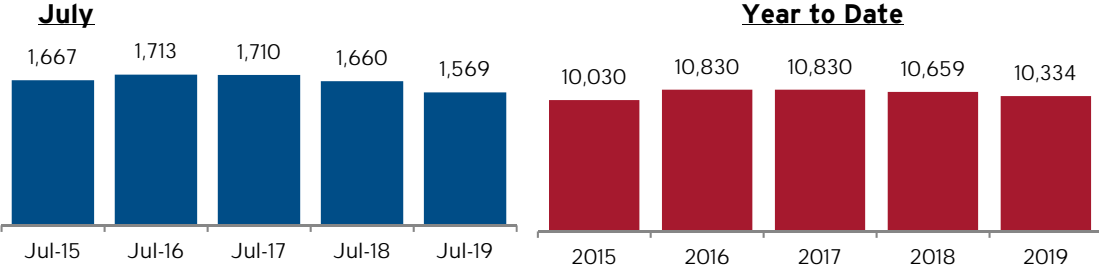


Market Overview



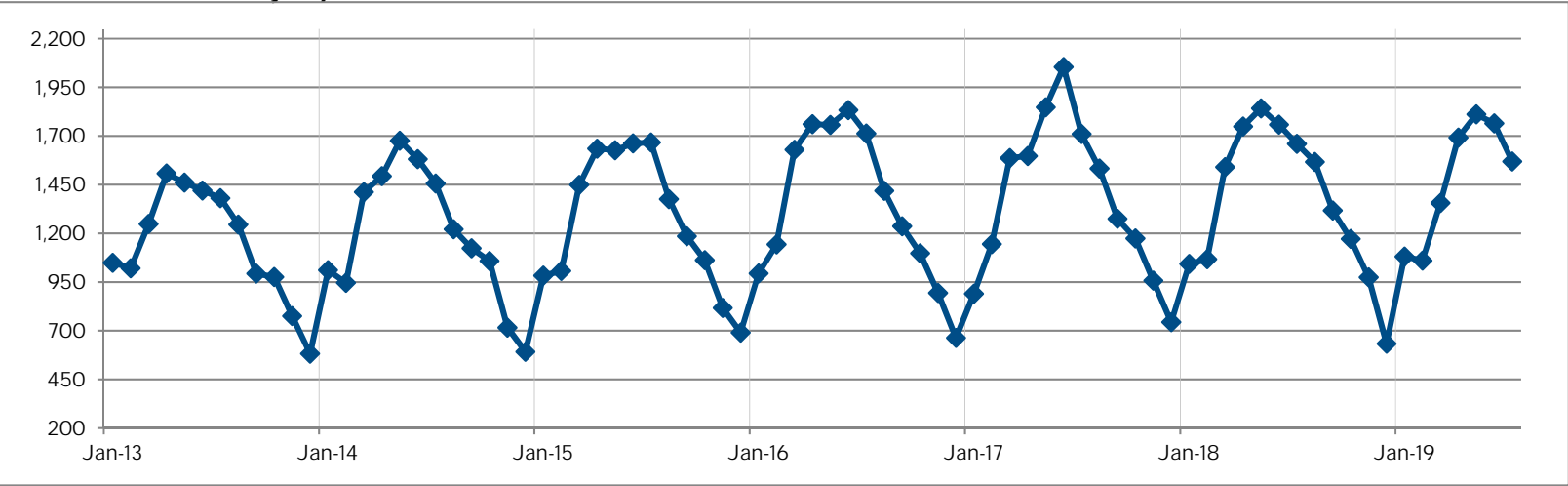
Key Metrics	Historical Sparkbars	Jul 2018	Jul 2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings		1,660	1,569	-5.48%	10,659	10,334	-3.05%
Pending		1,067	1,065	-0.19%	7,125	7,096	-0.41%
Sold Listings		1,441	1,475	2.36%	8,387	8,267	-1.43%
Median Sales Price		310,000	330,250	6.53%	305,000	326,900	7.18%
Average Sales Price		345,017	371,440	7.66%	343,901	360,577	4.85%
Pct. Of List Price Received		100.2	100.2	0.00%	100.2	100.0	-0.29%
Days on Market		21	21	0.00%	183	218	19.13%
Active Listings		1,875	1,651	-11.95%	1,325	1,353	2.14%

Market Overview

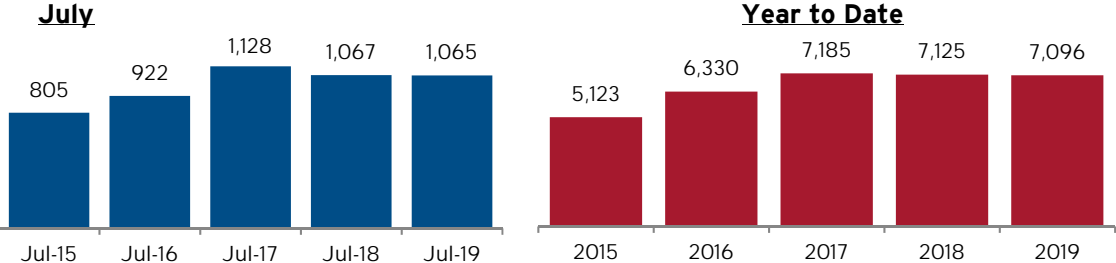


	New Listings	Percent Change
07/2015	1,667	
07/2016	1,713	2.76%
07/2017	1,710	-0.18%
07/2018	1,660	-2.92%
07/2019	1,569	-5.48%

Historical New Listings by Month

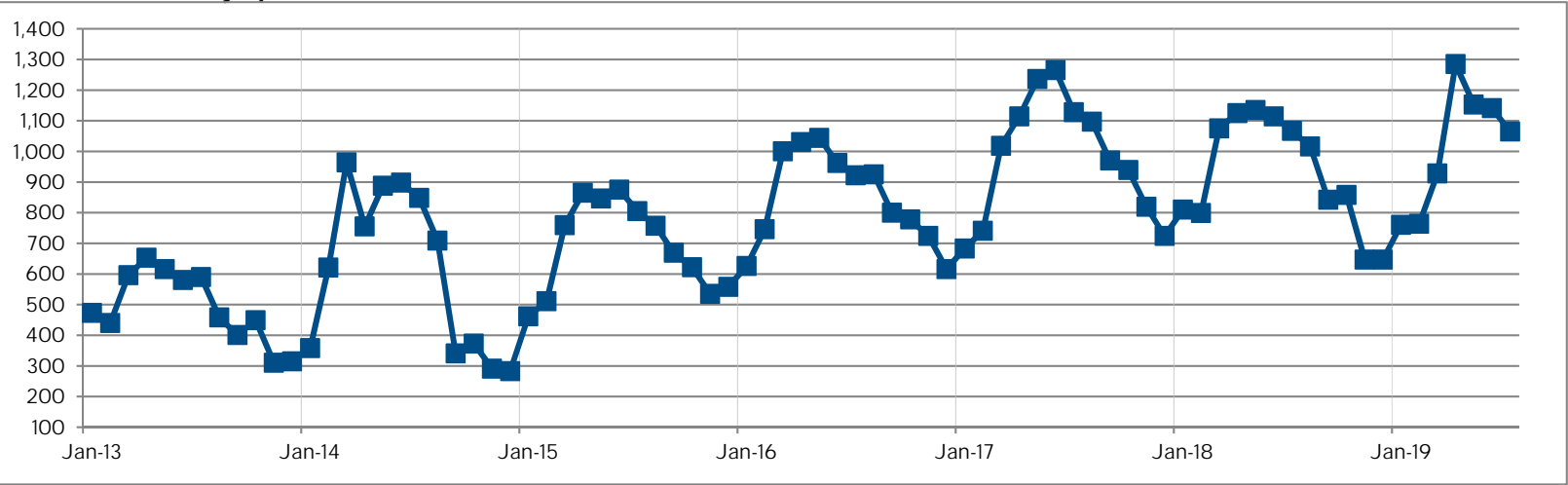


Market Overview

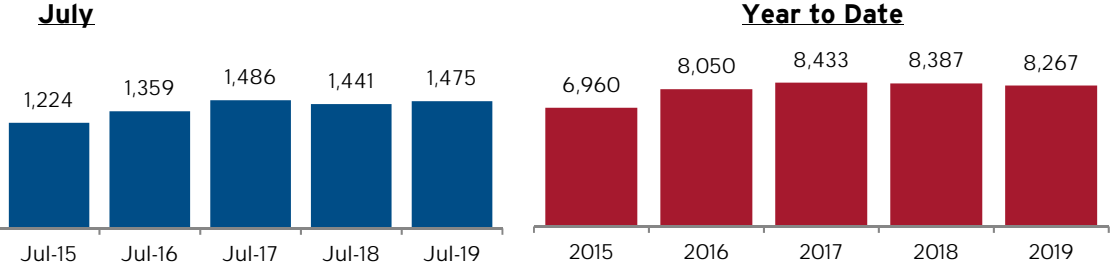


	Pending	Percent Change
07/2015	805	
07/2016	922	14.53%
07/2017	1,128	22.34%
07/2018	1,067	-5.41%
07/2019	1,065	-0.19%

Historical Pending by Month

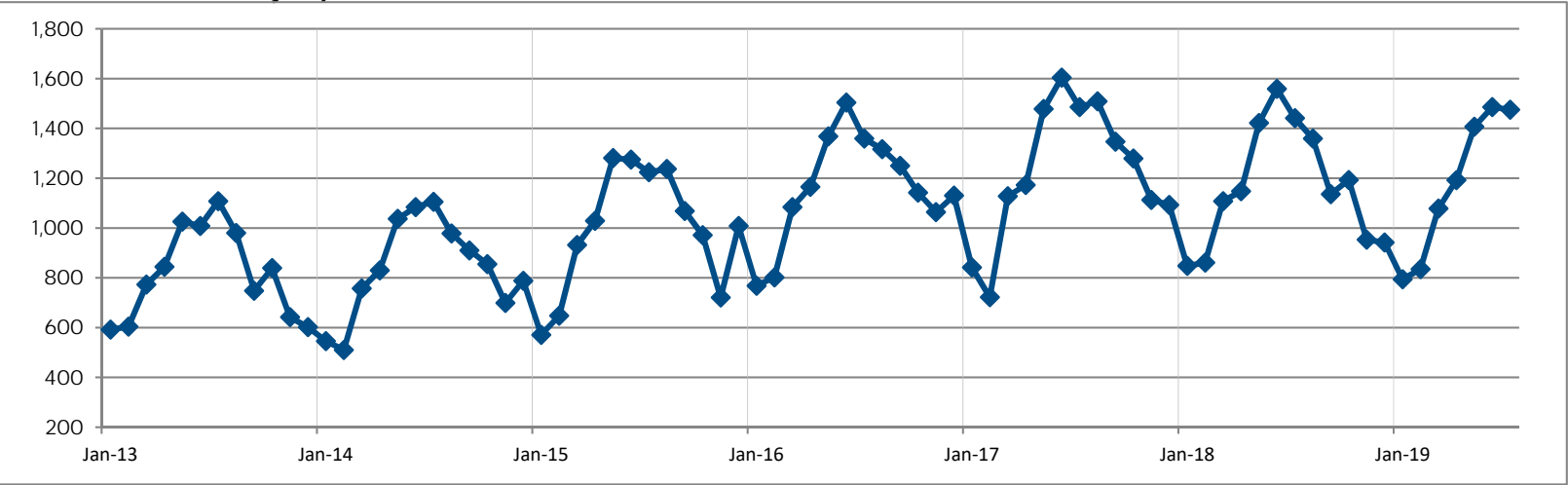


Market Overview



	Sold Listings	Percent Change
07/2015	1,224	
07/2016	1,359	11.03%
07/2017	1,486	9.35%
07/2018	1,441	-3.03%
07/2019	1,475	2.36%

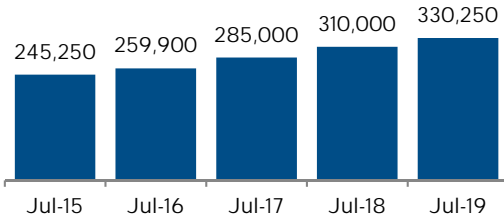
Historical Sold Listings by Month



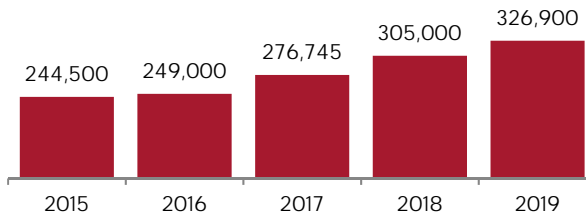
Market Overview



July

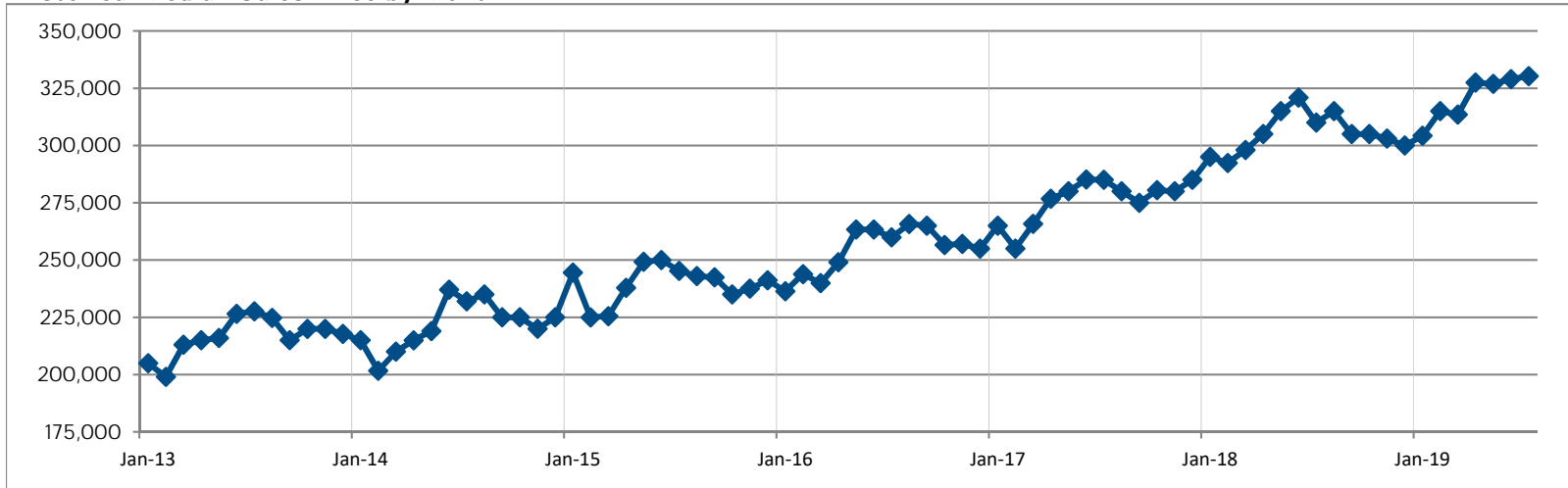


Year to Date - Median

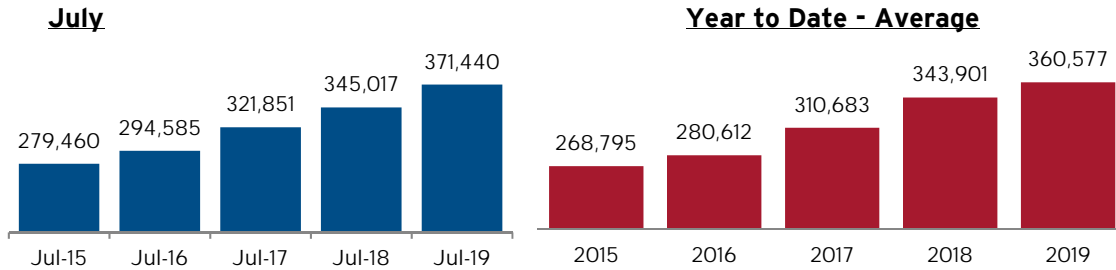


	Median Sales Price	Percent Change
07/2015	245,250	
07/2016	259,900	5.97%
07/2017	285,000	9.66%
07/2018	310,000	8.77%
07/2019	330,250	6.53%

Historical Median Sales Price by Month

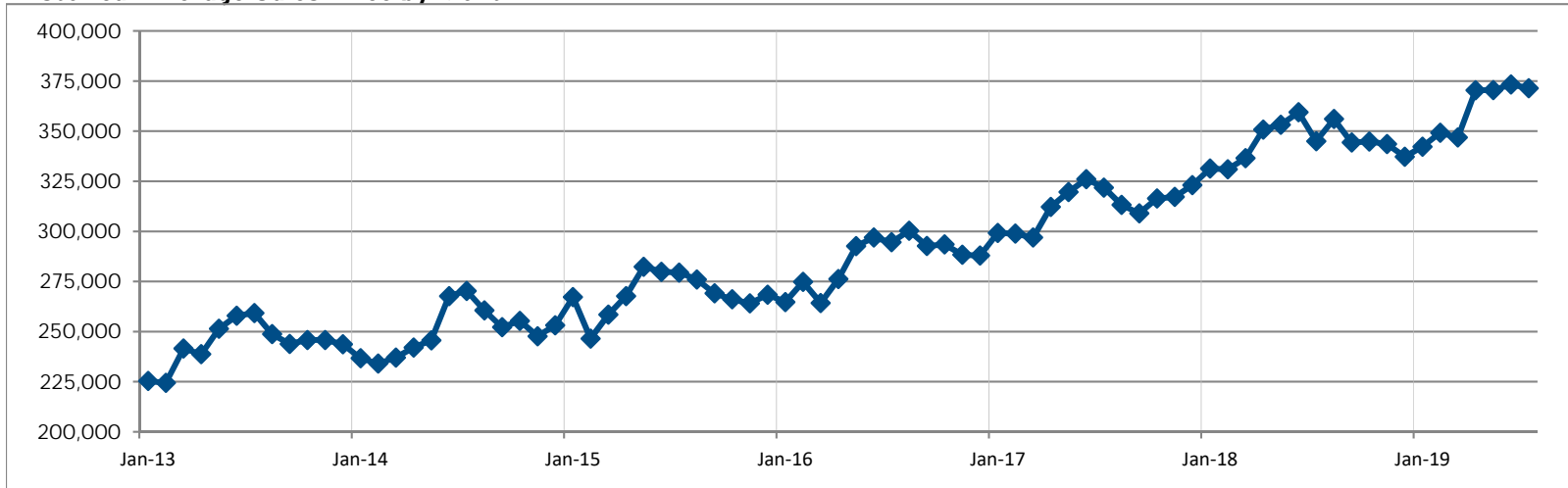


Market Overview

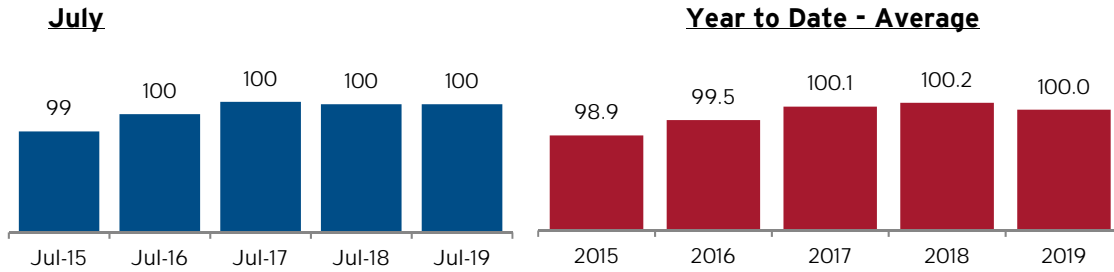


	Average Sales Price	Percent Change
07/2015	279,460	
07/2016	294,585	5.41%
07/2017	321,851	9.26%
07/2018	345,017	7.20%
07/2019	371,440	7.66%

Historical Average Sales Price by Month

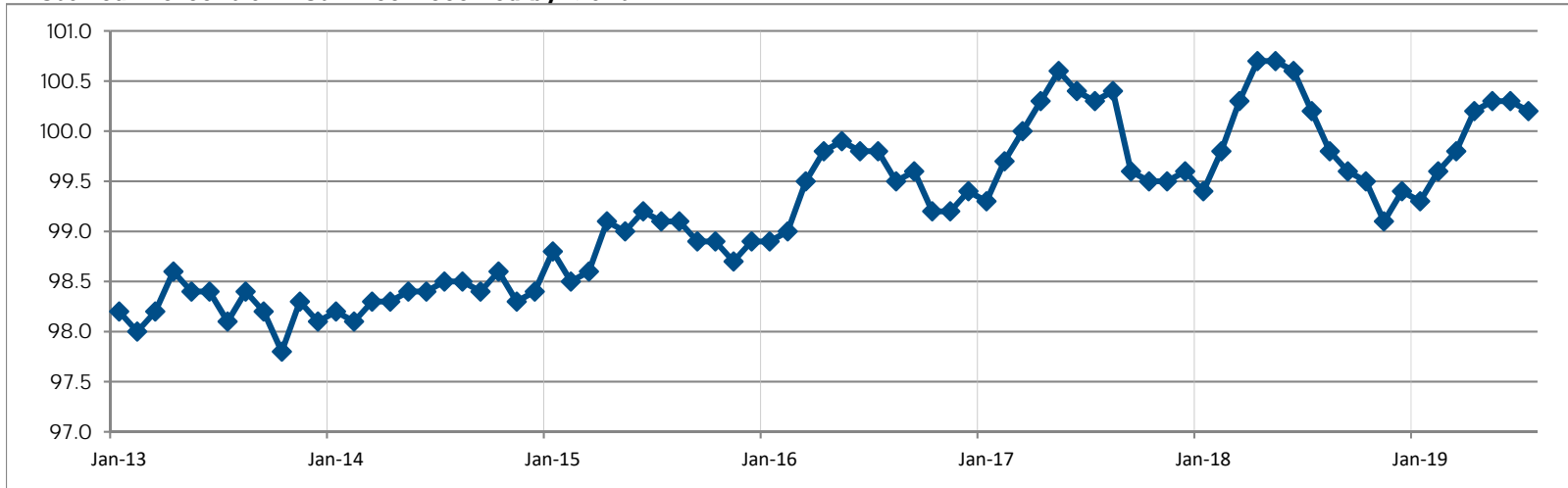


Market Overview

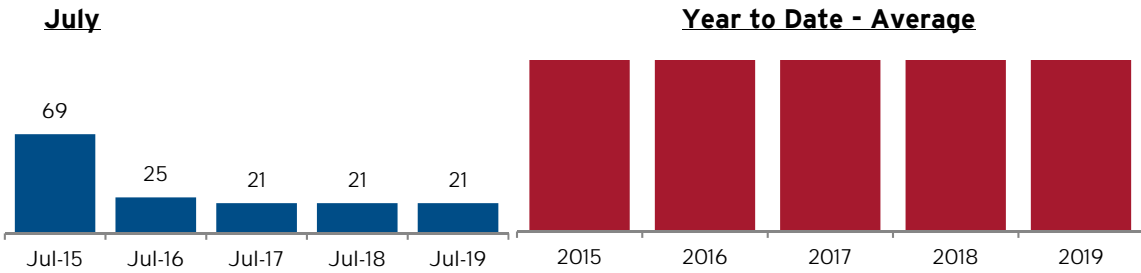


	Pct of List Recvd	Percent Change
07/2015	99.1	
07/2016	99.8	0.71%
07/2017	100.3	0.50%
07/2018	100.2	-0.10%
07/2019	100.2	0.00%

Historical Percent of List Price Received by Month

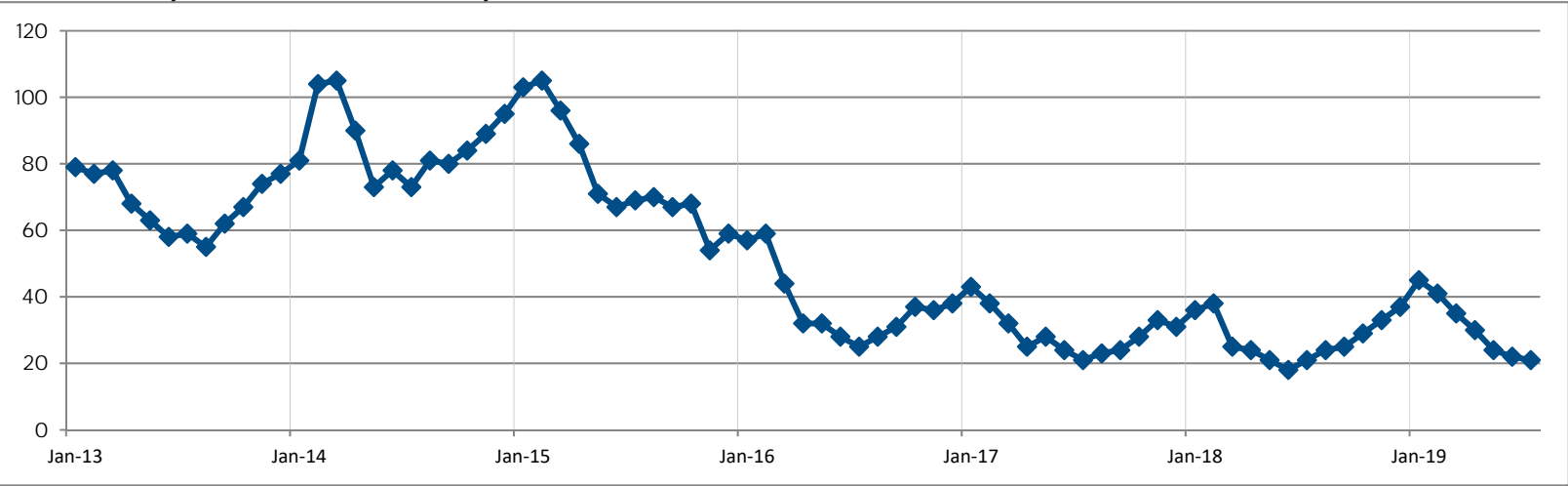


Market Overview

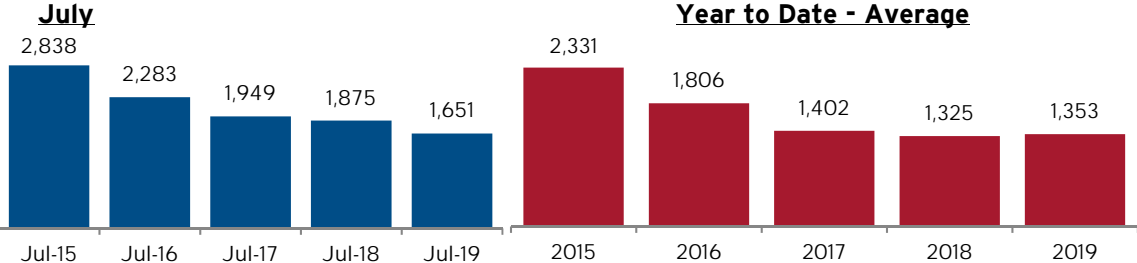


	DOM	Percent Change
07/2015	69	
07/2016	25	-63.77%
07/2017	21	-16.00%
07/2018	21	0.00%
07/2019	21	0.00%

Historical Days on Market Until Sale by Month

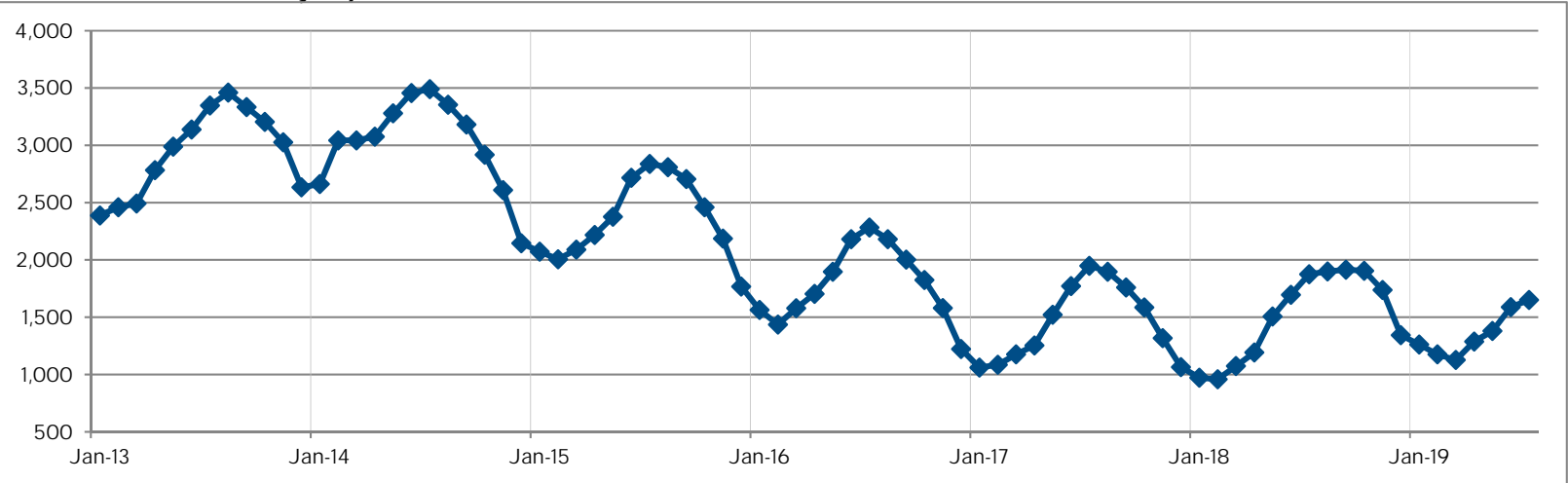


Market Overview

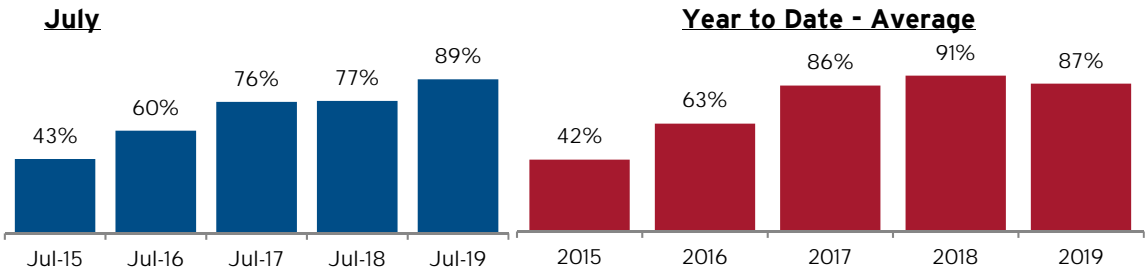


	Active Listings	Percent Change
07/2015	2,838	
07/2016	2,283	-19.56%
07/2017	1,949	-14.63%
07/2018	1,875	-3.80%
07/2019	1,651	-11.95%

Historical Active Listings by Month

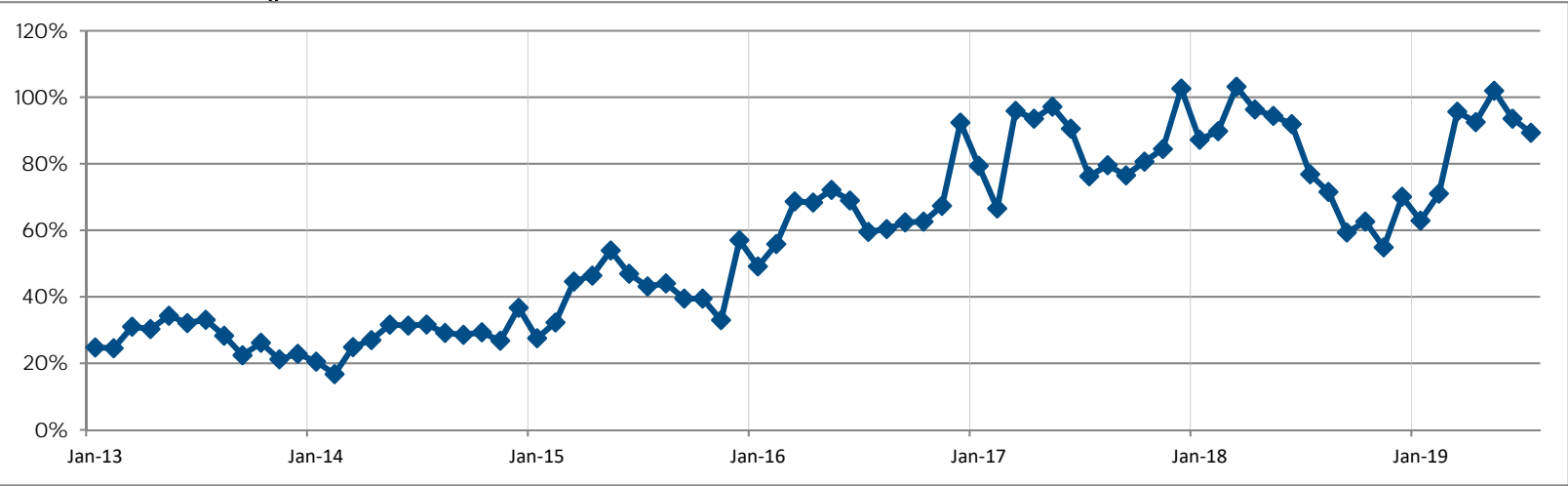


Market Overview

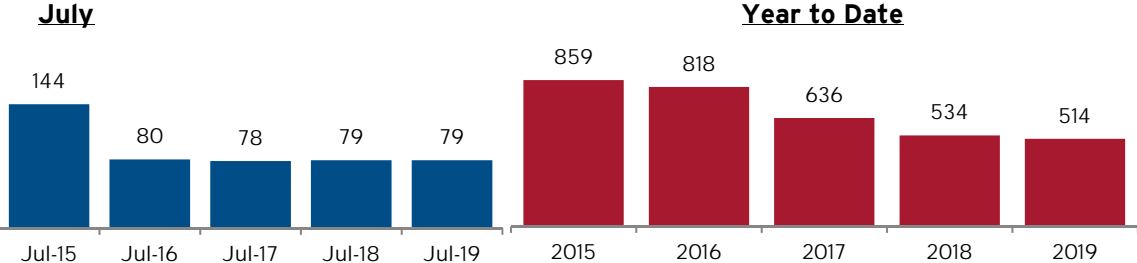


	Sales as a % of Active Listings	Percent Change
07/2015	43%	
07/2016	60%	38.02%
07/2017	76%	28.08%
07/2018	77%	0.80%
07/2019	89%	16.25%

Sales as a % of Active Listings

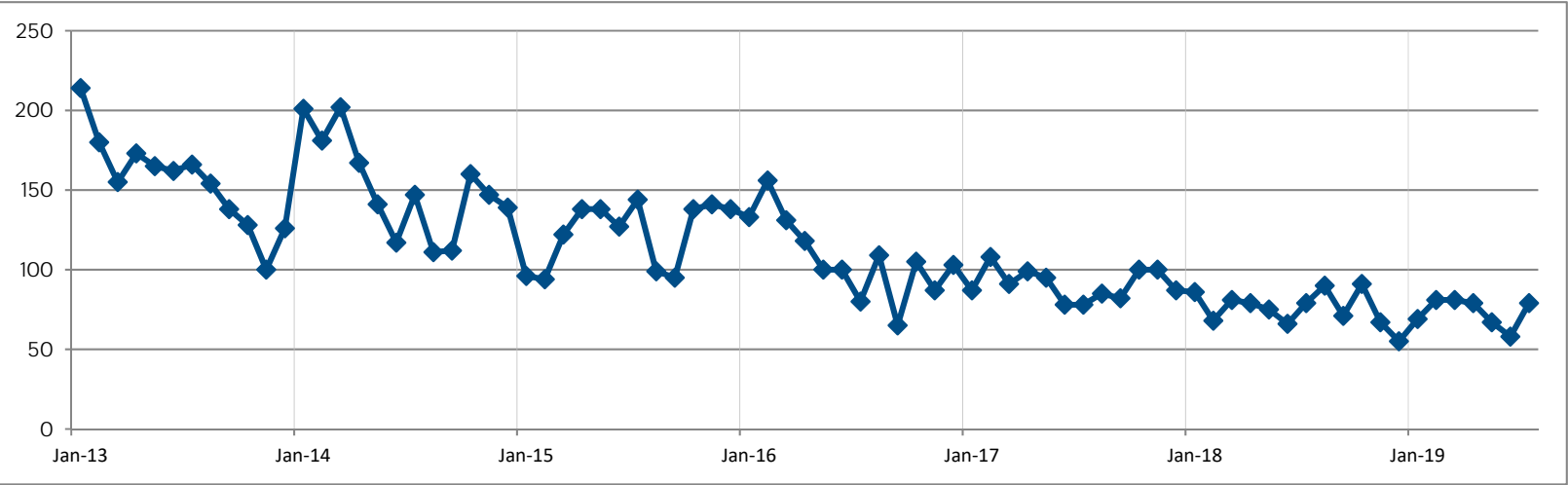


Market Overview

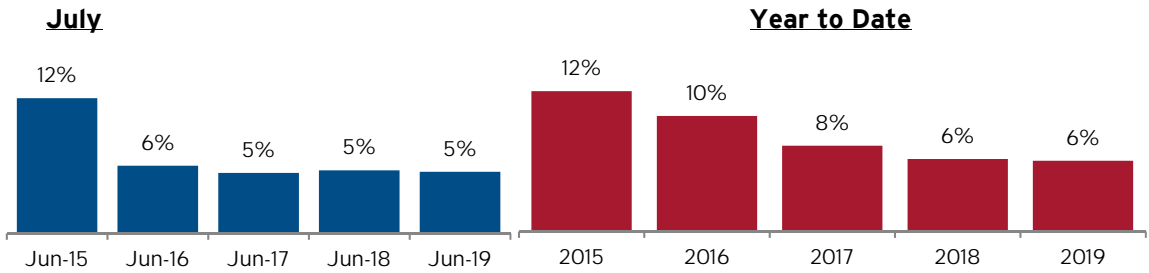


	Foreclosures	Percent Change
07/2015	144	
07/2016	80	-44.44%
07/2017	78	-2.50%
07/2018	79	1.28%
07/2019	79	0.00%

Foreclosures

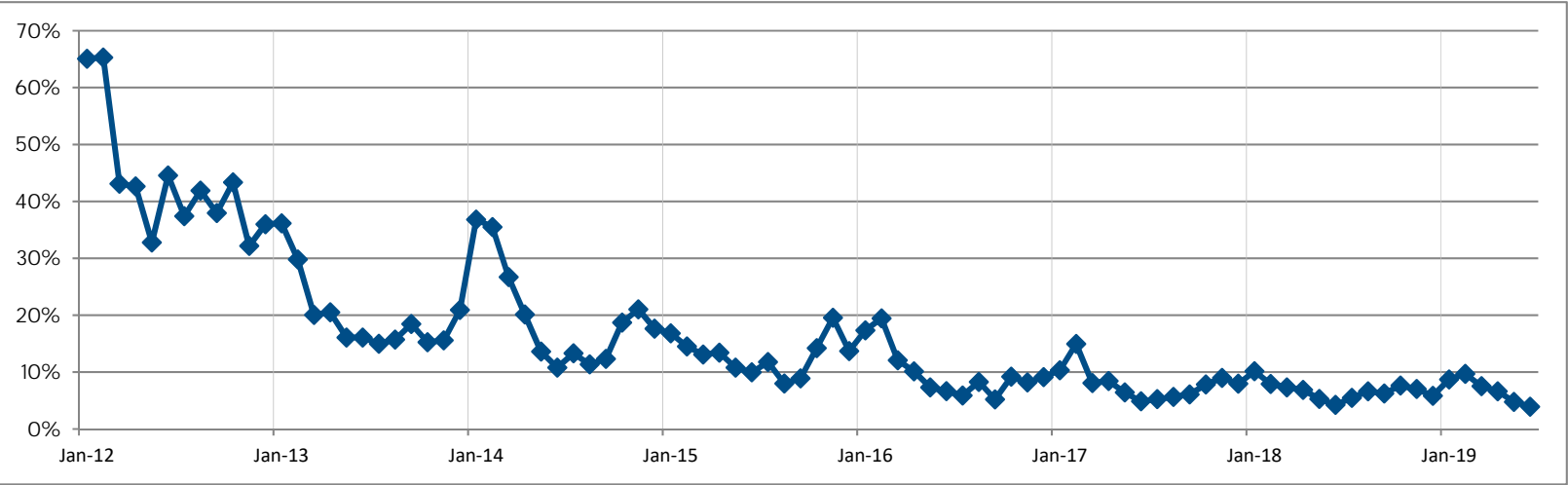


Market Overview

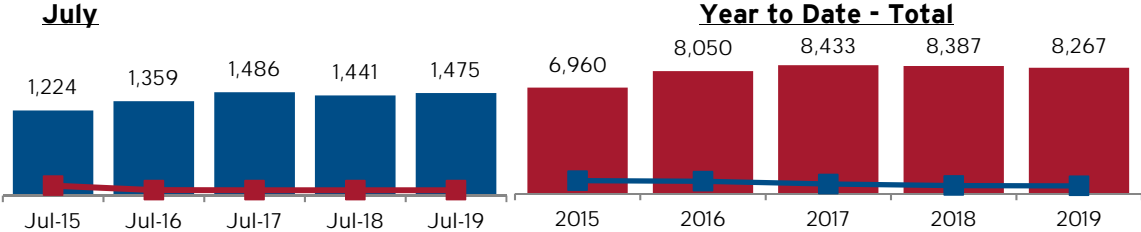


	Foreclosure as % of Sales	Percent Change
07/2015	12%	
07/2016	6%	-49.96%
07/2017	5%	-10.83%
07/2018	5%	4.44%
07/2019	5%	-2.31%

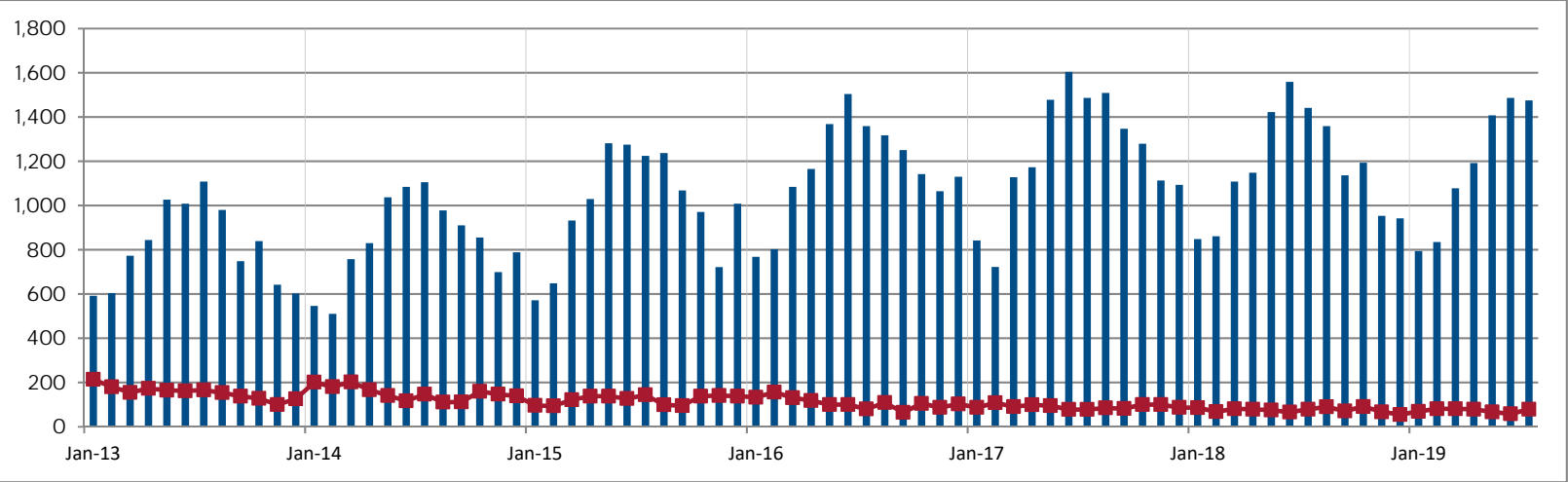
Foreclosures as a % of Sales



Market Overview



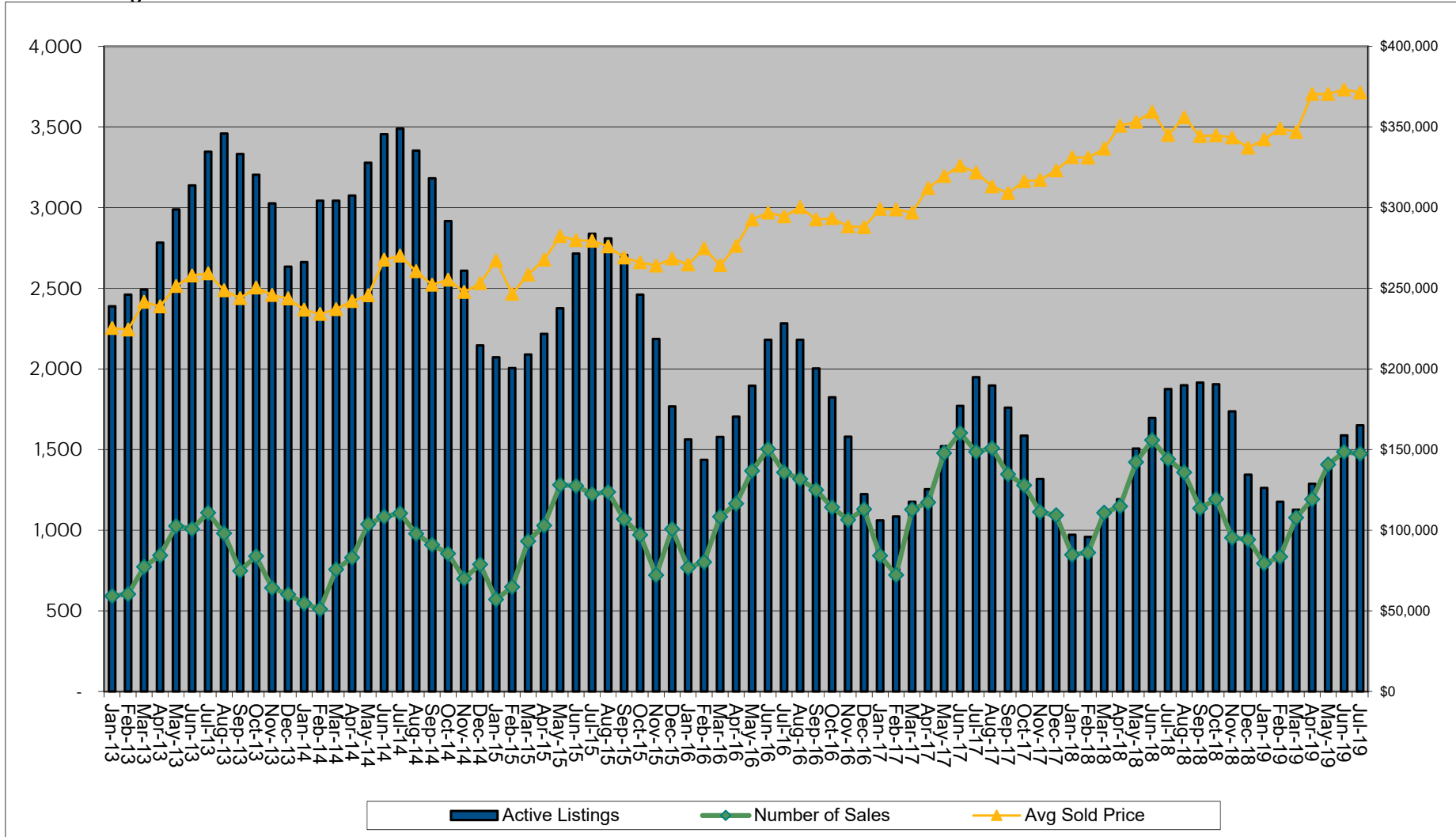
Number of Sales v Number of Foreclosures



Market Overview



Active Listings v Number Sold v Sales Price



Market Overview



Freddie Mac 30-Year Fixed-Rate Mortgage rates

