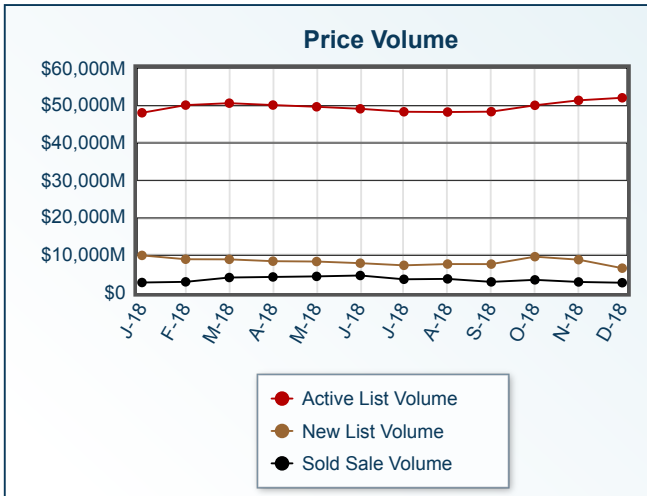
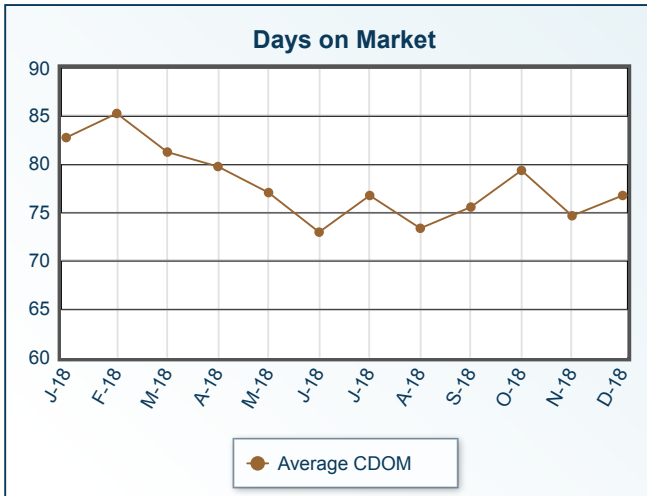
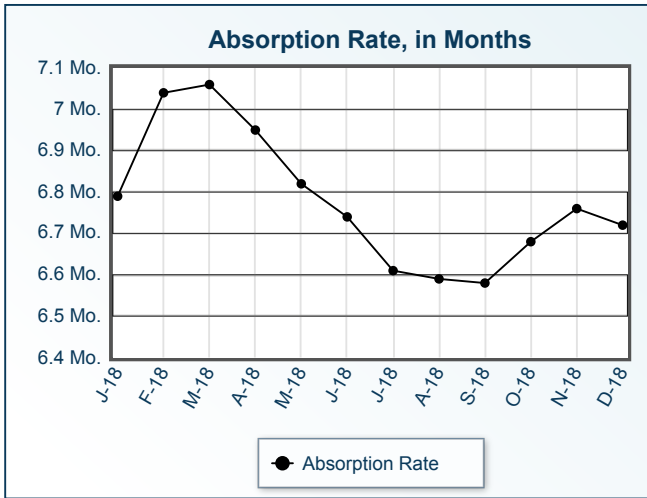
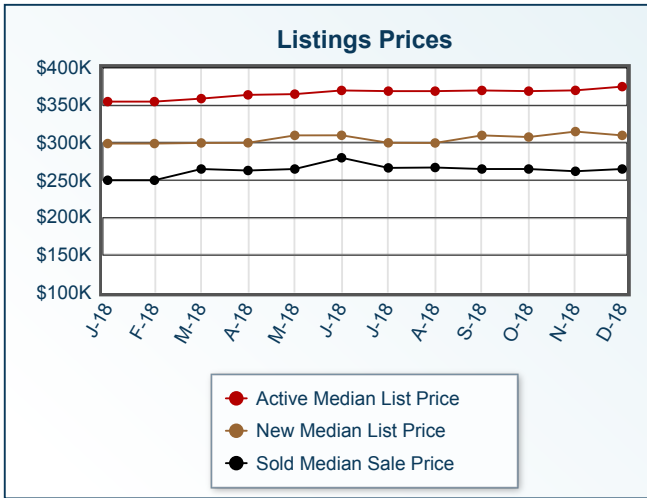
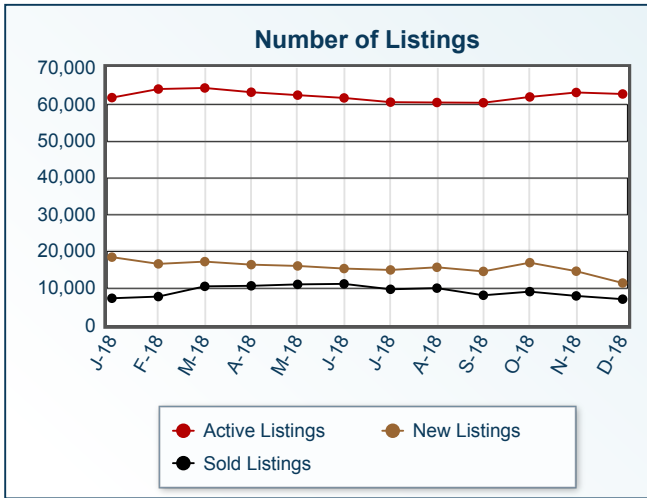


Market Summary

Residential, December 2018



Summary Statistics						
	Dec-18	Dec-17	% Chg	2018 YTD	2017 YTD	% Chg
Absorption Rate	6.72	6.87	-2.18	6.78	6.78	0.00
Average List Price	\$827,909	\$777,560	6.48	\$592,452	\$573,646	3.28
Median List Price	\$375,000	\$355,900	5.37	\$315,000	\$299,900	5.04
Average Sale Price	\$382,808	\$370,061	3.44	\$383,345	\$354,438	8.16
Median Sale Price	\$265,000	\$255,000	3.92	\$265,000	\$250,000	6.00
Average CDOM	76	80	-5.00	N/A	N/A	N/A
Median CDOM	42	41	2.44	41	43	-4.65

	Sold Listings						Pending Listings						
	This Month			Year to Date			This Month			Year to Date			
	2018	2017	% Chg	2018	2017	% Chg	2018	2017	% Chg	2018	2017	% Chg	
0-99,999	589	829	-29.0	9771	11571	-15.6	0-99,999	548	683	-19.8	9259	10671	-13.2
100,000-149,999	747	1053	-29.1	12100	13304	-9.0	100,000-149,999	683	835	-18.2	11855	12855	-7.8
150,000-199,999	962	1219	-21.1	14128	14928	-5.4	150,000-199,999	928	982	-5.5	14948	15157	-1.4
200,000-249,999	914	1251	-26.9	14545	14699	-1.0	200,000-249,999	889	933	-4.7	14513	14231	2.0
250,000-299,999	850	1159	-26.7	13535	12963	4.4	250,000-299,999	882	878	0.5	14626	13418	9.0
300,000-349,999	708	874	-19.0	10762	9852	9.2	300,000-349,999	662	669	-1.0	10786	9739	10.8
350,000-399,999	569	682	-16.6	8803	8246	6.8	350,000-399,999	609	563	8.2	9752	8899	9.6
400,000-449,999	363	425	-14.6	5631	5174	8.8	400,000-449,999	344	326	5.5	5656	5081	11.3
450,000-499,999	230	319	-27.9	3976	3542	12.3	450,000-499,999	259	247	4.9	4636	4109	12.8
500,000-549,999	192	228	-15.8	2830	2517	12.4	500,000-549,999	146	176	-17.0	2711	2395	13.2
550,000-599,999	129	143	-9.8	2015	1980	1.8	550,000-599,999	124	141	-12.1	2486	2340	6.2
600,000-649,999	119	130	-8.5	1794	1546	16.0	600,000-649,999	72	110	-34.5	1549	1471	5.3
650,000-699,999	83	88	-5.7	1293	1131	14.3	650,000-699,999	86	115	-25.2	1638	1492	9.8
700,000-749,999	61	94	-35.1	1066	991	7.6	700,000-749,999	39	71	-45.1	899	853	5.4
750,000-799,999	63	63	0.0	833	743	12.1	750,000-799,999	55	55	0.0	1109	999	11.0
800,000-849,999	46	44	4.5	714	589	21.2	800,000-849,999	39	41	-4.9	584	509	14.7
850,000-899,999	54	38	42.1	621	545	13.9	850,000-899,999	49	39	25.6	848	700	21.1
900,000-949,999	24	40	-40.0	461	428	7.7	900,000-949,999	16	20	-20.0	323	264	22.3
950,000-999,999	21	34	-38.2	396	402	-1.5	950,000-999,999	33	30	10.0	576	528	9.1
1,000,000-1,099,999	37	40	-7.5	611	478	27.8	1,000,000-1,099,999	14	34	-58.8	439	370	18.6
1,100,000-1,199,999	33	35	-5.7	532	520	2.3	1,100,000-1,199,999	37	55	-32.7	628	563	11.5
1,200,000-1,299,999	29	32	-9.4	480	411	16.8	1,200,000-1,299,999	19	39	-51.3	524	503	4.2
1,300,000-1,399,999	26	28	-7.1	387	327	18.3	1,300,000-1,399,999	24	32	-25.0	447	412	8.5
1,400,000-1,499,999	18	32	-43.7	280	239	17.2	1,400,000-1,499,999	28	28	0.0	340	292	16.4
1,500,000-1,599,999	14	25	-44.0	278	215	29.3	1,500,000-1,599,999	17	8	112.5	262	240	9.2
1,600,000-1,699,999	13	13	0.0	263	194	35.6	1,600,000-1,699,999	14	22	-36.4	303	207	46.4
1,700,000-1,799,999	16	17	-5.9	177	172	2.9	1,700,000-1,799,999	18	23	-21.7	215	187	15.0
1,800,000-1,899,999	11	12	-8.3	164	153	7.2	1,800,000-1,899,999	5	16	-68.7	153	171	-10.5
1,900,000-1,999,999	5	12	-58.3	133	123	8.1	1,900,000-1,999,999	8	18	-55.6	208	190	9.5
2,000,000-2,249,999	15	22	-31.8	298	269	10.8	2,000,000-2,249,999	18	17	5.9	199	197	1.0
2,250,000-2,499,999	17	14	21.4	252	213	18.3	2,250,000-2,499,999	9	23	-60.9	321	280	14.6
2,500,000-2,749,999	16	17	-5.9	192	148	29.7	2,500,000-2,749,999	18	16	12.5	197	171	15.2
2,750,000-2,999,999	6	5	20.0	151	95	58.9	2,750,000-2,999,999	12	18	-33.3	221	179	23.5
3,000,000-3,249,999	7	4	75.0	121	96	26.0	3,000,000-3,249,999	3	3	0.0	71	61	16.4
3,250,000-3,499,999	2	6	-66.7	78	66	18.2	3,250,000-3,499,999	14	7	100.0	156	107	45.8
3,500,000-3,749,999	6	4	50.0	84	61	37.7	3,500,000-3,749,999	8	4	100.0	78	49	59.2
3,750,000-3,999,999	5	2	150.0	46	53	-13.2	3,750,000-3,999,999	7	12	-41.7	111	107	3.7
4,000,000-4,249,999	1	4	-75.0	54	37	45.9	4,000,000-4,249,999	2	7	-71.4	25	32	-21.9
4,250,000-4,499,999	4	5	-20.0	38	38	0.0	4,250,000-4,499,999	0	4	-100.0	41	52	-21.2
4,500,000-4,749,999	2	6	-66.7	38	37	2.7	4,500,000-4,749,999	3	2	50.0	40	28	42.9
4,750,000-4,999,999	1	2	-50.0	27	26	3.8	4,750,000-4,999,999	4	4	0.0	68	42	61.9
5,000,000+	24	31	-22.6	358	283	26.5	5,000,000+	24	46	-47.8	414	381	8.7
Totals	7032	9081	-22.6	110316	109405	0.8	Totals	6769	7352	-7.9	114215	110532	3.3

Active Listings	This Month			Year to Date			New Listings	This Month			Year to Date		
	2018	2017	% Chg	2018	2017	% Chg		2018	2017	% Chg	2018	2017	% Chg
0-99,999	3123	4424	-29.4	17074	20865	-18.2	0-99,999	778	1040	-25.2	12883	15471	-16.7
100,000-149,999	3906	4876	-19.9	20619	23315	-11.6	100,000-149,999	940	1185	-20.7	16071	18049	-11.0
150,000-199,999	5226	5549	-5.8	26279	27241	-3.5	150,000-199,999	1296	1391	-6.8	21024	21311	-1.3
200,000-249,999	5706	5394	5.8	26607	25969	2.5	200,000-249,999	1291	1362	-5.2	21484	20412	5.3
250,000-299,999	6261	5942	5.4	27825	25986	7.1	250,000-299,999	1298	1297	0.1	22252	20325	9.5
300,000-349,999	4932	4658	5.9	21180	19596	8.1	300,000-349,999	984	933	5.5	16808	15198	10.6
350,000-399,999	5039	4622	9.0	20390	18796	8.5	350,000-399,999	946	885	6.9	16065	14380	11.7
400,000-449,999	3316	3152	5.2	12967	12000	8.1	400,000-449,999	564	600	-6.0	9983	9089	9.8
450,000-499,999	3202	3117	2.7	11628	10911	6.6	450,000-499,999	532	492	8.1	8700	8019	8.5
500,000-549,999	1999	1848	8.2	7072	6436	9.9	500,000-549,999	340	292	16.4	5338	4772	11.9
550,000-599,999	2191	2095	4.6	7200	7053	2.1	550,000-599,999	300	290	3.4	5217	5033	3.7
600,000-649,999	1348	1281	5.2	4407	4211	4.7	600,000-649,999	212	199	6.5	3205	3023	6.0
650,000-699,999	1554	1486	4.6	4937	4651	6.1	650,000-699,999	228	213	7.0	3548	3259	8.9
700,000-749,999	905	841	7.6	2828	2687	5.2	700,000-749,999	139	124	12.1	2046	1867	9.6
750,000-799,999	1214	1156	5.0	3612	3373	7.1	750,000-799,999	170	150	13.3	2501	2329	7.4
800,000-849,999	672	620	8.4	1934	1786	8.3	800,000-849,999	81	69	17.4	1355	1198	13.1
850,000-899,999	1008	983	2.5	2964	2687	10.3	850,000-899,999	122	105	16.2	2021	1825	10.7
900,000-949,999	483	418	15.6	1304	1181	10.4	900,000-949,999	69	45	53.3	909	787	15.5
950,000-999,999	850	809	5.1	2342	2218	5.6	950,000-999,999	109	85	28.2	1564	1434	9.1
1,000,000-1,099,999	565	560	0.9	1582	1447	9.3	1,000,000-1,099,999	62	67	-7.5	1051	978	7.5
1,100,000-1,199,999	793	776	2.2	2268	2121	6.9	1,100,000-1,199,999	85	108	-21.3	1521	1401	8.6
1,200,000-1,299,999	862	747	15.4	2178	2046	6.5	1,200,000-1,299,999	100	99	1.0	1470	1339	9.8
1,300,000-1,399,999	624	617	1.1	1731	1613	7.3	1,300,000-1,399,999	80	69	15.9	1155	1049	10.1
1,400,000-1,499,999	504	524	-3.8	1408	1310	7.5	1,400,000-1,499,999	51	74	-31.1	904	845	7.0
1,500,000-1,599,999	463	411	12.7	1140	1078	5.8	1,500,000-1,599,999	41	56	-26.8	739	725	1.9
1,600,000-1,699,999	432	410	5.4	1157	1015	14.0	1,600,000-1,699,999	45	53	-15.1	768	650	18.2
1,700,000-1,799,999	416	370	12.4	1000	920	8.7	1,700,000-1,799,999	38	45	-15.6	647	595	8.7
1,800,000-1,899,999	318	317	0.3	816	818	-0.2	1,800,000-1,899,999	37	33	12.1	515	524	-1.7
1,900,000-1,999,999	379	386	-1.8	972	927	4.9	1,900,000-1,999,999	31	45	-31.1	601	571	5.3
2,000,000-2,249,999	401	369	8.7	982	956	2.7	2,000,000-2,249,999	46	34	35.3	637	577	10.4
2,250,000-2,499,999	599	585	2.4	1458	1379	5.7	2,250,000-2,499,999	66	61	8.2	893	833	7.2
2,500,000-2,749,999	360	355	1.4	906	849	6.7	2,500,000-2,749,999	45	38	18.4	570	525	8.6
2,750,000-2,999,999	449	431	4.2	1068	1017	5.0	2,750,000-2,999,999	47	57	-17.5	649	599	8.3
3,000,000-3,249,999	164	143	14.7	358	366	-2.2	3,000,000-3,249,999	14	18	-22.2	215	222	-3.2
3,250,000-3,499,999	308	267	15.4	672	574	17.1	3,250,000-3,499,999	41	26	57.7	421	345	22.0
3,500,000-3,749,999	178	164	8.5	416	348	19.5	3,500,000-3,749,999	15	13	15.4	261	207	26.1
3,750,000-3,999,999	288	288	0.0	663	645	2.8	3,750,000-3,999,999	28	29	-3.4	386	370	4.3
4,000,000-4,249,999	85	80	6.3	177	179	-1.1	4,000,000-4,249,999	7	14	-50.0	100	103	-2.9
4,250,000-4,499,999	172	132	30.3	337	305	10.5	4,250,000-4,499,999	17	12	41.7	214	173	23.7
4,500,000-4,749,999	93	78	19.2	208	168	23.8	4,500,000-4,749,999	4	6	-33.3	136	101	34.7
4,750,000-4,999,999	175	159	10.1	389	332	17.2	4,750,000-4,999,999	15	21	-28.6	234	190	23.2
5,000,000+	1337	1204	11.0	2690	2581	4.2	5,000,000+	117	128	-8.6	1523	1429	6.6
Totals	62900	62644	0.4	247745	243956	1.6	Totals	11431	11863	-3.6	188584	182132	3.5

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