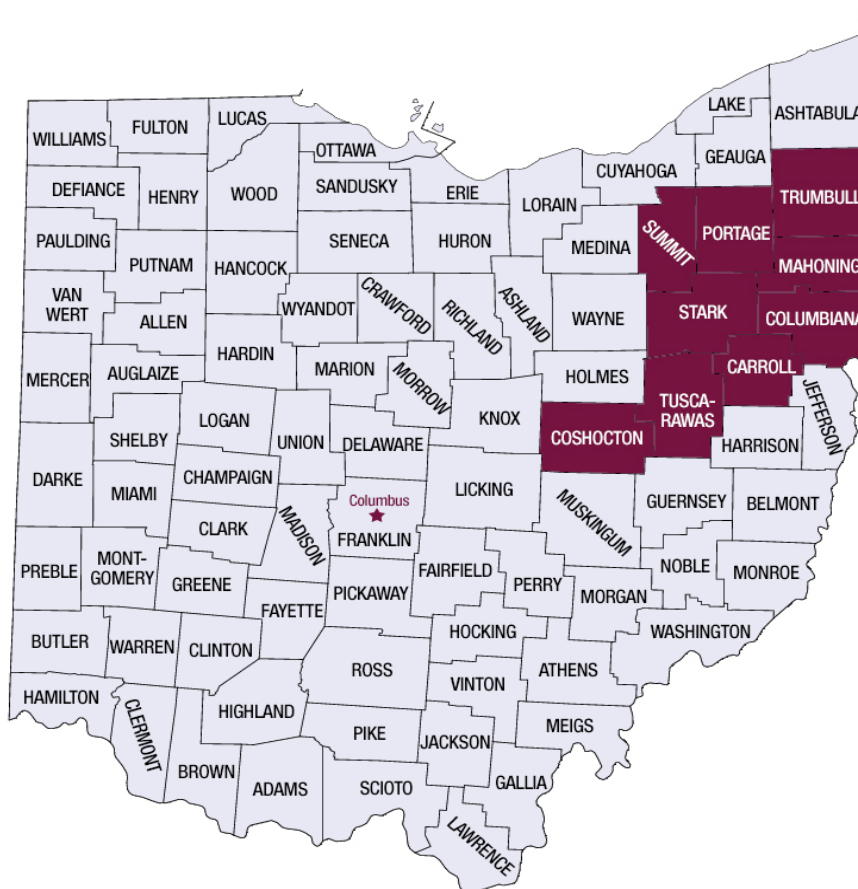


Monthly Indicators

A RESEARCH TOOL PROVIDED BY CRIS-MLS



December 2014



Quick Facts

+ 11.7%

+ 9.2%

- 8.5%

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.



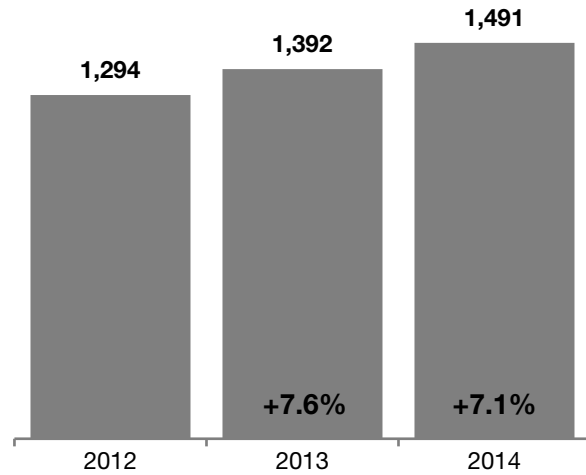
Key Metrics	Historical Sparklines	12-2013	12-2014	+ / -	YTD 2013	YTD 2014	+ / -
New Listings		1,392	1,491	+ 7.1%	29,159	29,540	+ 1.3%
Pending Sales		1,065	1,425	+ 33.8%	18,086	18,949	+ 4.8%
Closed Sales		1,390	1,552	+ 11.7%	18,206	18,342	+ 0.7%
Days on Market Until Sale		106	102	- 3.4%	105	98	- 6.8%
Median Sales Price		\$87,900	\$96,000	+ 9.2%	\$101,400	\$106,000	+ 4.5%
Average Sales Price		\$113,899	\$122,212	+ 7.3%	\$124,159	\$126,957	+ 2.3%
Percent of Original List Price Received		88.9%	89.7%	+ 0.9%	90.6%	90.8%	+ 0.3%
Housing Affordability Index		342	320	- 6.4%	296	290	- 2.2%
Inventory of Homes for Sale		8,502	7,782	- 8.5%	--	--	--
Months Supply of Homes for Sale		5.6	4.9	- 12.6%	--	--	--

New Listings

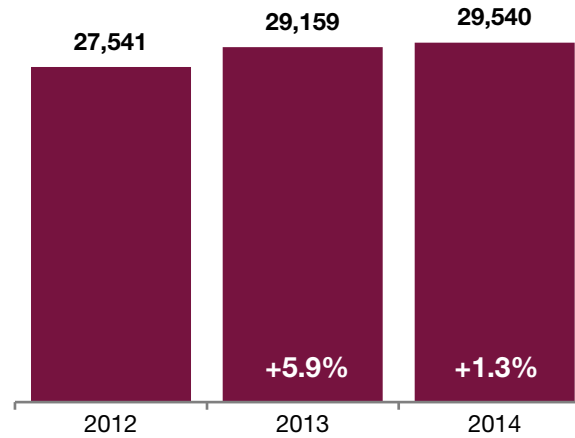
A count of the properties that have been newly listed on the market in a given month.



December

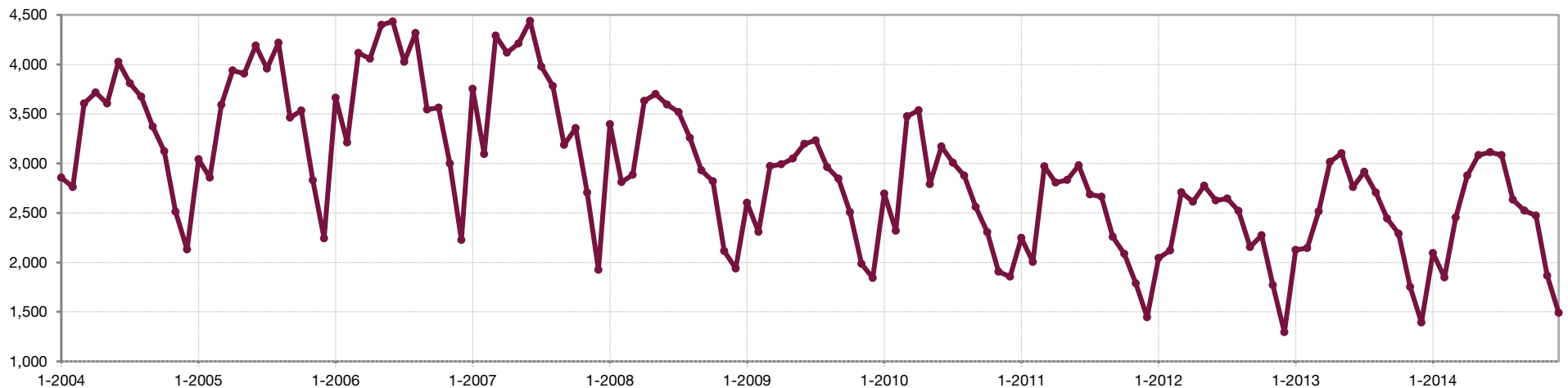


Year To Date



Month	Prior Year	Current Year	+ / -
January	2,127	2,094	-1.6%
February	2,143	1,848	-13.8%
March	2,515	2,453	-2.5%
April	3,015	2,878	-4.5%
May	3,102	3,084	-0.6%
June	2,760	3,113	+12.8%
July	2,915	3,083	+5.8%
August	2,704	2,634	-2.6%
September	2,442	2,523	+3.3%
October	2,291	2,472	+7.9%
November	1,753	1,867	+6.5%
December	1,392	1,491	+7.1%
12-Month Avg	2,430	2,462	+1.3%

Historical New Listing Activity

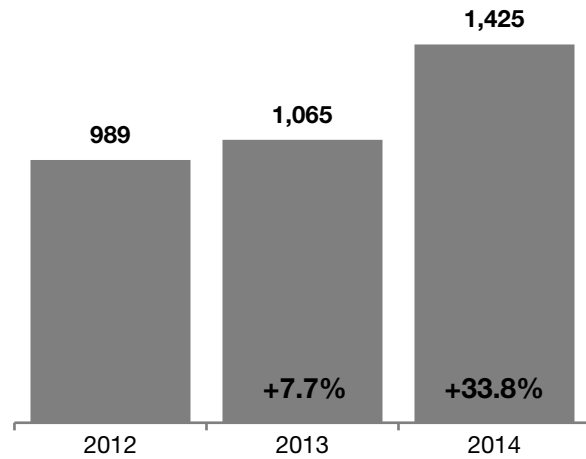


Pending Sales

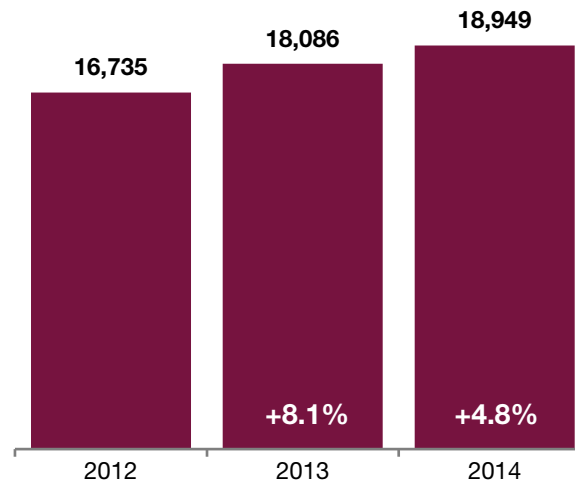
A count of the properties on which contracts have been accepted in a given month.



December



Year To Date



Month	Prior Year	Current Year	+ / -
January	1,193	1,146	-3.9%
February	1,269	1,220	-3.9%
March	1,530	1,476	-3.5%
April	1,776	1,757	-1.1%
May	1,812	1,760	-2.9%
June	1,734	1,800	+3.8%
July	1,694	1,893	+11.7%
August	1,818	1,669	-8.2%
September	1,485	1,756	+18.2%
October	1,500	1,666	+11.1%
November	1,210	1,381	+14.1%
December	1,065	1,425	+33.8%
12-Month Avg	1,507	1,579	+4.8%

Historical Pending Sales Activity

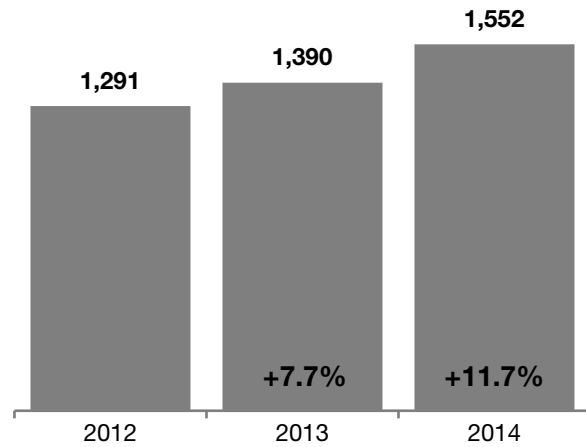


Closed Sales

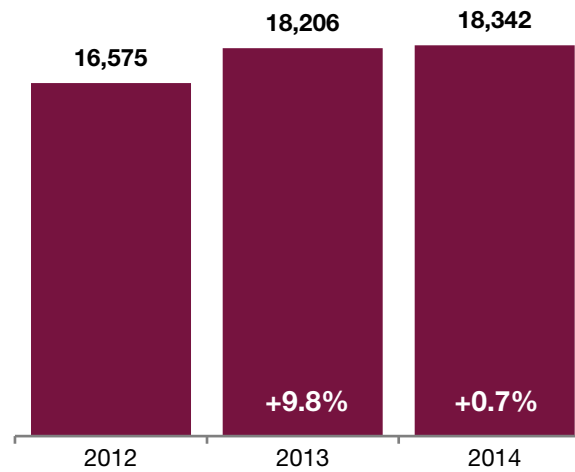
A count of the actual sales that have closed in a given month.



December



Year To Date



Month	Prior Year	Current Year	+ / -
January	984	1,021	+3.8%
February	993	1,050	+5.7%
March	1,388	1,300	-6.3%
April	1,478	1,478	0.0%
May	1,769	1,651	-6.7%
June	1,771	1,794	+1.3%
July	1,875	1,876	+0.1%
August	1,882	1,801	-4.3%
September	1,611	1,688	+4.8%
October	1,681	1,801	+7.1%
November	1,384	1,330	-3.9%
December	1,390	1,552	+11.7%
12-Month Avg	1,517	1,529	+1.1%

Historical Closed Sales Activity

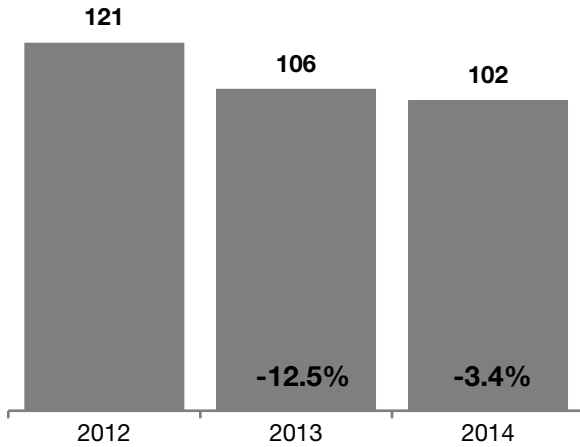


Days on Market Until Sale

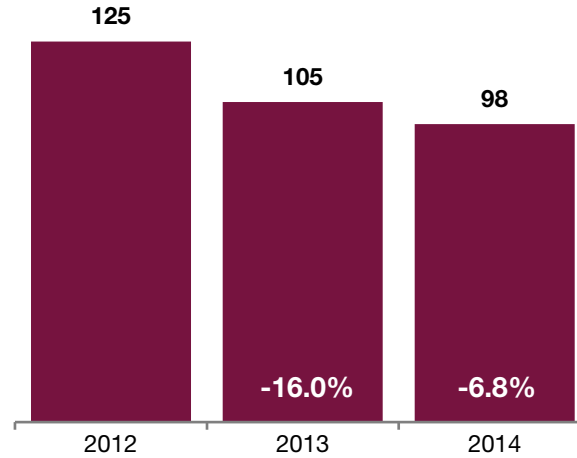
Average number of days between when a property is listed and when an offer is accepted in a given month.



December

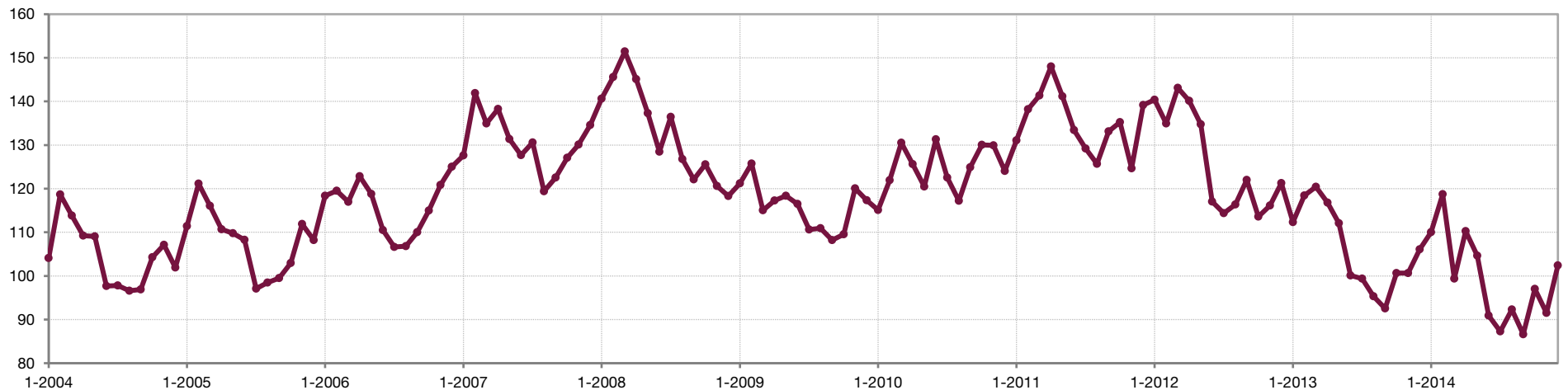


Year To Date



Month	Prior Year	Current Year	+ / -
January	112	110	-2.1%
February	118	119	+0.2%
March	120	99	-17.5%
April	117	110	-5.6%
May	112	105	-6.7%
June	100	91	-9.2%
July	99	87	-12.2%
August	95	92	-3.2%
September	93	87	-6.4%
October	101	97	-3.6%
November	101	92	-9.1%
December	106	102	-3.4%
12-Month Avg	105	98	-6.8%

Historical Days on Market Until Sale

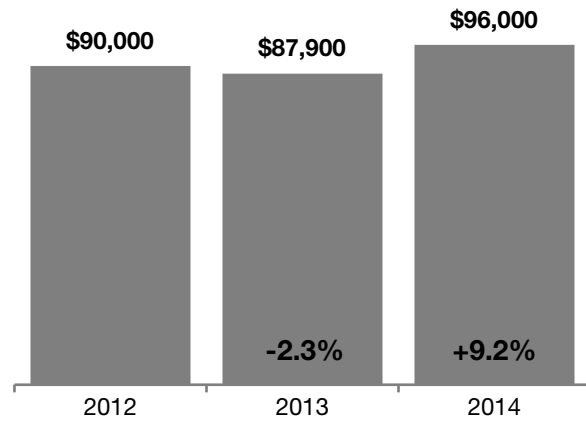


Median Sales Price

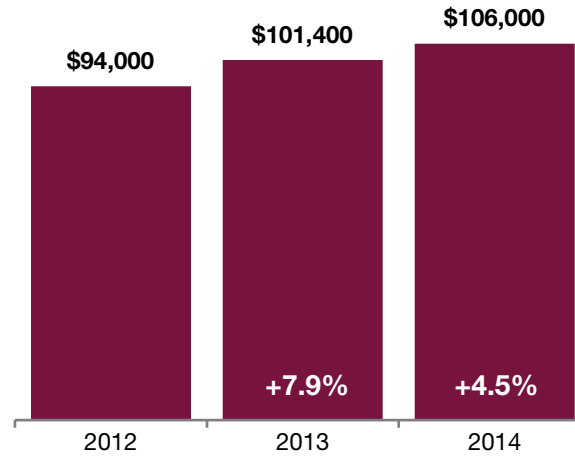
Median price point for all closed sales, not accounting for seller concessions, in a given month.



December

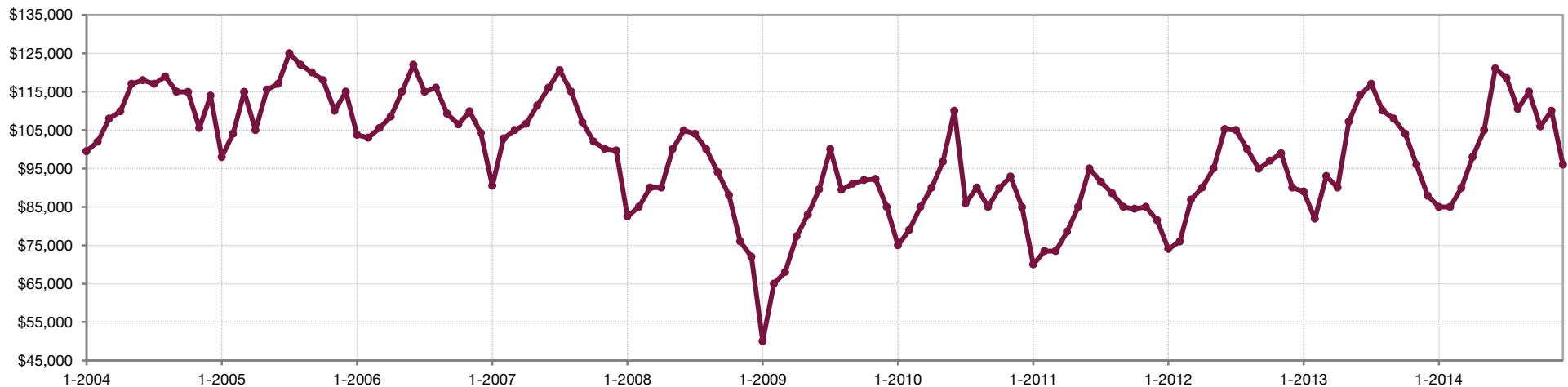


Year To Date



Month	Prior Year	Current Year	+ / -
January	\$89,000	\$84,950	-4.6%
February	\$81,900	\$85,000	+3.8%
March	\$93,000	\$89,950	-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	\$118,500	+1.3%
August	\$110,050	\$110,500	+0.4%
September	\$108,000	\$115,000	+6.5%
October	\$104,000	\$105,950	+1.9%
November	\$96,000	\$110,000	+14.6%
December	\$87,900	\$96,000	+9.2%
12-Month Med	\$101,400	\$106,000	+4.5%

Historical Median Sales Price

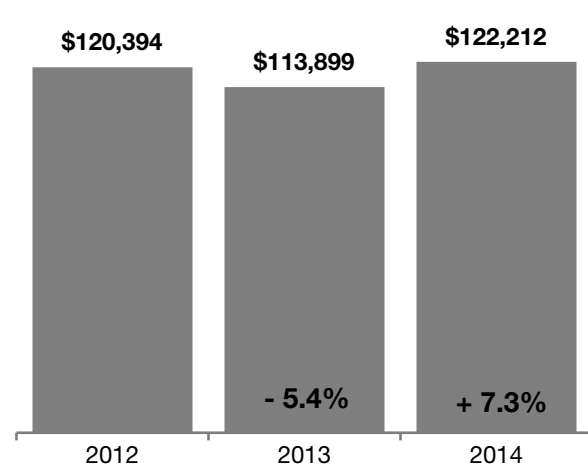


Average Sales Price

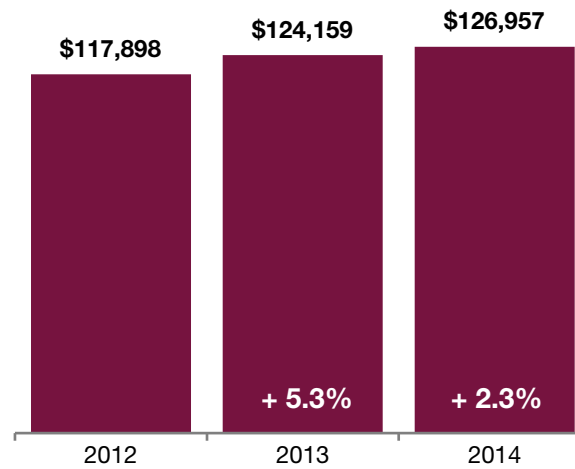
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



December



Year To Date



Month	Prior Year	Current Year	+ / -
January	\$106,960	\$108,420	+1.4%
February	\$108,705	\$108,839	+0.1%
March	\$116,684	\$113,803	-2.5%
April	\$117,284	\$121,370	+3.5%
May	\$128,357	\$128,531	+0.1%
June	\$138,846	\$144,534	+4.1%
July	\$135,107	\$138,126	+2.2%
August	\$133,470	\$133,114	-0.3%
September	\$125,251	\$131,944	+5.3%
October	\$124,192	\$125,281	+0.9%
November	\$119,463	\$126,359	+5.8%
December	\$113,899	\$122,212	+7.3%
12-Month Avg	\$124,159	\$126,957	+2.3%

Historical Average Sales Price

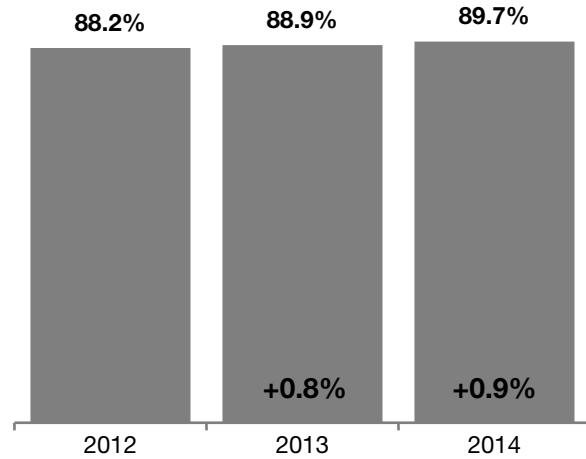


Percent of Original List Price Received

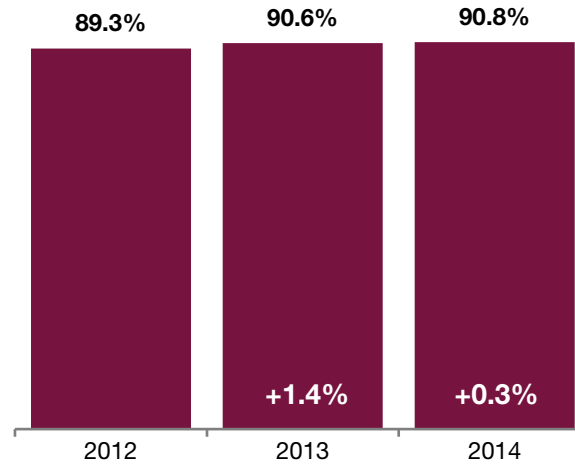
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



December

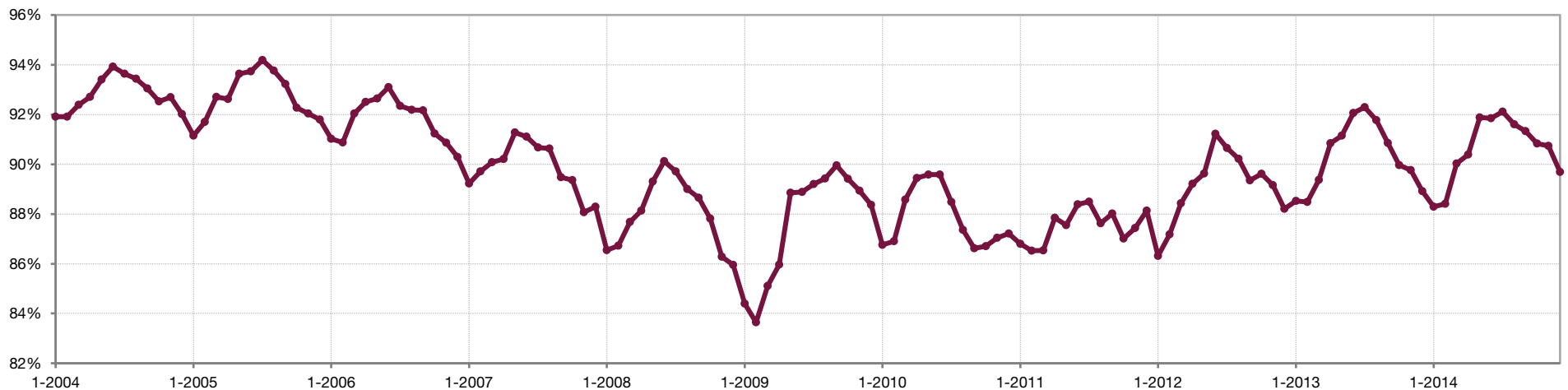


Year To Date



Month	Prior Year	Current Year	+ / -
January	88.5%	88.3%	-0.3%
February	88.5%	88.4%	-0.1%
March	89.4%	90.0%	+0.7%
April	90.8%	90.4%	-0.5%
May	91.1%	91.9%	+0.8%
June	92.1%	91.9%	-0.2%
July	92.3%	92.1%	-0.2%
August	91.8%	91.6%	-0.2%
September	90.9%	91.3%	+0.5%
October	90.0%	90.8%	+1.0%
November	89.8%	90.7%	+1.1%
December	88.9%	89.7%	+0.9%
12-Month Avg	90.6%	90.8%	+0.3%

Historical Percent of Original List Price Received

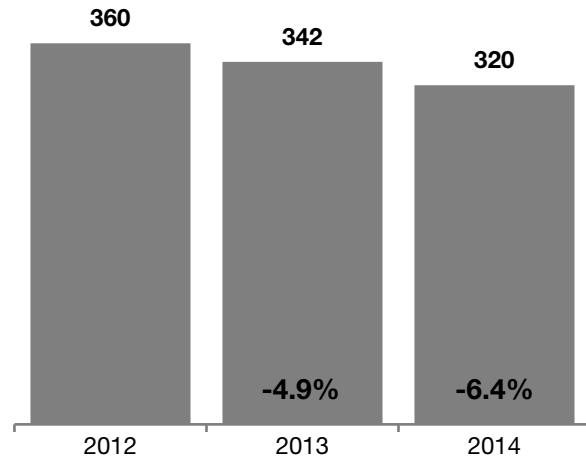


Housing Affordability Index

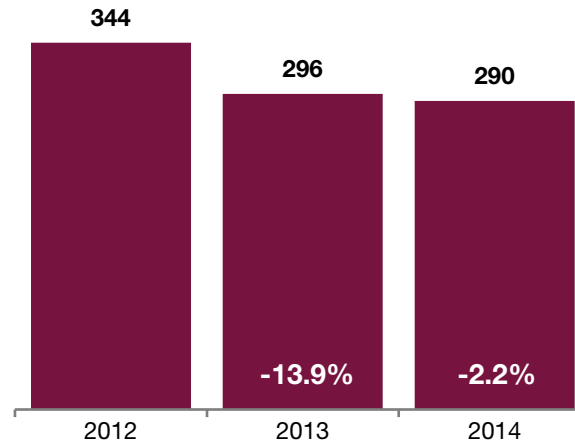


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

December

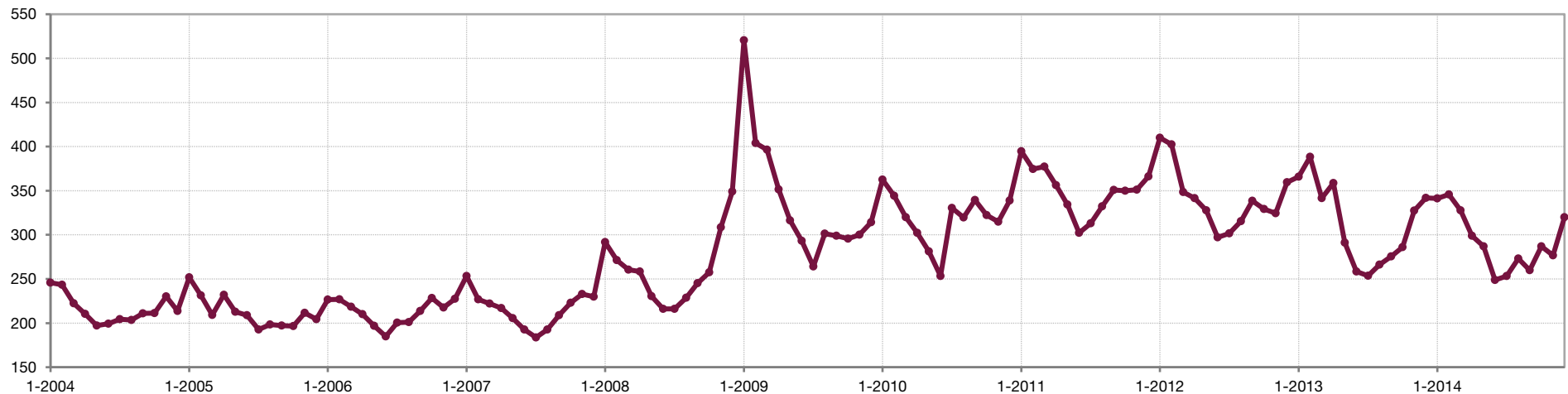


Year To Date



Month	Prior Year	Current Year	+ / -
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	249	-3.7%
July	254	253	-0.1%
August	266	273	+2.5%
September	275	260	-5.6%
October	286	287	+0.3%
November	327	277	-15.4%
December	342	320	-6.4%
12-Month Avg	313	293	-5.7%

Historical Housing Affordability Index

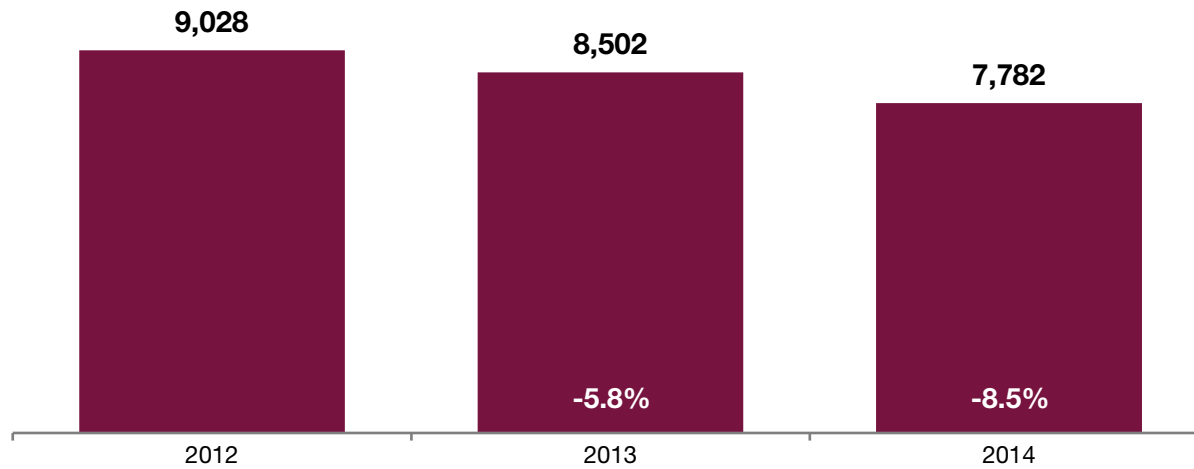


Inventory of Homes for Sale

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

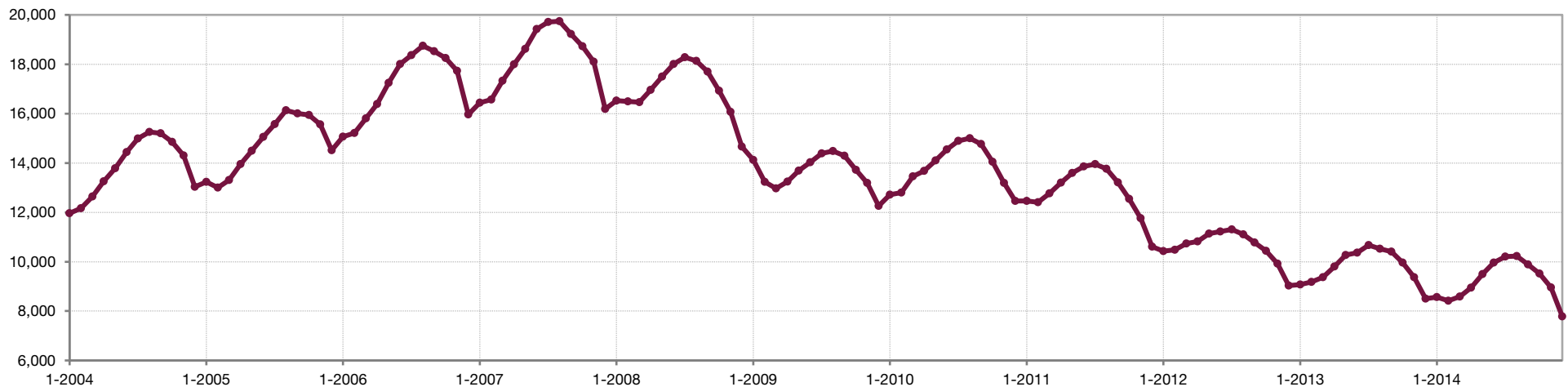


December



Month	Prior Year	Current Year	+ / -
January	9,078	8,561	-5.7%
February	9,181	8,417	-8.3%
March	9,375	8,587	-8.4%
April	9,806	8,951	-8.7%
May	10,266	9,501	-7.5%
June	10,367	9,967	-3.9%
July	10,672	10,204	-4.4%
August	10,526	10,233	-2.8%
September	10,409	9,886	-5.0%
October	9,962	9,519	-4.4%
November	9,368	8,953	-4.4%
December	8,502	7,782	-8.5%
12-Month Avg	9,793	9,213	-6.0%

Historical Inventory of Homes for Sale

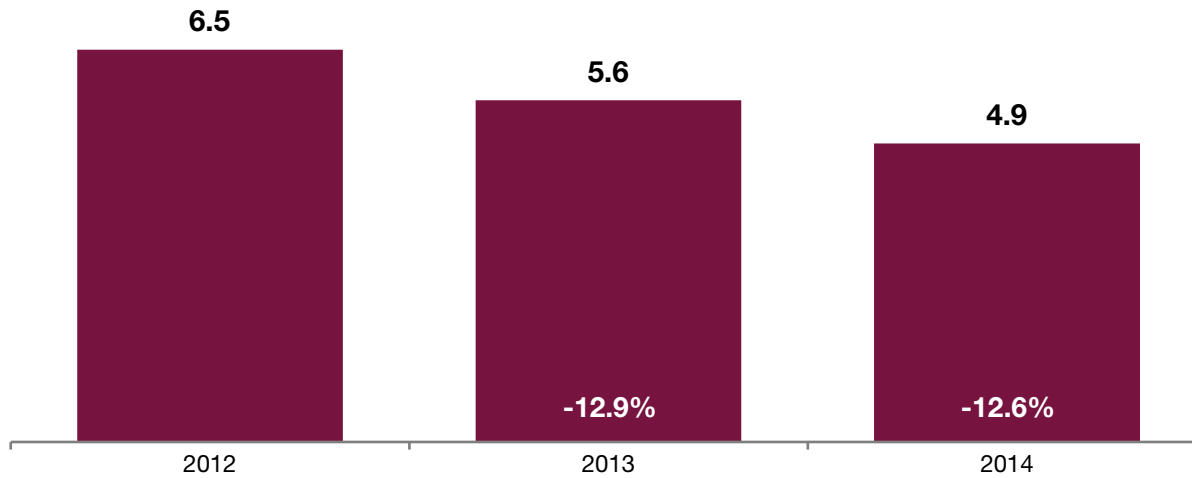


Months Supply of Inventory

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.



December



Month	Prior Year	Current Year	+ / -
January	6.5	5.7	-12.1%
February	6.5	5.6	-14.1%
March	6.7	5.7	-13.7%
April	6.9	6.0	-13.0%
May	7.1	6.4	-10.5%
June	7.1	6.7	-6.2%
July	7.3	6.8	-7.0%
August	7.1	6.8	-3.6%
September	7.0	6.5	-6.6%
October	6.6	6.2	-6.7%
November	6.2	5.8	-7.4%
December	5.6	4.9	-12.6%
12-Month Avg	6.7	6.1	-9.4%

Historical Months Supply of Inventory

