

Market Overview



Key Metrics	DSF Historical Sparkbars	February 2020	February 2021	Percent Change	YTD 2019	YTD 2020	Percent Change
New Listings		1,079	1,164	7.88%	2,214	2,136	-3.52%
Pending		806	836	3.72%	1,631	1,640	0.55%
Sold Listings		875	838	-4.23%	1,675	1,674	-0.06%
Median Sales Price		340,000	405,000	19.12%	337,500	396,000	17.33%
Average Sales Price		384,417	448,539	16.68%	379,056	443,608	17.03%
Pct. Of List Price Received		100.0	102.3	2.30%	100.0	102.0	2.05%
Days on Market		30	15	-50.00%	29	15	-48.28%
Active Listings		739	312	-57.78%	1,540	628	-59.22%

Market Overview

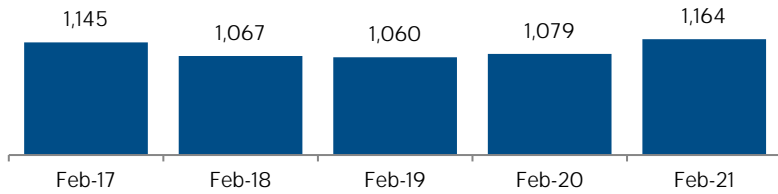


Key Metrics	ASF Historical Sparkbars	February 2020	February 2021	Percent Change	YTD 2019	YTD 2020	Percent Change
New Listings		183	180	-1.64%	363	319	-12.12%
Pending		133	127	-4.51%	266	255	-4.14%
Sold Listings		128	146	14.06%	246	289	17.48%
Median Sales Price		230,500	295,050	28.00%	232,875	282,525	21.32%
Average Sales Price		247,407	294,527	19.05%	252,608	285,047	12.84%
Pct. Of List Price Received		100.0	102.0	2.00%	100.1	101.9	1.80%
Days on Market		17	9	-47.06%	20	9	-56.41%
Active Listings		78	48	-38.46%	179	89	-50.28%

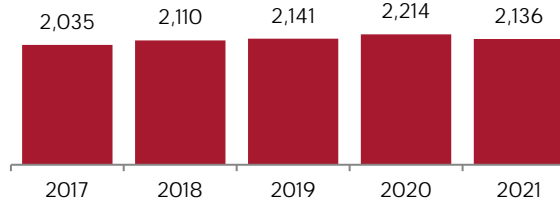
Market Overview



February - DSF

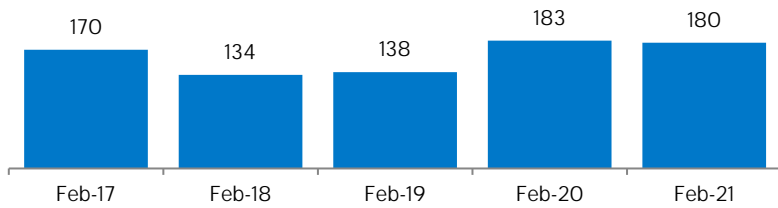


Year to Date

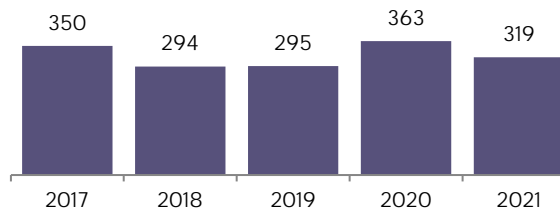


	New Listings	Percent Change
02/2017	1,145	
02/2018	1,067	-6.81%
02/2019	1,060	-0.66%
02/2020	1,079	1.79%
02/2021	1,164	7.88%

February - ASF

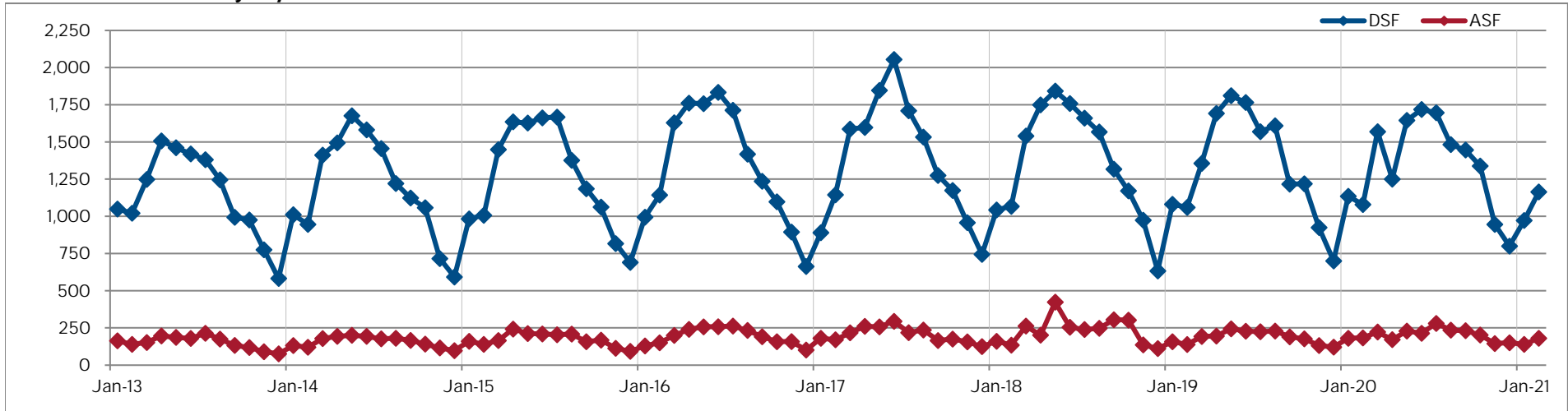


Year to Date



	New Listings	Percent Change
02/2017	170	
02/2018	134	-21.18%
02/2019	138	2.99%
02/2020	183	32.61%
02/2021	180	-1.64%

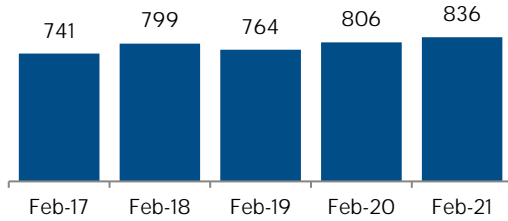
Historical New Listings by Month



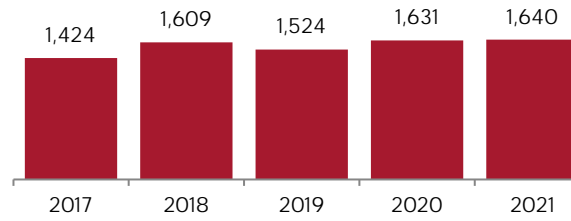
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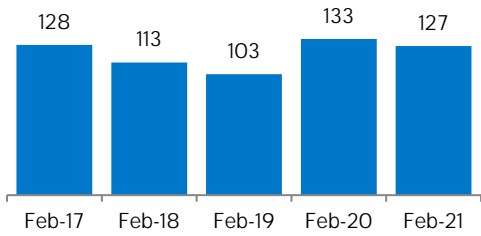


Year to Date

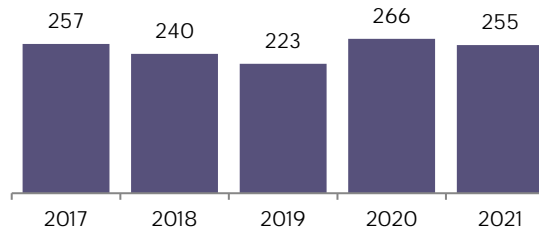


	Pending	Percent Change
02/2017	741	
02/2018	799	7.83%
02/2019	764	-4.38%
02/2020	806	5.50%
02/2021	836	3.72%

February - ASF

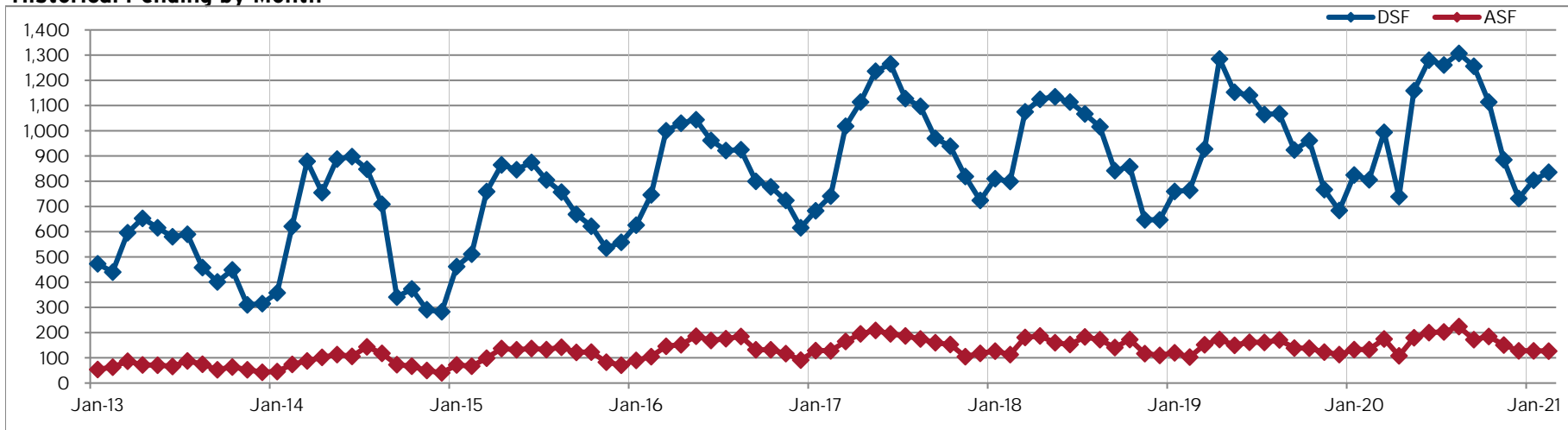


Year to Date



	Pending	Percent Change
02/2017	128	
02/2018	113	-11.72%
02/2019	103	-8.85%
02/2020	133	29.13%
02/2021	127	-4.51%

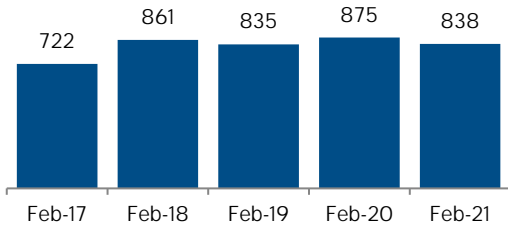
Historical Pending by Month



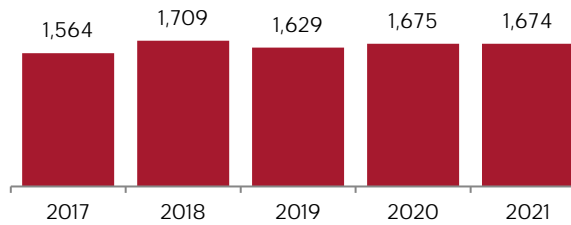
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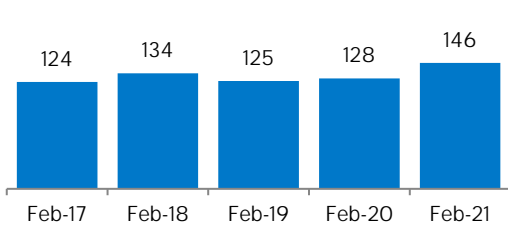


Year to Date

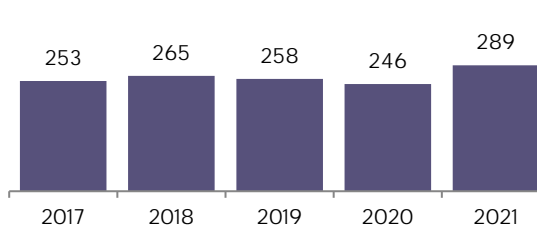


	Sold Listings	Percent Change
02/2017	722	
02/2018	861	19.25%
02/2019	835	-3.02%
02/2020	875	4.79%
02/2021	838	-4.23%

February - ASF

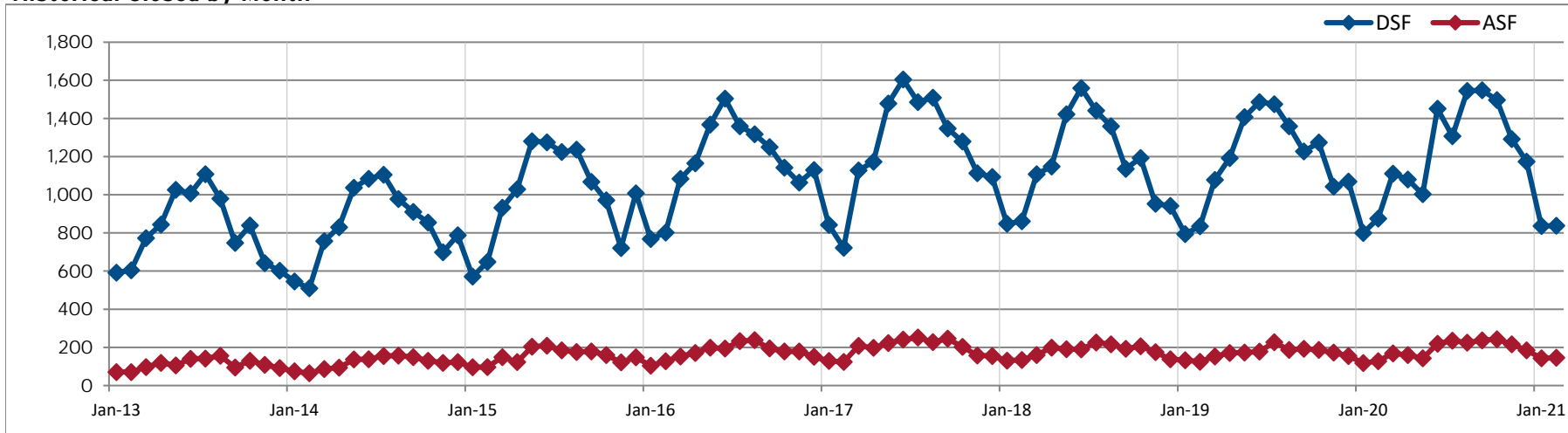


Year to Date



	Sold Listings	Percent Change
02/2017	124	
02/2018	134	8.06%
02/2019	125	-6.72%
02/2020	128	2.40%
02/2021	146	14.06%

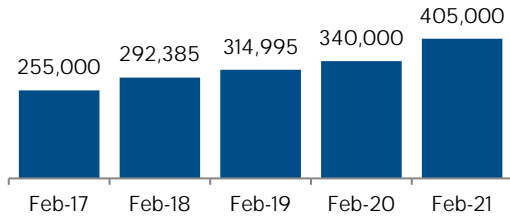
Historical Closed by Month



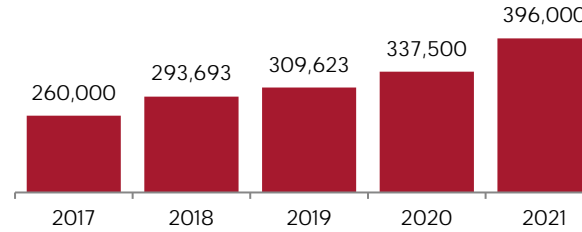
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February - DSF

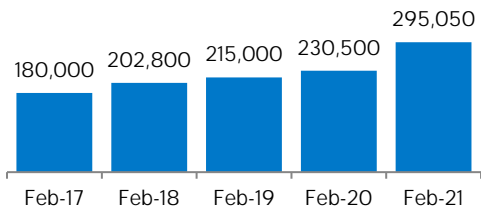


Year to Date - Median

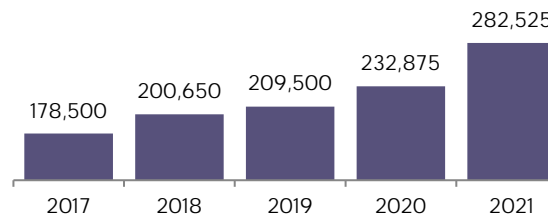


	Median Sales Price	Percent Change
02/2017	255,000	
02/2018	292,385	14.66%
02/2019	314,995	7.73%
02/2020	340,000	7.94%
02/2021	405,000	19.12%

February - ASF

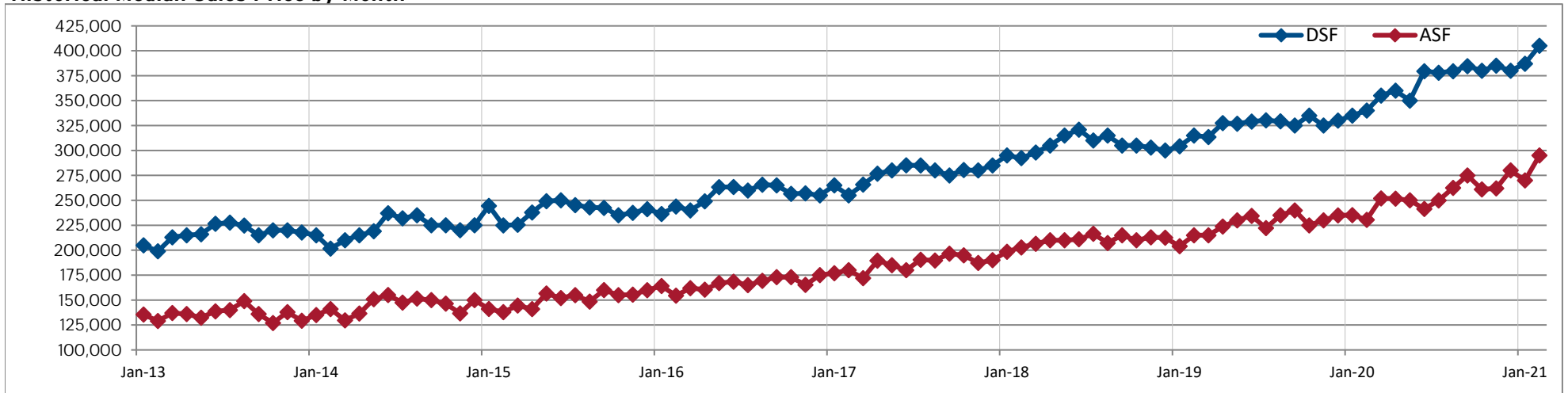


Year to Date - Median



	Median Sales Price	Percent Change
02/2017	180,000	
02/2018	202,800	12.67%
02/2019	215,000	6.02%
02/2020	230,500	7.21%
02/2021	295,050	28.00%

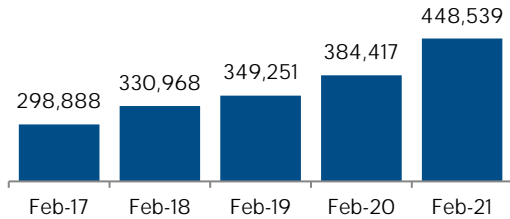
Historical Median Sales Price by Month



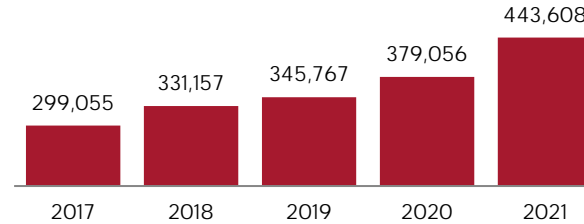
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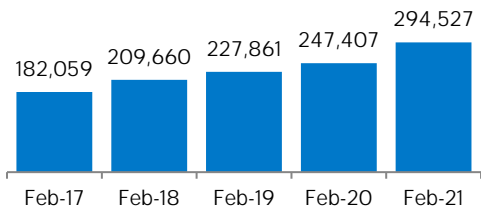


Year to Date - Average

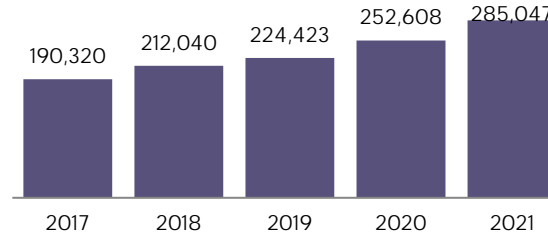


	Average Sales Price	Percent Change
02/2017	298,888	
02/2018	330,968	10.73%
02/2019	349,251	5.52%
02/2020	384,417	10.07%
02/2021	448,539	16.68%

February - ASF

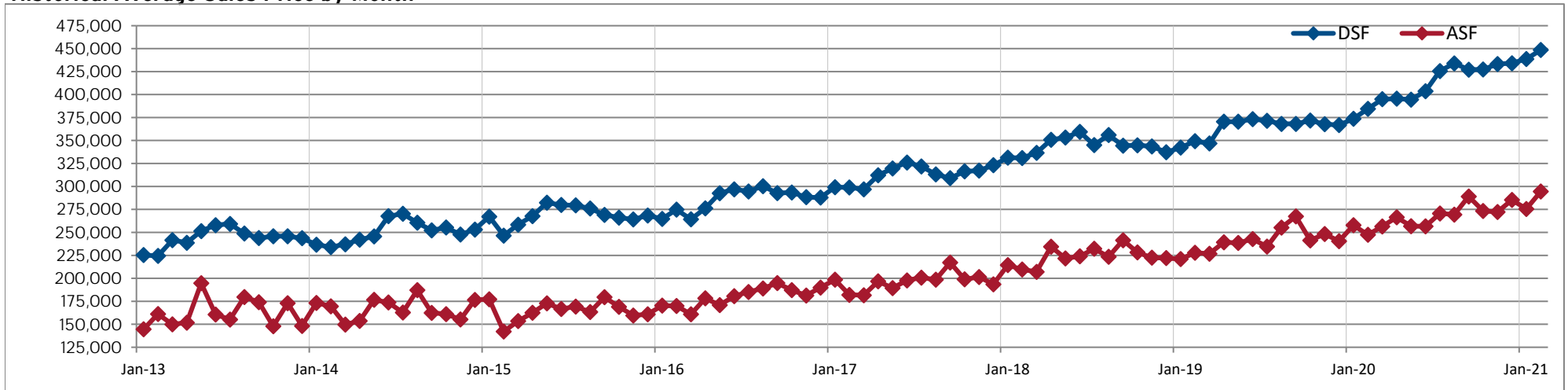


Year to Date - Average



	Average Sales Price	Percent Change
02/2017	182,059	
02/2018	209,660	15.16%
02/2019	227,861	8.68%
02/2020	247,407	8.58%
02/2021	294,527	19.05%

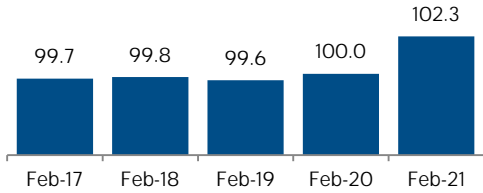
Historical Average Sales Price by Month



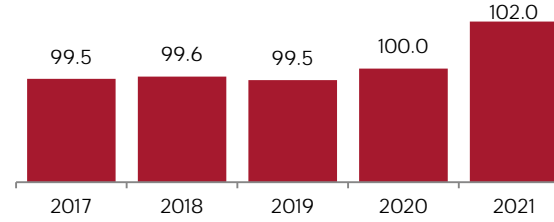
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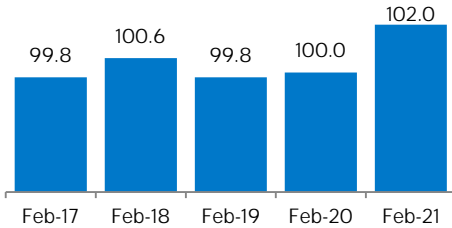


Year to Date - Average

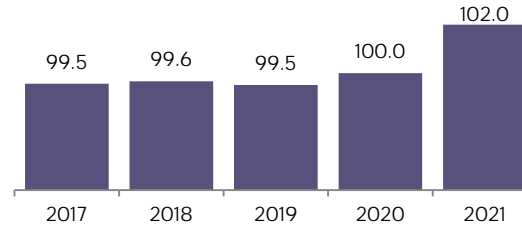


	Pct of List Recvd	Percent Change
02/2017	99.7	
02/2018	99.8	0.10%
02/2019	99.6	-0.20%
02/2020	100.0	0.40%
02/2021	102.3	2.30%

February - ASF

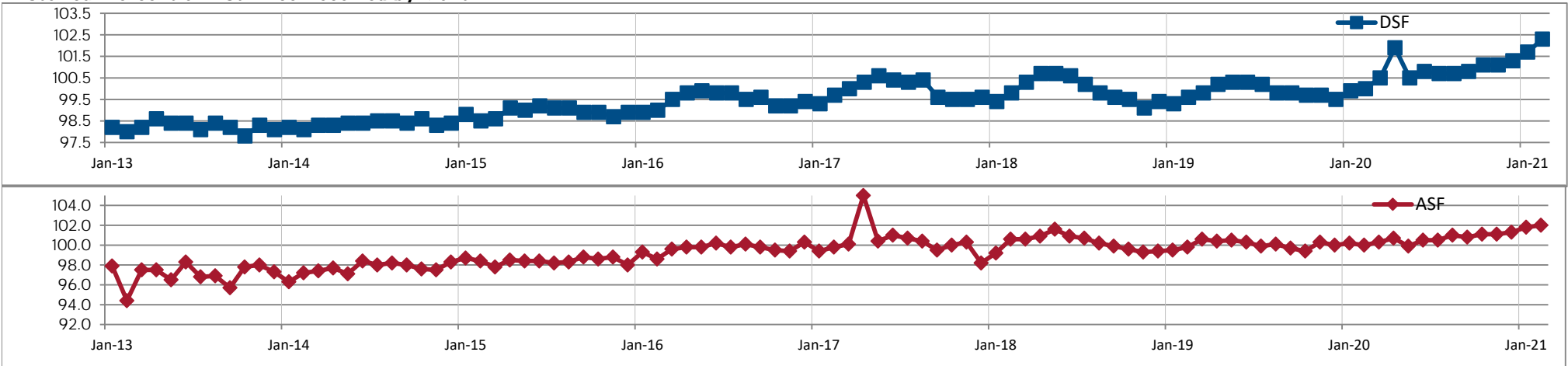


Year to Date - Average



	Pct of List Recvd	Percent Change
02/2017	99.8	
02/2018	100.6	0.80%
02/2019	99.8	-0.80%
02/2020	100.0	0.20%
02/2021	102.0	2.00%

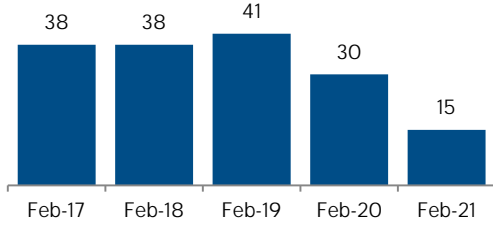
Historical Percent of List Price Received by Month



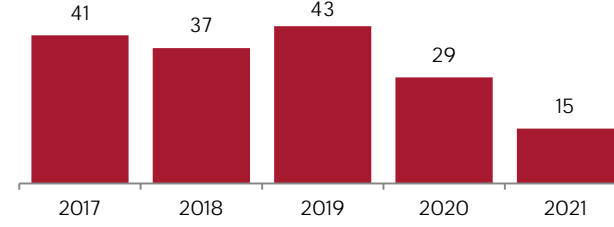
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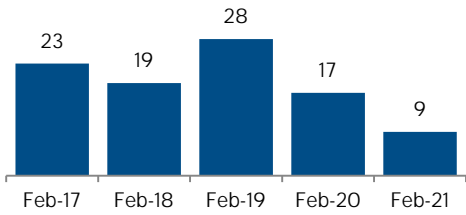


Year to Date - Average

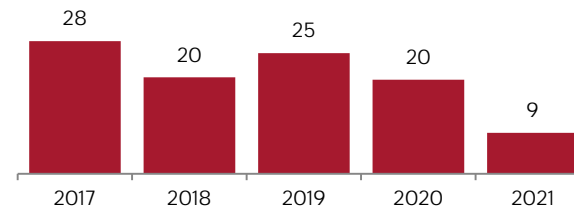


	DOM	Percent Change
02/2017	38	
02/2018	38	0.00%
02/2019	41	7.89%
02/2020	30	-26.83%
02/2021	15	-50.00%

February - ASF

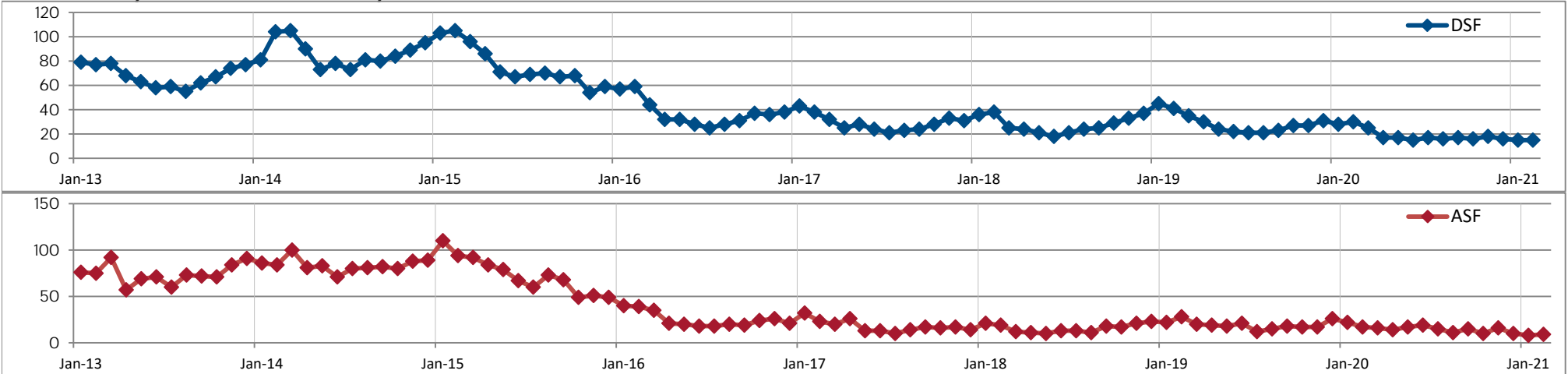


Year to Date - Average



	DOM	Percent Change
02/2017	23	
02/2018	19	-17.39%
02/2019	28	47.37%
02/2020	17	-39.29%
02/2021	9	-47.06%

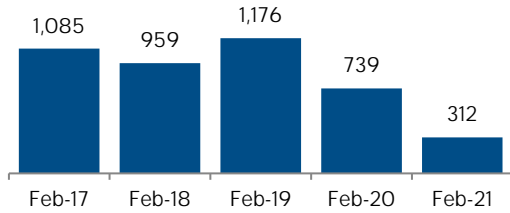
Historical Days on Market Until Sale by Month



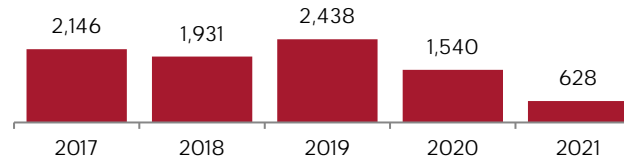
Market Overview



February - DSF

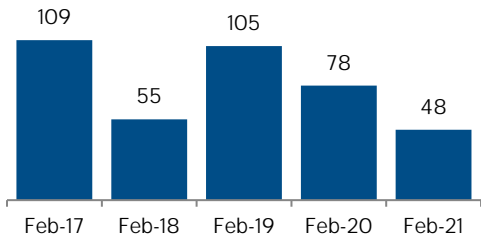


Year to Date

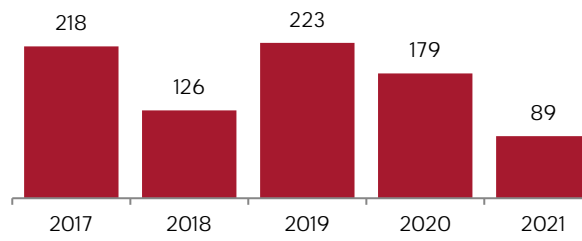


	Active Listings	Percent Change
02/2017	1,085	
02/2018	959	-11.61%
02/2019	1,176	22.63%
02/2020	739	-37.16%
02/2021	312	-57.78%

February - ASF

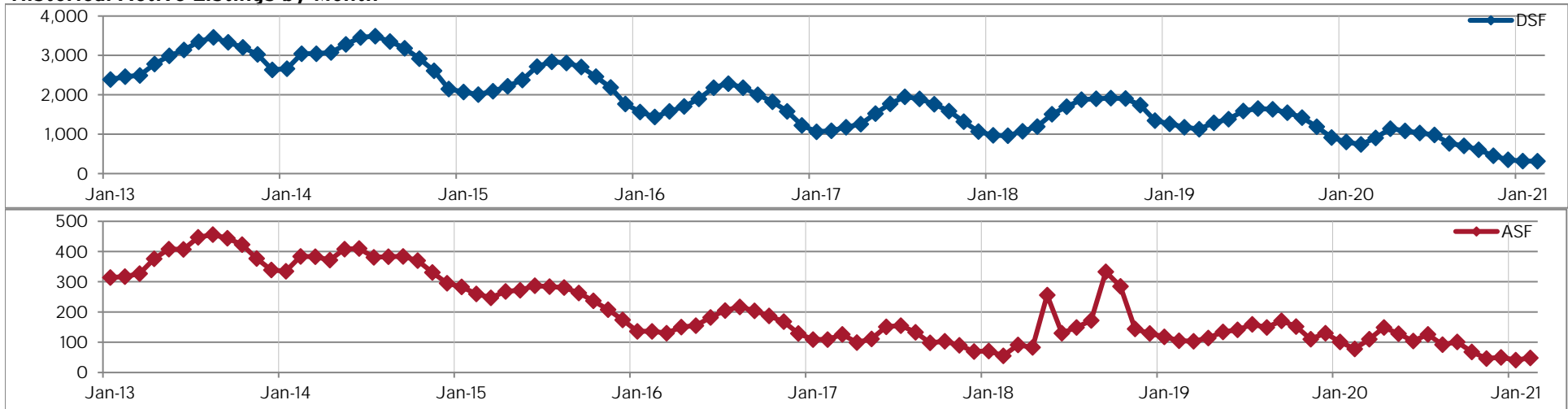


Year to Date



	Active Listings	Percent Change
02/2017	109	
02/2018	55	-49.54%
02/2019	105	90.91%
02/2020	78	-25.71%
02/2021	48	-38.46%

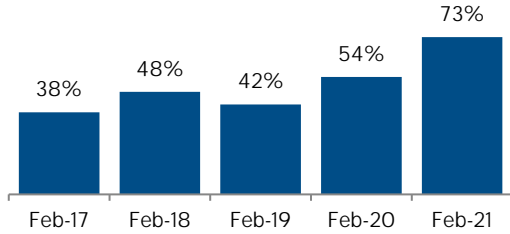
Historical Active Listings by Month



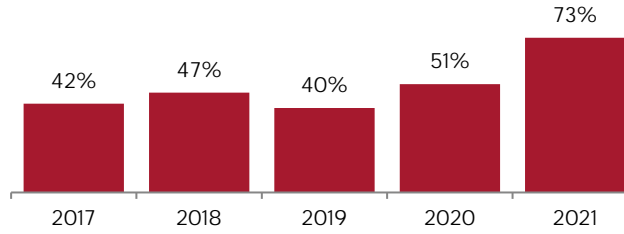
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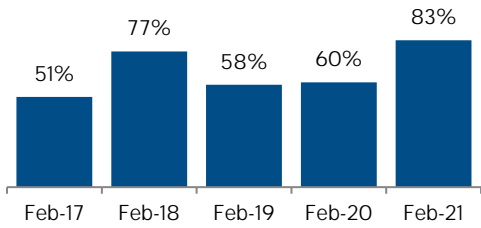


Year to Date - Average

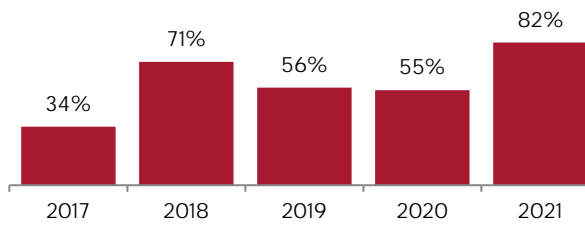


	Sales as a % of Active Listings	Percent Change
02/2017	38%	
02/2018	48%	25.12%
02/2019	42%	-12.41%
02/2020	54%	30.69%
02/2021	73%	33.98%

February - ASF

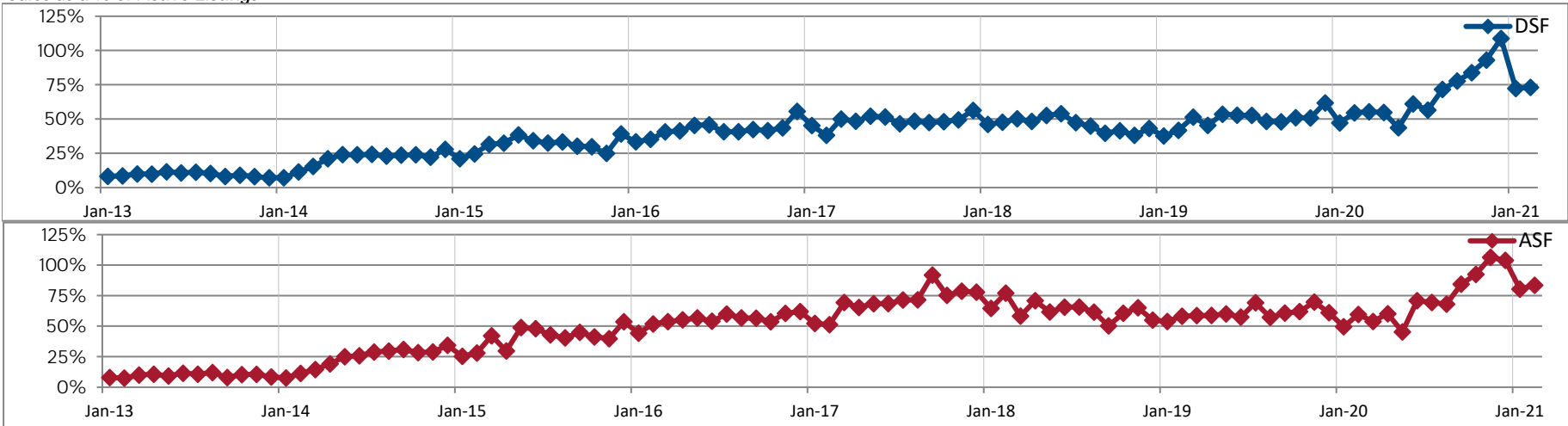


Year to Date - Average



	Sales as a % of Active Listings	Percent Change
02/2017	51%	
02/2018	77%	50.30%
02/2019	58%	-24.51%
02/2020	60%	2.40%
02/2021	83%	40.13%

Sales as a % of Active Listings*

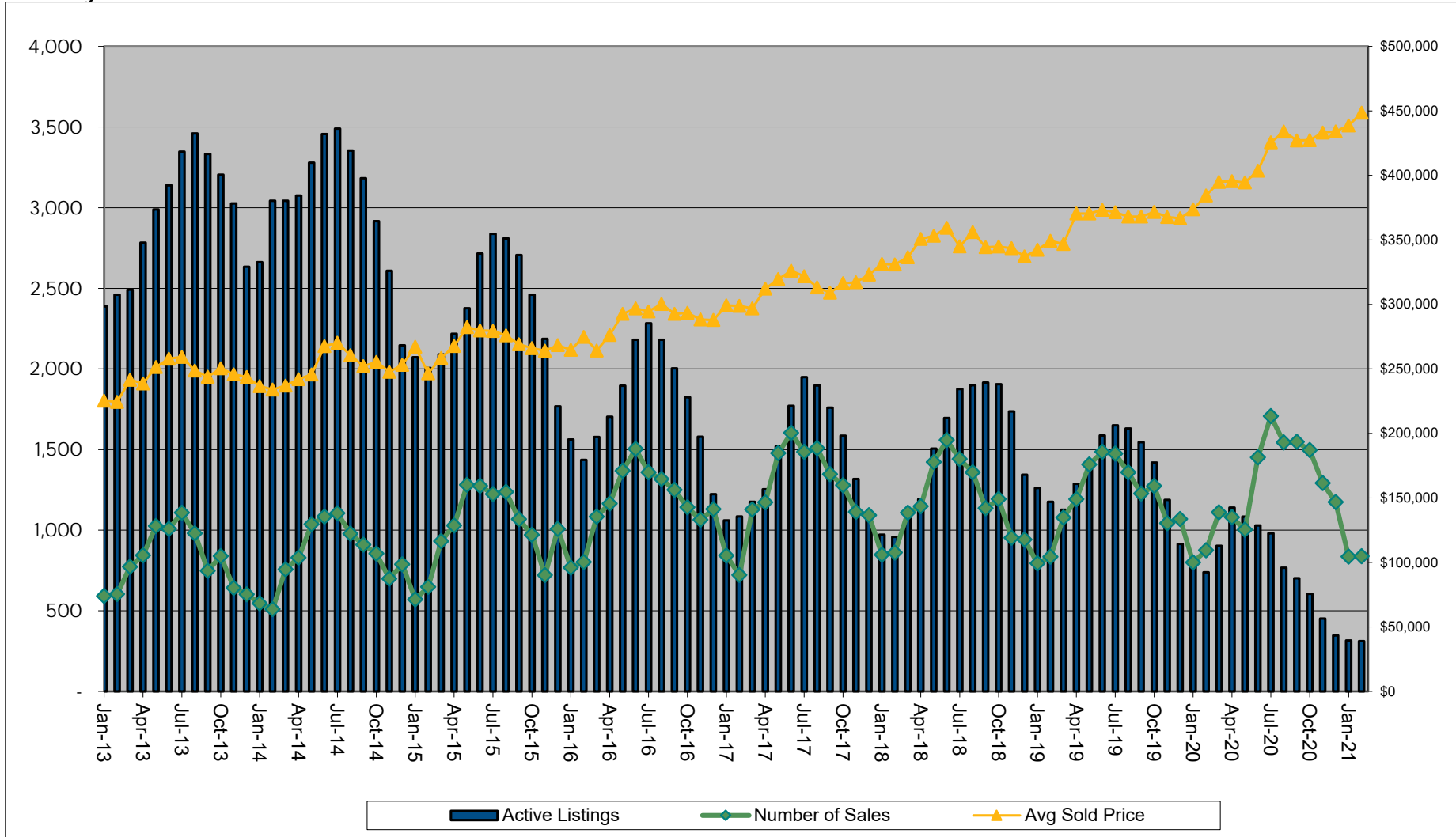


*Actives + Pending + Expired + Withdrawn

Market Overview



February 2021 - DSF



Market Overview



Freddie Mac Interest Rates

