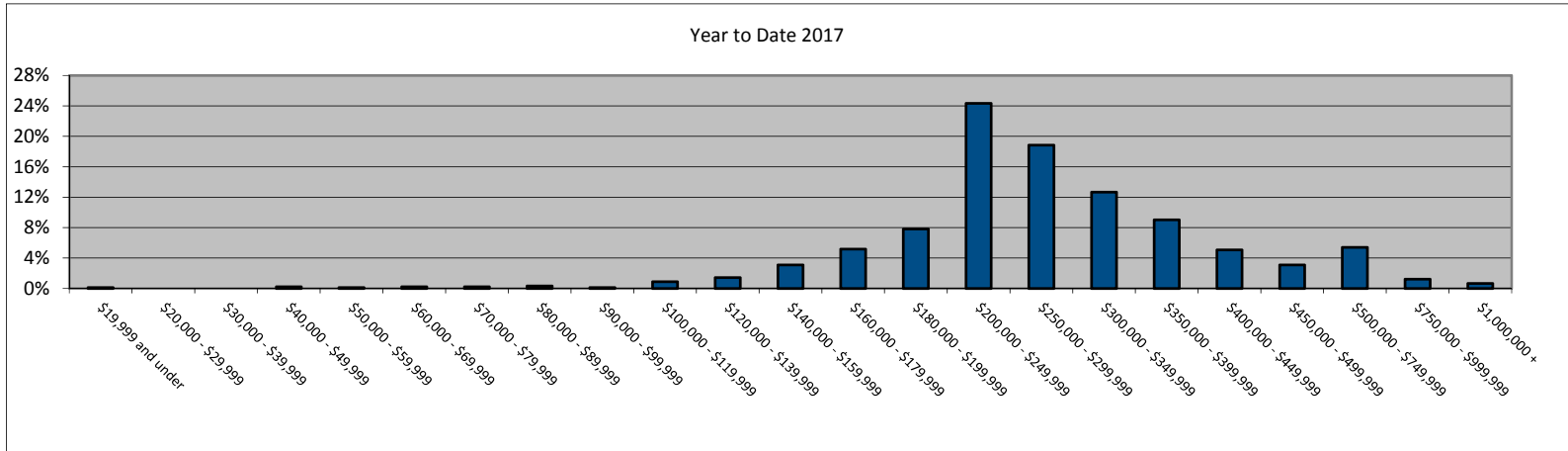
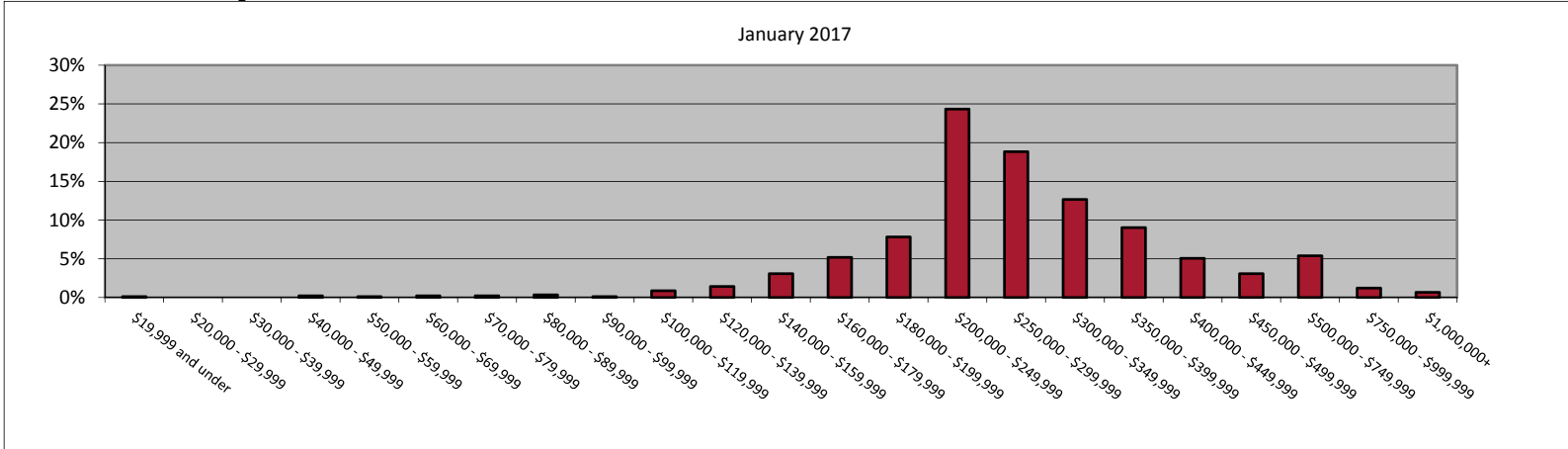
Percent of Sales by Price



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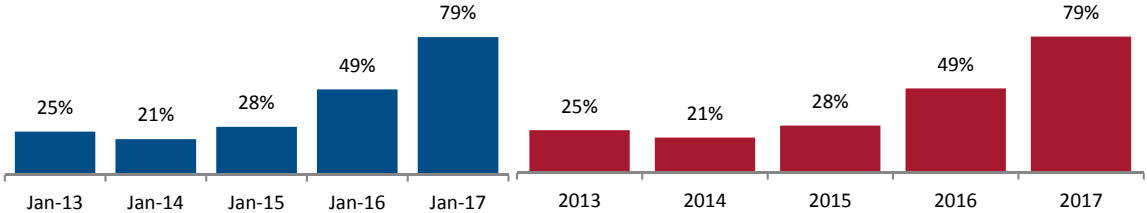
Percent of Sales by Price



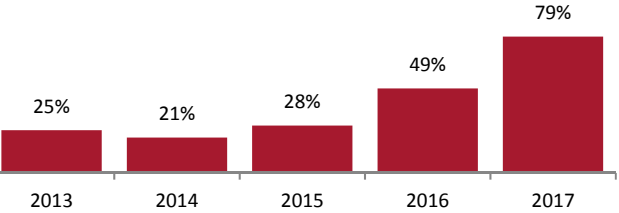
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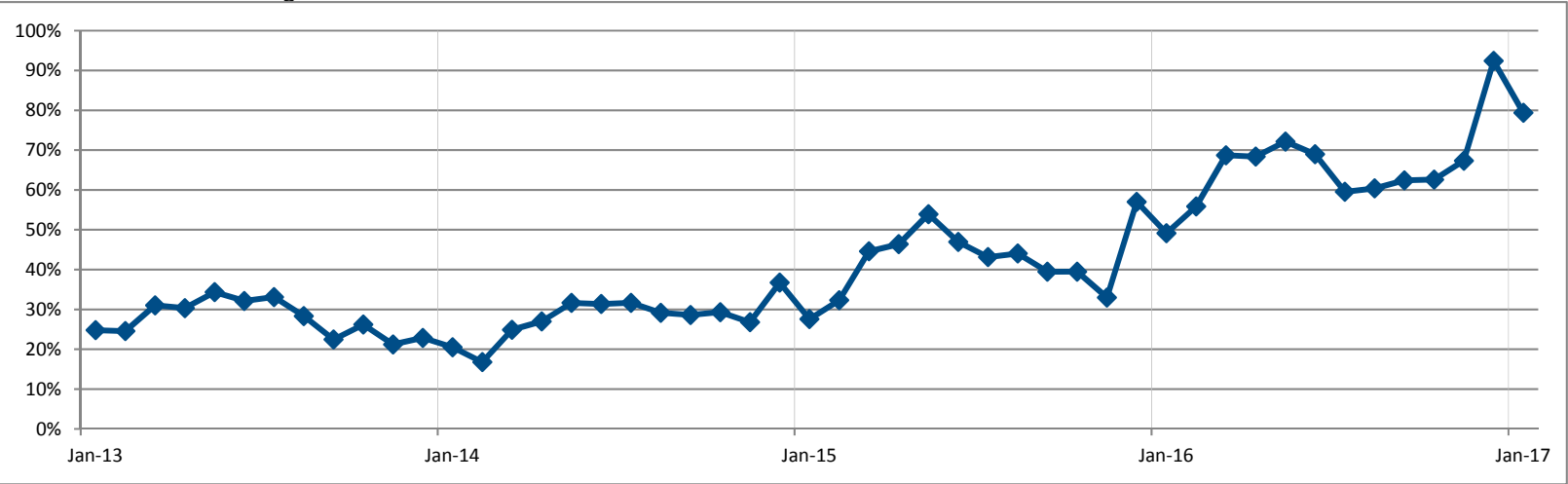


Year to Date - Average

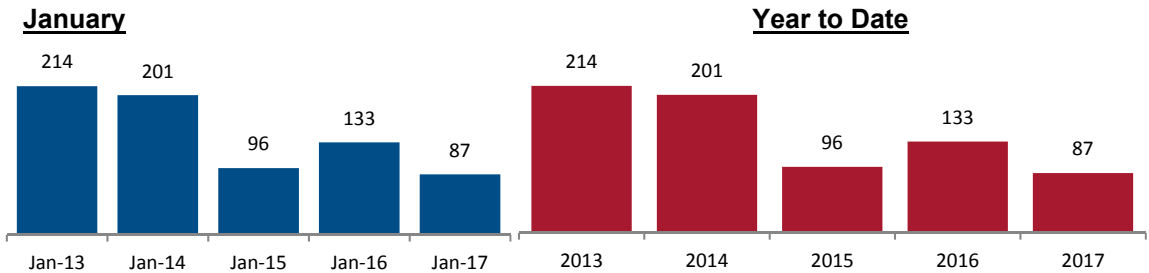


	Sales as a % of Active Listings	Percent Change
01/2013	25%	
01/2014	21%	-17.26%
01/2015	28%	34.36%
01/2016	49%	78.30%
01/2017	79%	61.51%

Sales as a % of Active Listings

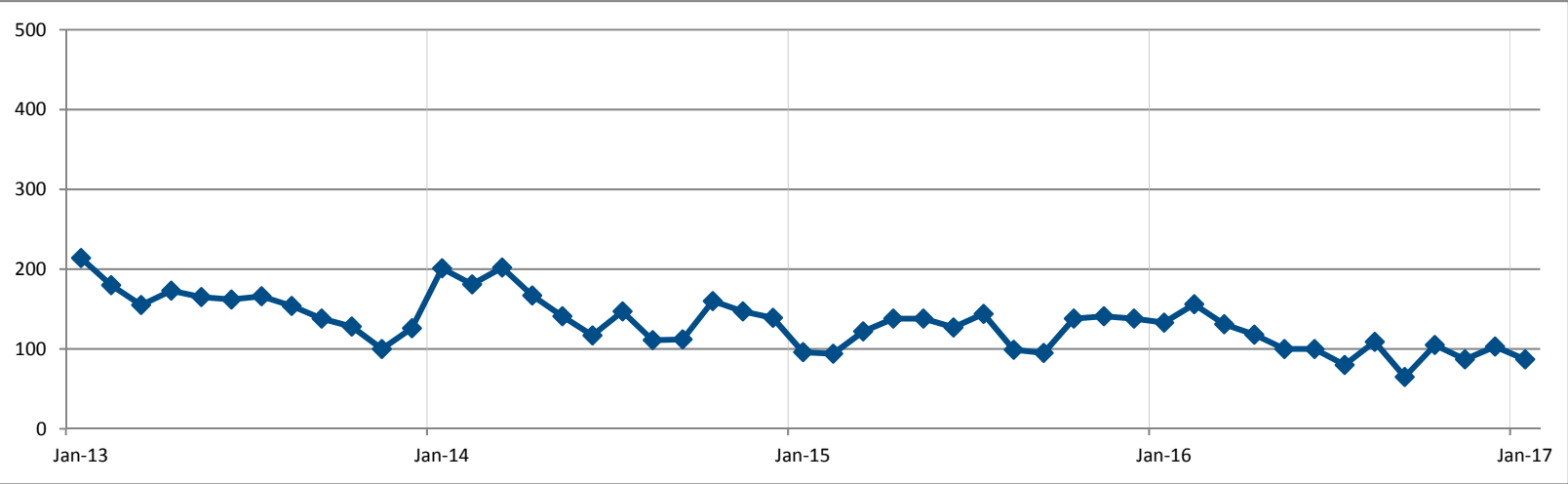


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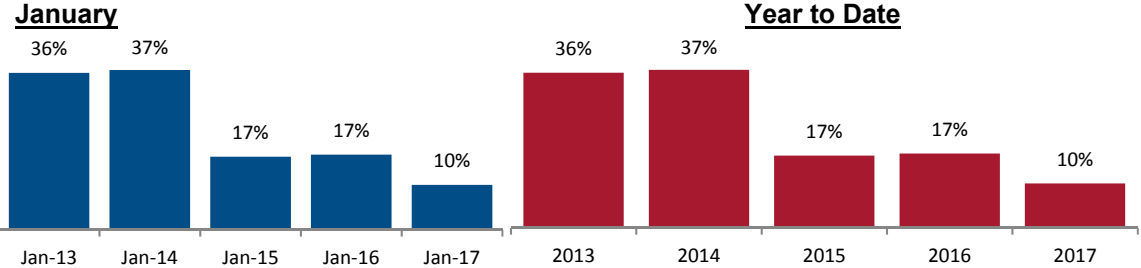


	Foreclosures	Percent Change
01/2013	214	
01/2014	201	-6.07%
01/2015	96	-52.24%
01/2016	133	38.54%
01/2017	87	-34.59%

Foreclosures

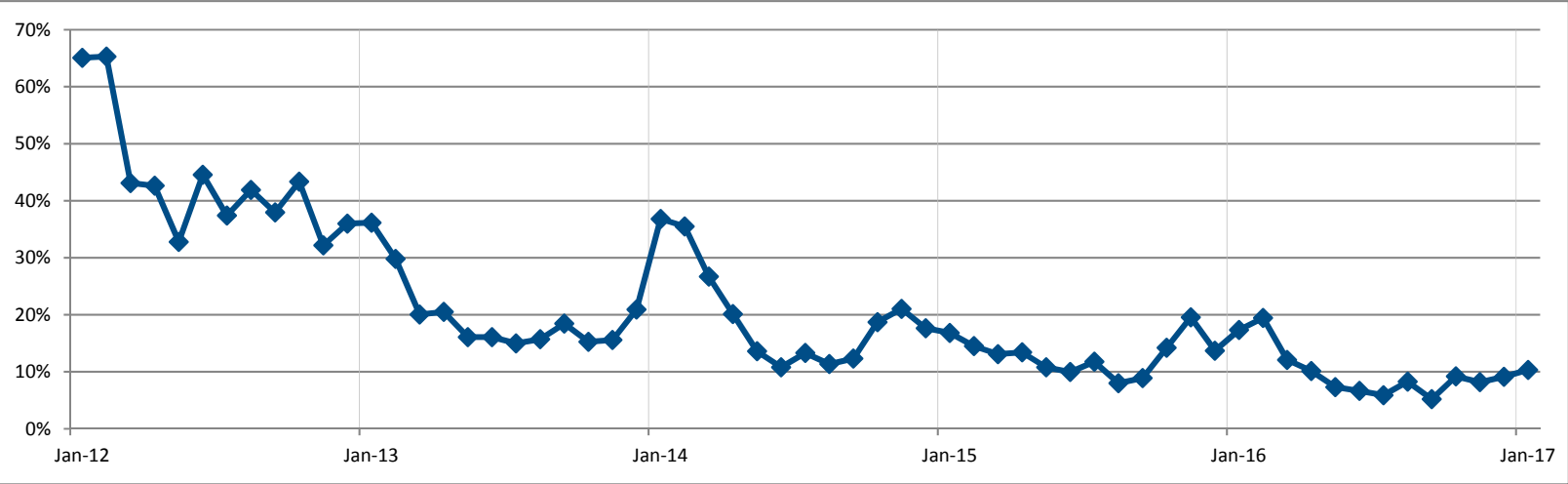


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	Foreclosure as % of Sales	Percent Change
01/2013	36%	
01/2014	37%	1.84%
01/2015	17%	-54.33%
01/2016	17%	3.00%
01/2017	10%	-40.34%

Foreclosures as a % of Sales

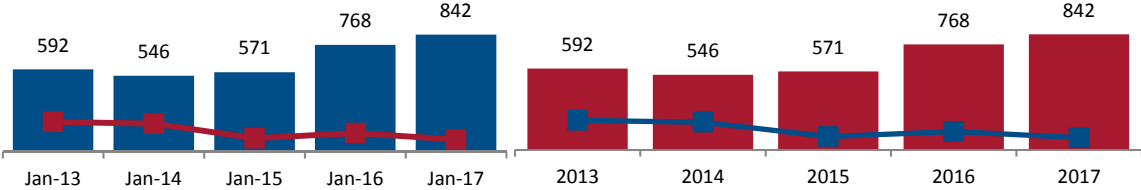


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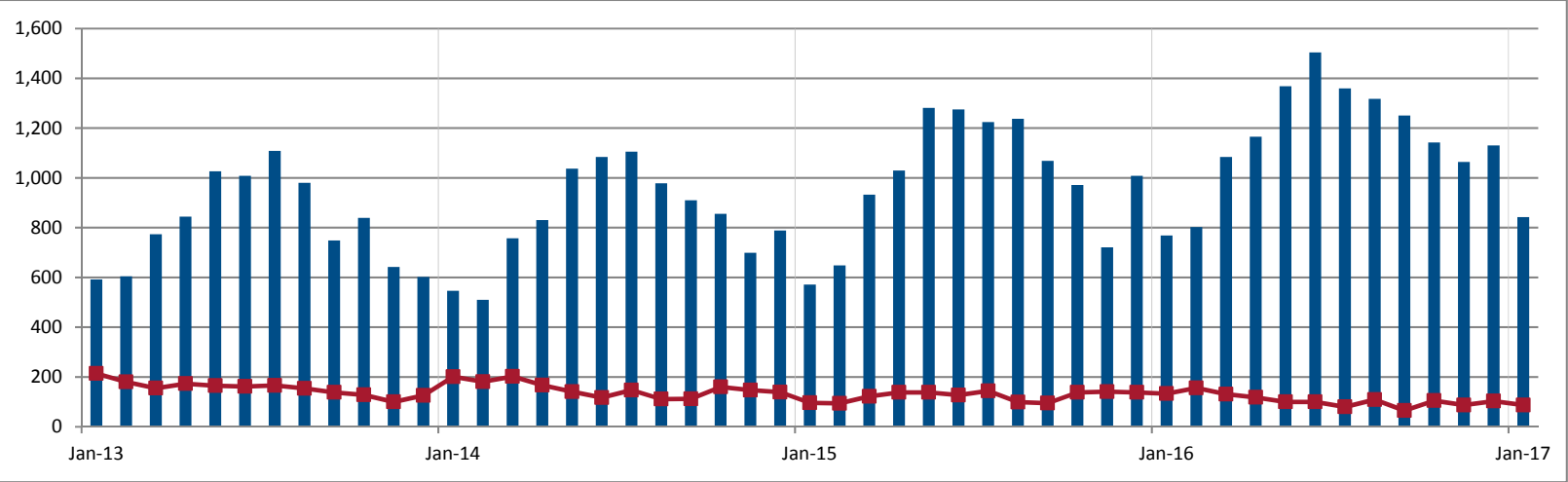


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Year to Date - Total



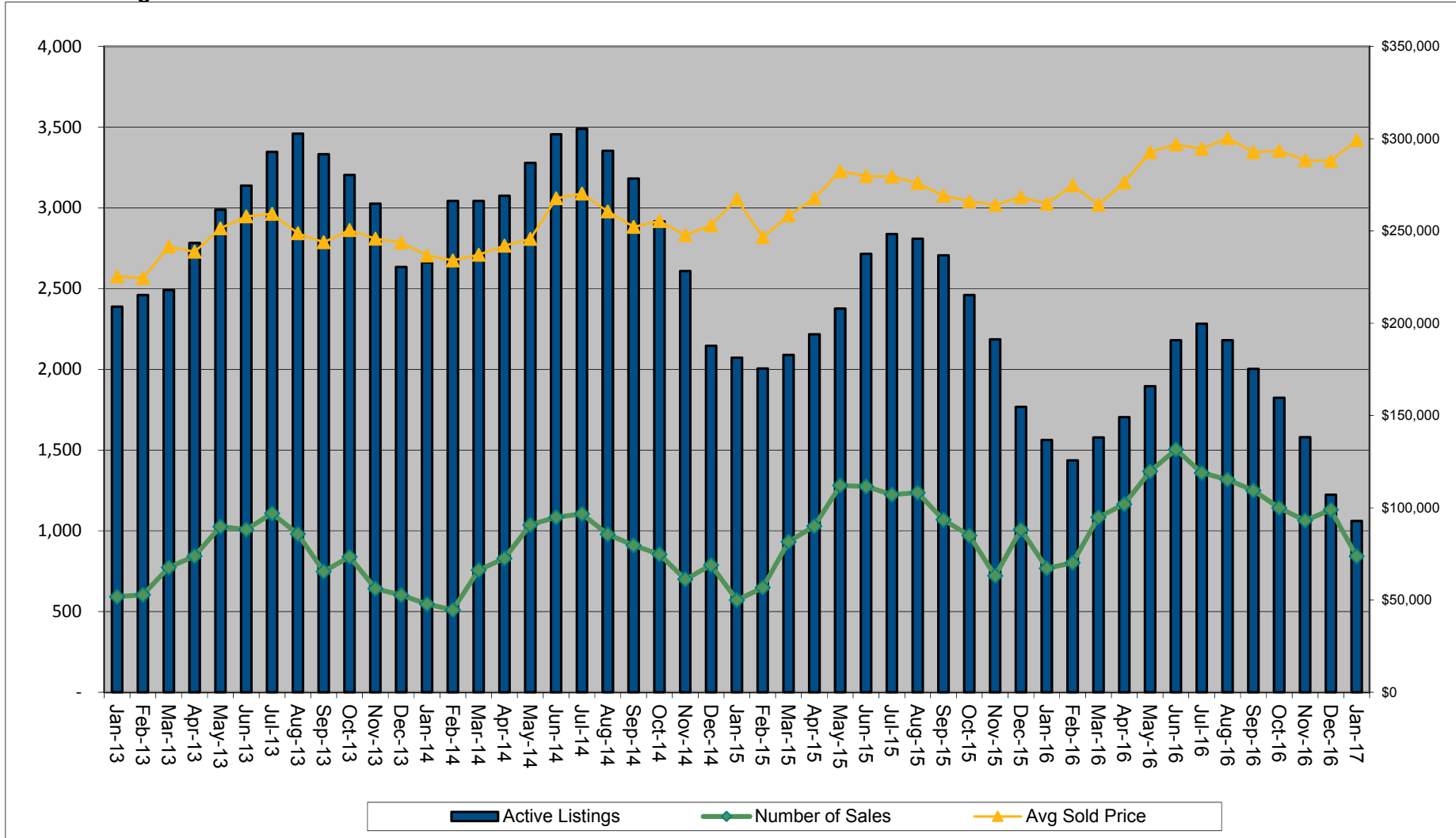
Number of Sales v Number of Foreclosures



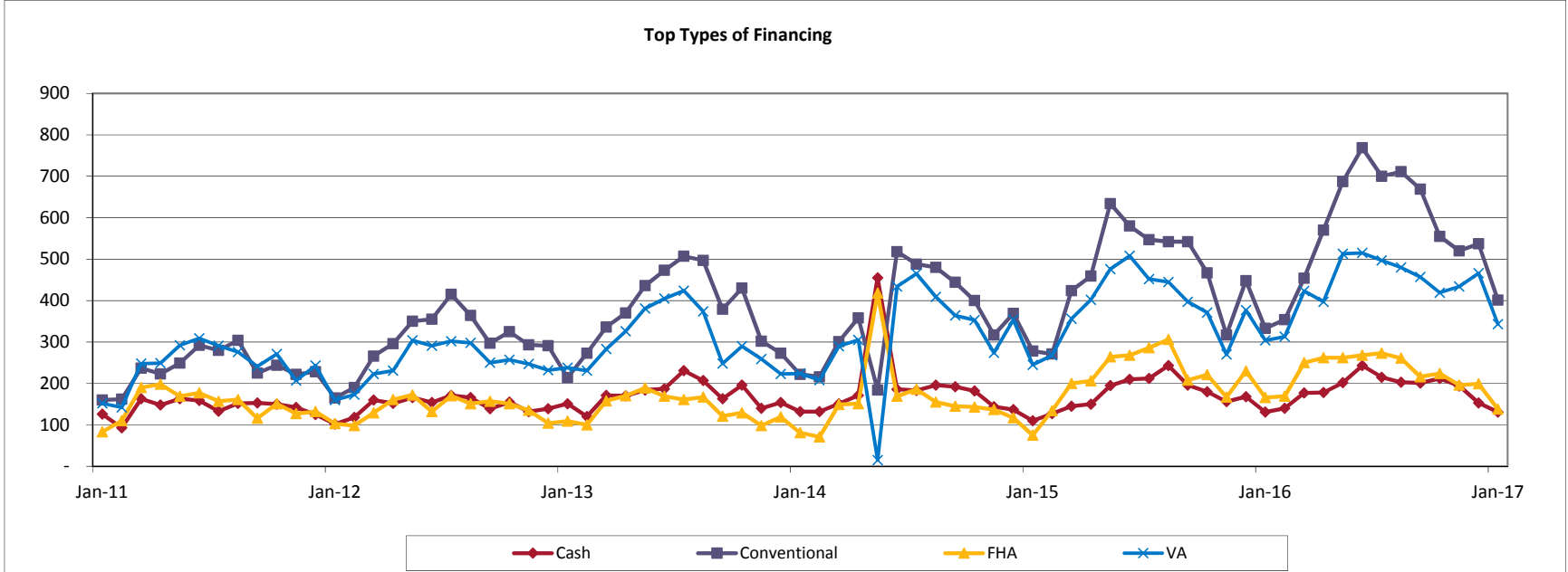
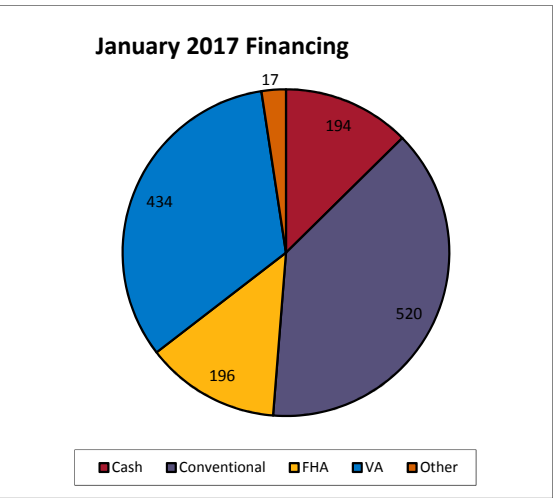
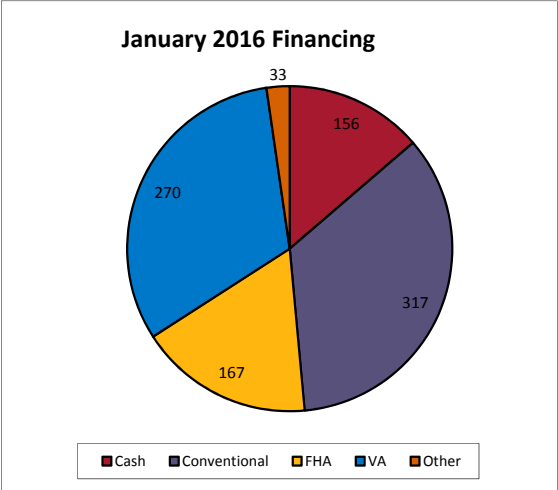
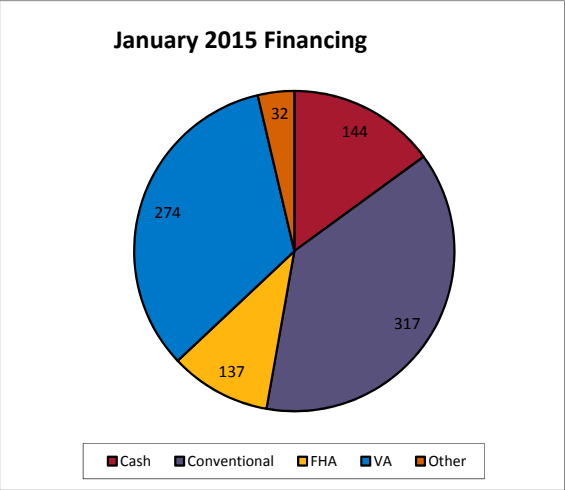
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Active Listings v Number Sold v Sales Price



Market Overview



Market Overview



Freddie Mac 30-Year Fixed-Rate Mortgage rates

