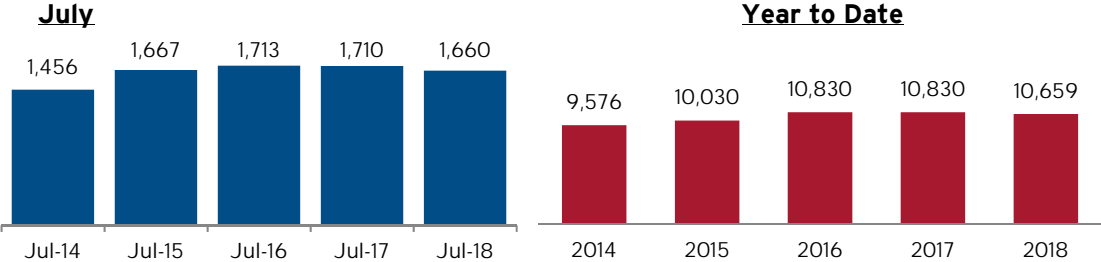


Market Overview



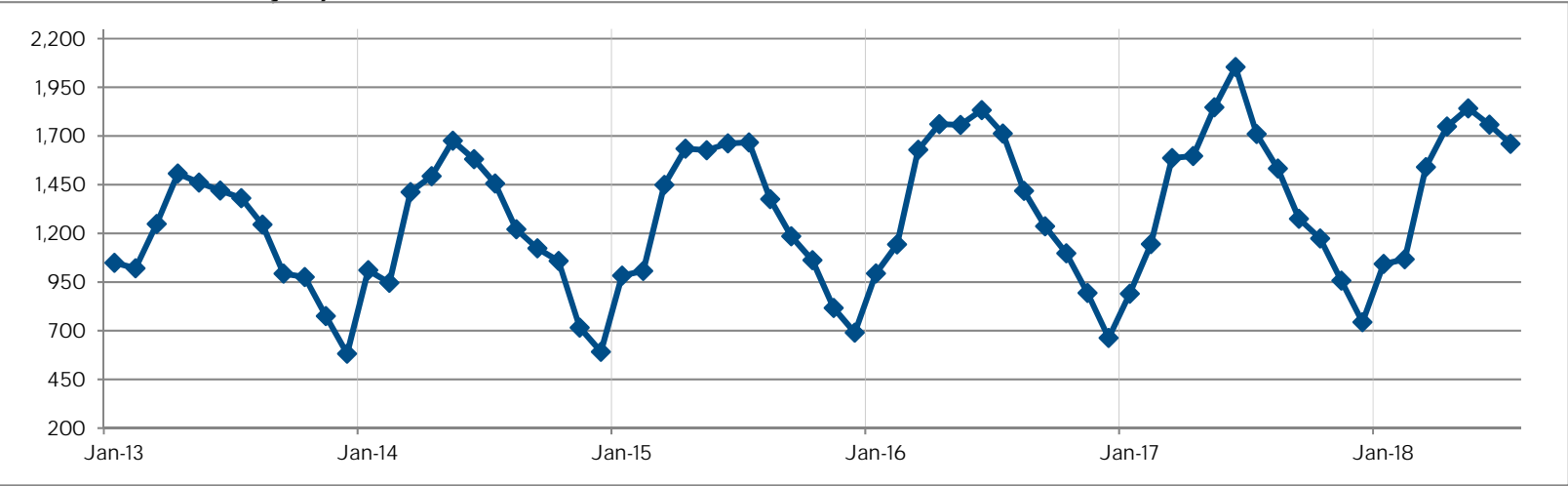
Key Metrics	Historical Sparkbars	July 2017	July 2018	Percent Change	YTD 2017	YTD 2018	Percent Change
New Listings		1,710	1,660	-2.92%	10,830	10,659	-1.58%
Pending		1128	1,067	-5.41%	7185	7,125	-0.84%
Sold Listings		1,486	1,441	-3.03%	8,433	8,387	-0.55%
Median Sales Price		285,000	310,000	8.77%	276,745	305,000	10.21%
Average Sales Price		321,851	345,017	7.20%	310,683	343,901	10.69%
Pct. Of List Price Received		100.3	100.2	-0.10%	100.1	100.2	0.16%
Days on Market		21	21	0.00%	30	26	-13.27%
Active Listings		1,949	1,875	-3.80%	1,402	1,325	-5.53%

Market Overview

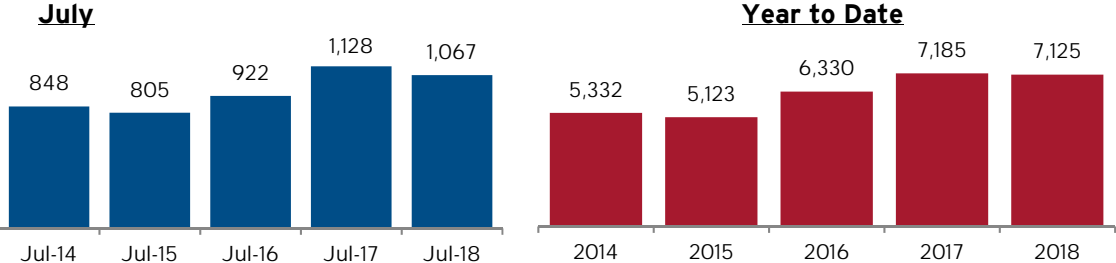


	New Listings	Percent Change
07/2014	1,456	
07/2015	1,667	14.49%
07/2016	1,713	2.76%
07/2017	1,710	-0.18%
07/2018	1,660	-2.92%

Historical New Listings by Month

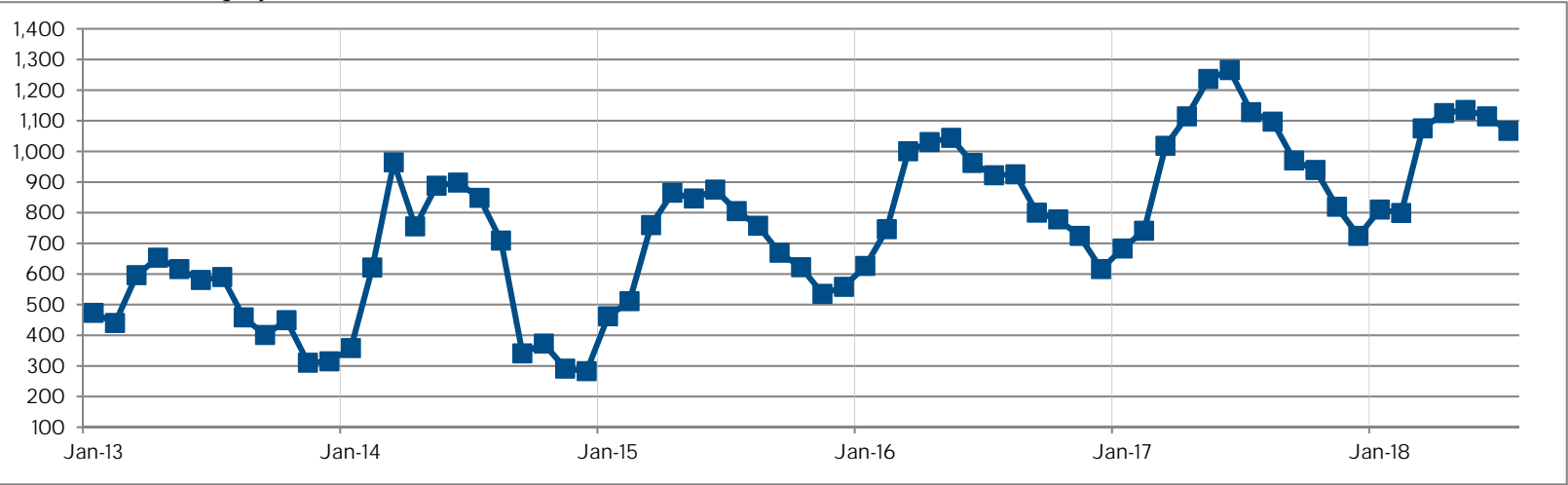


Market Overview

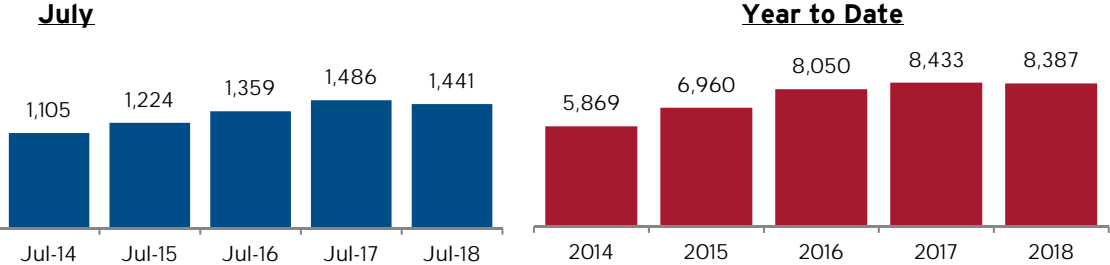


	Pending	Percent Change
07/2014	848	
07/2015	805	-5.07%
07/2016	922	14.53%
07/2017	1,128	22.34%
07/2018	1,067	-5.41%

Historical Pending by Month

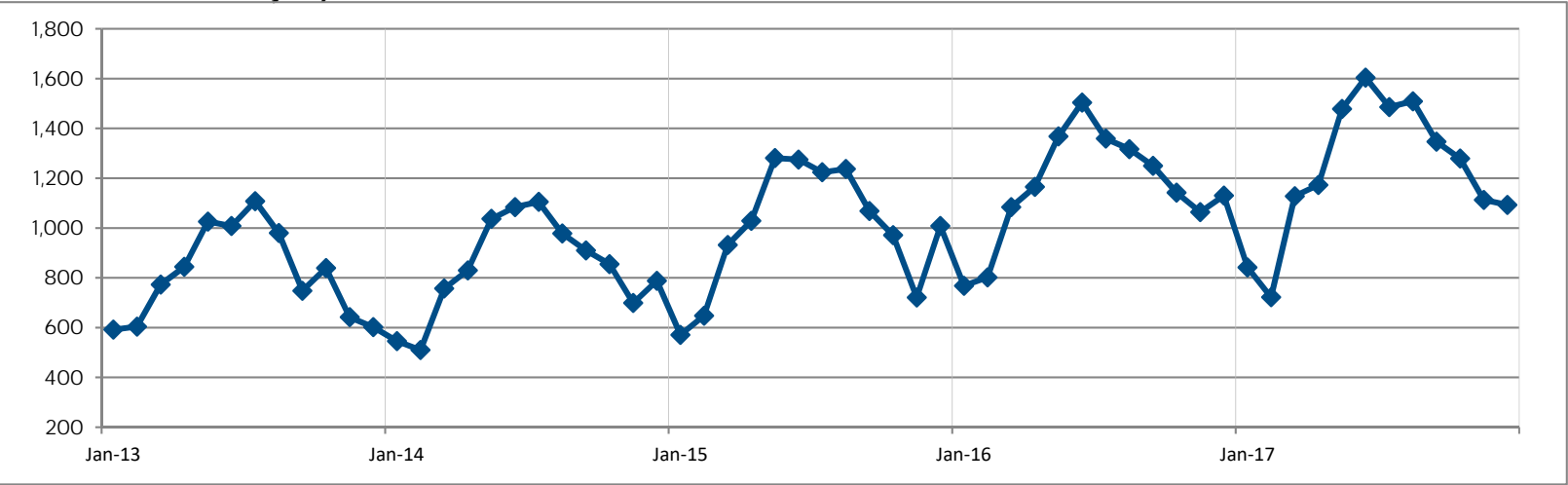


Market Overview



	Sold Listings	Percent Change
07/2014	1,105	
07/2015	1,224	10.77%
07/2016	1,359	11.03%
07/2017	1,486	9.35%
07/2018	1,441	-3.03%

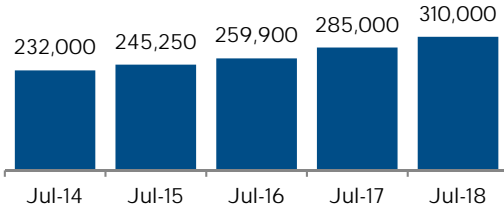
Historical Sold Listings by Month



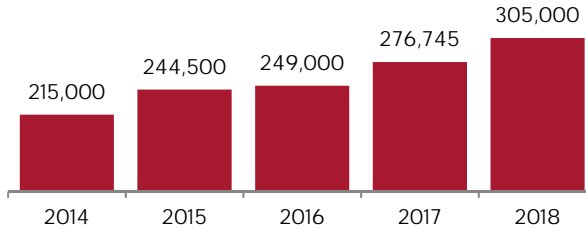
Market Overview



July

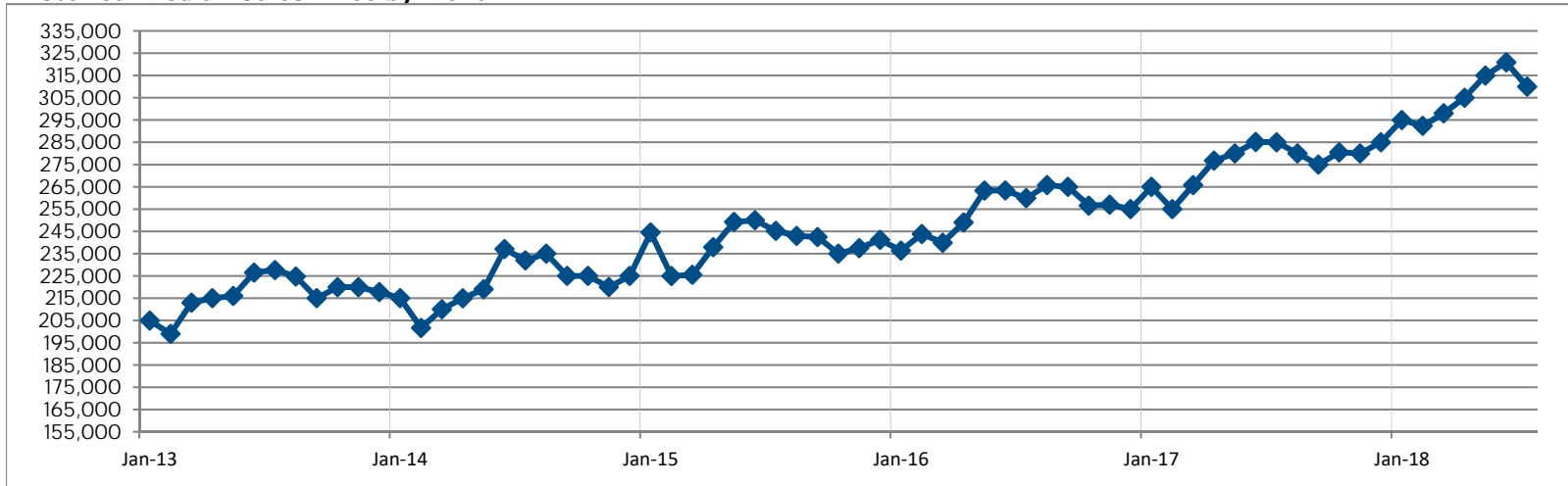


Year to Date - Median



	Median Sales Price	Percent Change
07/2014	232,000	
07/2015	245,250	5.71%
07/2016	259,900	5.97%
07/2017	285,000	9.66%
07/2018	310,000	8.77%

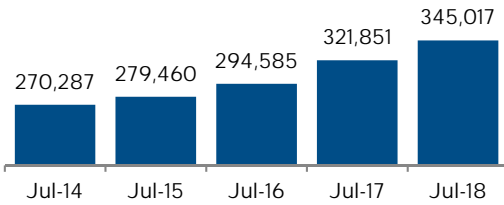
Historical Median Sales Price by Month



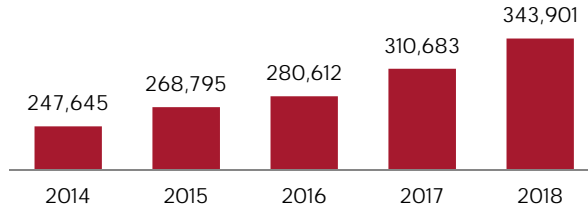
Market Overview



July

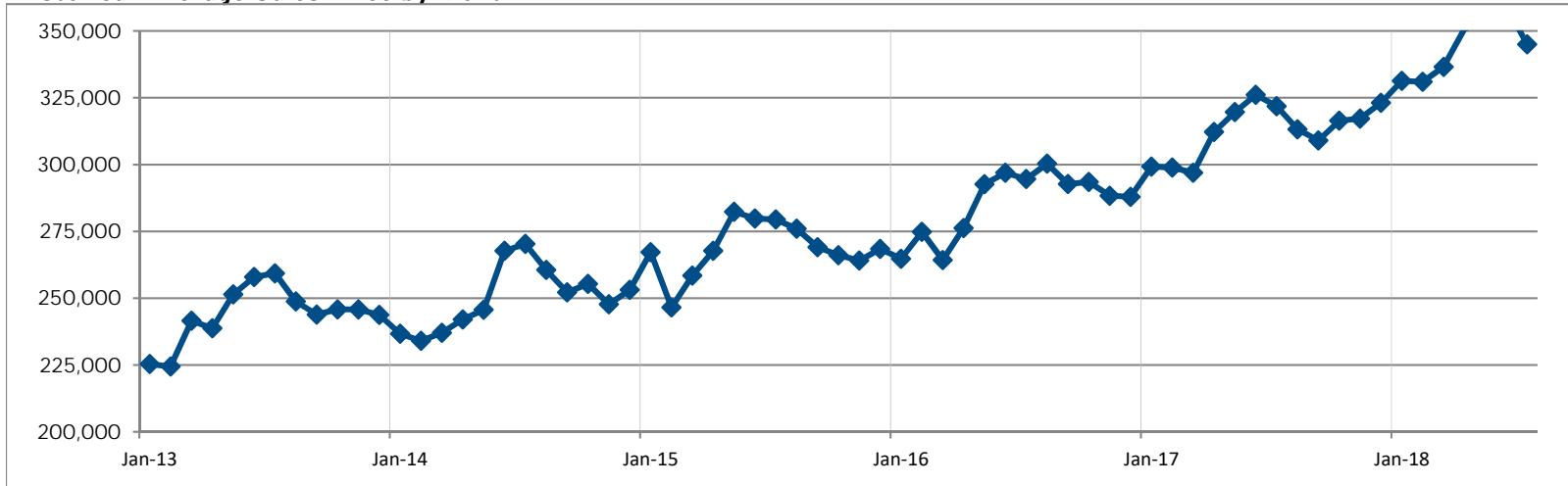


Year to Date - Average

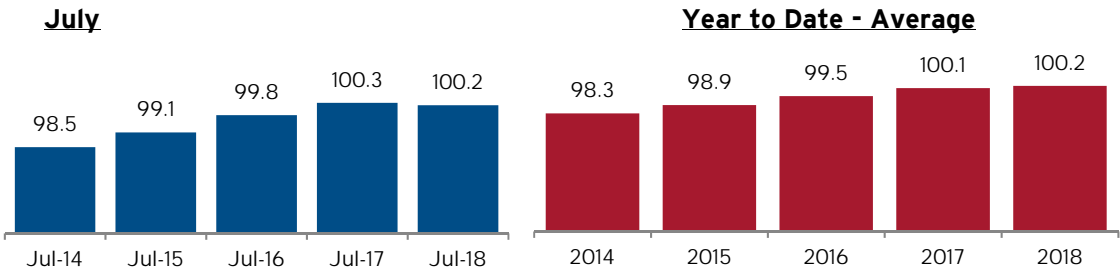


	Average Sales Price	Percent Change
07/2014	270,287	
07/2015	279,460	3.39%
07/2016	294,585	5.41%
07/2017	321,851	9.26%
07/2018	345,017	7.20%

Historical Average Sales Price by Month

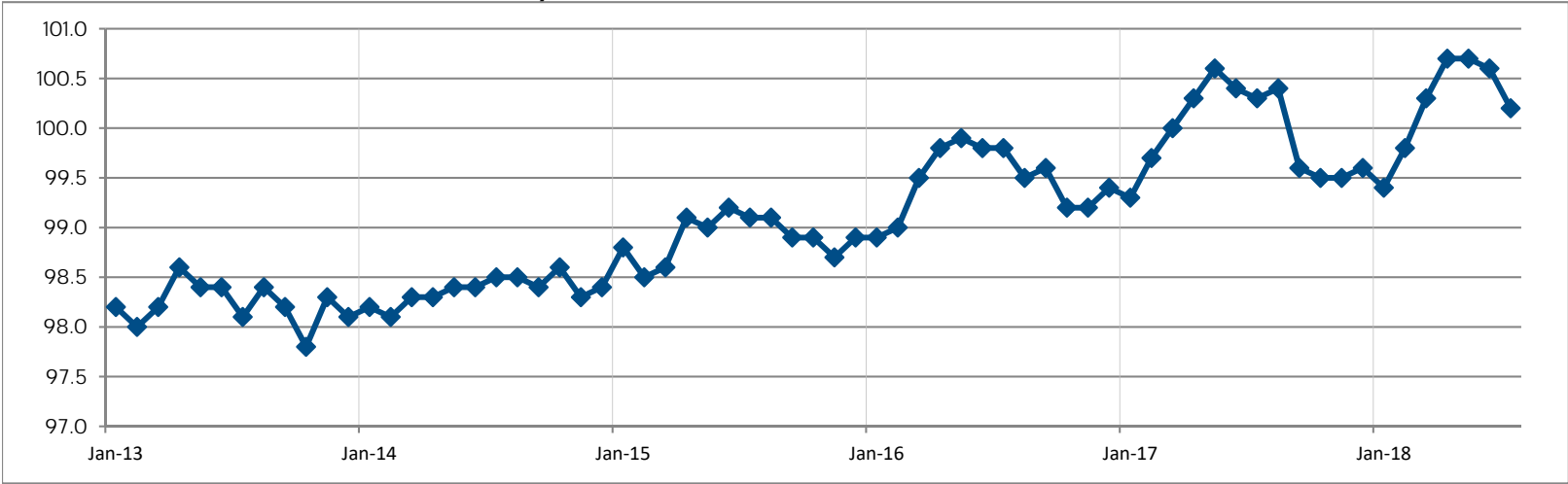


Market Overview



	Pct of List Recvd	Percent Change
07/2014	98.5	
07/2015	99.1	0.61%
07/2016	99.8	0.71%
07/2017	100.3	0.50%
07/2018	100.2	-0.10%

Historical Percent of List Price Received by Month

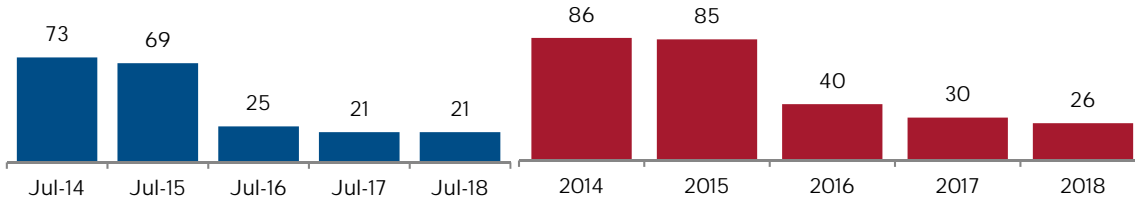


Market Overview



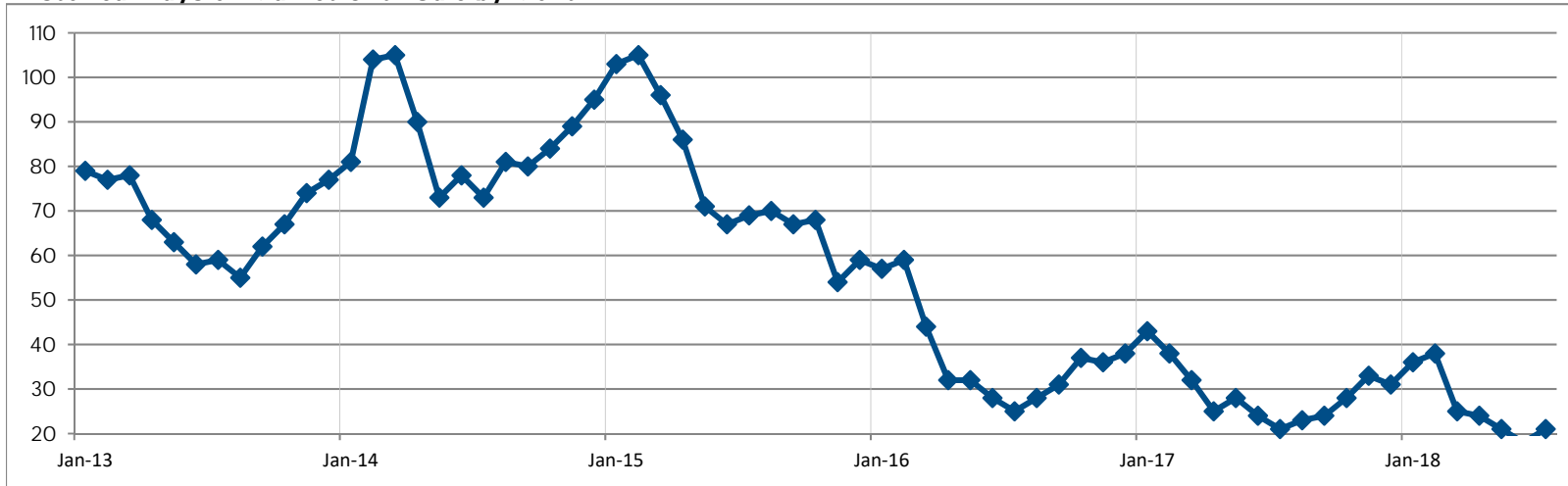
July

Year to Date - Average

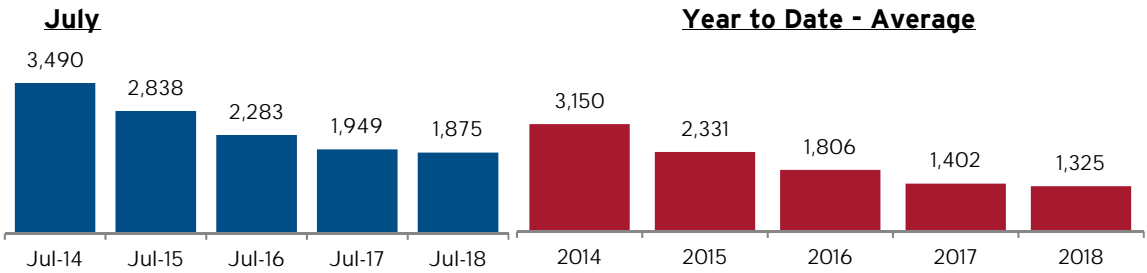


	DOM	Percent Change
07/2014	73	
07/2015	69	-5.48%
07/2016	25	-63.77%
07/2017	21	-16.00%
07/2018	21	0.00%

Historical Days on Market Until Sale by Month



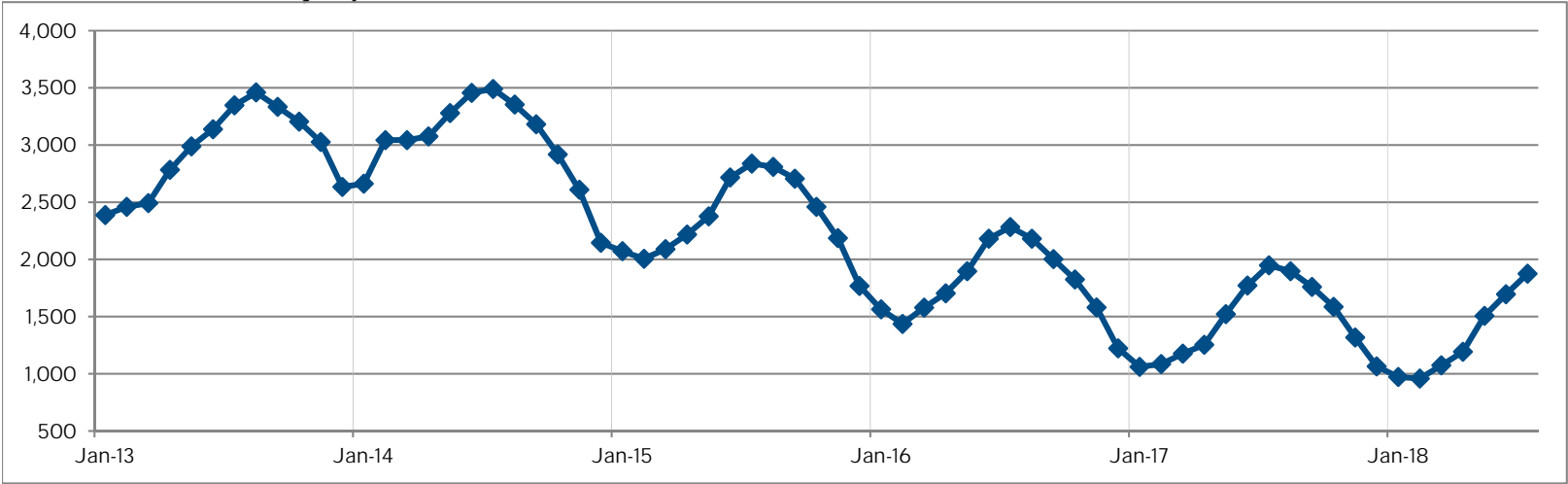
Market Overview



Year to Date - Average

	Active Listings	Percent Change
07/2014	3,490	
07/2015	2,838	-18.68%
07/2016	2,283	-19.56%
07/2017	1,949	-14.63%
07/2018	1,875	-3.80%

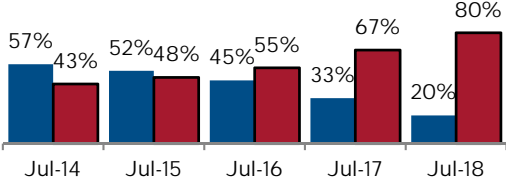
Historical Active Listings by Month



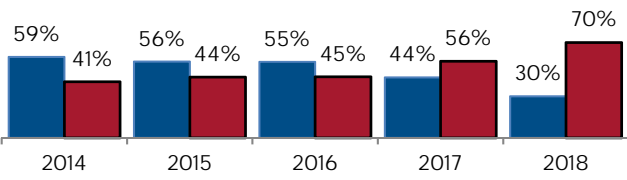
Market Overview



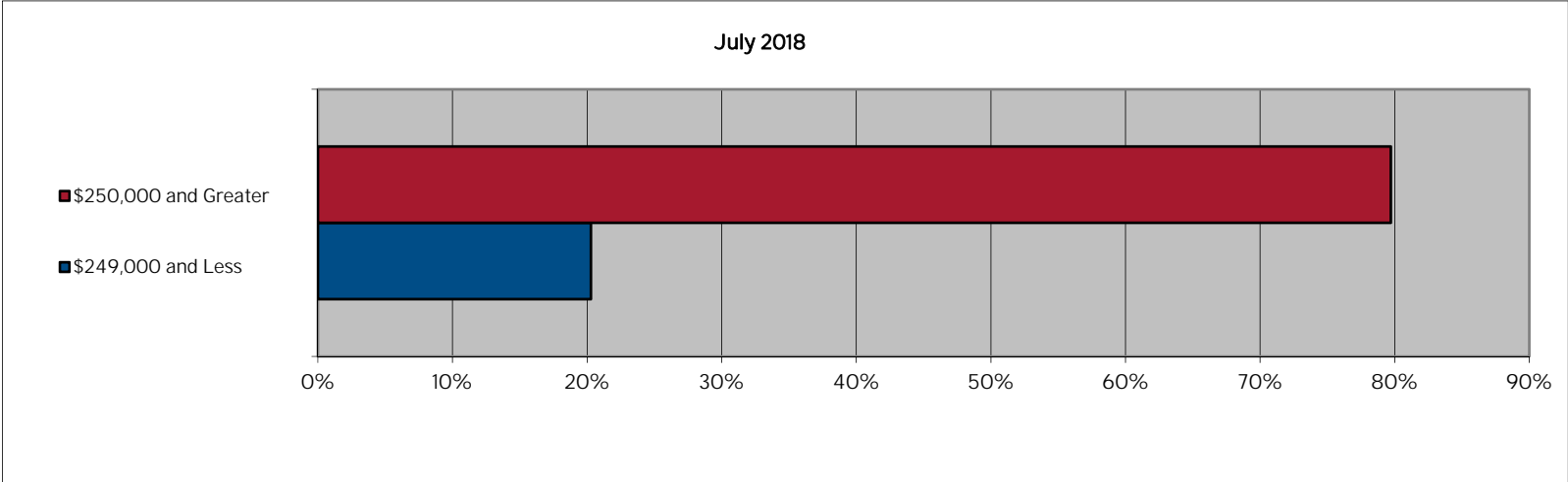
July



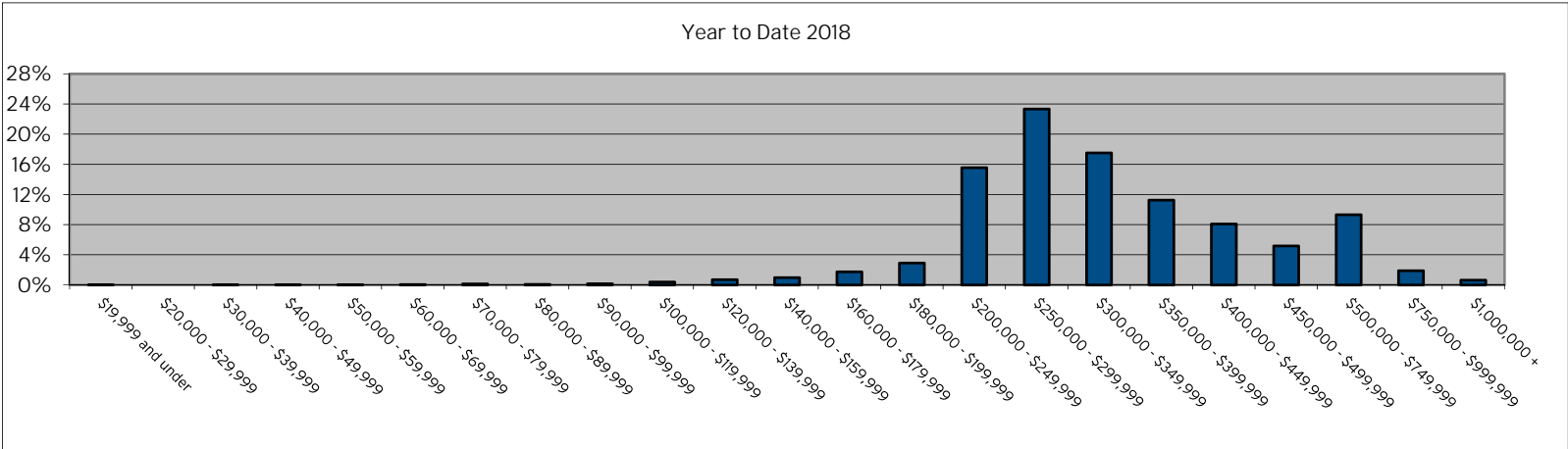
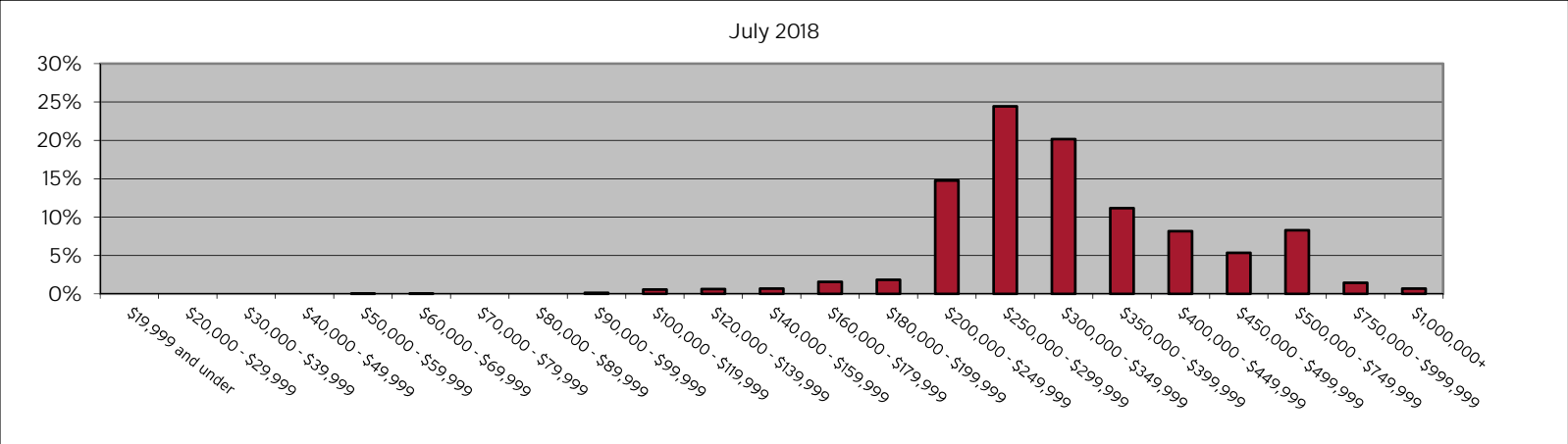
Year to Date



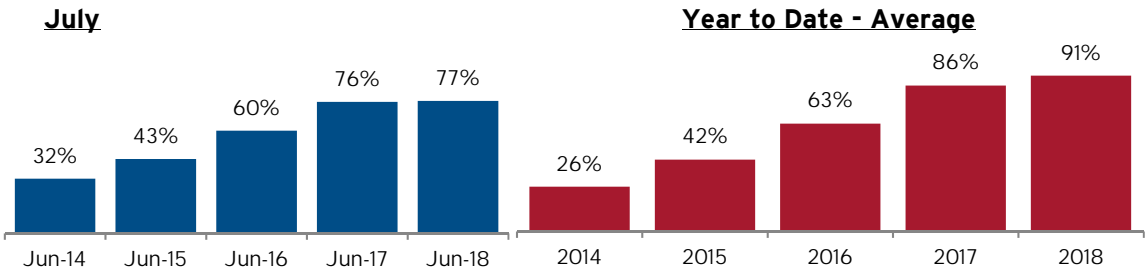
Percent of Sales by Price



Market Overview

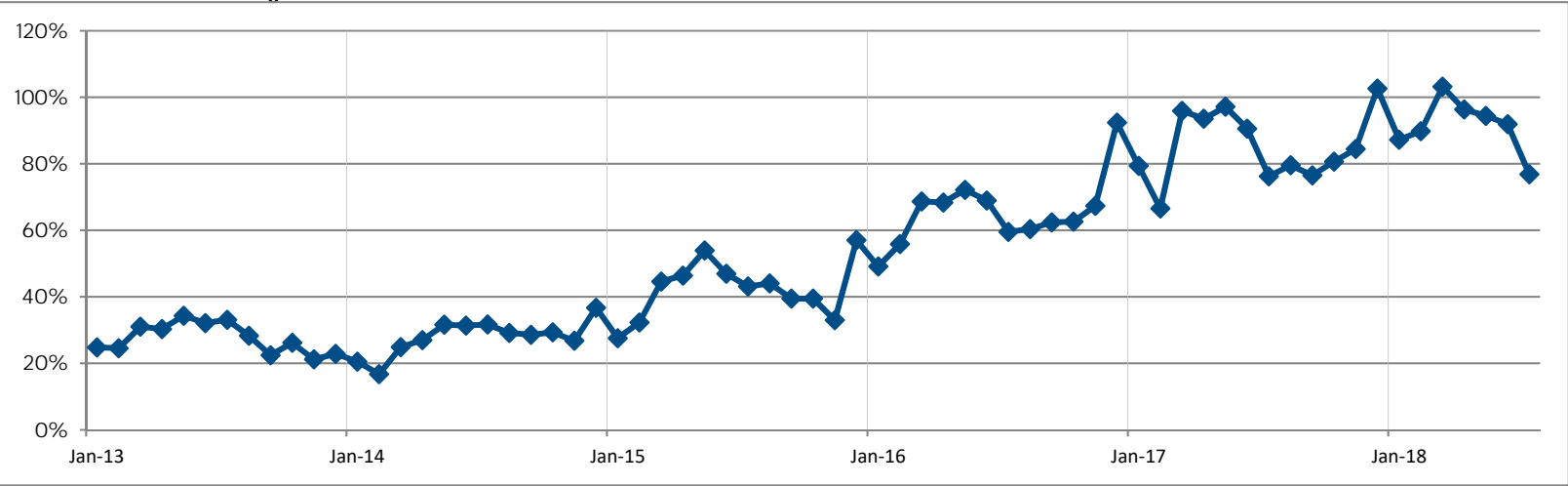


Market Overview

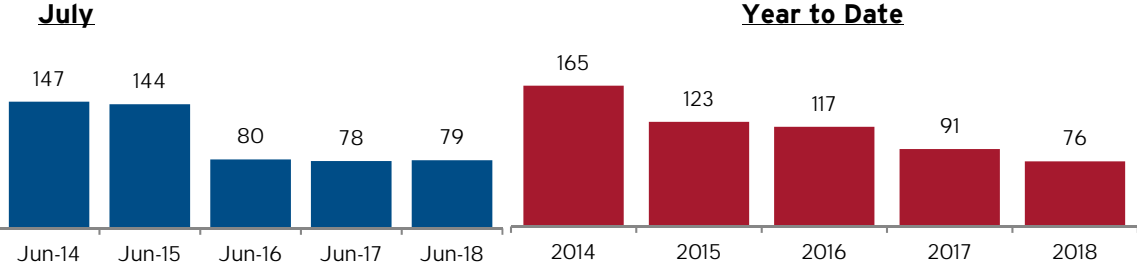


	Sales as a % of Active Listings	Percent Change
07/2014	32%	
07/2015	43%	36.22%
07/2016	60%	38.02%
07/2017	76%	28.08%
07/2018	77%	0.80%

Sales as a % of Active Listings

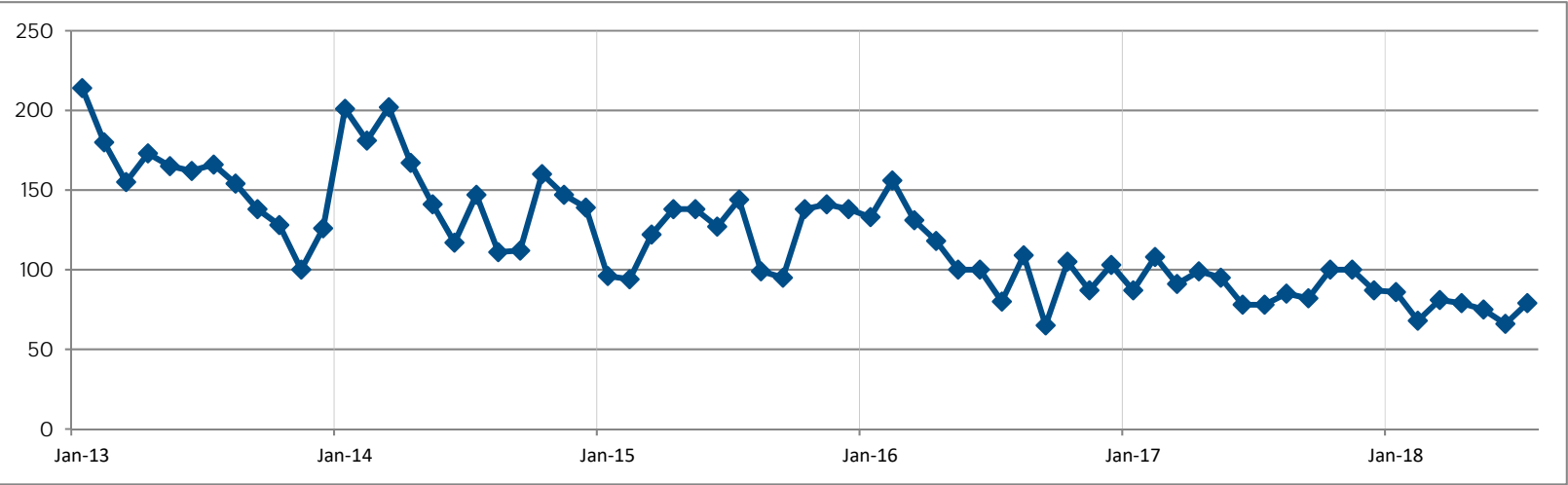


Market Overview

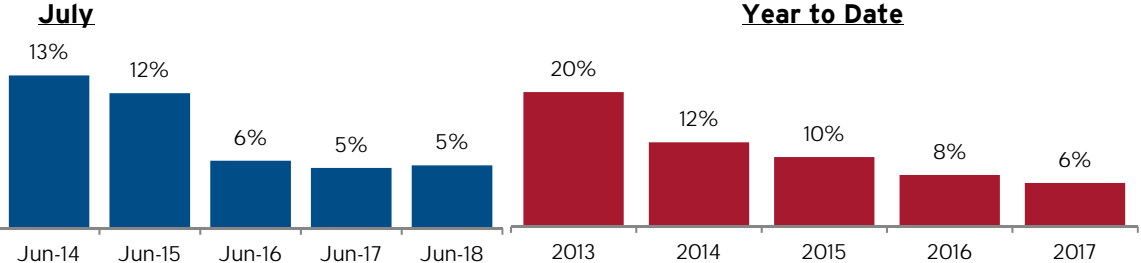


	Foreclosures	Percent Change
07/2014	147	
07/2015	144	-2.04%
07/2016	80	-44.44%
07/2017	78	-2.50%
07/2018	79	1.28%

Foreclosures

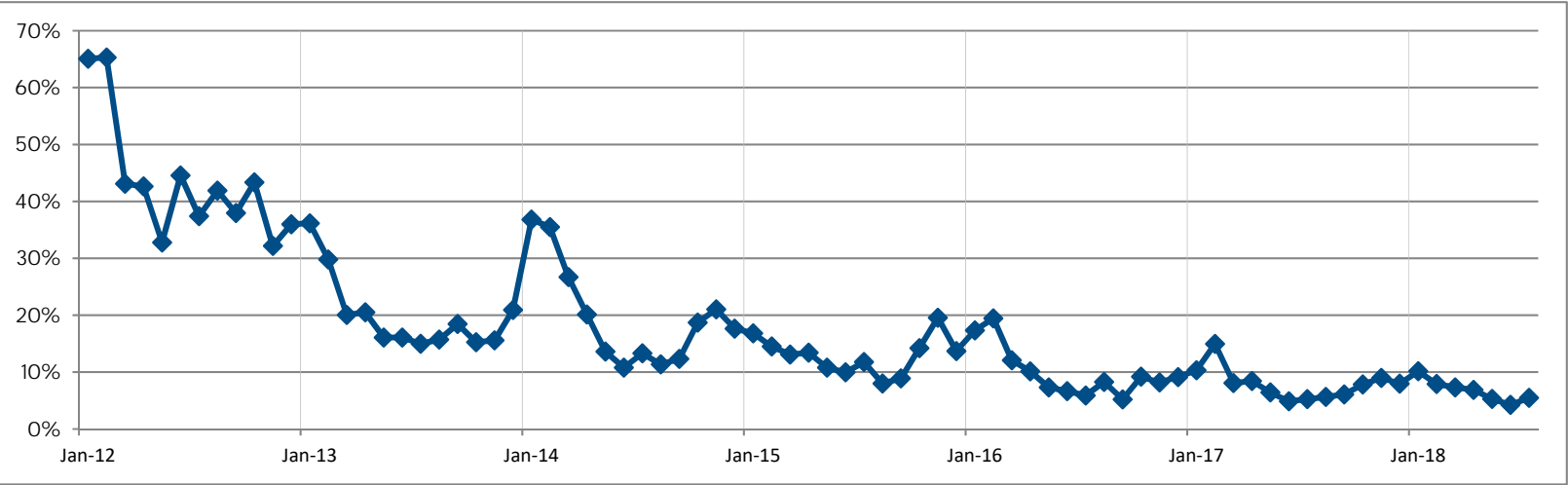


Market Overview

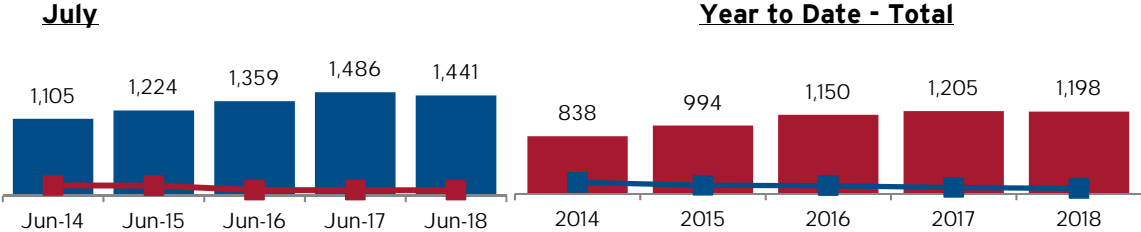


	Foreclosure as % of Sales	Percent Change
07/2014	13%	
07/2015	11.76%	-11.56%
07/2016	5.89%	-49.96%
07/2017	5.25%	-10.83%
07/2018	5.48%	4.44%

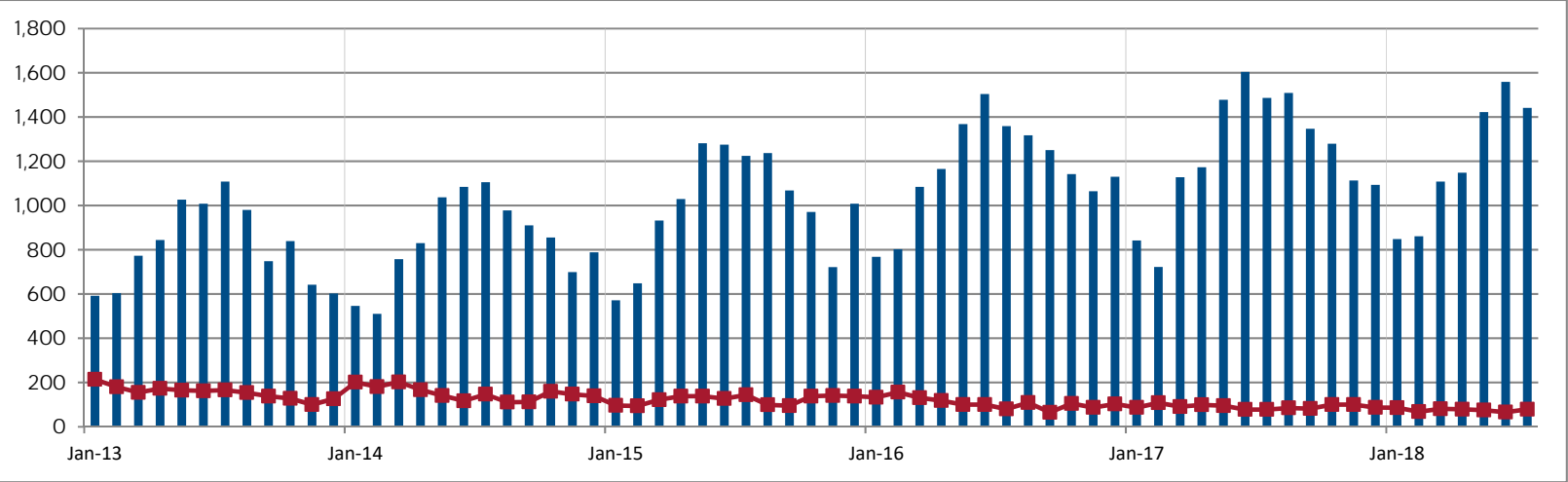
Foreclosures as a % of Sales



Market Overview



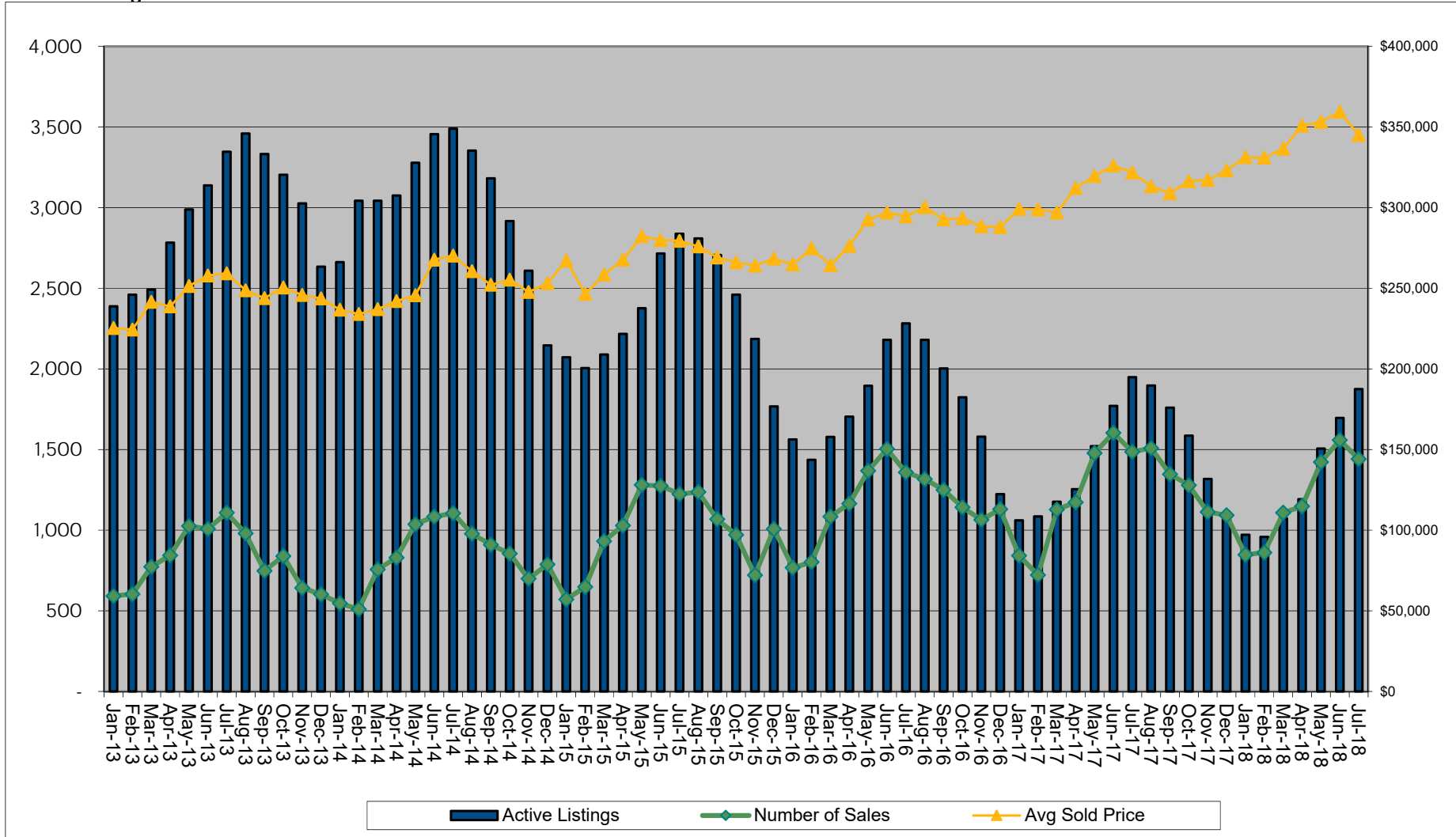
Number of Sales v Number of Foreclosures



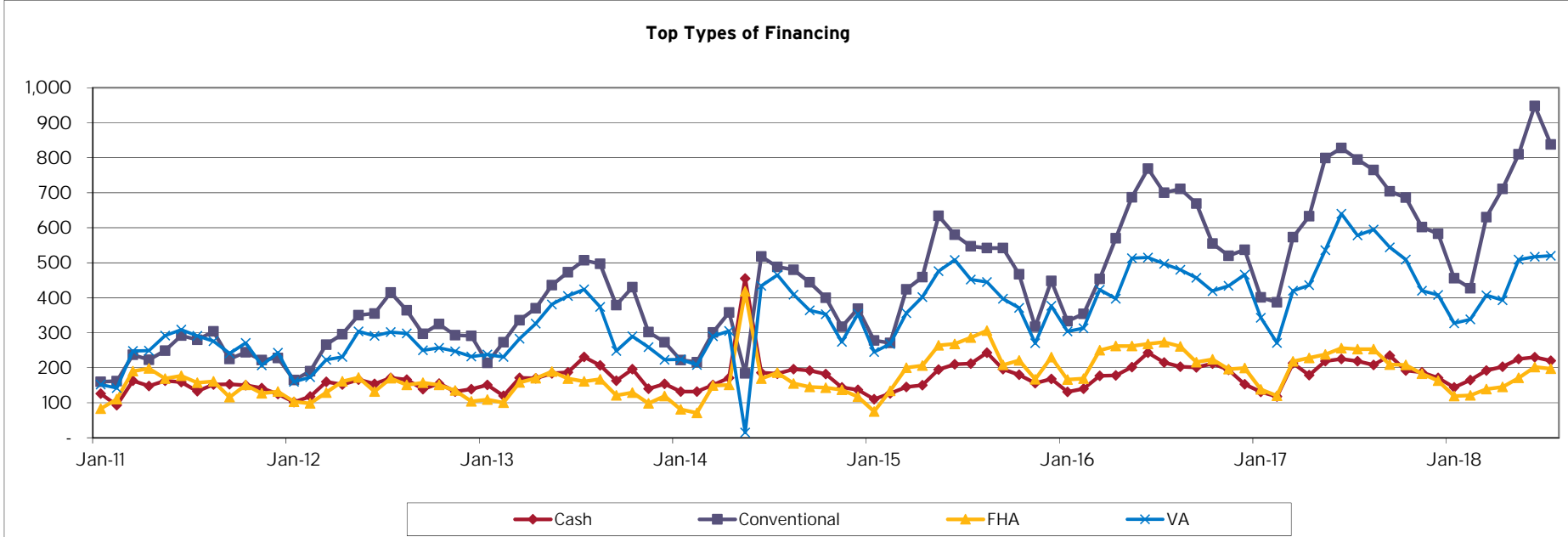
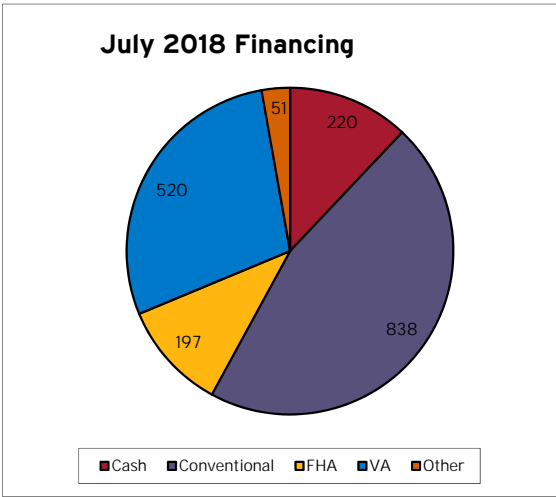
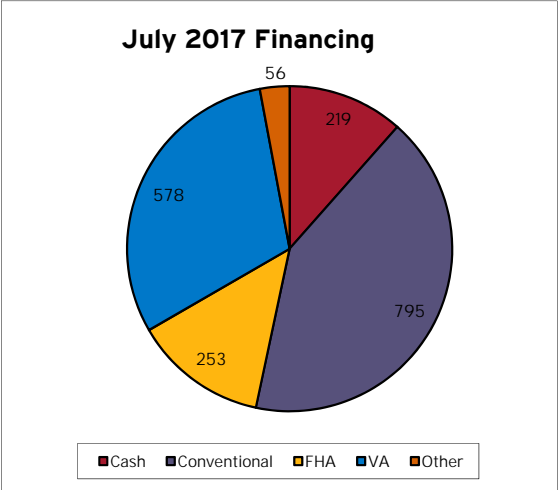
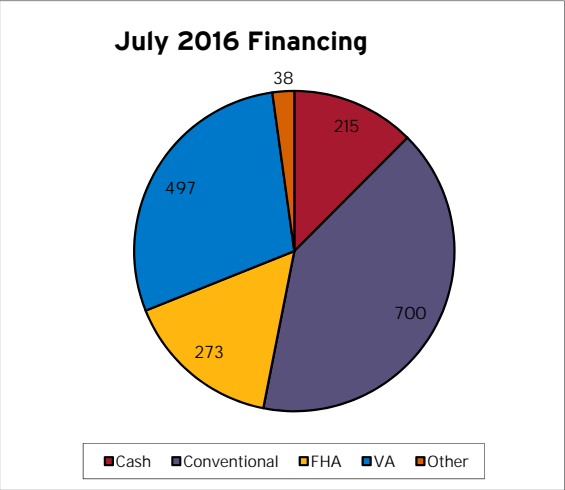
Market Overview



Active Listings v Number Sold v Sales Price



Market Overview



Market Overview



Freddie Mac 30-Year Fixed-Rate Mortgage rates

