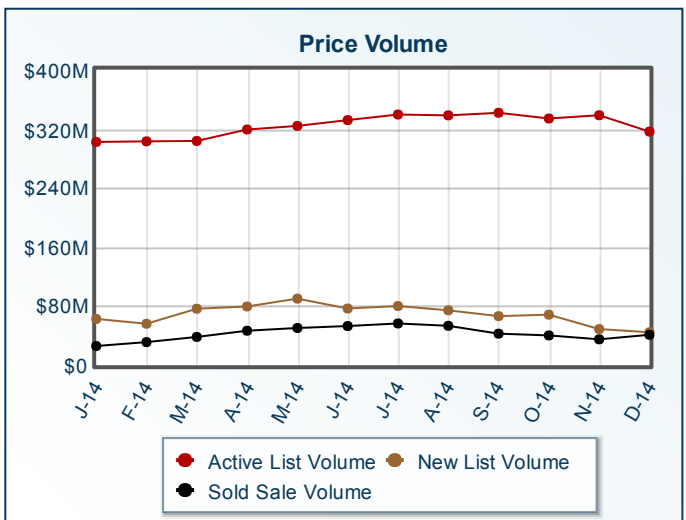
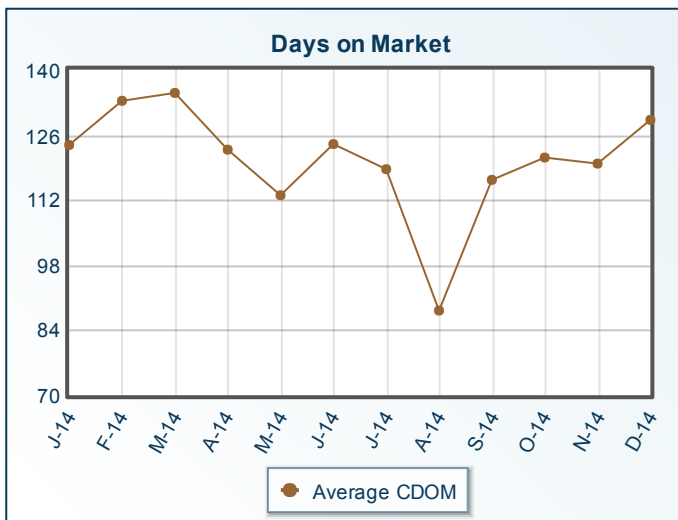
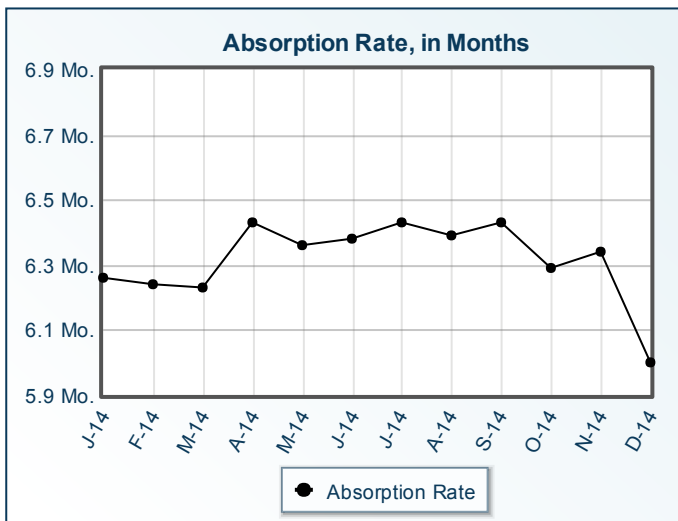
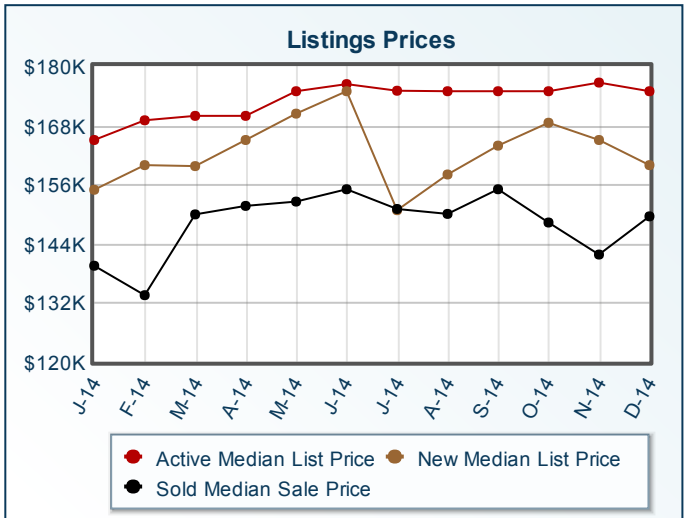
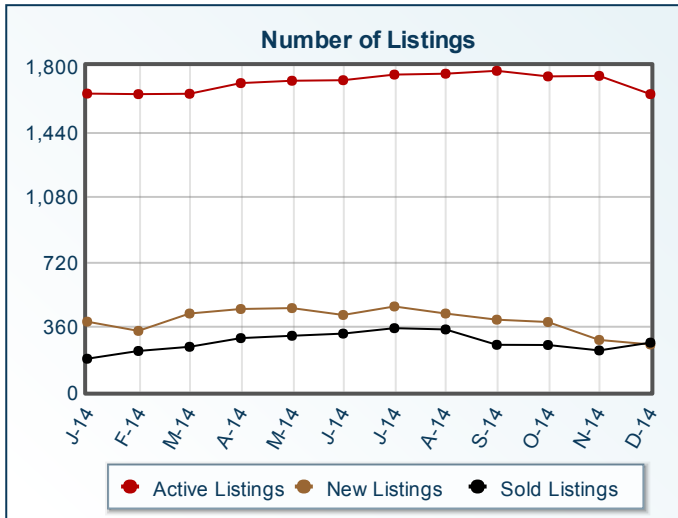


Market Summary

Residential, December 2014



Summary Statistics						
	Dec-14	Dec-13	% Chg	2014 YTD	2013 YTD	% Chg
Absorption Rate	6	6.64	-9.64	6.32	7.7	-17.92
Average List Price	\$192,201	\$181,999	5.61	\$176,642	\$167,314	5.58
Median List Price	\$174,900	\$162,000	7.96	\$162,900	\$149,900	8.67
Average Sale Price	\$152,086	\$143,130	6.26	\$156,531	\$145,110	7.87
Median Sale Price	\$149,500	\$135,500	10.33	\$149,000	\$139,000	7.19
Average CDOM	129	122	5.74	N/A	122	N/A
Median CDOM	73	83	-12.05	66	79	-16.46

	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	5	10	-50.0	53	100	-47.0	4	4	0.0	41	81	-49.4
30,000-39,999	3	8	-62.5	71	104	-31.7	4	9	-55.6	53	95	-44.2
40,000-49,999	10	6	66.7	71	121	-41.3	4	7	-42.9	72	122	-41.0
50,000-59,999	9	5	80.0	93	127	-26.8	7	5	40.0	82	106	-22.6
60,000-69,999	6	6	0.0	103	142	-27.5	5	9	-44.4	111	120	-7.5
70,000-79,999	10	14	-28.6	128	139	-7.9	5	6	-16.7	109	139	-21.6
80,000-89,999	13	14	-7.1	110	117	-6.0	8	12	-33.3	107	140	-23.6
90,000-99,999	13	12	8.3	133	115	15.7	6	12	-50.0	146	122	19.7
100,000-119,999	23	29	-20.7	277	277	0.0	18	20	-10.0	243	255	-4.7
120,000-139,999	29	41	-29.3	401	362	10.8	23	36	-36.1	402	377	6.6
140,000-159,999	32	32	0.0	421	352	19.6	23	22	4.5	414	350	18.3
160,000-179,999	27	26	3.8	363	296	22.6	25	21	19.0	388	314	23.6
180,000-199,999	28	20	40.0	266	241	10.4	24	12	100.0	292	252	15.9
200,000-249,999	41	27	51.9	440	374	17.6	46	20	130.0	463	380	21.8
250,000-299,999	14	13	7.7	226	203	11.3	14	11	27.3	245	207	18.4
300,000-399,999	8	5	60.0	109	68	60.3	4	1	300.0	105	81	29.6
400,000-499,999	0	1	-100.0	23	13	76.9	1	1	0.0	28	15	86.7
500,000+	0	1	-100.0	4	10	-60.0	0	2	-100.0	6	11	-45.5
Totals	271	270	0.4	3292	3161	4.1	221	210	5.2	3307	3167	4.4

	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	21	26	-19.2	84	123	-31.7	3	5	-40.0	58	102	-43.1
30,000-39,999	25	30	-16.7	88	139	-36.7	2	9	-77.8	60	110	-45.5
40,000-49,999	24	31	-22.6	114	177	-35.6	7	7	0.0	85	143	-40.6
50,000-59,999	35	29	20.7	154	173	-11.0	11	5	120.0	125	119	5.0
60,000-69,999	44	59	-25.4	206	239	-13.8	8	8	0.0	154	167	-7.8
70,000-79,999	47	72	-34.7	224	269	-16.7	10	7	42.9	156	192	-18.7
80,000-89,999	74	80	-7.5	254	273	-7.0	10	8	25.0	182	199	-8.5
90,000-99,999	54	76	-28.9	247	274	-9.9	5	5	0.0	177	193	-8.3
100,000-119,999	97	112	-13.4	432	492	-12.2	20	19	5.3	329	353	-6.8
120,000-139,999	145	165	-12.1	643	686	-6.3	28	29	-3.4	491	474	3.6
140,000-159,999	155	165	-6.1	689	648	6.3	30	28	7.1	531	466	13.9
160,000-179,999	158	142	11.3	657	579	13.5	18	16	12.5	525	417	25.9
180,000-199,999	149	148	0.7	557	525	6.1	20	23	-13.0	410	375	9.3
200,000-249,999	298	266	12.0	972	851	14.2	55	41	34.1	710	623	14.0
250,000-299,999	177	137	29.2	569	452	25.9	20	22	-9.1	435	352	23.6
300,000-399,999	94	95	-1.1	312	256	21.9	10	7	42.9	220	193	14.0
400,000-499,999	22	31	-29.0	83	66	25.8	3	2	50.0	56	39	43.6
500,000+	26	33	-21.2	59	68	-13.2	1	2	-50.0	27	35	-22.9
Totals	1645	1697	-3.1	6344	6290	0.9	261	243	7.4	4731	4552	3.9

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