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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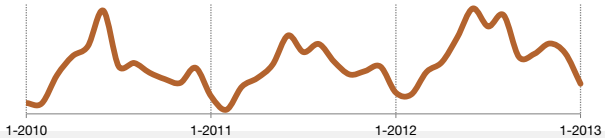
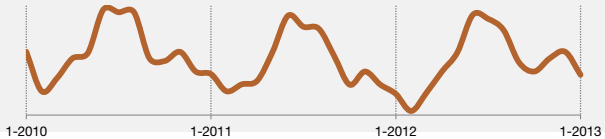
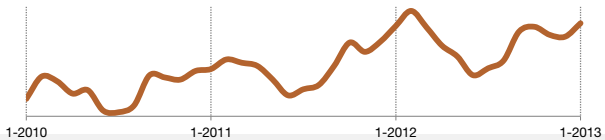
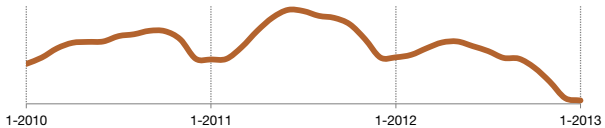
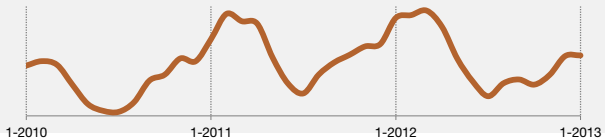
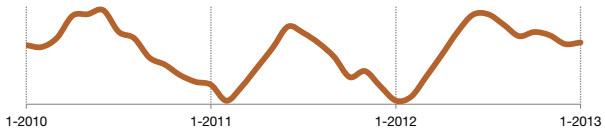
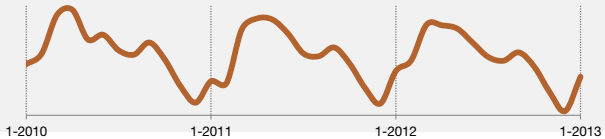
Key Metrics	Historical Sparklines	Jan-2012	Jan-2013	+ / –	YTD 2012	YTD 2013	+ / –
Closed Sales		2,353	**2,676**	+ 13.7%	2,353	**2,676**	+ 13.7%
Median Sales Price		$268,000	**$282,500**	+ 5.4%	$268,000	**$282,500**	+ 5.4%
Housing Affordability Index		167	**168**	+ 0.8%	167	**168**	+ 0.8%
Inventory of Homes for Sale		25,214	**18,329**	- 27.3%	--	--	--
Months Supply of Inventory		7.9	**4.7**	- 40.4%	--	--	--
Days on Market Until Sale		128	**114**	- 11.4%	128	**114**	- 11.4%
Percent of Original List Price Received		89.3%	**92.0%**	+ 3.1%	89.3%	**92.0%**	+ 3.1%
New Listings		5,131	**4,748**	- 7.5%	5,131	**4,748**	- 7.5%

Condominium Market Overview

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

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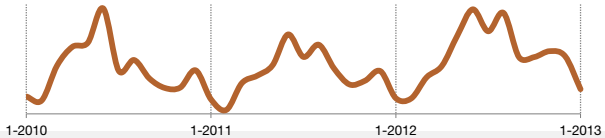
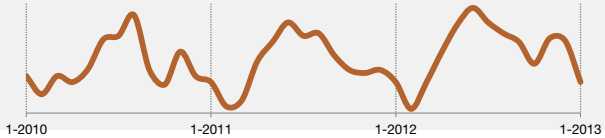
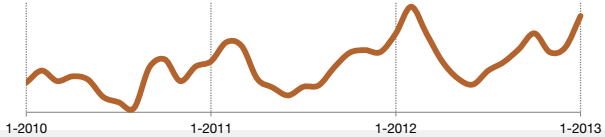
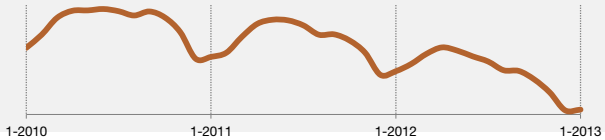
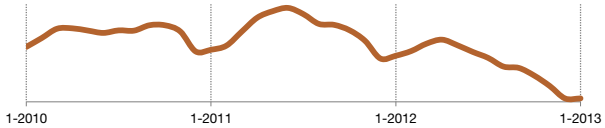
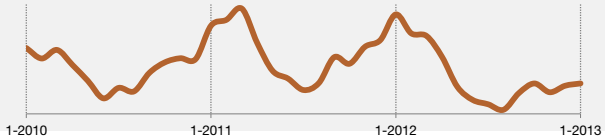
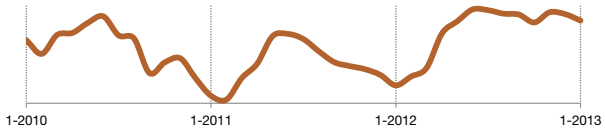
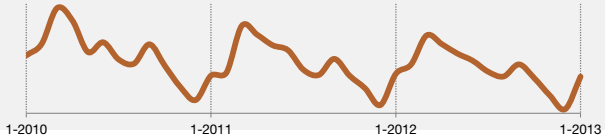
Key Metrics	Historical Sparklines	Jan-2012	Jan-2013	+ / –	YTD 2012	YTD 2013	+ / –
Closed Sales		852	**986**	+ 15.7%	852	**986**	+ 15.7%
Median Sales Price		$250,000	**$250,000**	0.0%	$250,000	**$250,000**	0.0%
Housing Affordability Index		177	**187**	+ 5.5%	177	**187**	+ 5.5%
Inventory of Homes for Sale		8,619	**5,791**	- 32.8%	--	--	--
Months Supply of Inventory		7.0	**3.8**	- 45.6%	--	--	--
Days on Market Until Sale		132	**103**	- 22.3%	132	**103**	- 22.3%
Percent of Original List Price Received		91.2%	**94.4%**	+ 3.5%	91.2%	**94.4%**	+ 3.5%
New Listings		2,021	**1,934**	- 4.3%	2,021	**1,934**	- 4.3%

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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.