

Market Overview

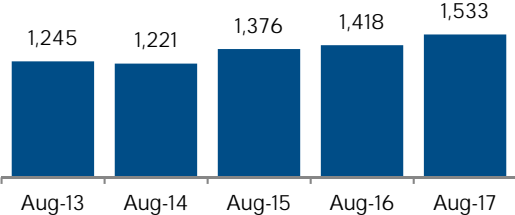


Key Metrics	Historical Sparkbars	August 2016	August 2017	Percent Change	YTD 2016	YTD 2017	Percent Change
New Listings		1,418	1,533	8.11%	12,248	10,830	-11.58%
Pending		925	1,097	18.59%	7,255	7,185	-0.96%
Sold Listings		1,317	1,509	14.58%	9,367	8,433	-9.97%
Median Sales Price		265,750	280,000	5.36%	254,450	276,745	8.76%
Average Sales Price		300,337	313,214	4.29%	283,077	310,683	9.75%
Pct. Of List Price Received		99.5	100.4	0.90%	99.5	100.1	0.56%
Days on Market		28	23	-17.86%	38	30	-20.94%
Active Listings		2,181	1,897	-13.02%	1,853	1,402	-24.31%

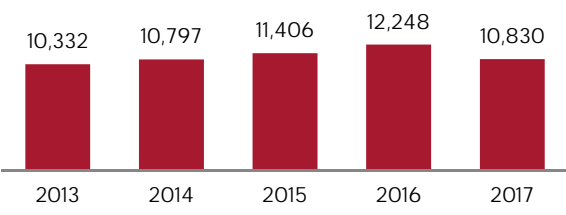
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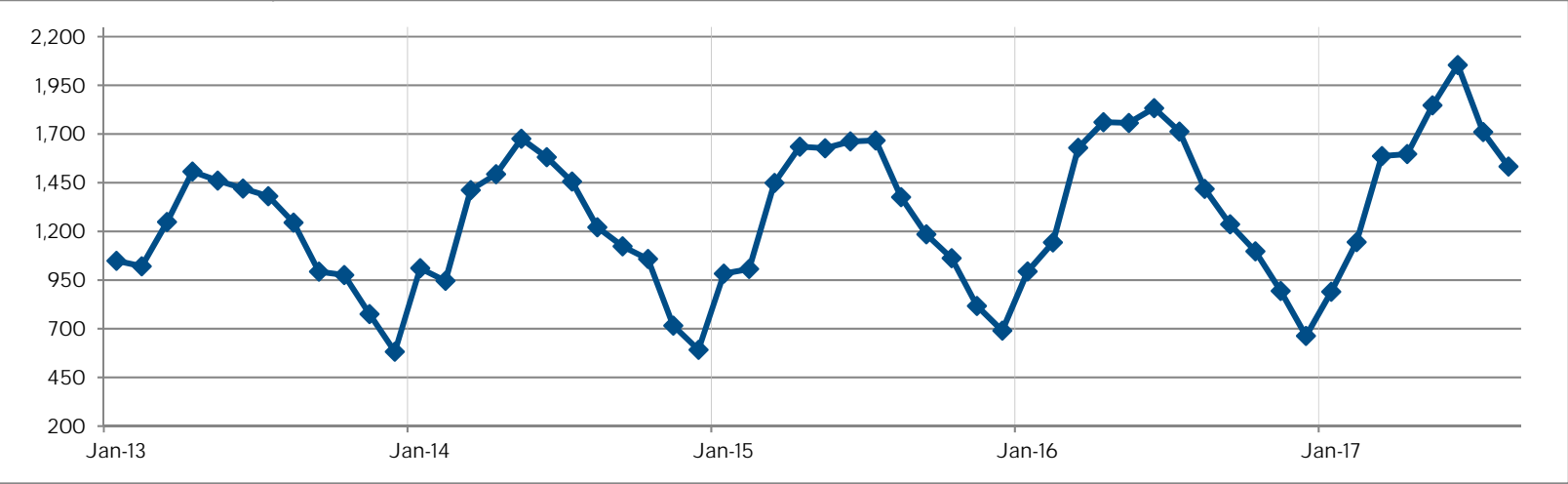


Year to Date



	New Listings	Percent Change
08/2013	1,245	
08/2014	1,221	-1.93%
08/2015	1,376	12.69%
08/2016	1,418	3.05%
08/2017	1,533	8.11%

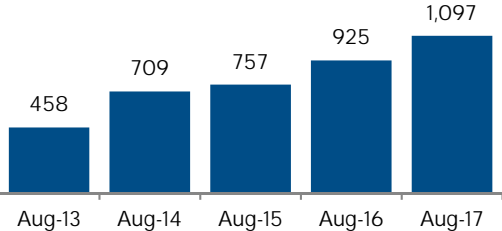
Historical New Listings by Month



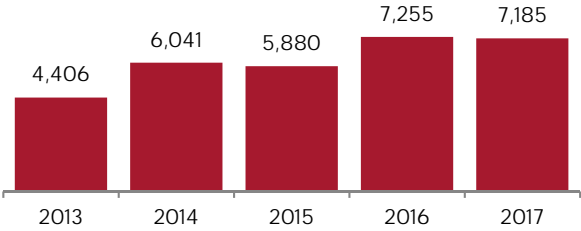
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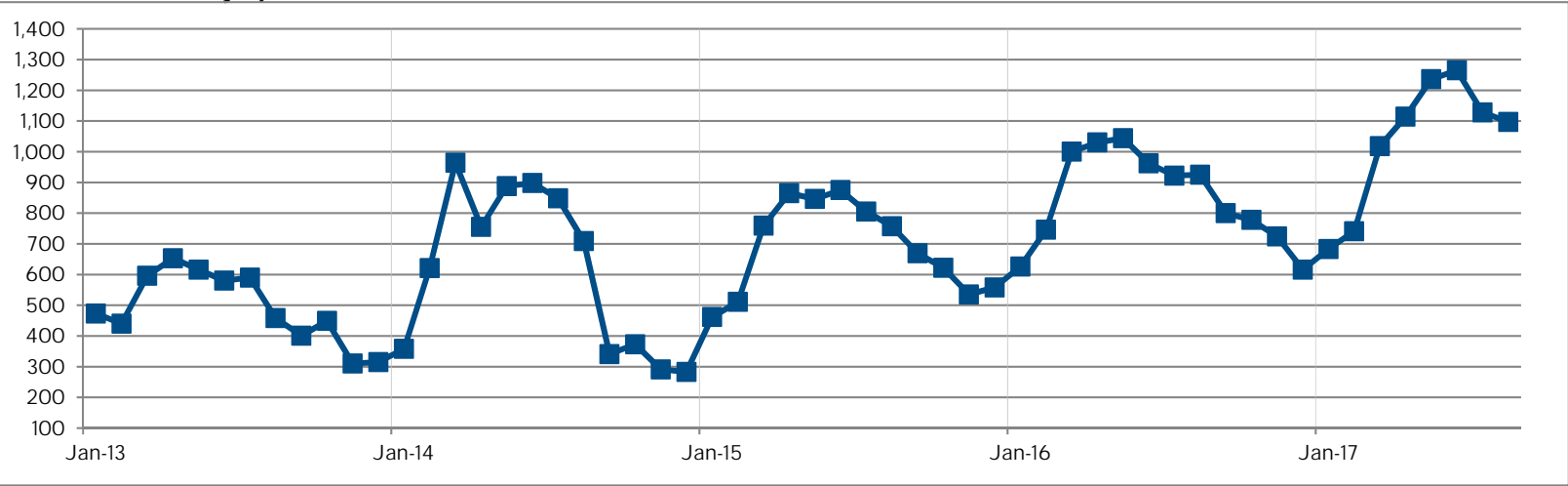


Year to Date



	Pending	Percent Change
08/2013	458	
08/2014	709	54.80%
08/2015	757	6.77%
08/2016	925	22.19%
08/2017	1,097	18.59%

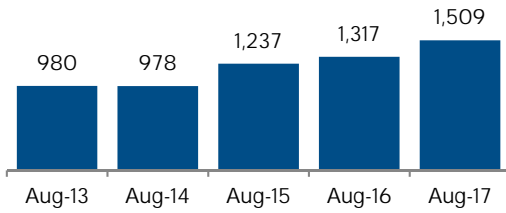
Historical Pending by Month



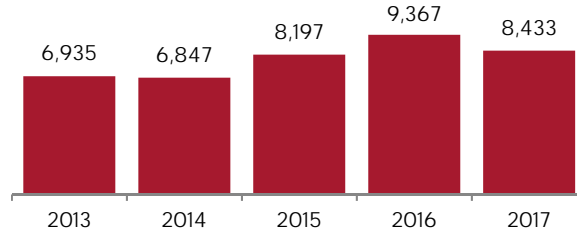
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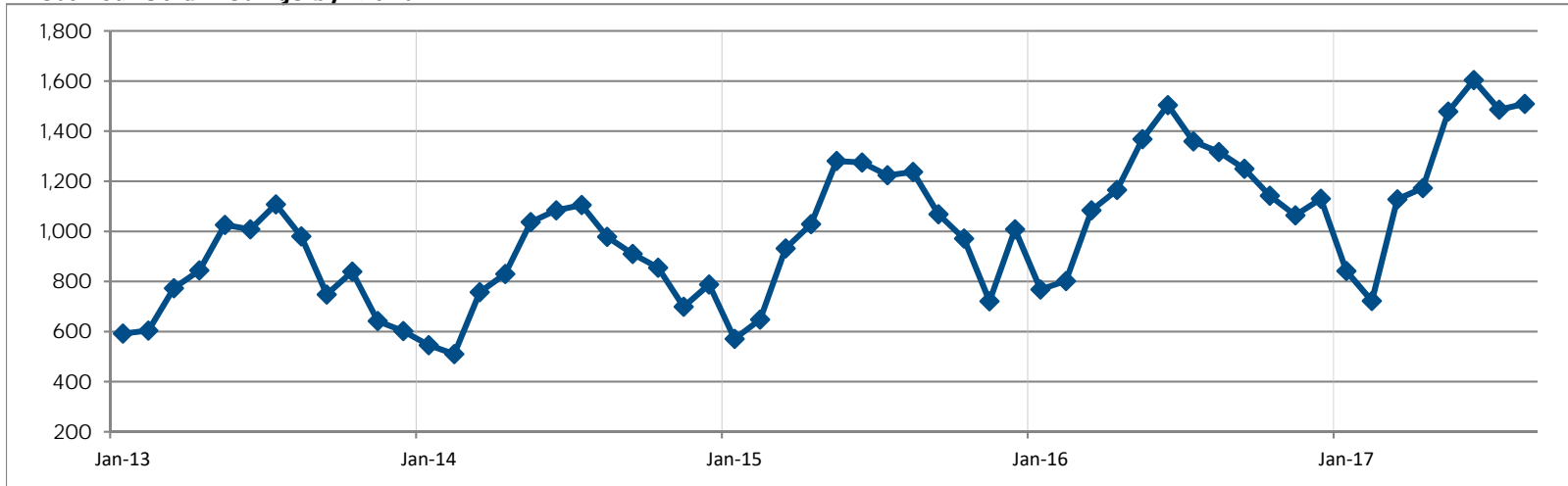


Year to Date



	Sold Listings	Percent Change
08/2013	980	
08/2014	978	-0.20%
08/2015	1,237	26.48%
08/2016	1,317	6.47%
08/2017	1,509	14.58%

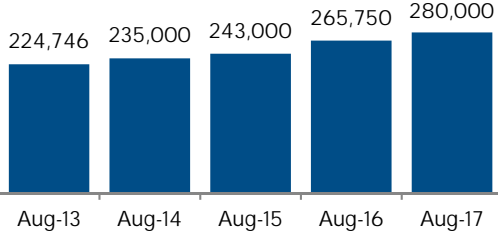
Historical Sold Listings by Month



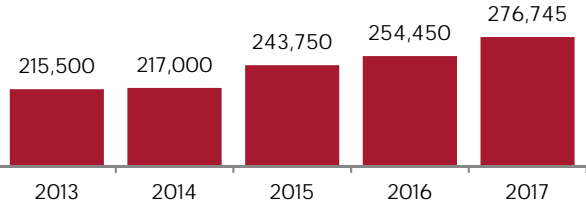
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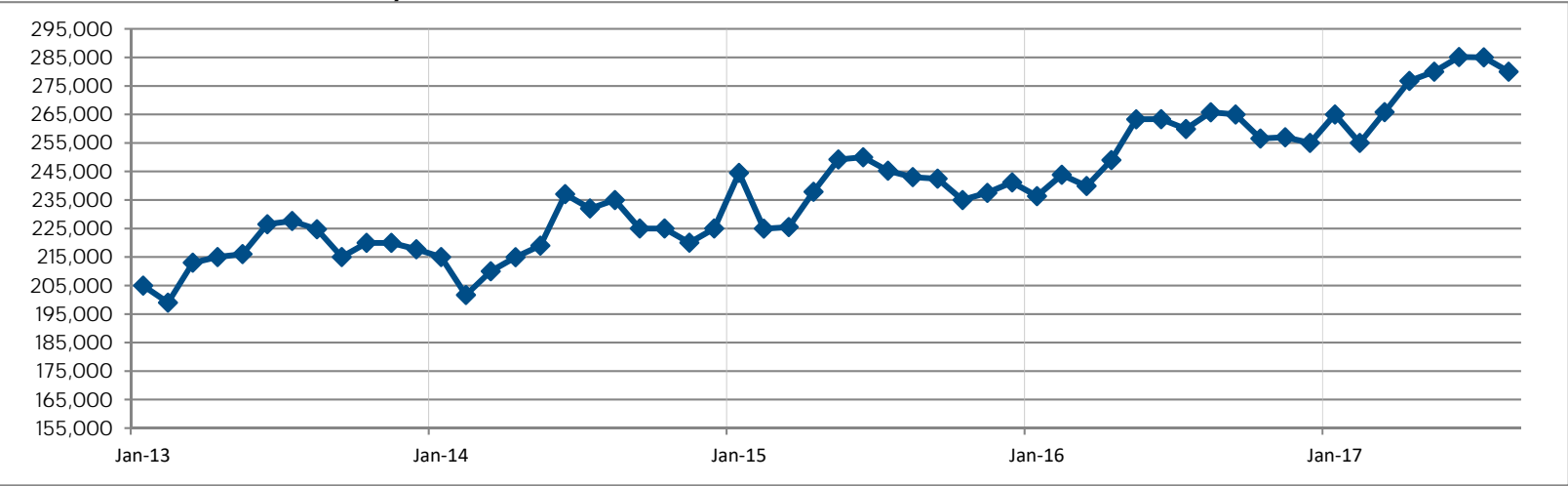


Year to Date - Median



	Median Sales Price	Percent Change
08/2013	224,746	
08/2014	235,000	4.56%
08/2015	243,000	3.40%
08/2016	265,750	9.36%
08/2017	280,000	5.36%

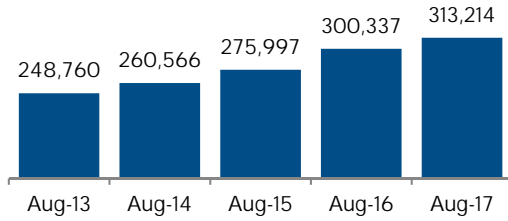
Historical Median Sales Price by Month



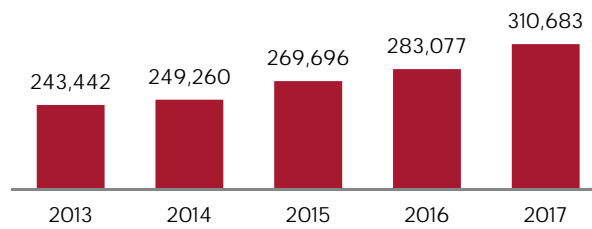
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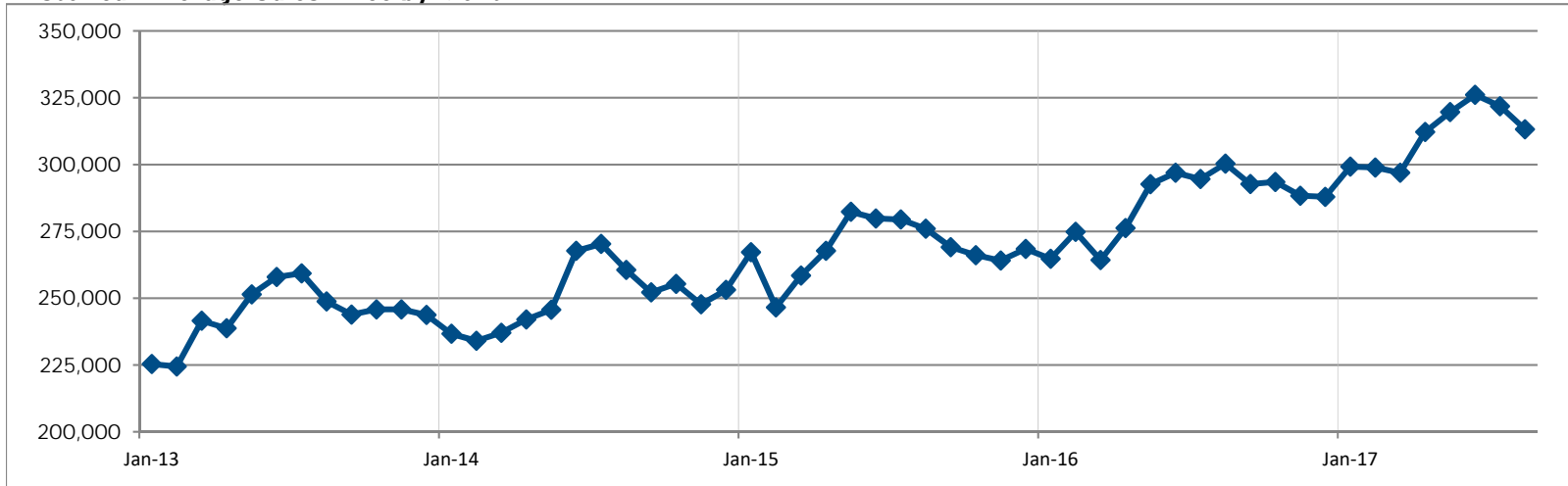


Year to Date - Average



	Average Sales Price	Percent Change
08/2013	248,760	
08/2014	260,566	4.75%
08/2015	275,997	5.92%
08/2016	300,337	8.82%
08/2017	313,214	4.29%

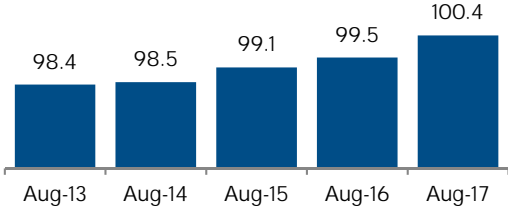
Historical Average Sales Price by Month



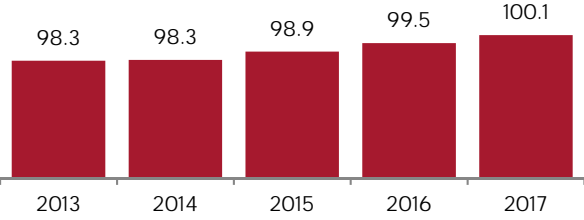
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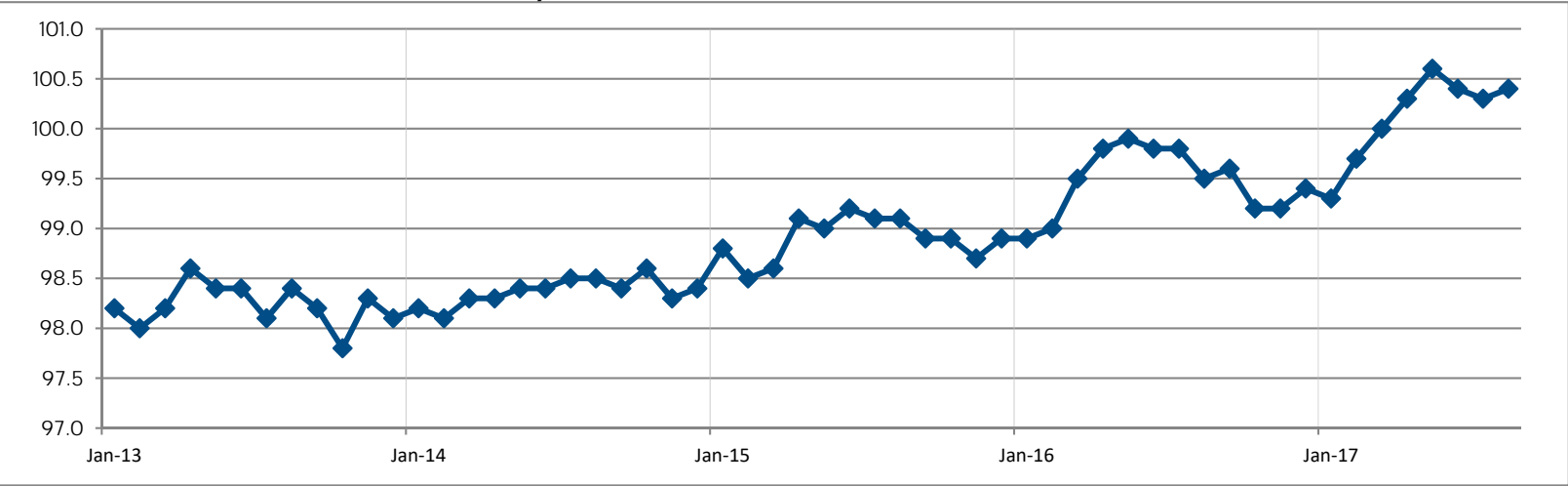


Year to Date - Average



	Pct of List Recvd	Percent Change
08/2013	98.4	
08/2014	98.5	0.10%
08/2015	99.1	0.61%
08/2016	99.5	0.40%
08/2017	100.4	0.90%

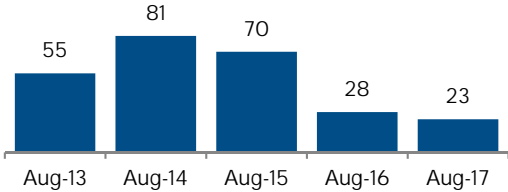
Historical Percent of List Price Received by Month



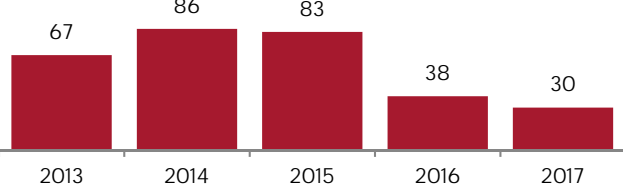
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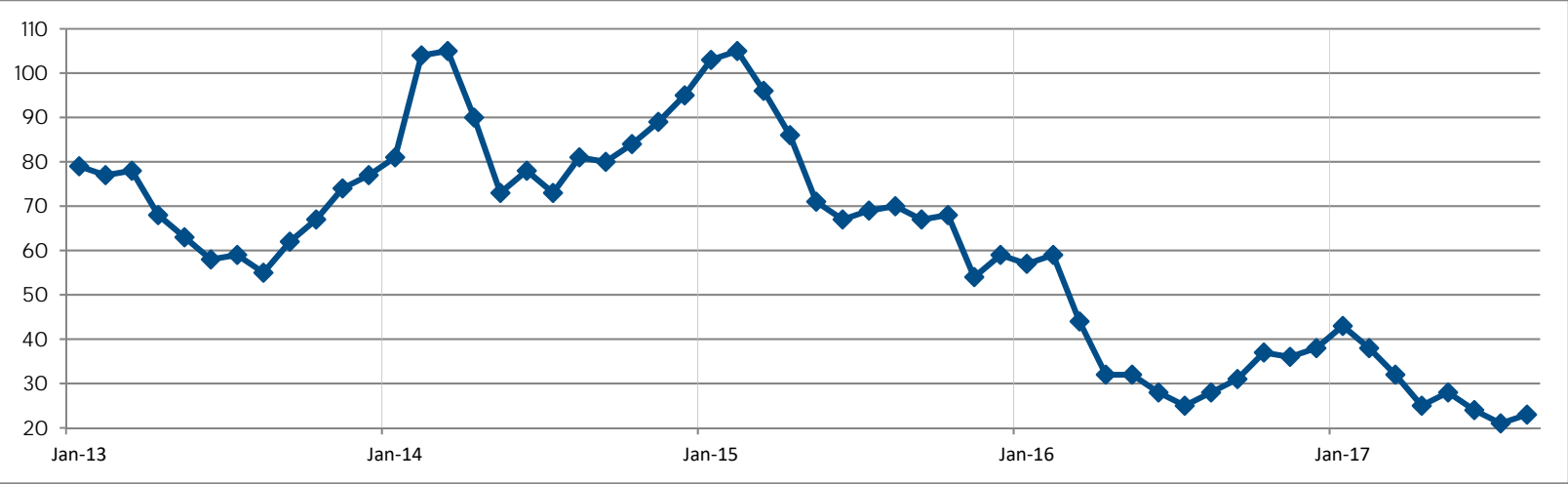


Year to Date - Average

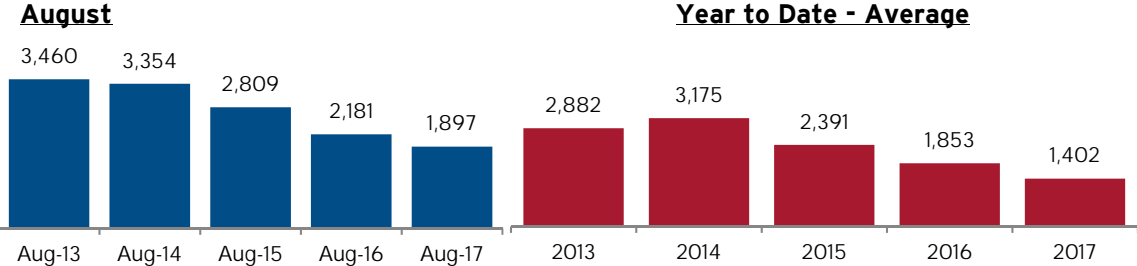


	DOM	Percent Change
08/2013	55	
08/2014	81	47.27%
08/2015	70	-13.58%
08/2016	28	-60.00%
08/2017	23	-17.86%

Historical Days on Market Until Sale by Month

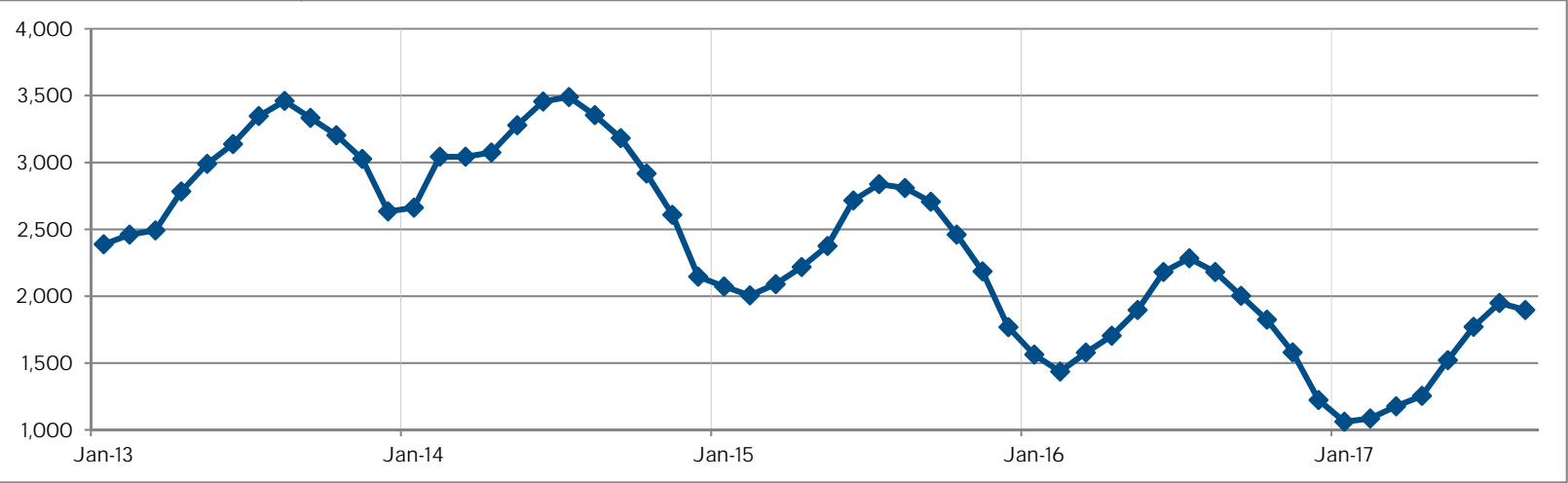


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	Active Listings	Percent Change
08/2013	3,460	
08/2014	3,354	-3.06%
08/2015	2,809	-16.25%
08/2016	2,181	-22.36%
08/2017	1,897	-13.02%

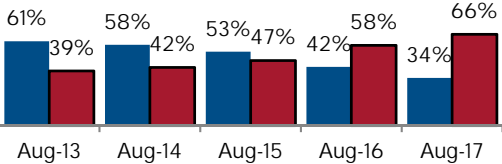
Historical Active Listings by Month



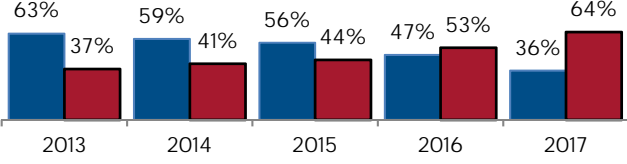
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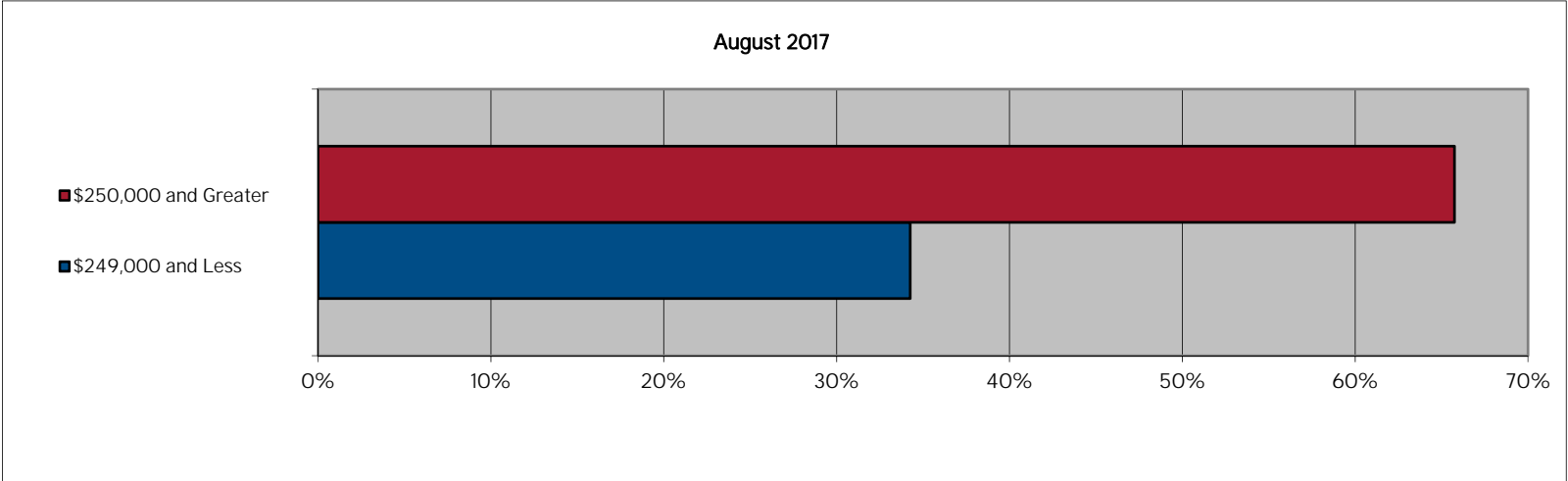
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Year to Date



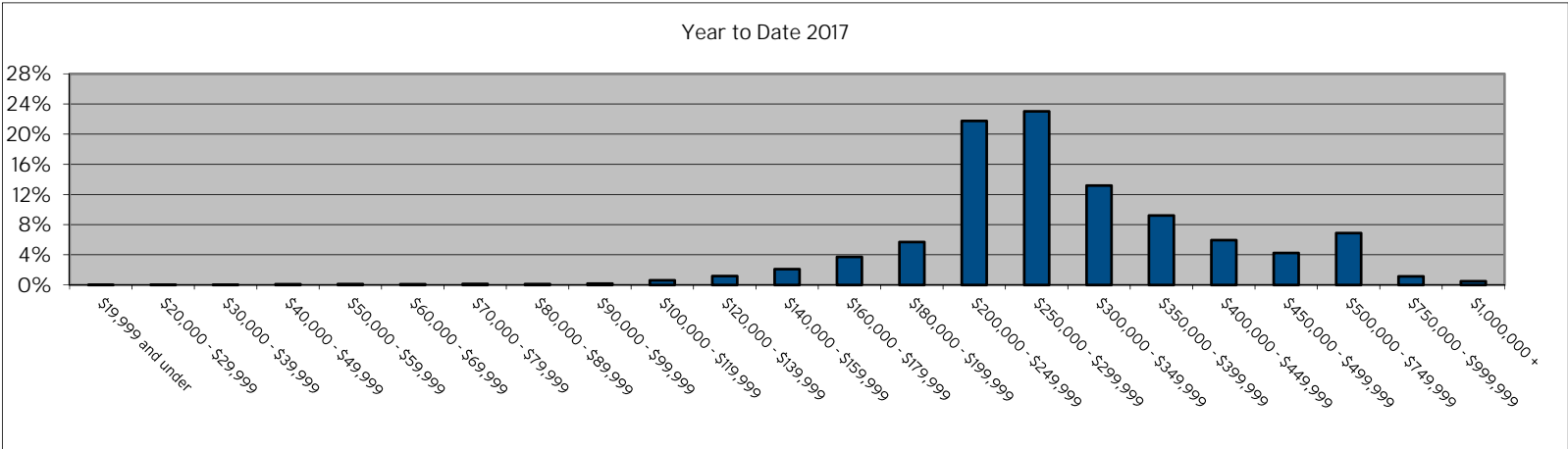
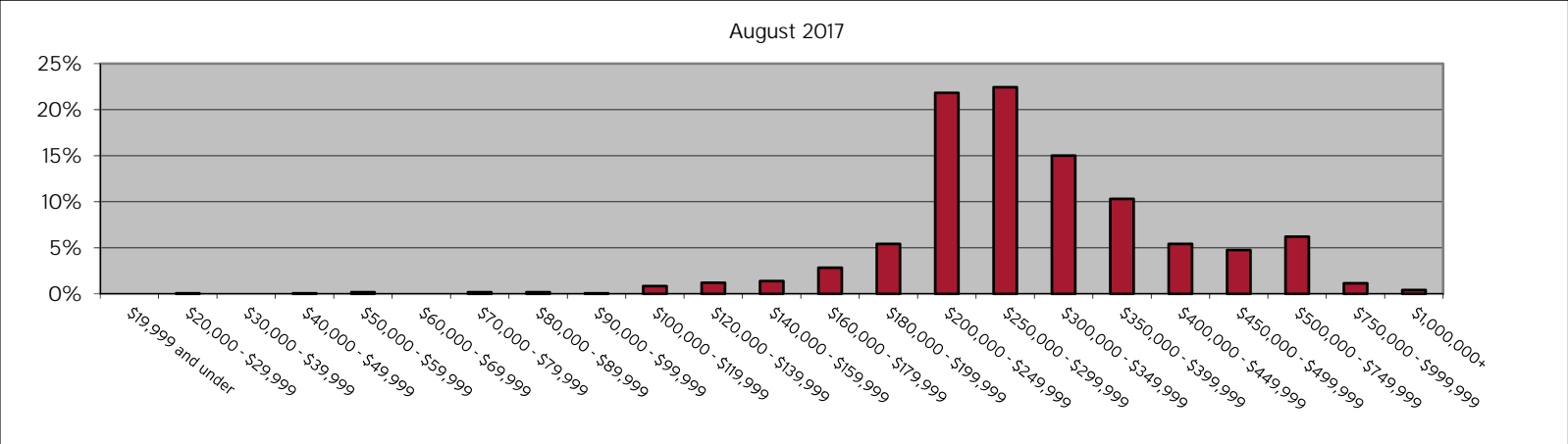
Percent of Sales by Price



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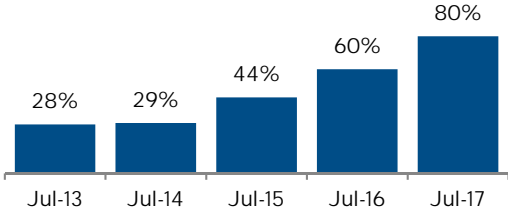
Percent of Sales by Price



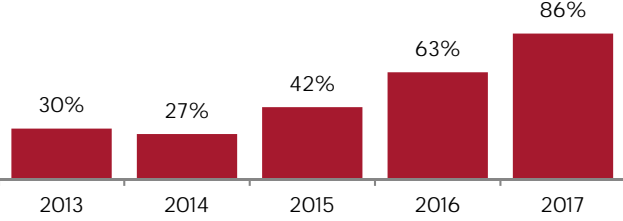
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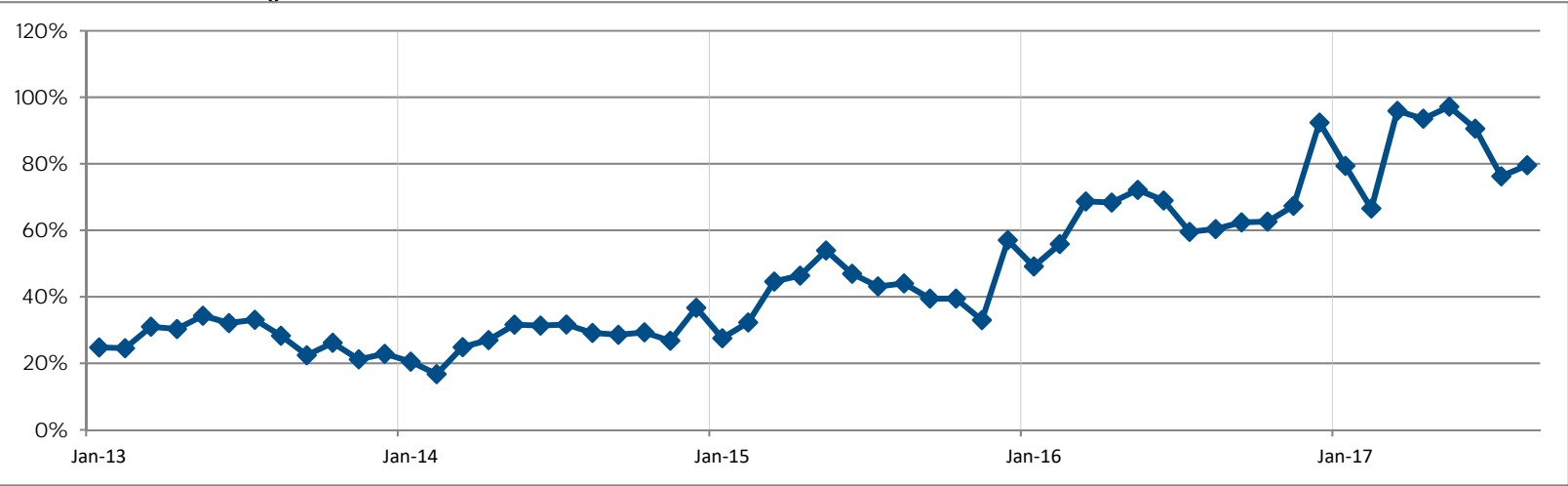


Year to Date - Average

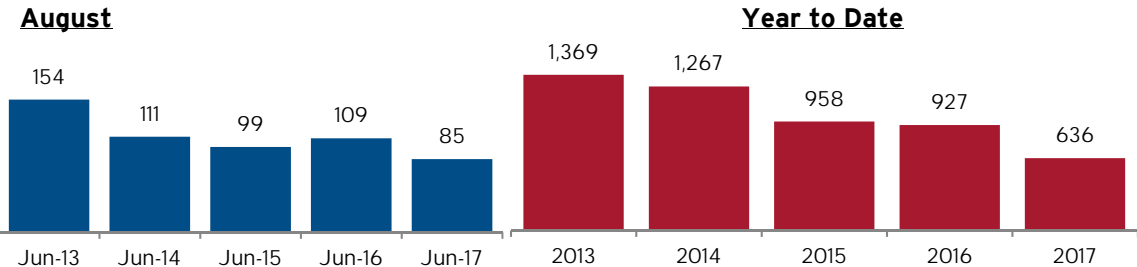


	Sales as a % of Active Listings	Percent Change
08/2013	28%	
08/2014	29%	2.95%
08/2015	44%	51.02%
08/2016	60%	37.12%
08/2017	80%	31.73%

Sales as a % of Active Listings

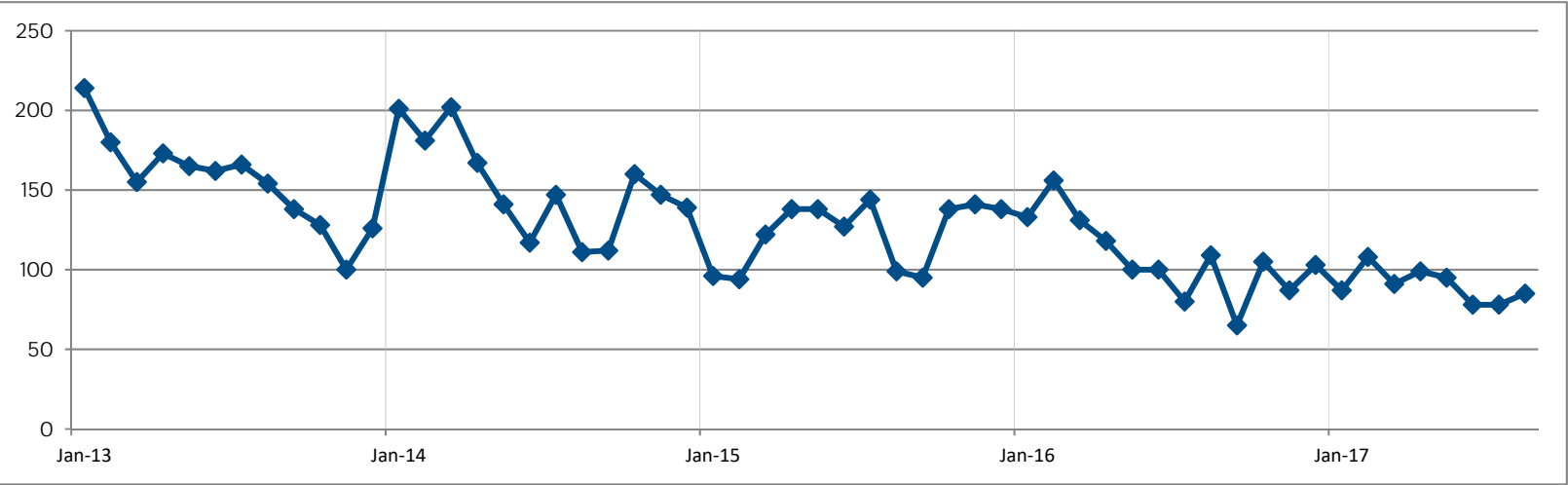


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	Foreclosures	Percent Change
08/2013	154	
08/2014	111	-27.92%
08/2015	99	-10.81%
08/2016	109	10.10%
08/2017	85	-22.02%

Foreclosures

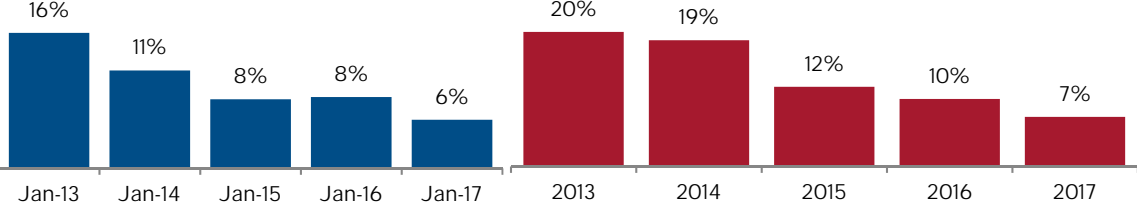


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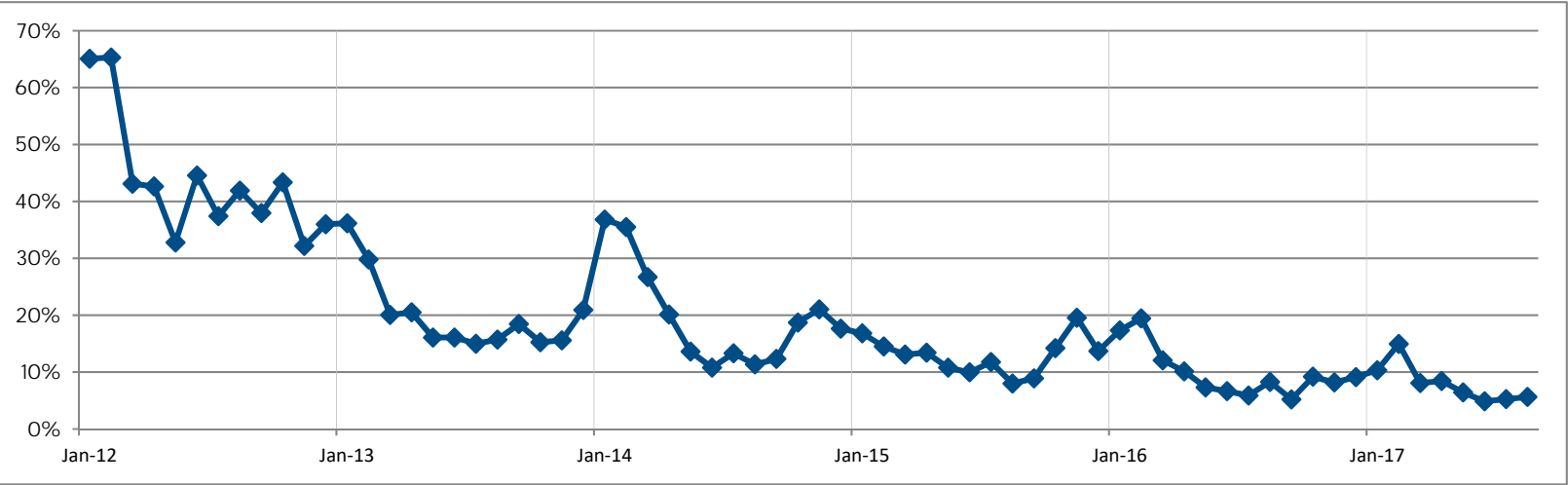
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Year to Date



	Foreclosure as % of Sales	Percent Change
08/2013	16%	
08/2014	11%	-27.77%
08/2015	8%	-29.49%
08/2016	8%	3.41%
08/2017	6%	-31.94%

Foreclosures as a % of Sales

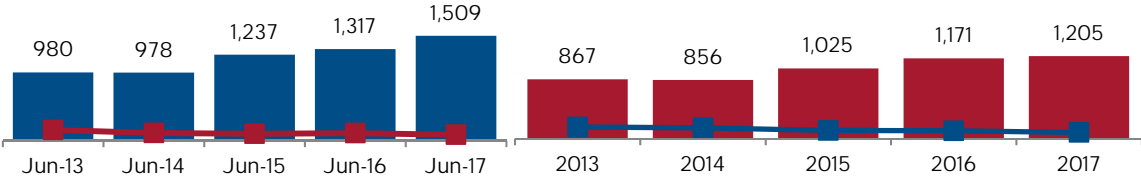


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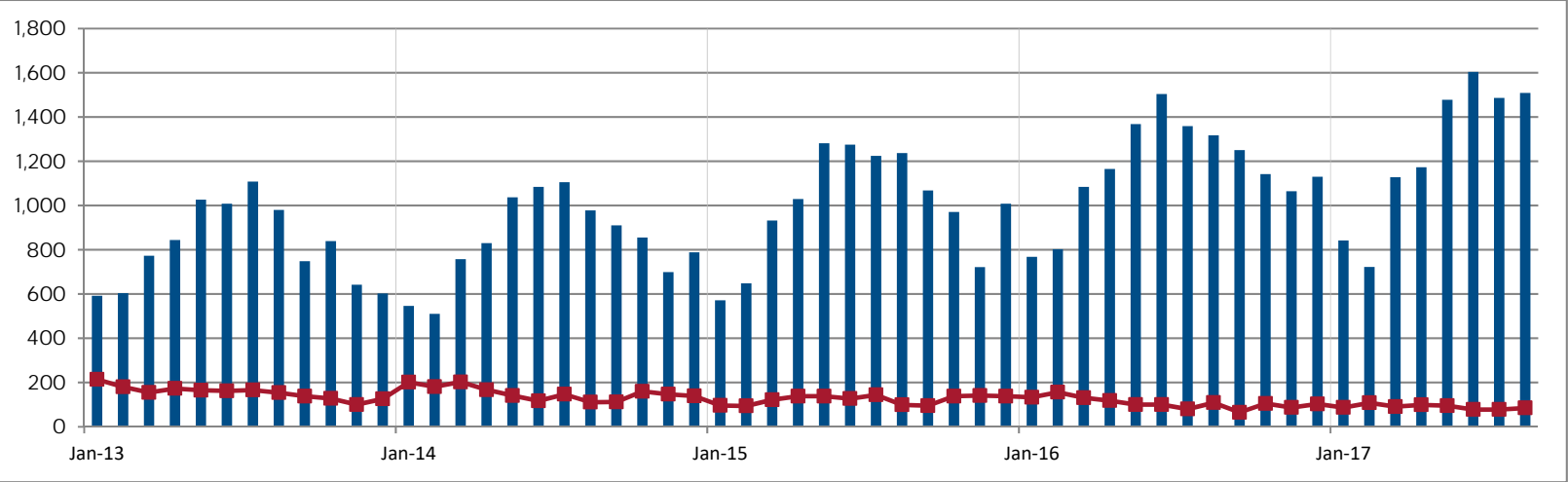


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Year to Date - Total



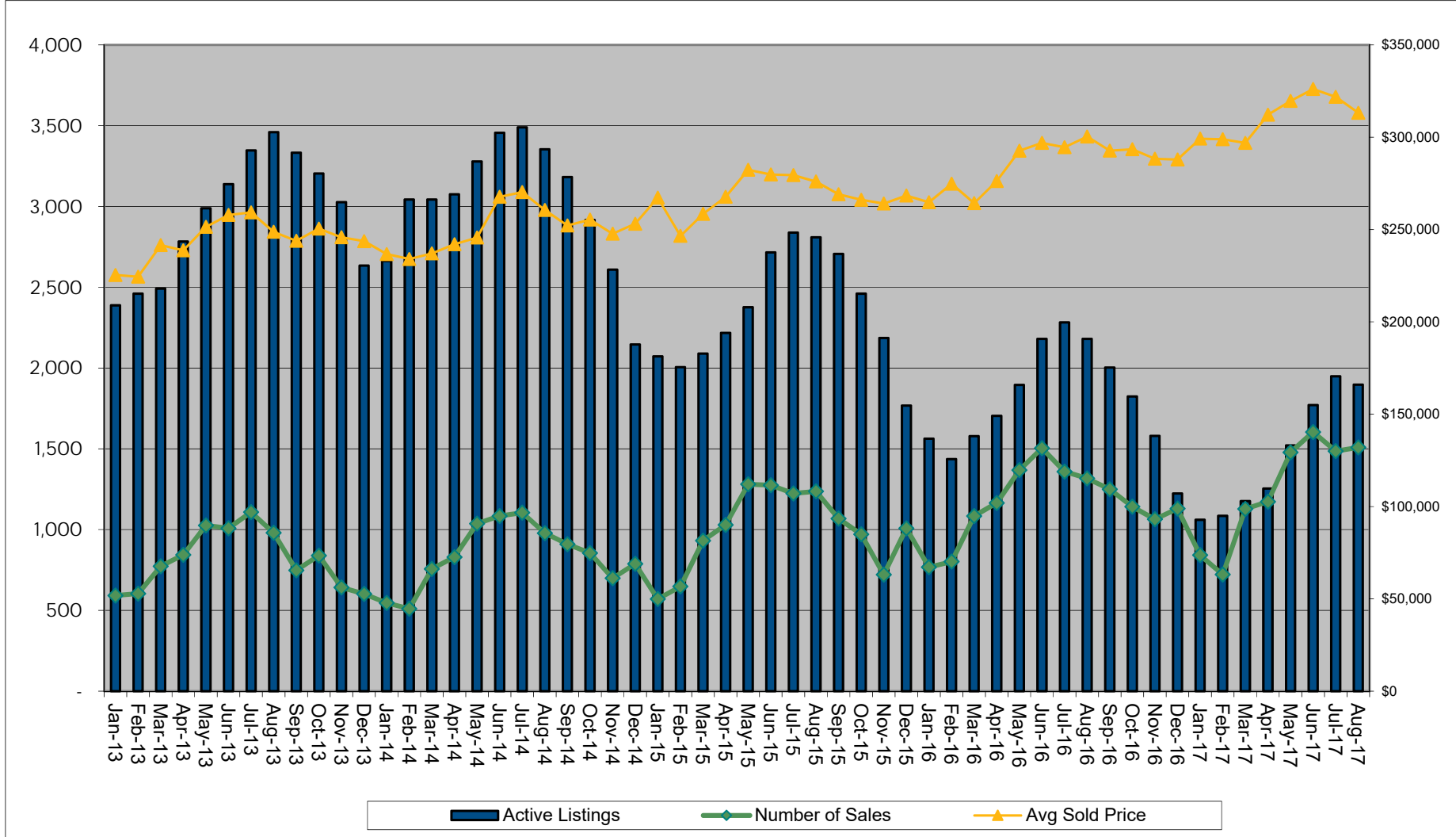
Number of Sales v Number of Foreclosures



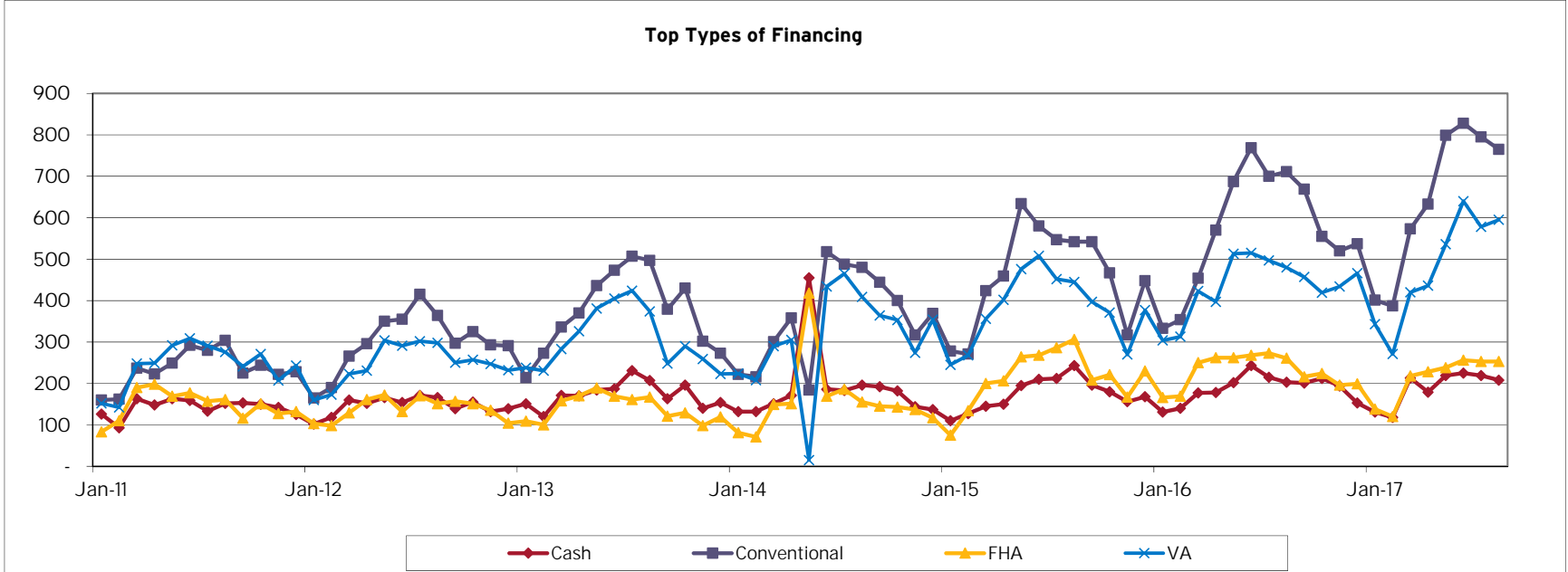
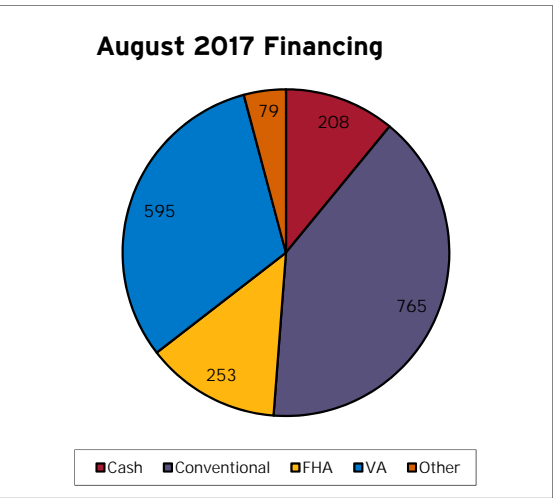
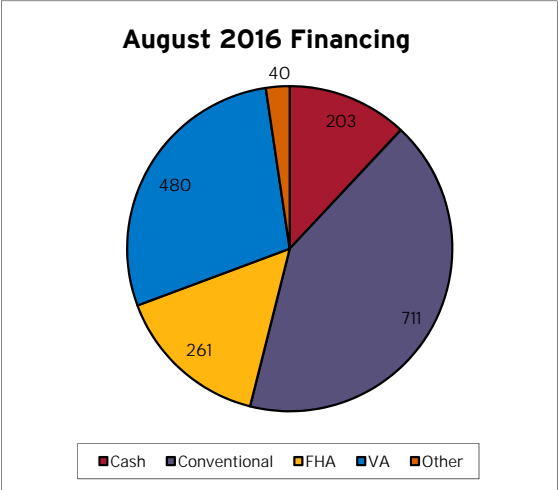
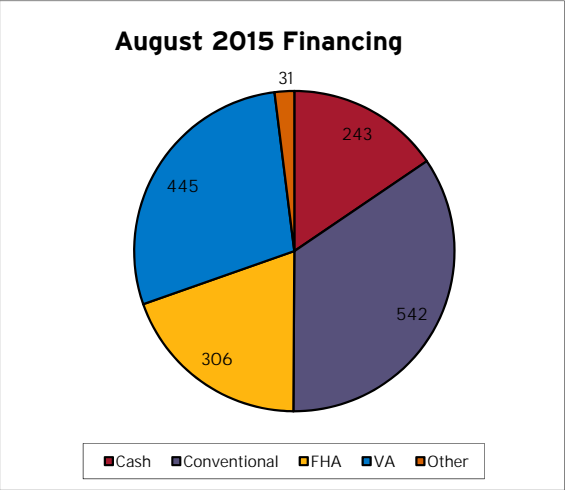
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Active Listings v Number Sold v Sales Price



Market Overview



Market Overview



Freddie Mac 30-Year Fixed-Rate Mortgage rates

