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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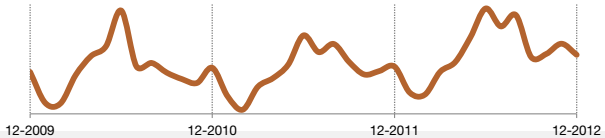
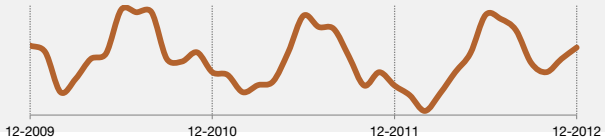
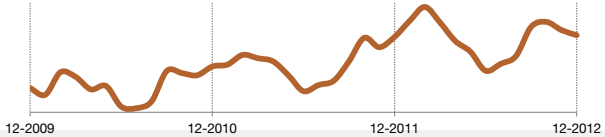
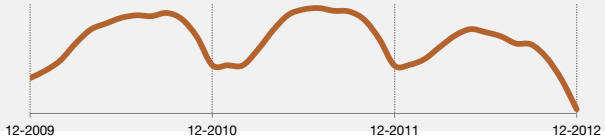
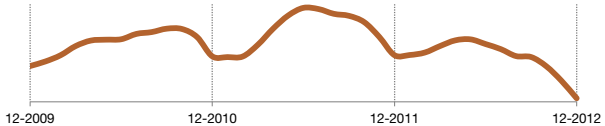
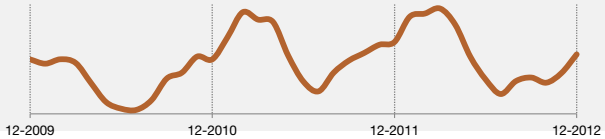
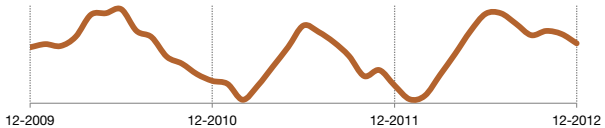
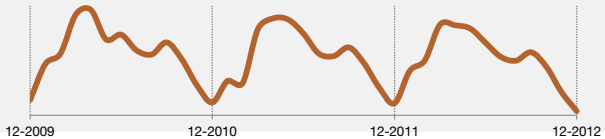
Key Metrics	Historical Sparklines	Dec-2011	Dec-2012	+ / –	YTD 2011	YTD 2012	+ / –
Closed Sales		3,307	**3,737**	+ 13.0%	38,146	**46,312**	+ 21.4%
Median Sales Price		$275,000	**$303,500**	+ 10.4%	$295,000	**$298,000**	+ 1.0%
Housing Affordability Index		159	**160**	+ 0.6%	150	**162**	+ 8.2%
Inventory of Homes for Sale		25,073	**18,021**	- 28.1%	--	--	--
Months Supply of Inventory		7.9	**4.7**	- 40.8%	--	--	--
Days on Market Until Sale		118	**113**	- 4.1%	114	**111**	- 2.4%
Percent of Original List Price Received		90.0%	**92.0%**	+ 2.2%	91.2%	**92.2%**	+ 1.1%
New Listings		2,904	**2,367**	- 18.5%	73,721	**72,604**	- 1.5%

Condominium Market Overview

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

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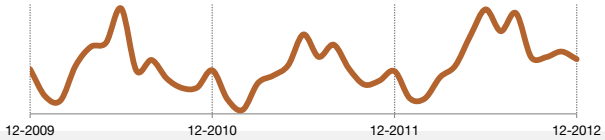
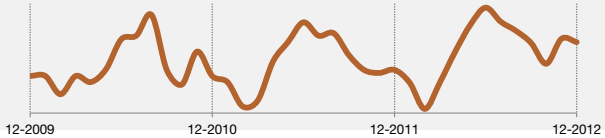
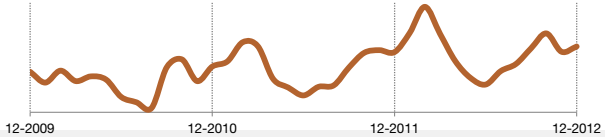
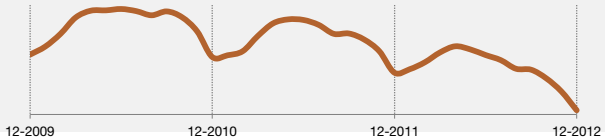
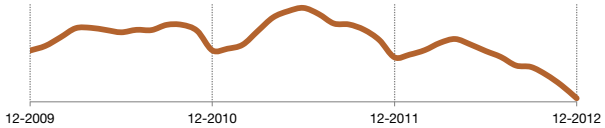
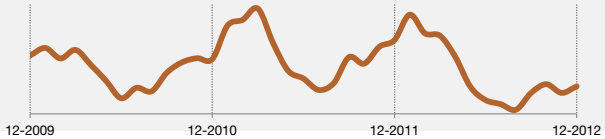
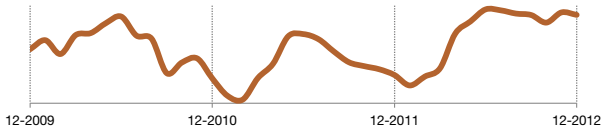
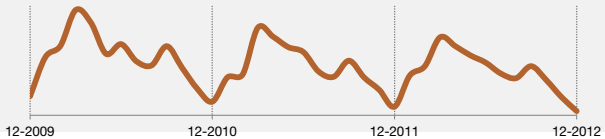
Key Metrics	Historical Sparklines	Dec-2011	Dec-2012	+ / –	YTD 2011	YTD 2012	+ / –
Closed Sales		1,256	**1,434**	+ 14.2%	14,756	**18,045**	+ 22.3%
Median Sales Price		$260,000	**$282,750**	+ 8.7%	$270,000	**$282,000**	+ 4.4%
Housing Affordability Index		167	**170**	+ 1.9%	162	**170**	+ 5.3%
Inventory of Homes for Sale		8,346	**5,486**	- 34.3%	--	--	--
Months Supply of Inventory		6.8	**3.6**	- 46.2%	--	--	--
Days on Market Until Sale		121	**102**	- 16.3%	114	**103**	- 9.4%
Percent of Original List Price Received		91.7%	**94.7%**	+ 3.3%	92.5%	**94.2%**	+ 1.8%
New Listings		1,020	**878**	- 13.9%	27,788	**26,140**	- 5.9%

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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.