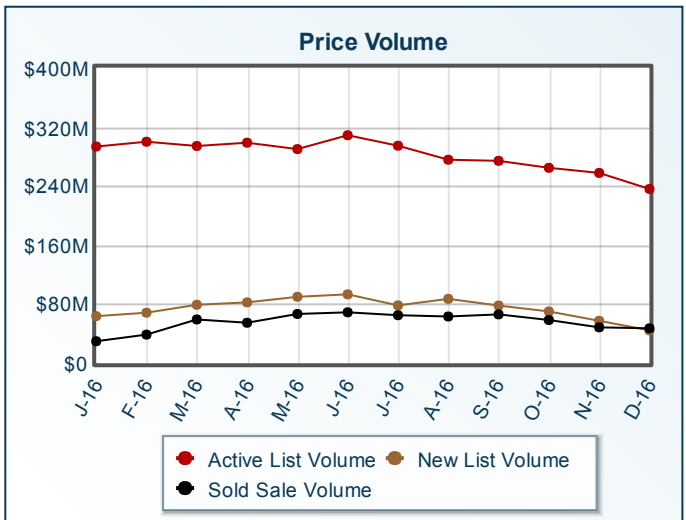
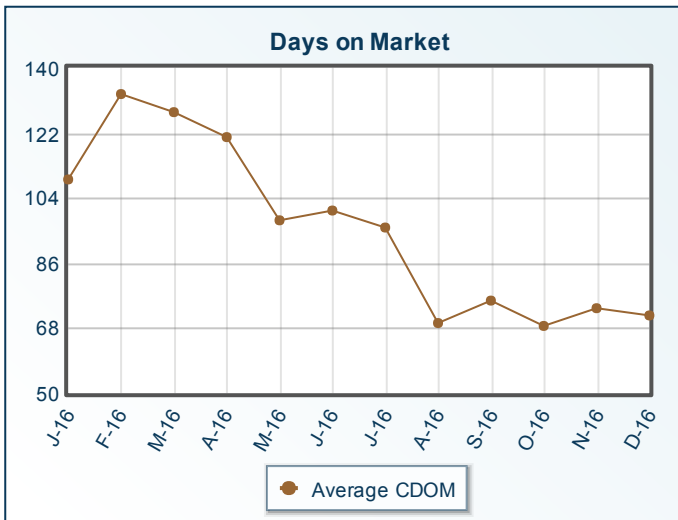
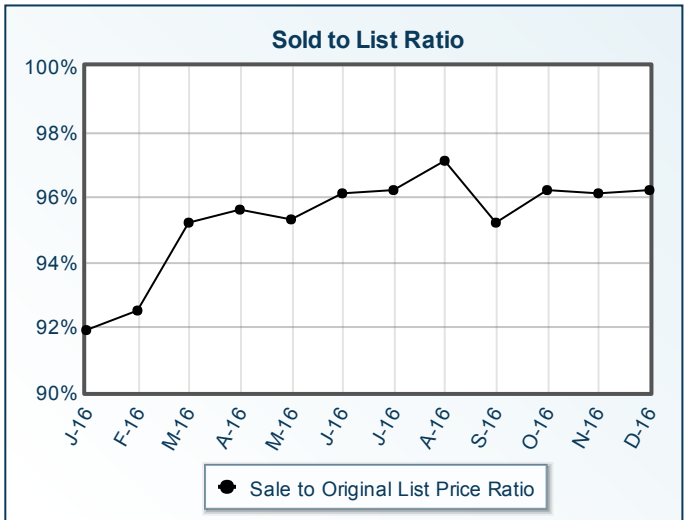
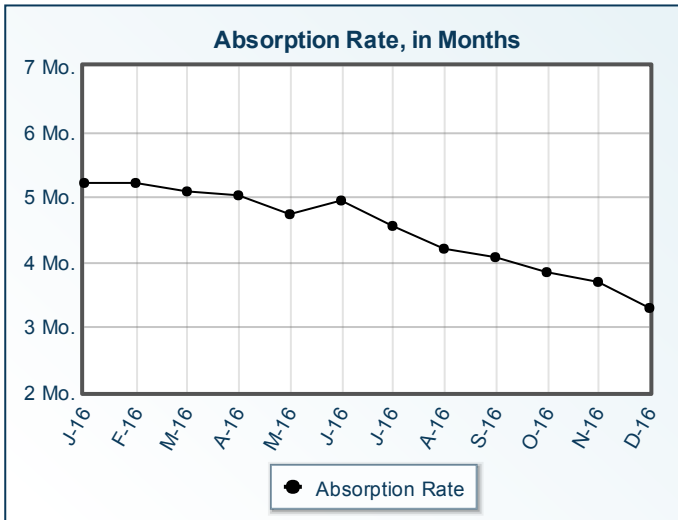
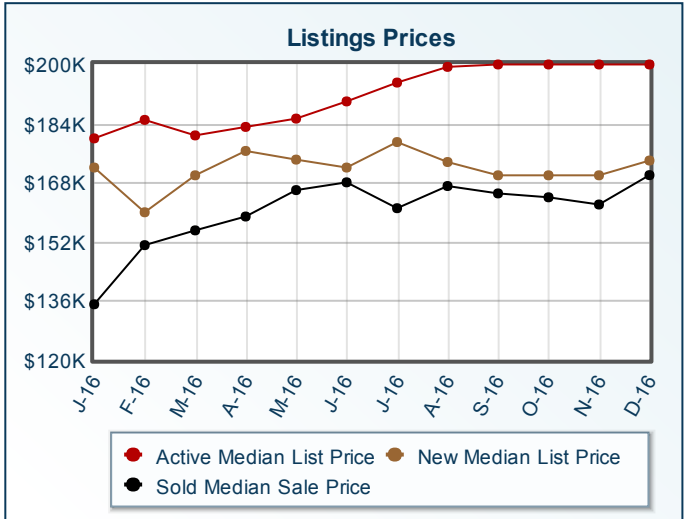
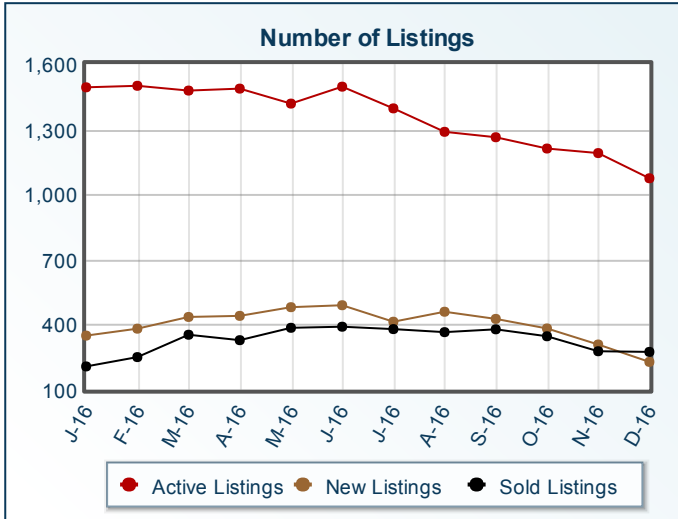


Market Summary

Residential, December 2016



Summary Statistics						
	Dec-16	Dec-15	% Chg	2016 YTD	2015 YTD	% Chg
Absorption Rate	3.29	5.67	-41.98	4.49	5.68	-20.95
Average List Price	\$219,587	\$192,961	13.80	\$188,444	\$182,861	3.05
Median List Price	\$199,900	\$175,000	14.23	\$172,900	\$168,500	2.61
Average Sale Price	\$172,578	\$165,960	3.99	\$169,651	\$165,686	2.39
Median Sale Price	\$169,950	\$155,000	9.65	\$160,500	\$156,500	2.56
Average CDOM	71	111	-36.04	N/A	N/A	N/A
Median CDOM	26	69	-62.32	52	66	-21.21

	Sold Listings						Pending Listings					
	This Month			Year to Date			This Month			Year to Date		
	2016	2015	% Chg	2016	2015	% Chg	2016	2015	% Chg	2016	2015	% Chg
0-29,999	6	3	100.0	49	37	32.4	3	1	200.0	43	29	48.3
30,000-39,999	3	5	-40.0	55	50	10.0	3	6	-50.0	42	47	-10.6
40,000-49,999	1	5	-80.0	66	68	-2.9	1	3	-66.7	63	66	-4.5
50,000-59,999	7	6	16.7	90	97	-7.2	3	9	-66.7	69	84	-17.9
60,000-69,999	8	7	14.3	77	89	-13.5	4	8	-50.0	99	98	1.0
70,000-79,999	9	9	0.0	121	88	37.5	6	8	-25.0	119	89	33.7
80,000-89,999	5	16	-68.7	130	145	-10.3	8	12	-33.3	126	129	-2.3
90,000-99,999	10	12	-16.7	151	131	15.3	4	7	-42.9	141	125	12.8
100,000-119,999	16	22	-27.3	339	312	8.7	14	27	-48.1	342	306	11.8
120,000-139,999	29	26	11.5	414	386	7.3	23	27	-14.8	434	395	9.9
140,000-159,999	30	23	30.4	443	381	16.3	27	28	-3.6	455	396	14.9
160,000-179,999	23	26	-11.5	401	367	9.3	27	13	107.7	450	381	18.1
180,000-199,999	36	22	63.6	389	284	37.0	13	19	-31.6	413	309	33.7
200,000-249,999	55	46	19.6	624	545	14.5	35	33	6.1	638	550	16.0
250,000-299,999	22	24	-8.3	377	294	28.2	16	20	-20.0	423	310	36.5
300,000-399,999	12	11	9.1	165	138	19.6	12	7	71.4	185	145	27.6
400,000-499,999	2	1	100.0	30	19	57.9	1	0	N/A	32	22	45.5
500,000+	0	1	-100.0	11	10	10.0	0	2	-100.0	12	12	0.0
Totals	274	265	3.4	3932	3441	14.3	200	230	-13.0	4086	3493	17.0

	Active Listings						New Listings					
	This Month			Year to Date			This Month			Year to Date		
	2016	2015	% Chg	2016	2015	% Chg	2016	2015	% Chg	2016	2015	% Chg
0-29,999	7	16	-56.2	76	62	22.6	2	5	-60.0	61	40	52.5
30,000-39,999	13	20	-35.0	68	83	-18.1	0	8	-100.0	51	61	-16.4
40,000-49,999	14	21	-33.3	92	101	-8.9	0	7	-100.0	71	77	-7.8
50,000-59,999	16	34	-52.9	107	139	-23.0	7	5	40.0	80	105	-23.8
60,000-69,999	33	49	-32.7	169	179	-5.6	8	11	-27.3	126	134	-6.0
70,000-79,999	23	58	-60.3	187	193	-3.1	9	13	-30.8	134	151	-11.3
80,000-89,999	34	56	-39.3	208	246	-15.4	10	14	-28.6	154	173	-11.0
90,000-99,999	33	61	-45.9	212	214	-0.9	5	4	25.0	158	167	-5.4
100,000-119,999	55	115	-52.2	455	496	-8.3	10	23	-56.5	352	407	-13.5
120,000-139,999	75	143	-47.6	598	636	-6.0	26	23	13.0	473	501	-5.6
140,000-159,999	81	136	-40.4	610	636	-4.1	20	26	-23.1	483	487	-0.8
160,000-179,999	78	141	-44.7	623	626	-0.5	29	24	20.8	486	488	-0.4
180,000-199,999	79	152	-48.0	574	563	2.0	14	22	-36.4	439	419	4.8
200,000-249,999	203	272	-25.4	1018	1022	-0.4	34	47	-27.7	756	738	2.4
250,000-299,999	178	199	-10.6	747	667	12.0	25	21	19.0	559	497	12.5
300,000-399,999	92	102	-9.8	384	340	12.9	20	9	122.2	287	248	15.7
400,000-499,999	26	25	4.0	91	73	24.7	5	1	400.0	70	52	34.6
500,000+	34	28	21.4	79	70	12.9	4	3	33.3	50	44	13.6
Totals	1074	1628	-34.0	6298	6346	-0.8	228	266	-14.3	4790	4789	0.0

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