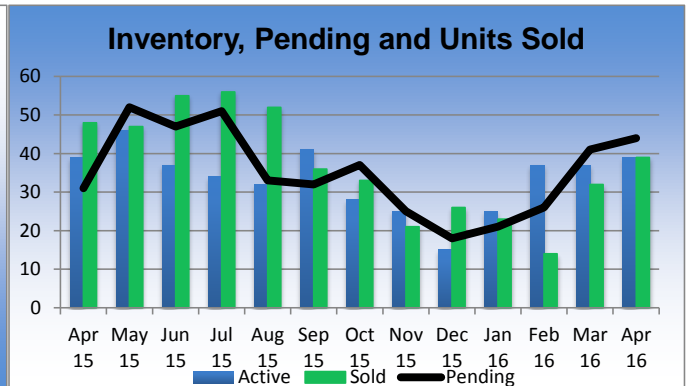
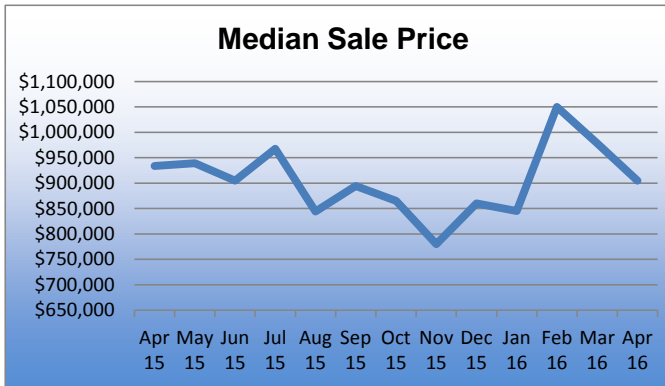


Market Activity Summary:

- Inventory: 39 units were listed for sale as of the last day of April - approximately 1 month of inventory.
- Sales Activity: 39 single-family detached units were sold during April.
- Median Sales Price: \$904,880 during April.
- Days-on-Market (DOM) year-to-date is approximately 21 days.
- Average sales price was 102.83% 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	39	31	48	1.1	\$954,797	\$933,840	\$983,348	11	\$394	\$407	102.99%
May 15	46	52	47	1.1	\$982,717	\$939,413	\$1,001,195	28	\$383	\$391	101.88%
Jun 15	37	47	55	0.8	\$933,375	\$905,000	\$960,910	12	\$410	\$424	102.95%
Jul 15	34	51	56	0.8	\$964,450	\$967,500	\$975,388	25	\$413	\$420	101.13%
Aug 15	32	33	52	0.7	\$925,920	\$844,000	\$933,986	16	\$429	\$435	100.87%
Sep 15	41	32	36	1.0	\$917,610	\$894,500	\$925,834	19	\$418	\$423	100.90%
Oct 15	28	37	33	0.7	\$907,452	\$865,000	\$912,276	23	\$449	\$453	100.53%
Nov 15	25	25	21	0.8	\$889,437	\$780,000	\$891,871	26	\$419	\$421	100.27%
Dec 15	15	18	26	0.5	\$889,973	\$860,000	\$898,038	24	\$432	\$438	100.91%
Jan 16	25	21	23	1.0	\$905,745	\$845,000	\$900,106	34	\$415	\$412	99.38%
Feb 16	37	26	14	1.6	\$1,025,607	\$1,050,000	\$1,032,250	27	\$408	\$411	100.65%
Mar 16	37	41	32	1.4	\$1,015,235	\$978,430	\$1,031,086	22	\$404	\$412	101.56%
Apr 16	39	44	39	1.2	\$948,465	\$904,880	\$975,293	21	\$443	\$457	102.83%

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	39	-18.75%	\$948,465	-0.66%	\$904,880	-3.10%	\$975,293	-0.82%	21	83.14%	102.83%
Apr 15	48	17.07%	\$954,797	5.24%	\$933,840	7.34%	\$983,348	7.59%	11	-62.78%	102.99%
Apr 14	41	28.13%	\$907,237	36.76%	\$870,000	30.31%	\$914,015	29.03%	30	230.78%	100.75%

Sales Activity & Price Trends

Price Range	2016 units sold	2015 units sold	2014 units sold	2013 units sold	2012 units sold
< 300k			1	2	2
\$300k-399k				7	11
\$400k-499k				13	28
\$500k-599k		2	15	21	23
\$600k-699k	8	20	31	17	17
\$700k-799k	21	28	19	16	14
\$800k-899k	25	21	23	10	6
\$900k-999k	16	21	10	6	4
\$1m-1.49m	40	44	27	9	4
\$1.5m-1.99m	3	5	3		
\$2m +					
Totals:	113	141	129	101	109

Presented by: