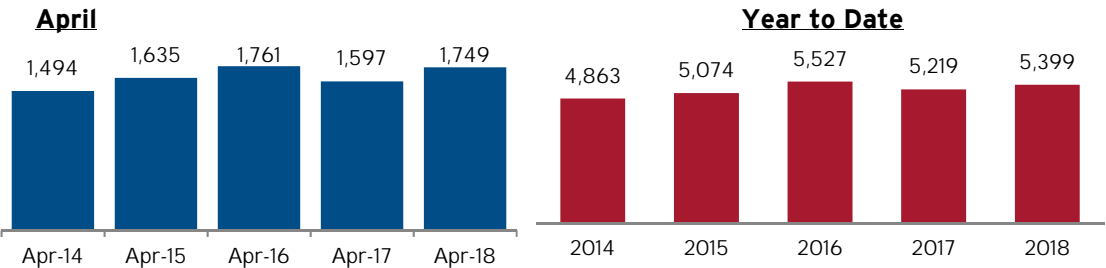


Market Overview



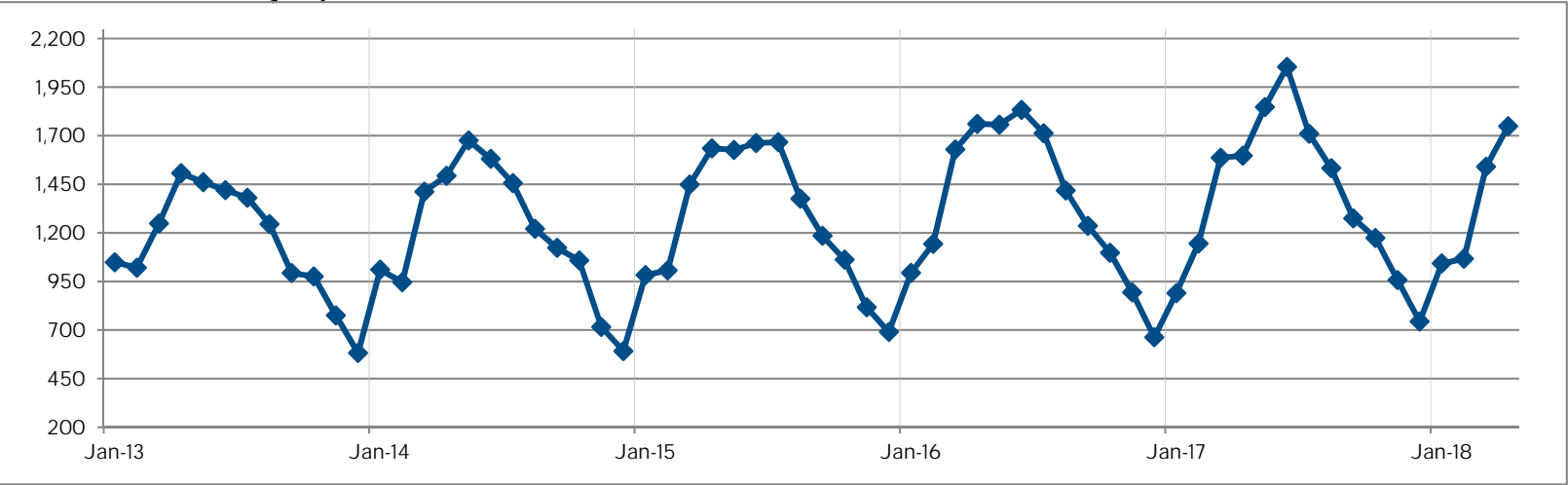
Key Metrics	Historical Sparkbars	April 2017	April 2018	Percent Change	YTD 2017	YTD 2018	Percent Change
New Listings		1,597	1,749	9.52%	5,219	5,399	3.45%
Pending		1114	1,125	0.99%	3556	3,809	7.11%
Sold Listings		1,173	1,148	-2.13%	3,865	3,965	2.59%
Median Sales Price		276,745	305,000	10.21%	265,393	296,500	11.72%
Average Sales Price		312,176	350,782	12.37%	301,803	337,415	11.80%
Pct. Of List Price Received		100.3	100.7	0.40%	99.8	100.1	0.23%
Days on Market		25	24	-4.00%	35	31	-10.87%
Active Listings		1,254	1,192	-4.94%	1,144	1,049	-8.28%

Market Overview

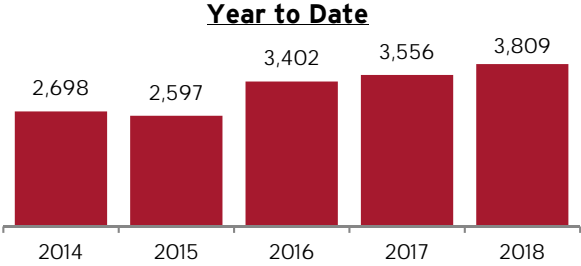
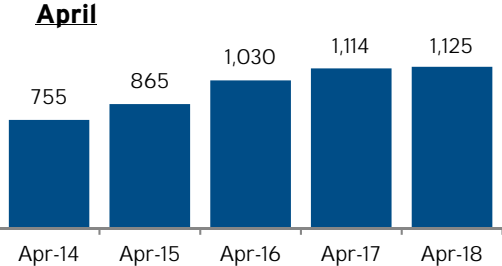


	New Listings	Percent Change
04/2014	1,494	
04/2015	1,635	9.44%
04/2016	1,761	7.71%
04/2017	1,597	-9.31%
04/2018	1,749	9.52%

Historical New Listings by Month

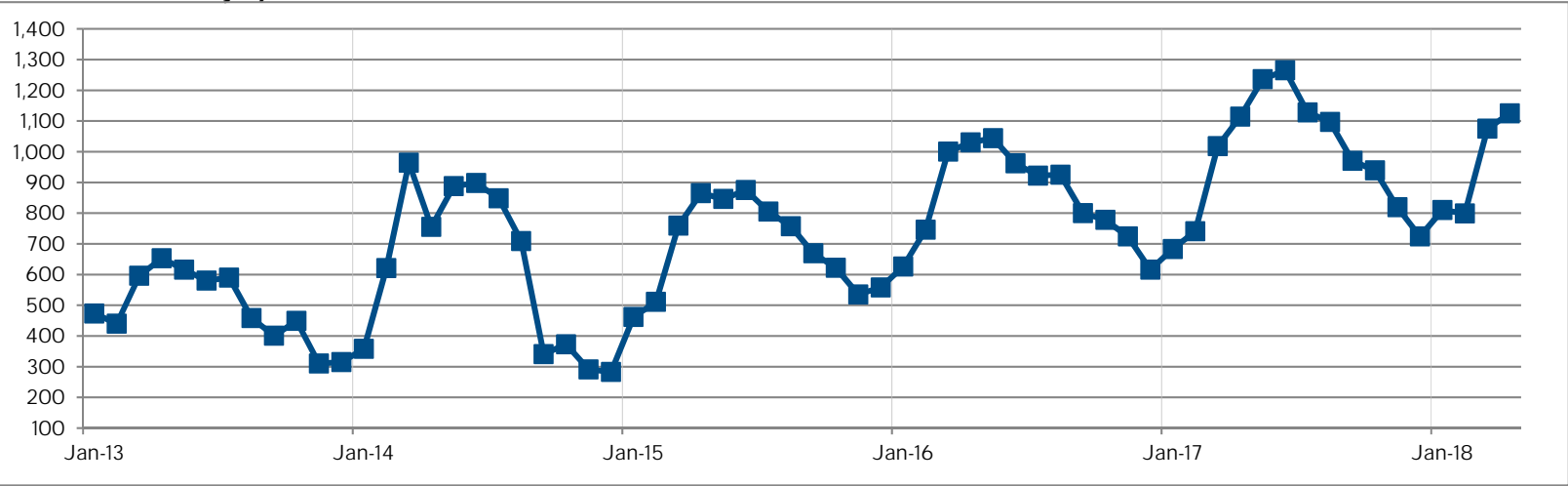


Market Overview

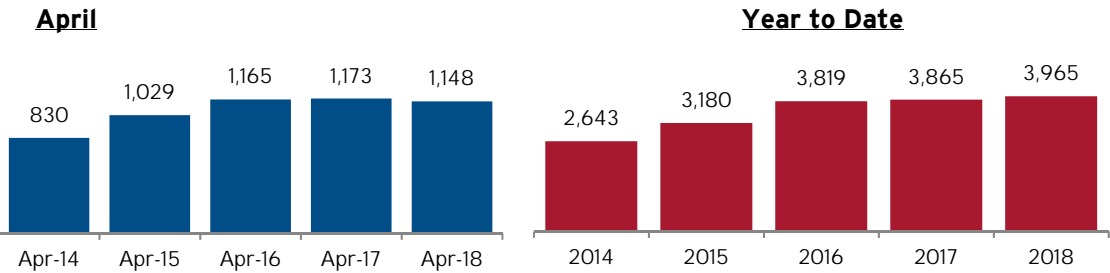


	Pending	Percent Change
04/2014	755	
04/2015	865	14.57%
04/2016	1,030	19.08%
04/2017	1,114	8.16%
04/2018	1,125	0.99%

Historical Pending by Month

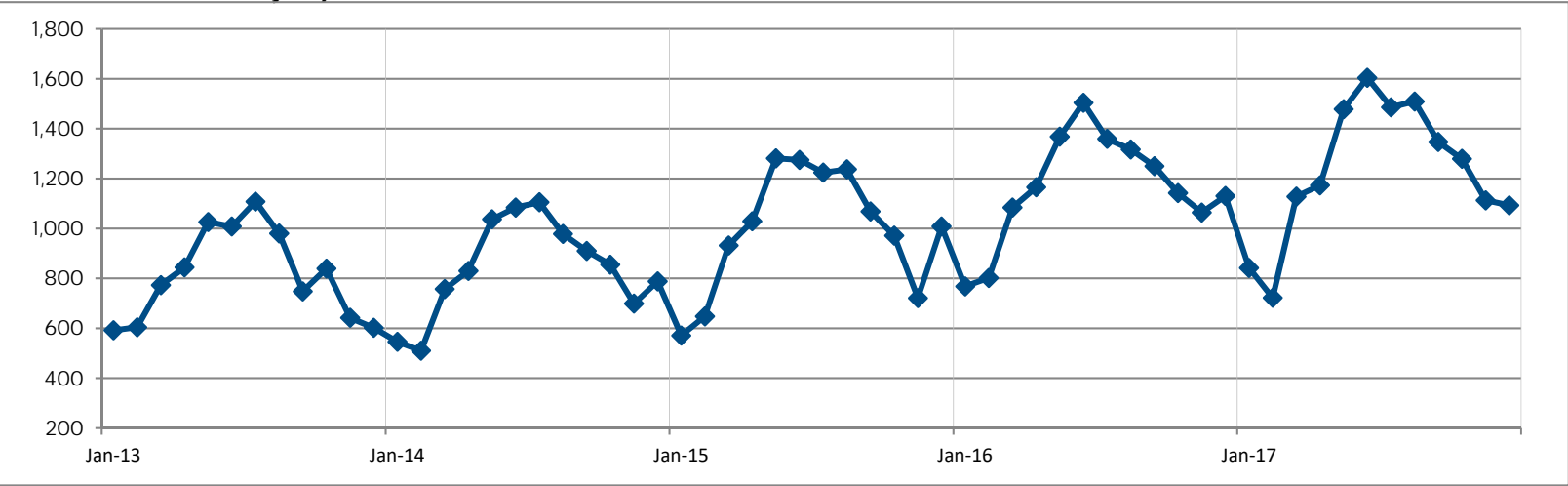


Market Overview



	Sold Listings	Percent Change
04/2014	830	
04/2015	1,029	23.98%
04/2016	1,165	13.22%
04/2017	1,173	0.69%
04/2018	1,148	-2.13%

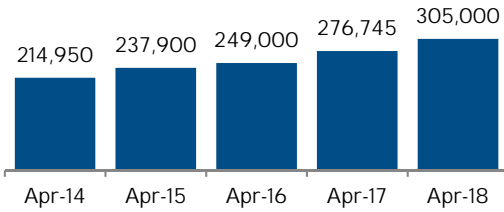
Historical Sold Listings by Month



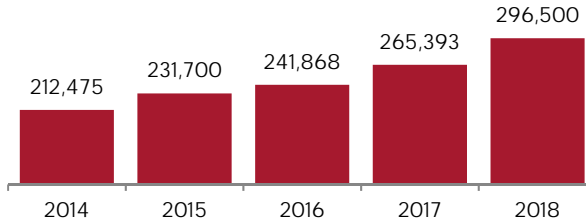
Market Overview



April

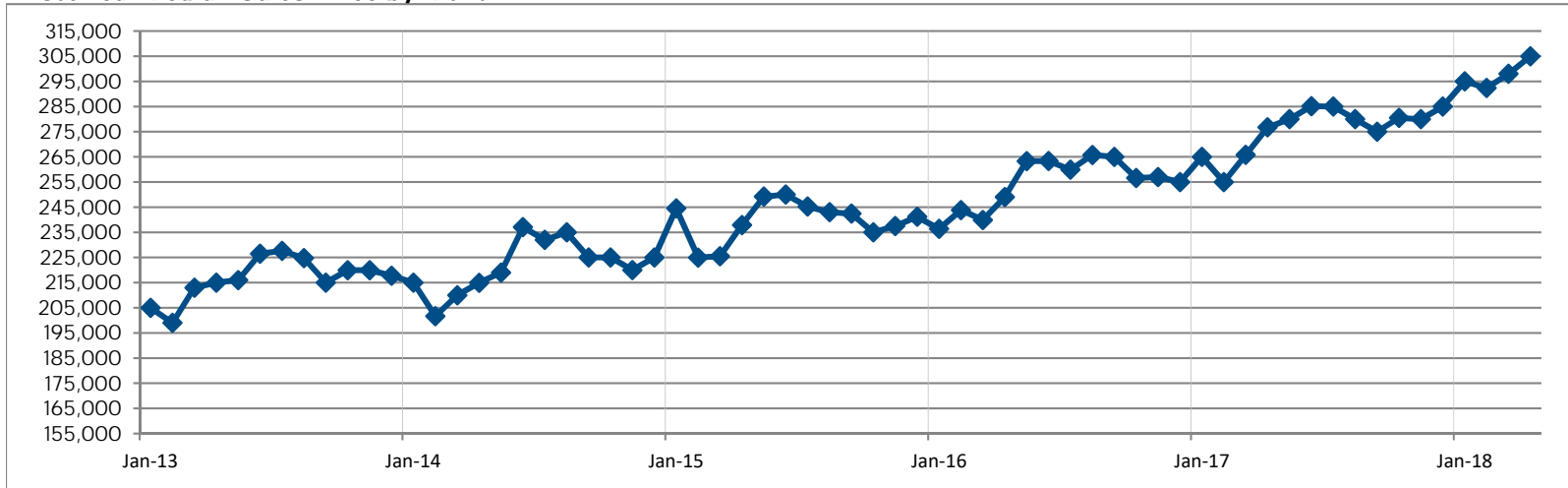


Year to Date - Median

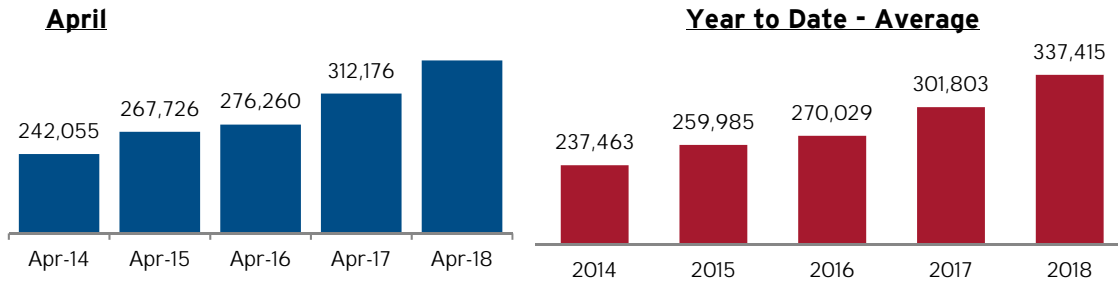


	Median Sales Price	Percent Change
04/2014	214,950	
04/2015	237,900	10.68%
04/2016	249,000	4.67%
04/2017	276,745	11.14%
04/2018	305,000	10.21%

Historical Median Sales Price by Month

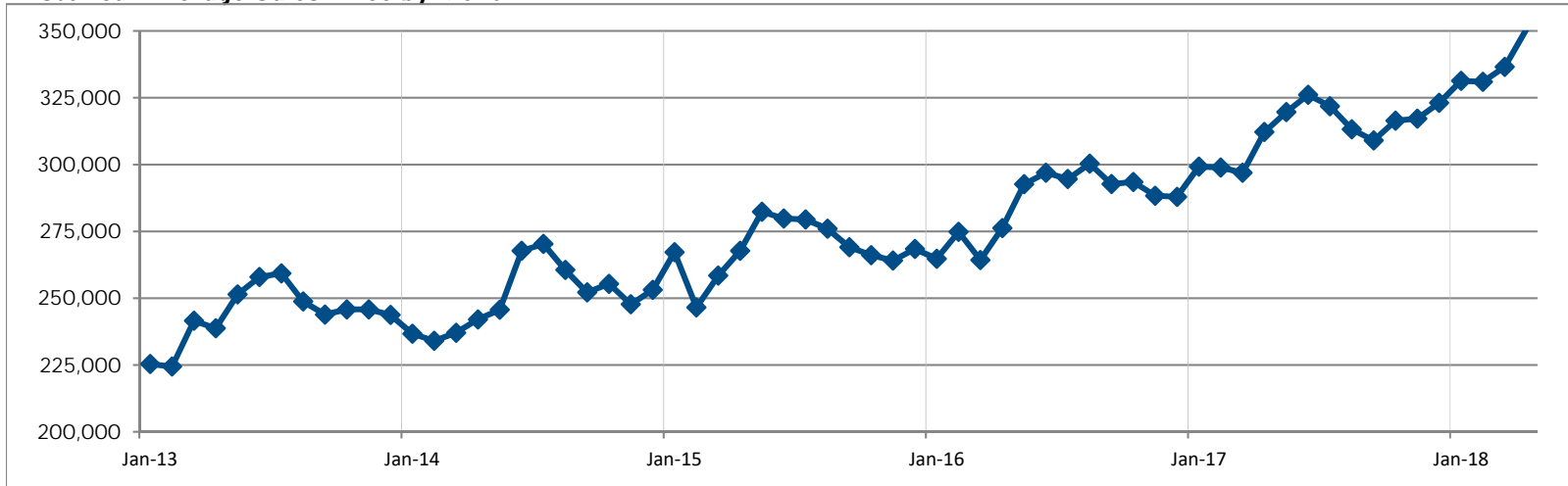


Market Overview

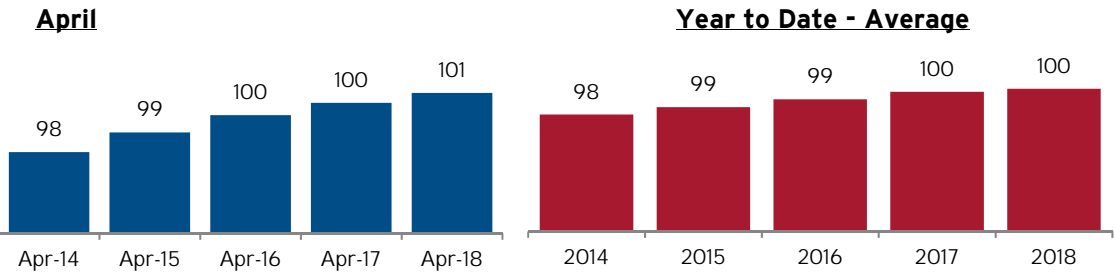


	Average Sales Price	Percent Change
04/2014	242,055	
04/2015	267,726	10.61%
04/2016	276,260	3.19%
04/2017	312,176	13.00%
04/2018	350,782	12.37%

Historical Average Sales Price by Month

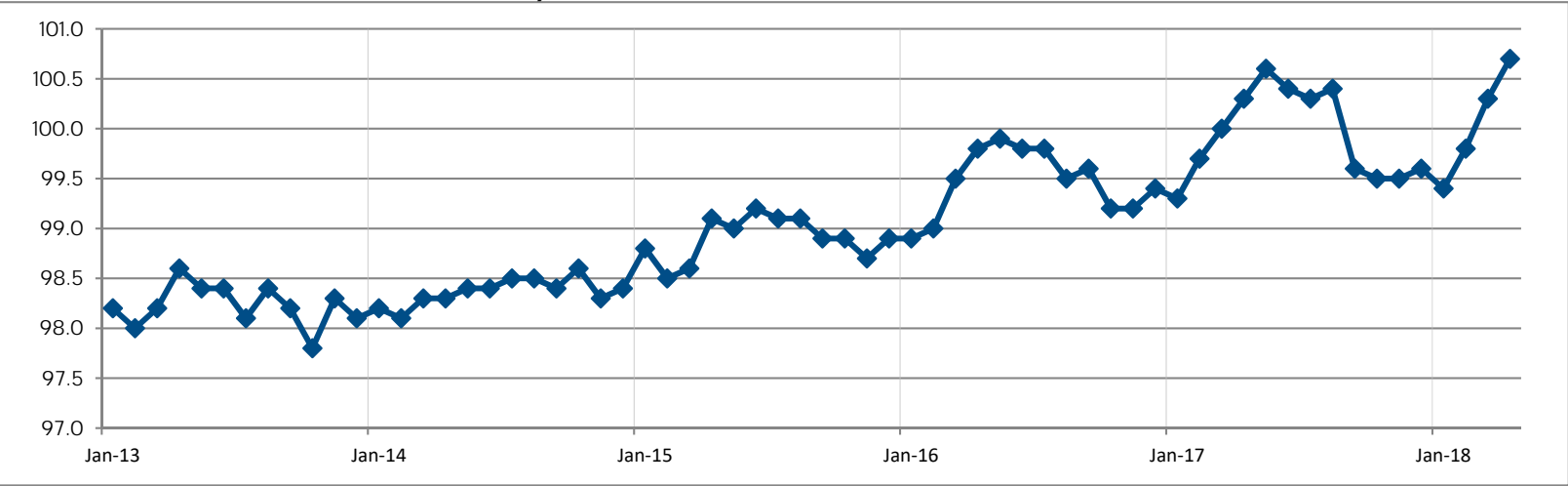


Market Overview

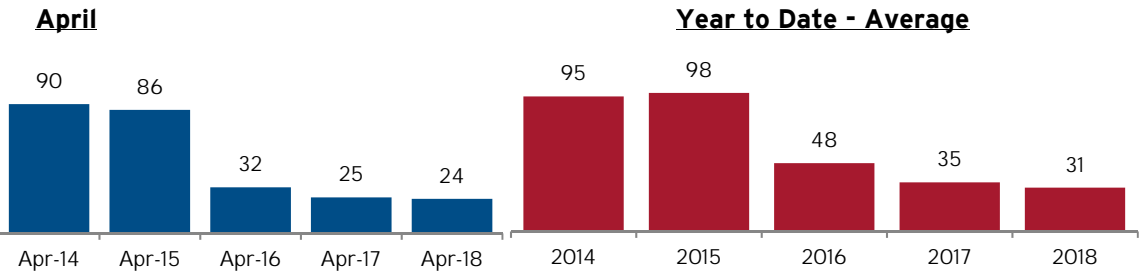


	Pct of List Recvd	Percent Change
04/2014	98.3	
04/2015	99.1	0.81%
04/2016	99.8	0.71%
04/2017	100.3	0.50%
04/2018	100.7	0.40%

Historical Percent of List Price Received by Month

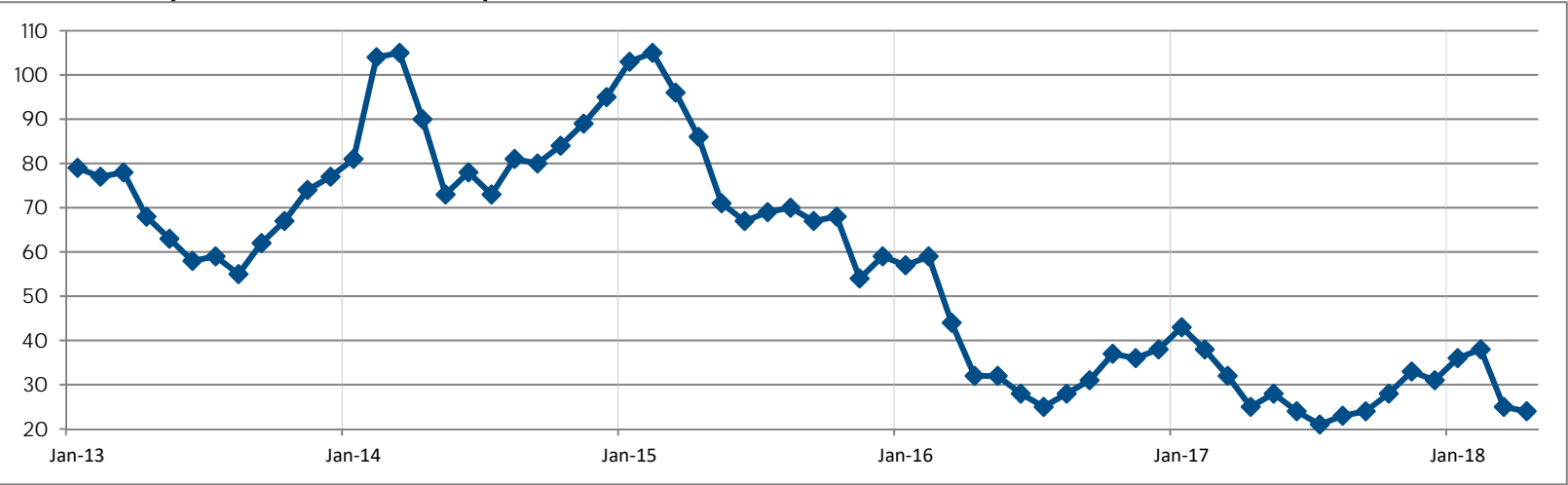


Market Overview

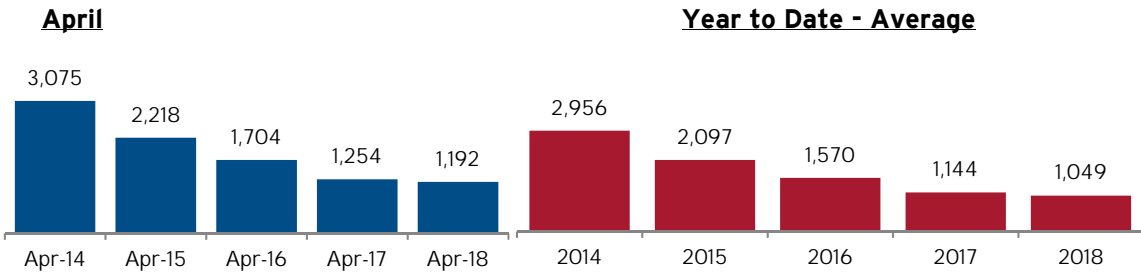


	DOM	Percent Change
04/2014	90	
04/2015	86	-4.44%
04/2016	32	-62.79%
04/2017	25	-21.88%
04/2018	24	-4.00%

Historical Days on Market Until Sale by Month



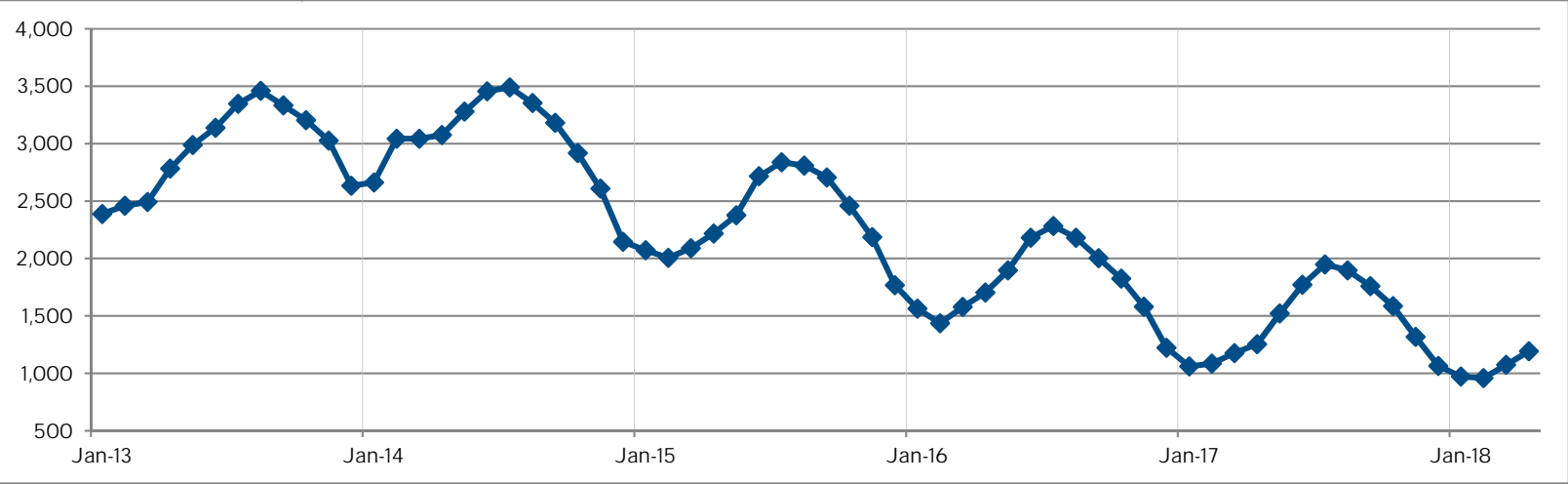
Market Overview



Year to Date - Average

	Active Listings	Percent Change
04/2014	3,075	
04/2015	2,218	-27.87%
04/2016	1,704	-23.17%
04/2017	1,254	-26.41%
04/2018	1,192	-4.94%

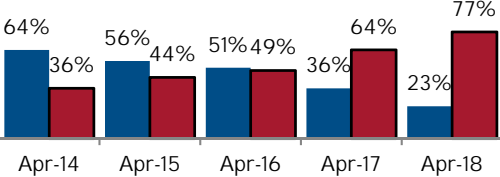
Historical Active Listings by Month



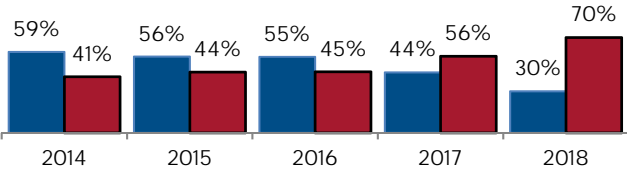
Market Overview



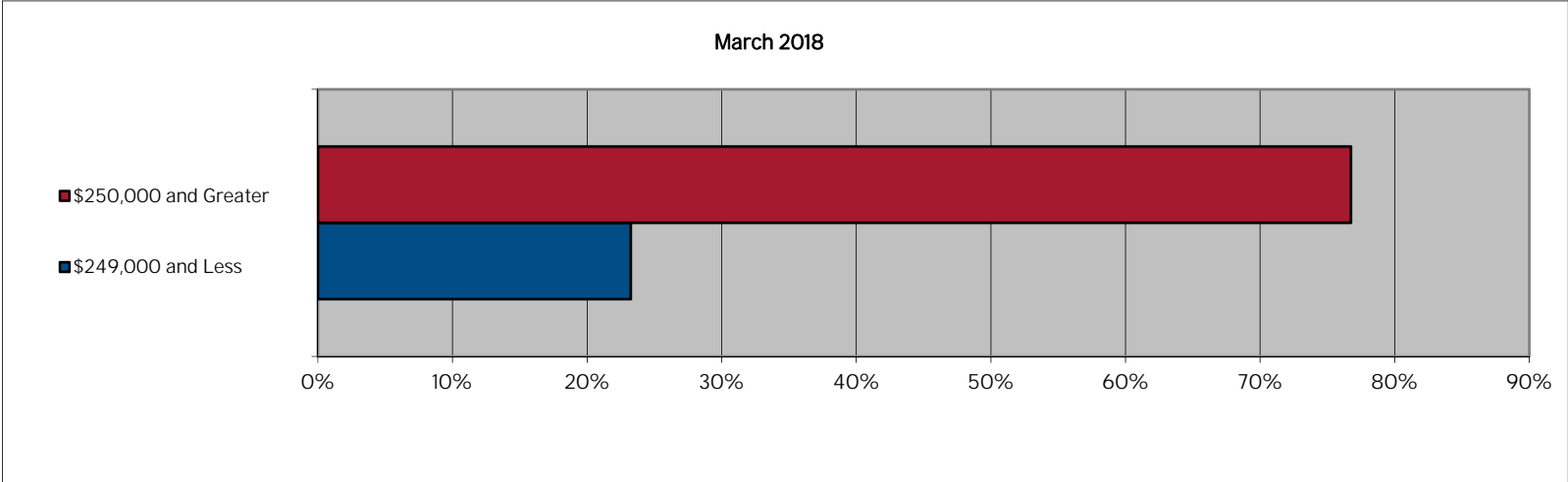
April



Year to Date



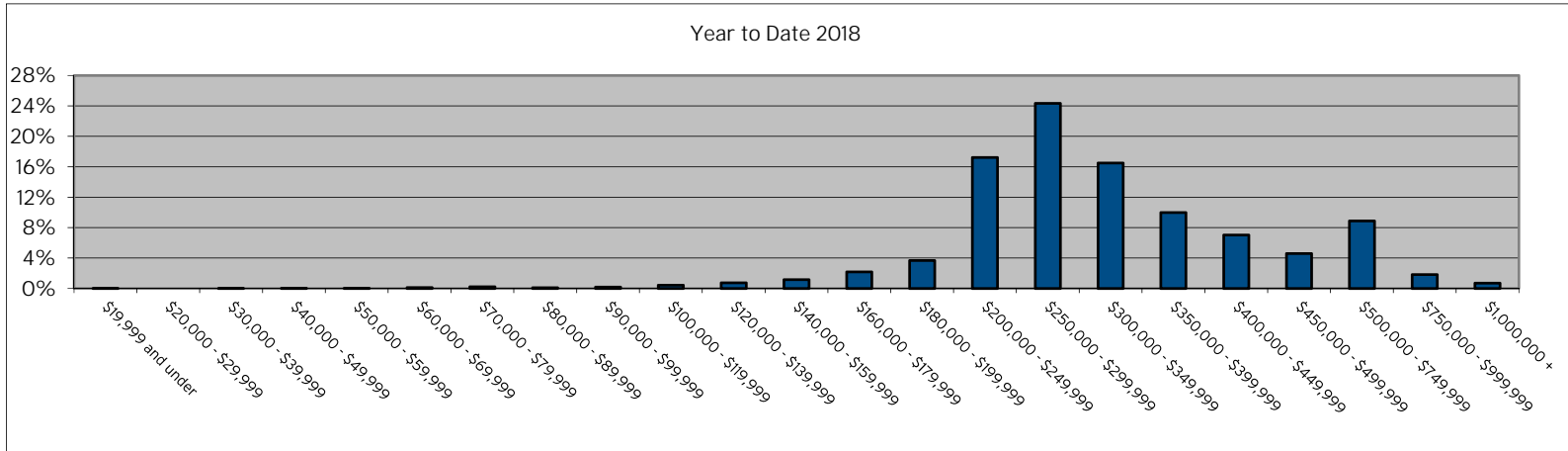
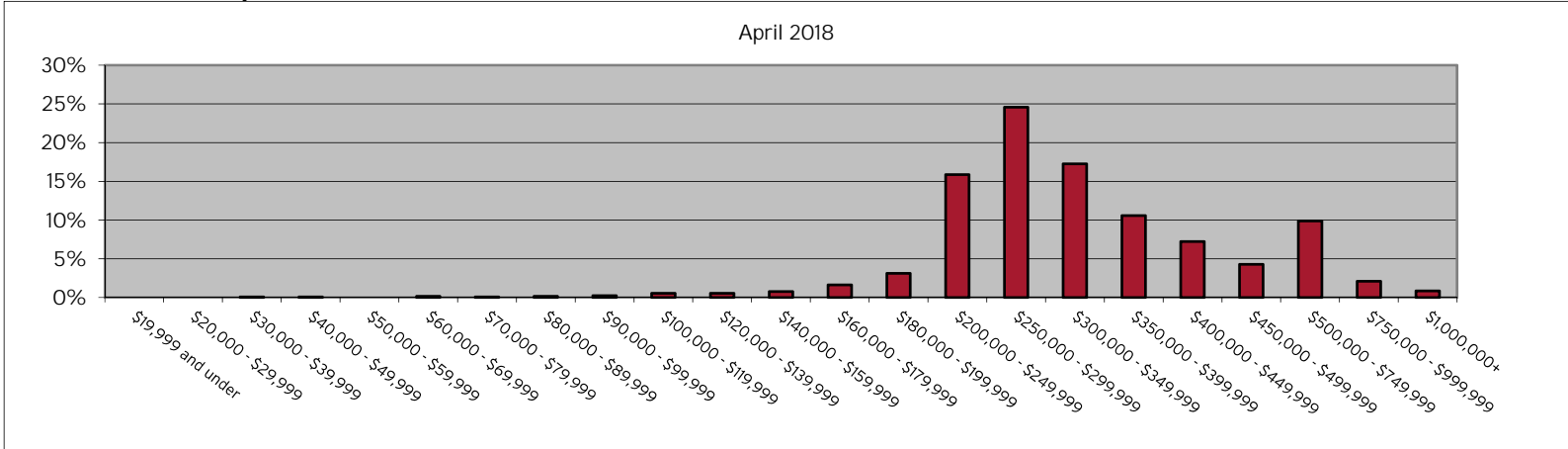
Percent of Sales by Price



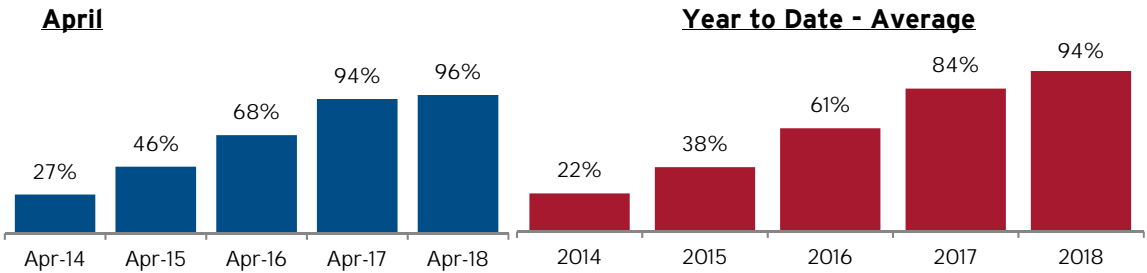
Market Overview



Percent of Sales by Price

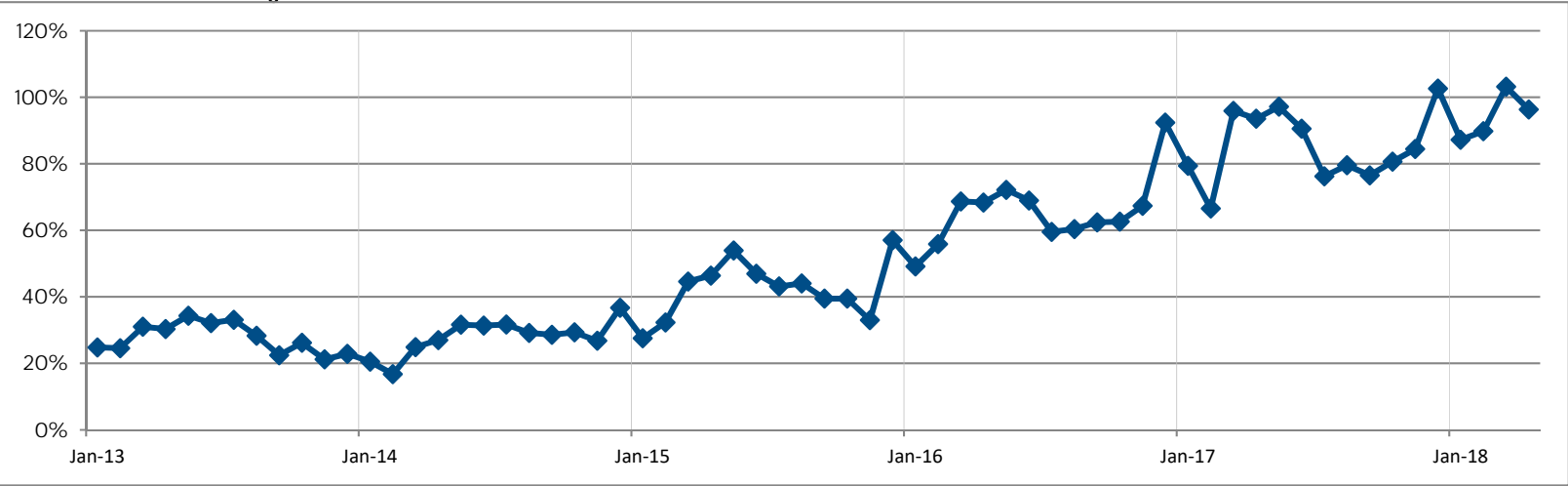


Market Overview

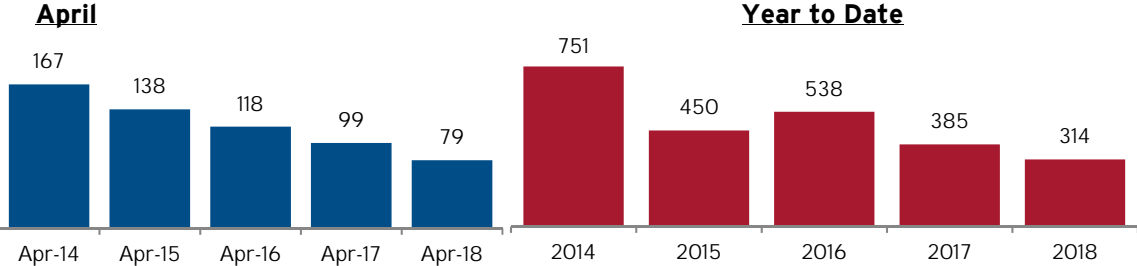


	Sales as a % of Active Listings	Percent Change
04/2014	27%	
04/2015	46%	71.88%
04/2016	68%	47.37%
04/2017	94%	36.82%
04/2018	96%	2.96%

Sales as a % of Active Listings

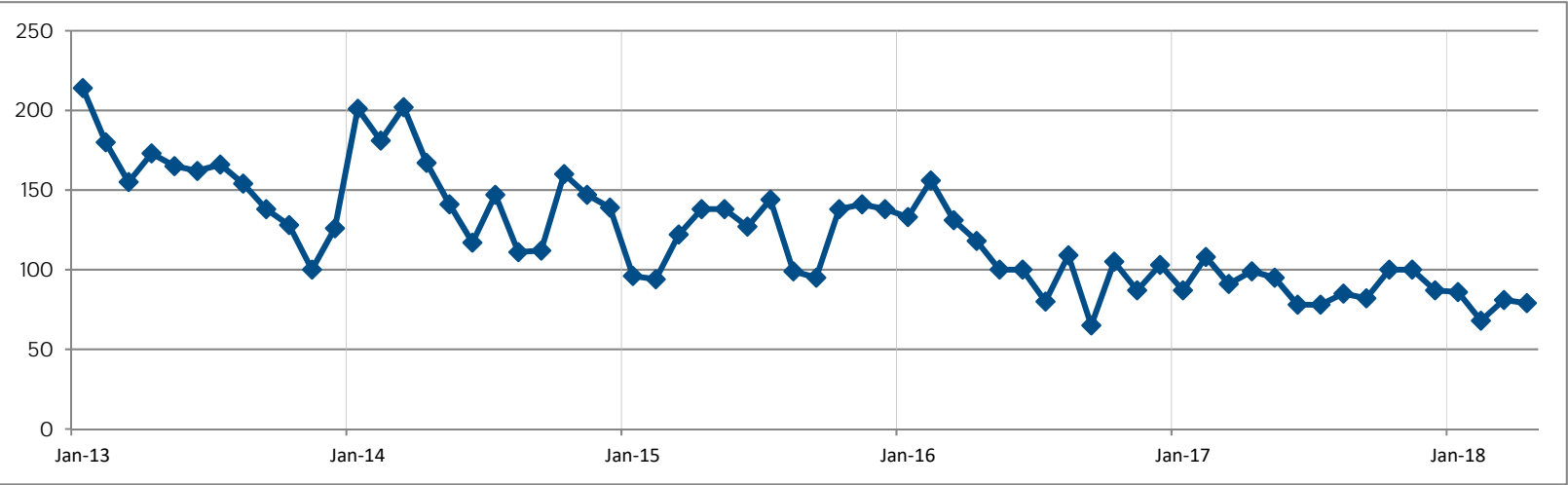


Market Overview

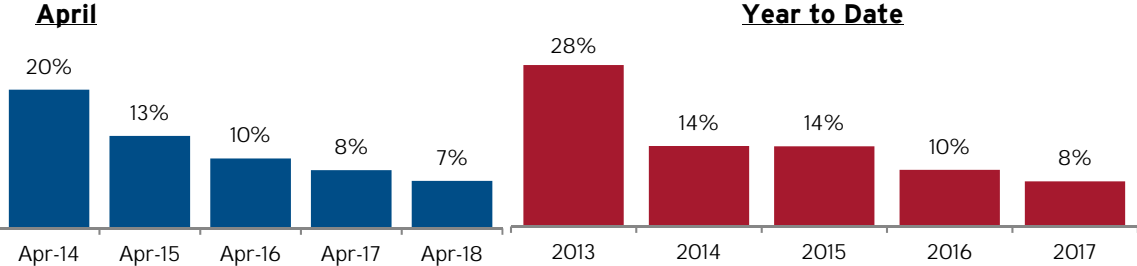


	Foreclosures	Percent Change
04/2014	167	
04/2015	138	-17.37%
04/2016	118	-14.49%
04/2017	99	-16.10%
04/2018	79	-20.20%

Foreclosures

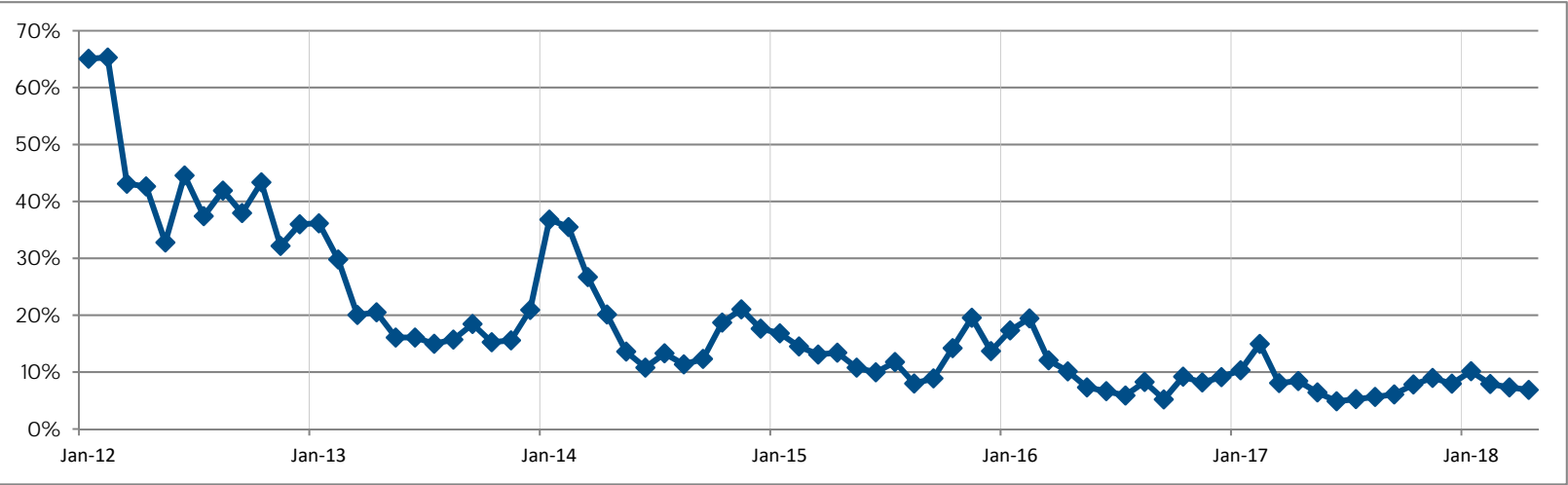


Market Overview

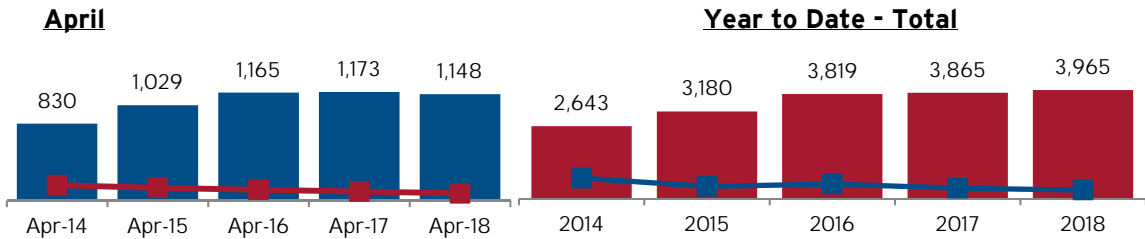


	Foreclosure as % of Sales	Percent Change
04/2014	20%	
04/2015	13.41%	-33.35%
04/2016	10.13%	-24.47%
04/2017	8.44%	-16.67%
04/2018	6.88%	-18.46%

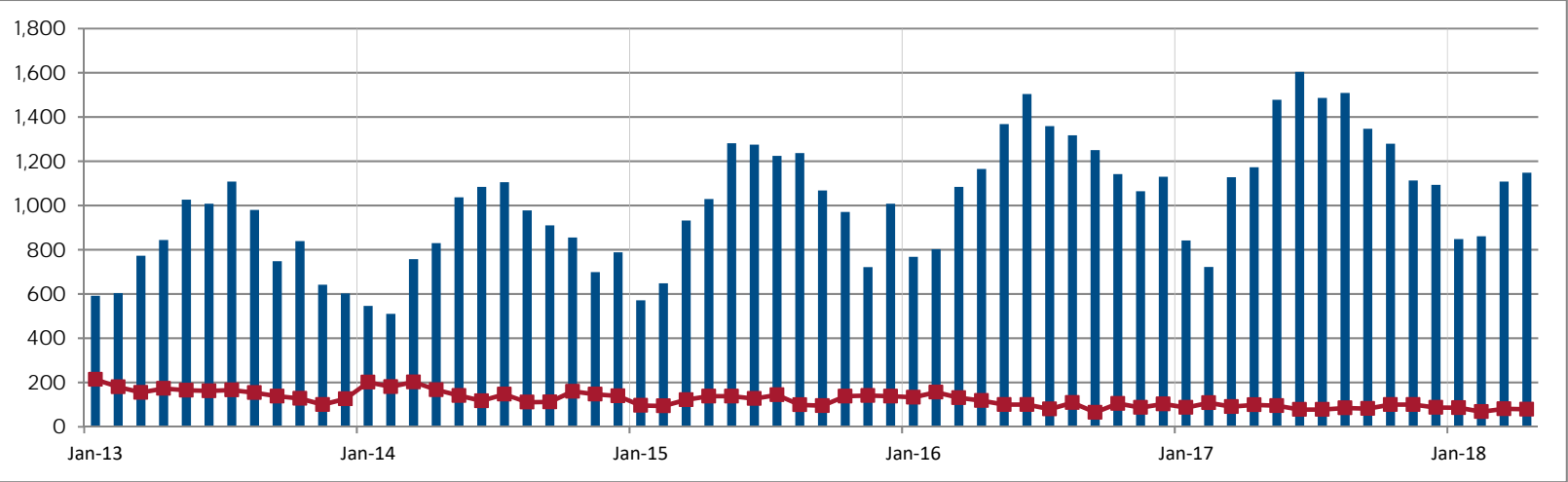
Foreclosures as a % of Sales



Market Overview



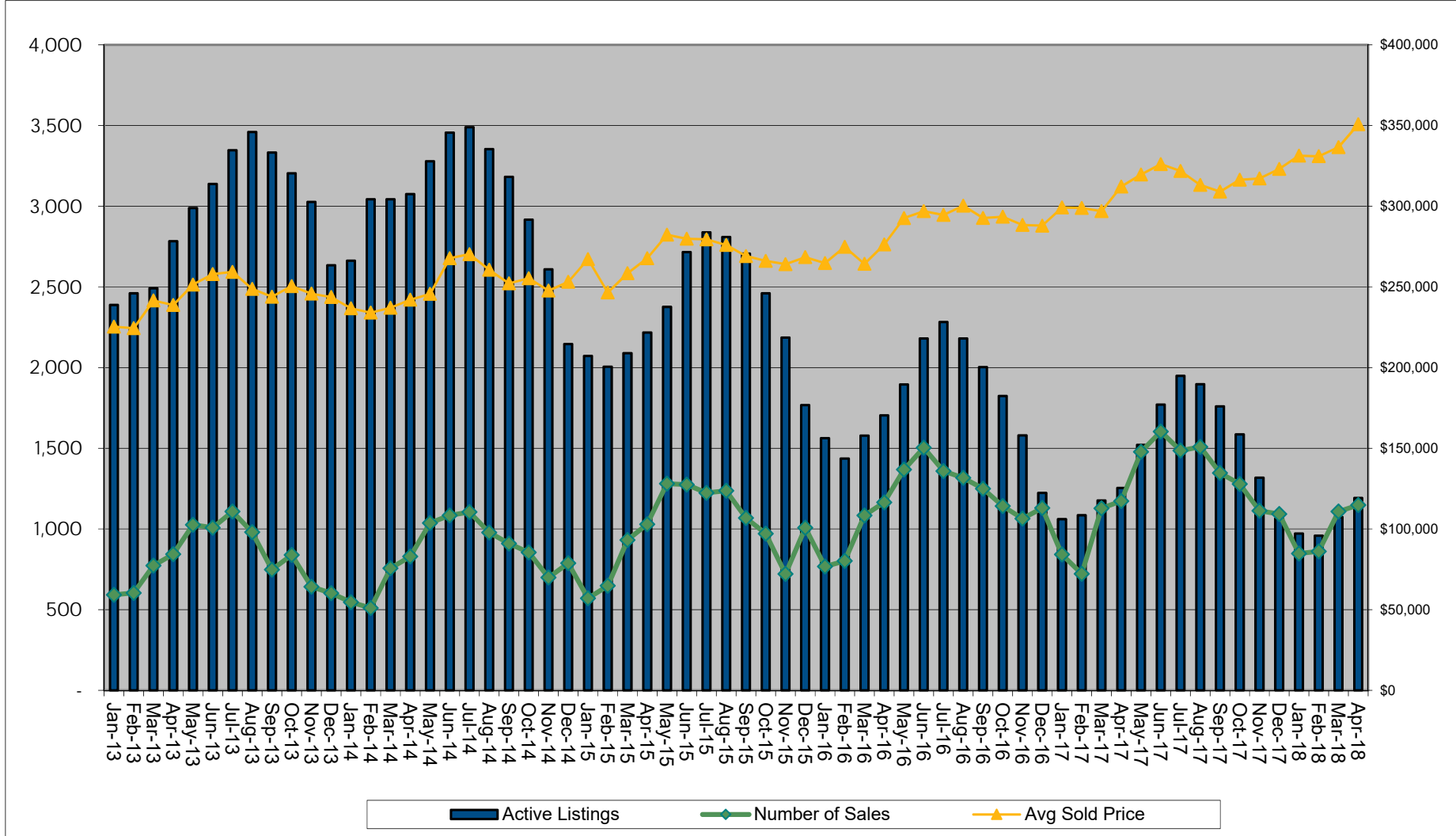
Number of Sales v Number of Foreclosures



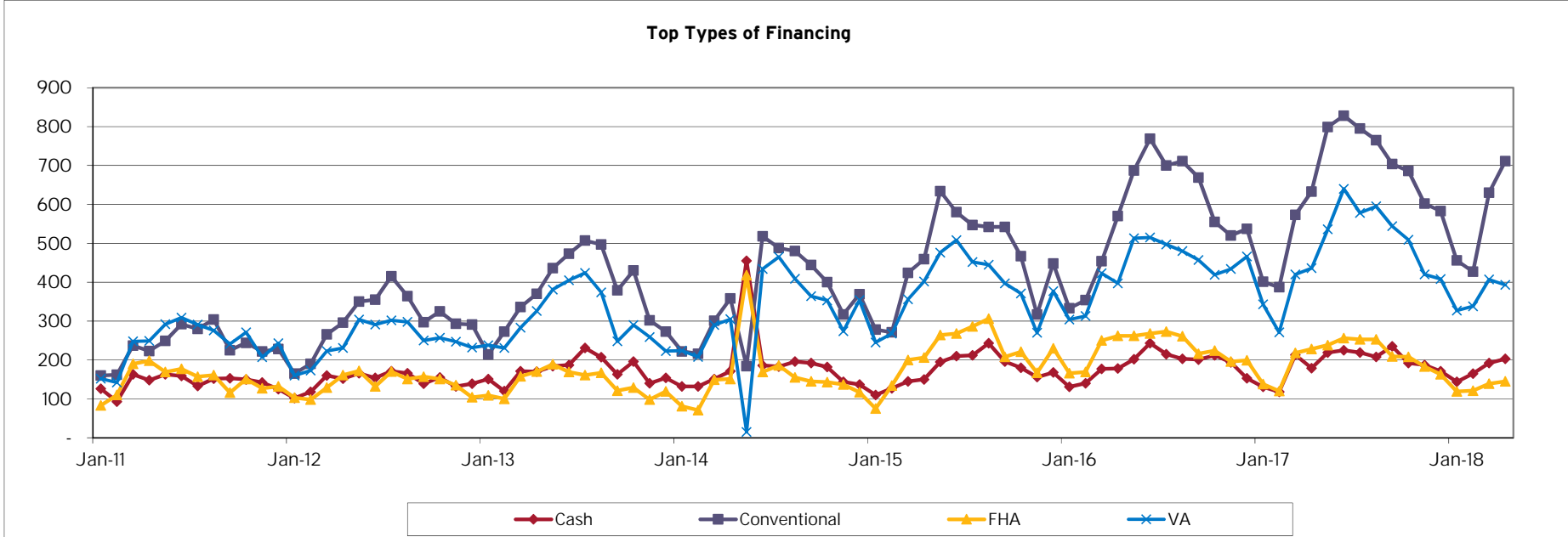
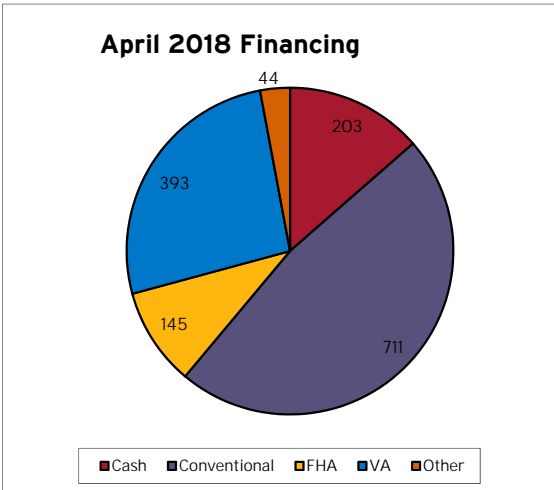
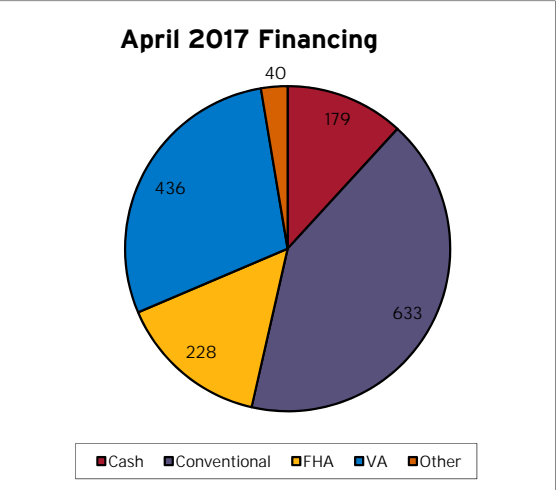
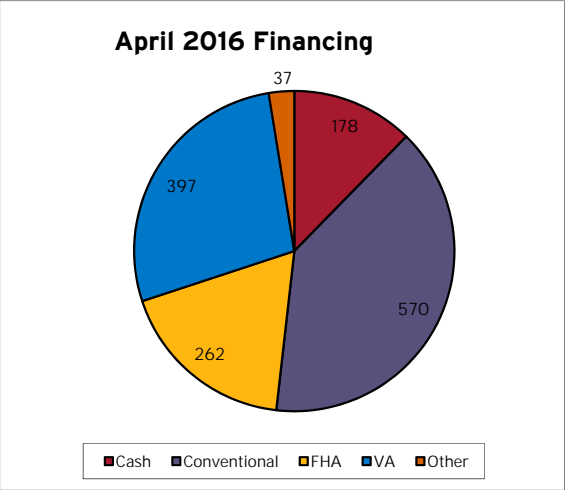
Market Overview



Active Listings v Number Sold v Sales Price



Market Overview



Market Overview



Freddie Mac 30-Year Fixed-Rate Mortgage rates

