Single-Family Market Overview

Key market metrics for the current month and year-to-date figures for **Single-Family Homes Only**.

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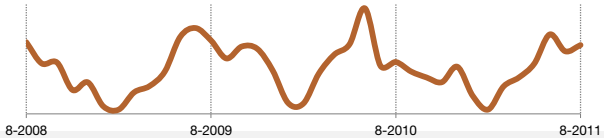
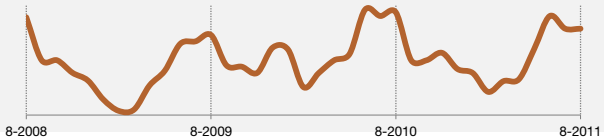
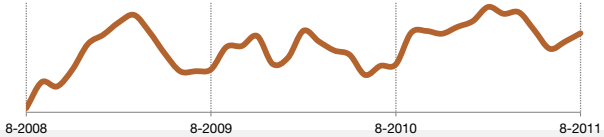
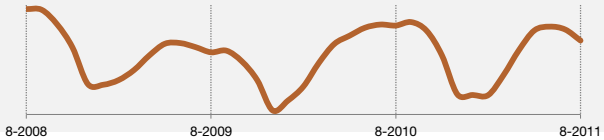
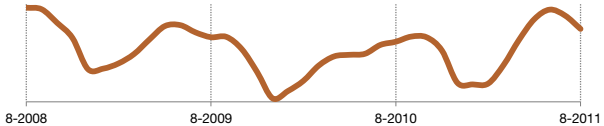
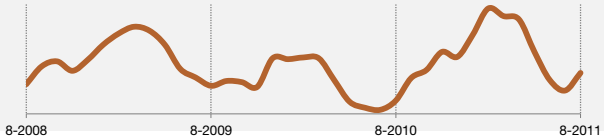
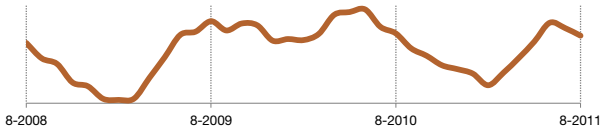
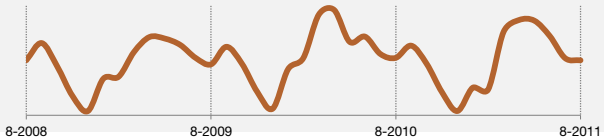
Key Metrics	Historical Sparklines	Aug-2010	Aug-2011	+ / –	YTD 2010	YTD 2011	+ / –
Closed Sales		3,548	**4,172**	+ 17.6%	27,686	**25,886**	- 6.5%
Median Sales Price		$328,000	**$315,000**	- 4.0%	$305,000	**$298,000**	- 2.3%
Housing Affordability Index		124	**138**	+ 11.6%	132	**145**	+ 10.0%
Inventory of Homes for Sale		34,893	**33,051**	- 5.3%	--	--	--
Months Supply of Inventory		9.8	**10.4**	+ 5.9%	--	--	--
Days on Market Until Sale		95	**106**	+ 11.0%	100	**113**	+ 13.4%
Percent of Original List Price Received		92.2%	**92.0%**	- 0.1%	92.8%	**91.4%**	- 1.4%
New Listings		6,615	**6,453**	- 2.4%	60,833	**56,753**	- 6.7%

Condominium Market Overview

Key market metrics for the current month and year-to-date figures for **Condominium Properties Only**.

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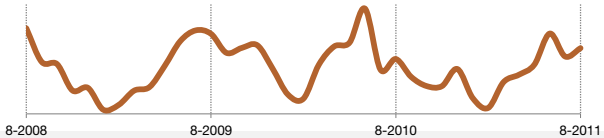
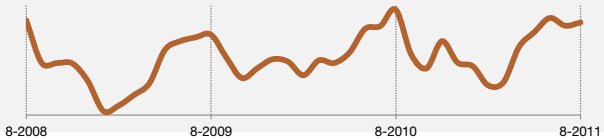
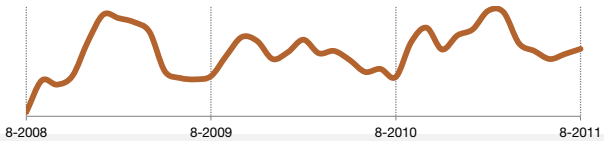
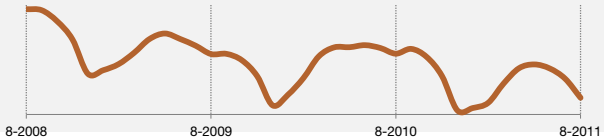
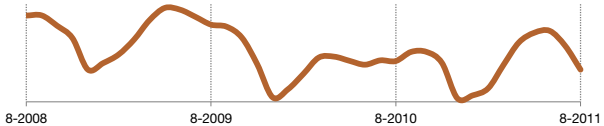
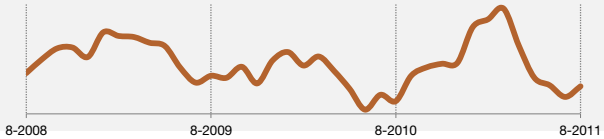
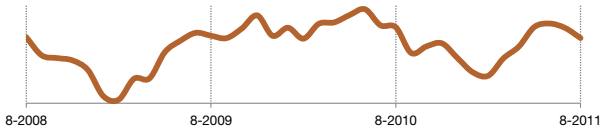
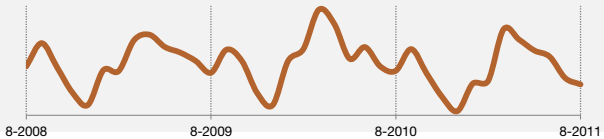
Key Metrics	Historical Sparklines	Aug-2010	Aug-2011	+ / –	YTD 2010	YTD 2011	+ / –
Closed Sales		1,452	**1,621**	+ 11.6%	11,425	**10,155**	- 11.1%
Median Sales Price		$300,000	**$288,000**	- 4.0%	$268,000	**$270,500**	+ 0.9%
Housing Affordability Index		134	**150**	+ 11.6%	147	**158**	+ 7.0%
Inventory of Homes for Sale		13,309	**10,685**	- 19.7%	--	--	--
Months Supply of Inventory		9.0	**8.6**	- 4.1%	--	--	--
Days on Market Until Sale		100	**105**	+ 5.6%	106	**114**	+ 7.2%
Percent of Original List Price Received		93.5%	**92.8%**	- 0.7%	93.8%	**92.6%**	- 1.3%
New Listings		2,446	**2,037**	- 16.7%	24,962	**21,475**	- 14.0%

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Explanation of Methodology for Housing Statistics

Closed Sales
A count of actual sales that have closed in a given month.

Median Sales Price
Median price point for all closed sales, not accounting for seller concessions, in a given month.

Housing Affordability Index
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

Inventory of Homes for Sale
The number of properties available for sale in active status at the end of a given month.

Months Supply of Inventory
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

Days on Market Until Sale
Average number of days between when a property is listed and when an offer is accepted in a given month.

Percent of Original List Price Received
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

New Listings
A count of the properties that have been newly listed on the market in a given month.

Pending Sales
A count of the properties on which contracts have been written in a given month.