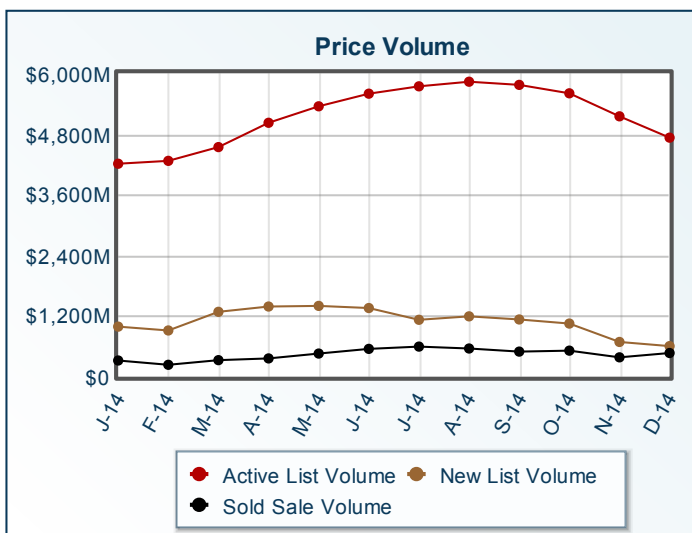
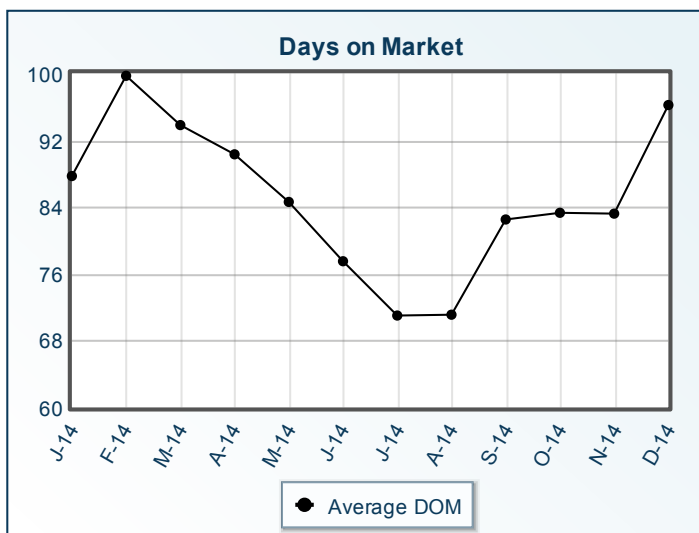
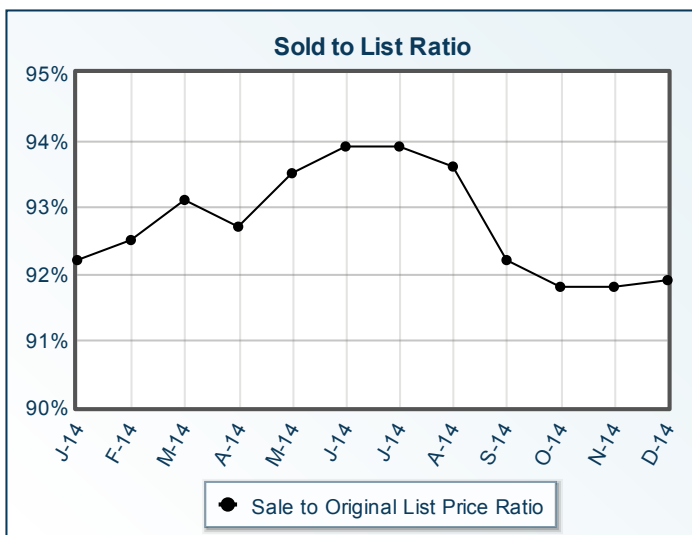
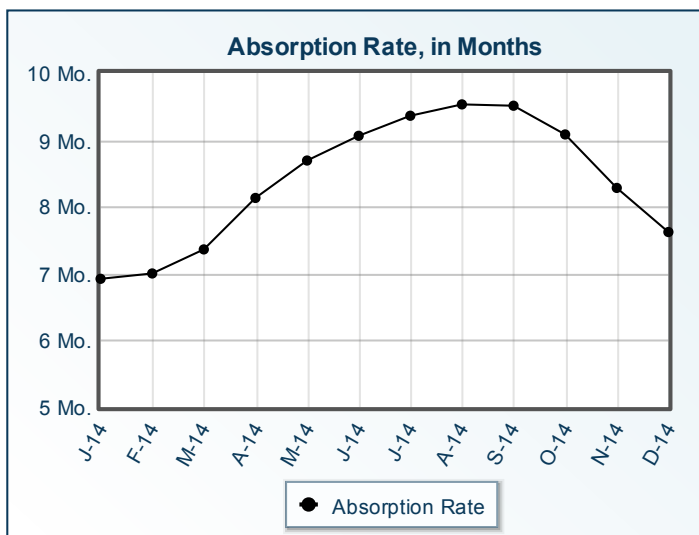
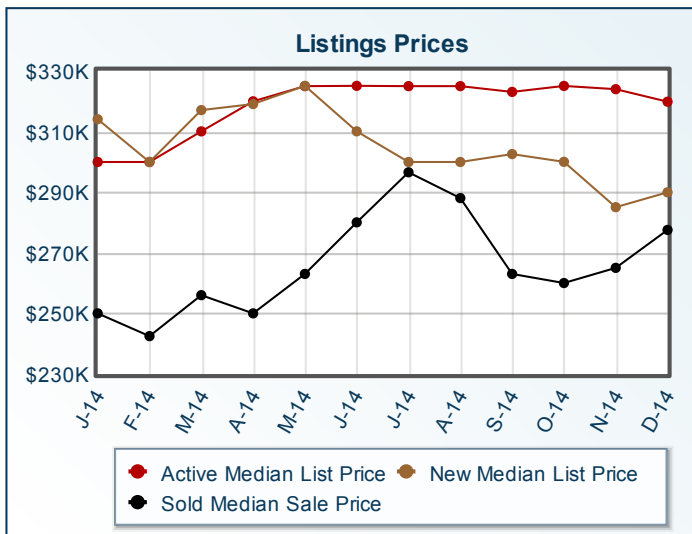
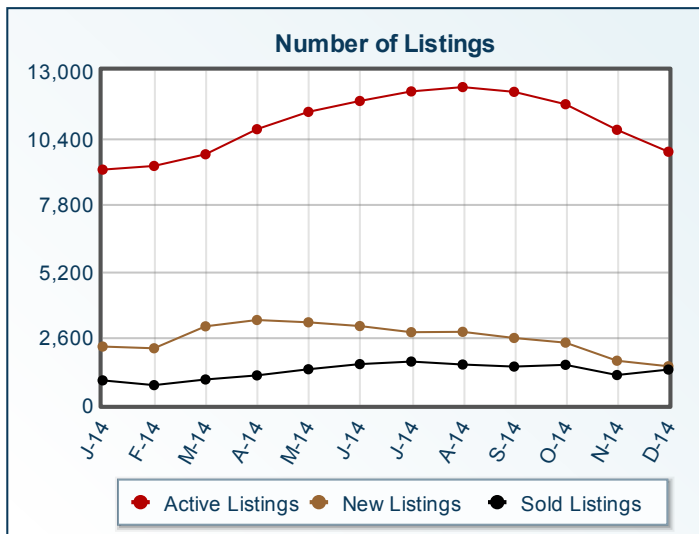


Market Summary

Residential, December 2014



Summary Statistics						
	Dec-14	Dec-13	% Chg	2014 YTD	2013 YTD	% Chg
Absorption Rate	7.62	7.24	5.25	8.38	8.4	-0.24
Average List Price	\$480,125	\$458,189	4.79	\$431,114	\$413,961	4.14
Median List Price	\$319,775	\$299,900	6.63	\$300,023	\$299,000	0.34
Average Sale Price	\$341,422	\$329,004	3.77	\$336,748	\$321,048	4.89
Median Sale Price	\$277,500	\$260,000	6.73	\$268,000	\$260,000	3.08
Average DOM	96	88	9.09	N/A	86	N/A
Median DOM	64	60	6.67	54	52	3.85

Sold Listings							Pending Listings						
	This Month			Year to Date				This Month			Year to Date		
	2014	2013	% Chg	2014	2013	% Chg		2014	2013	% Chg	2014	2013	% Chg
0-29,999	19	25	-24.0	228	325	-29.8	0-29,999	23	11	109.1	209	276	-24.3
30,000-39,999	9	18	-50.0	166	183	-9.3	30,000-39,999	12	9	33.3	157	181	-13.3
40,000-49,999	9	16	-43.7	143	191	-25.1	40,000-49,999	13	11	18.2	162	166	-2.4
50,000-59,999	12	10	20.0	161	191	-15.7	50,000-59,999	8	8	0.0	138	167	-17.4
60,000-69,999	17	24	-29.2	186	229	-18.8	60,000-69,999	15	5	200.0	183	203	-9.9
70,000-79,999	23	14	64.3	222	231	-3.9	70,000-79,999	15	16	-6.2	213	233	-8.6
80,000-89,999	21	26	-19.2	231	272	-15.1	80,000-89,999	18	14	28.6	235	254	-7.5
90,000-99,999	23	15	53.3	220	258	-14.7	90,000-99,999	19	19	0.0	249	254	-2.0
100,000-119,999	53	47	12.8	610	648	-5.9	100,000-119,999	33	33	0.0	514	558	-7.9
120,000-139,999	52	59	-11.9	758	716	5.9	120,000-139,999	51	47	8.5	819	728	12.5
140,000-159,999	70	48	45.8	739	707	4.5	140,000-159,999	49	45	8.9	737	693	6.3
160,000-179,999	68	64	6.3	751	751	0.0	160,000-179,999	44	47	-6.4	771	735	4.9
180,000-199,999	49	71	-31.0	698	742	-5.9	180,000-199,999	54	48	12.5	804	803	0.1
200,000-249,999	153	153	0.0	1948	2056	-5.3	200,000-249,999	137	103	33.0	1894	1992	-4.9
250,000-299,999	179	156	14.7	1804	1825	-1.2	250,000-299,999	150	96	56.3	2027	1926	5.2
300,000-399,999	238	200	19.0	2727	2743	-0.6	300,000-399,999	197	135	45.9	2895	2833	2.2
400,000-499,999	143	111	28.8	1542	1531	0.7	400,000-499,999	93	75	24.0	1684	1657	1.6
500,000+	233	192	21.4	2496	2275	9.7	500,000+	152	106	43.4	2677	2460	8.8
Totals	1371	1249	9.8	15630	15874	-1.5	Totals	1083	828	30.8	16368	16119	1.5

Active Listings							New Listings						
	This Month			Year to Date				This Month			Year to Date		
	2014	2013	% Chg	2014	2013	% Chg		2014	2013	% Chg	2014	2013	% Chg
0-29,999	80	86	-7.0	413	516	-20.0	0-29,999	12	19	-36.8	332	402	-17.4
30,000-39,999	70	51	37.3	300	293	2.4	30,000-39,999	13	16	-18.7	248	235	5.5
40,000-49,999	47	73	-35.6	293	317	-7.6	40,000-49,999	12	10	20.0	227	233	-2.6
50,000-59,999	73	75	-2.7	298	314	-5.1	50,000-59,999	16	11	45.5	233	230	1.3
60,000-69,999	64	77	-16.9	323	363	-11.0	60,000-69,999	10	10	0.0	247	270	-8.5
70,000-79,999	84	96	-12.5	391	435	-10.1	70,000-79,999	20	20	0.0	292	344	-15.1
80,000-89,999	109	107	1.9	465	481	-3.3	80,000-89,999	20	21	-4.8	360	383	-6.0
90,000-99,999	111	128	-13.3	495	532	-7.0	90,000-99,999	18	13	38.5	382	378	1.1
100,000-119,999	228	234	-2.6	1003	1035	-3.1	100,000-119,999	57	42	35.7	781	830	-5.9
120,000-139,999	350	349	0.3	1547	1429	8.3	120,000-139,999	74	57	29.8	1227	1108	10.7
140,000-159,999	344	381	-9.7	1474	1462	0.8	140,000-159,999	54	48	12.5	1119	1112	0.6
160,000-179,999	387	427	-9.4	1664	1637	1.6	160,000-179,999	76	72	5.6	1264	1223	3.4
180,000-199,999	447	469	-4.7	1802	1812	-0.6	180,000-199,999	73	62	17.7	1374	1386	-0.9
200,000-249,999	1072	1058	1.3	4376	4331	1.0	200,000-249,999	161	156	3.2	3389	3268	3.7
250,000-299,999	1192	1191	0.1	4911	4564	7.6	250,000-299,999	182	138	31.9	3824	3548	7.8
300,000-399,999	1723	1650	4.4	7097	6639	6.9	300,000-399,999	264	196	34.7	5588	5115	9.2
400,000-499,999	1038	920	12.8	4199	3907	7.5	400,000-499,999	143	112	27.7	3355	3063	9.5
500,000+	2427	2180	11.3	8723	7827	11.4	500,000+	294	220	33.6	6744	5948	13.4
Totals	9846	9552	3.1	39774	37894	5.0	Totals	1499	1223	22.6	30986	29076	6.6