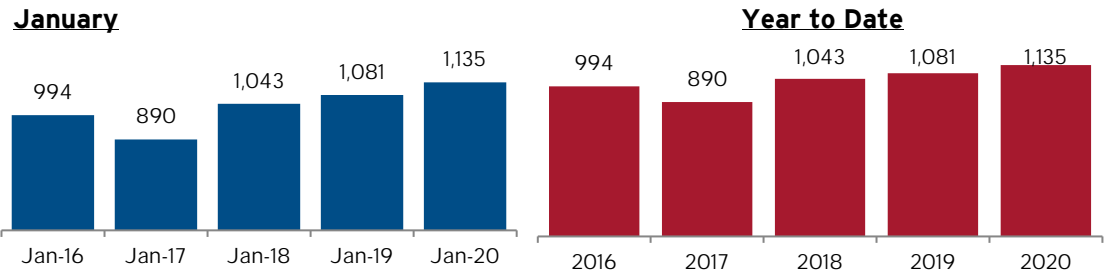


Market Overview



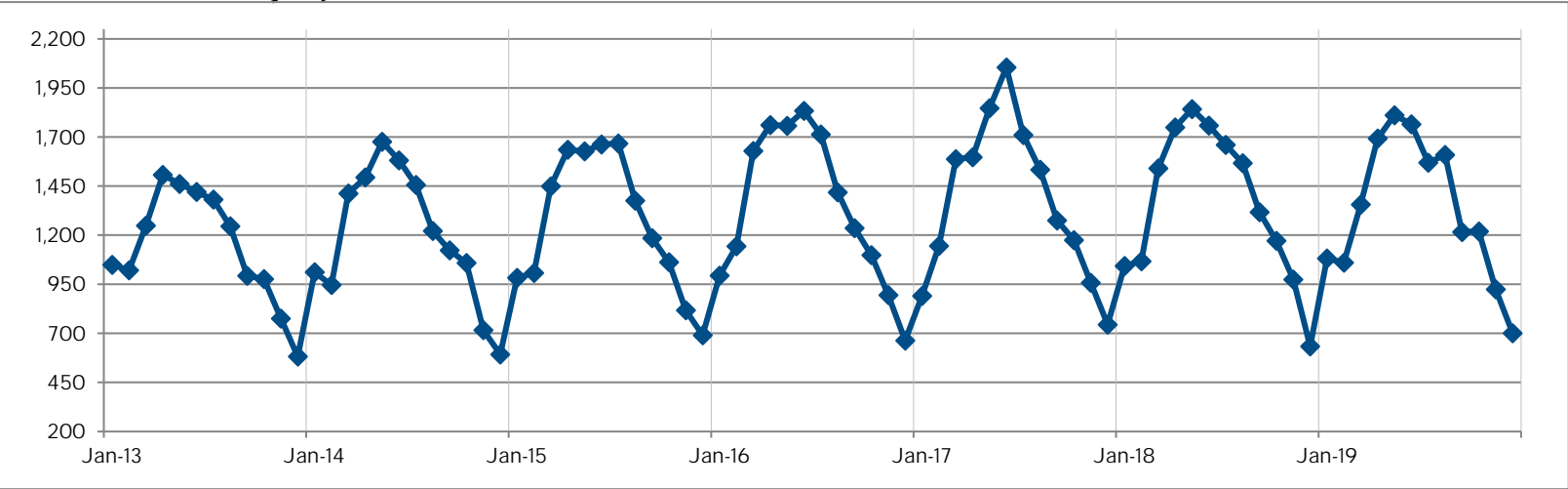
Key Metrics	Historical Sparkbars	Jan 2019	Jan 2020	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings		1,081	1,135	5.00%	1,081	1,135	5.00%
Pending		760	825	8.55%	760	825	8.55%
Sold Listings		794	800	0.76%	794	800	0.76%
Median Sales Price		304,250	335,000	10.11%	304,250	335,000	10.11%
Average Sales Price		342,283	373,695	9.18%	342,283	373,695	9.18%
Pct. Of List Price Received		99.3	99.9	0.60%	99.3	99.9	0.60%
Days on Market		45	28	-37.78%	45	28	-37.78%
Active Listings		1,262	801	-36.53%	1,262	801	-36.53%

Market Overview



	New Listings	Percent Change
01/2016	994	
01/2017	890	-10.46%
01/2018	1,043	17.19%
01/2019	1,081	3.64%
01/2020	1,135	5.00%

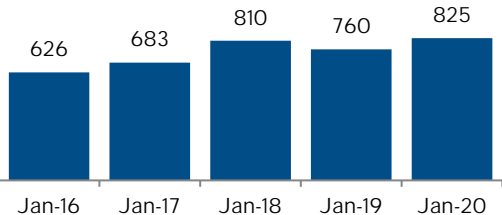
Historical New Listings by Month



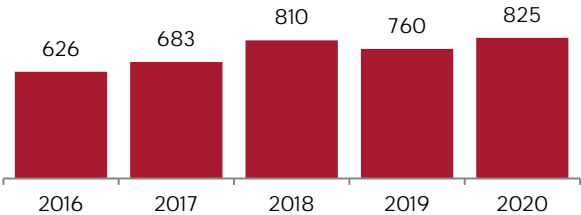
Market Overview



January

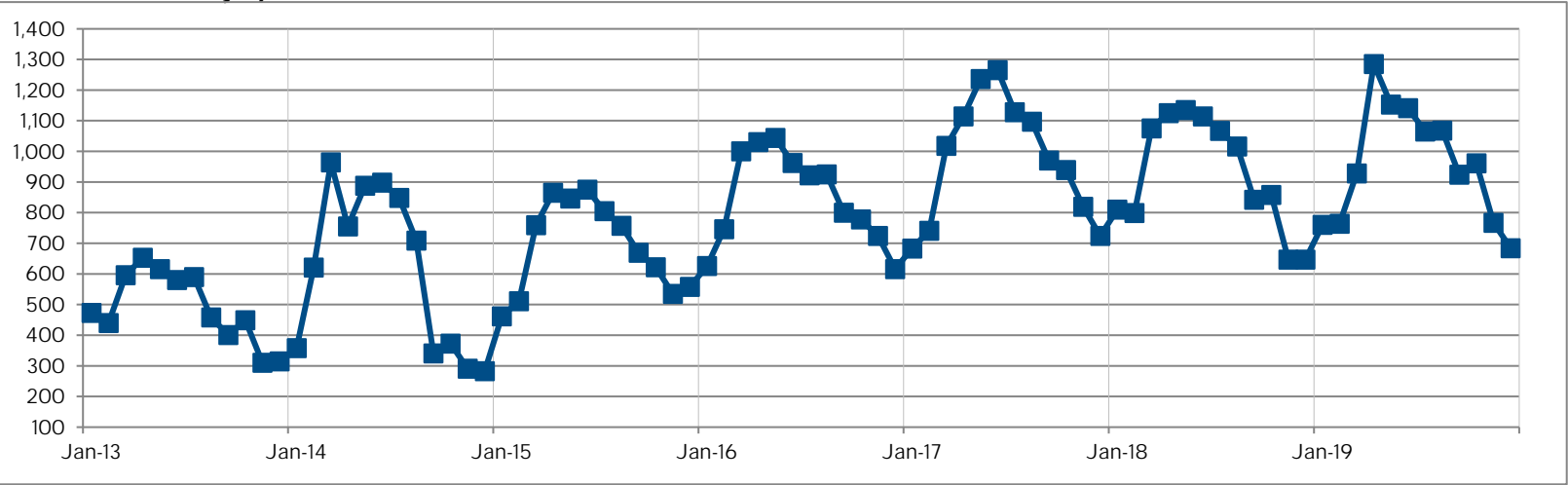


Year to Date

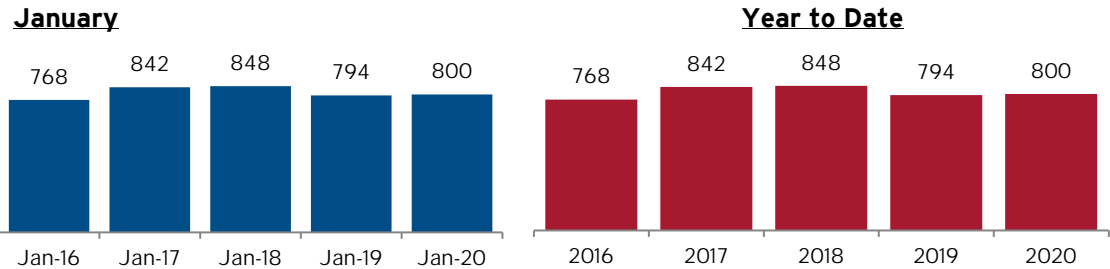


	Pending	Percent Change
01/2016	626	
01/2017	683	9.11%
01/2018	810	18.59%
01/2019	760	-6.17%
01/2020	825	8.55%

Historical Pending by Month

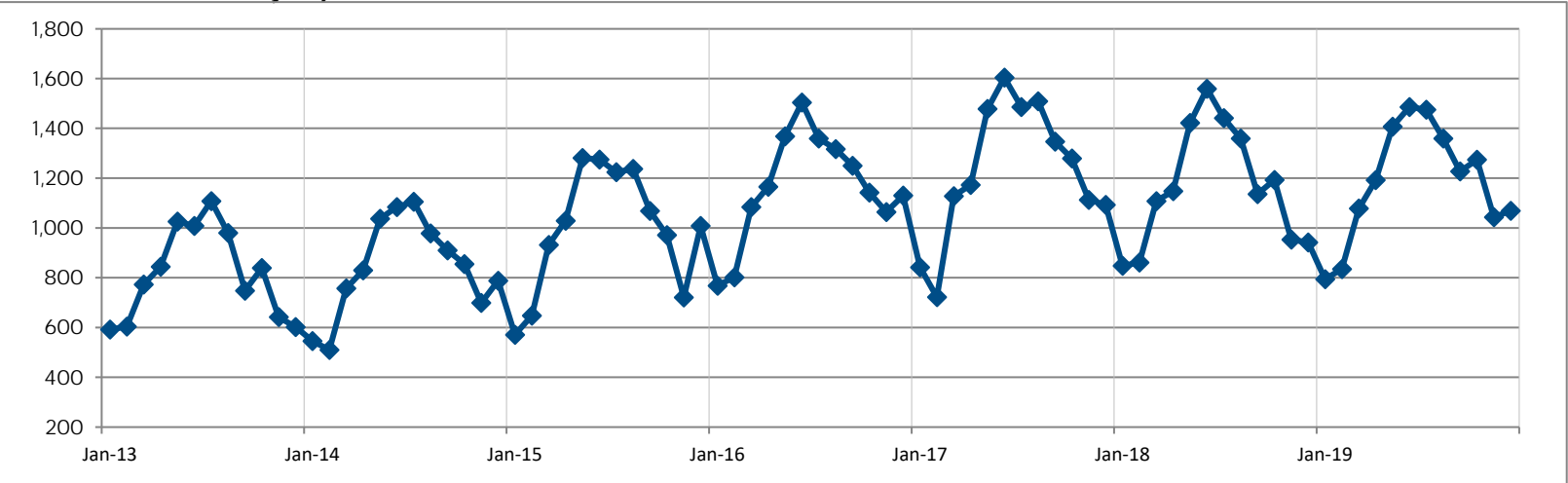


Market Overview



	Sold Listings	Percent Change
01/2016	768	
01/2017	842	9.64%
01/2018	848	0.71%
01/2019	794	-6.37%
01/2020	800	0.76%

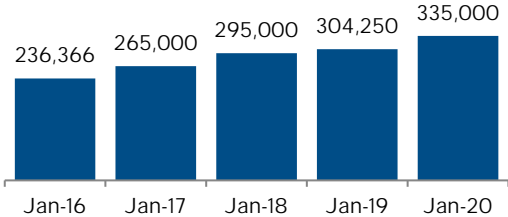
Historical Sold Listings by Month



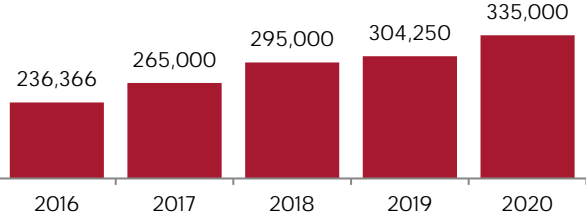
Market Overview



January



Year to Date - Median



	Median Sales Price	Percent Change
01/2016	236,366	
01/2017	265,000	12.11%
01/2018	295,000	11.32%
01/2019	304,250	3.14%
01/2020	335,000	10.11%

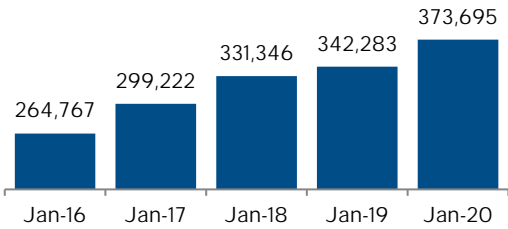
Historical Median Sales Price by Month



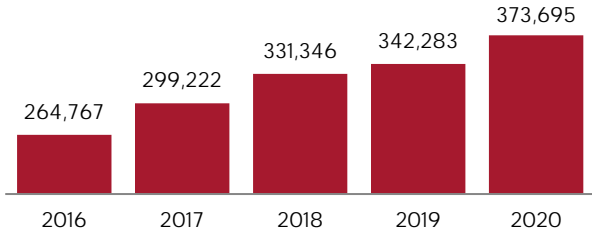
Market Overview



January



Year to Date - Average



	Average Sales Price	Percent Change
01/2016	264,767	
01/2017	299,222	13.01%
01/2018	331,346	10.74%
01/2019	342,283	3.30%
01/2020	373,695	9.18%

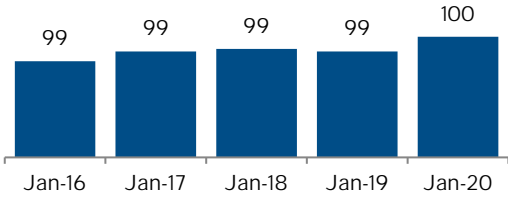
Historical Average Sales Price by Month



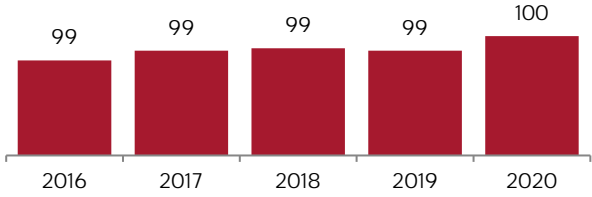
Market Overview



January

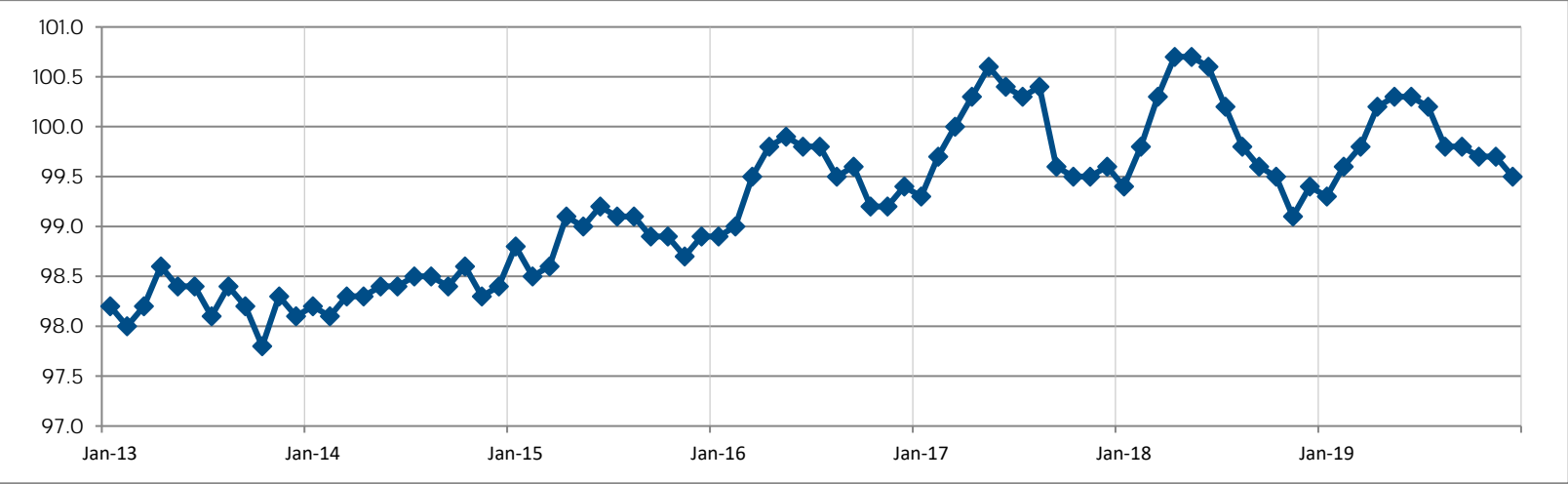


Year to Date - Average

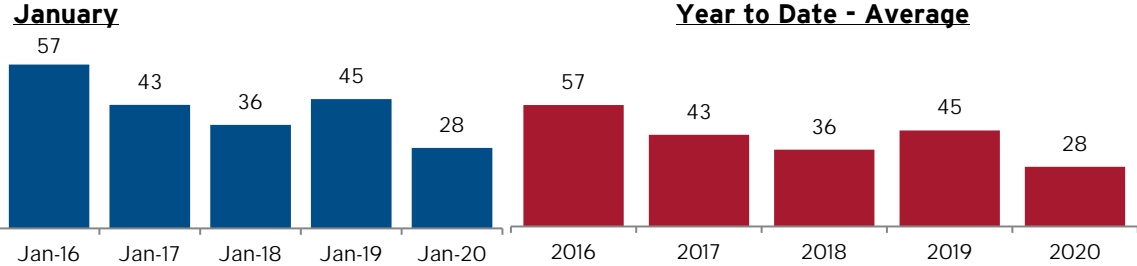


	Pct of List Recvd	Percent Change
01/2016	98.9	
01/2017	99.3	0.40%
01/2018	99.4	0.10%
01/2019	99.3	-0.10%
01/2020	99.9	0.60%

Historical Percent of List Price Received by Month



Market Overview



	DOM	Percent Change
01/2016	57	
01/2017	43	-24.56%
01/2018	36	-16.28%
01/2019	45	25.00%
01/2020	28	-37.78%

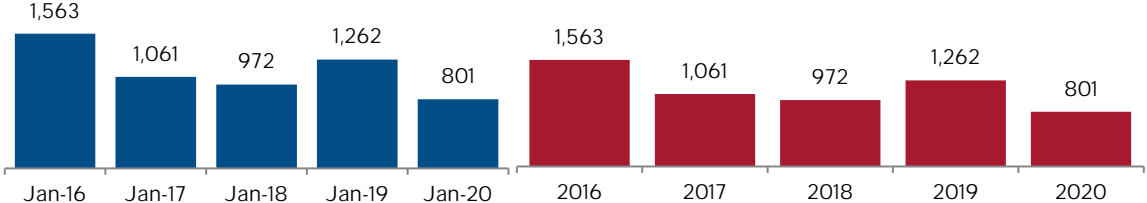
Historical Days on Market Until Sale by Month



Market Overview



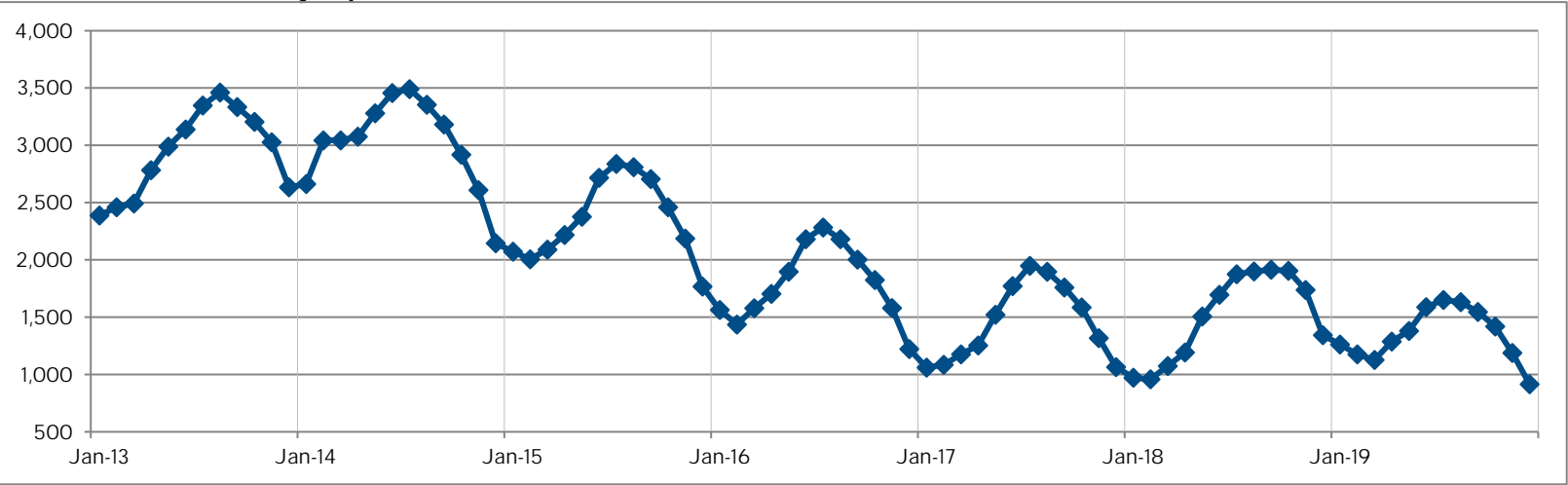
January



Year to Date - Average

	Active Listings	Percent Change
01/2016	1,563	
01/2017	1,061	-32.12%
01/2018	972	-8.39%
01/2019	1,262	29.84%
01/2020	801	-36.53%

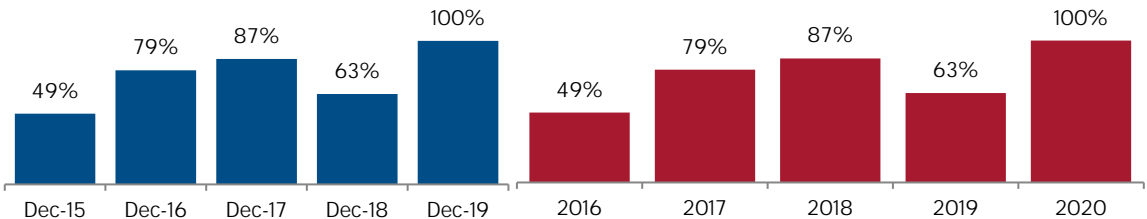
Historical Active Listings by Month



Market Overview



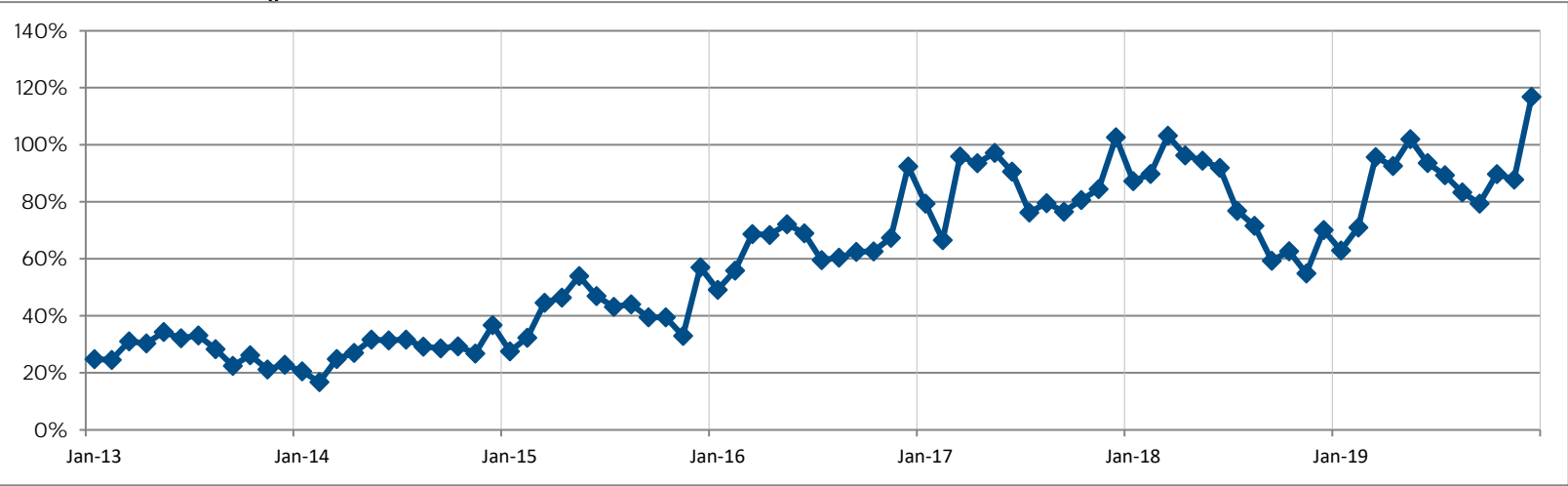
January



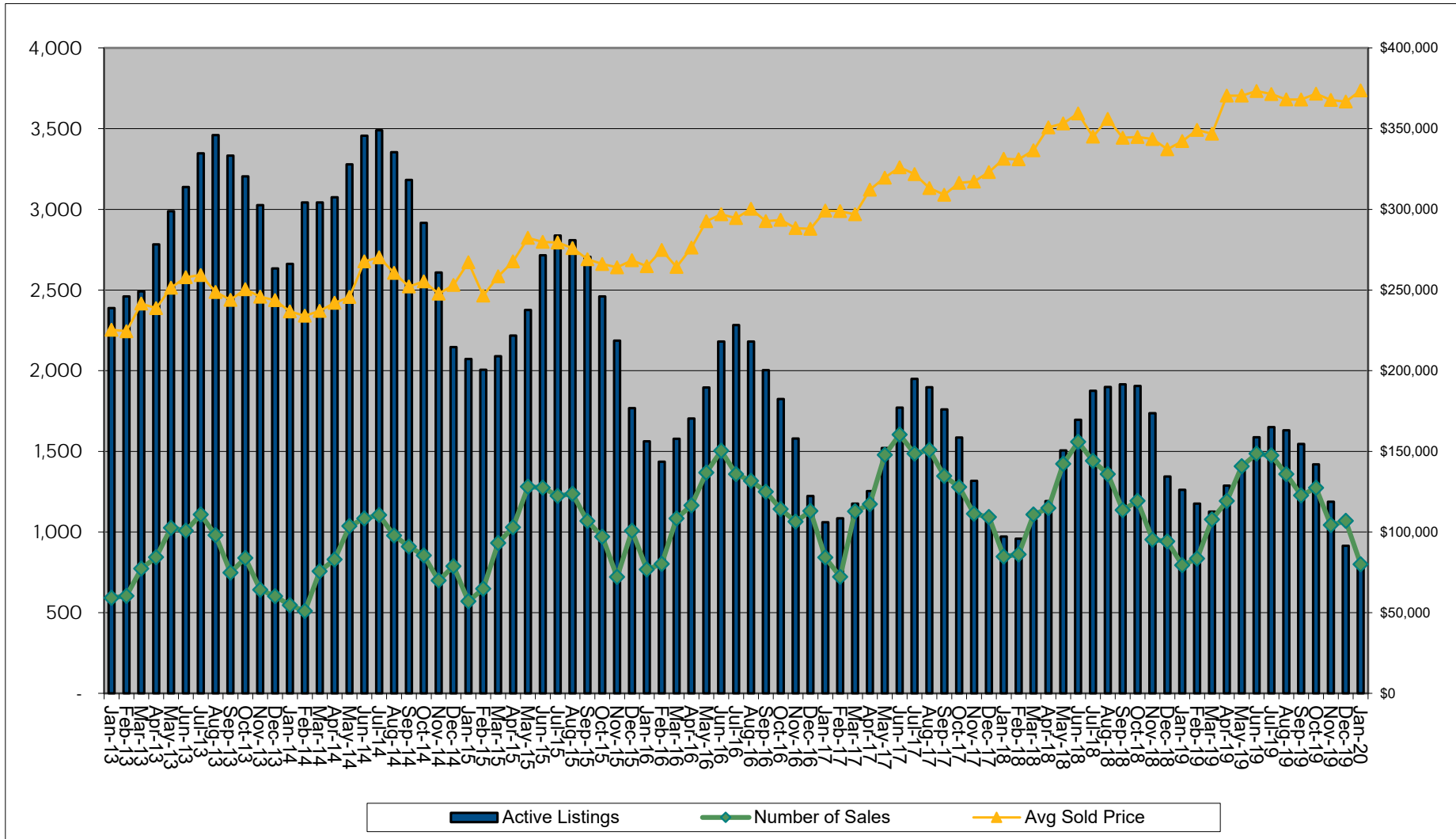
Year to Date - Average

	Sales as a % of Active Listings	Percent Change
01/2016	49%	
01/2017	79%	61.51%
01/2018	87%	9.93%
01/2019	63%	-27.88%
01/2020	100%	58.74%

Sales as a % of Active Listings



Market Overview



Market Overview

