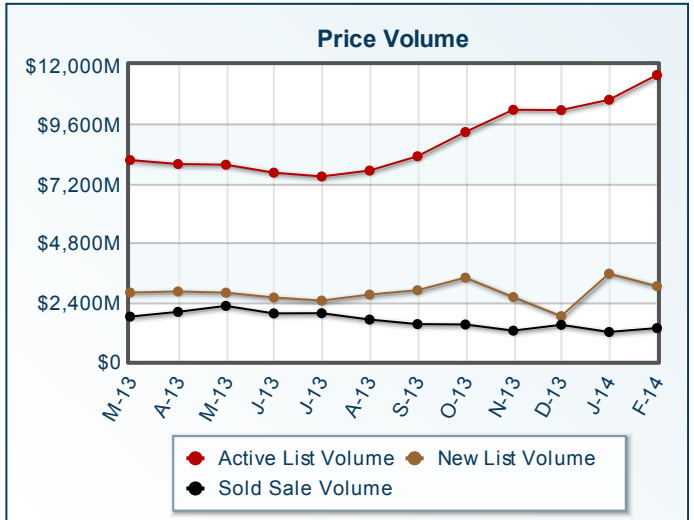
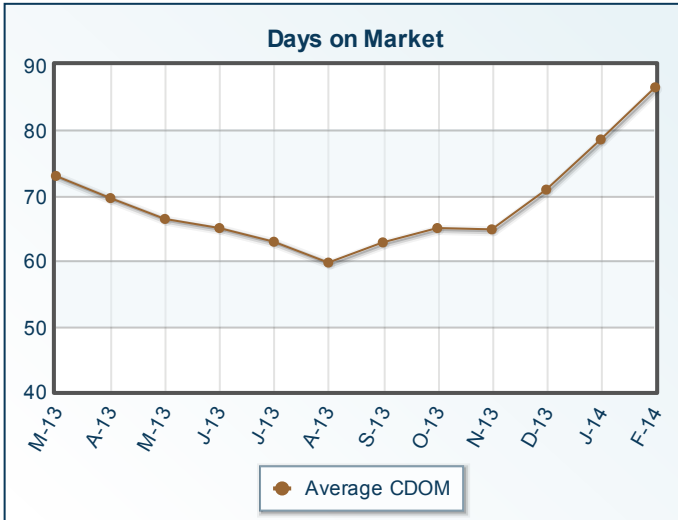
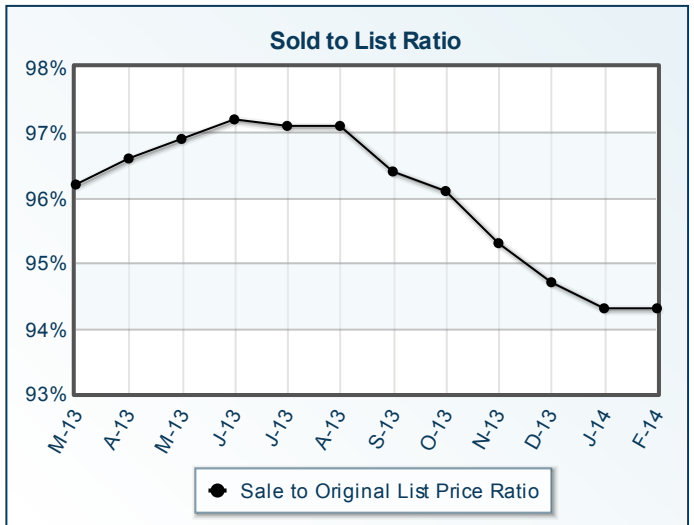
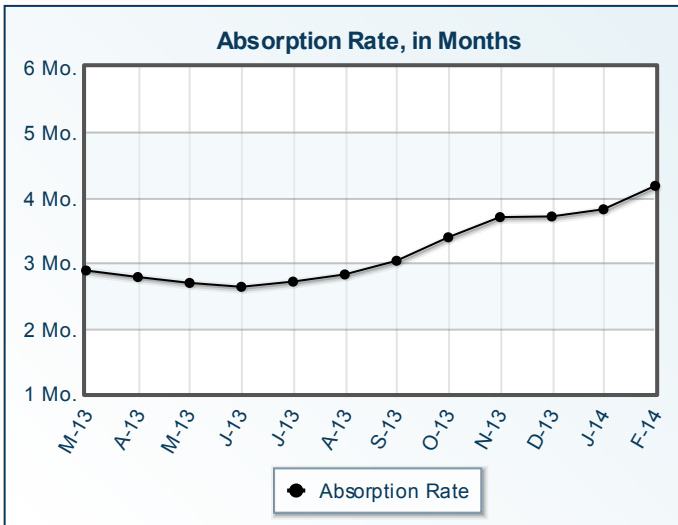
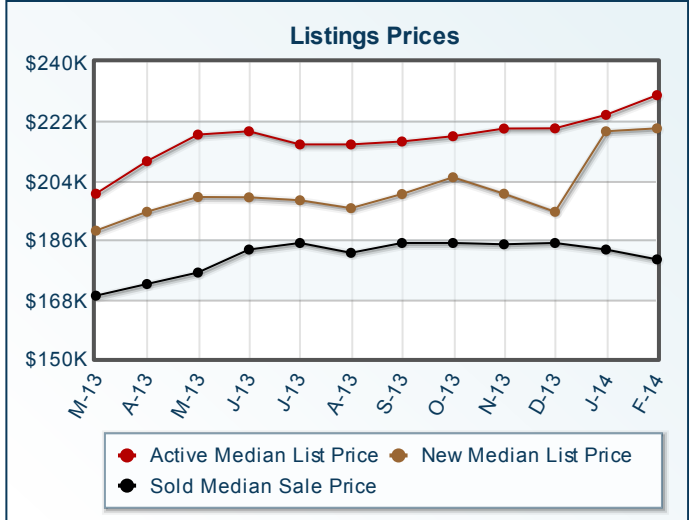
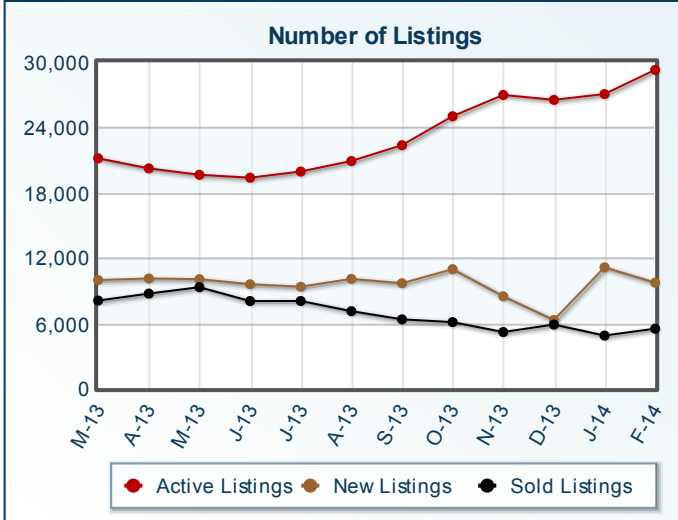


Market Summary

Residential, February 2014



Summary Statistics						
	Feb-14	Feb-13	% Chg	2014 YTD	2013 YTD	% Chg
Absorption Rate	4.18	2.96	41.22	4	2.96	35.14
Average List Price	\$395,796	\$367,414	7.72	\$355,169	\$315,827	12.46
Median List Price	\$230,000	\$194,700	18.13	\$219,900	\$180,500	21.83
Average Sale Price	\$242,361	\$216,807	11.79	\$241,995	\$212,874	13.68
Median Sale Price	\$180,000	\$161,000	11.80	\$182,000	\$158,000	15.19
Average CDOM	86	74	16.22	76	67	13.43
Median CDOM	61	44	38.64	57	42	35.71

	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	% C
0-29,999	44	68	-35.3	79	126	-37.3	29	78	-62.8	59	157	-6
30,000-39,999	52	86	-39.5	112	180	-37.8	50	77	-35.1	112	179	-3
40,000-49,999	53	120	-55.8	103	237	-56.5	58	119	-51.3	118	263	-5
50,000-59,999	78	145	-46.2	167	283	-41.0	58	143	-59.4	148	287	-4
60,000-69,999	102	171	-40.4	199	353	-43.6	93	164	-43.3	204	366	-4
70,000-79,999	140	203	-31.0	242	410	-41.0	114	192	-40.6	254	432	-4
80,000-89,999	140	240	-41.7	262	478	-45.2	145	211	-31.3	292	466	-3
90,000-99,999	130	269	-51.7	242	510	-52.5	123	283	-56.5	273	566	-5
100,000-119,999	364	561	-35.1	670	1084	-38.2	351	634	-44.6	730	1254	-4
120,000-139,999	571	737	-22.5	1024	1394	-26.5	539	870	-38.0	1175	1760	-3
140,000-159,999	551	657	-16.1	1033	1231	-16.1	536	768	-30.2	1113	1483	-2
160,000-179,999	468	536	-12.7	905	959	-5.6	497	674	-26.3	1019	1310	-2
180,000-199,999	400	410	-2.4	762	729	4.5	395	540	-26.9	874	1031	-1
200,000-249,999	714	763	-6.4	1348	1391	-3.1	763	838	-8.9	1569	1659	-
250,000-299,999	537	503	6.8	986	959	2.8	506	641	-21.1	1118	1231	-
300,000-399,999	524	557	-5.9	1050	1006	4.4	485	744	-34.8	1110	1443	-2
400,000-499,999	252	248	1.6	453	443	2.3	220	327	-32.7	514	625	-1
500,000-549,999	63	67	-6.0	117	129	-9.3	47	91	-48.4	123	159	-2
550,000-749,999	144	132	9.1	282	258	9.3	125	191	-34.6	301	380	-2
750,000-999,999	62	67	-7.5	122	129	-5.4	48	95	-49.5	125	189	-3
1,000,000-1,249,999	24	23	4.3	49	44	11.4	20	34	-41.2	48	61	-2
1,250,000-1,499,999	16	19	-15.8	33	37	-10.8	16	31	-48.4	39	57	-3
1,500,000-1,999,999	21	20	5.0	35	36	-2.8	13	22	-40.9	37	57	-3
2,000,000-2,999,999	15	12	25.0	24	16	50.0	9	22	-59.1	30	35	-1
3,000,000+	7	6	16.7	13	8	62.5	6	4	50.0	13	12	-
Totals	5472	6620	-17.3	10312	12430	-17.0	5246	7793	-32.7	11398	15462	-2

Active Listings	This Month			Year to Date			New Listings	This Month			Year to Date		
	2014	2013	% Chg	2014	2013	% Chg		2014	2013	% Chg	2014	2013	% C
	0-29,999	84	187	-55.1	169	375		-54.9	0-29,999	28	72	-61.1	66
30,000-39,999	174	293	-40.6	328	529	-38.0	30,000-39,999	55	99	-44.4	132	214	-3
40,000-49,999	215	332	-35.2	380	648	-41.4	40,000-49,999	77	124	-37.9	161	294	-4
50,000-59,999	322	418	-23.0	555	764	-27.4	50,000-59,999	108	146	-26.0	234	329	-2
60,000-69,999	462	524	-11.8	735	1002	-26.6	60,000-69,999	112	167	-32.9	272	411	-3
70,000-79,999	507	604	-16.1	855	1168	-26.8	70,000-79,999	158	221	-28.5	354	498	-2
80,000-89,999	548	632	-13.3	941	1232	-23.6	80,000-89,999	181	259	-30.1	389	576	-3
90,000-99,999	563	673	-16.3	953	1366	-30.2	90,000-99,999	162	316	-48.7	385	655	-4
100,000-119,999	1337	1408	-5.0	2281	2793	-18.3	100,000-119,999	456	609	-25.1	973	1315	-2
120,000-139,999	2067	1890	9.4	3636	3893	-6.6	120,000-139,999	707	856	-17.4	1619	1913	-1
140,000-159,999	2242	1728	29.7	3788	3426	10.6	140,000-159,999	832	857	-2.9	1709	1753	-
160,000-179,999	2072	1481	39.9	3508	2987	17.4	160,000-179,999	759	704	7.8	1639	1476	1
180,000-199,999	1850	1257	47.2	3143	2437	29.0	180,000-199,999	724	593	22.1	1501	1254	1
200,000-249,999	3570	2180	63.8	5888	4153	41.8	200,000-249,999	1351	1014	33.2	2871	2086	3
250,000-299,999	2851	1670	70.7	4577	3156	45.0	250,000-299,999	997	743	34.2	2152	1504	4
300,000-399,999	3653	2181	67.5	5584	3987	40.1	300,000-399,999	1207	907	33.1	2526	1893	3
400,000-499,999	1858	1139	63.1	2806	1914	46.6	400,000-499,999	628	422	48.8	1305	851	5
500,000-549,999	589	363	62.3	879	583	50.8	500,000-549,999	190	126	50.8	412	253	6
550,000-749,999	1556	971	60.2	2212	1515	46.0	550,000-749,999	452	302	49.7	929	624	4
750,000-999,999	1027	698	47.1	1357	1015	33.7	750,000-999,999	238	161	47.8	523	352	4
1,000,000-1,249,999	337	216	56.0	442	319	38.6	1,000,000-1,249,999	57	58	-1.7	153	115	3
1,250,000-1,499,999	398	278	43.2	501	382	31.2	1,250,000-1,499,999	74	65	13.8	174	141	2
1,500,000-1,999,999	378	301	25.6	488	416	17.3	1,500,000-1,999,999	88	73	20.5	173	139	2
2,000,000-2,999,999	368	246	49.6	442	320	38.1	2,000,000-2,999,999	43	47	-8.5	119	97	2
3,000,000+	281	227	23.8	325	264	23.1	3,000,000+	25	21	19.0	57	54	
Totals	29309	21897	33.8	46773	40644	15.1	Totals	9709	8962	8.3	20828	18971	