

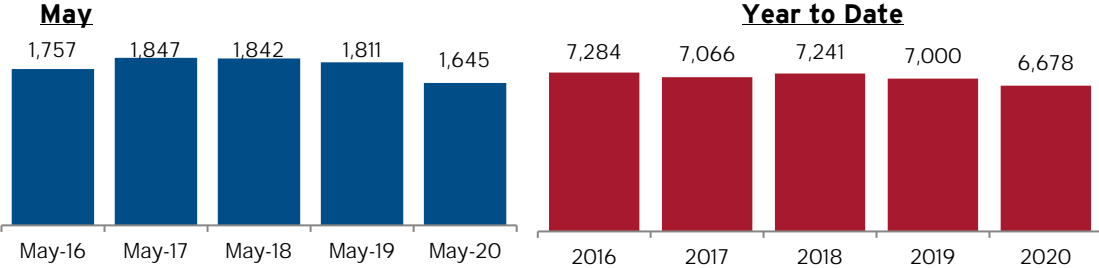
Market Overview



Key Metrics	Historical Sparkbars	May 2019	May 2020	Percent Change	YTD 2019	YTD 2020	Percent Change
New Listings		1,811	1,645	-9.17%	7,000	6,678	-4.60%
Pending		1,153	1,159	0.52%	4,890	4,523	-7.51%
Sold Listings		1,407	1,003	-28.71%	5,306	4,869	-8.24%
Median Sales Price		326,900	350,000	7.07%	314,995	350,000	11.11%
Average Sales Price		370,461	394,490	6.49%	355,856	388,624	9.21%
Pct. Of List Price Received		100.3	100.5	0.20%	99.8	100.6	0.72%
Days on Market		24	17	-29.17%	35	23	-33.14%
Active Listings		1,380	1,084	-21.45%	1,247	933	-25.12%

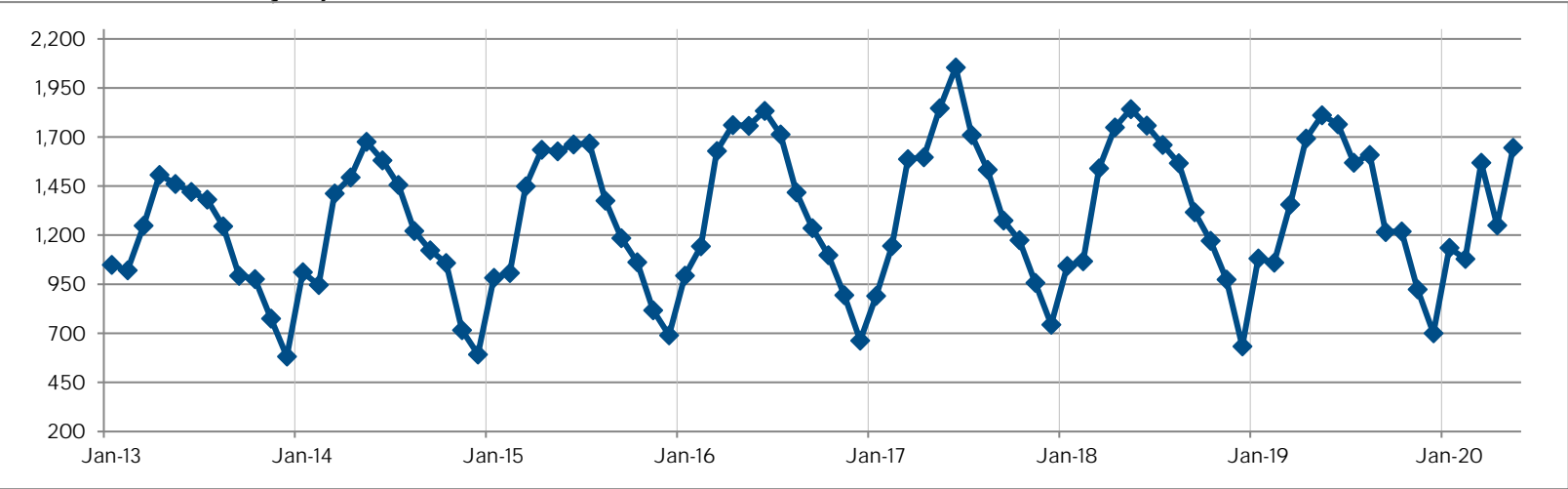
New listings up 31.60% MoM
Pending listings up 0.52% YoY and 56.83% MoM
DOM remained low at 17 days
Average sales price up 6.49% YoY and 9.21% MoM

Market Overview

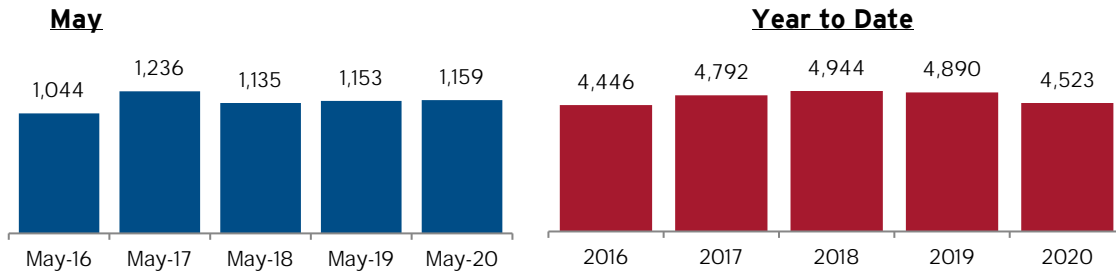


	New Listings	Percent Change
05/2016	1,757	
05/2017	1,847	5.12%
05/2018	1,842	-0.27%
05/2019	1,811	-1.68%
05/2020	1,645	-9.17%

Historical New Listings by Month

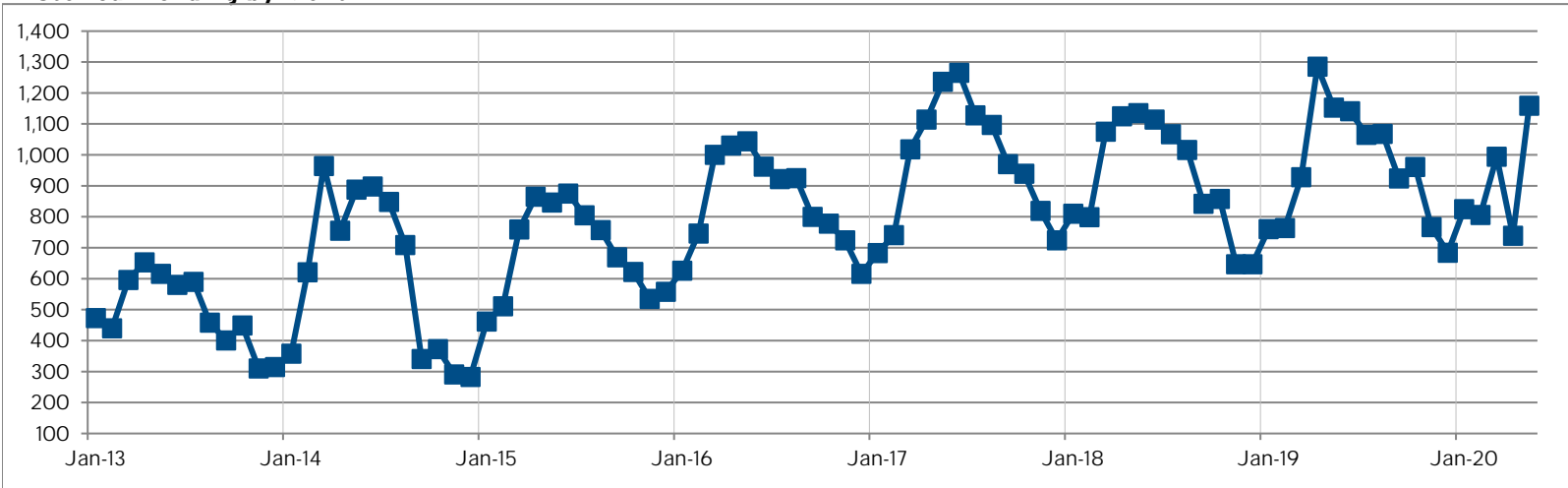


Market Overview

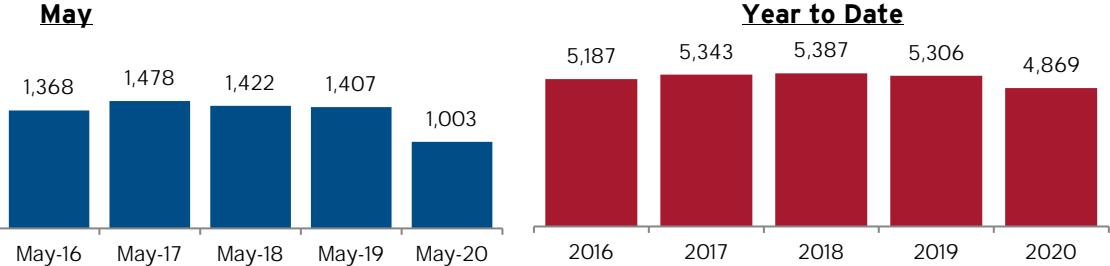


	Pending	Percent Change
05/2016	1,044	
05/2017	1,236	18.39%
05/2018	1,135	-8.17%
05/2019	1,153	1.59%
05/2020	1,159	0.52%

Historical Pending by Month

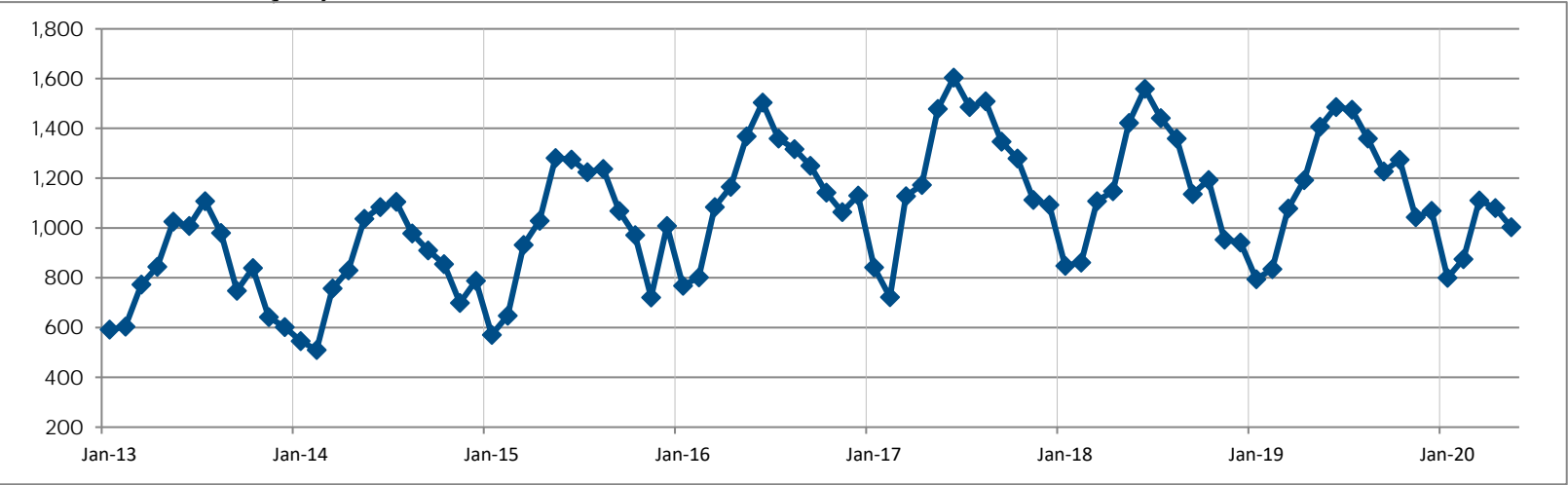


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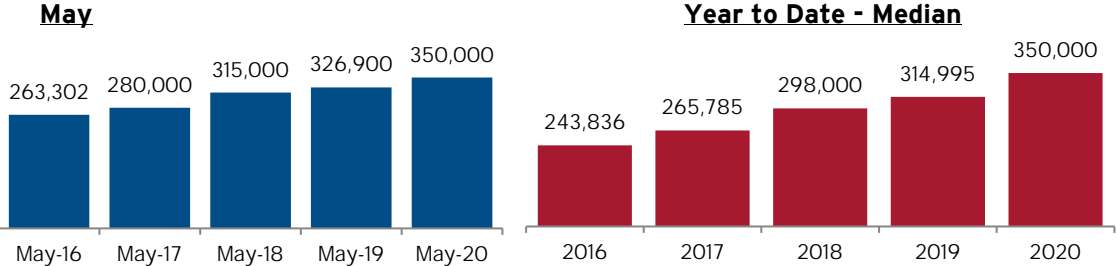


	Sold Listings	Percent Change
05/2016	1,368	
05/2017	1,478	8.04%
05/2018	1,422	-3.79%
05/2019	1,407	-1.05%
05/2020	1,003	-28.71%

Historical Sold Listings by Month

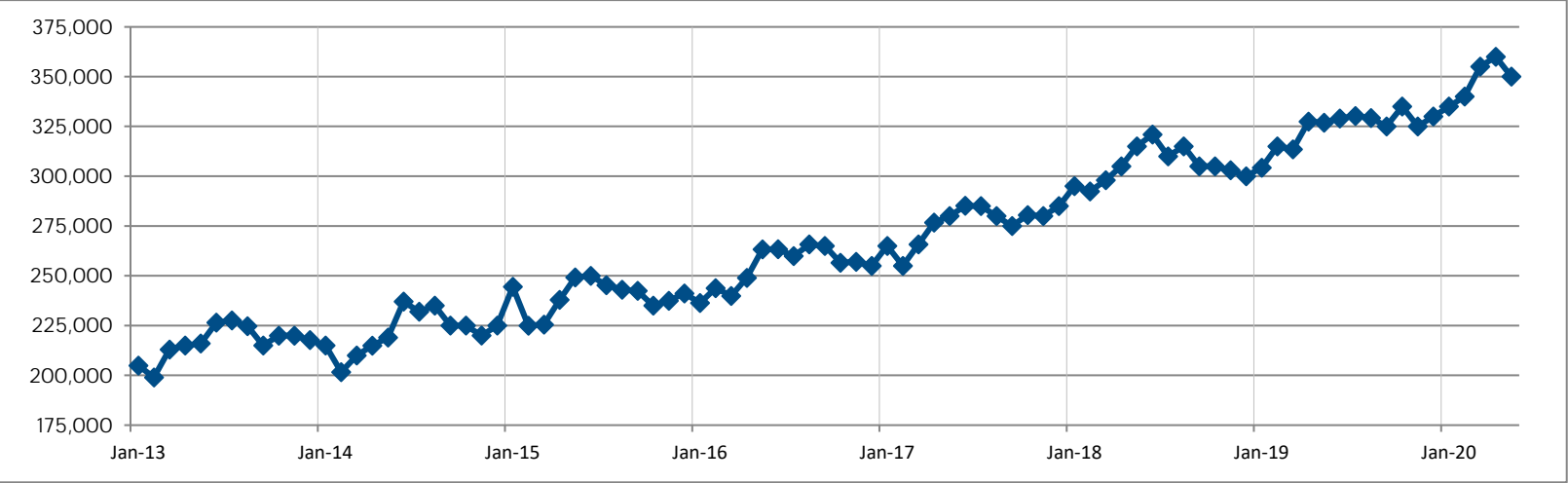


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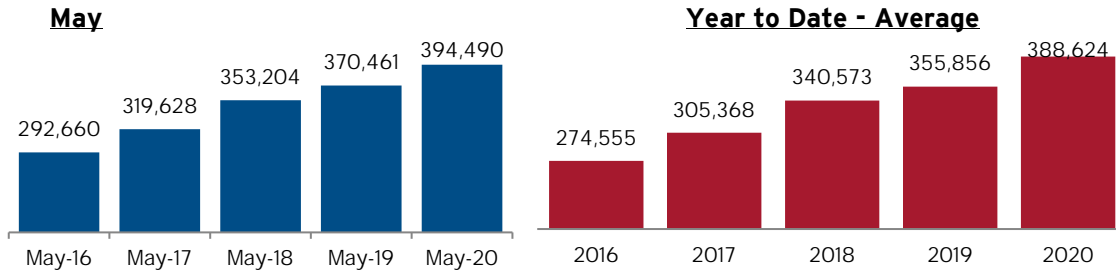


	Median Sales Price	Percent Change
05/2016	263,302	
05/2017	280,000	6.34%
05/2018	315,000	12.50%
05/2019	326,900	3.78%
05/2020	350,000	7.07%

Historical Median Sales Price by Month

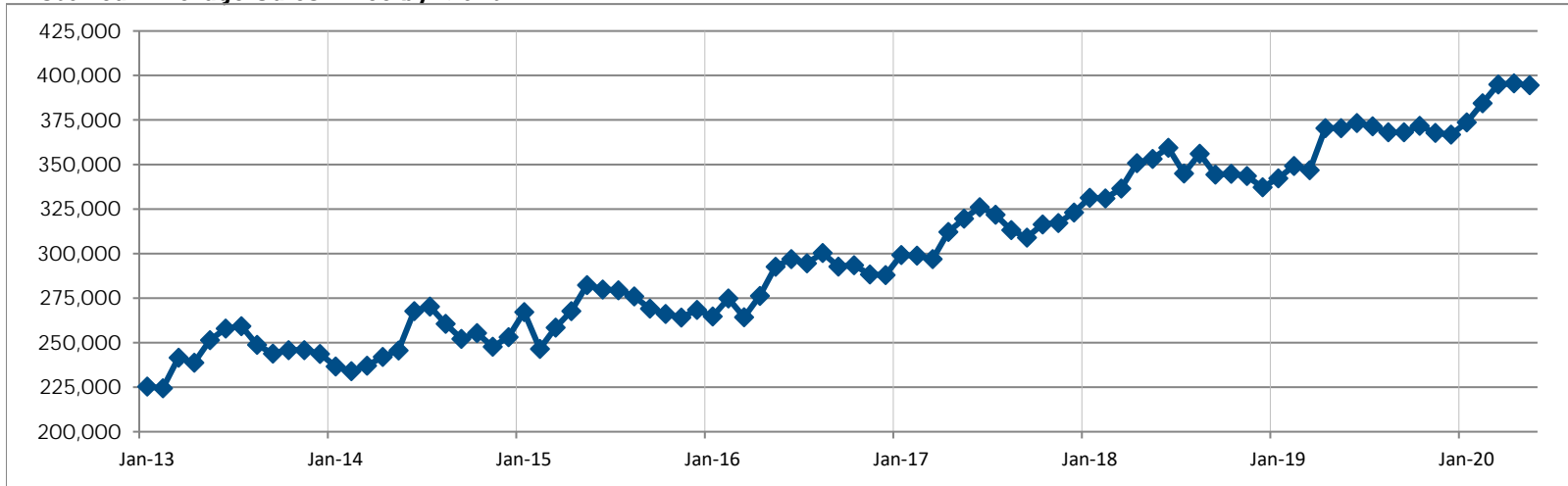


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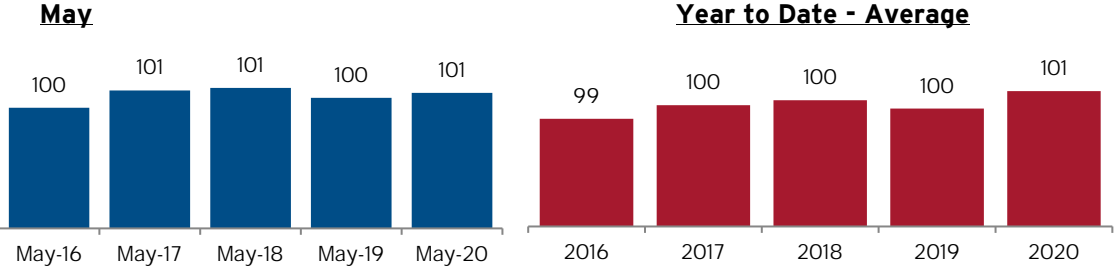


	Average Sales Price	Percent Change
05/2016	292,660	
05/2017	319,628	9.21%
05/2018	353,204	10.50%
05/2019	370,461	4.89%
05/2020	394,490	6.49%

Historical Average Sales Price by Month

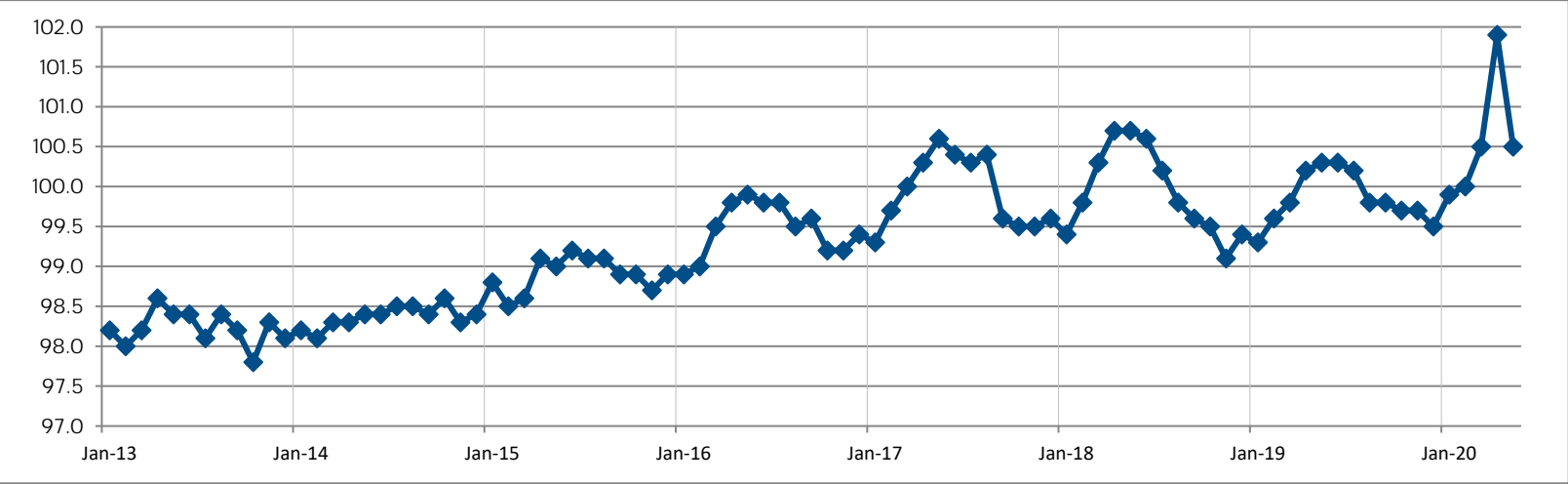


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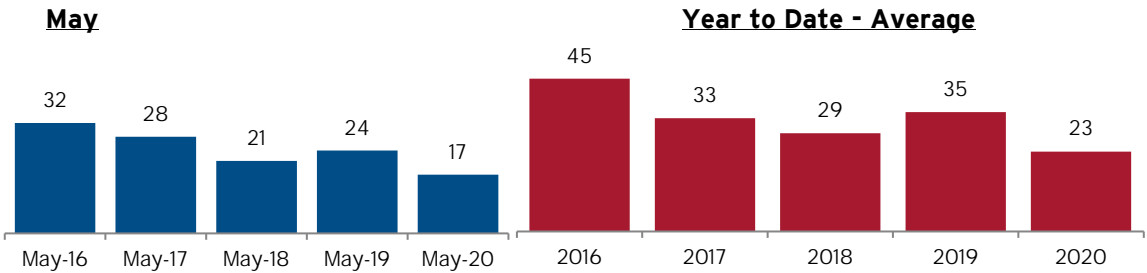


	Pct of List Recvd	Percent Change
05/2016	99.9	
05/2017	100.6	0.70%
05/2018	100.7	0.10%
05/2019	100.3	-0.40%
05/2020	100.5	0.20%

Historical Percent of List Price Received by Month

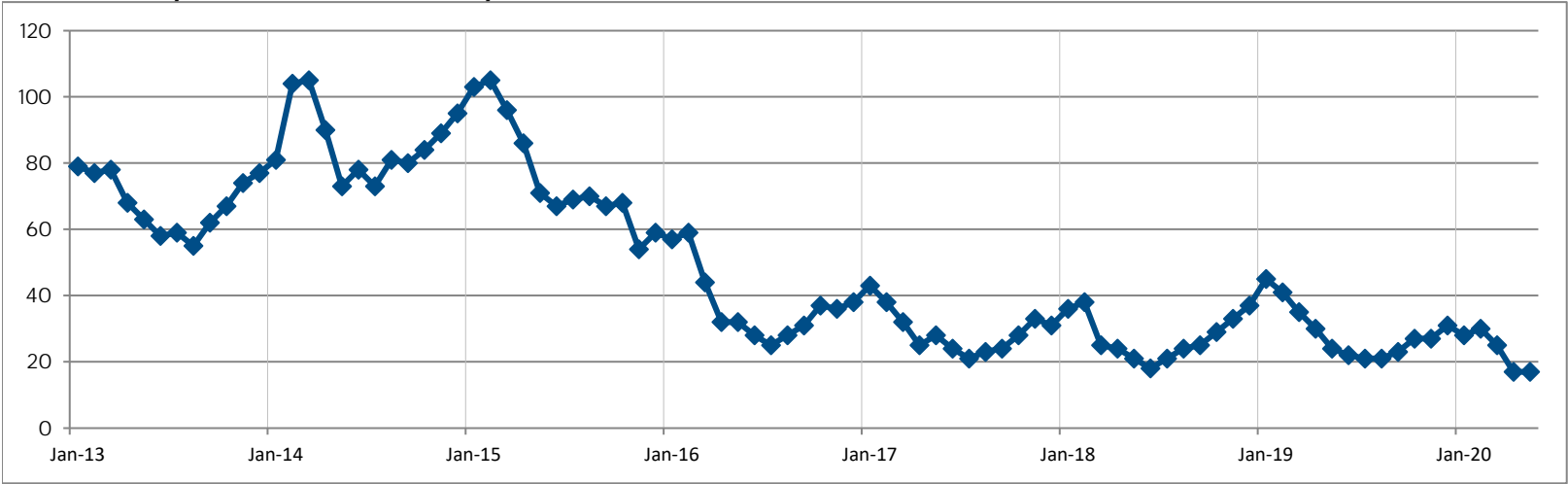


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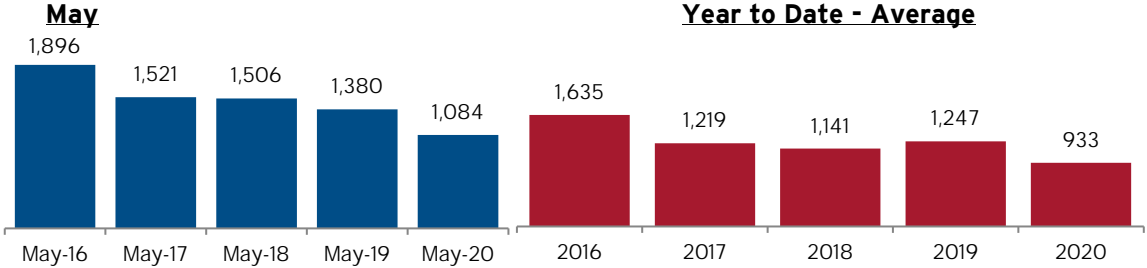


	DOM	Percent Change
05/2016	32	
05/2017	28	-12.50%
05/2018	21	-25.00%
05/2019	24	14.29%
05/2020	17	-29.17%

Historical Days on Market Until Sale by Month

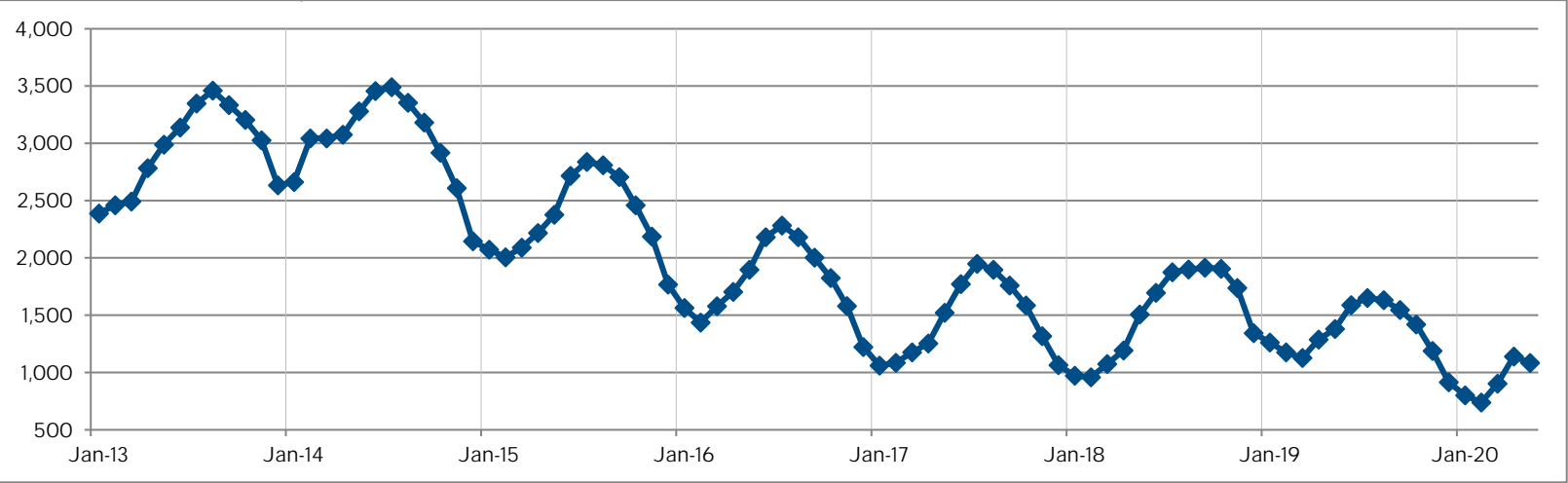


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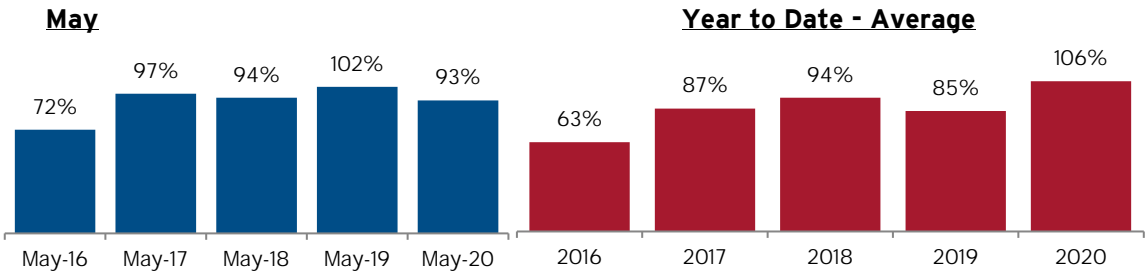


	Active Listings	Percent Change
05/2016	1,896	
05/2017	1,521	-19.78%
05/2018	1,506	-0.99%
05/2019	1,380	-8.37%
05/2020	1,084	-21.45%

Historical Active Listings by Month

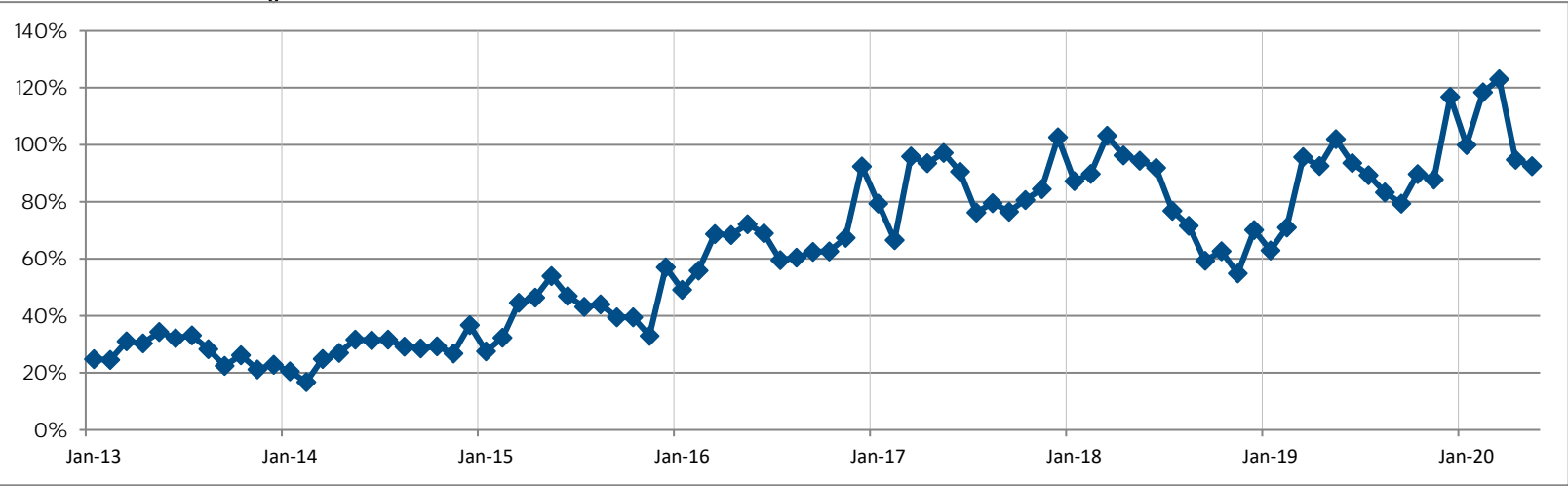


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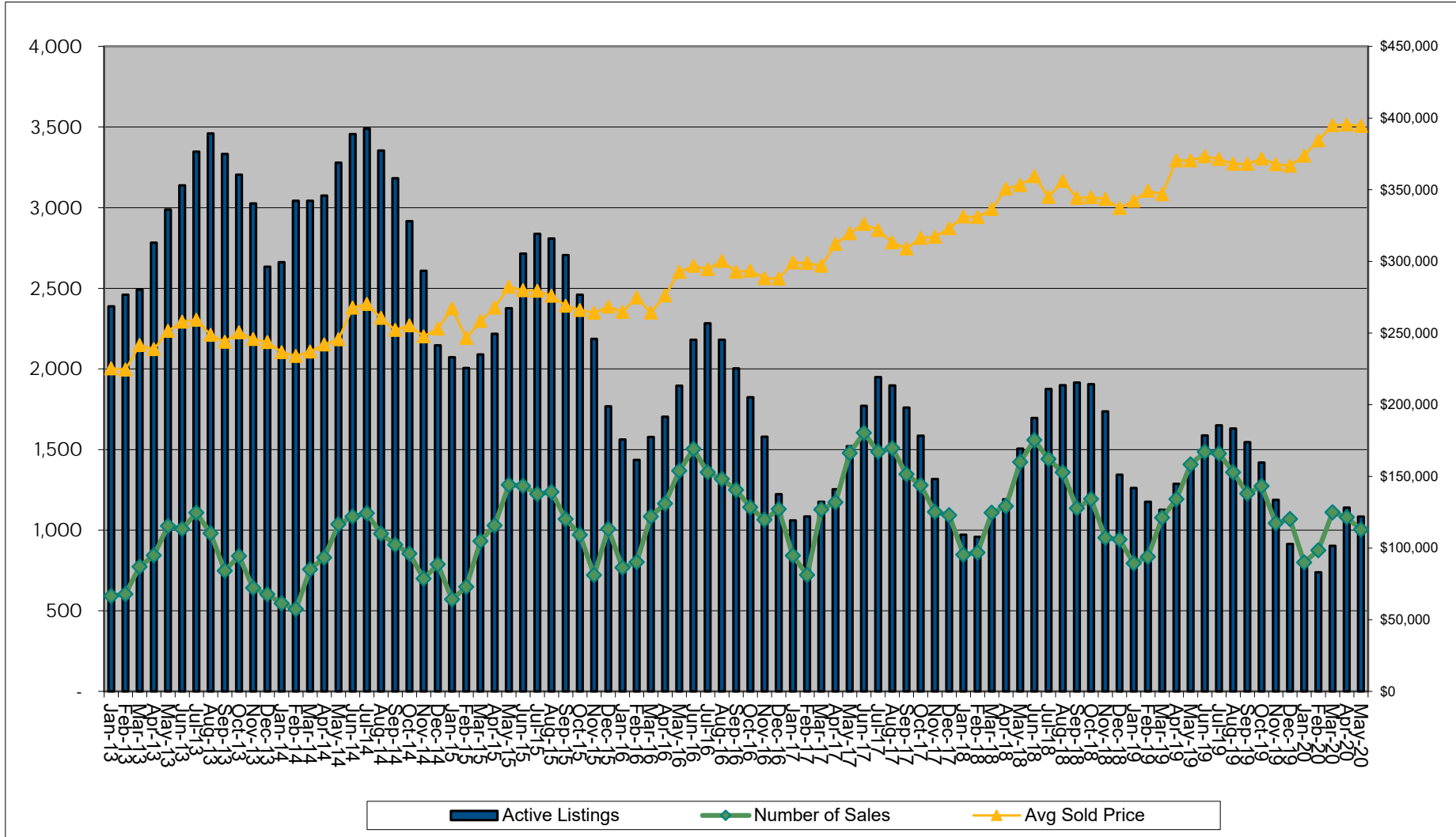


	Sales as a % of Active Listings	Percent Change
05/2016	72%	
05/2017	97%	34.68%
05/2018	94%	-2.83%
05/2019	102%	7.98%
05/2020	93%	-9.25%

Sales as a % of Active Listings



Market Overview



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Freddie Mac Interest Rates

