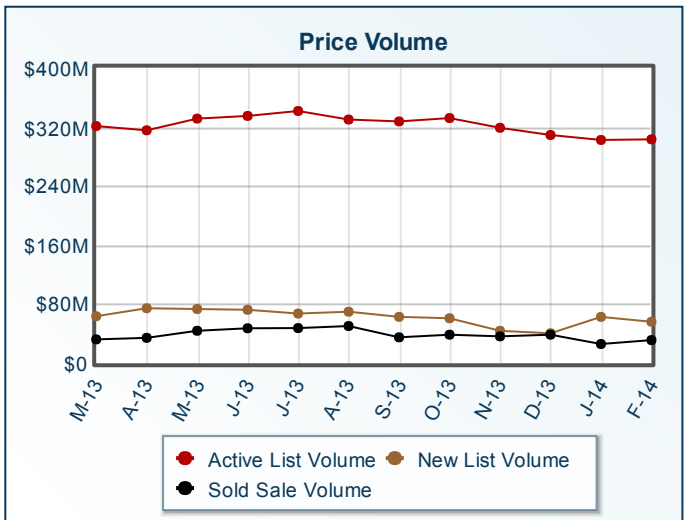
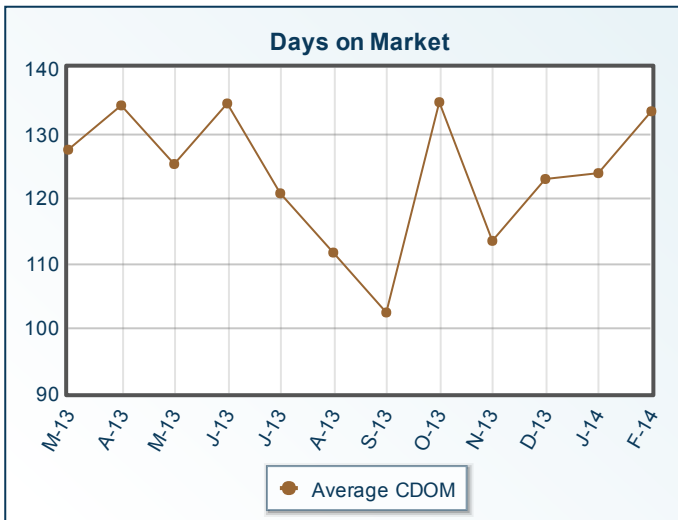
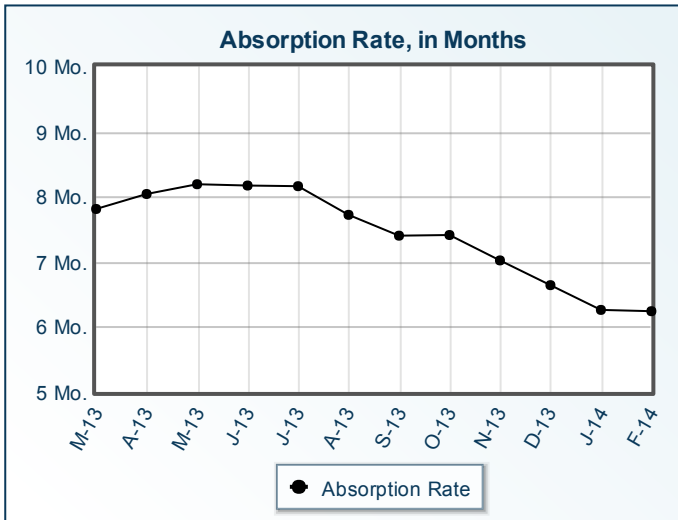
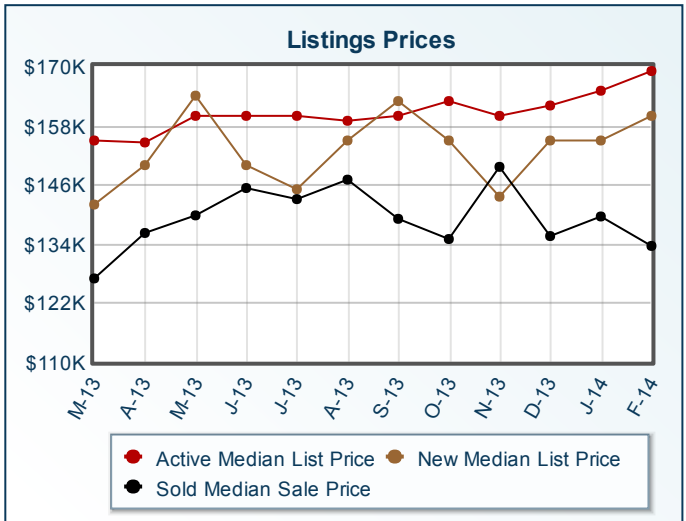
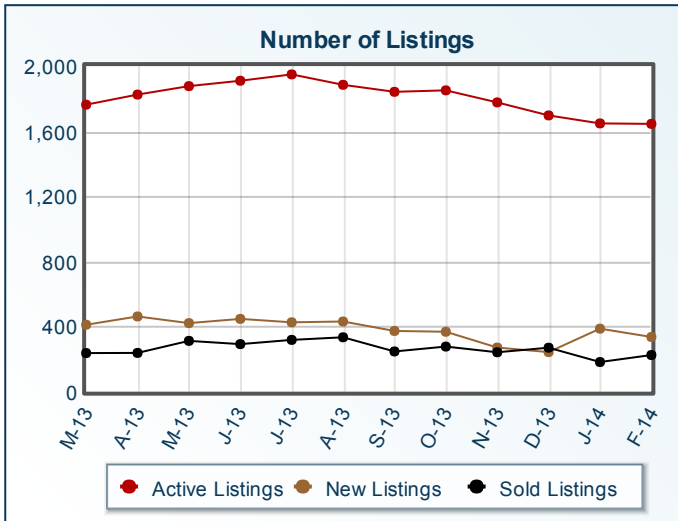


Market Summary

Residential, February 2014



Summary Statistics						
	Feb-14	Feb-13	% Chg	2014 YTD	2013 YTD	% Chg
Absorption Rate	6.24	7.84	-20.41	6.25	7.9	-20.89
Average List Price	\$184,195	\$180,903	1.82	\$177,521	\$173,783	2.15
Median List Price	\$169,000	\$153,800	9.88	\$160,900	\$149,900	7.34
Average Sale Price	\$139,231	\$129,455	7.55	\$140,950	\$137,037	2.86
Median Sale Price	\$133,500	\$121,000	10.33	\$135,900	\$127,250	6.80
Average CDOM	133	122	9.02	129	125	3.20
Median CDOM	90	86	4.65	85	88	-3.41

	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	15	-66.7	10	19	-47.4	4	13	-69.2	8	17	-52.9
30,000-39,999	15	12	25.0	21	17	23.5	7	11	-36.4	16	17	-5.9
40,000-49,999	5	8	-37.5	13	14	-7.1	11	8	37.5	18	17	5.9
50,000-59,999	7	10	-30.0	10	19	-47.4	4	11	-63.6	7	22	-68.2
60,000-69,999	11	9	22.2	19	21	-9.5	12	14	-14.3	22	21	4.8
70,000-79,999	10	7	42.9	16	20	-20.0	8	7	14.3	13	20	-35.0
80,000-89,999	9	8	12.5	13	13	0.0	5	8	-37.5	10	16	-37.5
90,000-99,999	14	11	27.3	21	17	23.5	19	7	171.4	28	23	21.7
100,000-119,999	16	23	-30.4	37	36	2.8	18	17	5.9	39	43	-9.3
120,000-139,999	29	26	11.5	53	42	26.2	26	26	0.0	53	55	-3.6
140,000-159,999	26	16	62.5	50	34	47.1	24	23	4.3	60	42	42.9
160,000-179,999	21	19	10.5	41	36	13.9	21	26	-19.2	48	47	2.1
180,000-199,999	12	10	20.0	25	22	13.6	22	18	22.2	44	34	29.4
200,000-249,999	30	26	15.4	52	45	15.6	36	25	44.0	60	50	20.0
250,000-299,999	10	14	-28.6	19	31	-38.7	21	13	61.5	33	27	22.2
300,000-399,999	4	2	100.0	5	7	-28.6	5	3	66.7	9	8	12.5
400,000-499,999	0	0	0.0	0	1	-100.0	0	2	-100.0	0	3	-100.0
500,000+	1	0	N/A	2	0	N/A	0	0	0.0	1	0	N/A
Totals	225	216	4.2	407	394	3.3	243	232	4.7	469	462	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	21	17	23.5	35	32	9.4	6	3	100.0	9	11	-18.2
30,000-39,999	27	27	0.0	43	43	0.0	1	9	-88.9	15	14	7.1
40,000-49,999	23	37	-37.8	45	54	-16.7	6	10	-40.0	16	20	-20.0
50,000-59,999	40	48	-16.7	54	76	-28.9	13	10	30.0	25	22	13.6
60,000-69,999	59	77	-23.4	82	109	-24.8	9	24	-62.5	30	37	-18.9
70,000-79,999	67	70	-4.3	93	102	-8.8	7	16	-56.2	25	25	0.0
80,000-89,999	87	73	19.2	105	102	2.9	13	14	-7.1	33	28	17.9
90,000-99,999	64	73	-12.3	99	113	-12.4	14	20	-30.0	29	32	-9.4
100,000-119,999	105	136	-22.8	165	202	-18.3	36	27	33.3	62	63	-1.6
120,000-139,999	138	192	-28.1	208	282	-26.2	26	41	-36.6	56	70	-20.0
140,000-159,999	155	196	-20.9	237	254	-6.7	43	29	48.3	79	71	11.3
160,000-179,999	146	174	-16.1	210	230	-8.7	42	34	23.5	78	67	16.4
180,000-199,999	157	162	-3.1	222	206	7.8	27	21	28.6	75	56	33.9
200,000-249,999	260	238	9.2	363	325	11.7	49	53	-7.5	100	96	4.2
250,000-299,999	133	99	34.3	185	151	22.5	25	29	-13.8	51	50	2.0
300,000-399,999	104	70	48.6	123	90	36.7	17	13	30.8	31	27	14.8
400,000-499,999	29	28	3.6	33	32	3.1	2	2	0.0	6	5	20.0
500,000+	30	32	-6.2	35	38	-7.9	0	5	-100.0	3	5	-40.0
Totals	1645	1749	-5.9	2337	2441	-4.3	336	360	-6.7	723	699	3.4

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