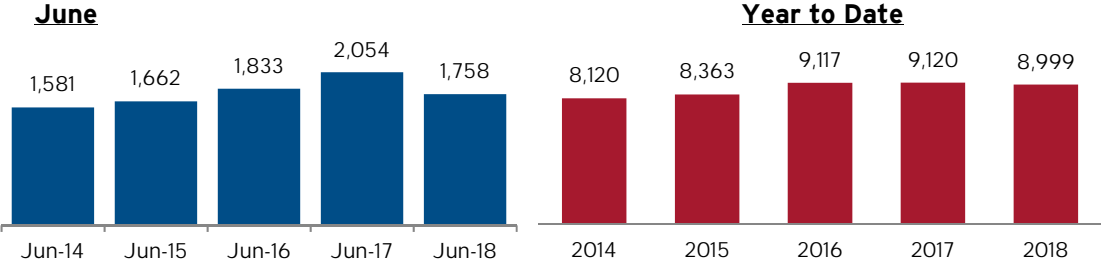


Market Overview



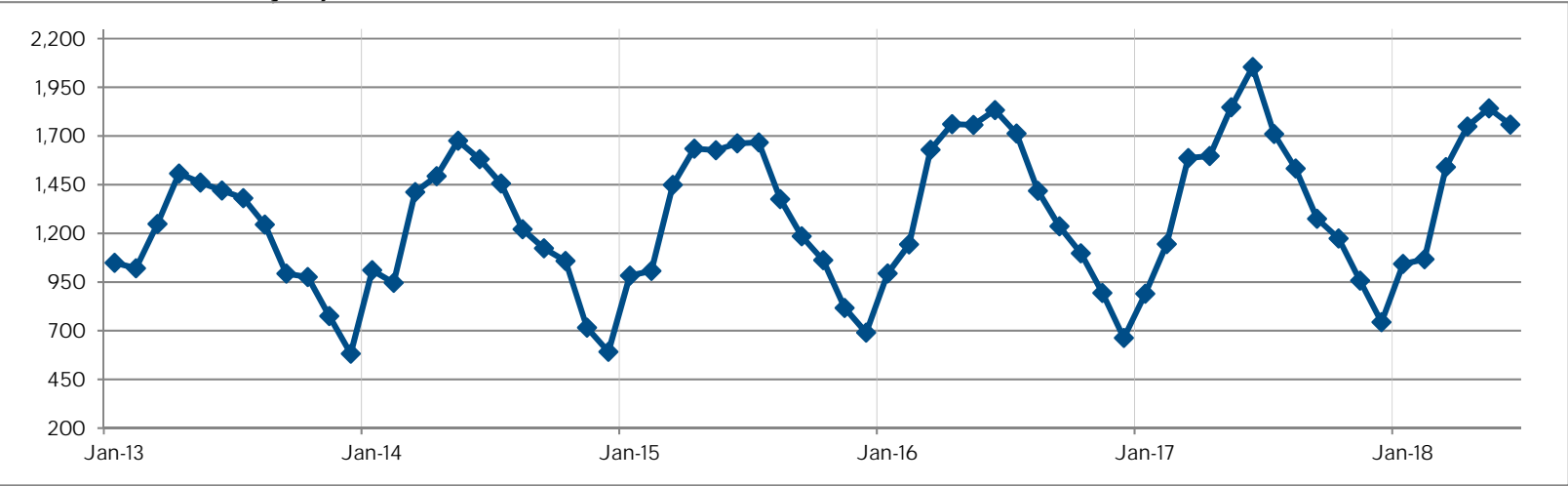
Key Metrics	Historical Sparkbars	June 2017	June 2018	Percent Change	YTD 2017	YTD 2018	Percent Change
New Listings		2,054	1,758	-14.41%	9,120	8,999	-1.33%
Pending		1265	1,114	-11.94%	6057	6,058	0.02%
Sold Listings		1,604	1,559	-2.81%	6,947	6,946	-0.01%
Median Sales Price		285,157	320,900	12.53%	271,265	301,500	11.15%
Average Sales Price		326,093	359,429	10.22%	308,822	343,716	11.30%
Pct. Of List Price Received		100.4	100.6	0.20%	100.1	100.3	0.20%
Days on Market		24	18	-25.00%	32	27	-14.74%
Active Listings		1,771	1,696	-4.23%	1,311	1,233	-5.96%

Market Overview

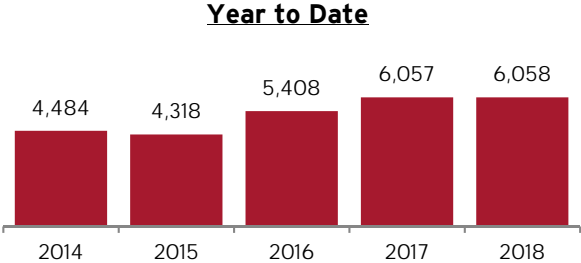
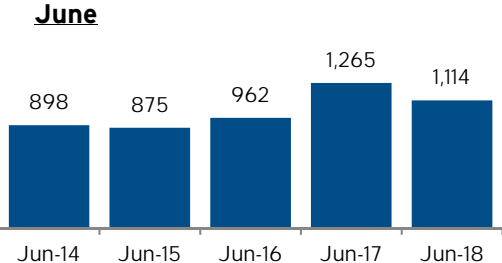


	New Listings	Percent Change
06/2014	1,581	
06/2015	1,662	5.12%
06/2016	1,833	10.29%
06/2017	2,054	12.06%
06/2018	1,758	-14.41%

Historical New Listings by Month

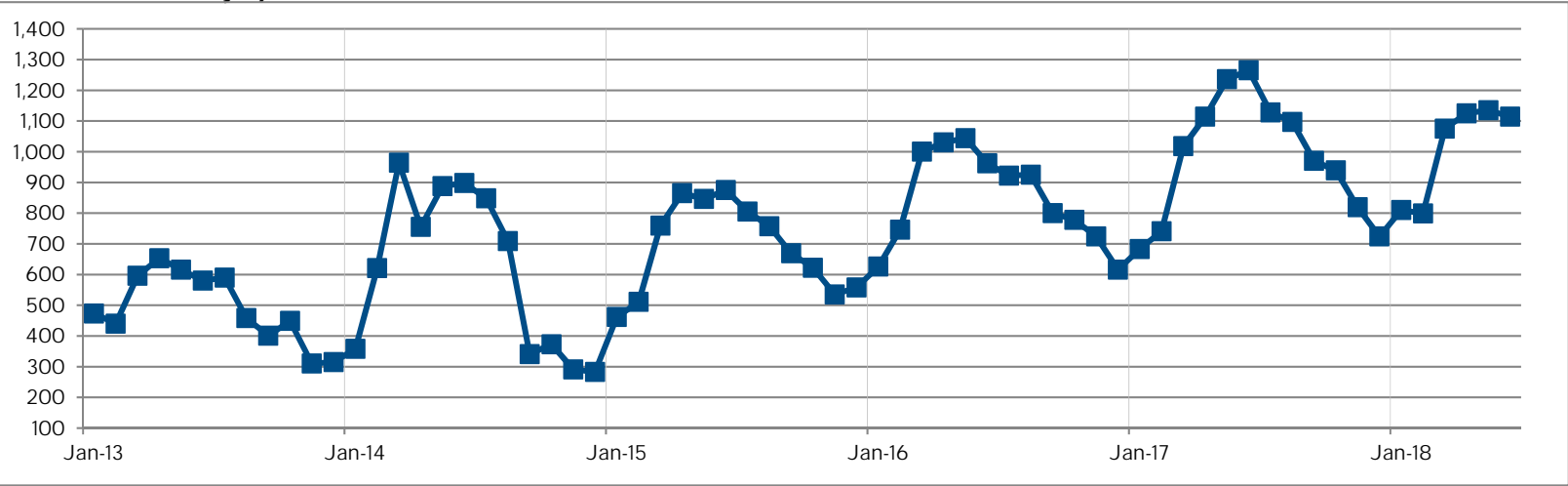


Market Overview

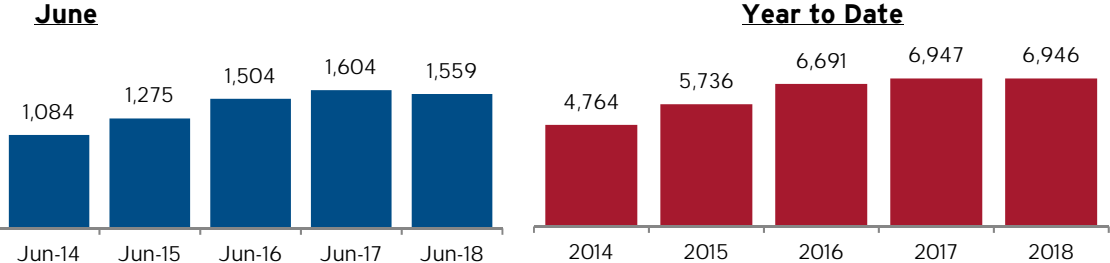


	Pending	Percent Change
06/2014	898	
06/2015	875	-2.56%
06/2016	962	9.94%
06/2017	1,265	31.50%
06/2018	1,114	-11.94%

Historical Pending by Month

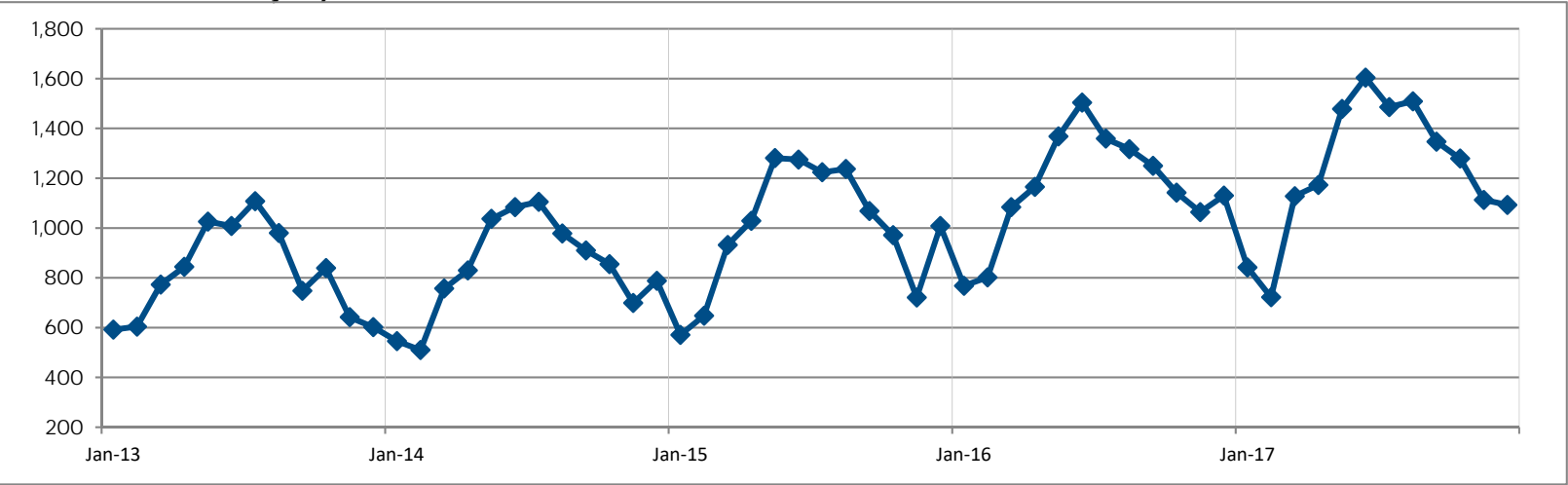


Market Overview



	Sold Listings	Percent Change
06/2014	1,084	
06/2015	1,275	17.62%
06/2016	1,504	17.96%
06/2017	1,604	6.65%
06/2018	1,559	-2.81%

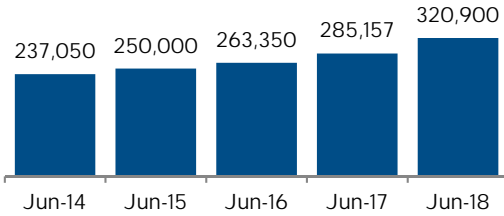
Historical Sold Listings by Month



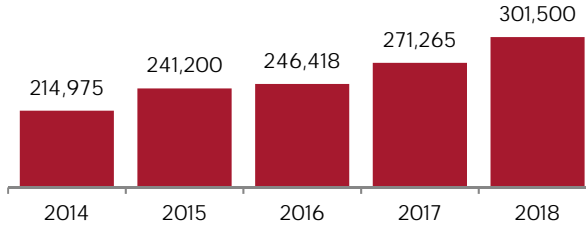
Market Overview



June

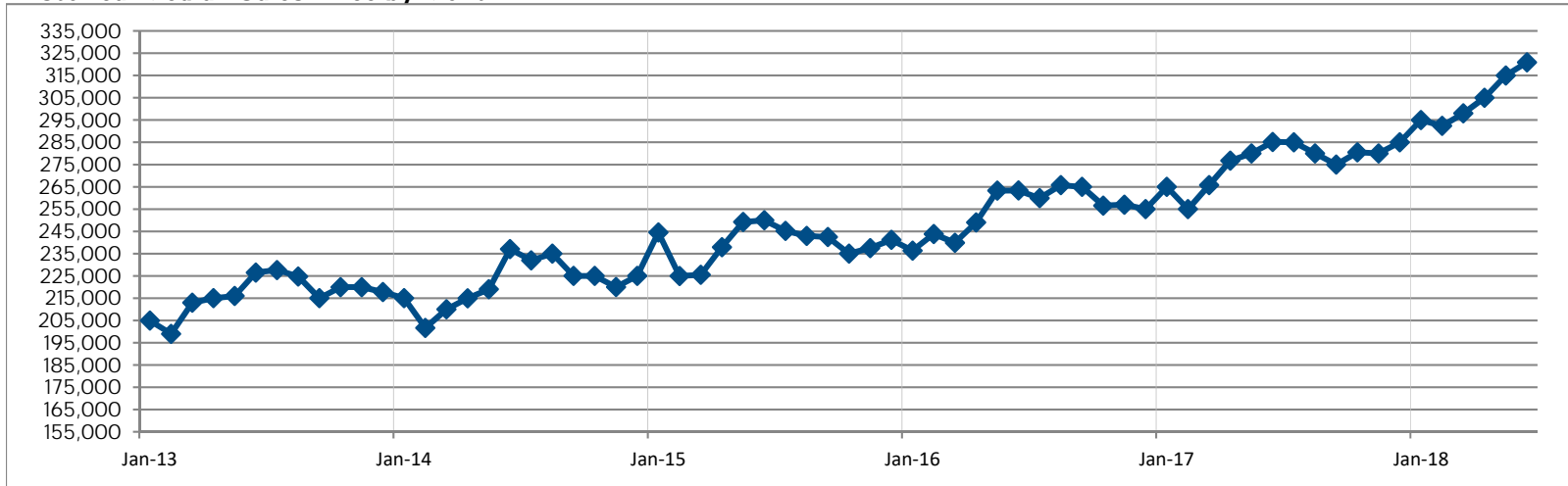


Year to Date - Median

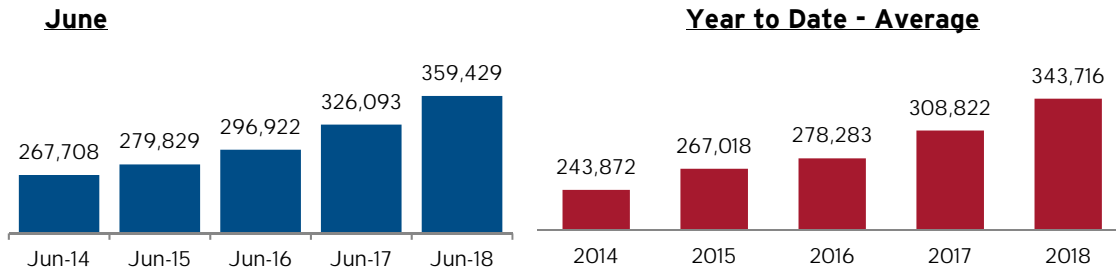


	Median Sales Price	Percent Change
06/2014	237,050	
06/2015	250,000	5.46%
06/2016	263,350	5.34%
06/2017	285,157	8.28%
06/2018	320,900	12.53%

Historical Median Sales Price by Month

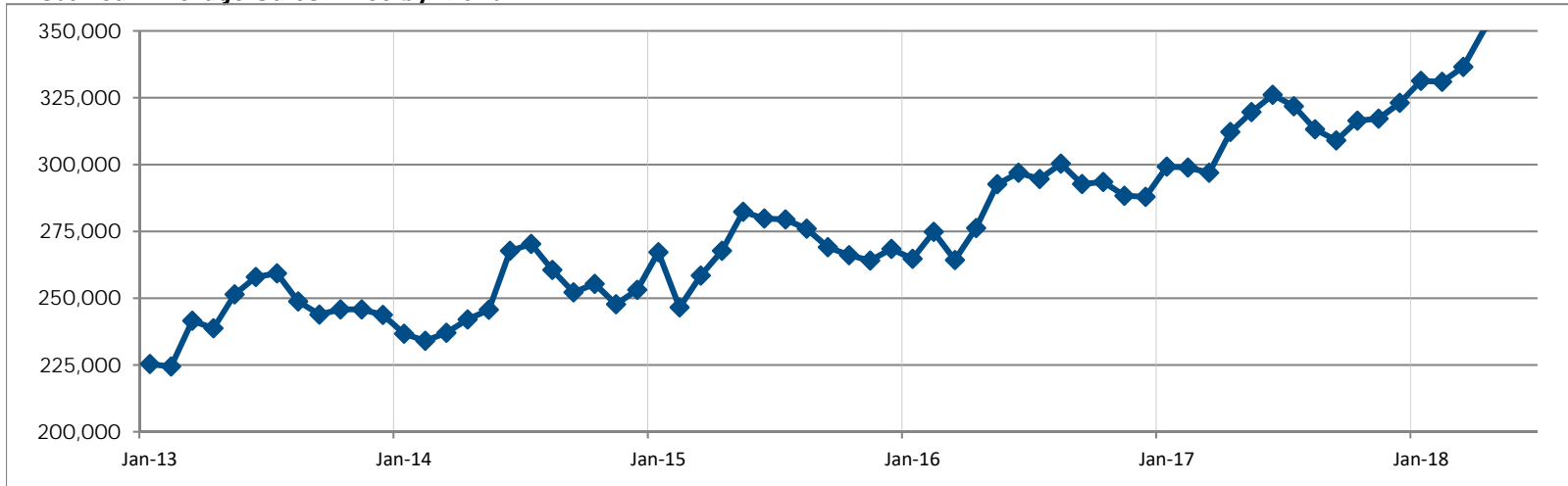


Market Overview

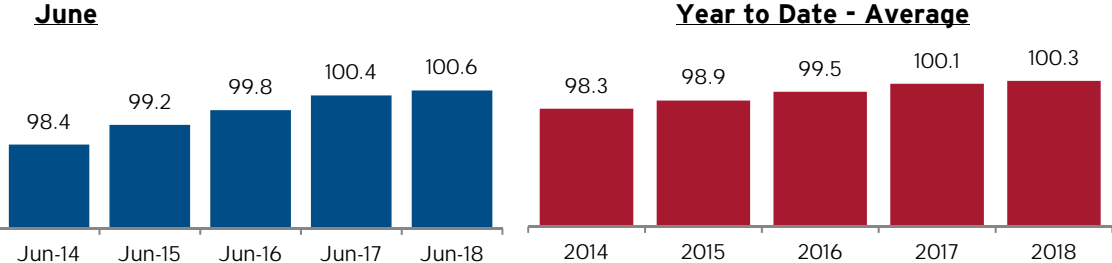


	Average Sales Price	Percent Change
06/2014	267,708	
06/2015	279,829	4.53%
06/2016	296,922	6.11%
06/2017	326,093	9.82%
06/2018	359,429	10.22%

Historical Average Sales Price by Month

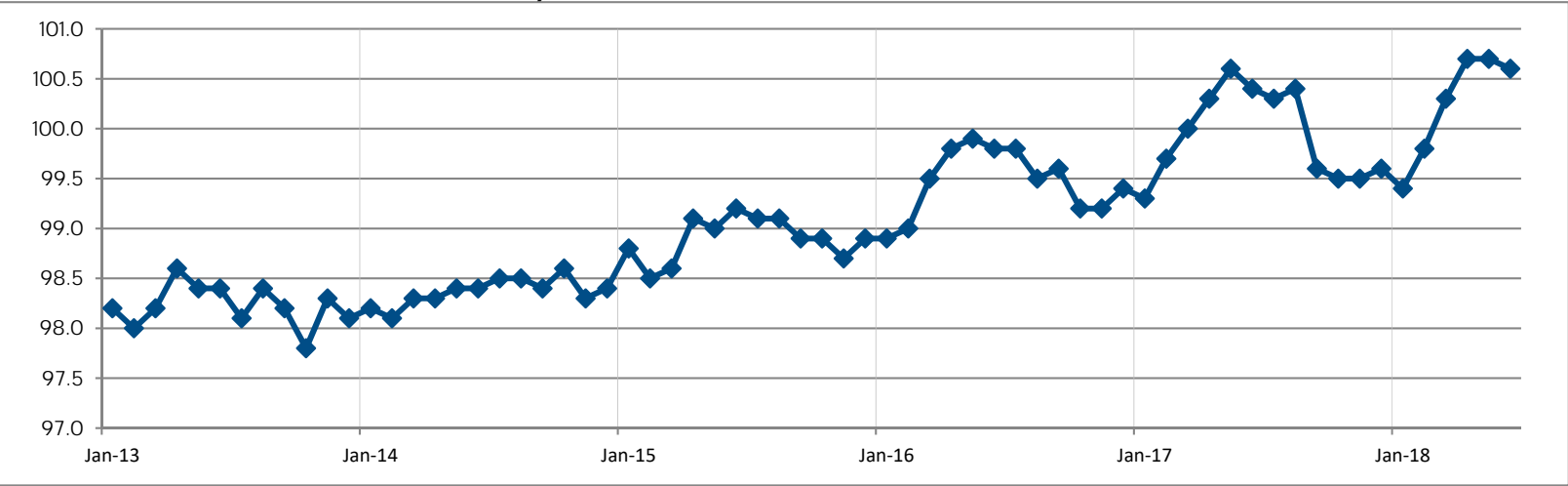


Market Overview

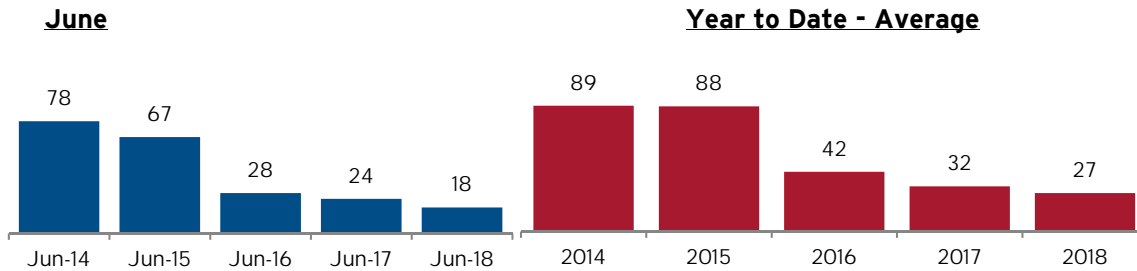


	Pct of List Recvd	Percent Change
06/2014	98.4	
06/2015	99.2	0.81%
06/2016	99.8	0.60%
06/2017	100.4	0.60%
06/2018	100.6	0.20%

Historical Percent of List Price Received by Month

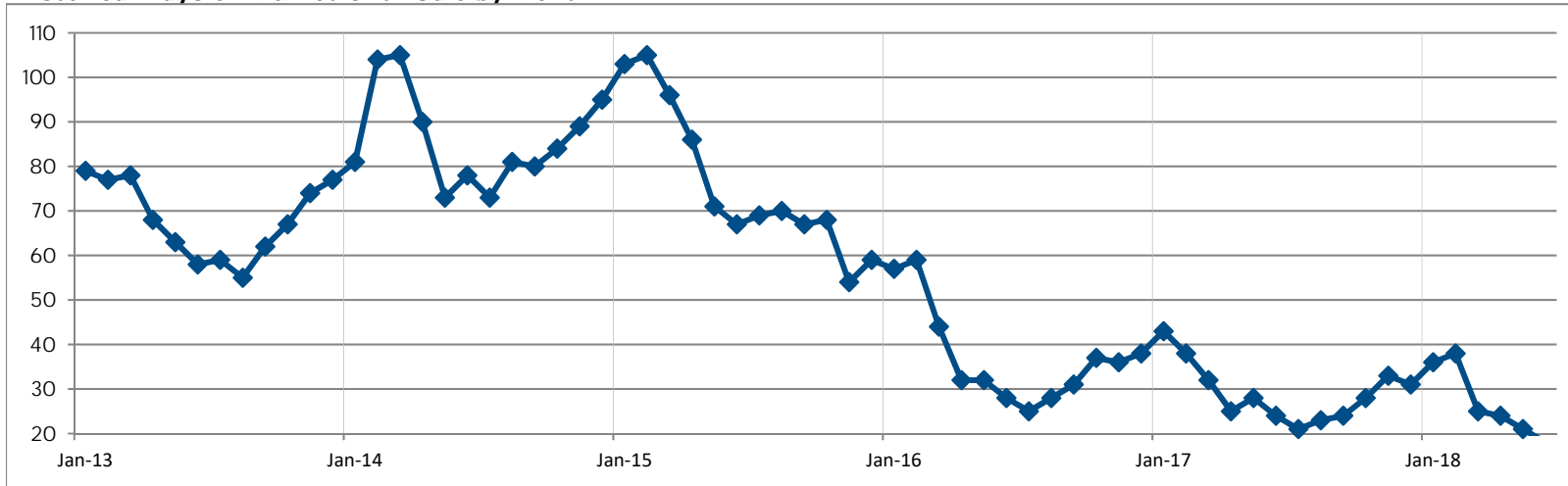


Market Overview

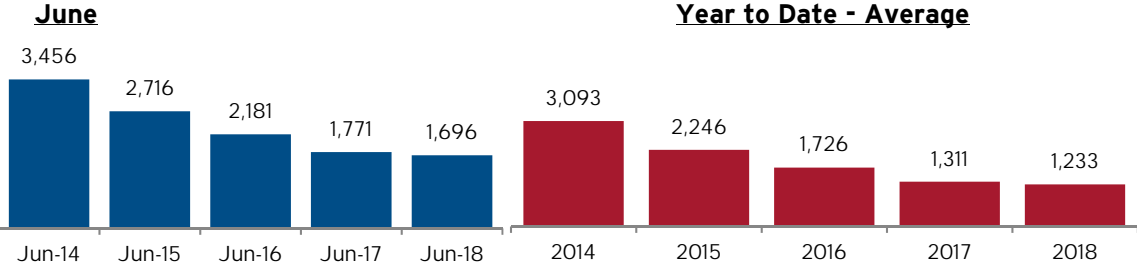


	DOM	Percent Change
06/2014	78	
06/2015	67	-14.10%
06/2016	28	-58.21%
06/2017	24	-14.29%
06/2018	18	-25.00%

Historical Days on Market Until Sale by Month



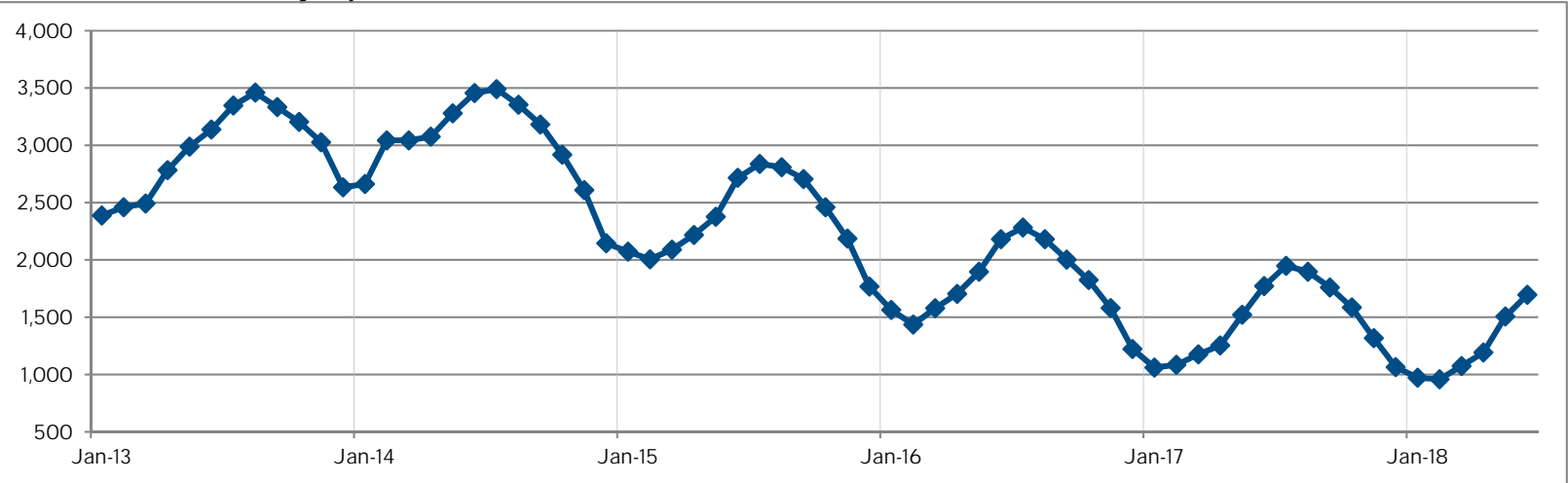
Market Overview



Year to Date - Average

	Active Listings	Percent Change
06/2014	3,456	
06/2015	2,716	-21.41%
06/2016	2,181	-19.70%
06/2017	1,771	-18.80%
06/2018	1,696	-4.23%

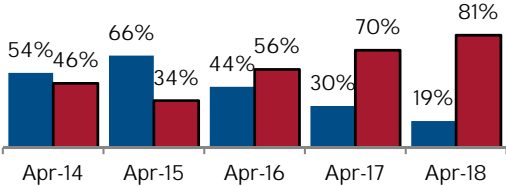
Historical Active Listings by Month



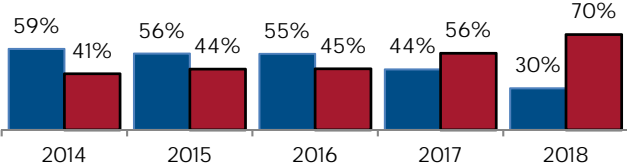
Market Overview



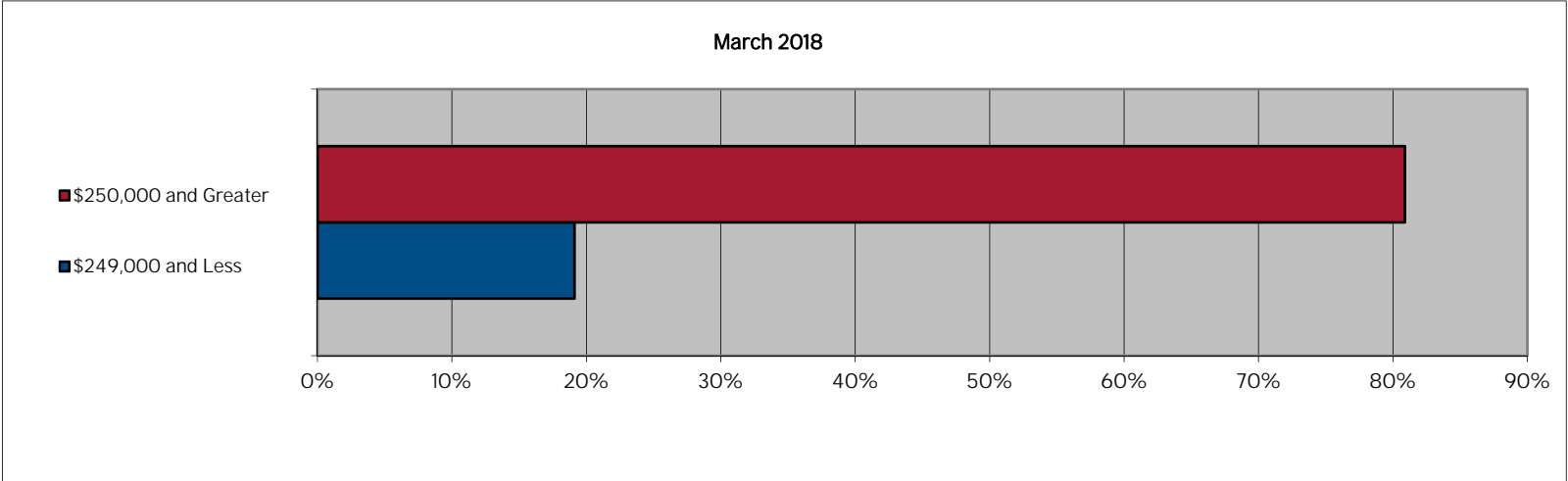
June



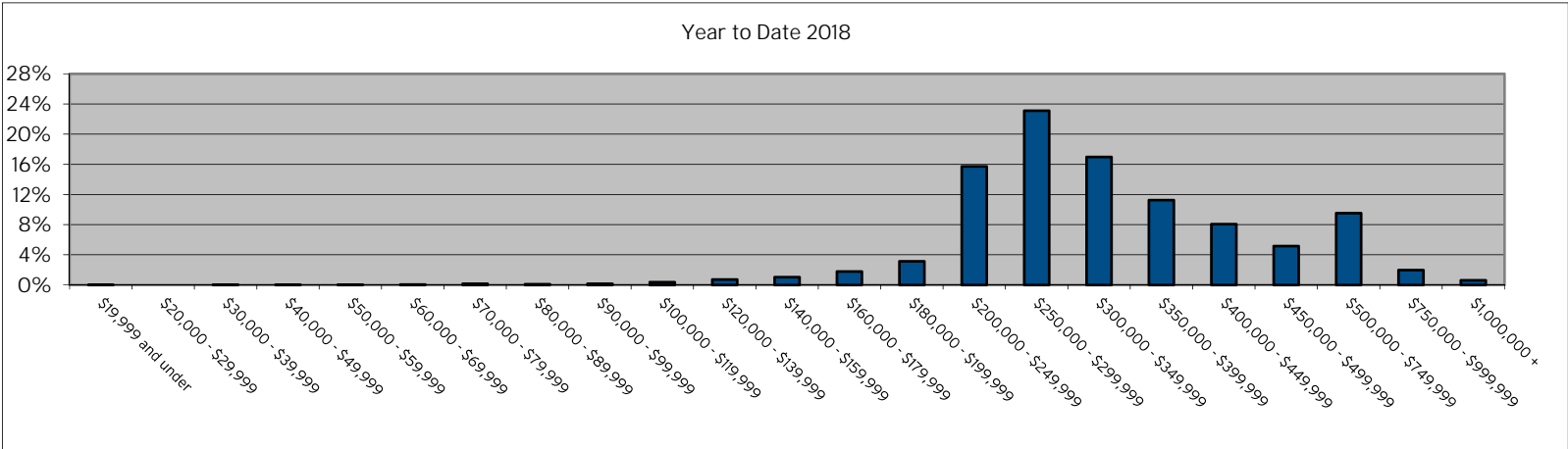
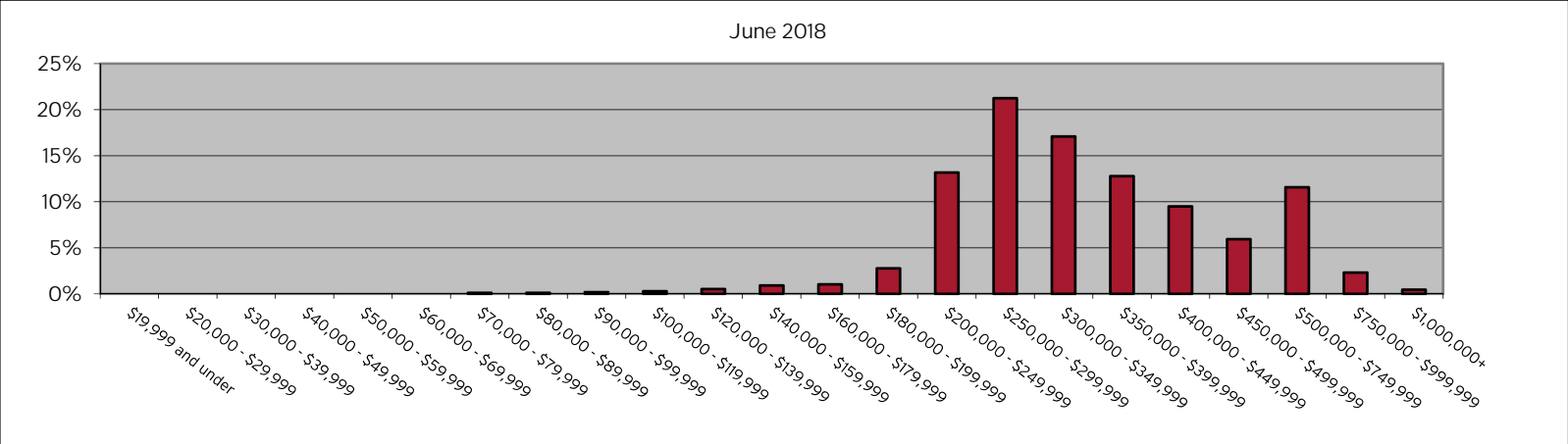
Year to Date



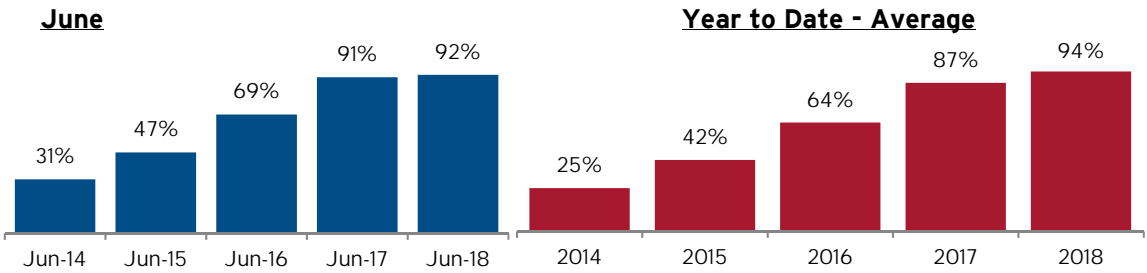
Percent of Sales by Price



Market Overview

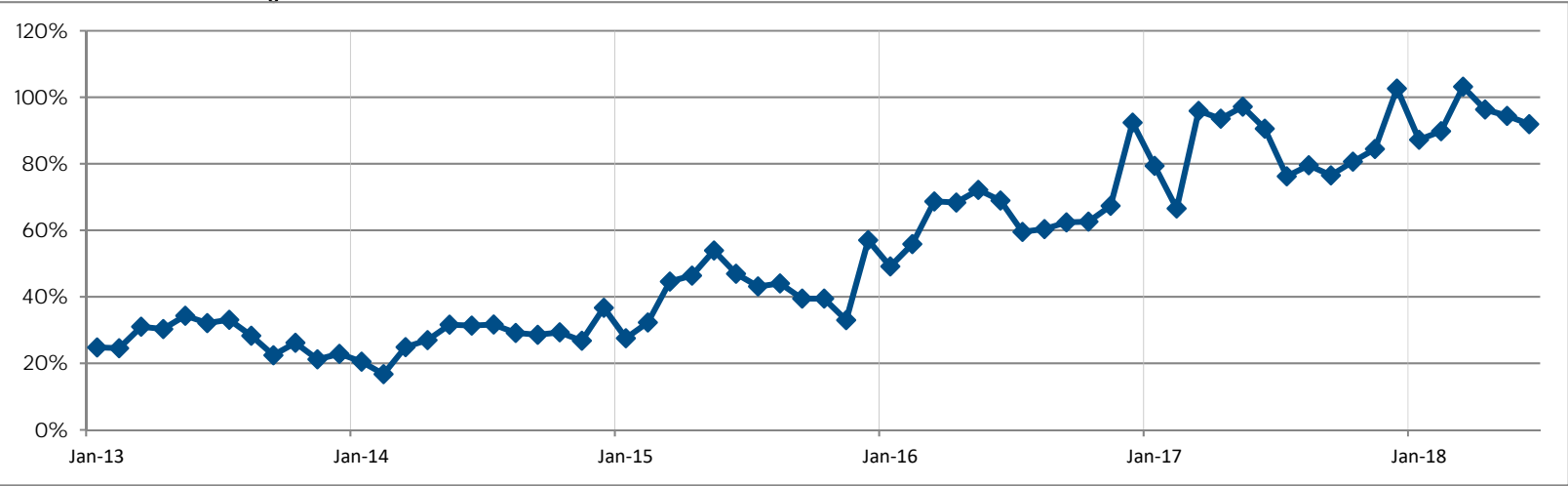


Market Overview

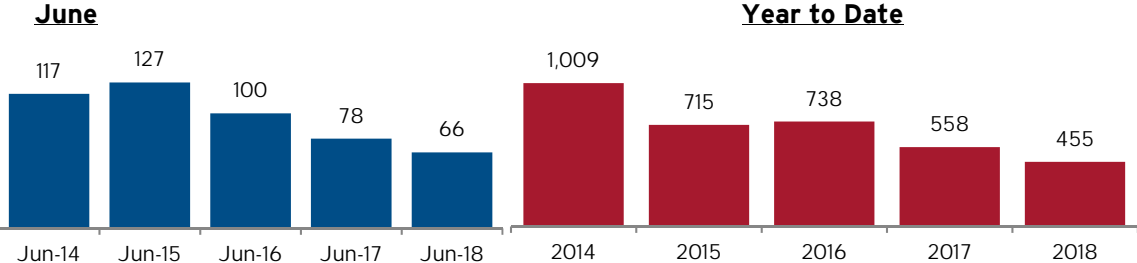


	Sales as a % of Active Listings	Percent Change
06/2014	31%	
06/2015	47%	49.67%
06/2016	69%	46.90%
06/2017	91%	31.34%
06/2018	92%	1.49%

Sales as a % of Active Listings

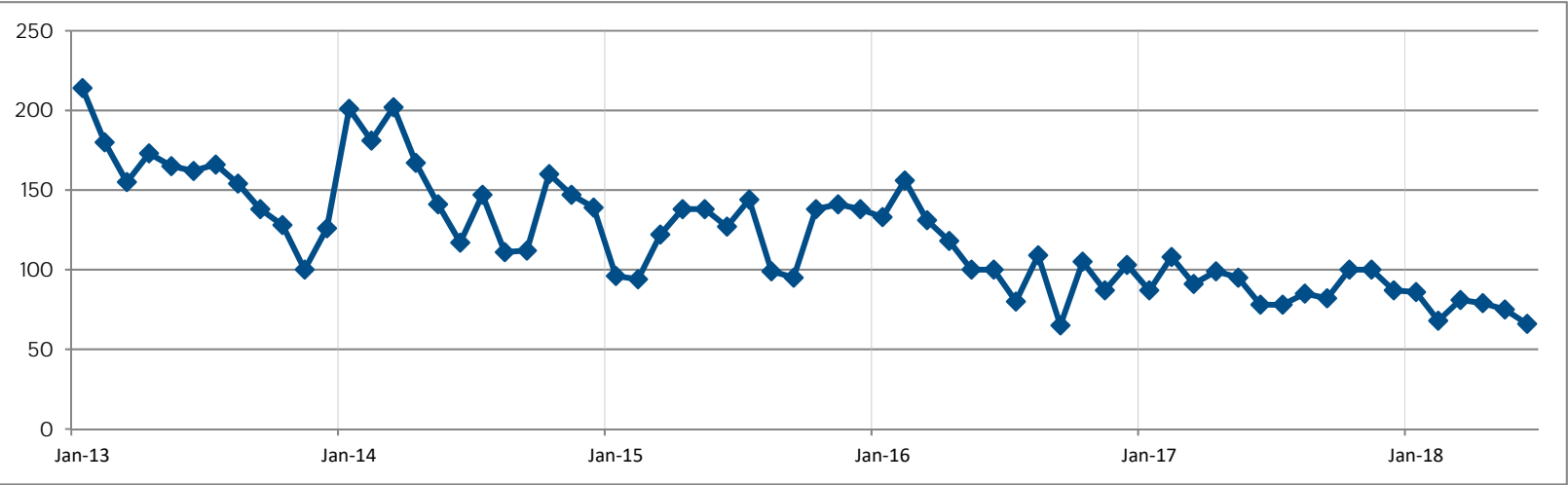


Market Overview

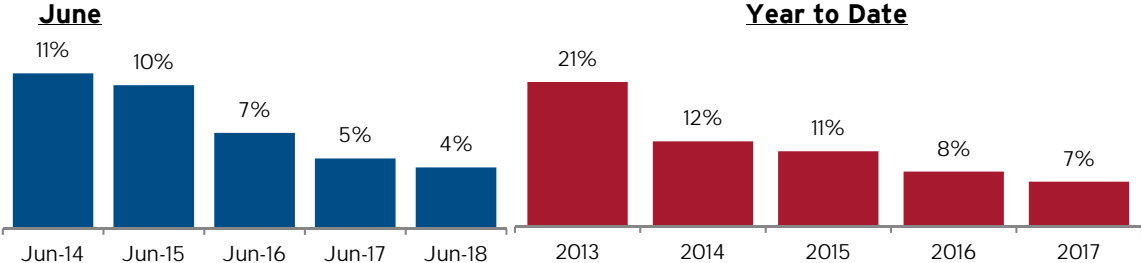


	Foreclosures	Percent Change
06/2014	117	
06/2015	127	8.55%
06/2016	100	-21.26%
06/2017	78	-22.00%
06/2018	66	-15.38%

Foreclosures

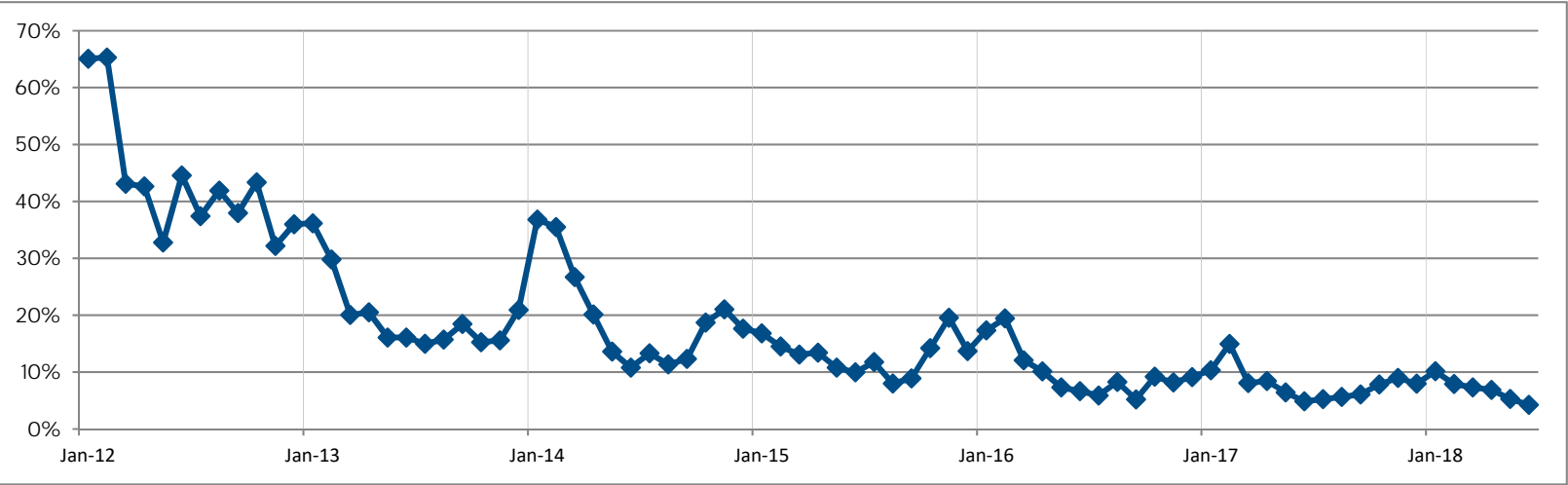


Market Overview

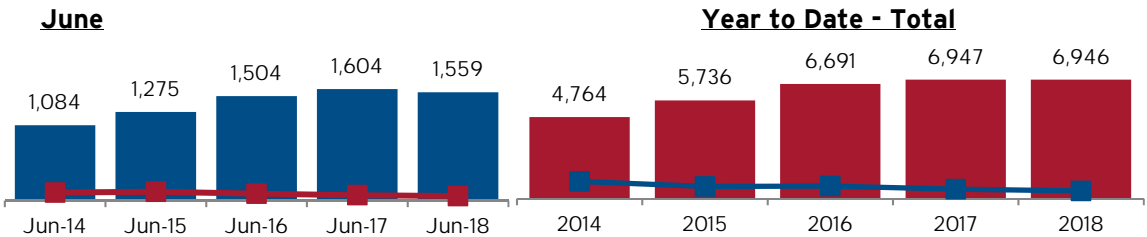


	Foreclosure as % of Sales	Percent Change
06/2014	11%	
06/2015	9.96%	-7.71%
06/2016	6.65%	-33.25%
06/2017	4.86%	-26.86%
06/2018	4.23%	-12.94%

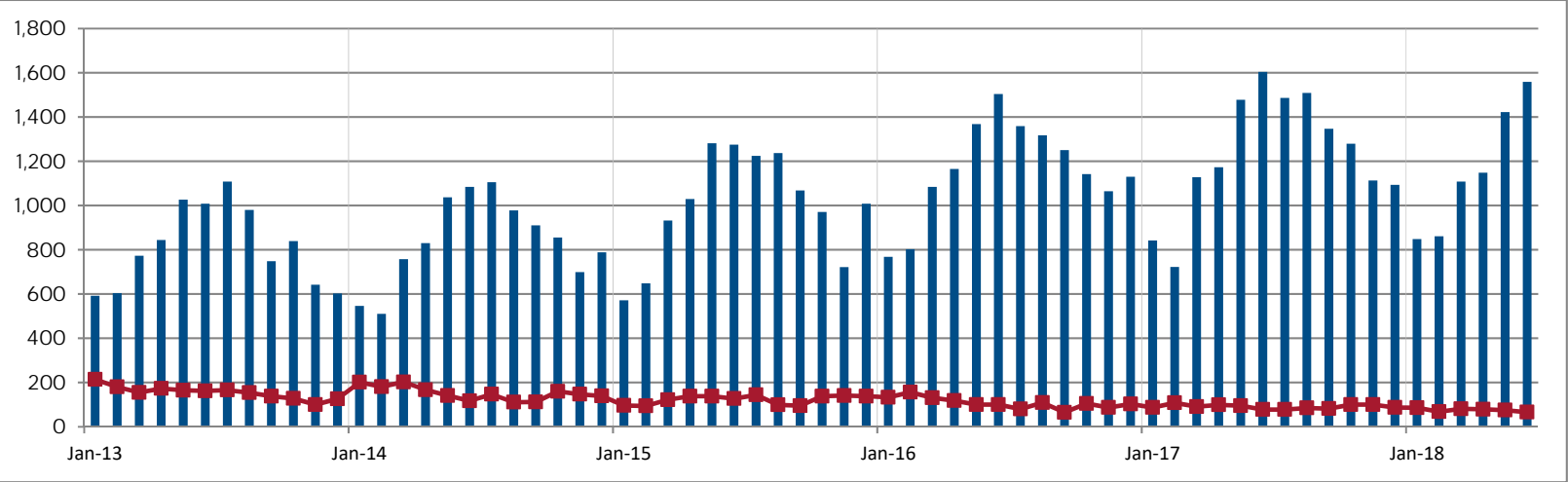
Foreclosures as a % of Sales



Market Overview



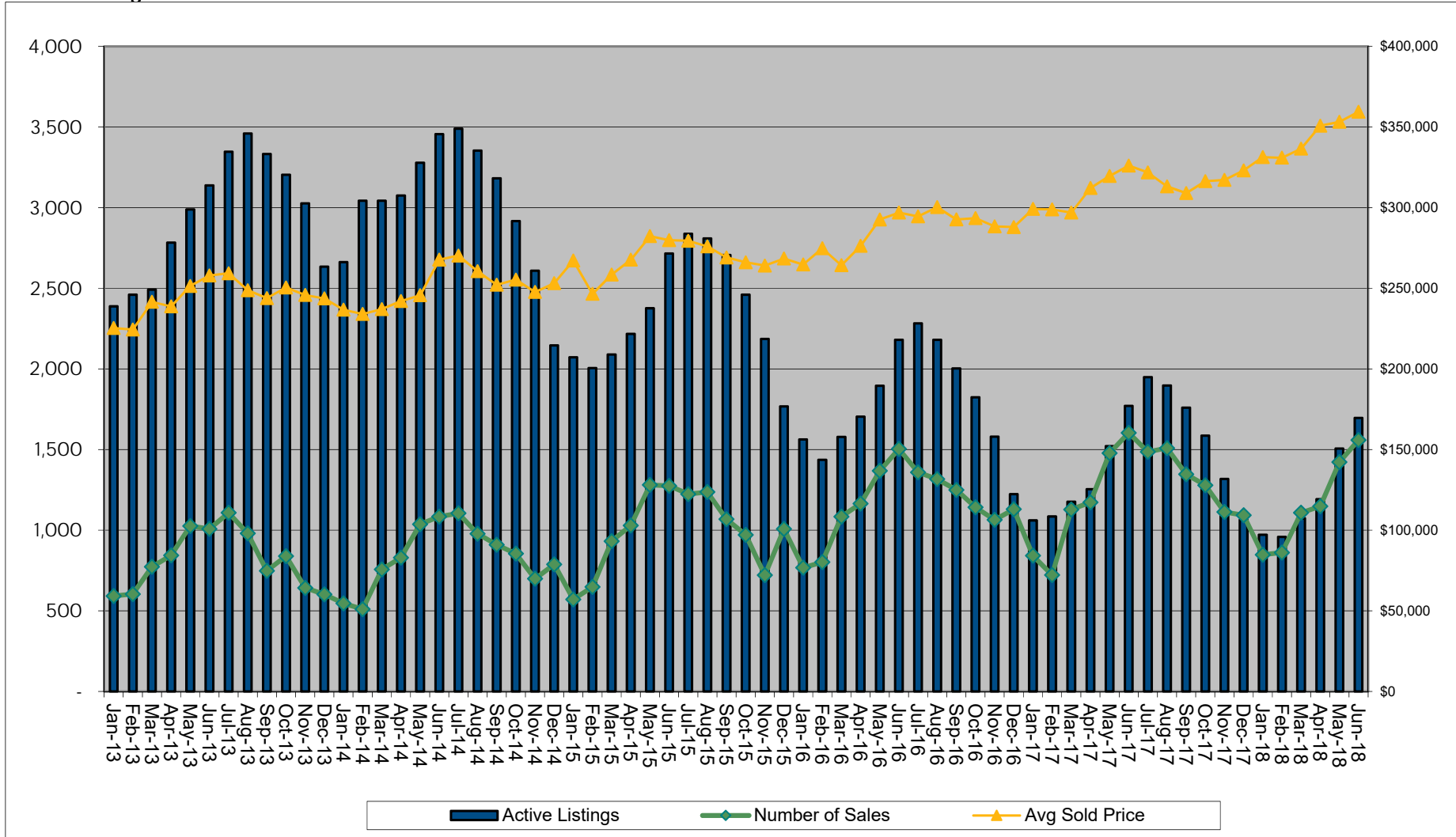
Number of Sales v Number of Foreclosures



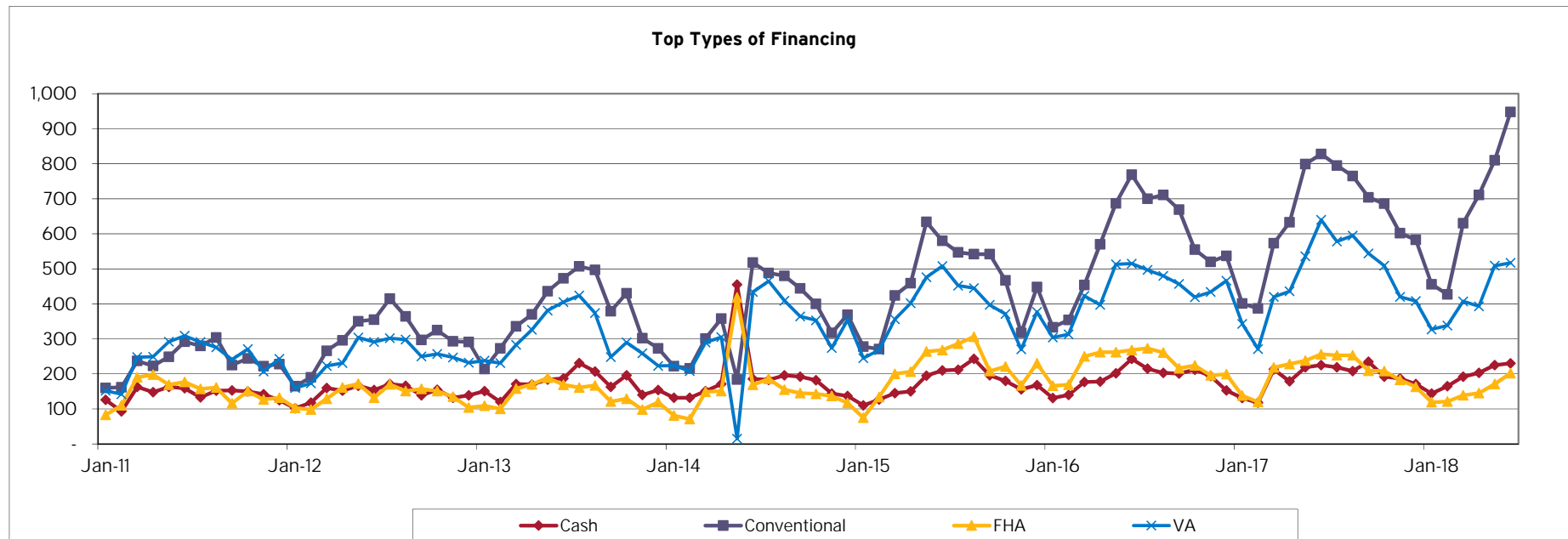
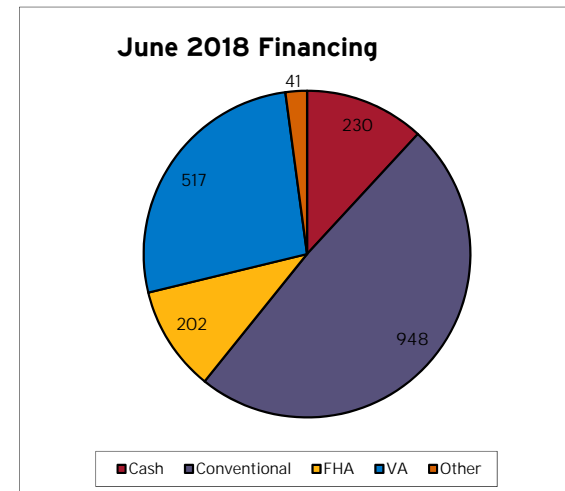
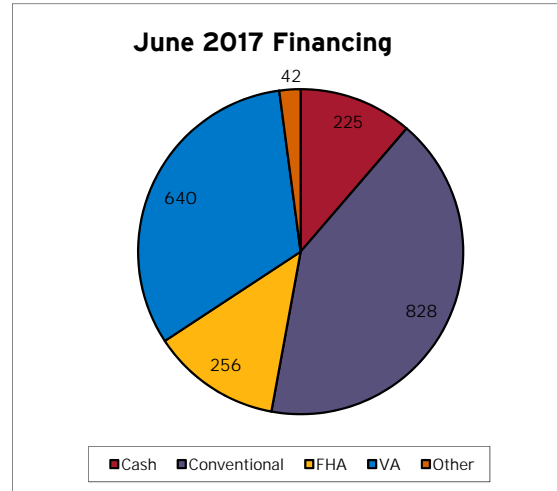
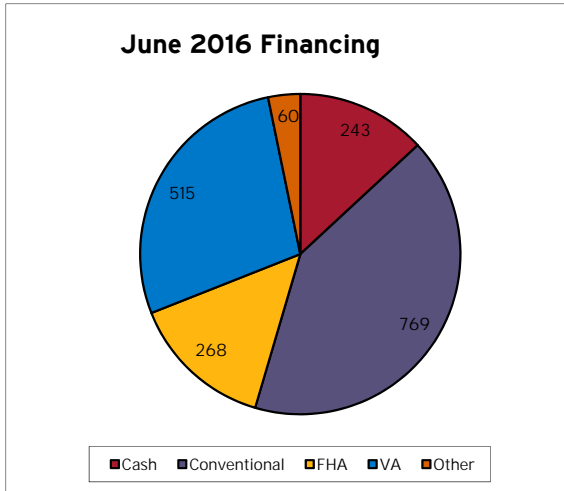
Market Overview



Active Listings v Number Sold v Sales Price



Market Overview



Market Overview



Freddie Mac 30-Year Fixed-Rate Mortgage rates

