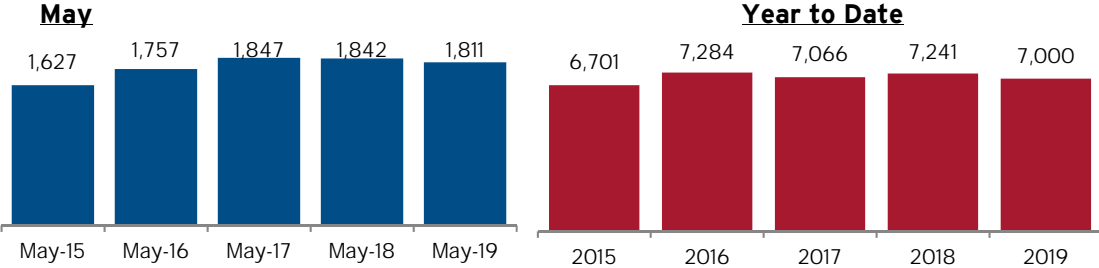


Market Overview



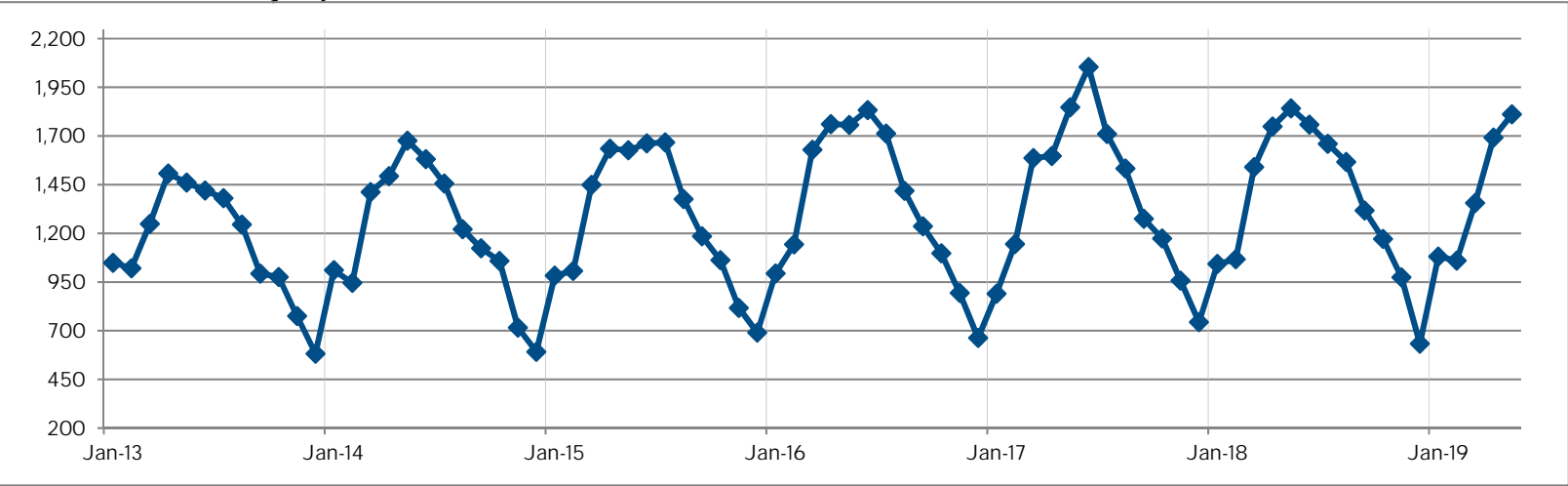
Key Metrics	Historical Sparkbars	May 2018	May 2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings		1,842	1,811	-1.68%	7,241	7,000	-3.33%
Pending		1,135	1,153	1.59%	4,944	4,890	-1.09%
Sold Listings		1,422	1,407	-1.05%	5,387	5,306	-1.50%
Median Sales Price		315,000	326,900	3.78%	298,000	314,995	5.70%
Average Sales Price		353,204	370,461	4.89%	340,573	355,856	4.49%
Pct. Of List Price Received		100.7	100.3	-0.40%	100.2	99.8	-0.34%
Days on Market		21	24	14.29%	29	35	21.53%
Active Listings		1,506	1,380	-8.37%	1,141	1,247	9.29%

Market Overview

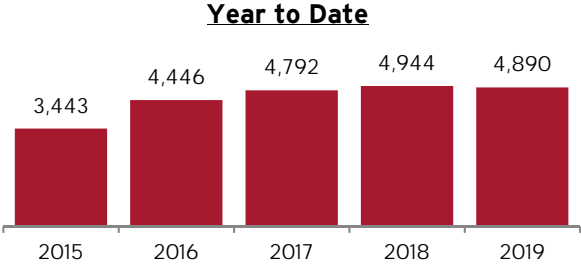
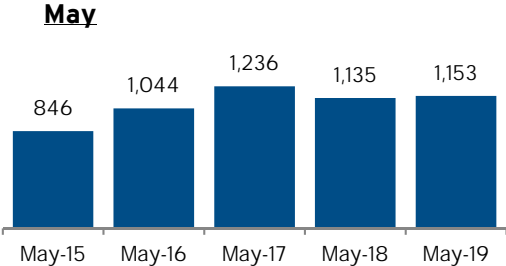


	New Listings	Percent Change
05/2015	1,627	
05/2016	1,757	7.99%
05/2017	1,847	5.12%
05/2018	1,842	-0.27%
05/2019	1,811	-1.68%

Historical New Listings by Month

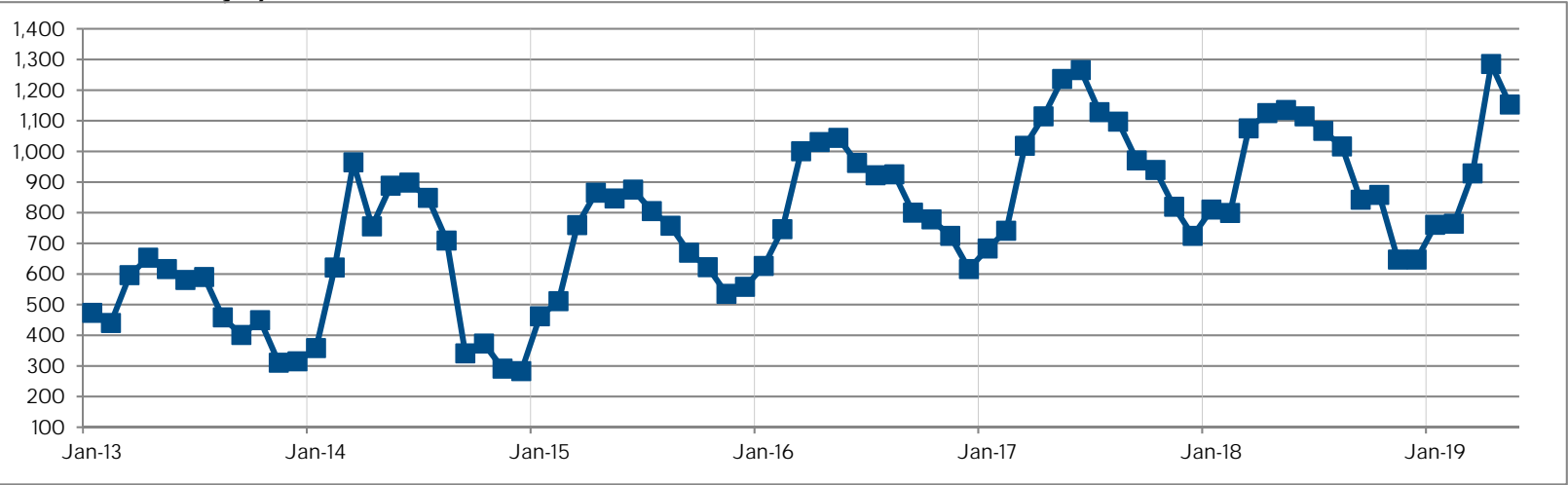


Market Overview

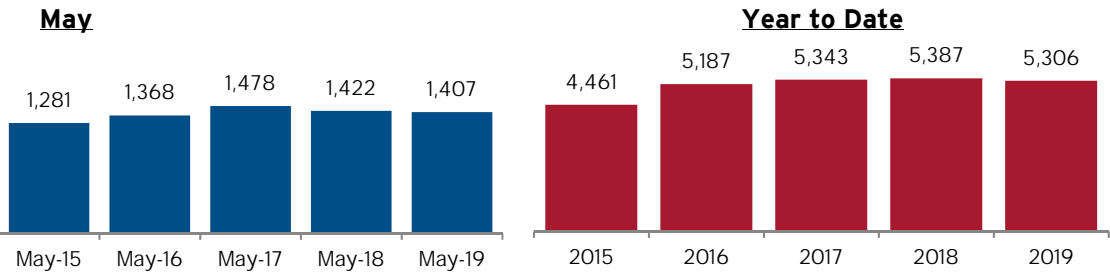


	Pending	Percent Change
05/2015	846	
05/2016	1,044	23.40%
05/2017	1,236	18.39%
05/2018	1,135	-8.17%
05/2019	1,153	1.59%

Historical Pending by Month

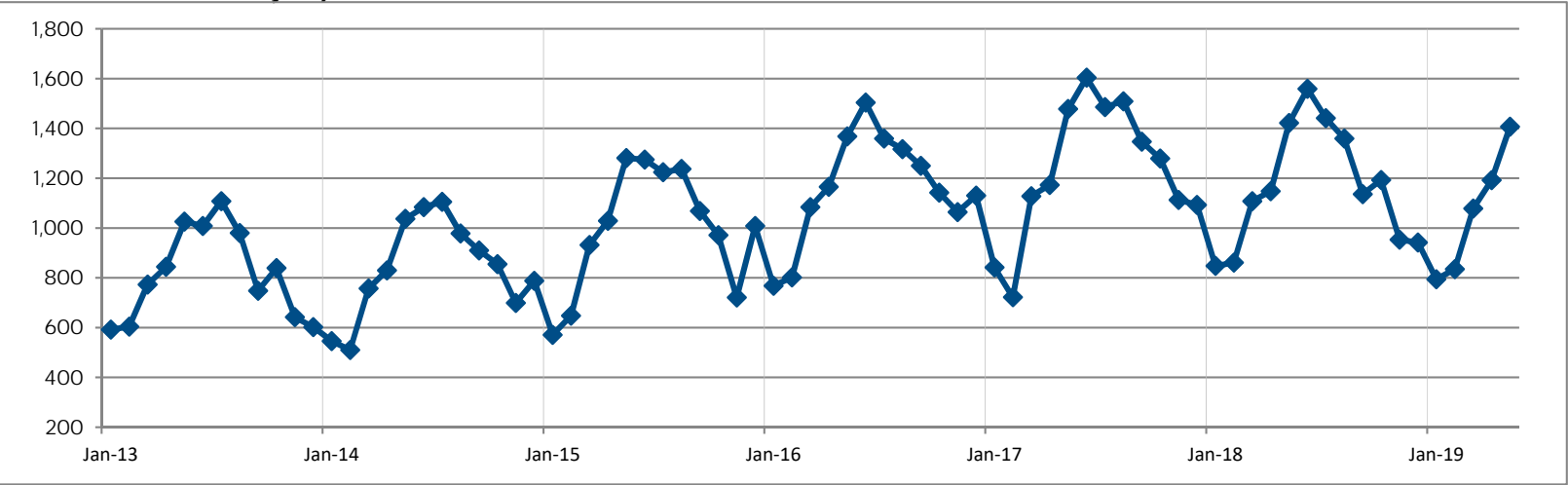


Market Overview

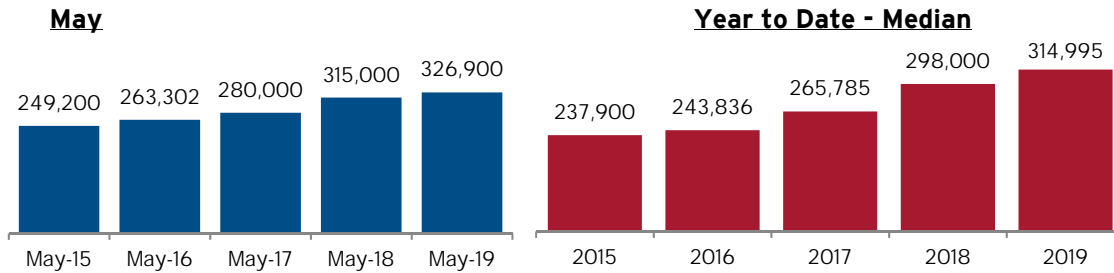


	Sold Listings	Percent Change
05/2015	1,281	
05/2016	1,368	6.79%
05/2017	1,478	8.04%
05/2018	1,422	-3.79%
05/2019	1,407	-1.05%

Historical Sold Listings by Month

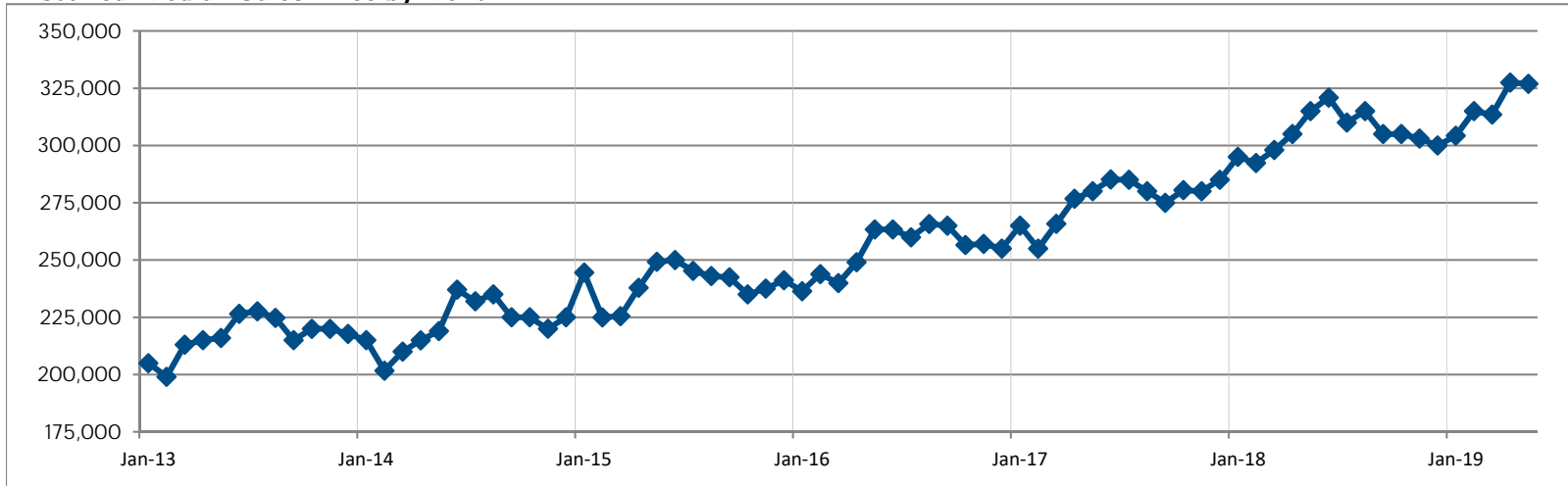


Market Overview

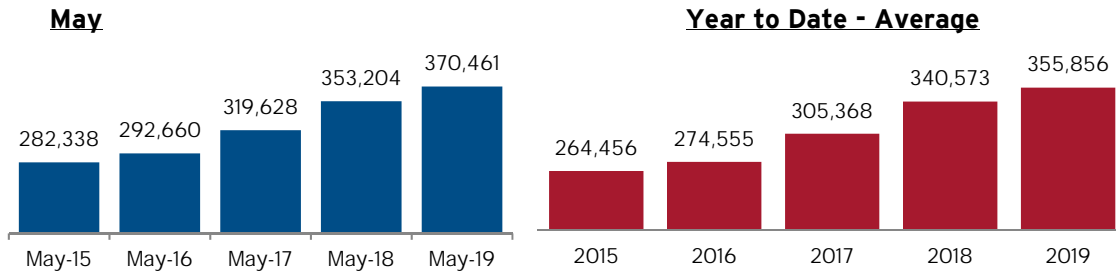


	Median Sales Price	Percent Change
05/2015	249,200	
05/2016	263,302	5.66%
05/2017	280,000	6.34%
05/2018	315,000	12.50%
05/2019	326,900	3.78%

Historical Median Sales Price by Month

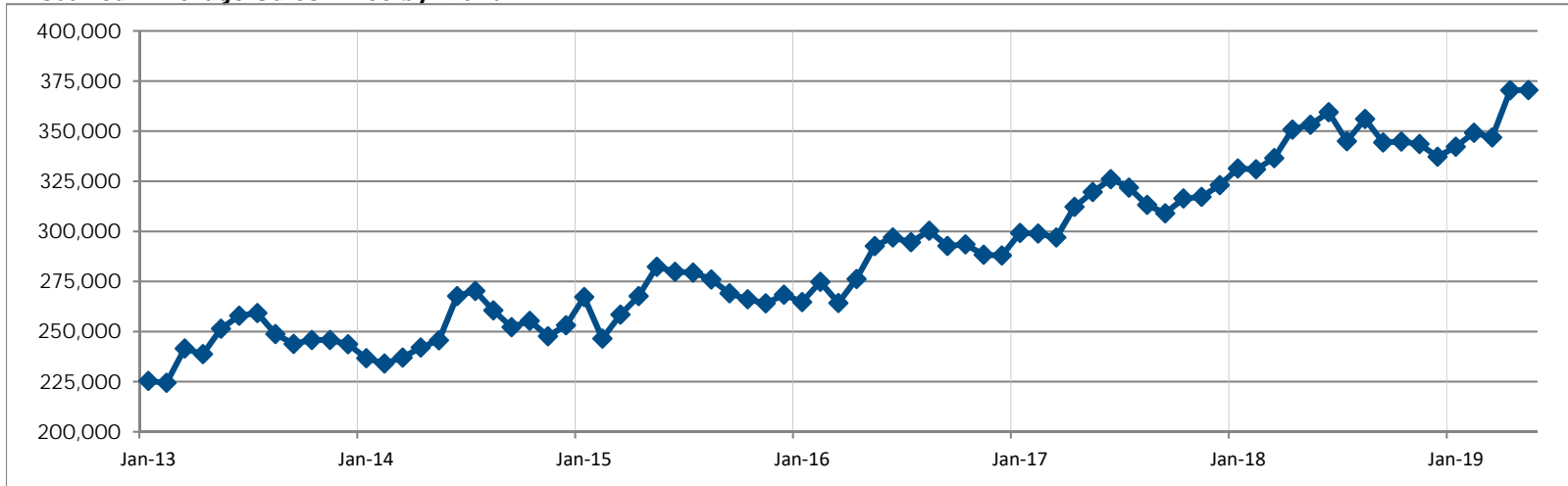


Market Overview

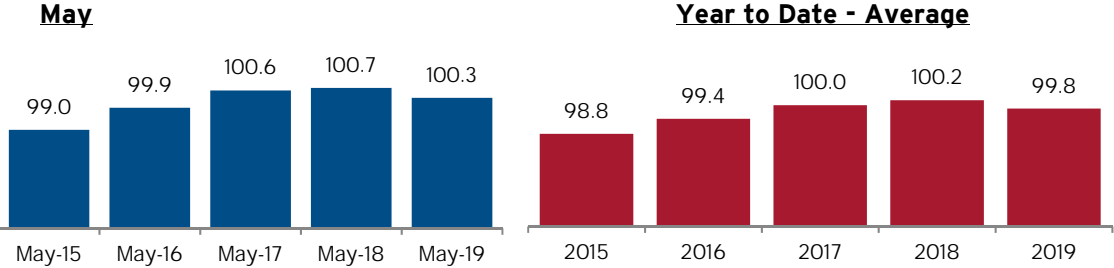


	Average Sales Price	Percent Change
05/2015	282,338	
05/2016	292,660	3.66%
05/2017	319,628	9.21%
05/2018	353,204	10.50%
05/2019	370,461	4.89%

Historical Average Sales Price by Month

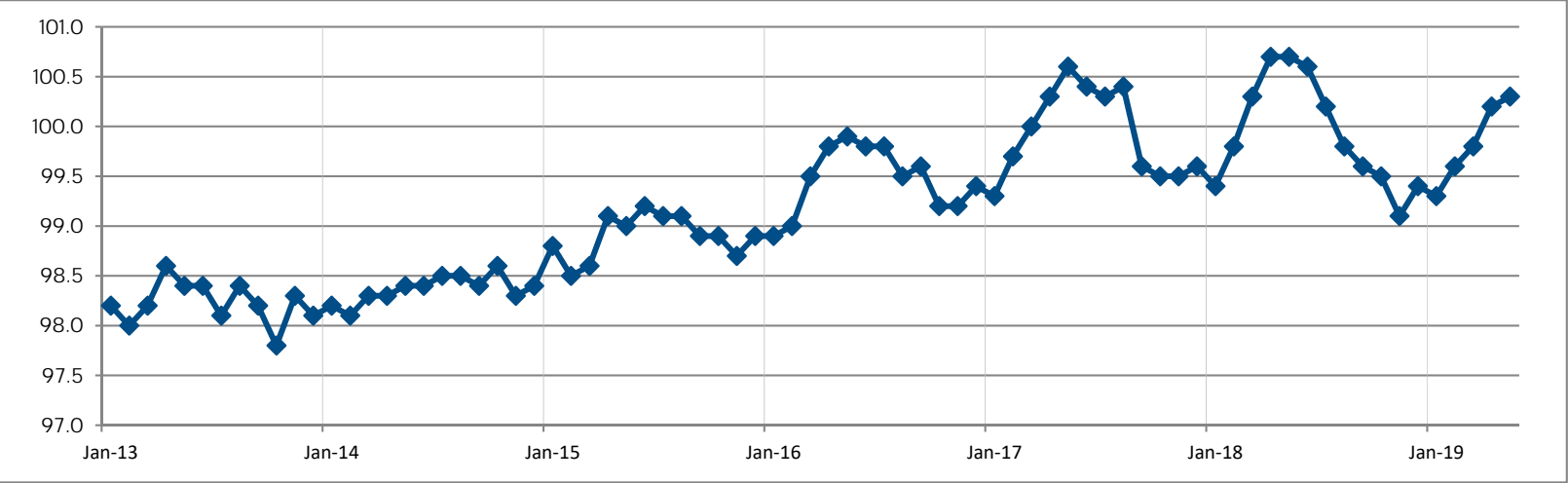


Market Overview

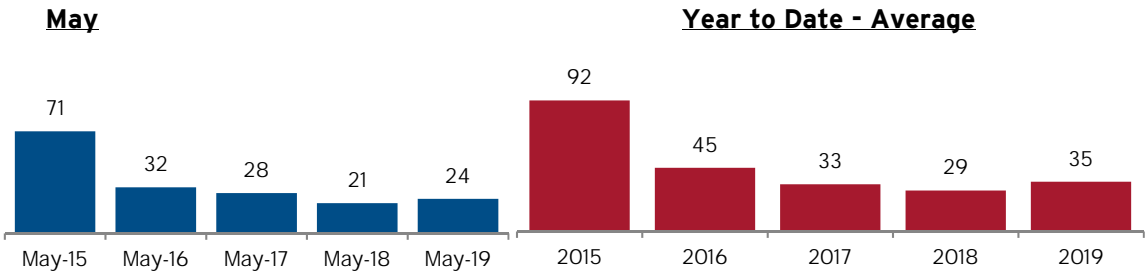


	Pct of List Recvd	Percent Change
05/2015	99.0	
05/2016	99.9	0.91%
05/2017	100.6	0.70%
05/2018	100.7	0.10%
05/2019	100.3	-0.40%

Historical Percent of List Price Received by Month

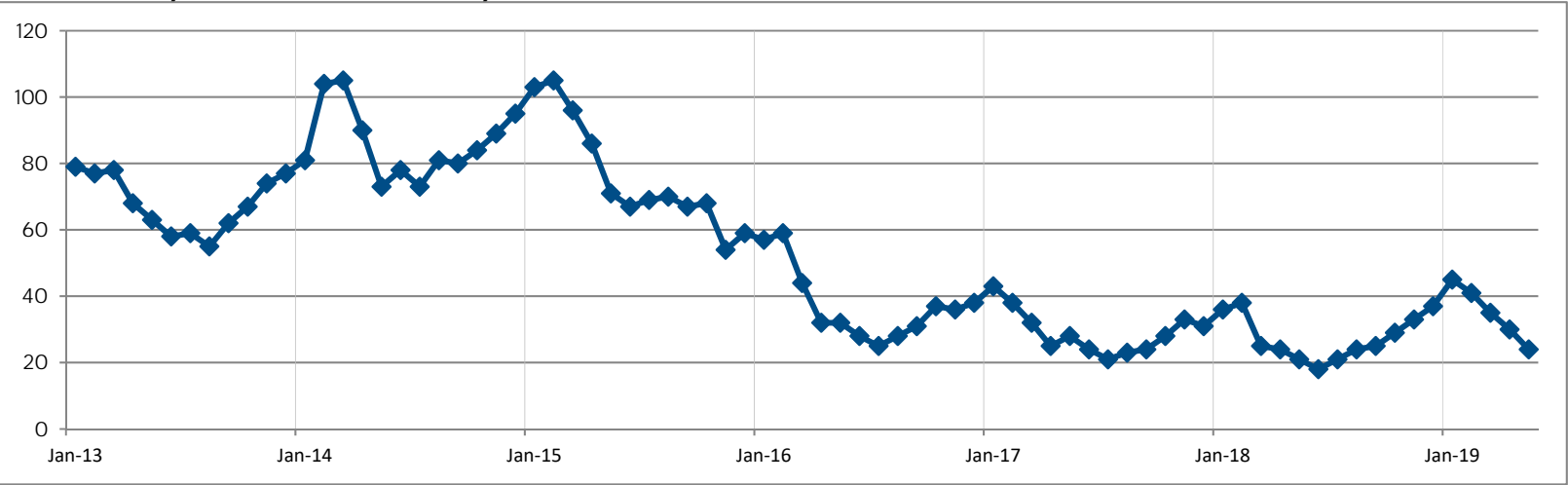


Market Overview

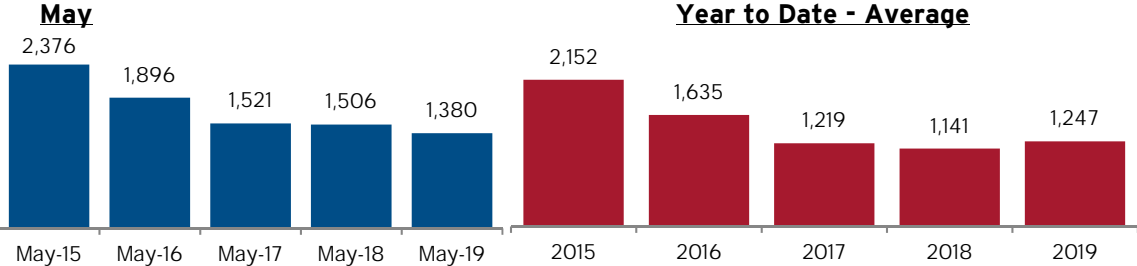


	DOM	Percent Change
05/2015	71	
05/2016	32	-54.93%
05/2017	28	-12.50%
05/2018	21	-25.00%
05/2019	24	14.29%

Historical Days on Market Until Sale by Month

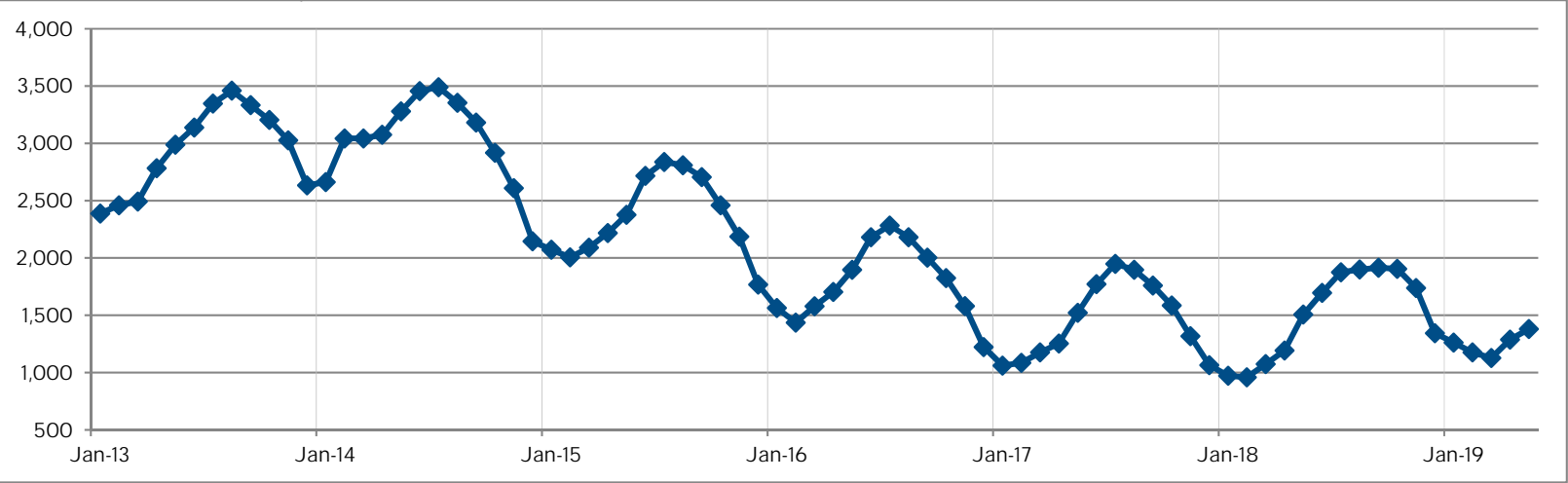


Market Overview

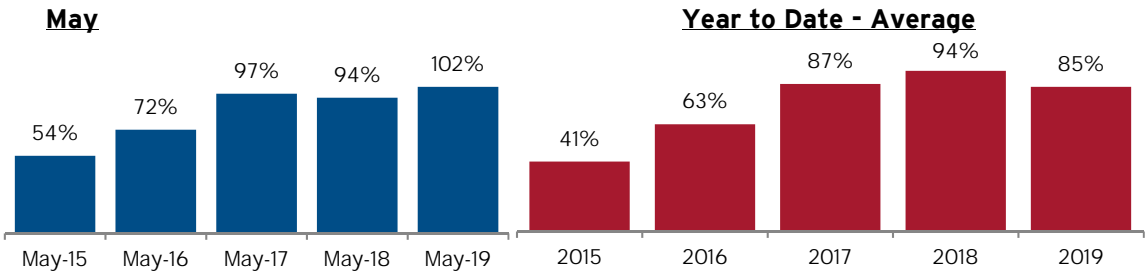


	Active Listings	Percent Change
05/2015	2,376	
05/2016	1,896	-20.20%
05/2017	1,521	-19.78%
05/2018	1,506	-0.99%
05/2019	1,380	-8.37%

Historical Active Listings by Month

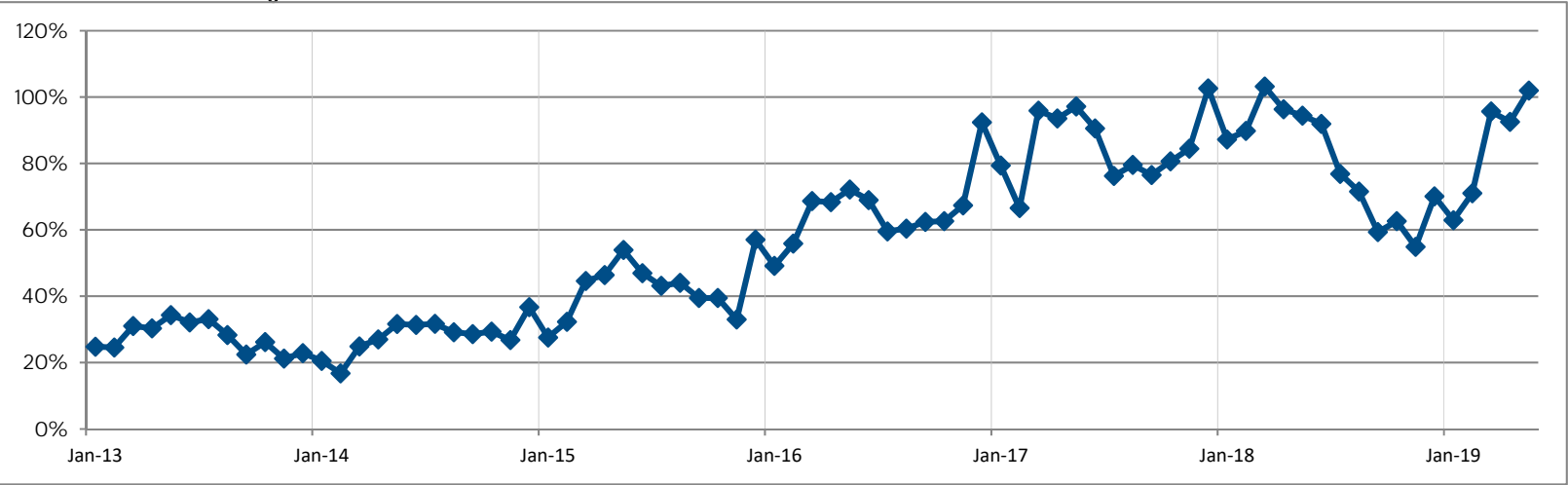


Market Overview

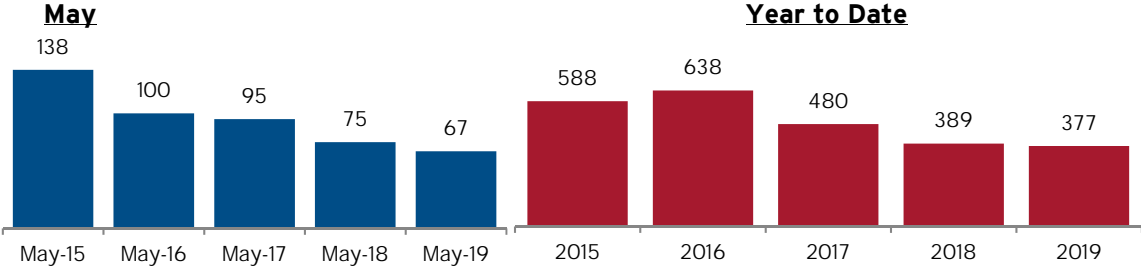


	Sales as a % of Active Listings	Percent Change
05/2015	54%	
05/2016	72%	33.83%
05/2017	97%	34.68%
05/2018	94%	-2.83%
05/2019	102%	7.98%

Sales as a % of Active Listings

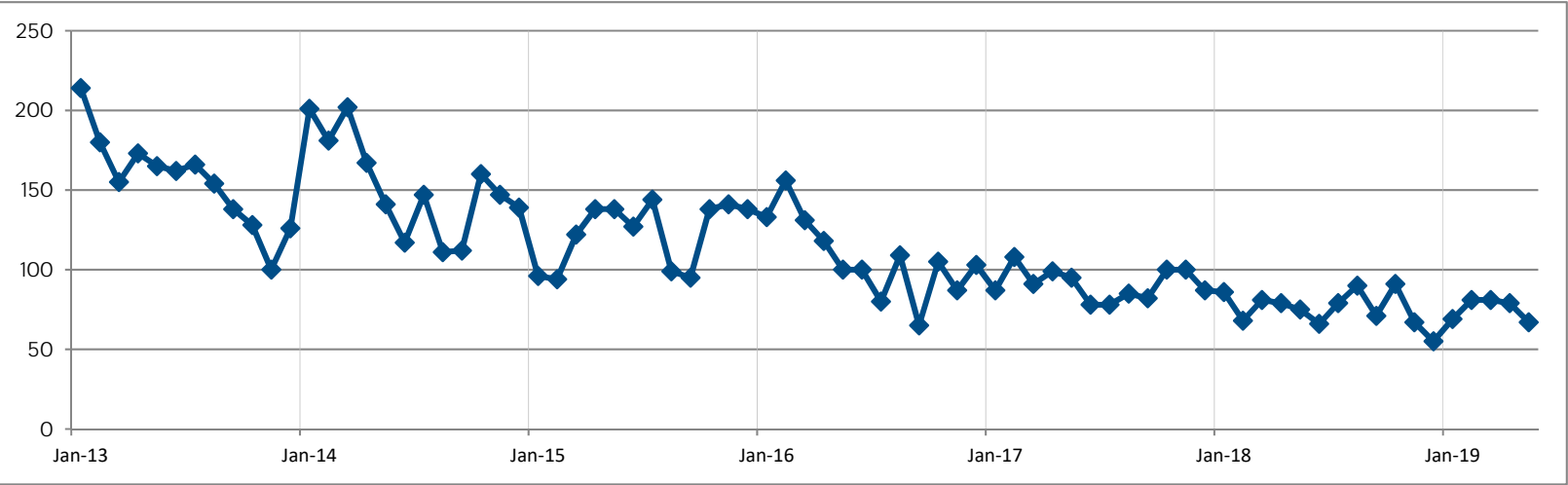


Market Overview

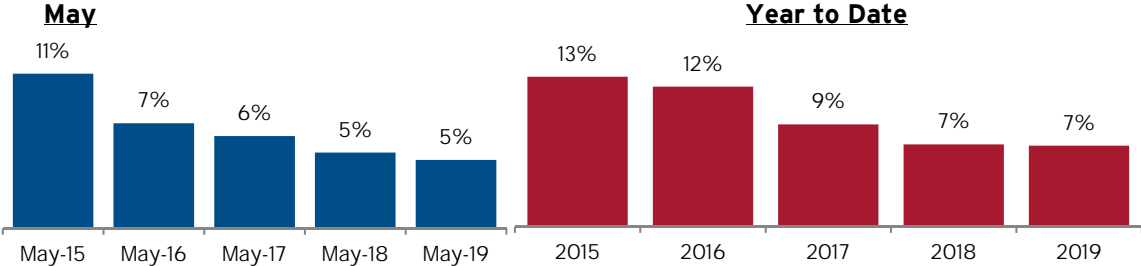


	Foreclosures	Percent Change
05/2015	138	
05/2016	100	-27.54%
05/2017	95	-5.00%
05/2018	75	-21.05%
05/2019	67	-10.67%

Foreclosures

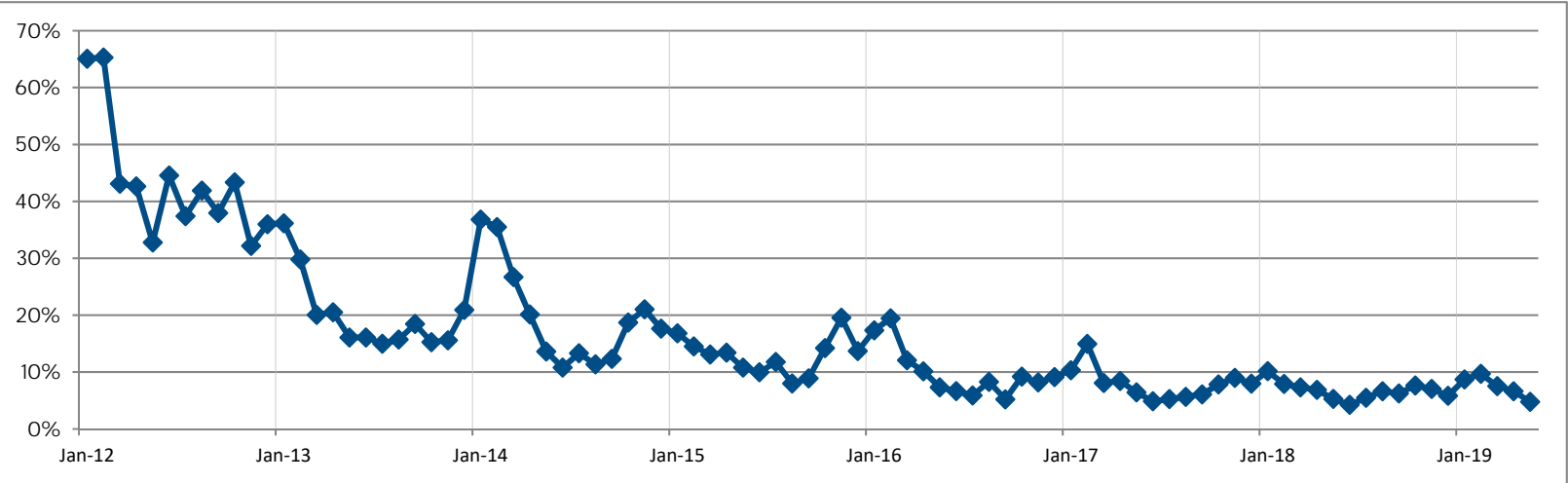


Market Overview

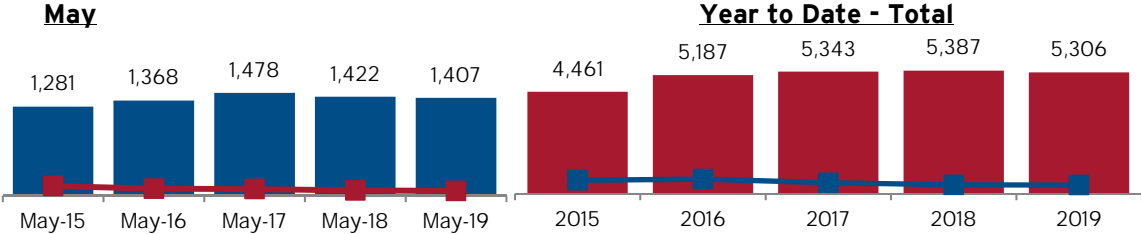


	Foreclosure as % of Sales	Percent Change
05/2015	11%	
05/2016	7%	-32.14%
05/2017	6%	-12.07%
05/2018	5%	-17.94%
05/2019	5%	-9.71%

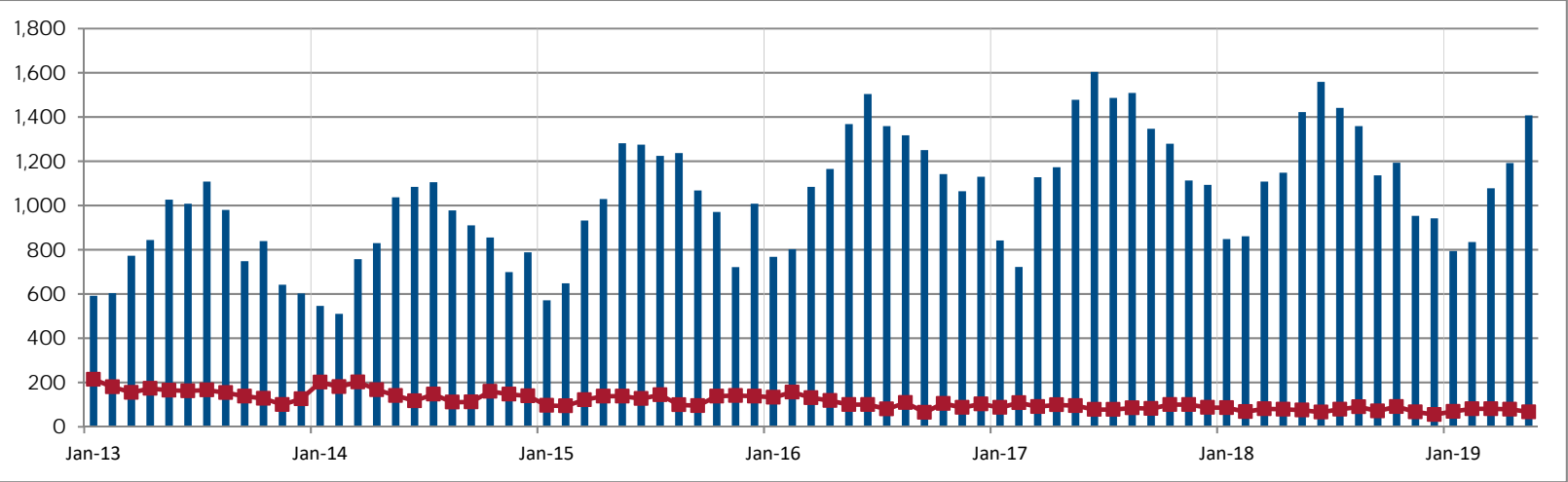
Foreclosures as a % of Sales



Market Overview



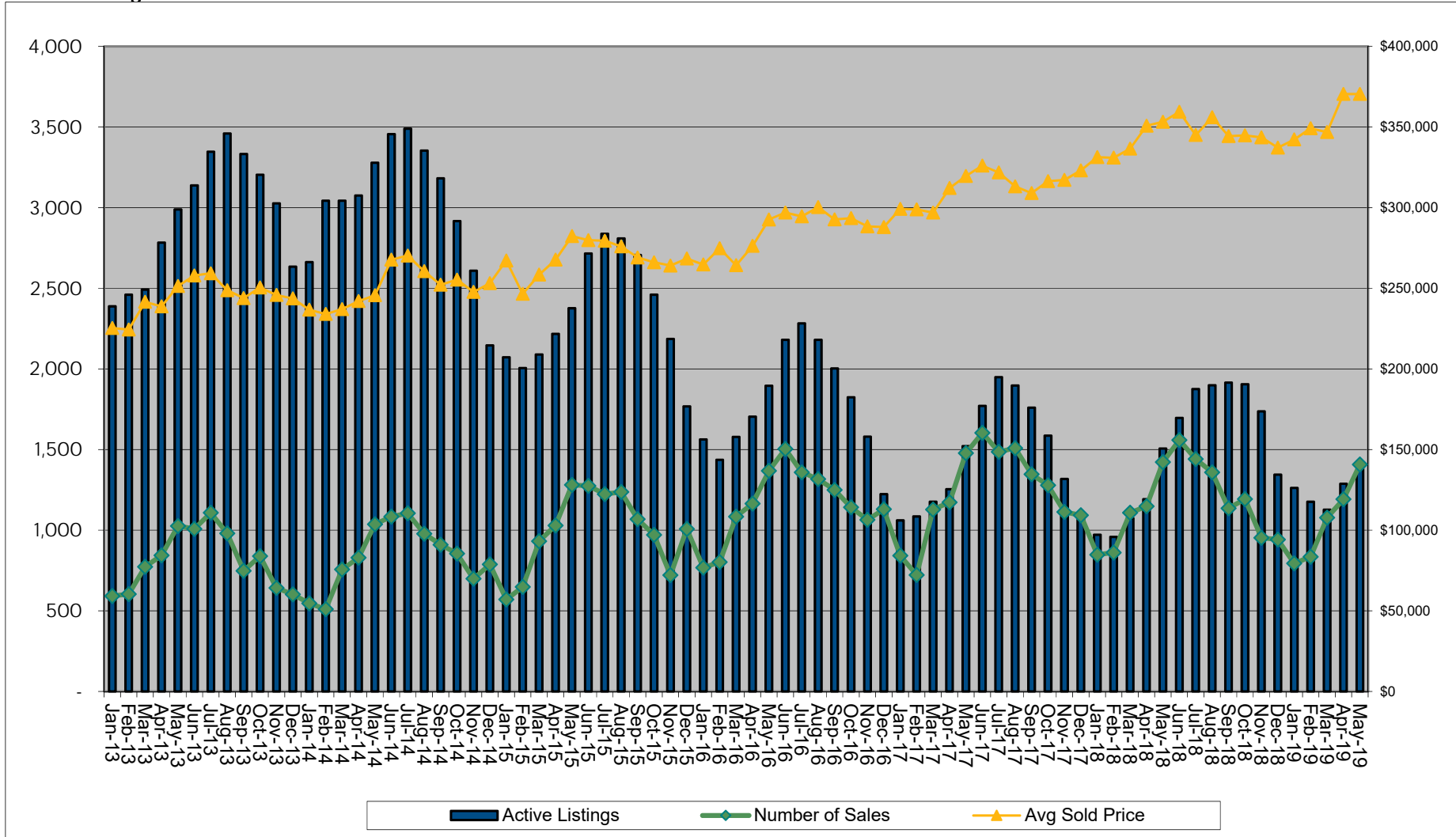
Number of Sales v Number of Foreclosures



Market Overview



Active Listings v Number Sold v Sales Price



Market Overview



Freddie Mac 30-Year Fixed-Rate Mortgage rates

