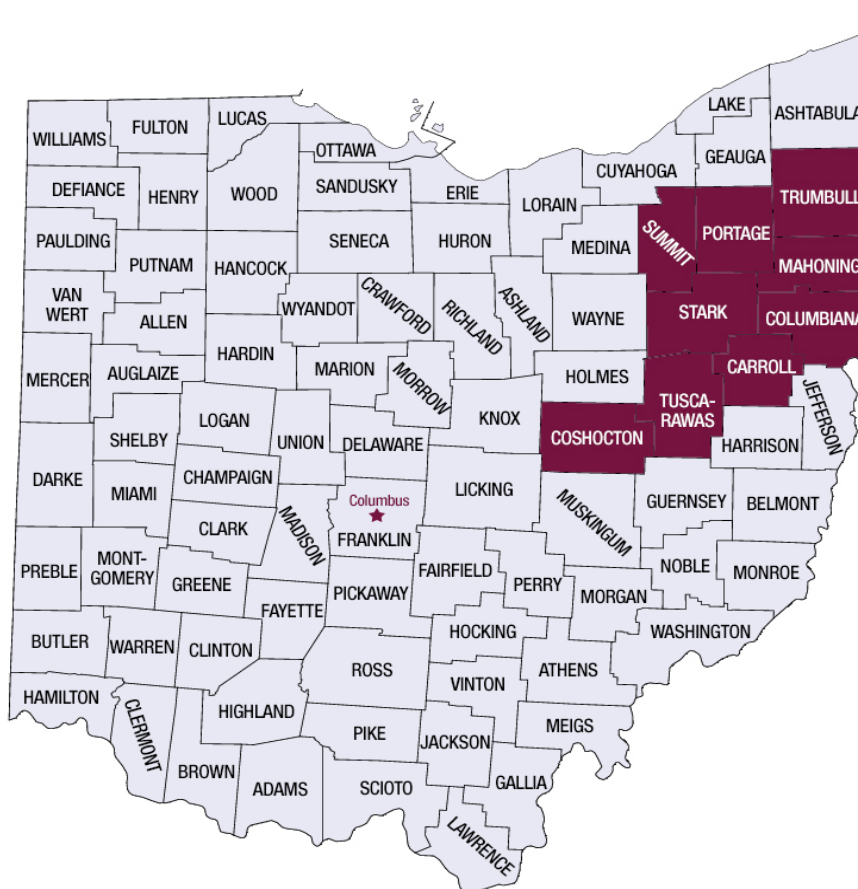


Monthly Indicators

A RESEARCH TOOL PROVIDED BY CRIS-MLS



July 2014



Quick Facts

- 2.3%

+ 0.9%

- 11.5%

Change in
Closed Sales

Change in
Median Sales Price

Change in
Inventory

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Click on desired metric to jump to that page.

Market Overview

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



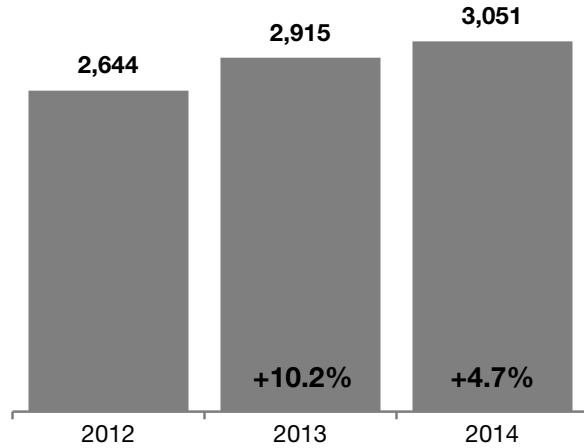
Key Metrics	Historical Sparklines	7-2013	7-2014	+ / -	YTD 2013	YTD 2014	+ / -
New Listings		2,915	3,051	+ 4.7%	18,577	18,490	- 0.5%
Pending Sales		1,697	2,309	+ 36.1%	11,013	11,702	+ 6.3%
Closed Sales		1,875	1,831	- 2.3%	10,257	10,078	- 1.7%
Days on Market Until Sale		99	88	- 11.4%	110	101	- 7.9%
Median Sales Price		\$117,000	\$118,000	+ 0.9%	\$100,000	\$104,000	+ 4.0%
Average Sales Price		\$135,107	\$138,081	+ 2.2%	\$124,270	\$126,197	+ 1.6%
Percent of Original List Price Received		92.3%	92.0%	- 0.3%	90.7%	90.7%	+ 0.0%
Housing Affordability Index		254	254	+ 0.4%	297	289	- 2.7%
Inventory of Homes for Sale		10,663	9,432	- 11.5%	--	--	--
Months Supply of Homes for Sale		7.3	6.0	- 17.0%	--	--	--

New Listings

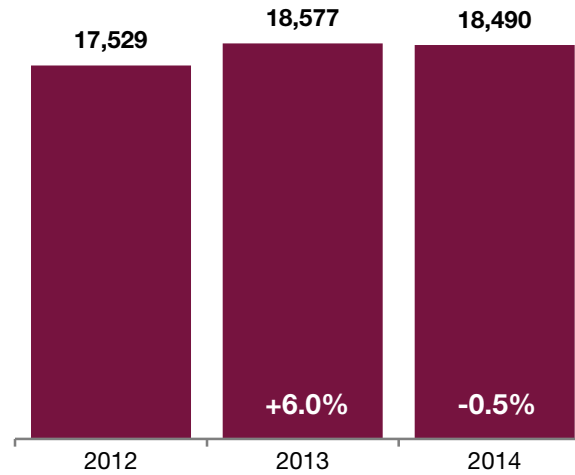
A count of the properties that have been newly listed on the market in a given month.



July

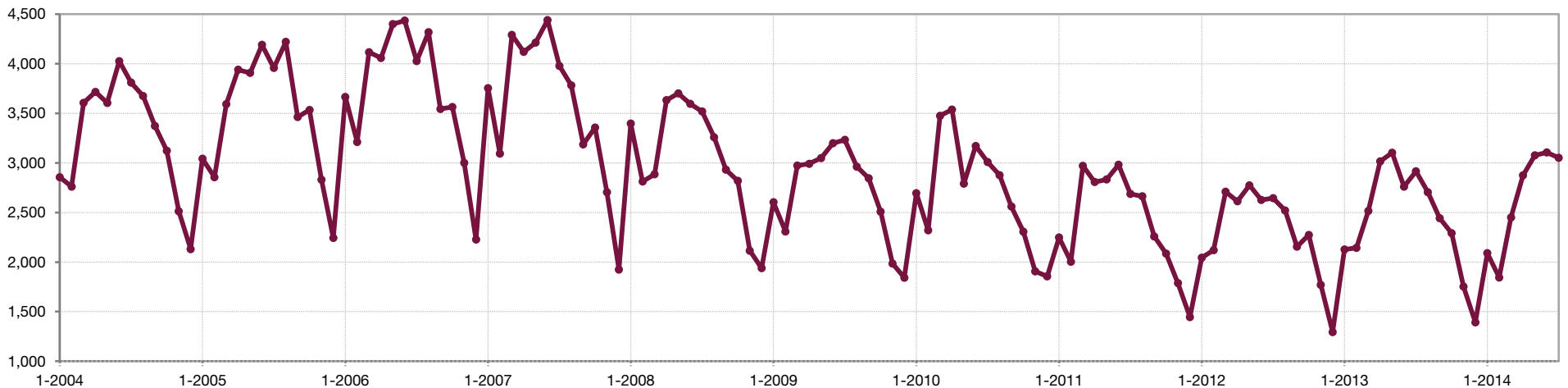


Year To Date



Month	Prior Year	Current Year	+ / -
August	2,520	2,704	+7.3%
September	2,155	2,442	+13.3%
October	2,273	2,291	+0.8%
November	1,770	1,753	-1.0%
December	1,294	1,392	+7.6%
January	2,127	2,090	-1.7%
February	2,143	1,844	-14.0%
March	2,515	2,450	-2.6%
April	3,015	2,874	-4.7%
May	3,102	3,076	-0.8%
June	2,760	3,105	+12.5%
July	2,915	3,051	+4.7%
12-Month Avg	2,382	2,423	+1.7%

Historical New Listing Activity

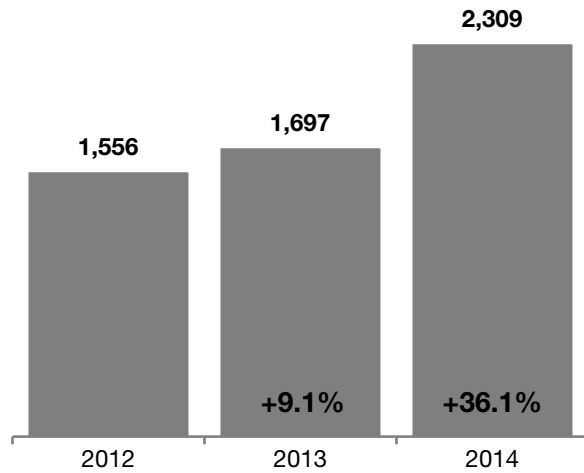


Pending Sales

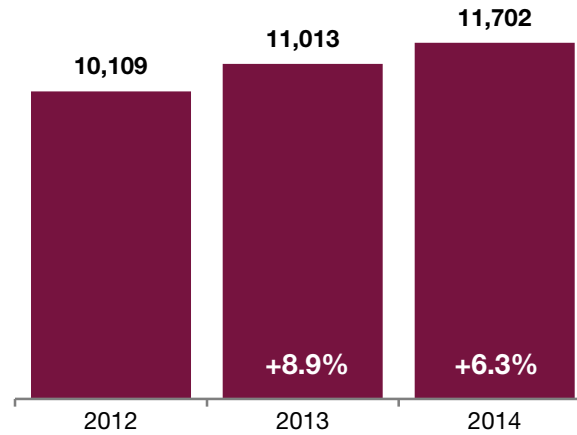
A count of the properties on which contracts have been accepted in a given month.



July

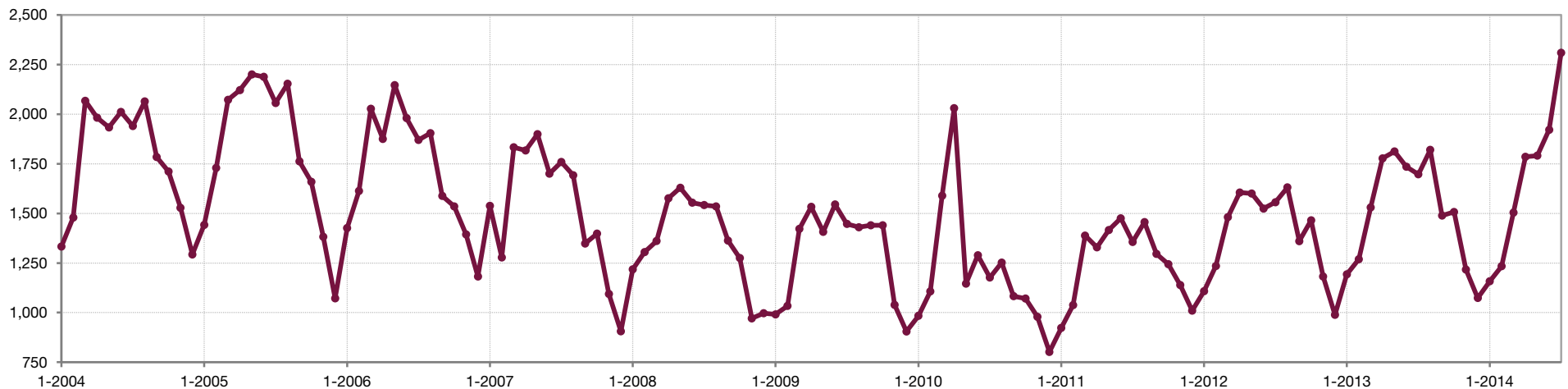


Year To Date



Month	Prior Year	Current Year	+ / -
August	1,631	1,820	+11.6%
September	1,360	1,489	+9.5%
October	1,465	1,507	+2.9%
November	1,182	1,217	+3.0%
December	989	1,074	+8.6%
January	1,193	1,158	-2.9%
February	1,269	1,234	-2.8%
March	1,530	1,504	-1.7%
April	1,777	1,785	+0.5%
May	1,812	1,791	-1.2%
June	1,735	1,921	+10.7%
July	1,697	2,309	+36.1%
12-Month Avg	1,470	1,567	+6.6%

Historical Pending Sales Activity

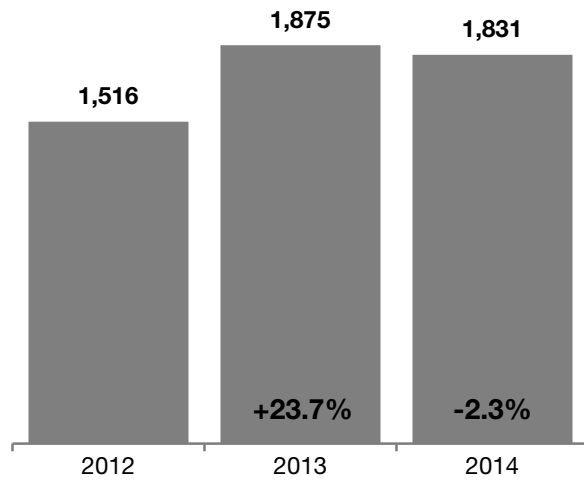


Closed Sales

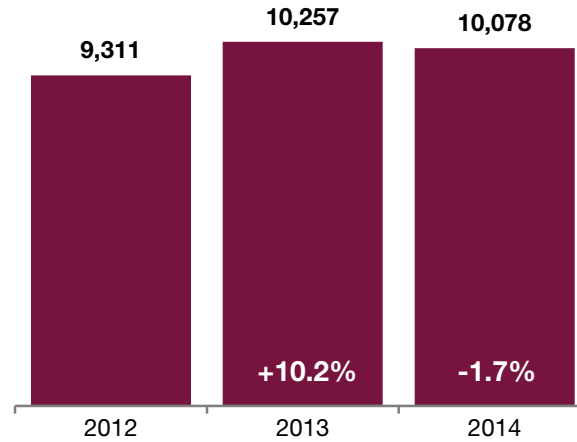
A count of the actual sales that have closed in a given month.



July



Year To Date



Month	Prior Year	Current Year	+ / -
August	1,713	1,882	+9.9%
September	1,391	1,611	+15.8%
October	1,568	1,679	+7.1%
November	1,301	1,383	+6.3%
December	1,291	1,390	+7.7%
January	984	1,021	+3.8%
February	993	1,046	+5.3%
March	1,388	1,297	-6.6%
April	1,477	1,466	-0.7%
May	1,769	1,643	-7.1%
June	1,771	1,774	+0.2%
July	1,875	1,831	-2.3%
12-Month Avg	1,460	1,502	+3.3%

Historical Closed Sales Activity

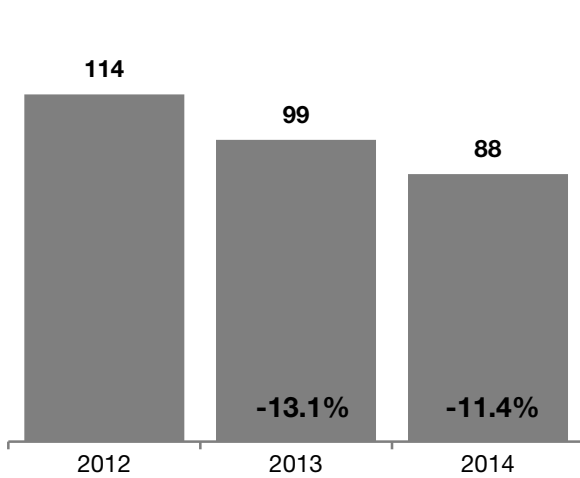


Days on Market Until Sale

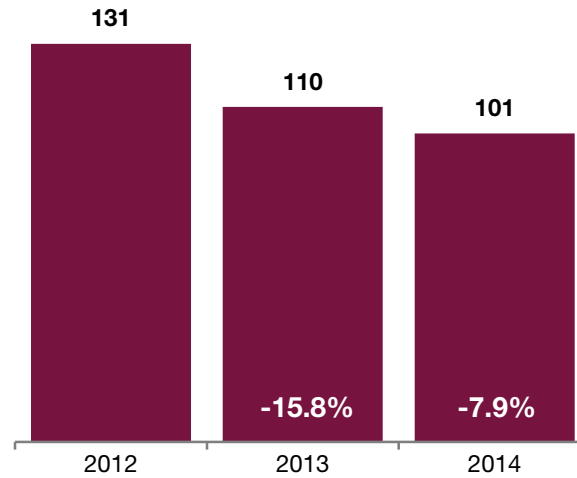
Average number of days between when a property is listed and when an offer is accepted in a given month.



July



Year To Date



Month	Prior Year	Current Year	+ / -
August	116	95	-18.1%
September	122	93	-24.2%
October	114	101	-11.5%
November	116	101	-13.3%
December	121	106	-12.6%
January	112	110	-2.1%
February	118	119	+0.3%
March	120	100	-17.4%
April	117	110	-5.9%
May	112	105	-6.6%
June	100	91	-8.9%
July	99	88	-11.4%
12-Month Avg	113	100	-11.5%

Historical Days on Market Until Sale



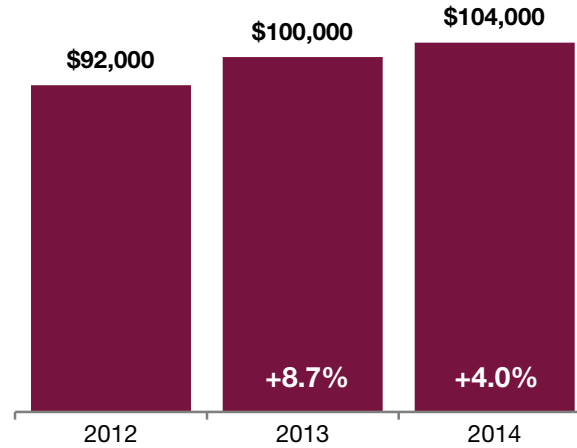
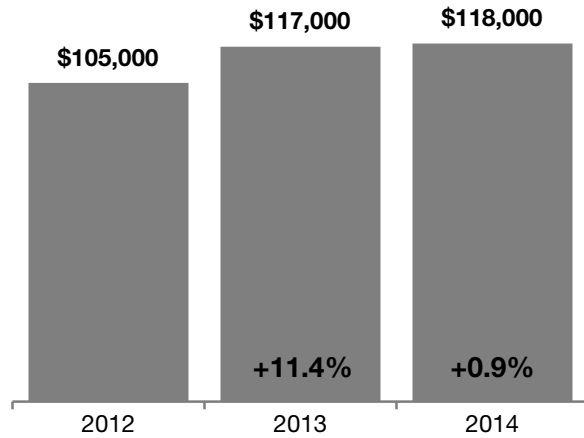
Median Sales Price

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



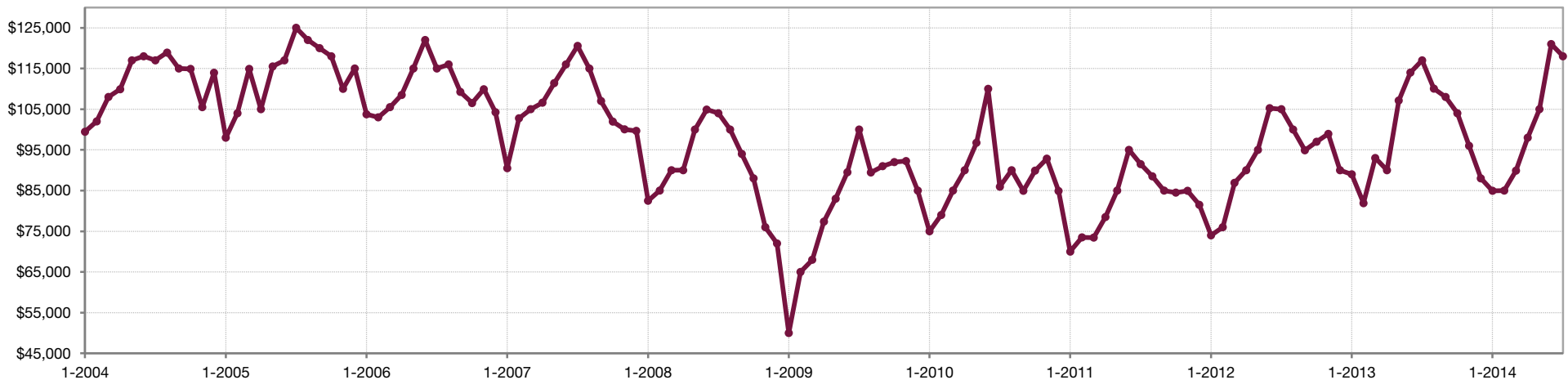
July

Year To Date



Month	Prior Year	Current Year	+ / -
August	\$100,000	\$110,050	+10.1%
September	\$94,900	\$108,000	+13.8%
October	\$97,000	\$104,000	+7.2%
November	\$98,934	\$96,000	-3.0%
December	\$90,000	\$88,000	-2.2%
January	\$89,000	\$84,950	-4.6%
February	\$81,900	\$85,000	+3.8%
March	\$93,000	\$89,900	-3.3%
April	\$90,000	\$98,000	+8.9%
May	\$107,125	\$105,000	-2.0%
June	\$114,000	\$121,000	+6.1%
July	\$117,000	\$118,000	+0.9%
12-Month Med	\$99,000	\$103,500	+4.5%

Historical Median Sales Price



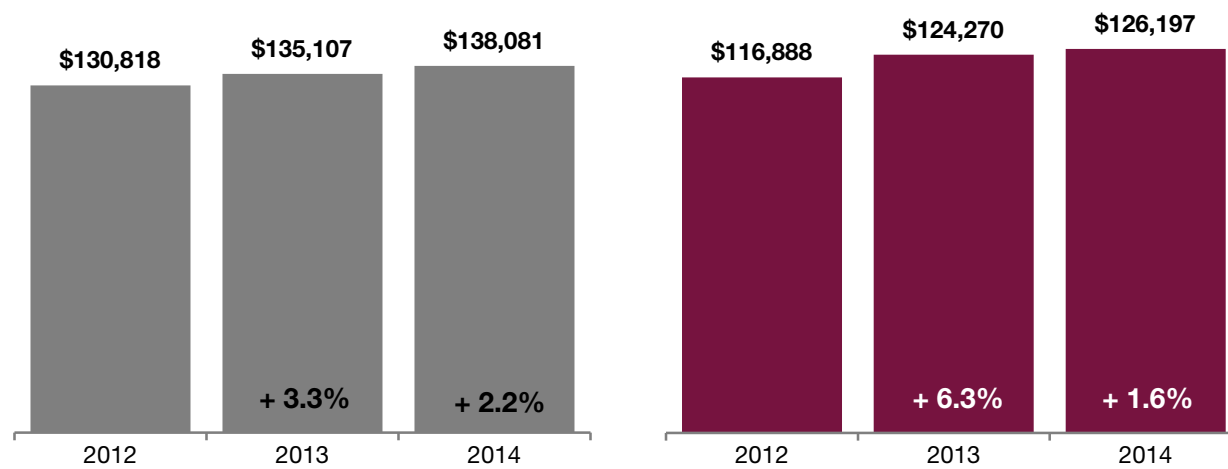
Average Sales Price

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



July

Year To Date



Month	Prior Year	Current Year	+ / -
August	\$121,599	\$133,470	+9.8%
September	\$118,495	\$125,251	+5.7%
October	\$115,810	\$124,134	+7.2%
November	\$119,764	\$119,396	-0.3%
December	\$120,394	\$114,035	-5.3%
January	\$106,960	\$108,420	+1.4%
February	\$108,705	\$108,840	+0.1%
March	\$116,684	\$113,804	-2.5%
April	\$117,279	\$121,388	+3.5%
May	\$128,357	\$128,697	+0.3%
June	\$138,846	\$145,164	+4.6%
July	\$135,107	\$138,081	+2.2%
12-Month Avg	\$122,189	\$125,241	+2.5%

Historical Average Sales Price

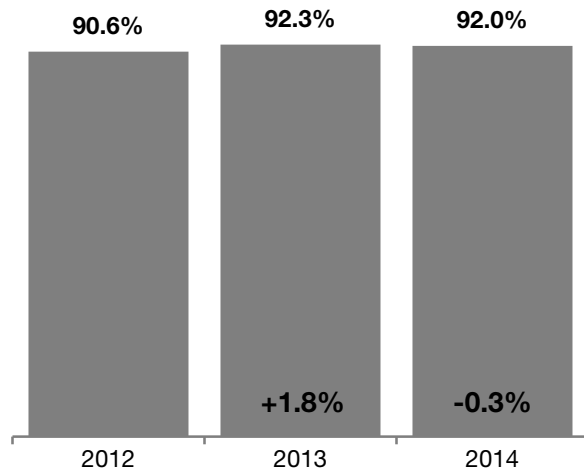


Percent of Original List Price Received

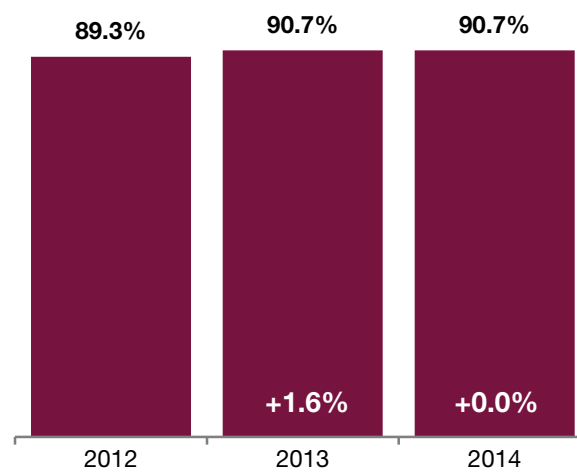
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



July

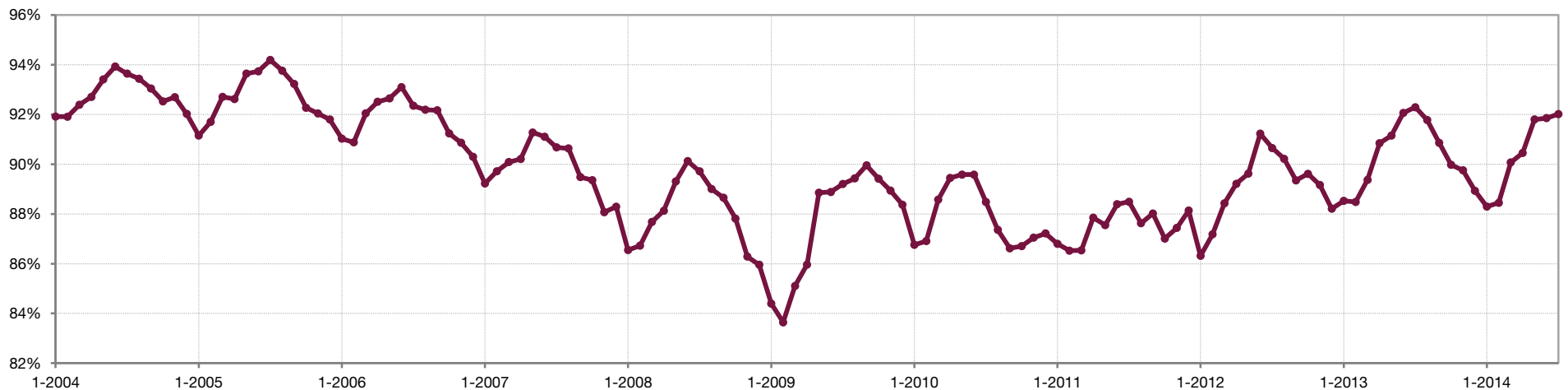


Year To Date



Month	Prior Year	Current Year	+ / -
August	90.2%	91.8%	+1.7%
September	89.3%	90.9%	+1.7%
October	89.6%	90.0%	+0.4%
November	89.2%	89.8%	+0.7%
December	88.2%	88.9%	+0.8%
January	88.5%	88.3%	-0.3%
February	88.5%	88.4%	-0.0%
March	89.4%	90.1%	+0.8%
April	90.8%	90.5%	-0.4%
May	91.1%	91.8%	+0.7%
June	92.1%	91.9%	-0.2%
July	92.3%	92.0%	-0.3%
12-Month Avg	90.2%	90.6%	+0.4%

Historical Percent of Original List Price Received



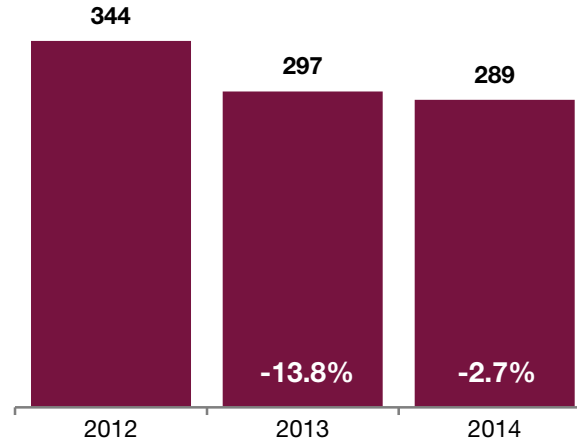
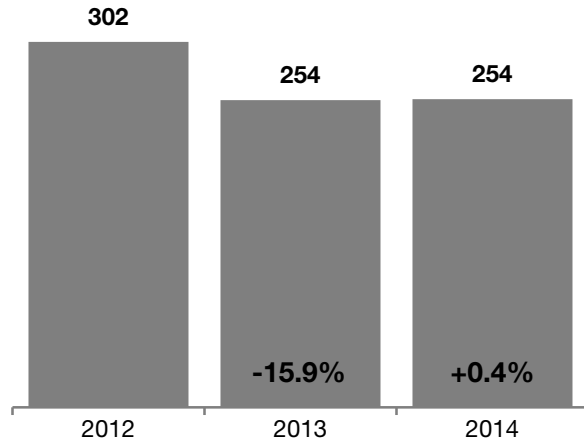
Housing Affordability Index



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.**

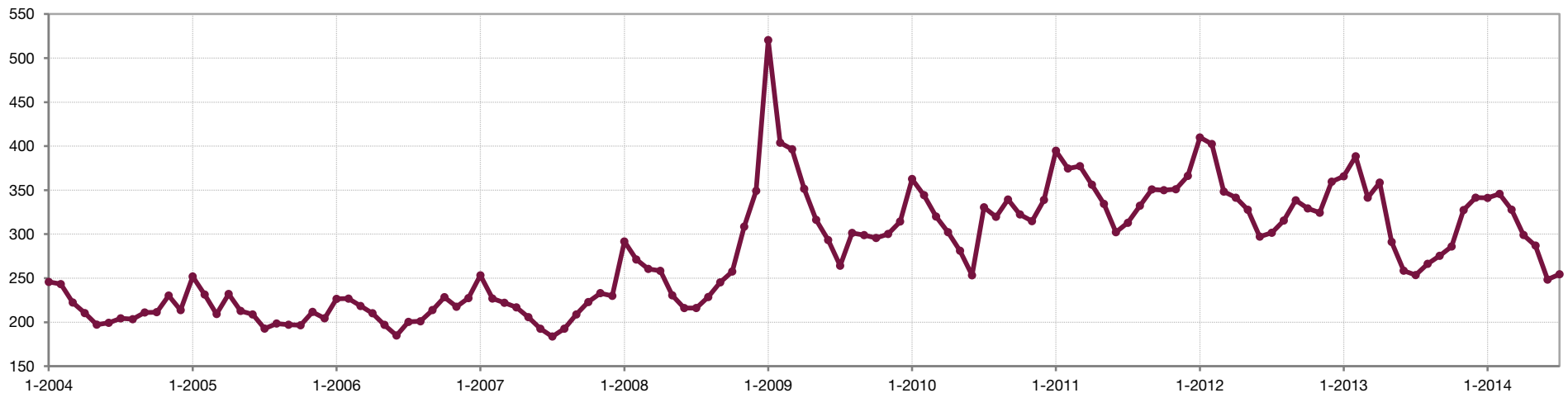
July

Year To Date



Month	Prior Year	Current Year	+ / -
August	315	266	-15.6%
September	338	275	-18.6%
October	329	286	-13.1%
November	324	327	+0.9%
December	360	341	-5.0%
January	366	341	-6.7%
February	388	346	-11.0%
March	341	328	-4.0%
April	359	299	-16.6%
May	291	287	-1.4%
June	259	248	-3.9%
July	254	254	+0.4%
12-Month Avg	327	300	-7.9%

Historical Housing Affordability Index

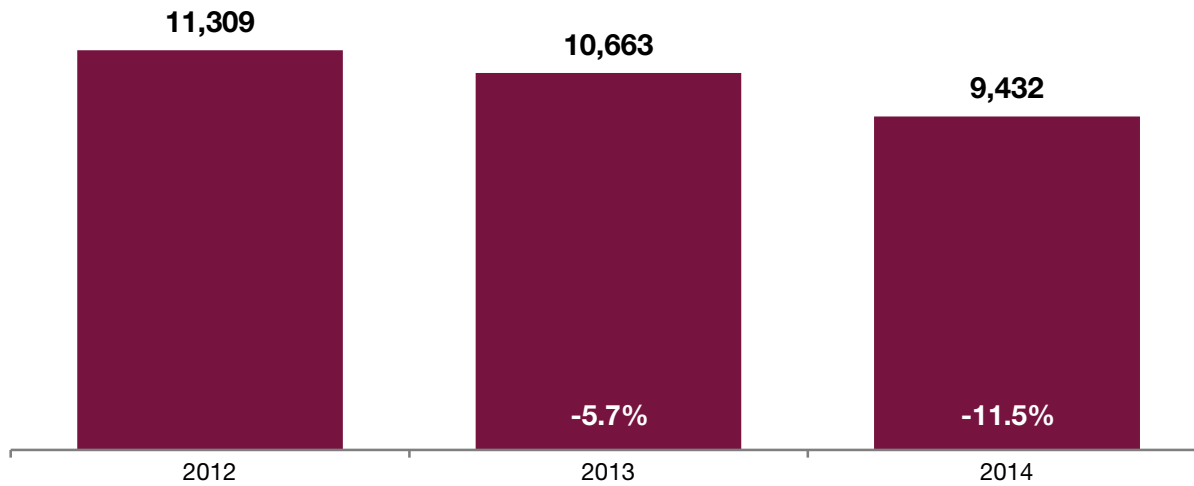


Inventory of Homes for Sale

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

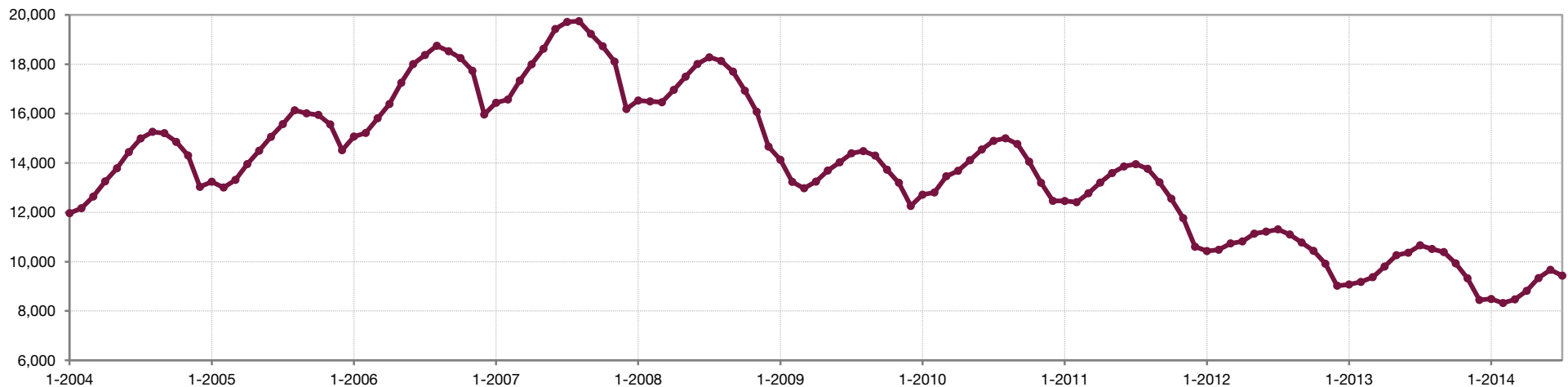


July



Month	Prior Year	Current Year	+ / -
August	11,101	10,514	-5.3%
September	10,776	10,388	-3.6%
October	10,438	9,930	-4.9%
November	9,916	9,325	-6.0%
December	9,025	8,448	-6.4%
January	9,075	8,487	-6.5%
February	9,178	8,324	-9.3%
March	9,371	8,472	-9.6%
April	9,801	8,818	-10.0%
May	10,261	9,335	-9.0%
June	10,361	9,669	-6.7%
July	10,663	9,432	-11.5%
12-Month Avg	9,997	9,262	-7.4%

Historical Inventory of Homes for Sale

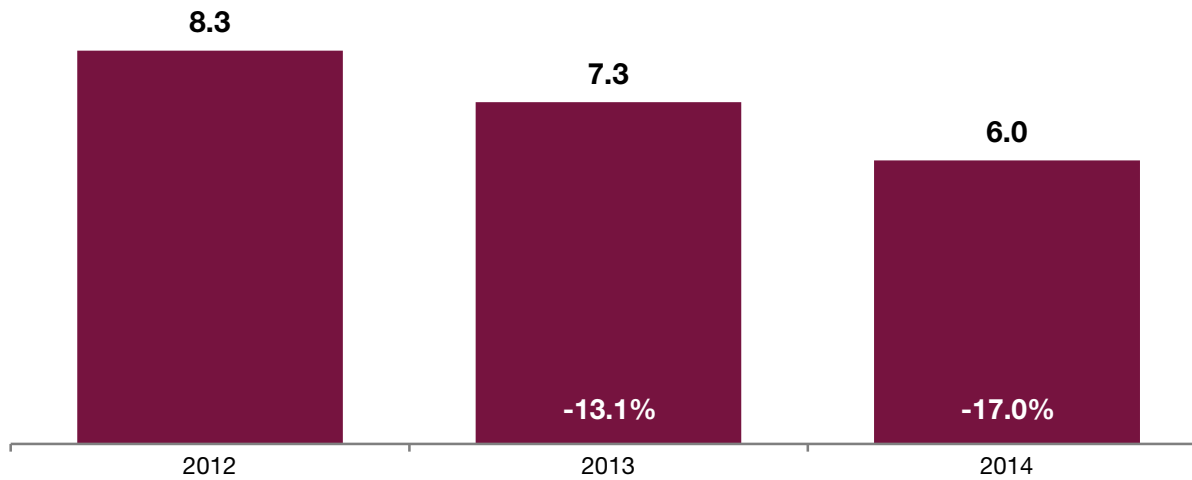


Months Supply of Inventory

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.



July



Month	Prior Year	Current Year	+ / -
August	8.1	7.1	-12.7%
September	7.8	6.9	-11.5%
October	7.5	6.6	-11.7%
November	7.1	6.2	-12.6%
December	6.5	5.6	-13.5%
January	6.5	5.6	-13.0%
February	6.5	5.5	-15.3%
March	6.7	5.6	-15.2%
April	6.9	5.9	-14.8%
May	7.1	6.2	-12.7%
June	7.1	6.4	-10.3%
July	7.3	6.0	-17.0%
12-Month Avg	7.1	6.1	-13.3%

Historical Months Supply of Inventory

