

Market Overview



Key Metrics	DSF Historical Sparkbars	May 2020	May 2021	Percent Change	YTD 2019	YTD 2020	Percent Change
New Listings		1,645	1,580	-4.0%	6,678	6,793	1.7%
Pending		1159	1,323	14.2%	4523	5,300	17.2%
Sold Listings		1,003	1,375	37.1%	4,869	5,504	13.0%
Median Sales Price		350,000	432,095	23.5%	350,000	410,000	17.1%
Average Sales Price		394,490	486,989	23.4%	388,624	464,825	19.6%
Pct. Of List Price Received		100.5	105.1	4.6%	100.6	103.3	2.8%
Days on Market		17	8	-52.9%	23	11	-52.1%
Active Listings		1,084	406	-62.5%	4,667	1,805	-61.3%

Market Overview

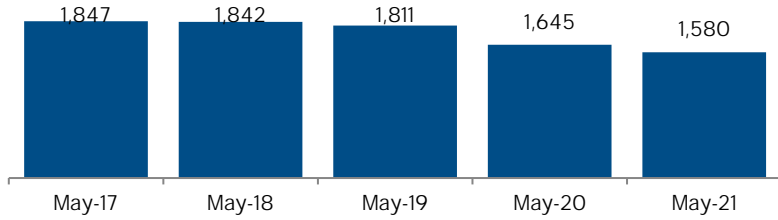


Key Metrics	ASF Historical Sparkbars	May 2020	May 2021	Percent Change	YTD 2019	YTD 2020	Percent Change
New Listings		229	191	-16.6%	985	949	-3.7%
Pending		180	176	-2.2%	729	771	5.8%
Sold Listings		143	204	42.7%	718	884	23.1%
Median Sales Price		250,000	310,000	24.0%	250,000	300,000	20.0%
Average Sales Price		256,806	318,035	23.8%	257,011	306,452	19.2%
Pct. Of List Price Received		99.9	104.3	4.4%	100.2	103.0	2.8%
Days on Market		17	4	-76.5%	17	8	-55.8%
Active Listings		128	56	-56.3%	566	290	-48.8%

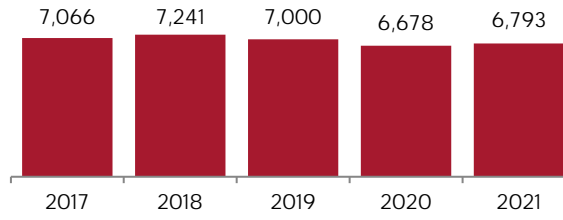
Market Overview



May - DSF

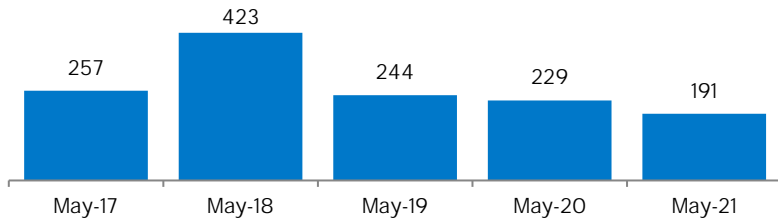


Year to Date

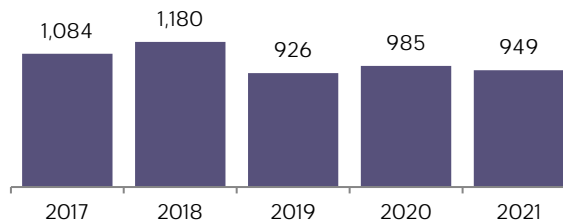


	New Listings	Percent Change
05/2017	1,847	
05/2018	1,842	-0.27%
05/2019	1,811	-1.68%
05/2020	1,645	-9.17%
05/2021	1,580	-3.95%

May - ASF

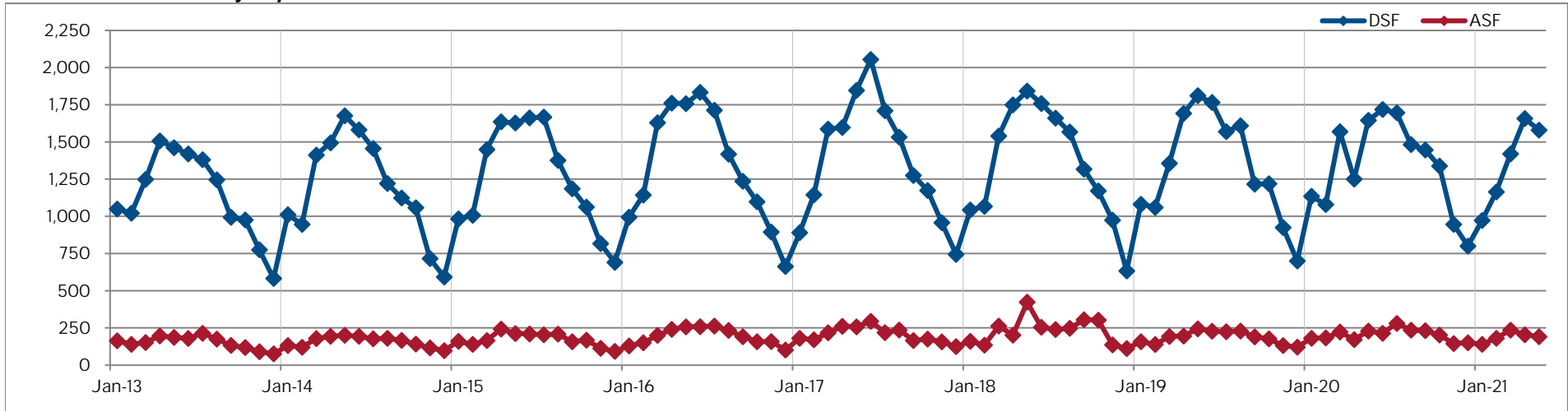


Year to Date



	New Listings	Percent Change
05/2017	257	
05/2018	423	64.59%
05/2019	244	-42.32%
05/2020	229	-6.15%
05/2021	191	-16.59%

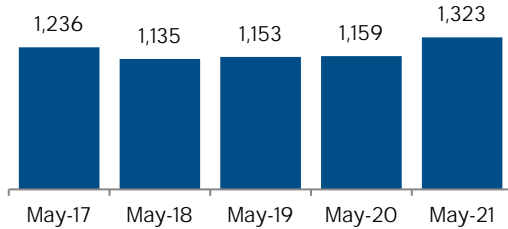
Historical New Listings by Month



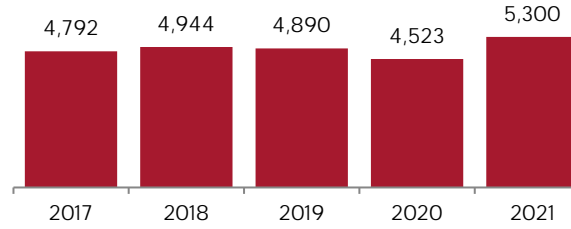
Market Overview



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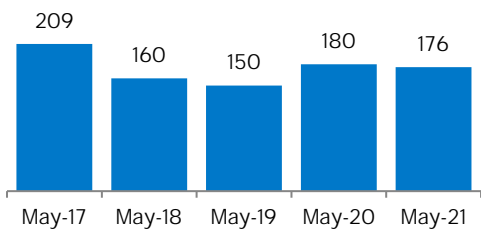


Year to Date

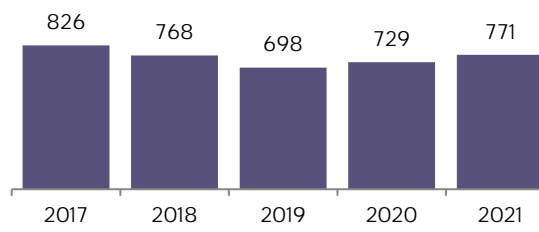


	Pending	Percent Change
05/2017	1,236	
05/2018	1,135	-8.17%
05/2019	1,153	1.59%
05/2020	1,159	0.52%
05/2021	1,323	14.15%

May - ASF

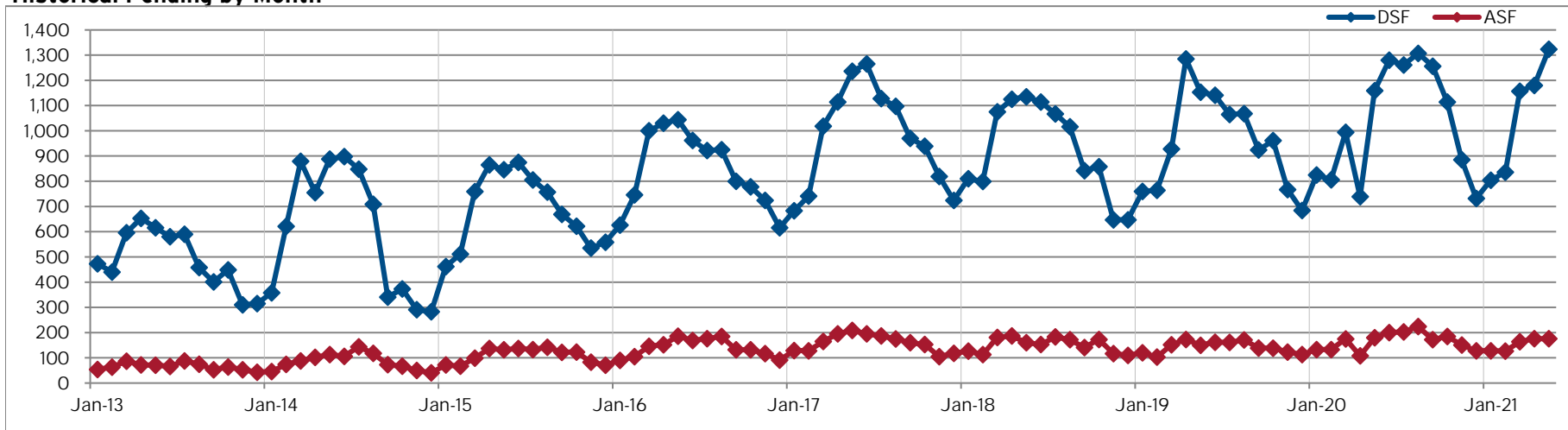


Year to Date



	Pending	Percent Change
05/2017	209	
05/2018	160	-23.44%
05/2019	150	-6.25%
05/2020	180	20.00%
05/2021	176	-2.22%

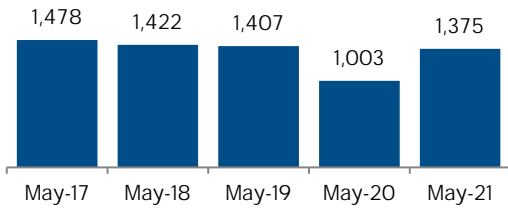
Historical Pending by Month



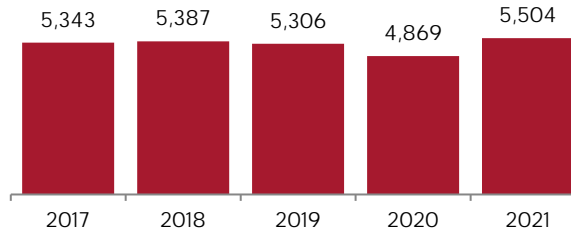
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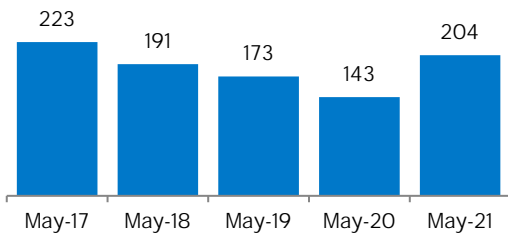


Year to Date

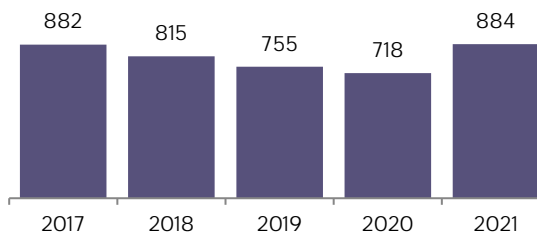


	Sold Listings	Percent Change
05/2017	1,478	
05/2018	1,422	-3.79%
05/2019	1,407	-1.05%
05/2020	1,003	-28.71%
05/2021	1,375	37.09%

May - ASF

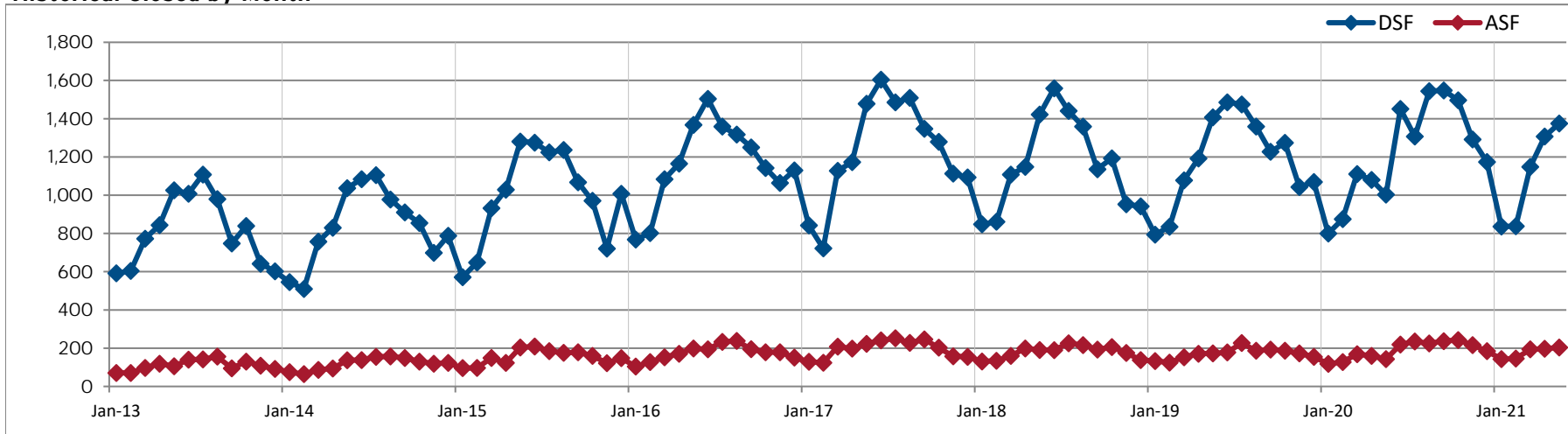


Year to Date



	Sold Listings	Percent Change
05/2017	223	
05/2018	191	-14.35%
05/2019	173	-9.42%
05/2020	143	-17.34%
05/2021	204	42.66%

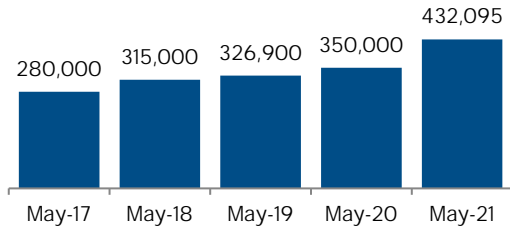
Historical Closed by Month



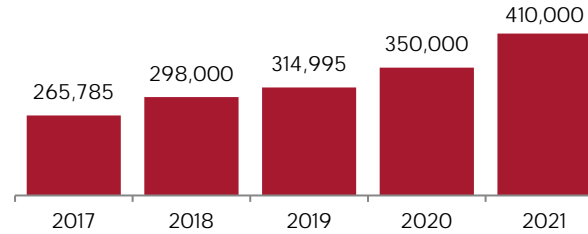
Market Overview



May - DSF

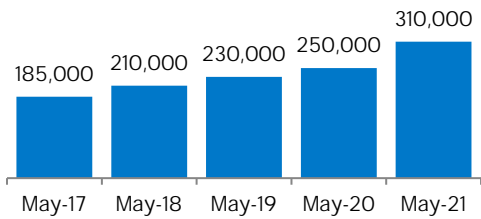


Year to Date - Median

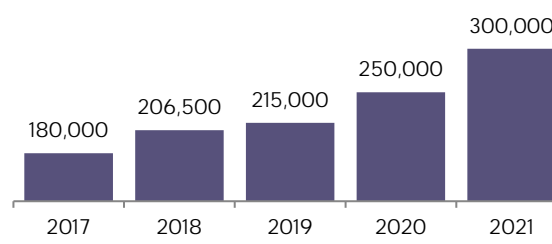


	Median Sales Price	Percent Change
05/2017	280,000	
05/2018	315,000	12.50%
05/2019	326,900	3.78%
05/2020	350,000	7.07%
05/2021	432,095	23.46%

May - ASF

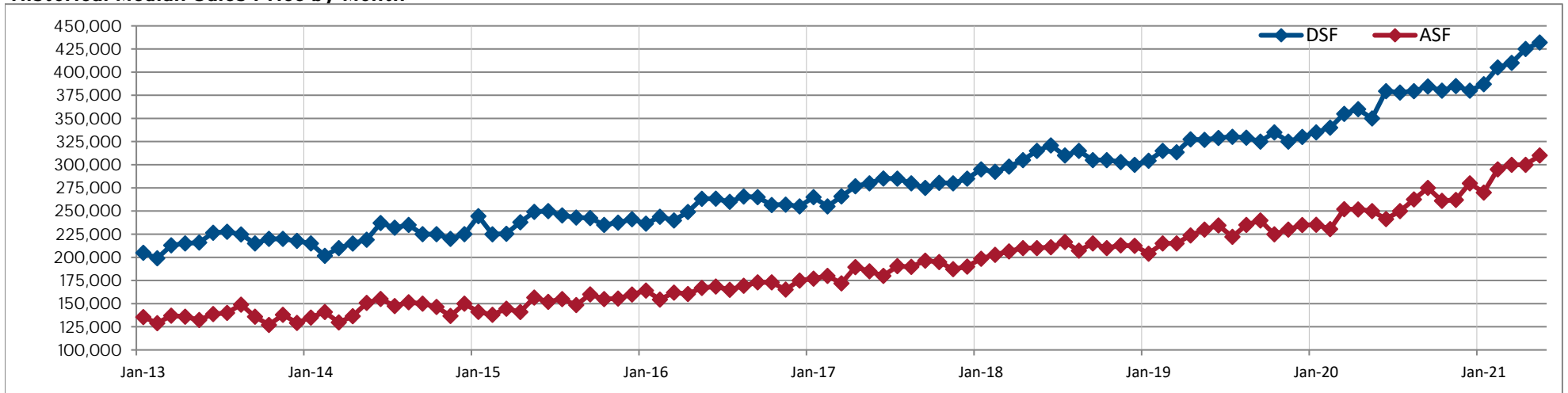


Year to Date - Median



	Median Sales Price	Percent Change
05/2017	185,000	
05/2018	210,000	13.51%
05/2019	230,000	9.52%
05/2020	250,000	8.70%
05/2021	310,000	24.00%

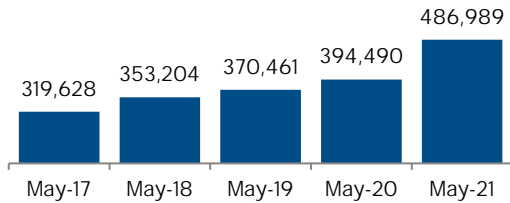
Historical Median Sales Price by Month



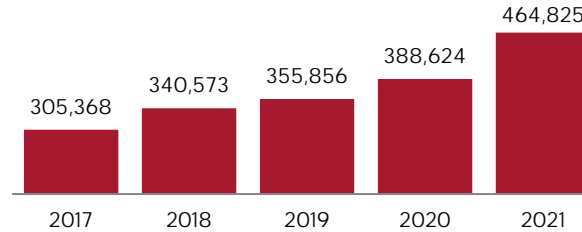
Market Overview



May - DSF

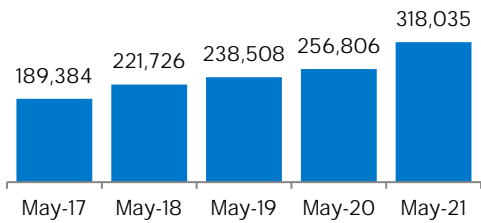


Year to Date - Average

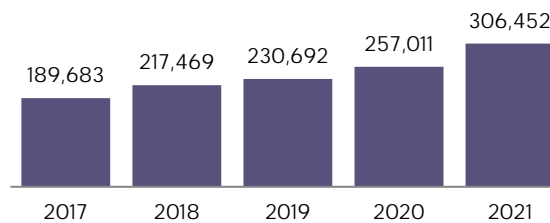


	Average Sales Price	Percent Change
05/2017	319,628	
05/2018	353,204	10.50%
05/2019	370,461	4.89%
05/2020	394,490	6.49%
05/2021	486,989	23.45%

May - ASF

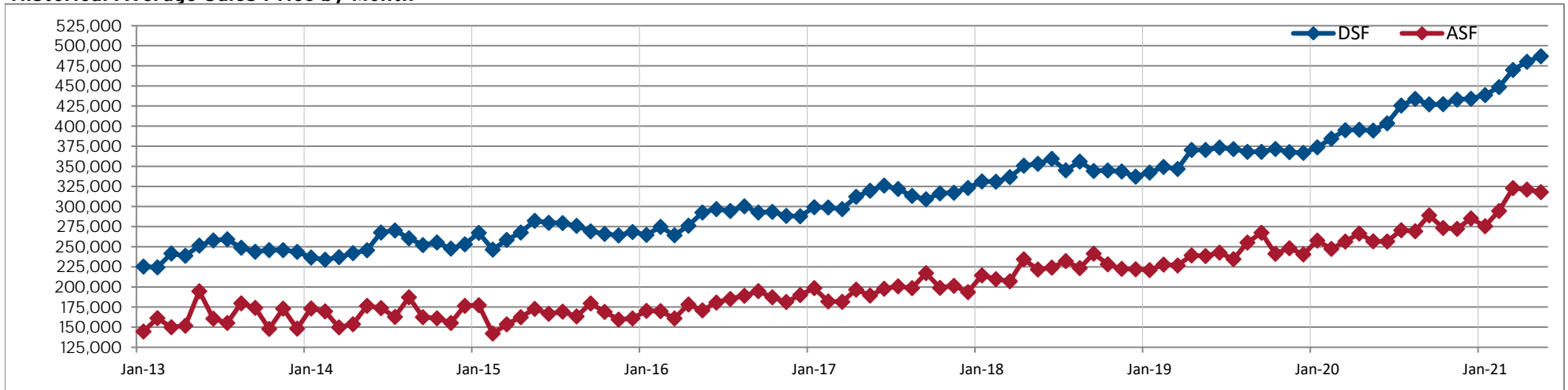


Year to Date - Average



	Average Sales Price	Percent Change
05/2017	189,384	
05/2018	221,726	17.08%
05/2019	238,508	7.57%
05/2020	256,806	7.67%
05/2021	318,035	23.84%

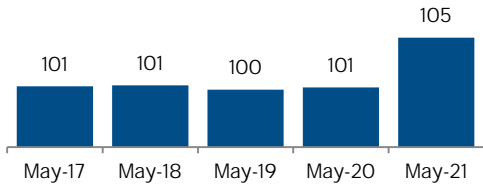
Historical Average Sales Price by Month



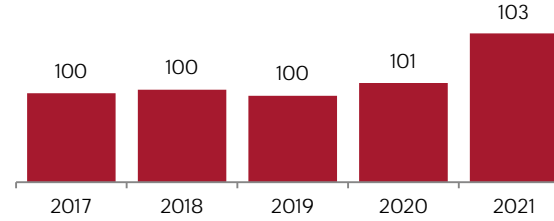
Market Overview



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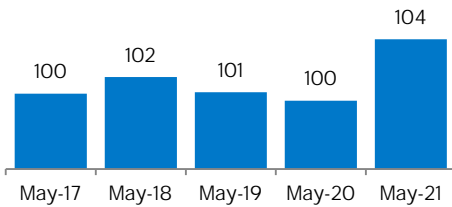


Year to Date - Average

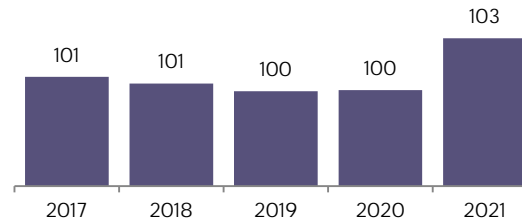


	Pct of List Recvd	Percent Change
05/2017	100.6	
05/2018	100.7	0.10%
05/2019	100.3	-0.40%
05/2020	100.5	0.20%
05/2021	105.1	4.58%

May - ASF

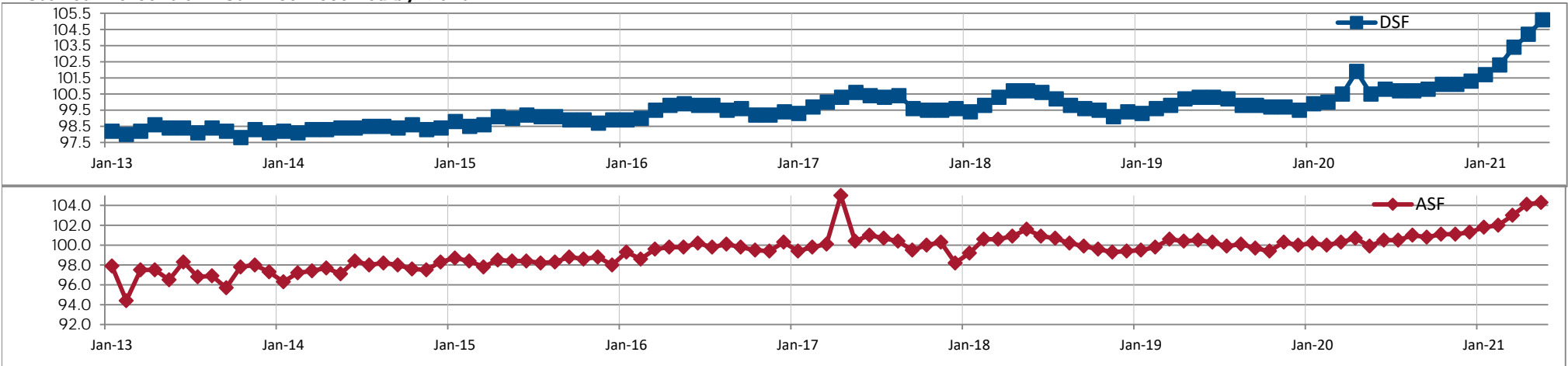


Year to Date - Average



	Pct of List Recvd	Percent Change
05/2017	100.4	
05/2018	101.6	1.20%
05/2019	100.5	-1.08%
05/2020	99.9	-0.60%
05/2021	104.3	4.40%

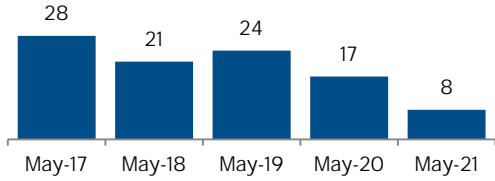
Historical Percent of List Price Received by Month



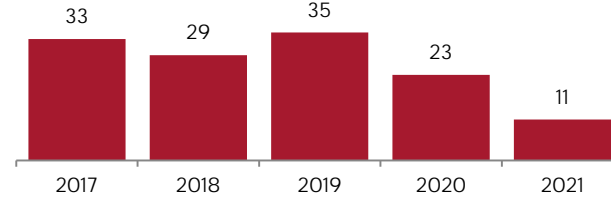
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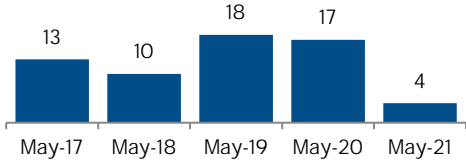


Year to Date - Average

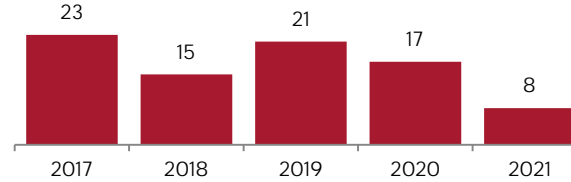


	DOM	Percent Change
05/2017	28	
05/2018	21	-25.00%
05/2019	24	14.29%
05/2020	17	-29.17%
05/2021	8	-52.94%

May - ASF

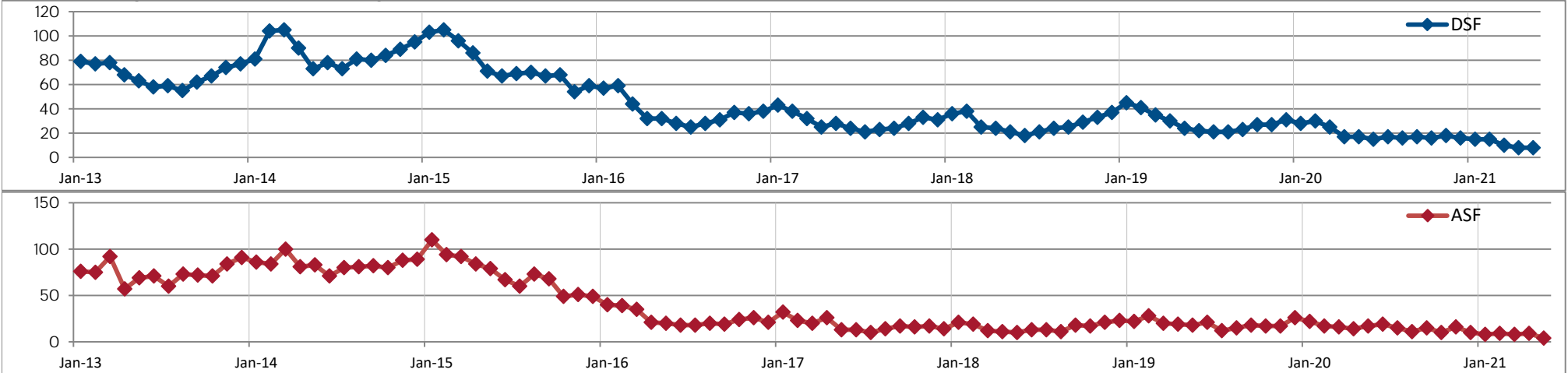


Year to Date - Average



	DOM	Percent Change
05/2017	13	
05/2018	10	-23.08%
05/2019	18	80.00%
05/2020	17	-5.56%
05/2021	4	-76.47%

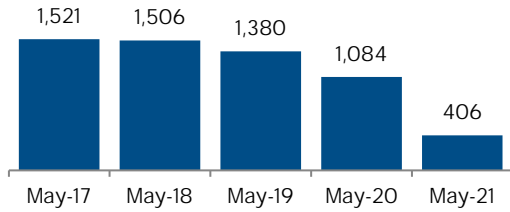
Historical Days on Market Until Sale by Month



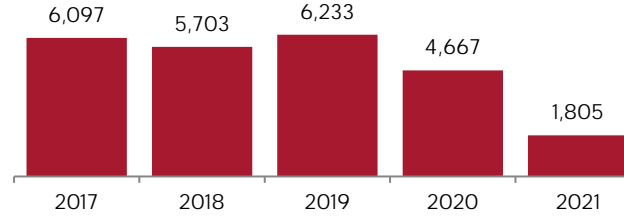
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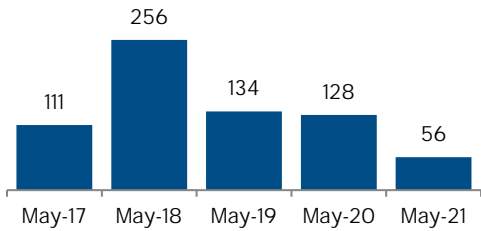


Year to Date

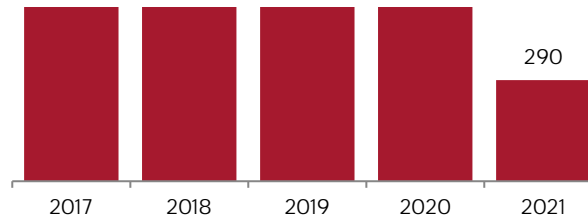


	Active Listings	Percent Change
05/2017	1,521	
05/2018	1,506	-0.99%
05/2019	1,380	-8.37%
05/2020	1,084	-21.45%
05/2021	406	-62.55%

May - ASF

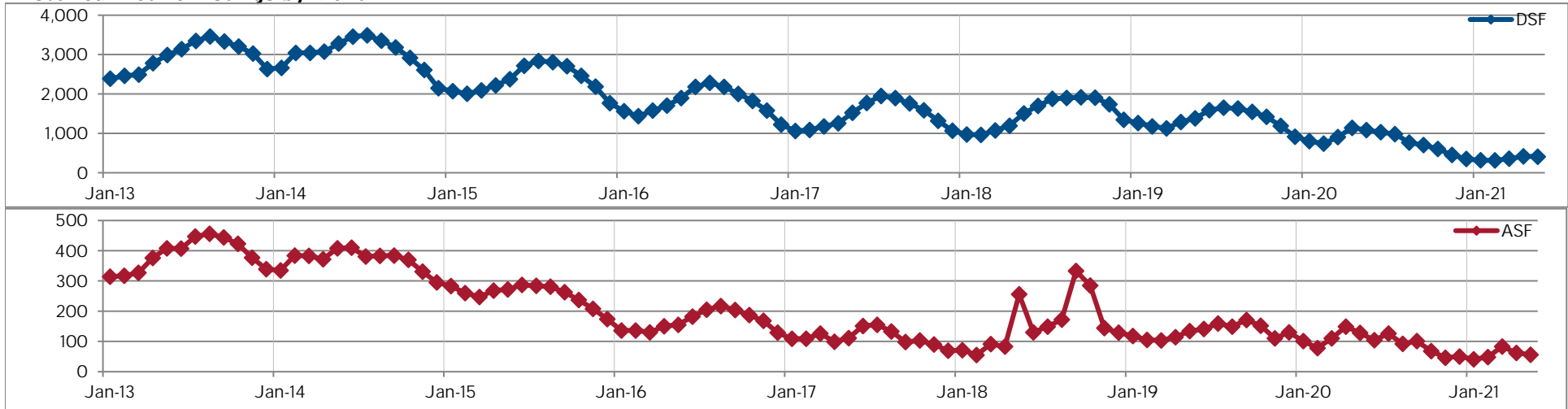


Year to Date



	Active Listings	Percent Change
05/2017	111	
05/2018	256	130.63%
05/2019	134	-47.66%
05/2020	128	-4.48%
05/2021	56	-56.25%

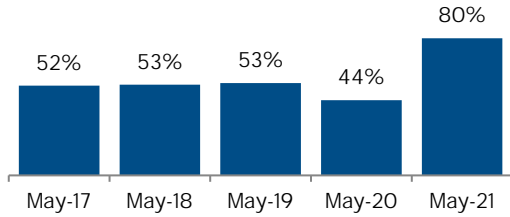
Historical Active Listings by Month



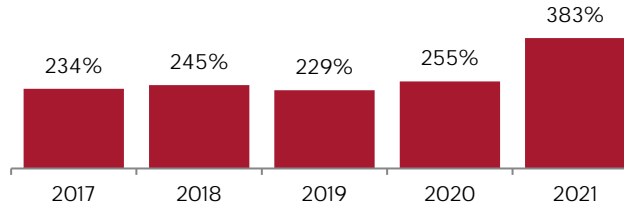
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May - DSF

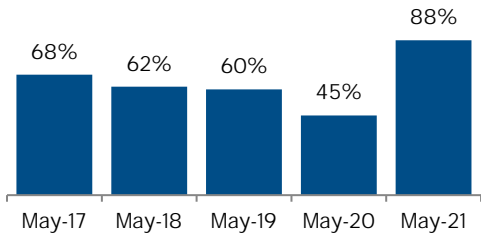


Year to Date - Average

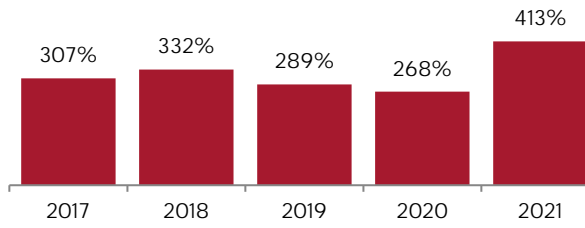


	Sales as a % of Active Listings	Percent Change
05/2017	52%	
05/2018	53%	1.05%
05/2019	53%	1.77%
05/2020	44%	-18.53%
05/2021	80%	82.52%

May - ASF

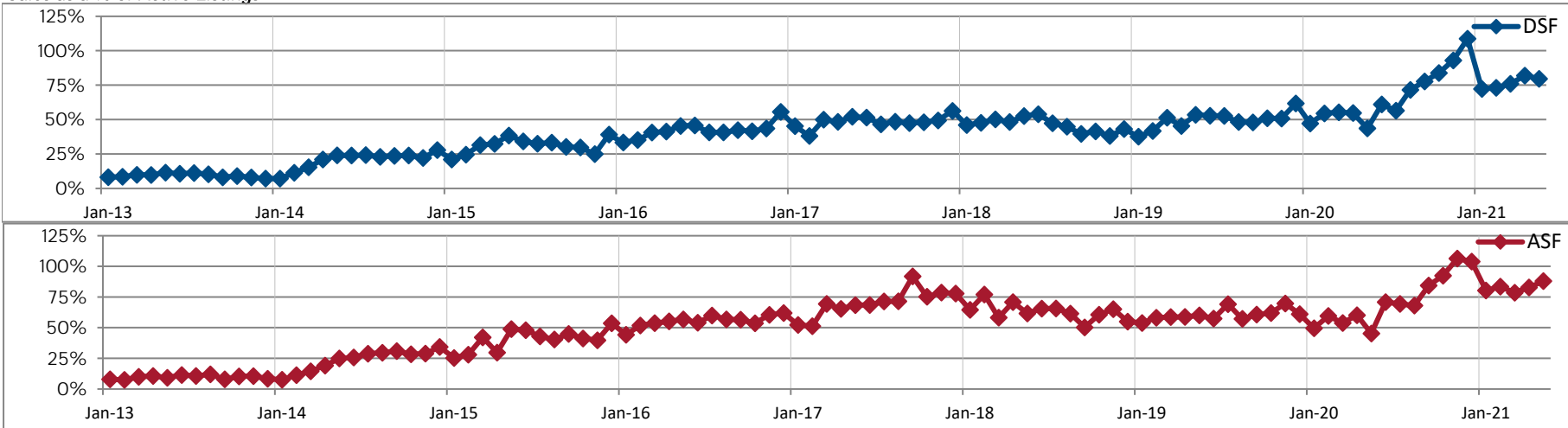


Year to Date - Average



	Sales as a % of Active Listings	Percent Change
05/2017	68%	
05/2018	62%	-9.93%
05/2019	60%	-2.51%
05/2020	45%	-24.67%
05/2021	88%	94.31%

Sales as a % of Active Listings*

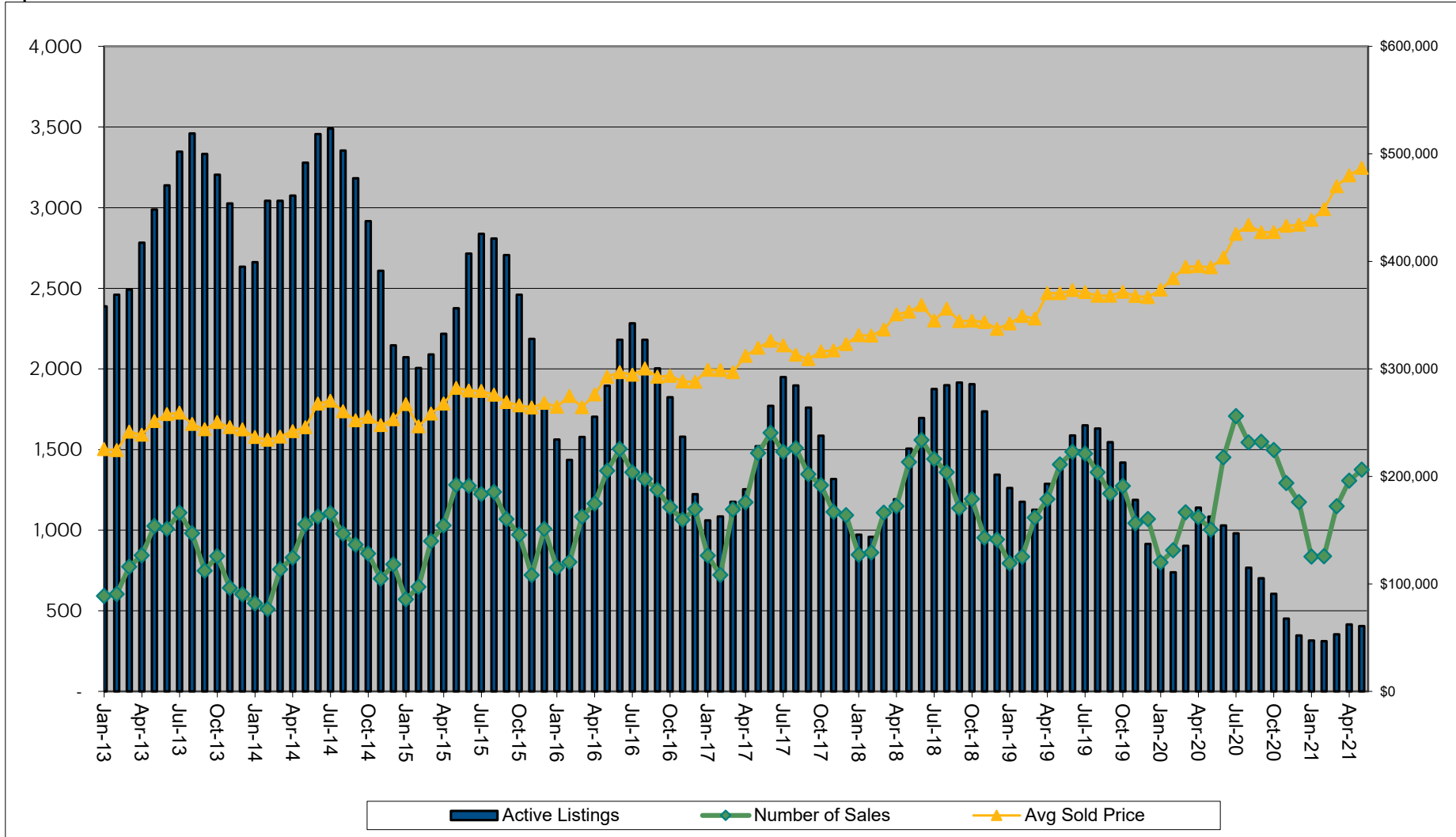


*Actives + Pending + Expired + Withdrawn

Market Overview



April 2021 - DSF



Market Overview



Freddie Mac Interest Rates

