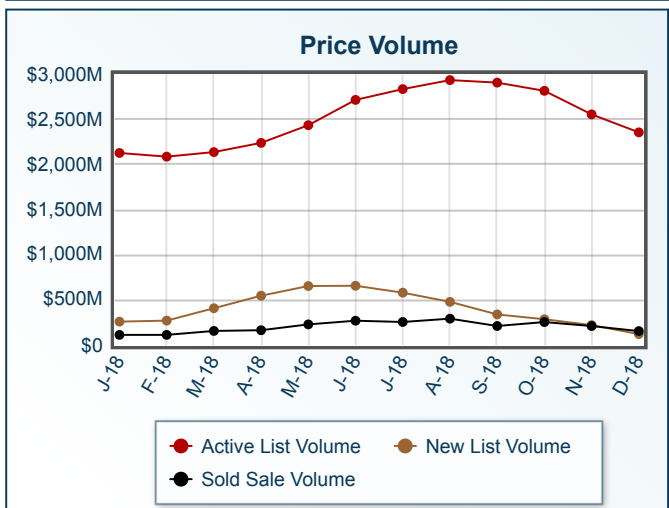
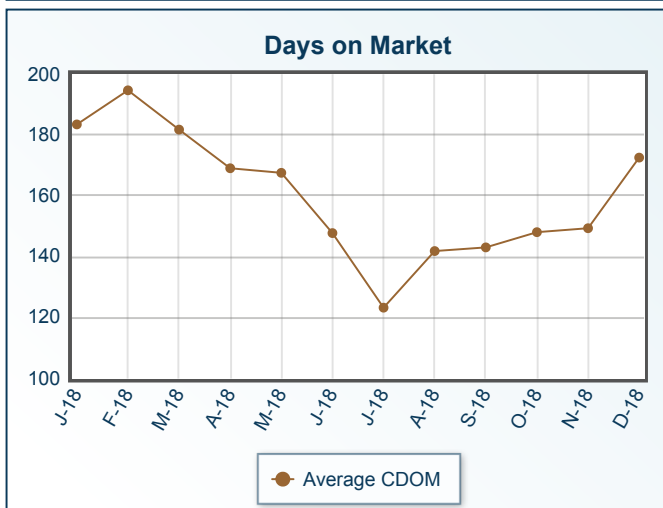
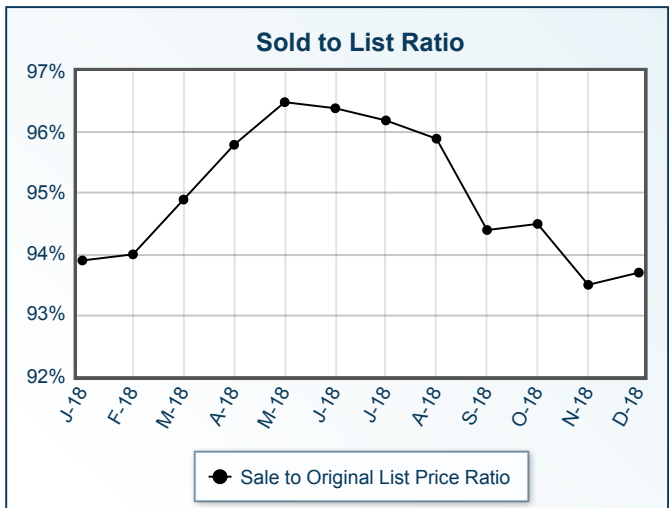
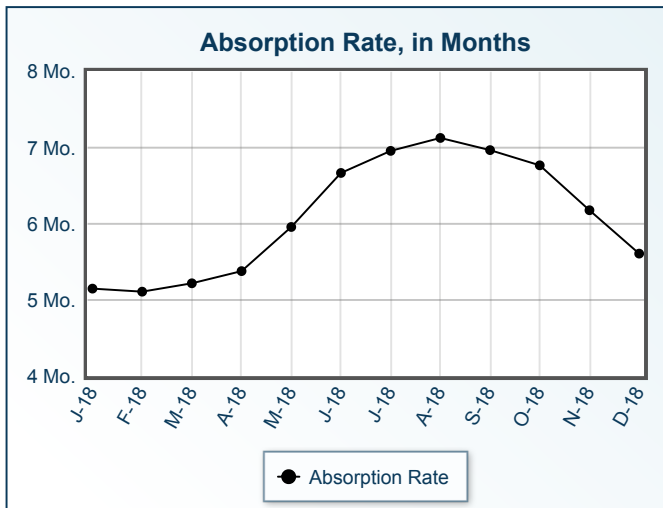
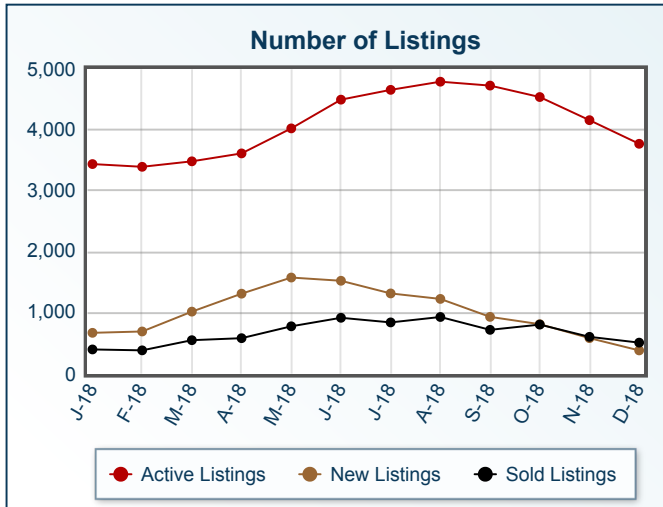


Market Summary

Residential, December 2018



Summary Statistics						
	Dec-18	Dec-17	% Chg	2018 YTD	2017 YTD	% Chg
Absorption Rate	5.61	5.8	-3.28	6.09	6.67	-8.70
Average List Price	\$624,113	\$612,515	1.89	\$450,877	\$438,214	2.89
Median List Price	\$365,000	\$343,450	6.27	\$299,000	\$279,900	6.82
Average Sale Price	\$310,444	\$294,866	5.28	\$307,351	\$281,287	9.27
Median Sale Price	\$272,252	\$243,250	11.92	\$261,125	\$244,900	6.63
Average CDOM	172	168	2.38	155	161	-3.73
Median CDOM	106	105	0.95	86	89	-3.37

	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	23	37	-37.8	482	550	-12.4	0-99,999	26	23	13.0	442	521	-15.2
100,000-149,999	38	48	-20.8	654	797	-17.9	100,000-149,999	34	31	9.7	659	759	-13.2
150,000-199,999	68	90	-24.4	1077	1293	-16.7	150,000-199,999	44	66	-33.3	1089	1316	-17.2
200,000-249,999	89	126	-29.4	1437	1571	-8.5	200,000-249,999	70	70	0.0	1415	1505	-6.0
250,000-299,999	74	82	-9.8	1364	1353	0.8	250,000-299,999	66	62	6.5	1400	1416	-1.1
300,000-349,999	70	51	37.3	921	782	17.8	300,000-349,999	36	30	20.0	943	751	25.6
350,000-399,999	39	43	-9.3	672	603	11.4	350,000-399,999	40	29	37.9	729	662	10.1
400,000-449,999	33	24	37.5	407	318	28.0	400,000-449,999	13	11	18.2	387	328	18.0
450,000-499,999	19	11	72.7	271	193	40.4	450,000-499,999	15	11	36.4	310	229	35.4
500,000-549,999	17	7	142.9	175	119	47.1	500,000-549,999	10	11	-9.1	169	118	43.2
550,000-599,999	8	7	14.3	127	105	21.0	550,000-599,999	12	0	N/A	153	133	15.0
600,000-649,999	8	5	60.0	85	59	44.1	600,000-649,999	1	1	0.0	62	63	-1.6
650,000-699,999	3	4	-25.0	76	48	58.3	650,000-699,999	3	4	-25.0	104	65	60.0
700,000-749,999	2	3	-33.3	36	38	-5.3	700,000-749,999	4	1	300.0	33	34	-2.9
750,000-799,999	8	2	300.0	48	31	54.8	750,000-799,999	0	0	0.0	58	38	52.6
800,000-849,999	1	1	0.0	16	19	-15.8	800,000-849,999	2	2	0.0	13	15	-13.3
850,000-899,999	0	2	-100.0	17	22	-22.7	850,000-899,999	3	2	50.0	26	35	-25.7
900,000-949,999	2	0	N/A	15	19	-21.1	900,000-949,999	0	1	-100.0	7	10	-30.0
950,000-999,999	2	1	100.0	14	9	55.6	950,000-999,999	2	0	N/A	26	23	13.0
1,000,000-1,099,999	2	1	100.0	20	10	100.0	1,000,000-1,099,999	1	1	0.0	12	5	140.0
1,100,000-1,199,999	0	1	-100.0	13	12	8.3	1,100,000-1,199,999	0	0	0.0	24	9	166.7
1,200,000-1,299,999	0	1	-100.0	14	15	-6.7	1,200,000-1,299,999	1	2	-50.0	13	16	-18.7
1,300,000-1,399,999	3	1	200.0	19	8	137.5	1,300,000-1,399,999	3	0	N/A	15	7	114.3
1,400,000-1,499,999	0	3	-100.0	5	7	-28.6	1,400,000-1,499,999	1	2	-50.0	14	13	7.7
1,500,000-1,599,999	1	0	N/A	10	3	233.3	1,500,000-1,599,999	0	2	-100.0	10	7	42.9
1,600,000-1,699,999	0	1	-100.0	9	4	125.0	1,600,000-1,699,999	1	1	0.0	12	6	100.0
1,700,000-1,799,999	0	0	0.0	5	2	150.0	1,700,000-1,799,999	1	1	0.0	6	3	100.0
1,800,000-1,899,999	0	1	-100.0	6	3	100.0	1,800,000-1,899,999	0	0	0.0	5	4	25.0
1,900,000-1,999,999	0	1	-100.0	0	4	-100.0	1,900,000-1,999,999	0	0	0.0	9	8	12.5
2,000,000-2,249,999	0	0	0.0	9	4	125.0	2,000,000-2,249,999	0	0	0.0	3	8	-62.5
2,250,000-2,499,999	0	1	-100.0	4	7	-42.9	2,250,000-2,499,999	0	1	-100.0	8	3	166.7
2,500,000-2,749,999	0	0	0.0	5	2	150.0	2,500,000-2,749,999	0	0	0.0	3	3	0.0
2,750,000-2,999,999	0	0	0.0	1	1	0.0	2,750,000-2,999,999	0	0	0.0	7	7	0.0
3,000,000-3,249,999	0	1	-100.0	1	2	-50.0	3,000,000-3,249,999	0	0	0.0	1	2	-50.0
3,250,000-3,499,999	0	0	0.0	2	0	N/A	3,250,000-3,499,999	0	0	0.0	2	0	N/A
3,500,000-3,749,999	0	0	0.0	1	0	N/A	3,500,000-3,749,999	0	0	0.0	0	1	-100.0
3,750,000-3,999,999	0	0	0.0	1	1	0.0	3,750,000-3,999,999	0	0	0.0	6	1	500.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0	4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	0	0.0	0	0	0.0	4,250,000-4,499,999	0	0	0.0	0	1	-100.0
4,500,000-4,749,999	0	0	0.0	1	1	0.0	4,500,000-4,749,999	0	0	0.0	2	0	N/A
4,750,000-4,999,999	0	0	0.0	1	1	0.0	4,750,000-4,999,999	0	0	0.0	0	1	-100.0
5,000,000+	0	0	0.0	3	2	50.0	5,000,000+	0	0	0.0	5	2	150.0
Totals	510	556	-8.3	8024	8018	0.1	Totals	389	365	6.6	8182	8128	0.7

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	182	232	-21.6	808	956		-15.5	0-99,999	26	22	18.2	587
100,000-149,999	242	263	-8.0	1084	1253	-13.5	100,000-149,999	33	36	-8.3	848	949	-10.6
150,000-199,999	286	363	-21.2	1674	1980	-15.5	150,000-199,999	49	65	-24.6	1347	1635	-17.6
200,000-249,999	368	399	-7.8	2157	2253	-4.3	200,000-249,999	60	70	-14.3	1806	1889	-4.4
250,000-299,999	398	439	-9.3	2230	2266	-1.6	250,000-299,999	52	59	-11.9	1834	1828	0.3
300,000-349,999	328	316	3.8	1590	1387	14.6	300,000-349,999	39	41	-4.9	1306	1105	18.2
350,000-399,999	346	308	12.3	1416	1323	7.0	350,000-399,999	43	26	65.4	1138	1006	13.1
400,000-449,999	228	183	24.6	840	669	25.6	400,000-449,999	20	20	0.0	671	520	29.0
450,000-499,999	185	209	-11.5	714	612	16.7	450,000-499,999	13	13	0.0	525	449	16.9
500,000-549,999	111	100	11.0	375	333	12.6	500,000-549,999	4	12	-66.7	289	228	26.8
550,000-599,999	157	133	18.0	454	411	10.5	550,000-599,999	9	8	12.5	337	271	24.4
600,000-649,999	76	66	15.2	217	204	6.4	600,000-649,999	3	4	-25.0	155	129	20.2
650,000-699,999	99	127	-22.0	311	296	5.1	650,000-699,999	7	8	-12.5	192	180	6.7
700,000-749,999	58	54	7.4	136	140	-2.9	700,000-749,999	3	3	0.0	89	94	-5.3
750,000-799,999	74	62	19.4	199	177	12.4	750,000-799,999	4	4	0.0	145	110	31.8
800,000-849,999	40	32	25.0	85	76	11.8	800,000-849,999	4	0	N/A	57	50	14.0
850,000-899,999	71	55	29.1	143	151	-5.3	850,000-899,999	1	4	-75.0	97	98	-1.0
900,000-949,999	22	23	-4.3	49	51	-3.9	900,000-949,999	1	2	-50.0	29	37	-21.6
950,000-999,999	55	52	5.8	133	121	9.9	950,000-999,999	1	2	-50.0	86	67	28.4
1,000,000-1,099,999	7	15	-53.3	32	26	23.1	1,000,000-1,099,999	1	1	0.0	17	20	-15.0
1,100,000-1,199,999	30	37	-18.9	95	77	23.4	1,100,000-1,199,999	3	4	-25.0	61	48	27.1
1,200,000-1,299,999	56	51	9.8	106	102	3.9	1,200,000-1,299,999	4	1	300.0	62	59	5.1
1,300,000-1,399,999	40	31	29.0	76	63	20.6	1,300,000-1,399,999	0	2	-100.0	46	37	24.3
1,400,000-1,499,999	29	31	-6.5	58	68	-14.7	1,400,000-1,499,999	0	2	-100.0	31	36	-13.9
1,500,000-1,599,999	32	29	10.3	56	55	1.8	1,500,000-1,599,999	1	0	N/A	30	28	7.1
1,600,000-1,699,999	21	28	-25.0	54	52	3.8	1,600,000-1,699,999	0	0	0.0	27	25	8.0
1,700,000-1,799,999	22	24	-8.3	47	41	14.6	1,700,000-1,799,999	0	0	0.0	23	23	0.0
1,800,000-1,899,999	23	15	53.3	39	43	-9.3	1,800,000-1,899,999	0	0	0.0	25	19	31.6
1,900,000-1,999,999	26	35	-25.7	62	64	-3.1	1,900,000-1,999,999	0	0	0.0	33	39	-15.4
2,000,000-2,249,999	25	19	31.6	41	35	17.1	2,000,000-2,249,999	1	0	N/A	23	22	4.5
2,250,000-2,499,999	24	27	-11.1	54	55	-1.8	2,250,000-2,499,999	0	1	-100.0	30	34	-11.8
2,500,000-2,749,999	19	9	111.1	30	22	36.4	2,500,000-2,749,999	0	0	0.0	22	12	83.3
2,750,000-2,999,999	15	23	-34.8	43	49	-12.2	2,750,000-2,999,999	0	0	0.0	20	21	-4.8
3,000,000-3,249,999	7	4	75.0	11	10	10.0	3,000,000-3,249,999	0	0	0.0	7	6	16.7
3,250,000-3,499,999	12	11	9.1	16	18	-11.1	3,250,000-3,499,999	0	0	0.0	7	9	-22.2
3,500,000-3,749,999	4	6	-33.3	10	12	-16.7	3,500,000-3,749,999	0	0	0.0	4	6	-33.3
3,750,000-3,999,999	8	13	-38.5	21	21	0.0	3,750,000-3,999,999	0	0	0.0	10	8	25.0
4,000,000-4,249,999	2	0	N/A	3	2	50.0	4,000,000-4,249,999	0	0	0.0	3	2	50.0
4,250,000-4,499,999	6	5	20.0	9	10	-10.0	4,250,000-4,499,999	0	0	0.0	4	5	-20.0
4,500,000-4,749,999	3	4	-25.0	8	5	60.0	4,500,000-4,749,999	0	0	0.0	5	3	66.7
4,750,000-4,999,999	7	6	16.7	10	10	0.0	4,750,000-4,999,999	0	0	0.0	4	5	-20.0
5,000,000+	32	35	-8.6	60	58	3.4	5,000,000+	0	1	-100.0	28	29	-3.4
Totals	3776	3874	-2.5	15556	15557	0.0	Totals	382	411	-7.1	12060	11846	1.8

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