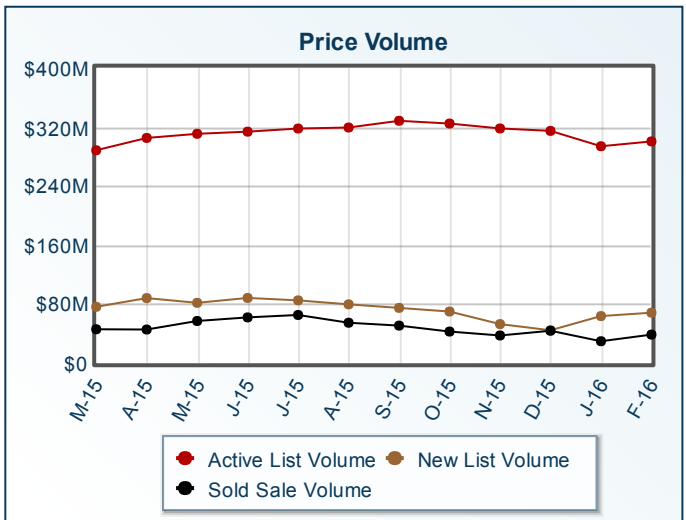
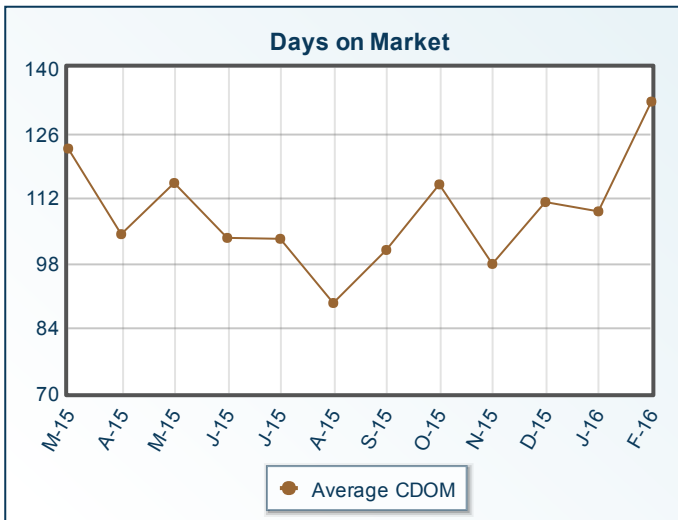
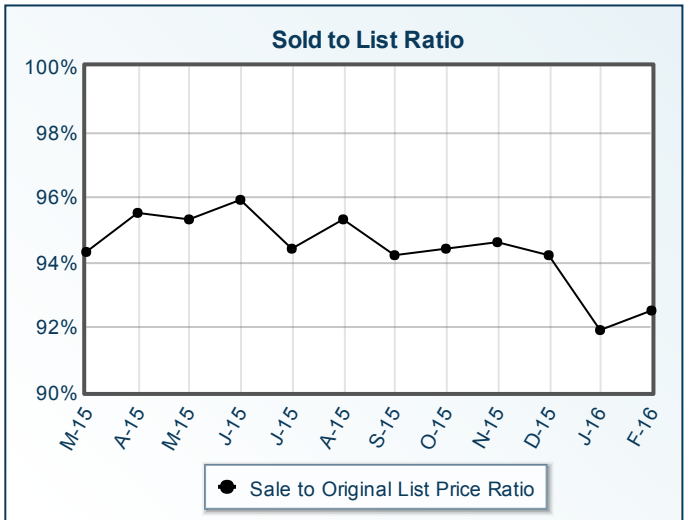
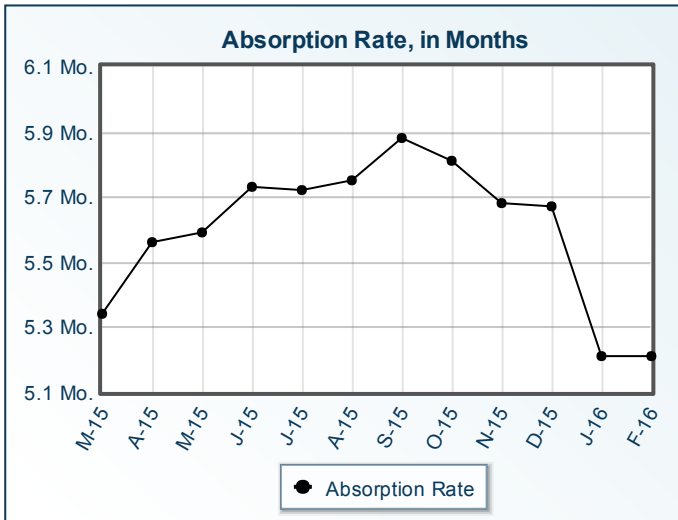
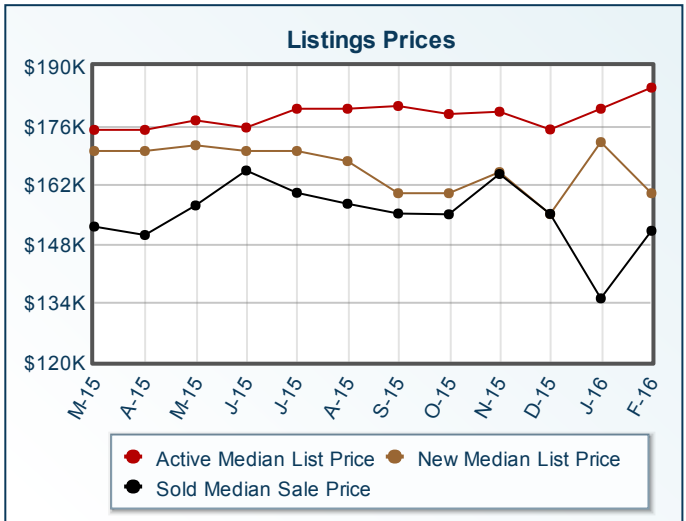
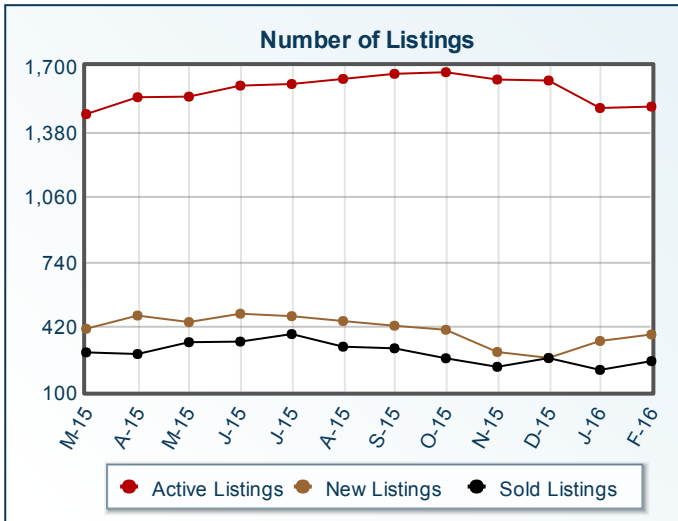


Market Summary

Residential, February 2016



Summary Statistics						
	Feb-16	Feb-15	% Chg	2016 YTD	2015 YTD	% Chg
Absorption Rate	5.21	5.61	-7.13	5.21	5.69	-8.44
Average List Price	\$199,999	\$189,179	5.72	\$190,749	\$187,528	1.72
Median List Price	\$184,900	\$169,900	8.83	\$174,600	\$169,900	2.77
Average Sale Price	\$155,018	\$159,197	-2.63	\$150,008	\$156,764	-4.31
Median Sale Price	\$151,000	\$153,900	-1.88	\$146,000	\$151,450	-3.60
Average CDOM	132	120	10.00	121	118	2.54
Median CDOM	93	86	8.14	91	84	8.33

	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	10	5	100.0	15	7	114.3	0-29,999	7	3	133.3	10	6	66.7
30,000-39,999	2	6	-66.7	8	10	-20.0	30,000-39,999	4	4	0.0	7	10	-30.0
40,000-49,999	8	6	33.3	15	12	25.0	40,000-49,999	8	8	0.0	11	18	-38.9
50,000-59,999	3	6	-50.0	14	15	-6.7	50,000-59,999	6	8	-25.0	12	14	-14.3
60,000-69,999	4	4	0.0	6	9	-33.3	60,000-69,999	3	8	-62.5	10	16	-37.5
70,000-79,999	12	10	20.0	22	15	46.7	70,000-79,999	14	7	100.0	21	13	61.5
80,000-89,999	11	10	10.0	18	17	5.9	80,000-89,999	9	9	0.0	22	20	10.0
90,000-99,999	20	5	300.0	26	9	188.9	90,000-99,999	10	16	-37.5	20	17	17.6
100,000-119,999	21	20	5.0	46	41	12.2	100,000-119,999	31	20	55.0	55	41	34.1
120,000-139,999	18	14	28.6	48	36	33.3	120,000-139,999	30	31	-3.2	64	54	18.5
140,000-159,999	28	28	0.0	51	53	-3.8	140,000-159,999	32	30	6.7	64	59	8.5
160,000-179,999	28	30	-6.7	51	49	4.1	160,000-179,999	42	24	75.0	73	55	32.7
180,000-199,999	19	9	111.1	28	20	40.0	180,000-199,999	29	28	3.6	49	44	11.4
200,000-249,999	35	36	-2.8	63	71	-11.3	200,000-249,999	42	35	20.0	84	76	10.5
250,000-299,999	24	17	41.2	33	28	17.9	250,000-299,999	36	23	56.5	57	43	32.6
300,000-399,999	6	8	-25.0	11	13	-15.4	300,000-399,999	11	6	83.3	16	17	-5.9
400,000-499,999	0	1	-100.0	1	1	0.0	400,000-499,999	1	0	N/A	3	1	200.0
500,000+	1	0	N/A	1	0	N/A	500,000+	3	0	N/A	3	0	N/A
Totals	250	215	16.3	457	406	12.6	Totals	318	260	22.3	581	504	15.3

	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	18	19	-5.3	28	30	-6.7	0-29,999	6	3	100.0	13	8	62.5
30,000-39,999	12	24	-50.0	23	39	-41.0	30,000-39,999	3	4	-25.0	6	17	-64.7
40,000-49,999	27	21	28.6	38	37	2.7	40,000-49,999	9	7	28.6	17	13	30.8
50,000-59,999	24	35	-31.4	42	53	-20.8	50,000-59,999	6	8	-25.0	15	19	-21.1
60,000-69,999	38	56	-32.1	60	71	-15.5	60,000-69,999	13	10	30.0	17	26	-34.6
70,000-79,999	45	52	-13.5	75	70	7.1	70,000-79,999	7	16	-56.2	21	28	-25.0
80,000-89,999	49	67	-26.9	85	93	-8.6	80,000-89,999	16	8	100.0	32	20	60.0
90,000-99,999	52	59	-11.9	81	74	9.5	90,000-99,999	13	10	30.0	27	28	-3.6
100,000-119,999	98	100	-2.0	164	156	5.1	100,000-119,999	37	26	42.3	62	67	-7.5
120,000-139,999	113	145	-22.1	194	214	-9.3	120,000-139,999	45	39	15.4	68	79	-13.9
140,000-159,999	119	129	-7.8	201	213	-5.6	140,000-159,999	42	35	20.0	74	64	15.6
160,000-179,999	127	136	-6.6	210	199	5.5	160,000-179,999	38	21	81.0	73	61	19.7
180,000-199,999	151	146	3.4	214	203	5.4	180,000-199,999	40	25	60.0	76	59	28.8
200,000-249,999	274	259	5.8	368	368	0.0	200,000-249,999	44	41	7.3	104	83	25.3
250,000-299,999	194	150	29.3	256	218	17.4	250,000-299,999	40	21	90.5	69	49	40.8
300,000-399,999	106	94	12.8	137	130	5.4	300,000-399,999	17	14	21.4	39	38	2.6
400,000-499,999	24	24	0.0	29	28	3.6	400,000-499,999	1	3	-66.7	8	7	14.3
500,000+	30	27	11.1	38	35	8.6	500,000+	4	8	-50.0	9	9	0.0
Totals	1501	1543	-2.7	2243	2231	0.5	Totals	381	299	27.4	730	675	8.1

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