

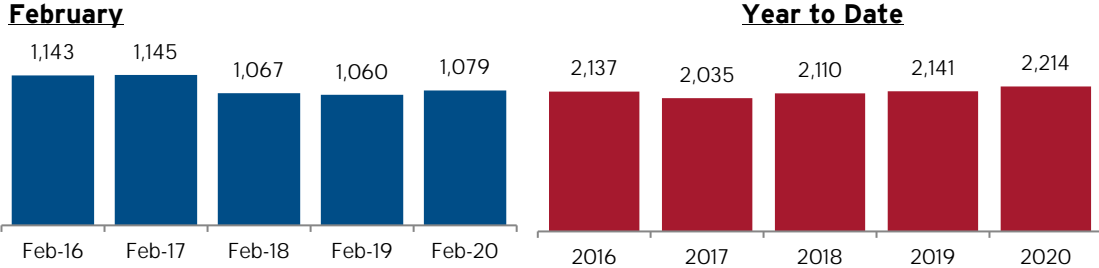
Market Overview



Key Metrics	Historical Sparkbars	Feb 2019	Feb 2020	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings		1,060	1,079	1.79%	2,141	2,214	3.41%
Pending		764	806	5.50%	1524	1,631	7.02%
Sold Listings		835	875	4.79%	1,629	1,675	2.82%
Median Sales Price		314,995	340,000	7.94%	309,623	337,500	9.00%
Average Sales Price		349,251	384,417	10.07%	345,767	379,056	9.63%
Pct. Of List Price Received		99.6	100.0	0.40%	99.5	100.0	0.50%
Days on Market		41	30	-26.83%	43	29	-32.56%
Active Listings		1,176	739	-37.16%	1,219	770	-36.83%

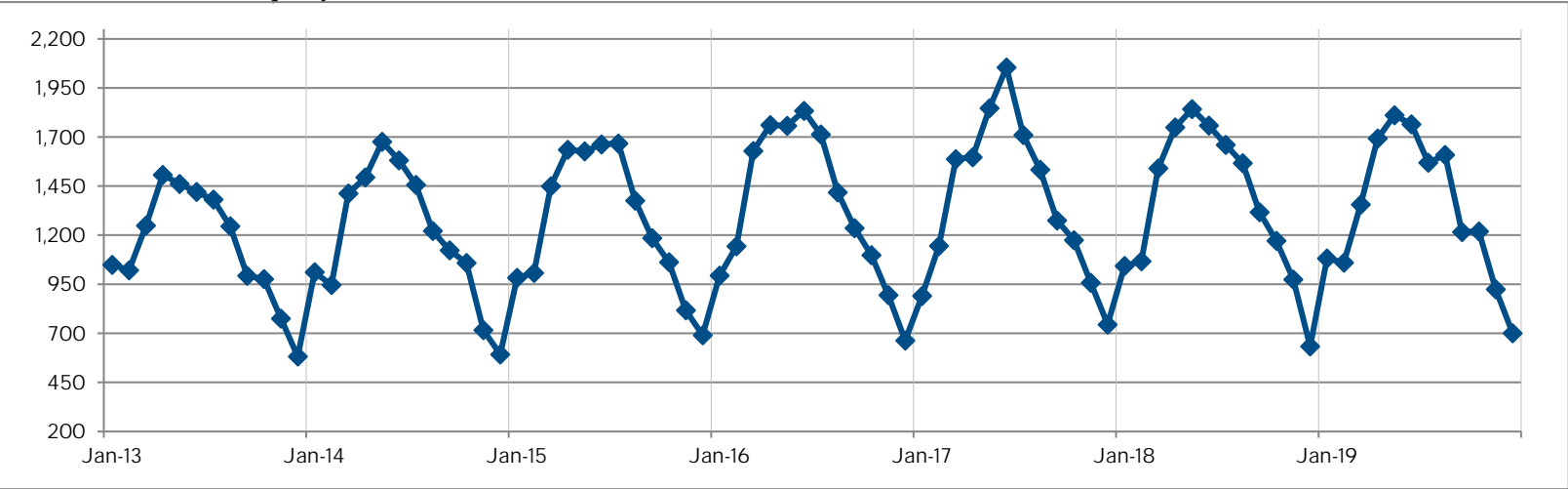
- Sold listings up 7.8% YoY and 9.38% MoM
- Days on Market down 26.8% YoY but up 7.1% MoM
- Active listings down 37.2% YoY and down 7.7% MoM
- Average Sold Price up 10.1% YoY and 2.9% MoM

Market Overview



	New Listings	Percent Change
02/2016	1,143	
02/2017	1,145	0.17%
02/2018	1,067	-6.81%
02/2019	1,060	-0.66%
02/2020	1,079	1.79%

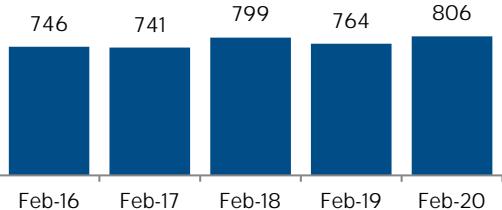
Historical New Listings by Month



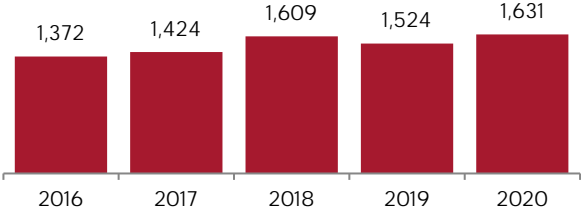
Market Overview



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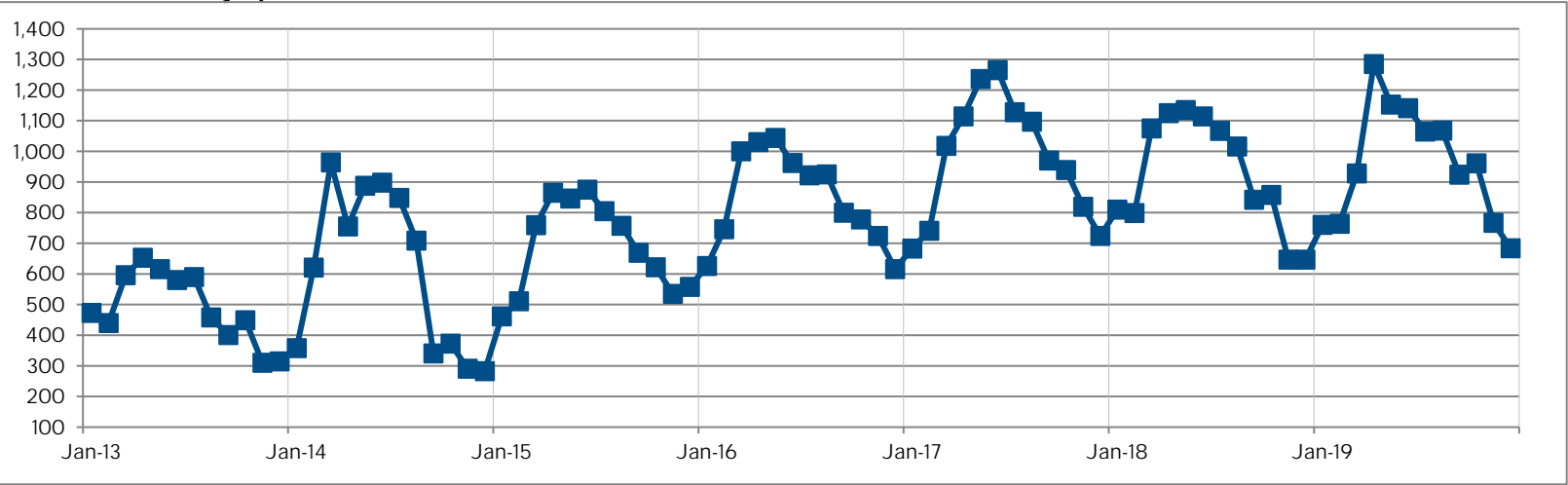


Year to Date

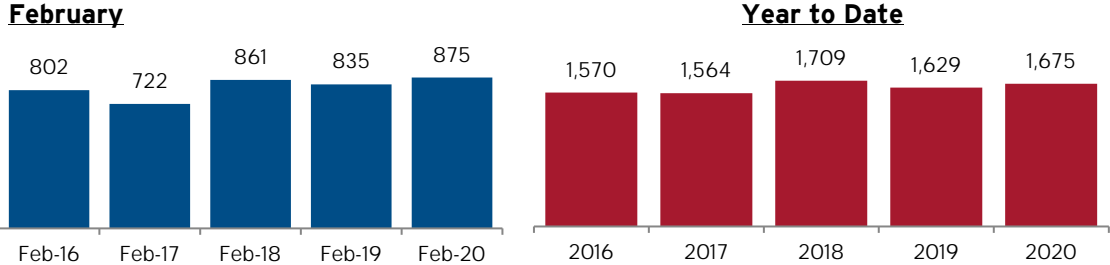


	Pending	Percent Change
02/2016	746	
02/2017	741	-0.67%
02/2018	799	7.83%
02/2019	764	-4.38%
02/2020	806	5.50%

Historical Pending by Month

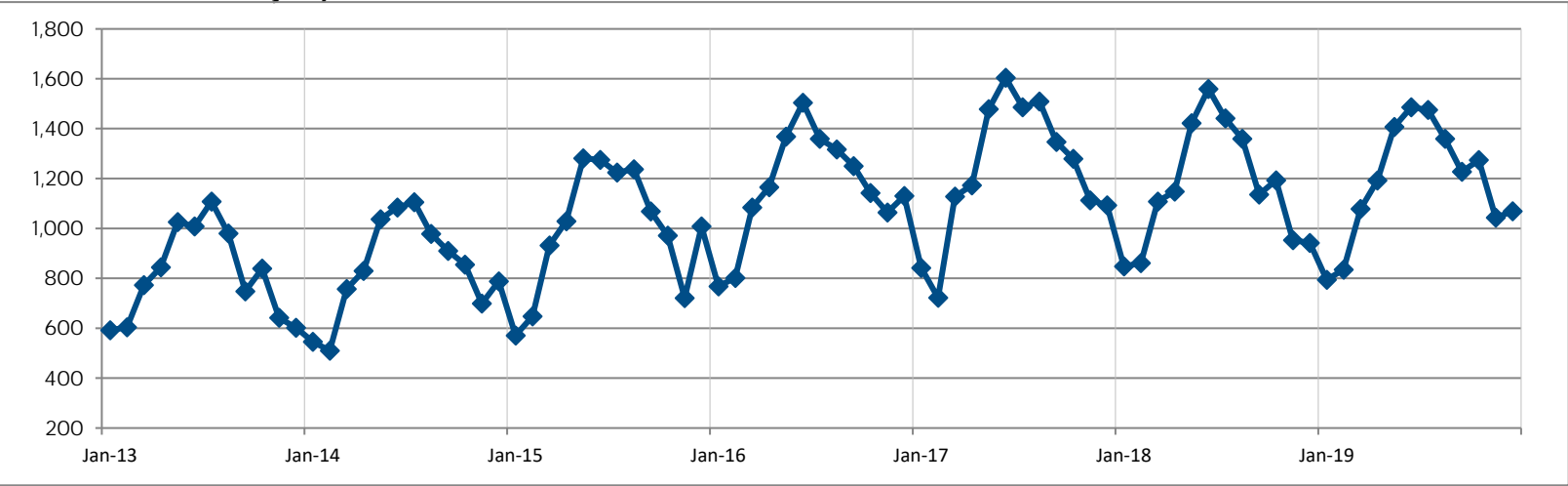


Market Overview



	Sold Listings	Percent Change
02/2016	802	
02/2017	722	-9.98%
02/2018	861	19.25%
02/2019	835	-3.02%
02/2020	875	4.79%

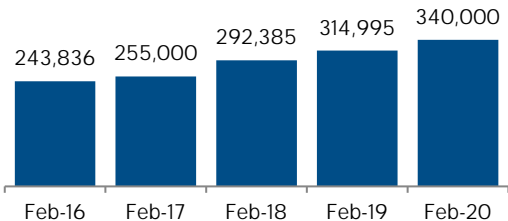
Historical Sold Listings by Month



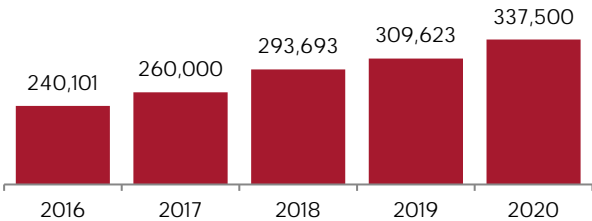
Market Overview



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Year to Date - Median



	Median Sales Price	Percent Change
02/2016	243,836	
02/2017	255,000	4.58%
02/2018	292,385	14.66%
02/2019	314,995	7.73%
02/2020	340,000	7.94%

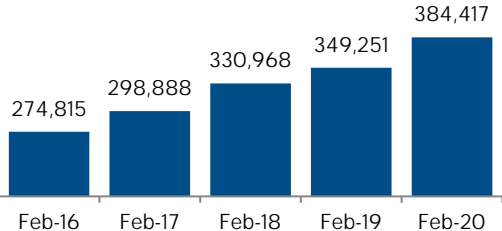
Historical Median Sales Price by Month



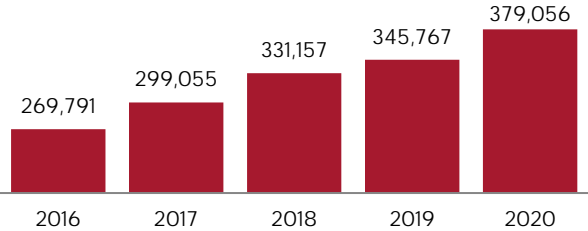
Market Overview



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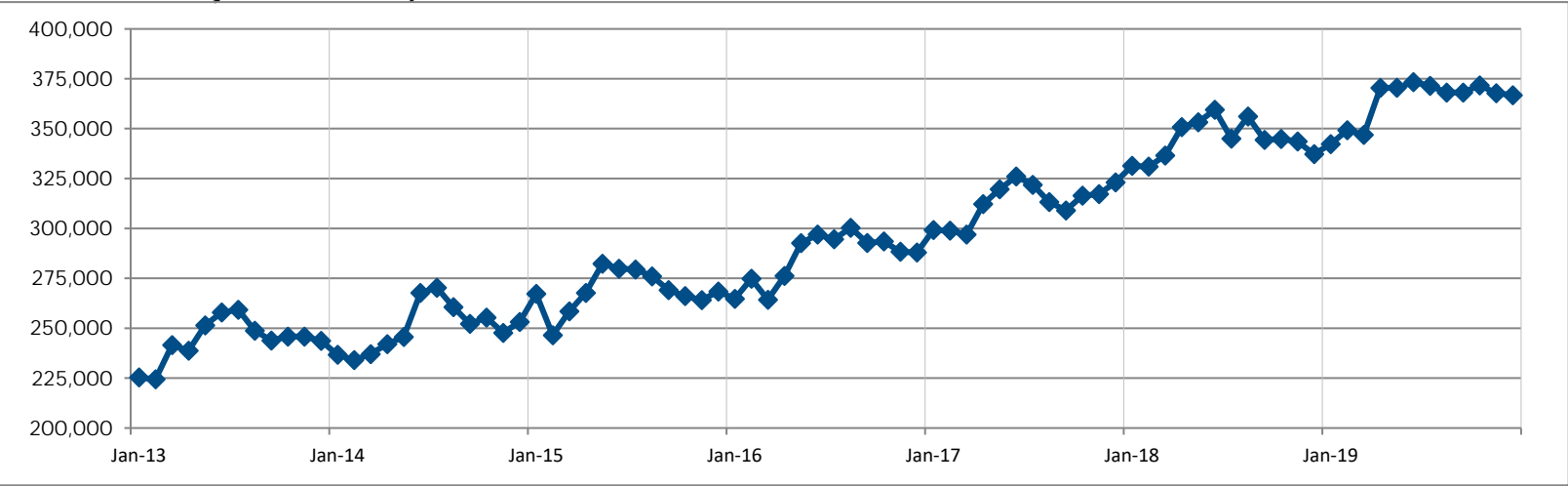


Year to Date - Average



	Average Sales Price	Percent Change
02/2016	274,815	
02/2017	298,888	8.76%
02/2018	330,968	10.73%
02/2019	349,251	5.52%
02/2020	384,417	10.07%

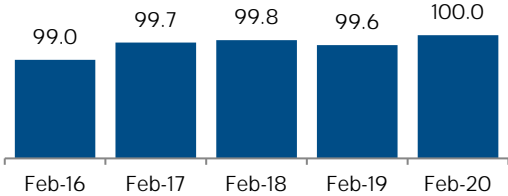
Historical Average Sales Price by Month



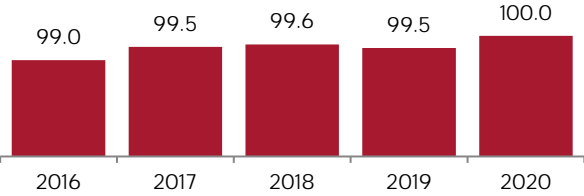
Market Overview



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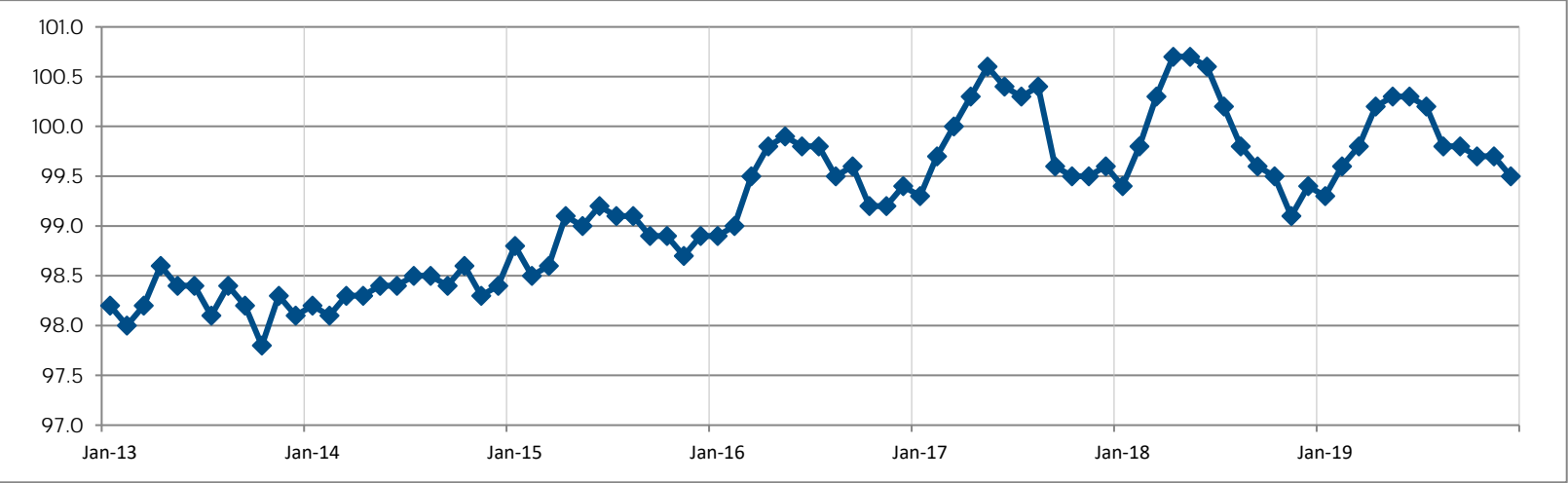


Year to Date - Average



	Pct of List Recvd	Percent Change
02/2016	99.0	
02/2017	99.7	0.71%
02/2018	99.8	0.10%
02/2019	99.6	-0.20%
02/2020	100.0	0.40%

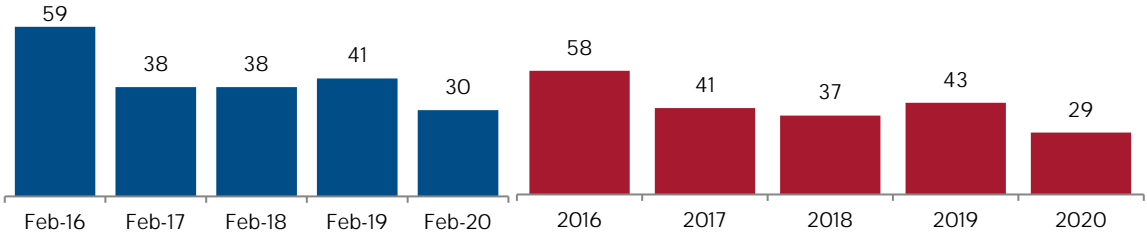
Historical Percent of List Price Received by Month



Market Overview



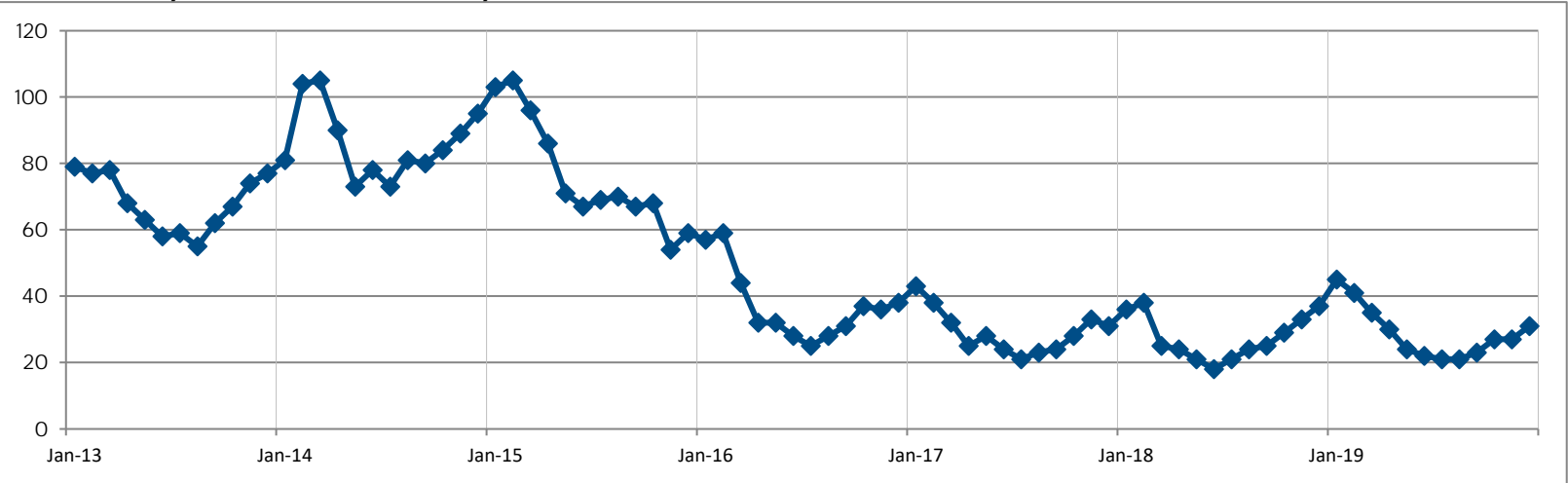
February



Year to Date - Average

Year	DOM	Percent Change
2016	58	
2017	41	-35.59%
2018	37	0.00%
2019	43	7.89%
2020	29	-26.83%

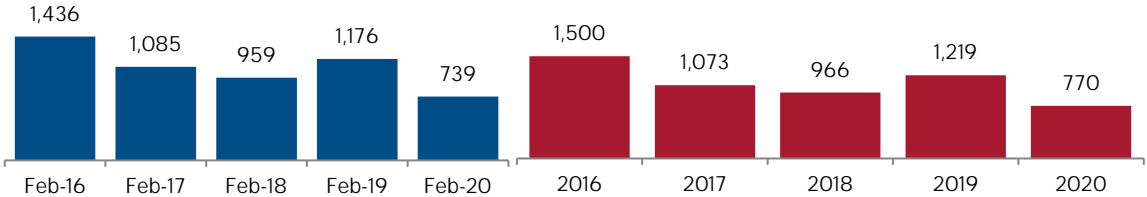
Historical Days on Market Until Sale by Month



Market Overview



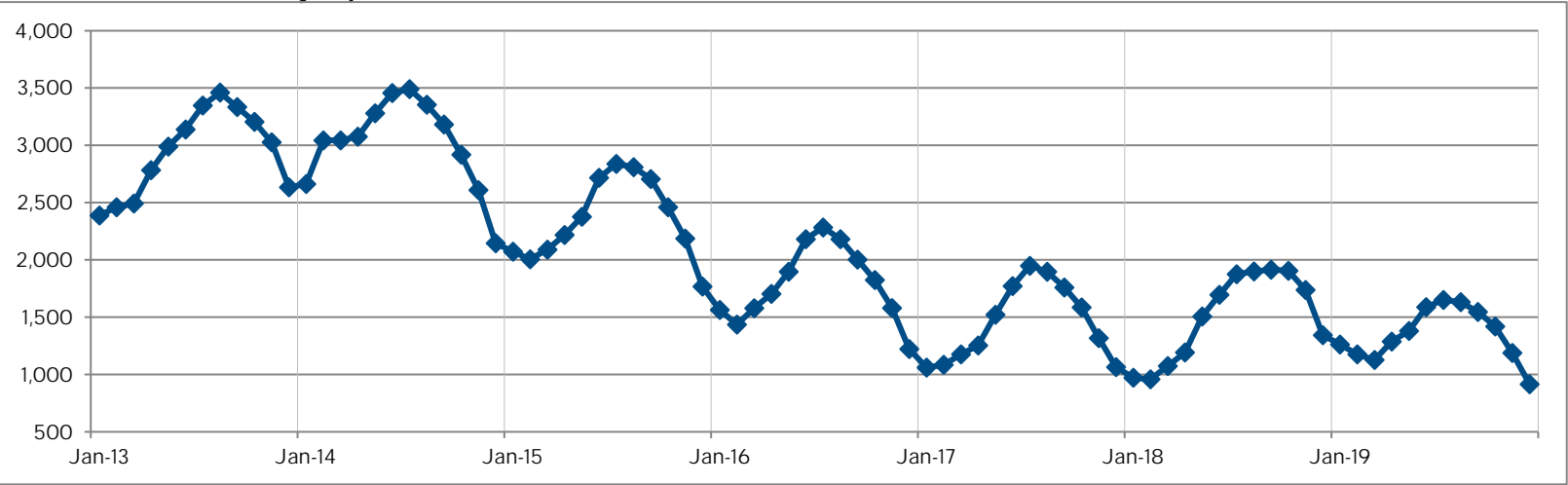
February



Year to Date - Average

	Active Listings	Percent Change
02/2016	1,436	
02/2017	1,085	-24.44%
02/2018	959	-11.61%
02/2019	1,176	22.63%
02/2020	739	-37.16%

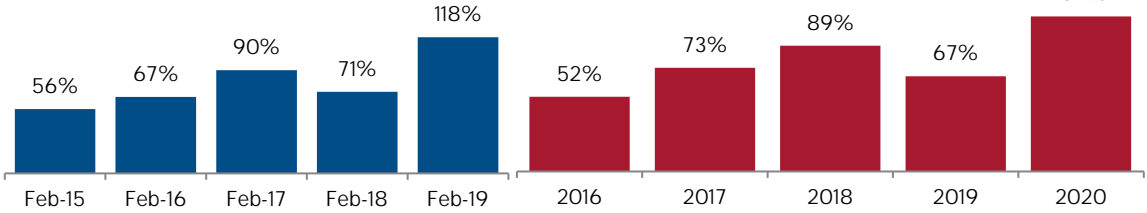
Historical Active Listings by Month



Market Overview



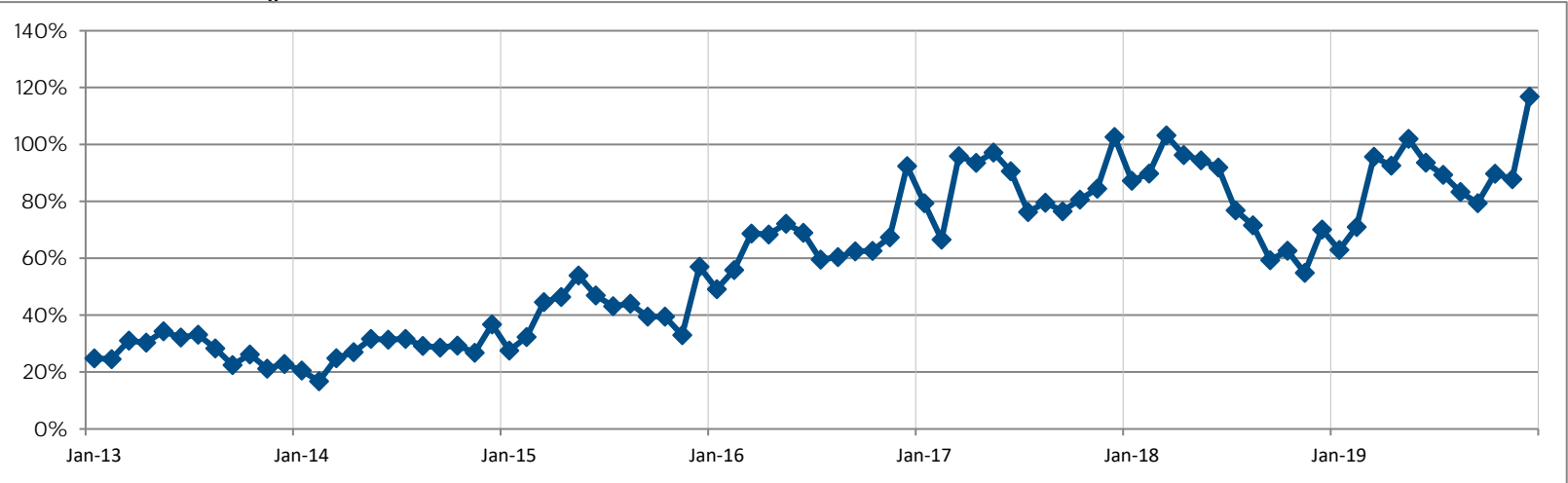
February



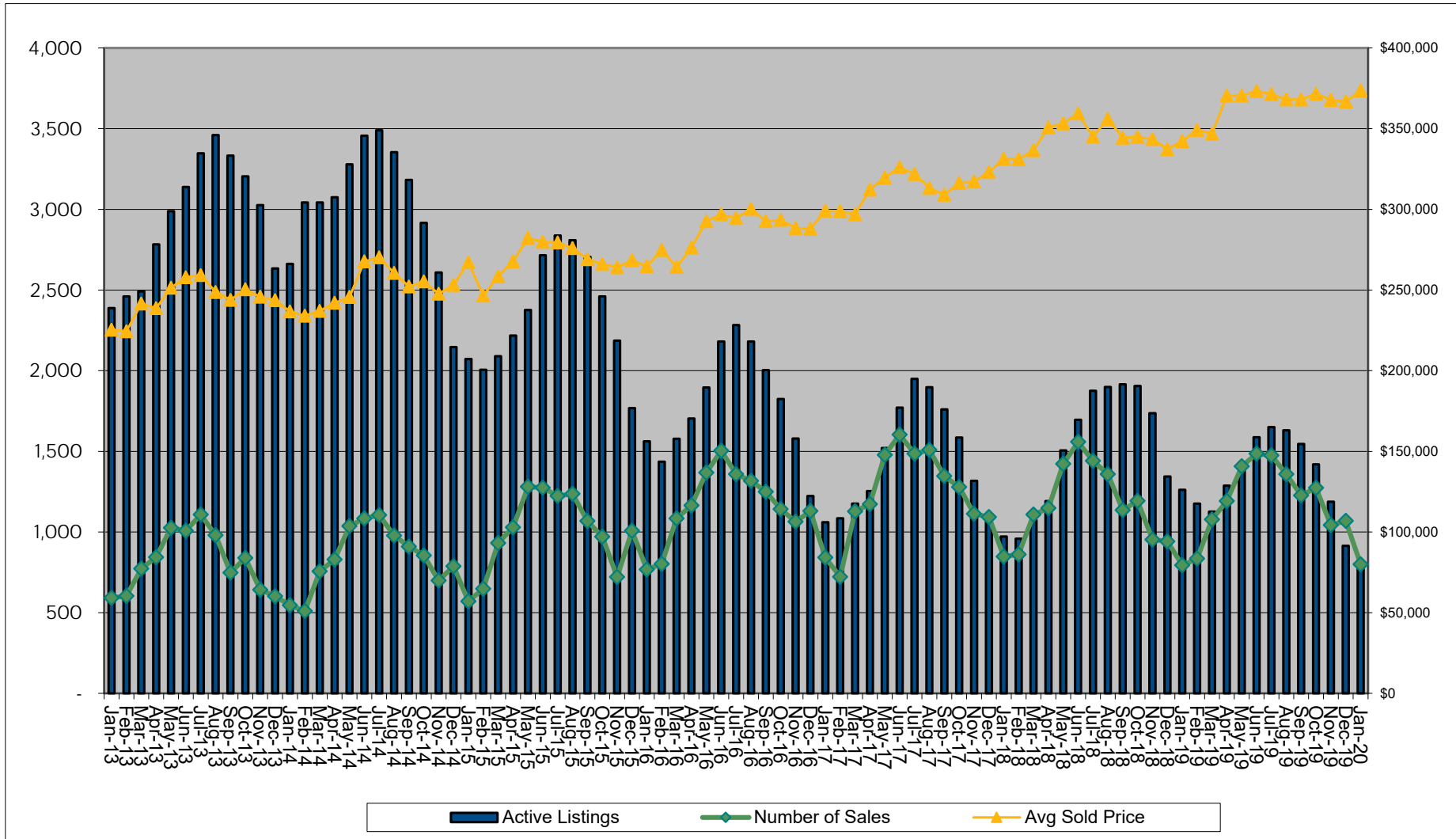
Year to Date - Average

	Sales as a % of Active Listings	Percent Change
02/2016	56%	
02/2017	67%	19.15%
02/2018	90%	34.92%
02/2019	71%	-20.91%
02/2020	118%	66.76%

Sales as a % of Active Listings



Market Overview



Market Overview



Freddie Mac Interest Rates

