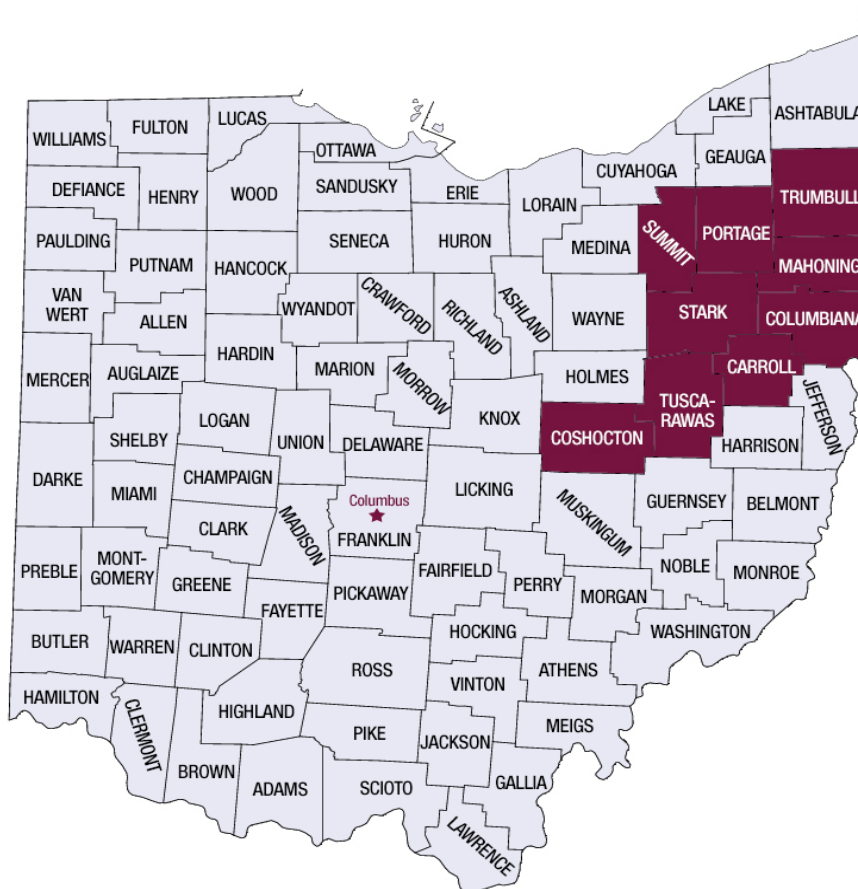


Monthly Indicators

A RESEARCH TOOL PROVIDED BY CRIS-MLS



August 2015



Quick Facts

+ 8.2%

+ 6.4%

- 10.4%

Change in
Closed Sales

Change in
Median Sales Price

Change in
Inventory

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Market Overview

Key market metrics for the current month and year-to-date figures.



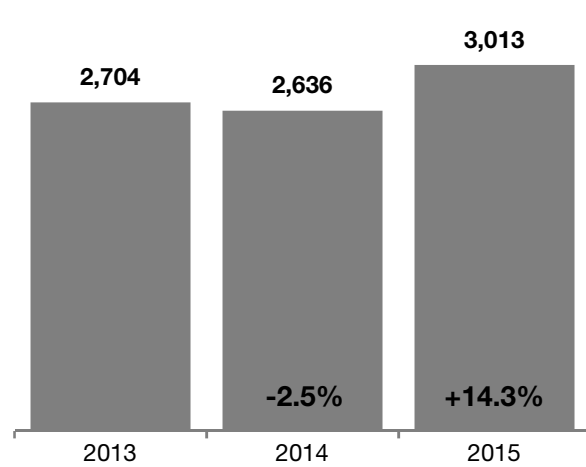
Key Metrics	Historical Sparklines	8-2014	8-2015	+ / -	YTD 2014	YTD 2015	+ / -
New Listings		2,636	3,013	+ 14.3%	21,196	22,624	+ 6.7%
Pending Sales		1,643	2,324	+ 41.4%	12,657	15,361	+ 21.4%
Closed Sales		1,807	1,956	+ 8.2%	11,988	13,520	+ 12.8%
Days on Market Until Sale		92	87	- 5.4%	100	98	- 2.0%
Median Sales Price		\$110,000	\$117,000	+ 6.4%	\$105,000	\$110,000	+ 4.8%
Average Sales Price		\$132,999	\$136,381	+ 2.5%	\$127,214	\$130,981	+ 3.0%
Percent of Original List Price Received		91.6%	92.5%	+ 0.9%	90.9%	91.7%	+ 0.9%
Housing Affordability Index		274	260	- 5.0%	287	277	- 3.6%
Inventory of Homes for Sale		10,355	9,273	- 10.4%	--	--	--
Months Supply of Homes for Sale		6.9	5.3	- 24.3%	--	--	--

New Listings

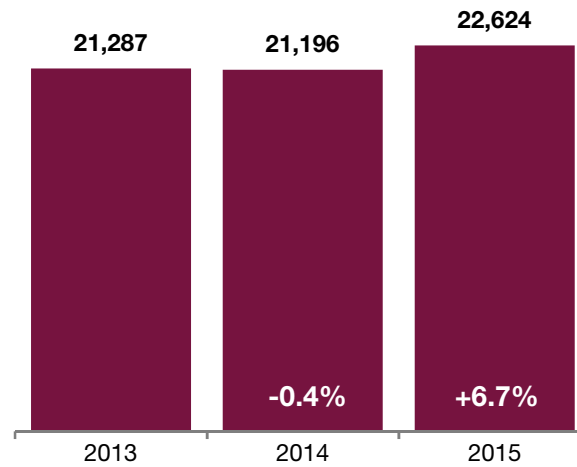
A count of the properties that have been newly listed on the market in a given month.



August



Year To Date



Month	Prior Year	Current Year	+ / -
September	2,442	2,525	+3.4%
October	2,292	2,477	+8.1%
November	1,753	1,875	+7.0%
December	1,392	1,499	+7.7%
January	2,095	2,103	+0.4%
February	1,847	1,977	+7.0%
March	2,453	2,684	+9.4%
April	2,879	3,162	+9.8%
May	3,085	3,273	+6.1%
June	3,115	3,228	+3.6%
July	3,086	3,184	+3.2%
August	2,636	3,013	+14.3%
12-Month Avg	2,423	2,583	+6.6%

Historical New Listing Activity

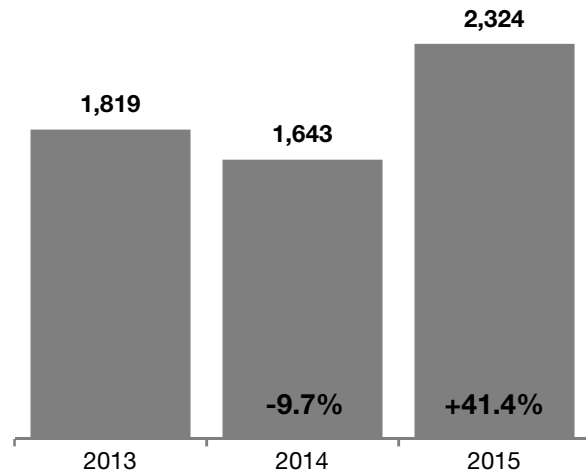


Pending Sales

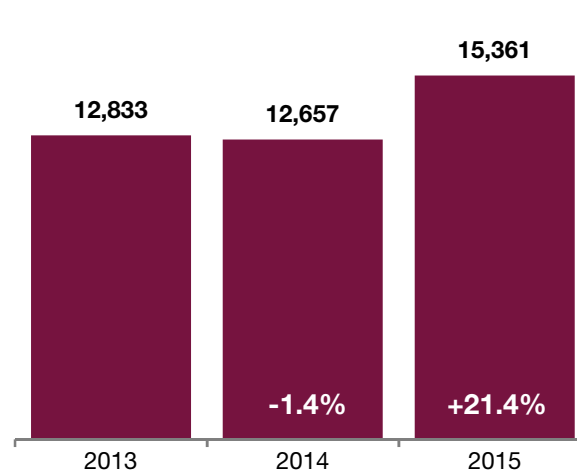
A count of the properties on which contracts have been accepted in a given month.



August



Year To Date



Month	Prior Year	Current Year	+ / -
September	1,485	1,736	+16.9%
October	1,501	1,607	+7.1%
November	1,209	1,288	+6.5%
December	1,064	1,191	+11.9%
January	1,145	1,314	+14.8%
February	1,219	1,431	+17.4%
March	1,477	1,951	+32.1%
April	1,750	2,065	+18.0%
May	1,754	2,045	+16.6%
June	1,790	2,116	+18.2%
July	1,879	2,115	+12.6%
August	1,643	2,324	+41.4%
12-Month Avg	1,493	1,765	+18.2%

Historical Pending Sales Activity

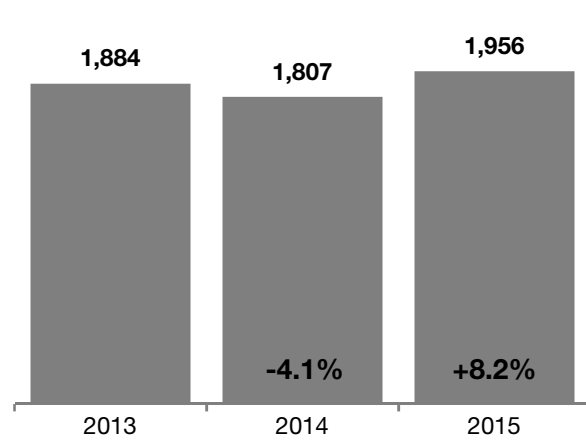


Closed Sales

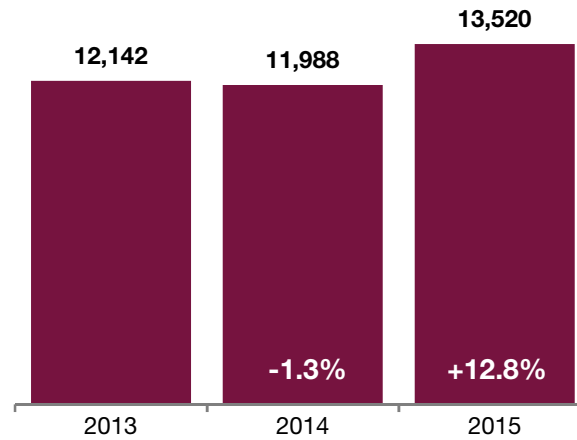
A count of the actual sales that have closed in a given month.



August



Year To Date



Month	Prior Year	Current Year	+ / -
September	1,611	1,691	+5.0%
October	1,682	1,804	+7.3%
November	1,384	1,336	-3.5%
December	1,390	1,588	+14.2%
January	1,022	1,050	+2.7%
February	1,050	1,128	+7.4%
March	1,302	1,554	+19.4%
April	1,481	1,638	+10.6%
May	1,652	1,813	+9.7%
June	1,798	2,118	+17.8%
July	1,876	2,263	+20.6%
August	1,807	1,956	+8.2%
12-Month Avg	1,505	1,662	+10.0%

Historical Closed Sales Activity

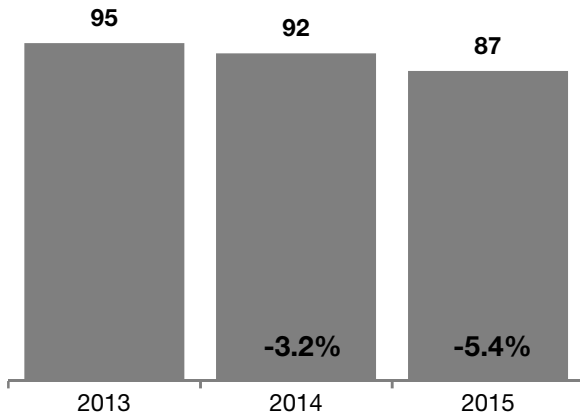


Days on Market Until Sale

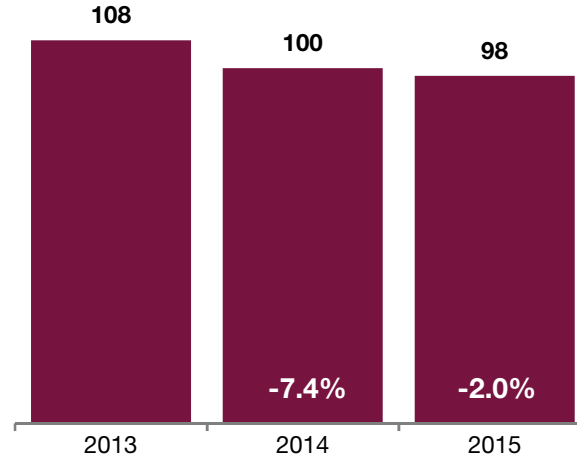
Average number of days between when a property is listed and when an offer is accepted in a given month.



August



Year To Date



Month	Prior Year	Current Year	+ / -
September	93	87	-6.5%
October	101	97	-4.0%
November	101	91	-9.9%
December	106	103	-2.8%
January	110	109	-0.9%
February	119	104	-12.6%
March	99	113	+14.1%
April	110	111	+0.9%
May	105	95	-9.5%
June	91	91	0.0%
July	87	88	+1.1%
August	92	87	-5.4%
12-Month Avg	100	97	-3.0%

Historical Days on Market Until Sale

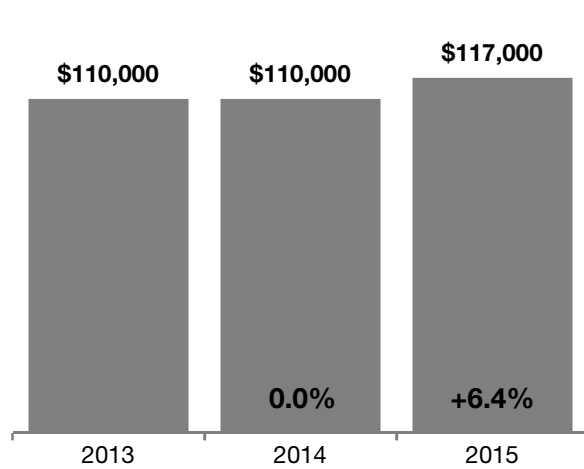


Median Sales Price

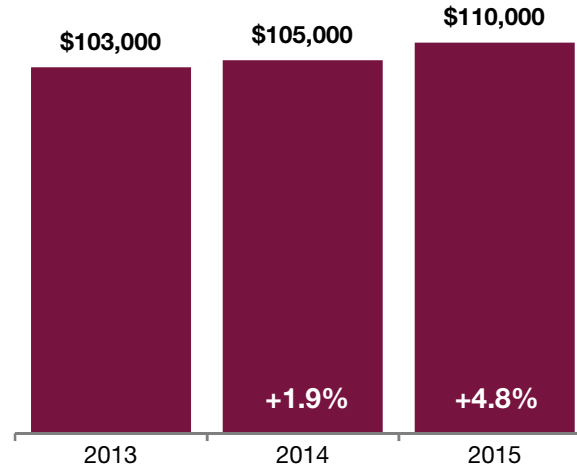
Median price point for all closed sales, not accounting for seller concessions, in a given month.



August



Year To Date



Month	Prior Year	Current Year	+ / -
September	\$108,000	\$115,000	+6.5%
October	\$104,000	\$106,000	+1.9%
November	\$96,000	\$110,000	+14.6%
December	\$87,900	\$96,000	+9.2%
January	\$85,000	\$85,000	0.0%
February	\$85,000	\$84,900	-0.1%
March	\$89,900	\$101,617	+13.0%
April	\$98,000	\$102,000	+4.1%
May	\$105,000	\$115,000	+9.5%
June	\$121,000	\$117,000	-3.3%
July	\$118,500	\$121,700	+2.7%
August	\$110,000	\$117,000	+6.4%
12-Month Med	\$103,500	\$109,900	+6.2%

Historical Median Sales Price

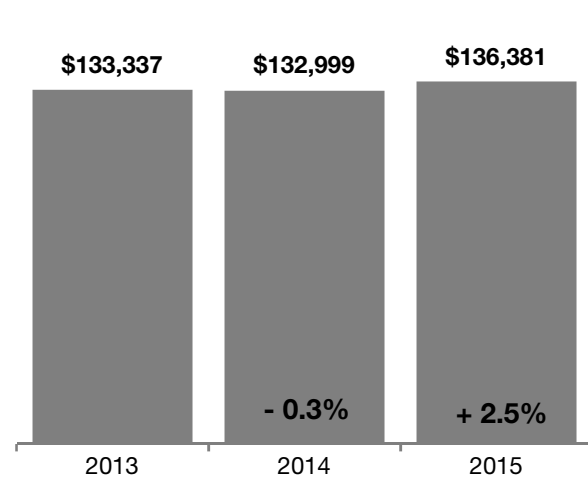


Average Sales Price

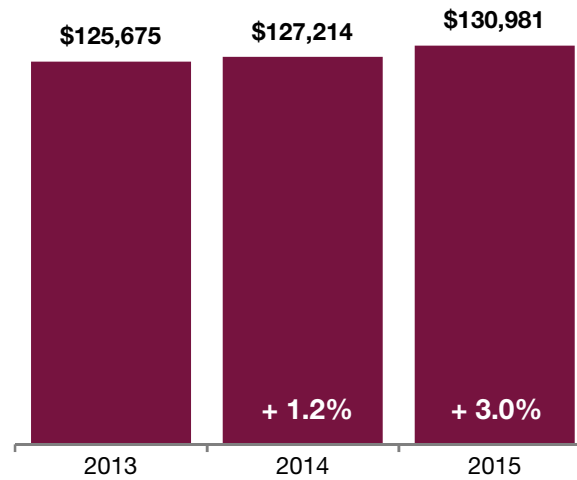
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



Year To Date



Month	Prior Year	Current Year	+ / -
September	\$125,251	\$131,782	+5.2%
October	\$124,135	\$125,289	+0.9%
November	\$119,463	\$126,728	+6.1%
December	\$113,899	\$122,480	+7.5%
January	\$108,445	\$110,179	+1.6%
February	\$108,839	\$111,955	+2.9%
March	\$113,660	\$126,174	+11.0%
April	\$121,321	\$120,701	-0.5%
May	\$128,759	\$132,881	+3.2%
June	\$144,714	\$141,735	-2.1%
July	\$138,167	\$144,547	+4.6%
August	\$132,999	\$136,381	+2.5%
12-Month Avg	\$125,154	\$129,585	+3.5%

Historical Average Sales Price

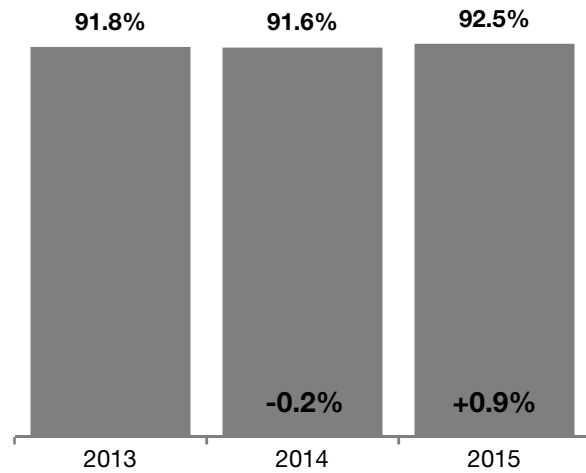


Percent of Original List Price Received

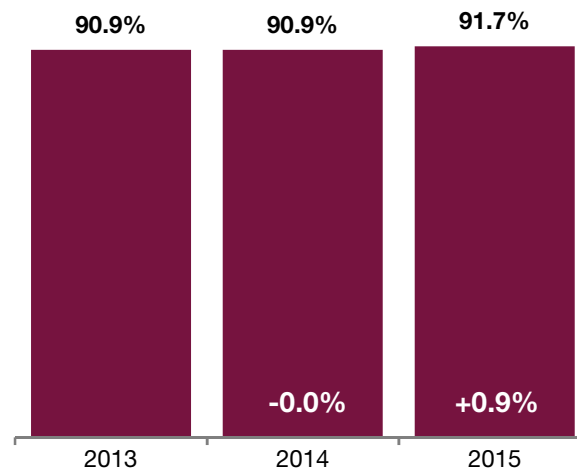
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



August

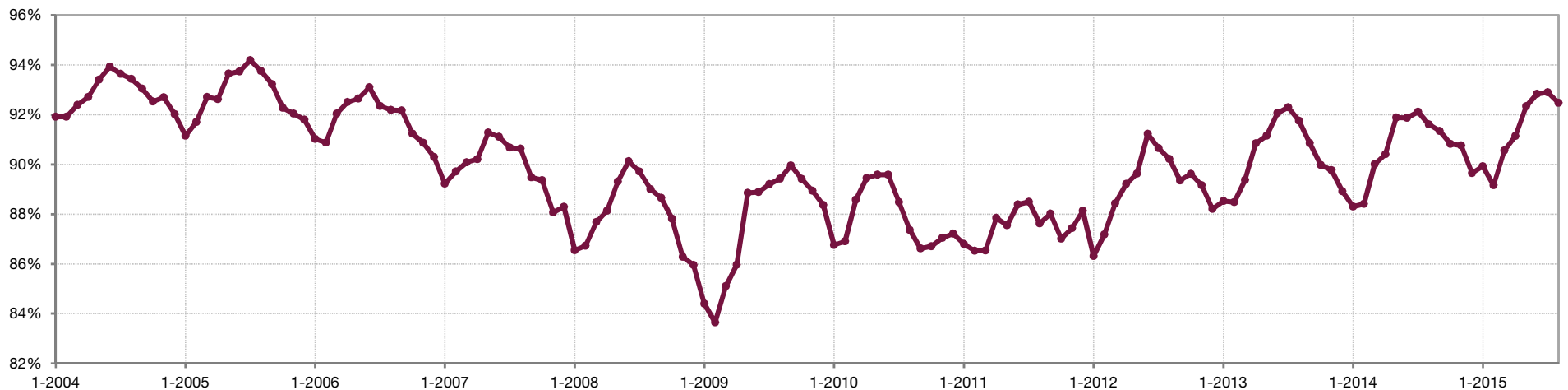


Year To Date



Month	Prior Year	Current Year	+ / -
September	90.9%	91.3%	+0.5%
October	90.0%	90.8%	+1.0%
November	89.8%	90.8%	+1.1%
December	88.9%	89.7%	+0.8%
January	88.3%	89.9%	+1.8%
February	88.4%	89.2%	+0.8%
March	90.0%	90.6%	+0.6%
April	90.4%	91.1%	+0.8%
May	91.9%	92.3%	+0.5%
June	91.9%	92.8%	+1.0%
July	92.1%	92.9%	+0.9%
August	91.6%	92.5%	+0.9%
12-Month Avg	90.6%	91.4%	+0.9%

Historical Percent of Original List Price Received

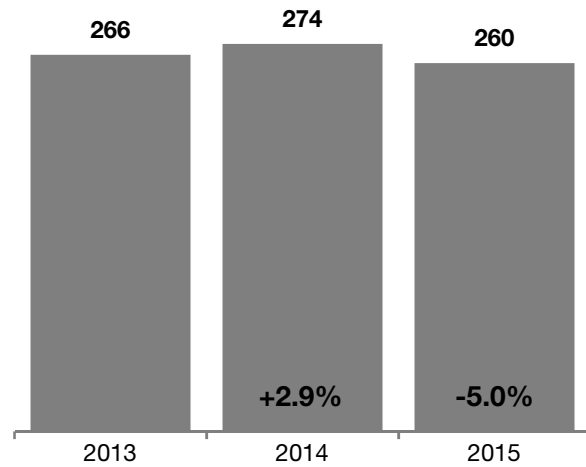


Housing Affordability Index

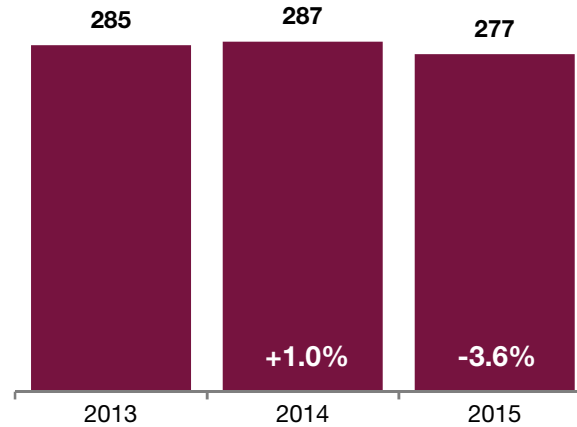


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

August

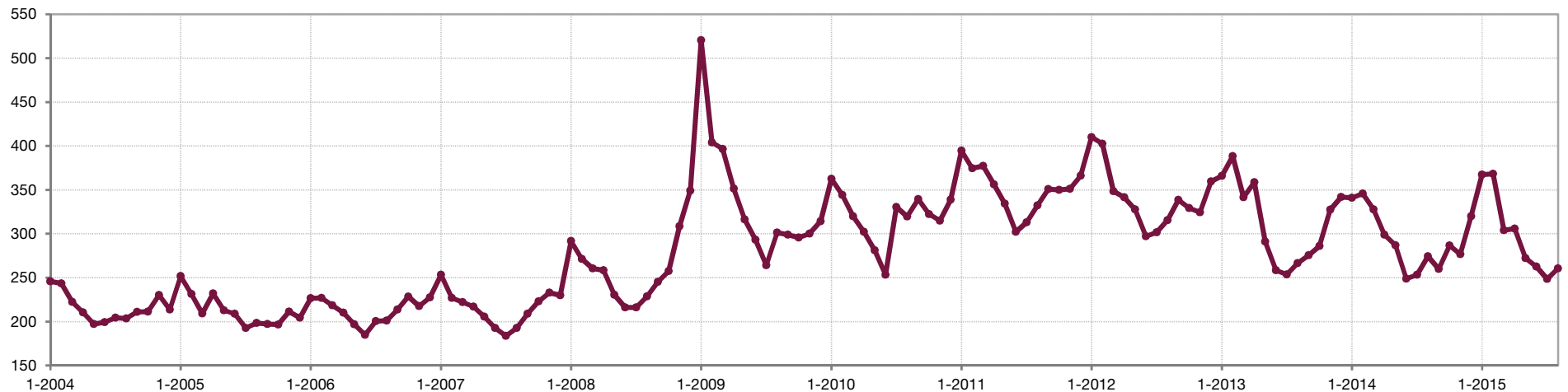


Year To Date



Month	Prior Year	Current Year	+ / -
September	275	260	-5.6%
October	286	287	+0.3%
November	327	277	-15.4%
December	342	320	-6.4%
January	341	367	+7.8%
February	346	368	+6.5%
March	328	304	-7.3%
April	299	306	+2.3%
May	287	272	-5.2%
June	249	263	+5.6%
July	253	249	-1.9%
August	274	260	-5.0%
12-Month Avg	301	294	-2.0%

Historical Housing Affordability Index

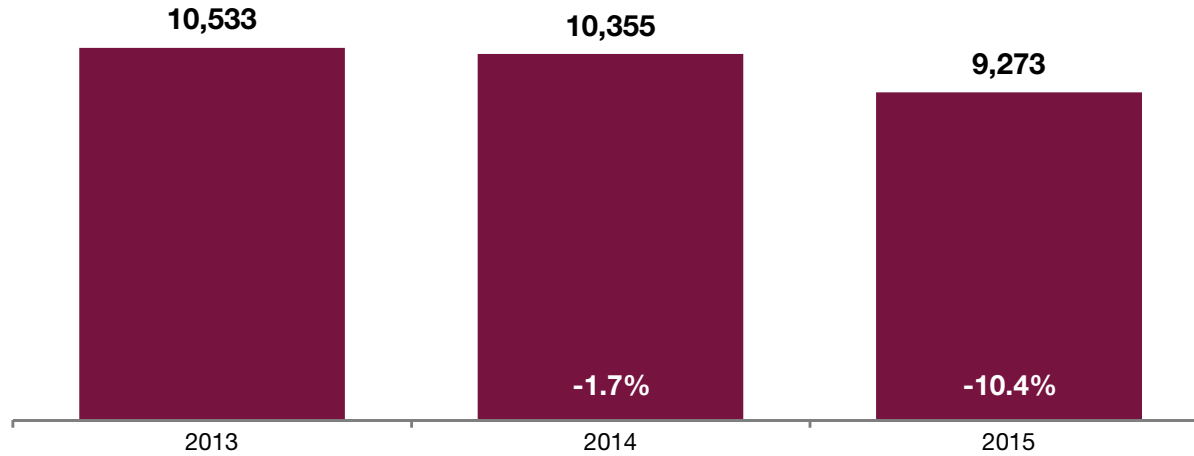


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

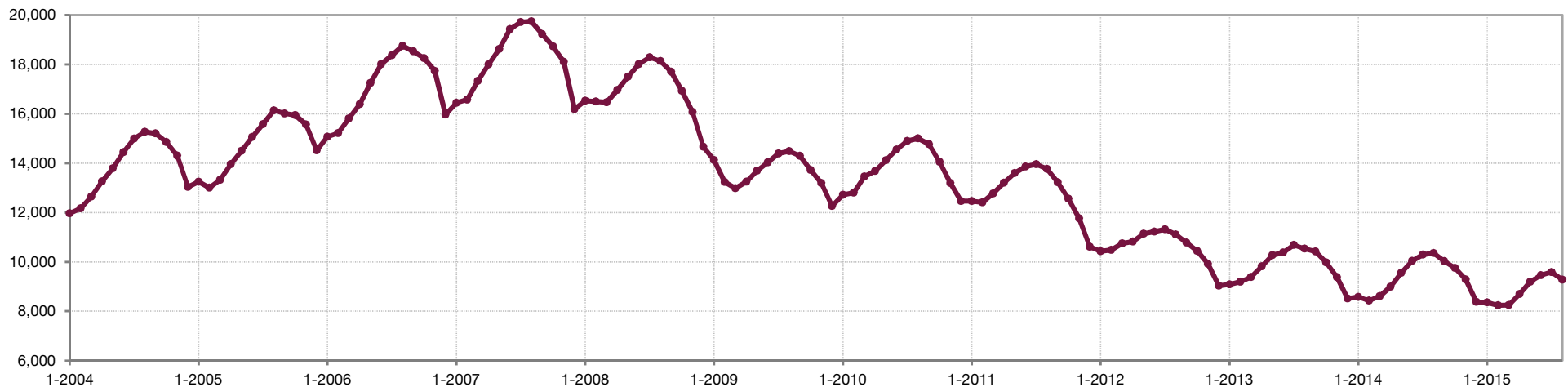


August



Month	Prior Year	Current Year	+ / -
September	10,416	10,031	-3.7%
October	9,969	9,753	-2.2%
November	9,376	9,289	-0.9%
December	8,511	8,374	-1.6%
January	8,572	8,358	-2.5%
February	8,430	8,236	-2.3%
March	8,604	8,253	-4.1%
April	8,985	8,688	-3.3%
May	9,551	9,191	-3.8%
June	10,035	9,450	-5.8%
July	10,295	9,578	-7.0%
August	10,355	9,273	-10.4%
12-Month Avg	9,425	9,040	-4.0%

Historical Inventory of Homes for Sale

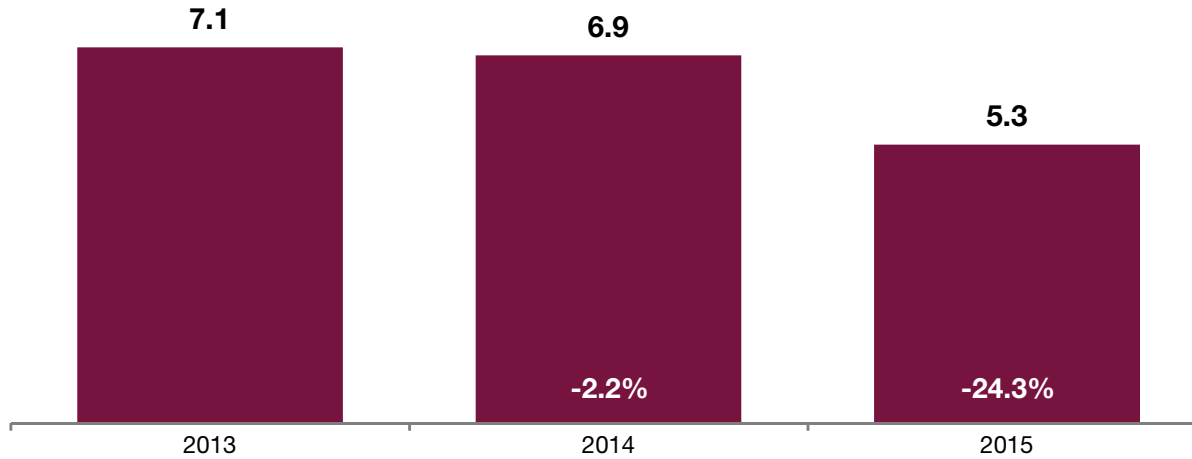


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



August



Month	Prior Year	Current Year	+ / -
September	7.0	6.6	-4.8%
October	6.7	6.4	-3.7%
November	6.2	6.1	-2.7%
December	5.6	5.4	-3.7%
January	5.7	5.4	-5.7%
February	5.6	5.2	-6.8%
March	5.8	5.1	-11.0%
April	6.0	5.3	-11.8%
May	6.4	5.5	-13.8%
June	6.7	5.6	-16.8%
July	6.8	5.6	-17.9%
August	6.9	5.3	-24.3%
12-Month Avg	6.3	5.6	-10.5%

Historical Months Supply of Inventory

