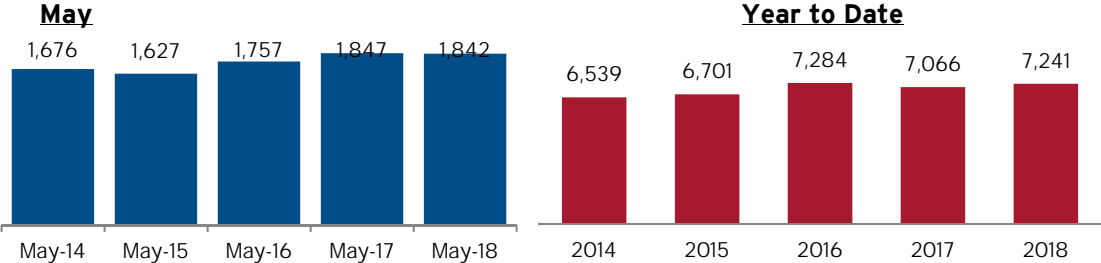


Market Overview



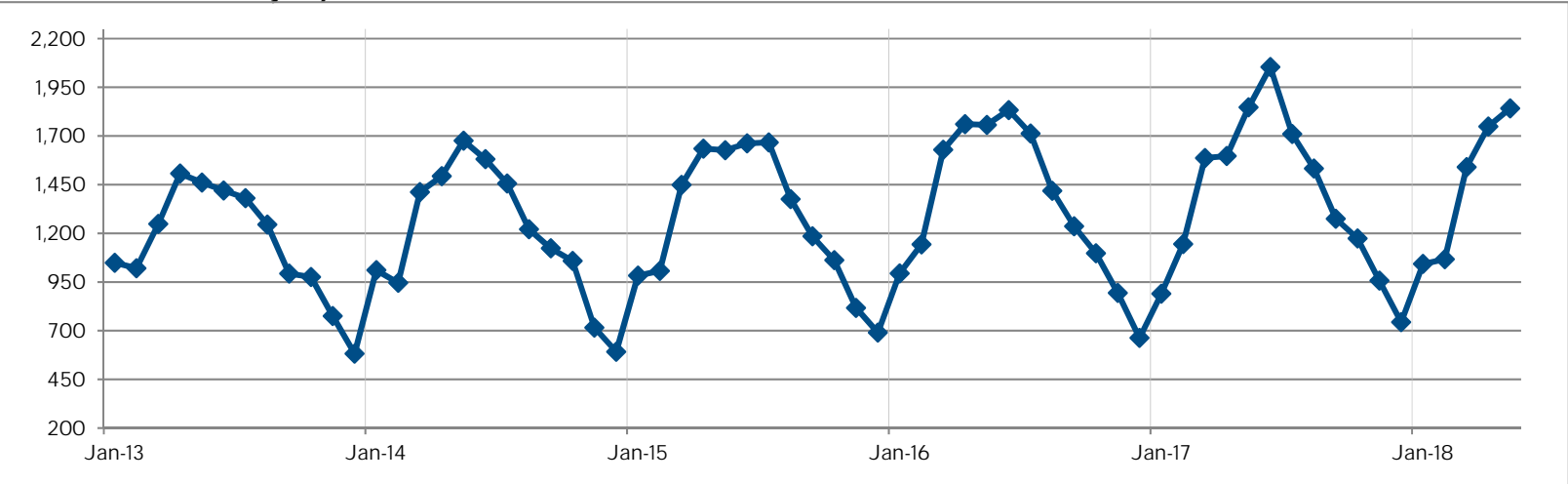
Key Metrics	Historical Sparkbars	May 2017	May 2018	Percent Change	YTD 2017	YTD 2018	Percent Change
New Listings		1,847	1,842	-0.27%	7,066	7,241	2.48%
Pending		1,236	1,135	-8.17%	4,792	4,944	3.17%
Sold Listings		1,478	1,422	-3.79%	5,343	5,387	0.82%
Median Sales Price		280,000	315,000	12.50%	265,785	298,000	12.12%
Average Sales Price		319,628	353,204	10.50%	305,368	340,573	11.53%
Pct. Of List Price Received		100.6	100.7	0.10%	100.0	100.2	0.20%
Days on Market		28	21	-25.00%	33	29	-13.25%
Active Listings		1,521	1,506	-0.99%	1,219	1,141	-6.46%

Market Overview



	New Listings	Percent Change
05/2014	1,676	
05/2015	1,627	-2.92%
05/2016	1,757	7.99%
05/2017	1,847	5.12%
05/2018	1,842	-0.27%

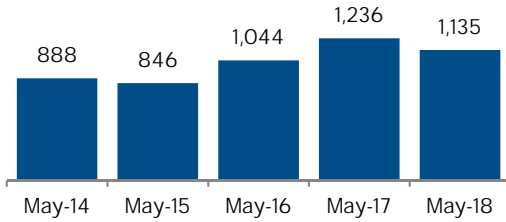
Historical New Listings by Month



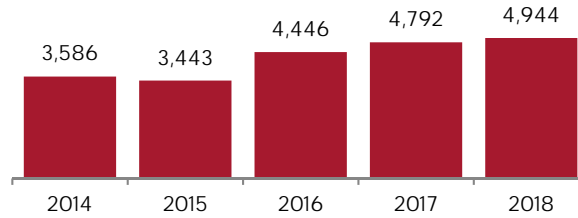
Market Overview



May

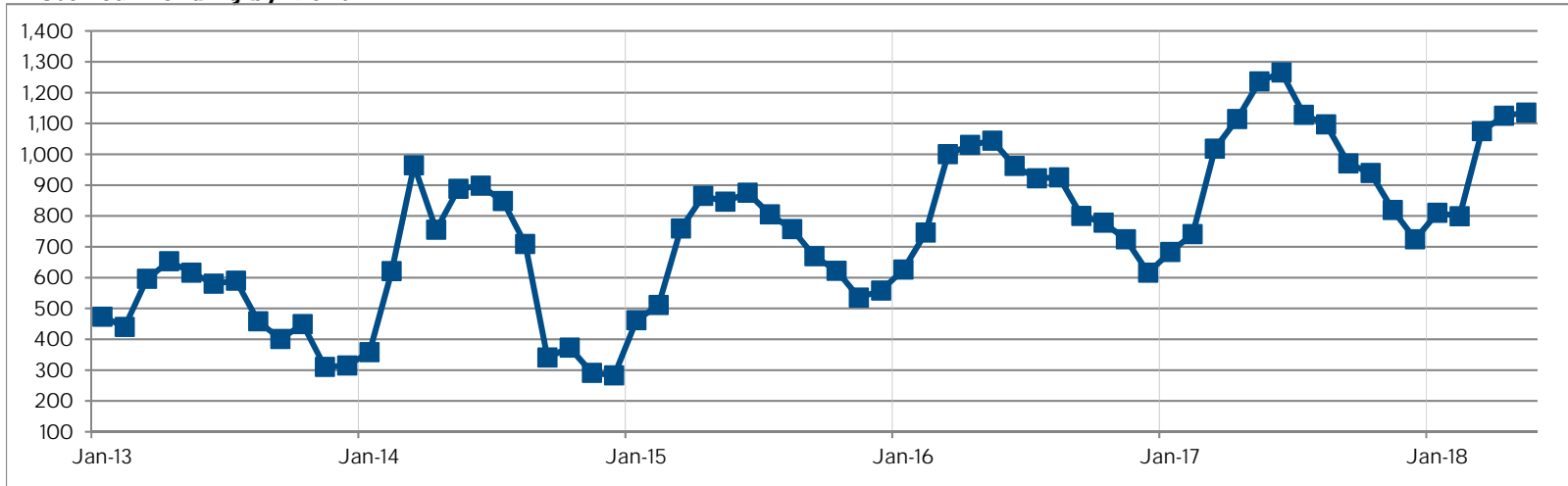


Year to Date

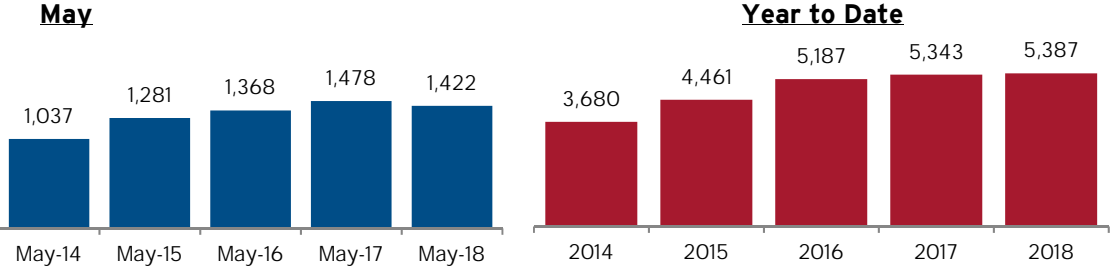


	Pending	Percent Change
05/2014	888	
05/2015	846	-4.73%
05/2016	1,044	23.40%
05/2017	1,236	18.39%
05/2018	1,135	-8.17%

Historical Pending by Month

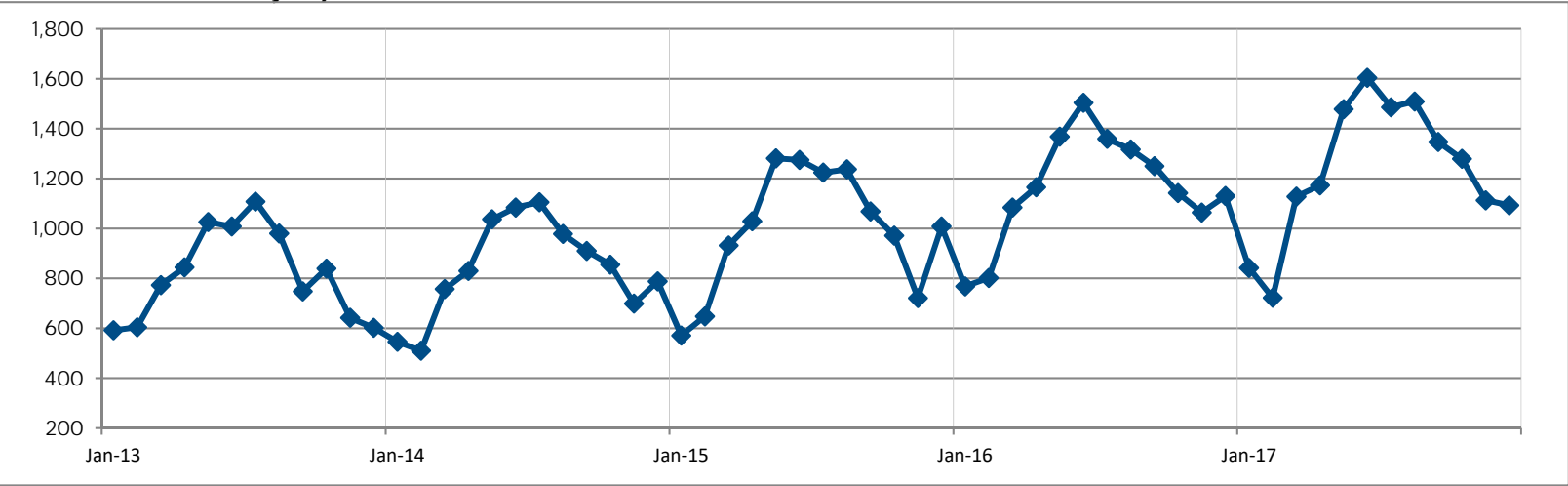


Market Overview



	Sold Listings	Percent Change
05/2014	1,037	
05/2015	1,281	23.53%
05/2016	1,368	6.79%
05/2017	1,478	8.04%
05/2018	1,422	-3.79%

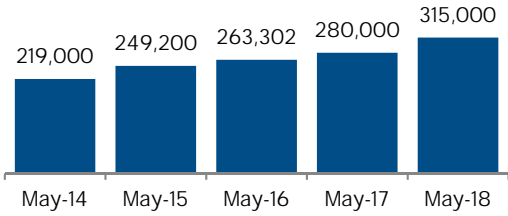
Historical Sold Listings by Month



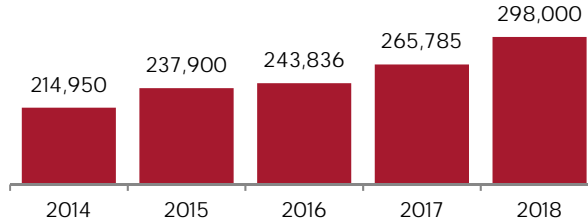
Market Overview



May

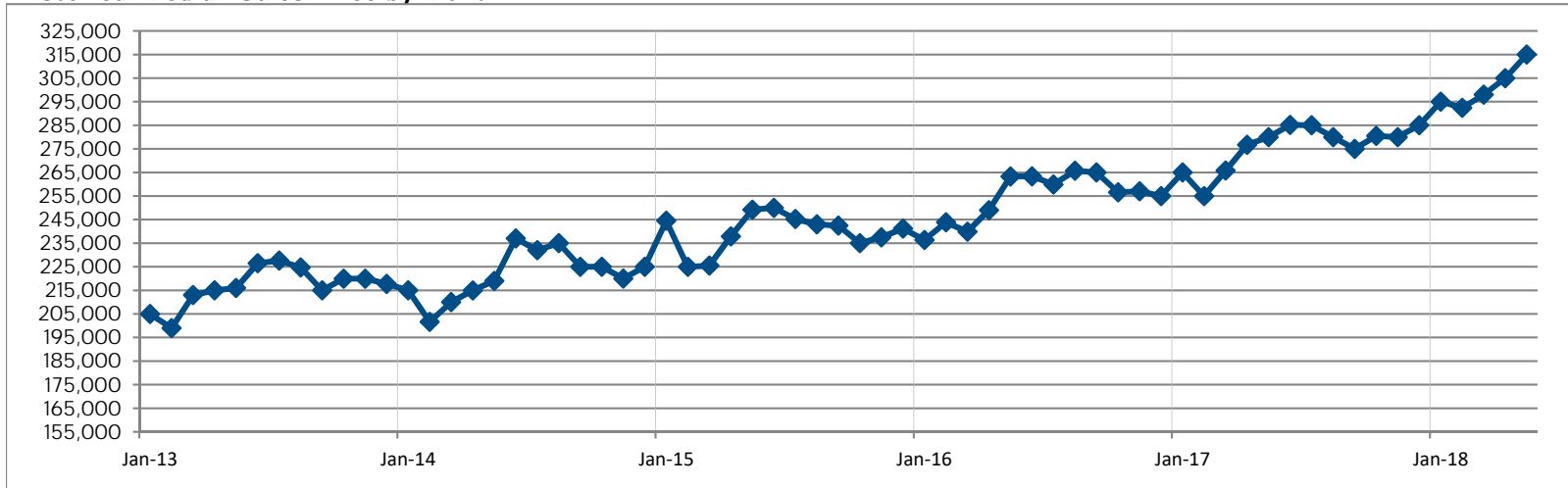


Year to Date - Median



	Median Sales Price	Percent Change
05/2014	219,000	
05/2015	249,200	13.79%
05/2016	263,302	5.66%
05/2017	280,000	6.34%
05/2018	315,000	12.50%

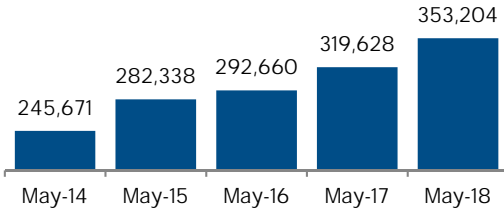
Historical Median Sales Price by Month



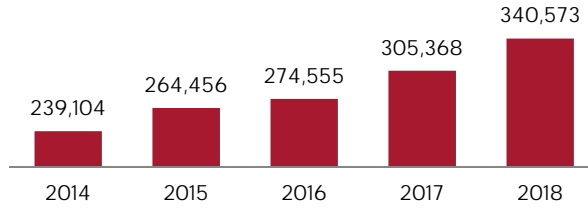
Market Overview



May

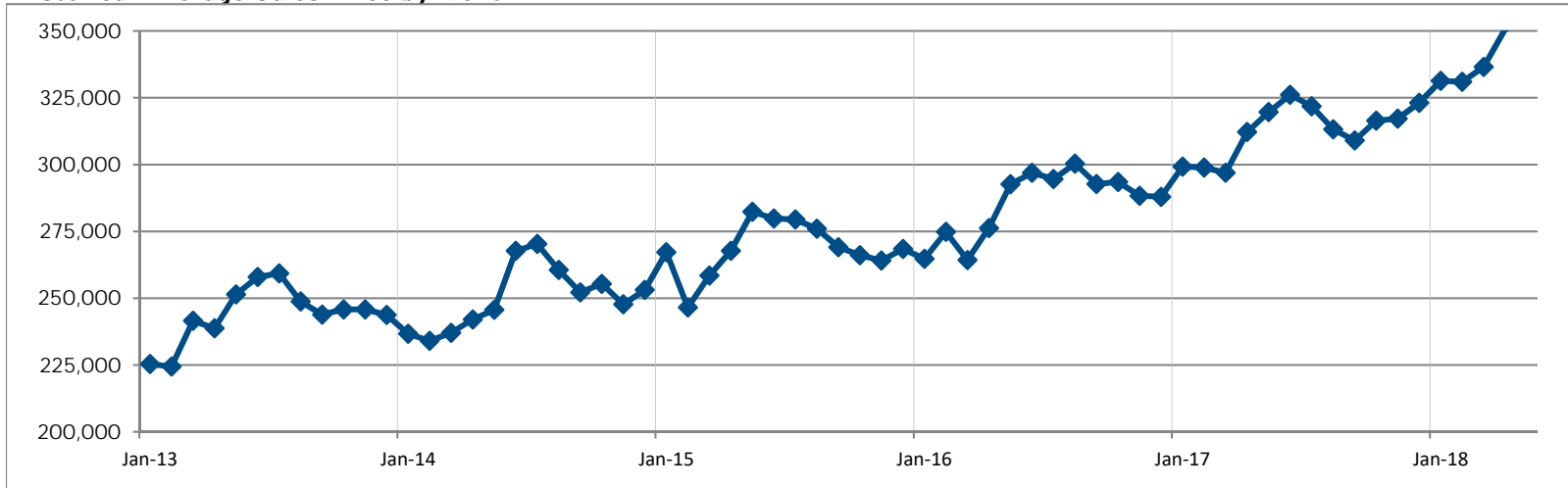


Year to Date - Average

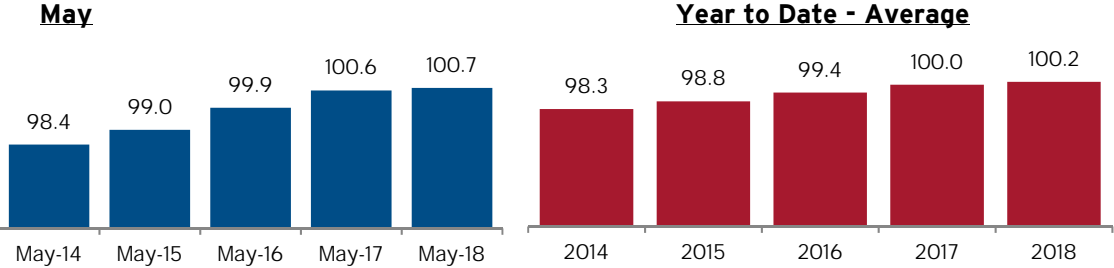


	Average Sales Price	Percent Change
05/2014	245,671	
05/2015	282,338	14.93%
05/2016	292,660	3.66%
05/2017	319,628	9.21%
05/2018	353,204	10.50%

Historical Average Sales Price by Month

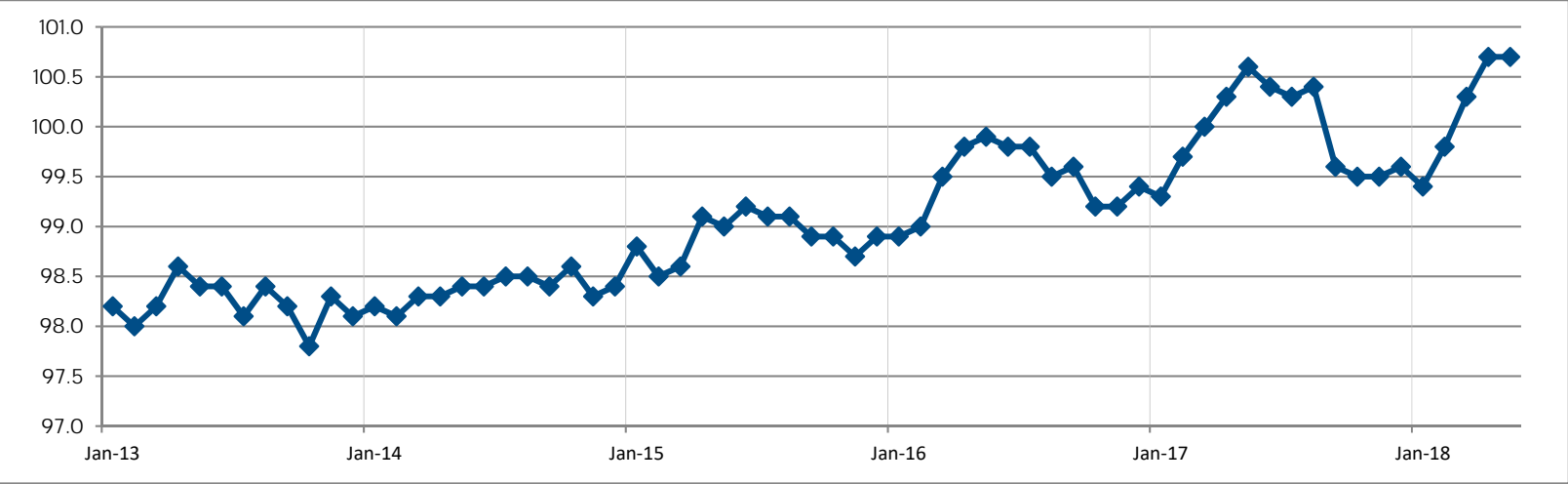


Market Overview



	Pct of List Recvd	Percent Change
05/2014	98.4	
05/2015	99.0	0.61%
05/2016	99.9	0.91%
05/2017	100.6	0.70%
05/2018	100.7	0.10%

Historical Percent of List Price Received by Month

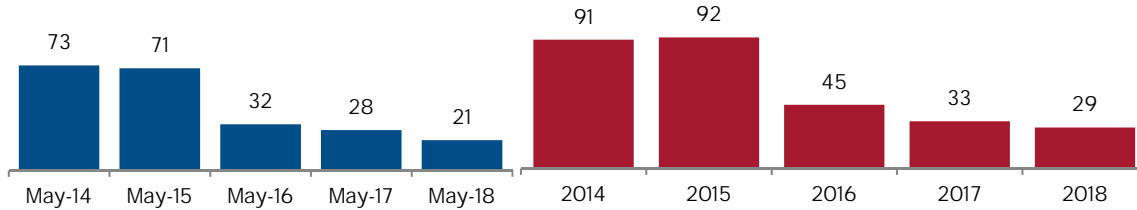


Market Overview



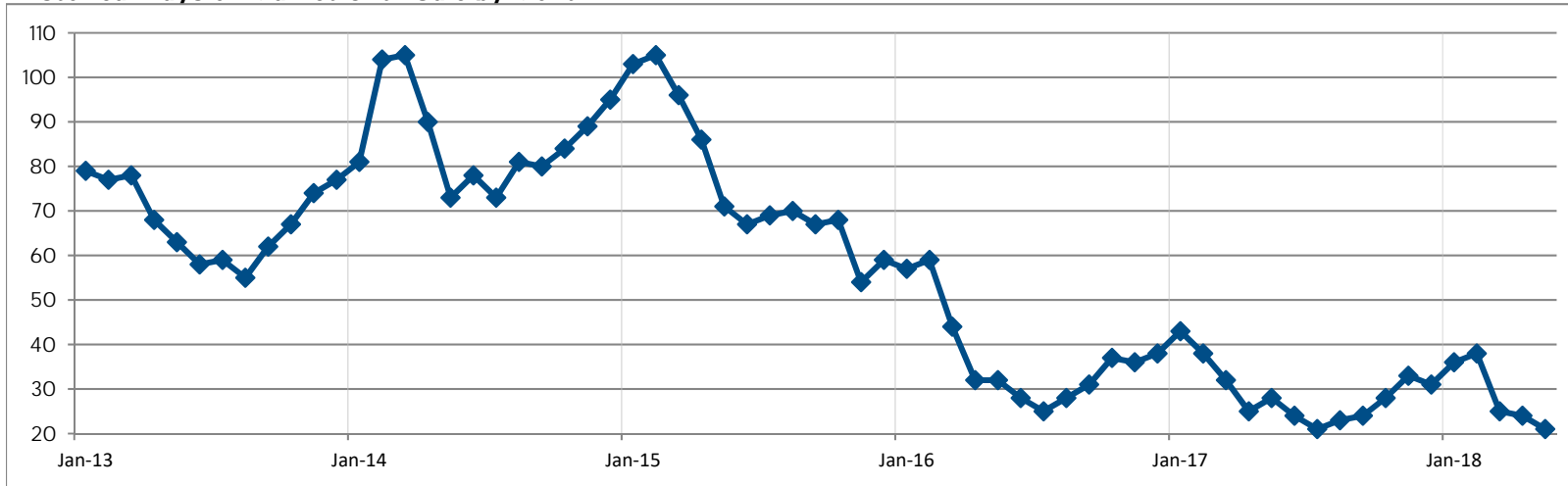
May

Year to Date - Average

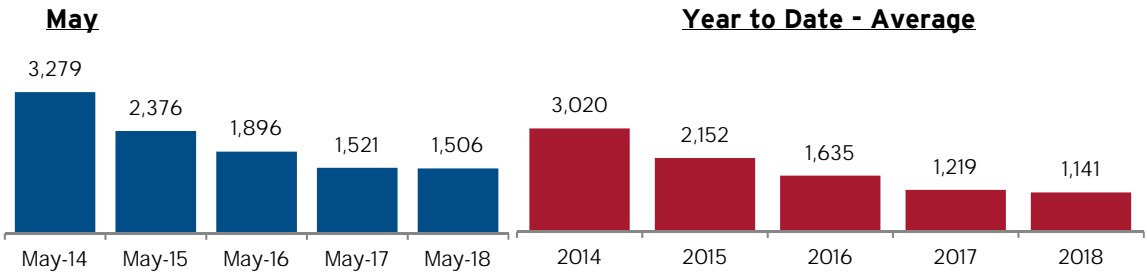


	DOM	Percent Change
05/2014	73	
05/2015	71	-2.74%
05/2016	32	-54.93%
05/2017	28	-12.50%
05/2018	21	-25.00%

Historical Days on Market Until Sale by Month



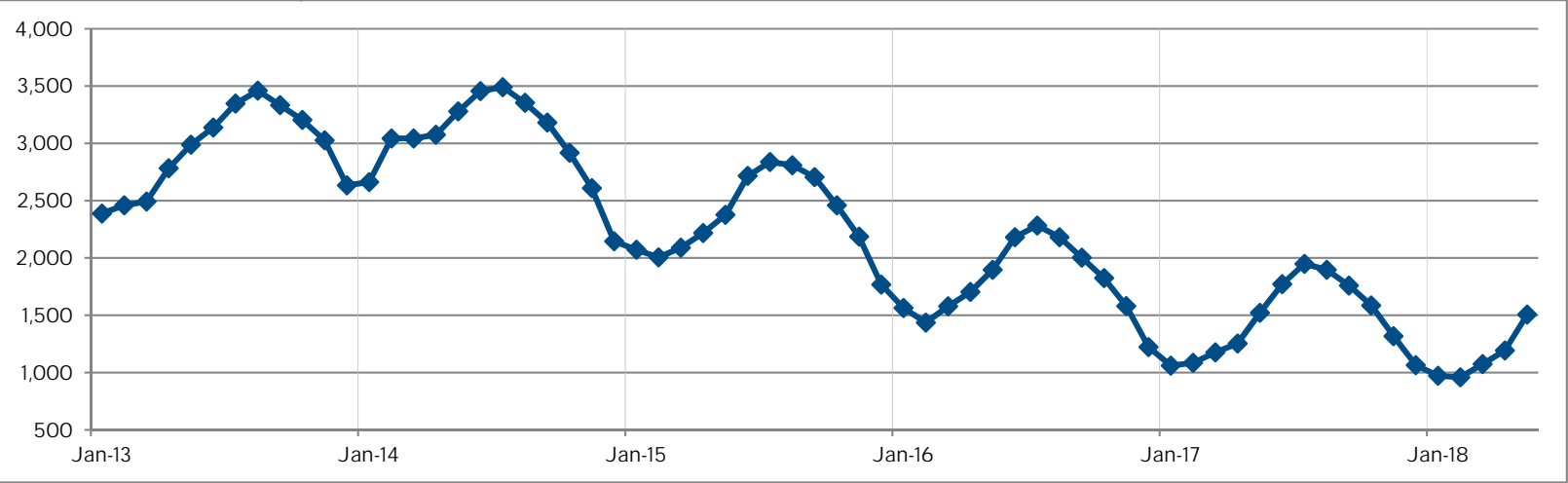
Market Overview



Year to Date - Average

	Active Listings	Percent Change
05/2014	3,279	
05/2015	2,376	-27.54%
05/2016	1,896	-20.20%
05/2017	1,521	-19.78%
05/2018	1,506	-0.99%

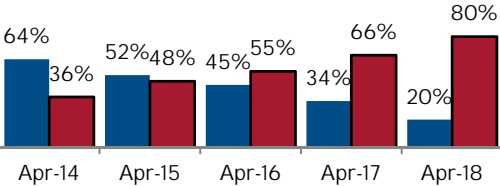
Historical Active Listings by Month



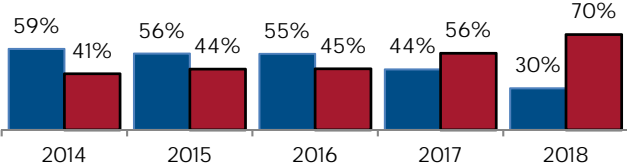
Market Overview



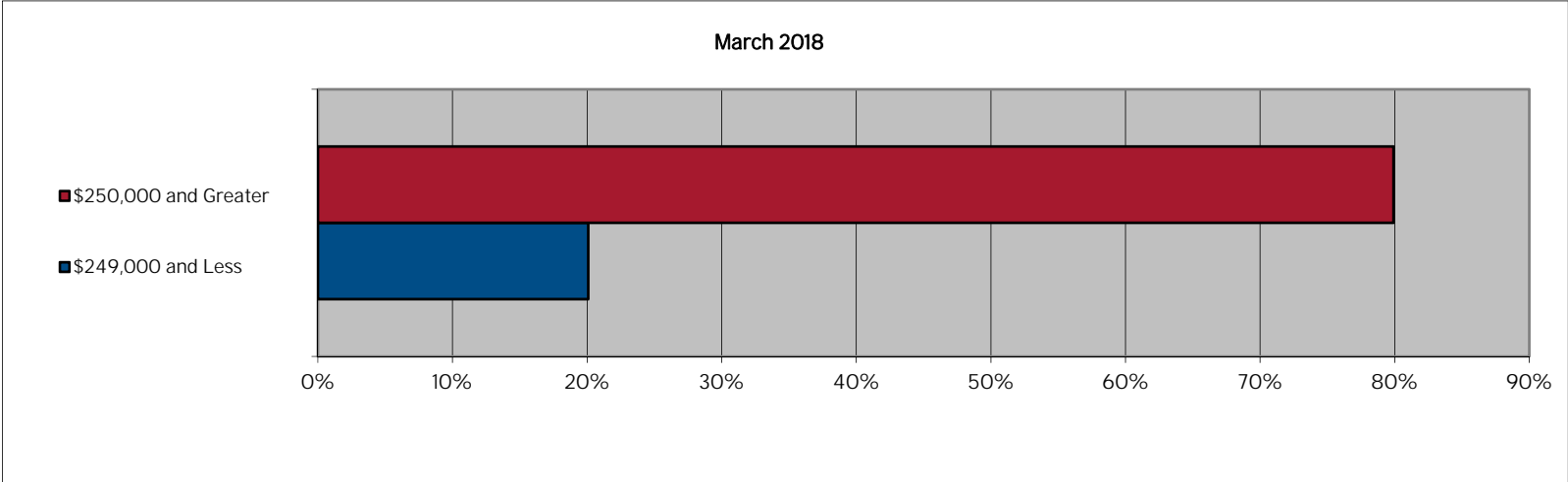
May



Year to Date



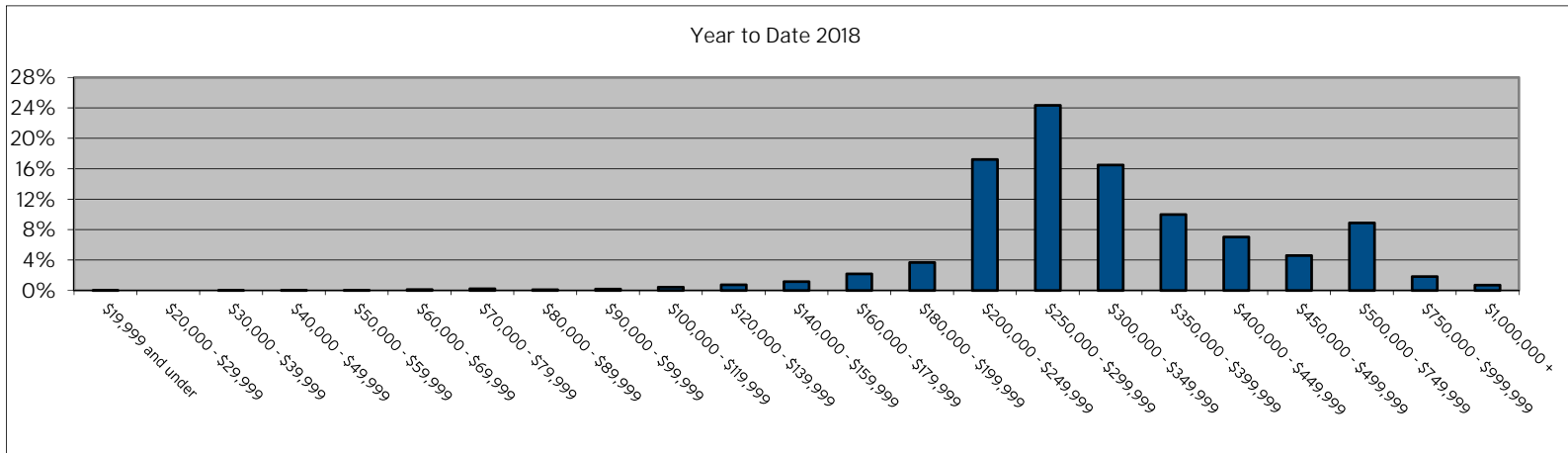
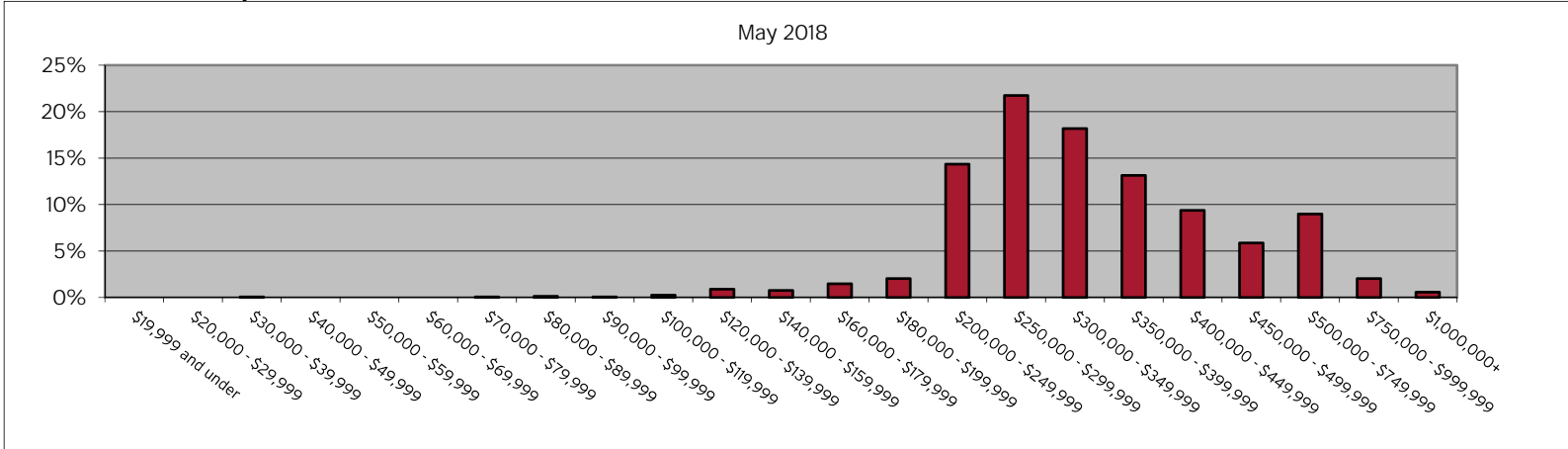
Percent of Sales by Price



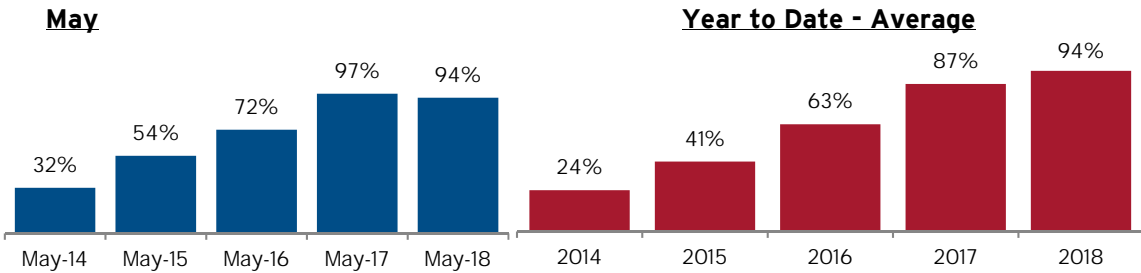
Market Overview



Percent of Sales by Price

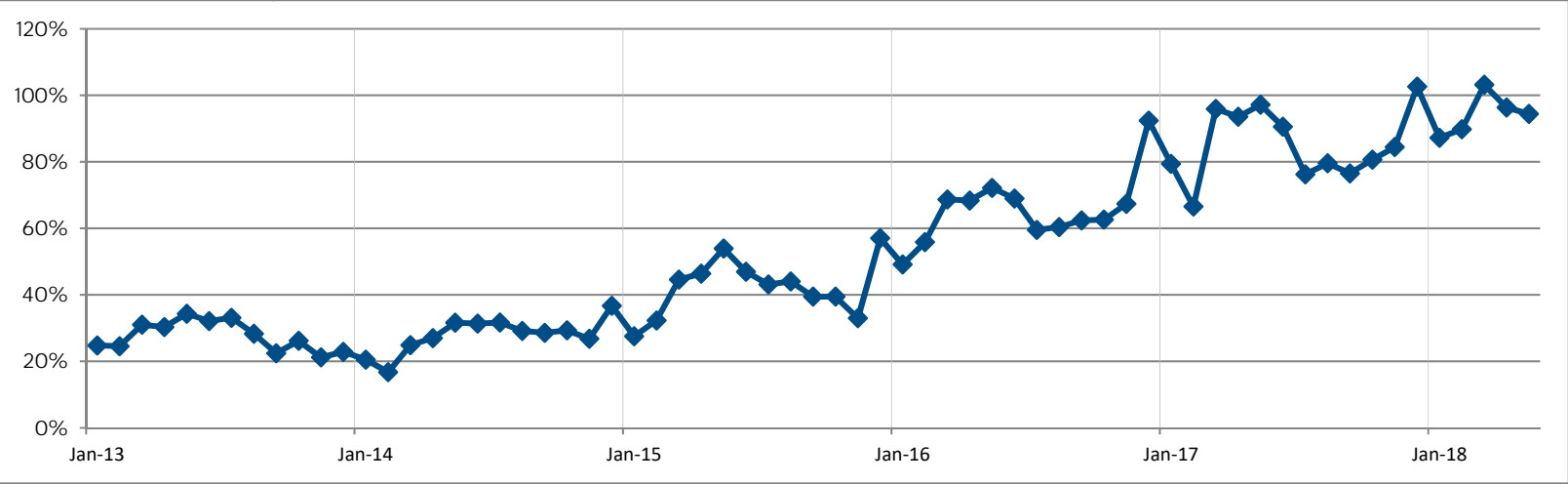


Market Overview

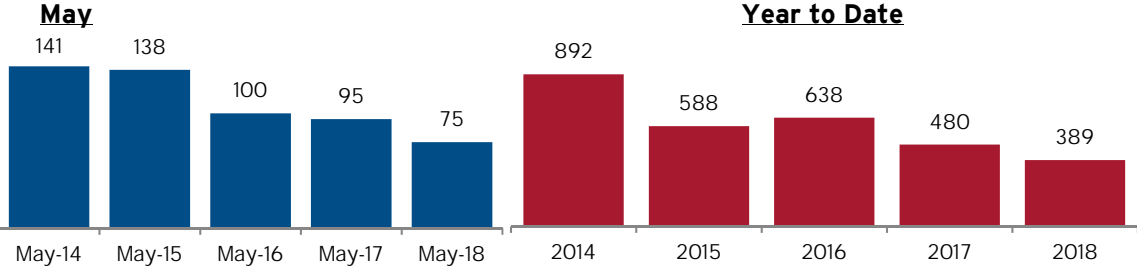


	Sales as a % of Active Listings	Percent Change
05/2014	32%	
05/2015	54%	70.48%
05/2016	72%	33.83%
05/2017	97%	34.68%
05/2018	94%	-2.83%

Sales as a % of Active Listings

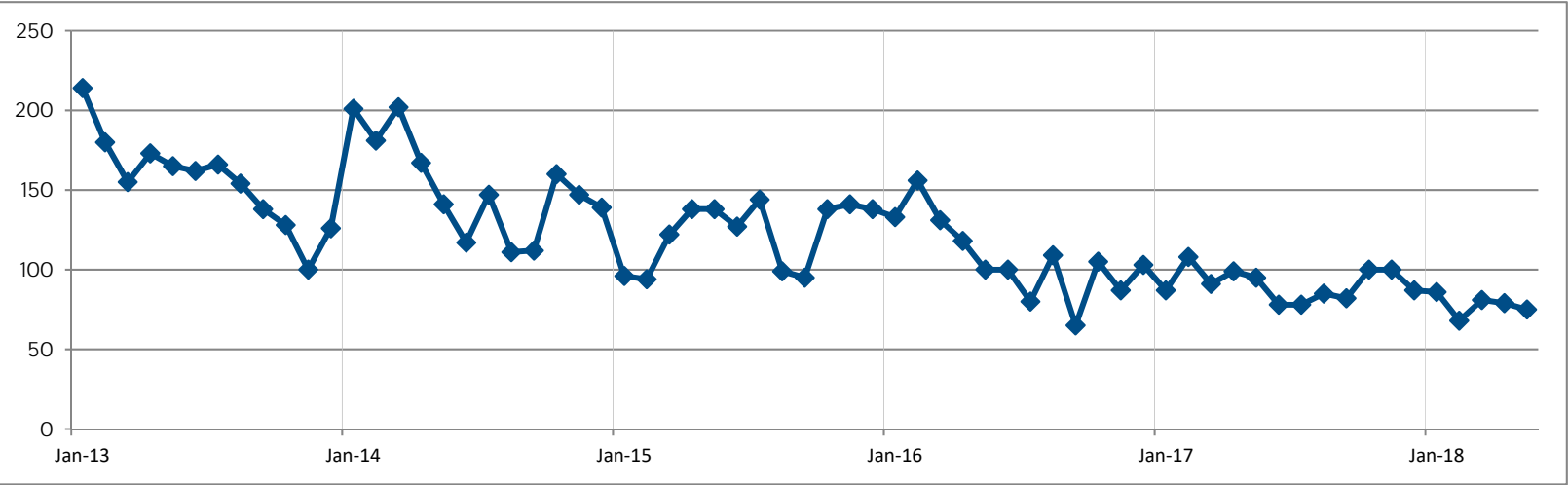


Market Overview

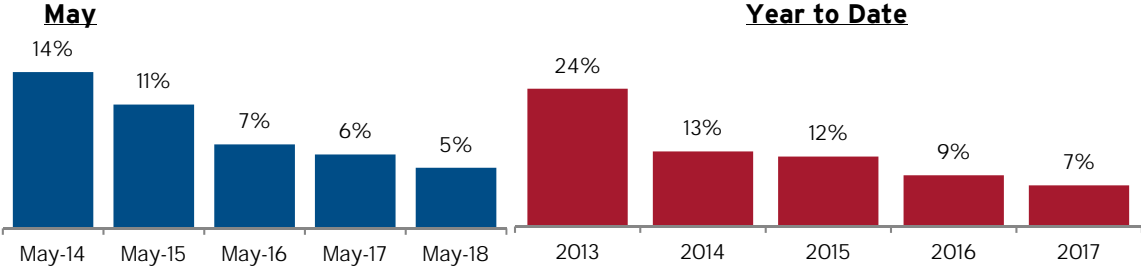


	Foreclosures	Percent Change
05/2014	141	
05/2015	138	-2.13%
05/2016	100	-27.54%
05/2017	95	-5.00%
05/2018	75	-21.05%

Foreclosures

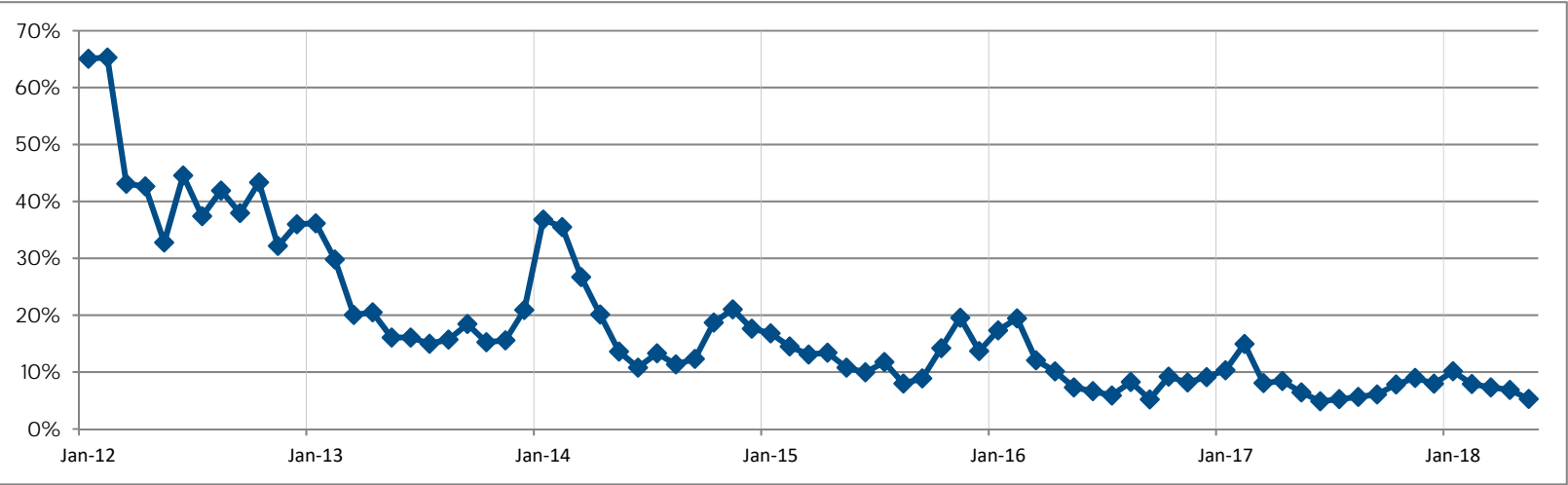


Market Overview

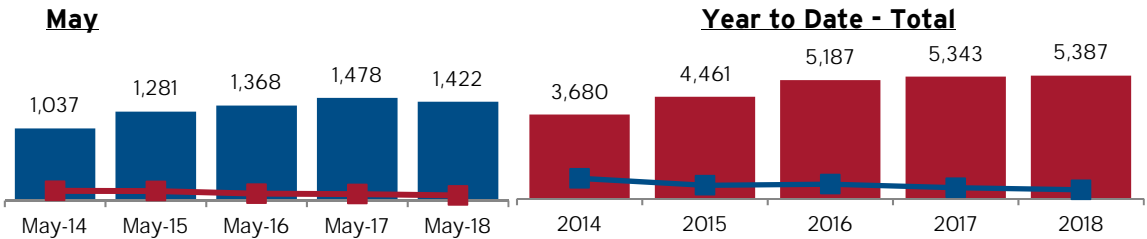


	Foreclosure as % of Sales	Percent Change
05/2014	14%	
05/2015	10.77%	-20.77%
05/2016	7.31%	-32.14%
05/2017	6.43%	-12.07%
05/2018	5.27%	-17.94%

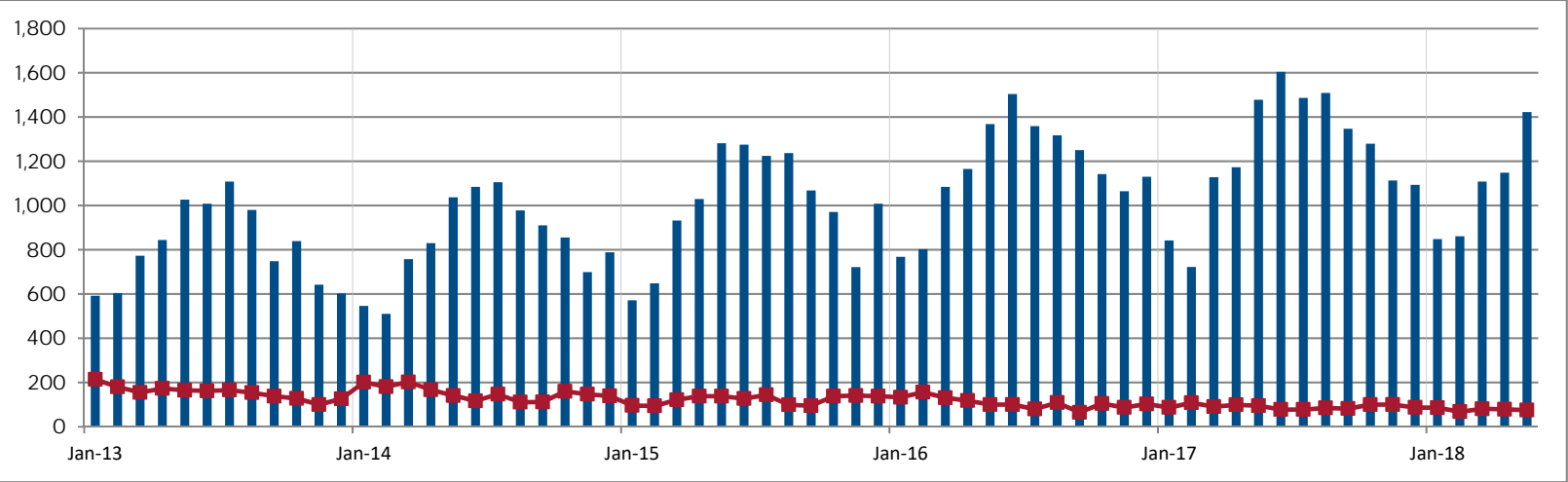
Foreclosures as a % of Sales



Market Overview



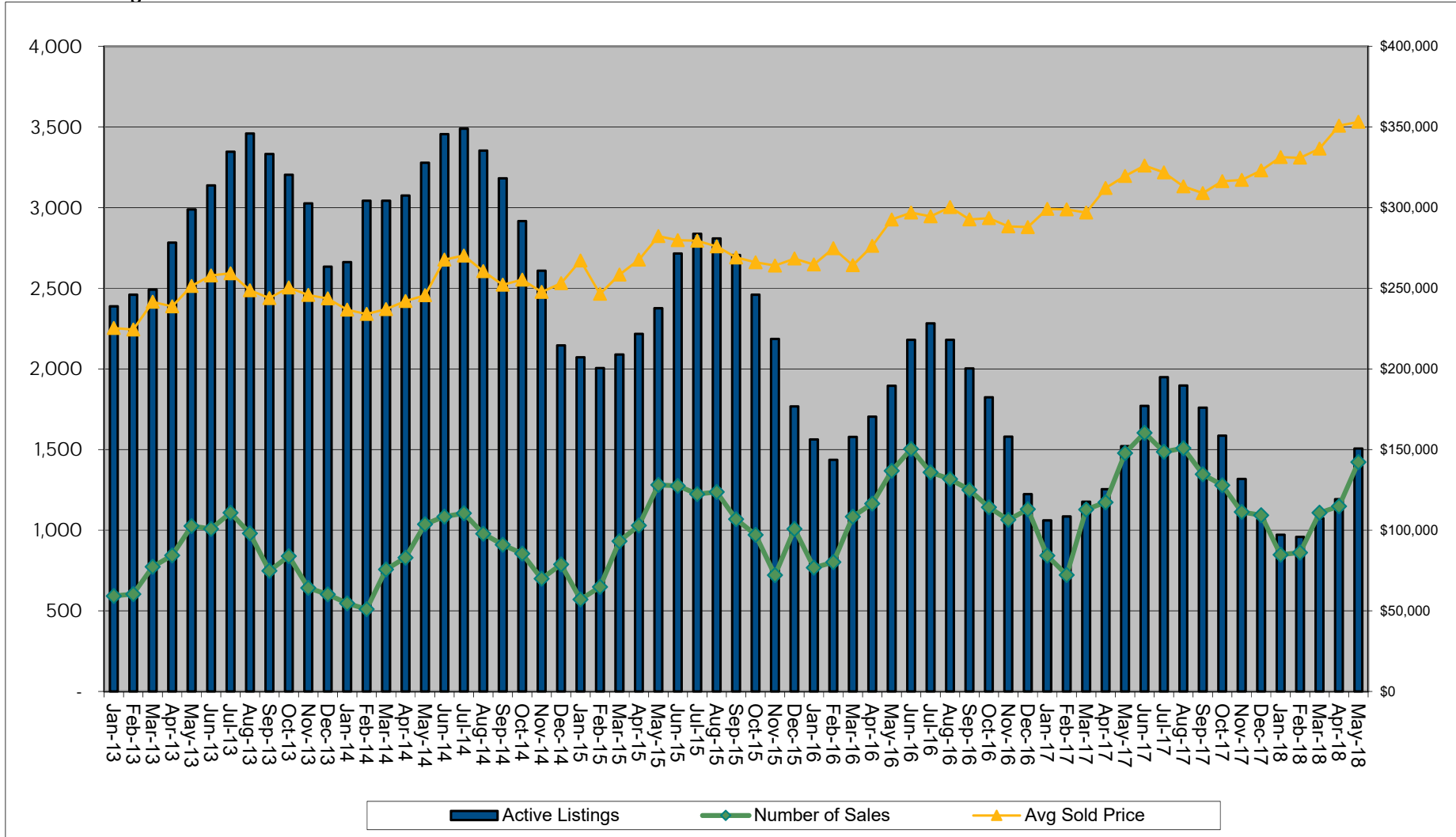
Number of Sales v Number of Foreclosures



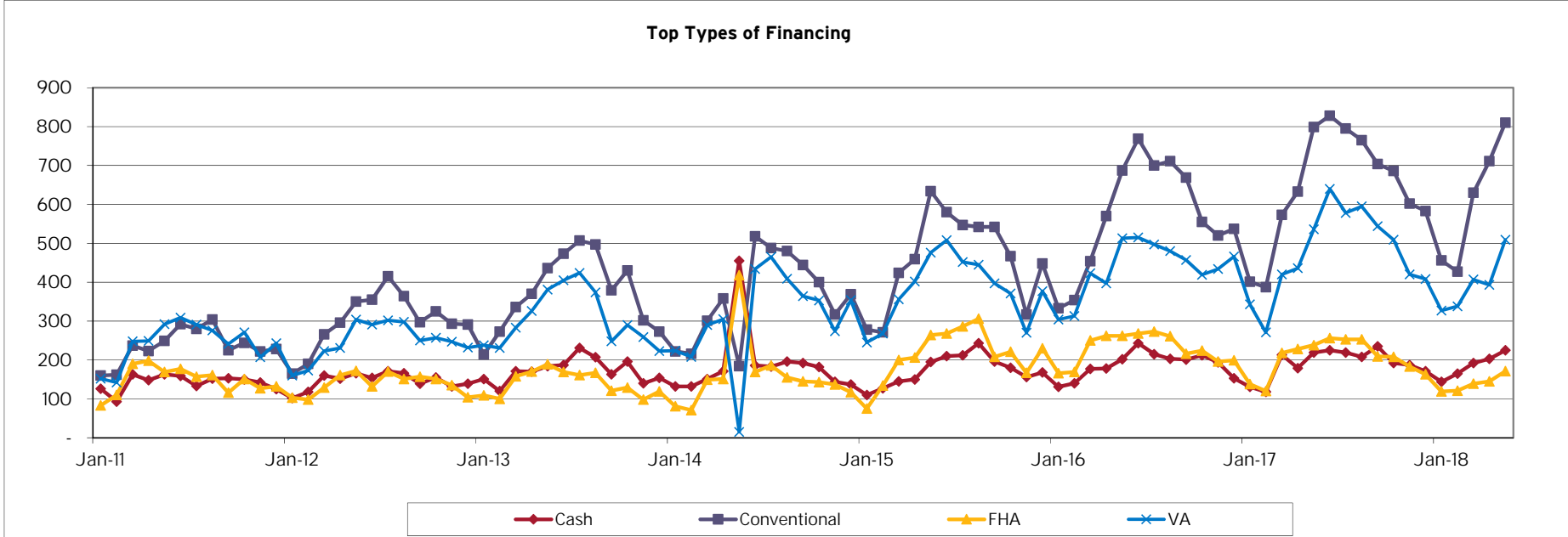
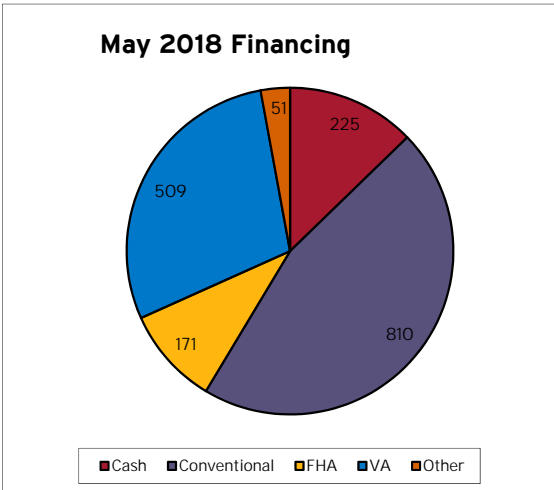
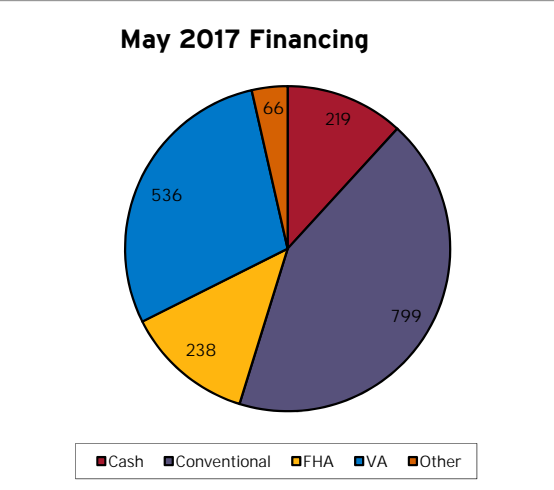
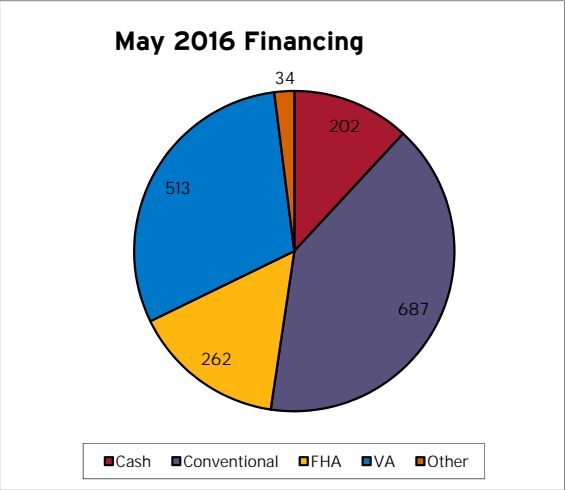
Market Overview



Active Listings v Number Sold v Sales Price



Market Overview



Market Overview



Freddie Mac 30-Year Fixed-Rate Mortgage rates

