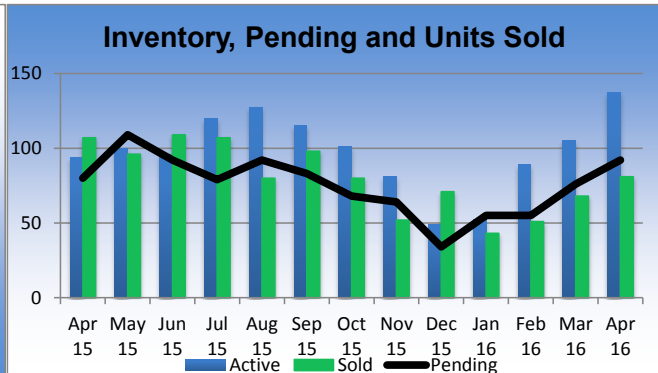
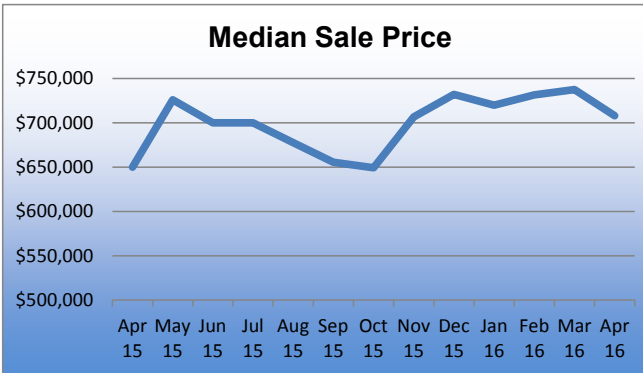


Market Activity Summary:

- Inventory: 137 units were listed for sale as of the last day of April - approximately 2 months of inventory .
- Sales Activity: 81 single-family detached units were sold during April.
- Median Sales Price: \$708,000 during April.
- Days-on-Market (DOM) year-to-date is approximately 10 days.
- Average sales price was 102.4% of the average list price during April.



Monthly Market Activity

	Active	Pending	Sold	Months Supply	Avg List Price	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft Listed	Avg \$ Sqft Sold	Sale Price/ List Price
Apr 15	94	80	107	1.2	\$759,422	\$650,000	\$764,147	20	\$396	\$403	100.62%
May 15	100	109	96	1.1	\$826,306	\$725,994	\$832,461	20	\$401	\$408	100.74%
Jun 15	96	92	109	1.0	\$782,340	\$700,000	\$796,897	18	\$416	\$426	101.86%
Jul 15	120	79	107	1.3	\$771,962	\$700,000	\$780,899	19	\$390	\$398	101.16%
Aug 15	127	92	80	1.4	\$742,171	\$677,500	\$749,861	22	\$395	\$401	101.04%
Sep 15	115	83	98	1.3	\$713,474	\$655,575	\$716,165	21	\$410	\$413	100.38%
Oct 15	101	68	80	1.3	\$739,296	\$649,250	\$733,060	27	\$413	\$412	99.16%
Nov 15	81	64	52	1.1	\$730,835	\$706,500	\$724,806	28	\$412	\$410	99.18%
Dec 15	49	34	71	0.8	\$788,737	\$732,000	\$787,213	28	\$390	\$390	99.81%
Jan 16	52	55	43	0.9	\$802,037	\$720,000	\$806,406	41	\$445	\$449	100.54%
Feb 16	89	55	51	1.7	\$761,290	\$731,500	\$768,253	29	\$413	\$420	100.91%
Mar 16	105	76	68	1.9	\$815,063	\$737,500	\$831,971	16	\$429	\$438	102.07%
Apr 16	137	92	81	2.0	\$763,818	\$708,000	\$782,162	10	\$434	\$444	102.40%

Market Trends

Month to Month	Sold	%Change	Avg List Price	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Apr 16	81	-24.30%	\$763,818	0.58%	\$708,000	8.92%	\$782,162	2.36%	10	-50.27%	102.40%
Apr 15	107	42.67%	\$759,422	-3.53%	\$650,000	2.20%	\$764,147	-2.06%	20	-1.76%	100.62%
Apr 14	75	5.63%	\$787,191	28.26%	\$636,000	9.47%	\$780,223	23.45%	20	0.64%	99.11%

Sales Activity & Price Trends

Price Range	2016 units sold	2015 units sold	2014 units sold	2013 units sold	2012 units sold
< 300k	1		1	9	51
\$300k-399k		4	3	39	104
\$400k-499k	6	21	38	72	73
\$500k-599k	38	70	70	59	21
\$600k-699k	66	86	76	32	26
\$700k-799k	55	43	15	24	19
\$800k-899k	29	21	20	13	11
\$900k-999k	20	23	8	9	4
\$1m-1.49m	32	29	25	17	2
\$1.5m-1.99m	4	5	3	2	
\$2m +	1	3	3	2	2
Totals:	252	305	262	278	313

Presented by: