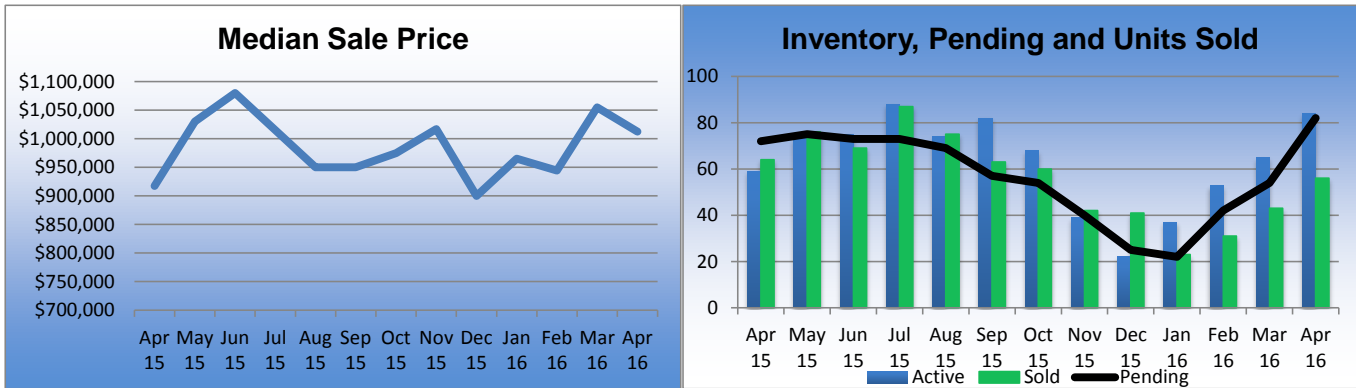


Market Activity Summary:

- Inventory: 84 units were listed for sale as of the last day of April - approximately 2 months of inventory .
- Sales Activity: 56 single-family detached units were sold during April.
- Median Sales Price: \$1,012,500 during April.
- Days-on-Market (DOM) year-to-date is approximately 22 days.
- Average sales price was 101.84% 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	59	72	64	1.1	\$1,019,251	\$917,500	\$1,045,236	20	\$423	\$435	102.55%
May 15	73	75	76	1.1	\$1,020,728	\$1,030,000	\$1,048,505	11	\$418	\$429	102.72%
Jun 15	75	73	69	1.1	\$1,081,931	\$1,080,000	\$1,108,236	14	\$415	\$427	102.43%
Jul 15	88	73	87	1.2	\$1,036,410	\$1,015,000	\$1,055,738	18	\$425	\$434	101.86%
Aug 15	74	69	75	1.0	\$1,030,989	\$950,000	\$1,033,448	19	\$432	\$435	100.24%
Sep 15	82	57	63	1.2	\$1,066,272	\$950,000	\$1,063,845	23	\$419	\$419	99.77%
Oct 15	68	54	60	1.1	\$1,011,381	\$974,750	\$1,007,748	25	\$416	\$415	99.64%
Nov 15	39	40	42	0.7	\$1,044,774	\$1,016,944	\$1,047,973	27	\$429	\$433	100.31%
Dec 15	22	25	41	0.5	\$989,679	\$899,888	\$978,344	32	\$434	\$431	98.85%
Jan 16	37	22	23	1.0	\$1,015,813	\$965,000	\$1,016,000	25	\$435	\$435	100.02%
Feb 16	53	42	31	1.6	\$1,095,988	\$944,175	\$1,112,229	31	\$438	\$446	101.48%
Mar 16	65	54	43	1.8	\$1,082,345	\$1,055,000	\$1,104,558	14	\$441	\$451	102.05%
Apr 16	84	82	56	1.7	\$1,091,380	\$1,012,500	\$1,111,434	22	\$447	\$456	101.84%

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	56	-12.50%	\$1,091,380	7.08%	\$1,012,500	10.35%	\$1,111,434	6.33%	22	8.95%	101.84%
Apr 15	64	-12.33%	\$1,019,251	4.94%	\$917,500	-3.42%	\$1,045,236	5.79%	20	56.81%	102.55%
Apr 14	73	4.29%	\$971,263	20.81%	\$950,000	19.50%	\$988,043	18.13%	13	-7.57%	101.73%

Sales Activity & Price Trends

Price Range	2016 units sold	2015 units sold	2014 units sold	2013 units sold	2012 units sold
< 300k					
\$300k-399k					4
\$400k-499k			2	5	16
\$500k-599k			3	15	37
\$600k-699k	2	8	9	41	31
\$700k-799k	9	35	46	43	51
\$800k-899k	36	32	33	36	27
\$900k-999k	28	35	36	25	18
\$1m-1.49m	71	71	51	20	15
\$1.5m-1.99m	11	11	10	6	1
\$2m +	5	2	3		
Totals:	162	194	193	191	200

Presented by: