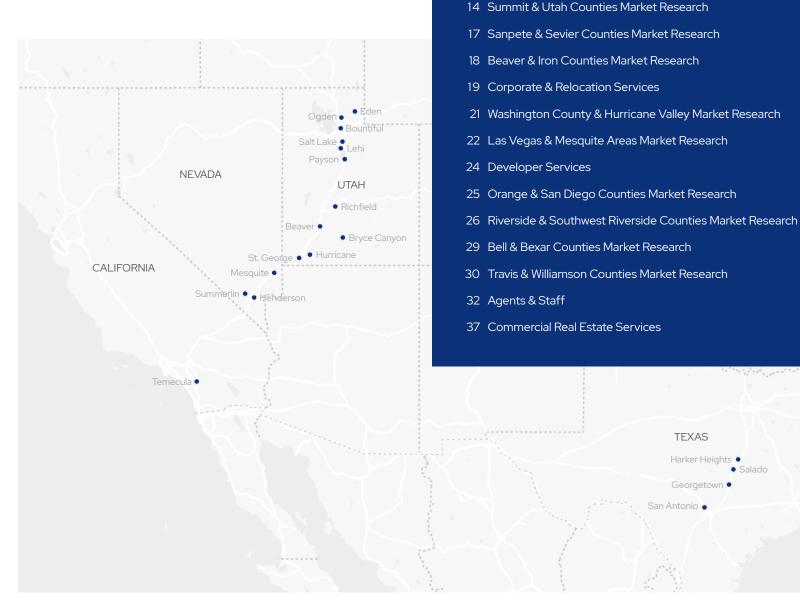




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2022 MIDYEAR

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RESIDENTIAL MARKET OVERVIEW

Residential real estate markets in the 1st quarter continued the unsustainable pace of 2021 until the Federal Reserve began the first of four rate increases this year. With the most recent increase, the target federal funds rate is between 2.25% and 2.5% - the same level as in the summer of 2019. The Federal Reserve is increasing short-term interest rates in an effort to reduce inflation that has been more persistent than they predicted.

Rising inflation expectations, along with the federal funds rate increases, pushed mortgage rates as high as 6.5% in June. This increase in mortgage interest rates impacted buyer purchasing power. The result has been rising inventory in the housing market. At current inventory levels, buyers have more homes to choose from relative to the past two years, but still not as many as pre-pandemic. Since June, interest rates have fallen from the 6.5% peak to the low 5% range.

This summer has seen fewer homes sold and inventory levels improve, which is part of the housing market returning to historically normal, more healthy conditions.

2022 2ND HALF OUTLOOK

We expect the Federal Reserve to move forward with additional federal funds rate increases in the second half of the year. As the Federal Reserve acts, future expectations for inflation fall. The result should be stabilizing mortgage interest rates, which the housing market will follow.

Inflation, or rising prices across the economy, started in the 2nd half of 2020 and ran strong for 18 months. Although the CPI and other indicators were slow to reflect it, inflation began to ease in the 1st quarter of 2022 as price increases slowed. Inflation has subsided considerably as prices in many areas of the economy have stabilized or are falling, although it will be many months before we see these effects reflected in the year-over-year statistics published by the government.

While the first half of the year was a technical recession (two consecutive quarters of falling real GDP), we believe falling inflation and economic stability are good for the housing market and good for the economy. We are looking forward to helping our clients navigate real estate markets in the second half of the year.

NEIL WALTER CEO

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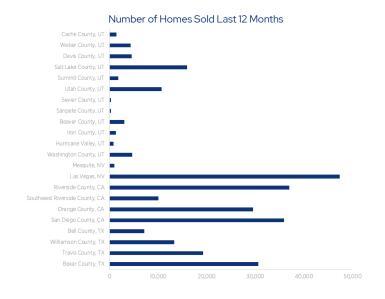


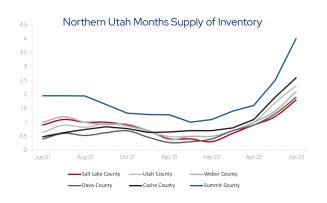
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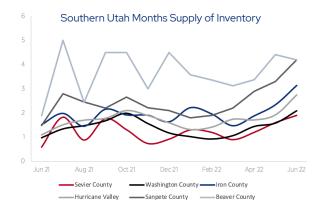
	12 Month	YOY	12 Month Avg	YOY	Current	12 Month
Market	Median Sales Price	Change	Sales Price	Change	Inventory	Building Permits
Cache County, UT	\$373,922	32%	\$415,943	35%	62	631
Weber County, UT	\$370,047	27%	\$430,491	31%	152	606
Davis County, UT	\$455,062	25%	\$502,148	27%	106	868
Salt Lake County, UT	\$464,428	23%	\$543,951	25%	441	1,514
Summit County, UT	\$1,138,196	14%	\$1,771,481	15%	151	105
Utah County, UT	\$454,432	27%	\$513,346	28%	462	3,841
Sanpete County, UT	\$331,790	27%	\$364,314	30%	61	205
Sevier County, UT	\$269,481	30%	\$300,616	29%	23	41
Beaver County, UT	\$246,980	19%	\$317,332	34%	18	15
Iron County, UT	\$322,230	28%	\$358,544	32%	157	702
Hurricane Valley, UT	\$429,924	25%	\$493,563	32%	113	583
Washington County, UT	\$464,247	28%	\$546,150	31%	507	3,023
Mesquite, NV	\$322,645	11%	\$345,575	11%	77	465
Las Vegas, NV	\$362,798	19%	\$431,912	21%	3,810	7,959
Riverside County, CA	\$566,451	20%	\$658,920	13%	6,282	-
Southwest Riverside County, CA	\$611,809	19%	\$640,599	10%	1,606	-
Orange County, CA	\$979,075	18%	\$1,297,768	14%	4,561	-
San Diego County, CA	\$794,165	16%	\$1,031,521	12%	4,554	-
Bell County, TX	\$253,457	21%	\$281,119	16%	768	-
Williamson County, TX	\$465,487	29%	\$516,811	15%	2,551	-
Travis County, TX	\$558,543	20%	\$709,108	9%	3,603	-
Bexar County, TX	\$288,594	17%	\$329,518	21%	3,641	-

RESIDENTIAL RESALE OVERVIEW JUNE 2021-2022

Days on Market - 12 Month Average Cache County, UT Weber County, UT Davis County, UT Salt Lake County, UT Summit County, UT Utah County, UT Sevier County, UT Sanpete County, UT Beaver County, UT Hurricane Valley, UT Washington County, UT Mesquite, NV Las Vegas, NV Riverside County, CA Southwest Riverside County, CA Orange County, CA San Diego County, CA Bell County, TX Williamson County, TX Travis County, TX Bexar County, TX



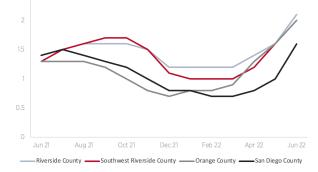






Texas Months Supply of Inventory Aug 21 Dec 21 Feb 22 Apr 22 Bell County 🗕

Southern California Months Supply of Inventory

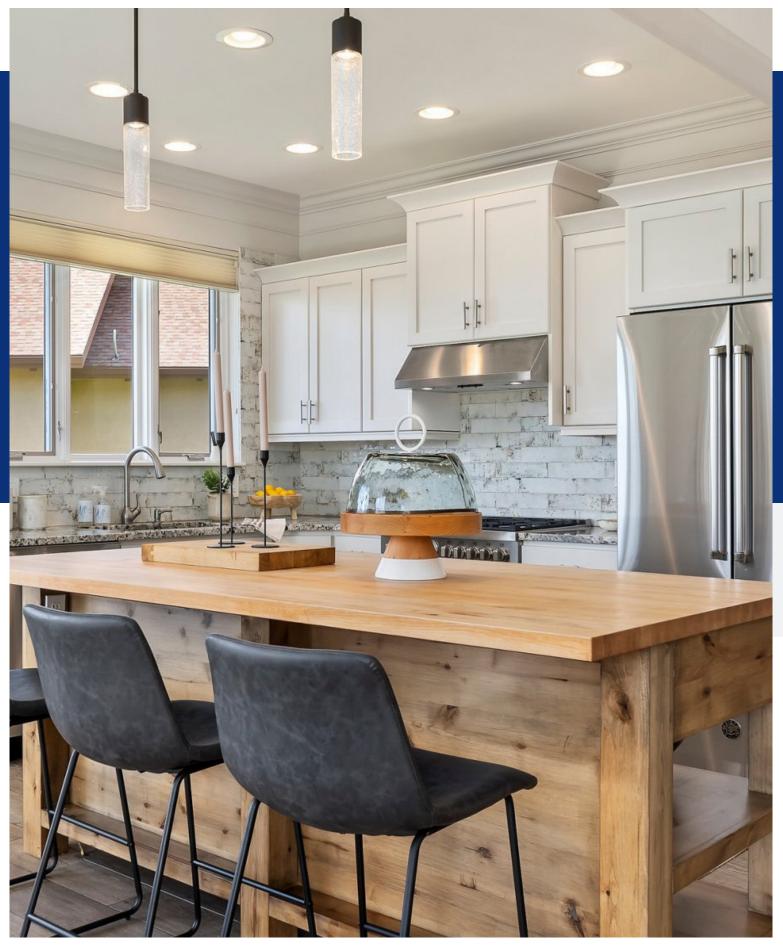


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Mesquite Area Las Vegas

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CACHE COUNTY

Highlights:

- Median Sales Price is up 33.5% over a 12 month average.
- Closed Sales were down 16% over a 12 month average and down 13.5% from the same month last year.
- Inventory of Homes for Sale rose 32.2% from last month and is up 57% over a 12 month average.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-11.1%	3.9%	32.2%
Same Month Last Year	36.5%	-13.5%	316.0%







	June 2021		June 2022	+/-	12 Month Avg	+/-
New Listings	170	\sim	232	36.5%	149	14%
Closed Sales	138	\sim	110	-20.3%	104	-18%
Median Sales Price	155	m_	134	-13.5%	115	-16%
Average Sales Price	\$375,000	\sim	\$450,000	20.0%	\$418,777	34%
Average Sales Price Per SF	\$420,707	\sim	\$492,752	17.1%	\$463,721	33%
List to Sale Price Ratio	102.7%	\leq	98.7%	-3.9%	100.7%	0.2%
Days on Market	13	\sim	19	46.2%	20	-27%
Inventory of Homes for Sale	75	~ /	312	316.0%	122	57%
Months Supply of Inventory	0.5		2.6	437.3%	1.0	88%

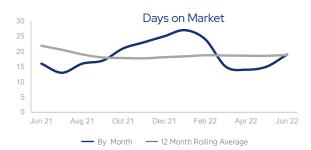
WEBER COUNTY

Highlights:

- Median Sales Price is up 26.4% over a 12 month average.
- Closed Sales were down 11% over a 12 month average and down 14% from the same month last year.
 Inventory of Homes for Sale rose sharply 44.5% from last month and is up 97.5% from the same
- Inventory of Homes for Sale rose sharply 44.5% from last month and is up 97.2% from the same month last year.







26.4% Year-Over-Year Change 12 Month Average Median Sales Price

	June 2021		June 2022	+/-	12 Month Avg	+/-
New Listings	503	\sim	571	13.5%	425	6%
Pending Sales	308	$\sim \sim$	250	-18.8%	330	-8%
Closed Sales	407	\sim	350	-14.0%	358	-11%
Median Sales Price	\$385,000	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	\$449,150	16.7%	\$409,469	26%
Average Sales Price	\$442,608	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	\$510,322	15.3%	\$472,438	27%
List to Sale Price Ratio	103.0%	$\overline{}$	100.2%	-2.7%	100.7%	1.4%
Days on Market	16	\sim	19	18.8%	19	-14%
Inventory of Homes for Sale	392	\sim	773	97.2%	352	1%
Months Supply of Inventory	1.0	\sim	2.1	110.0%	0.9	18%

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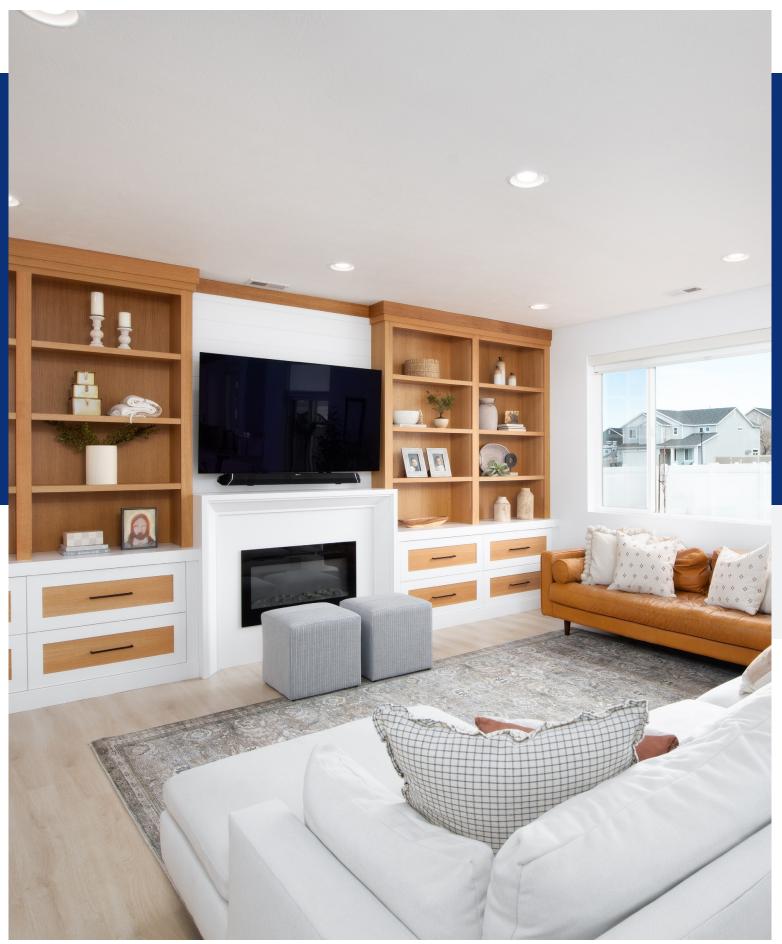
HOA MANAGEMENT



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DAVIS COUNTY

Highlights:

- Median Sales Price is up 25.5% over a 12 month average.
- Closed Sales were down 12% over a 12 month average and down 7.5% from the same month last year.
- Inventory of Homes for Sale rose sharply 48.5% from last month and is up 51% over a 12 month average.









June 2021		June 2022	+/-	12 Month Avg	+/-
512	\sim	651	27.1%	459	7%
348	$\sim\sim\sim\sim$	314	-9.8%	341	-5%
416	\sim	385	-7.5%	379	-12%
\$470,500	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	\$539,640	14.7%	\$498,960	25%
\$516,791		\$594,652	15.1%	\$542,997	24%
104.0%	\searrow	100.4%	-3.5%	101.6%	1.5%
9	\sim	17	88.9%	15	-19%
166	\sim	756	355.4%	297	51%
0.4	\sim	1.9	376.1%	0.7	66%
	512 348 416 \$470,500 \$516,791 104.0% 9 166	512 348 416 \$470,500 \$516,791 104.0% 9 166	512 651 348 314 416 385 \$470,500 \$539,640 \$516,791 \$594,652 104.0% 100.4% 9 17 166 756	512 651 271% 348 314 -9.8% 416 385 -7.5% \$470,500 \$539,640 14.7% \$516,791 \$594,652 15.1% 104.0% 100.4% -3.5% 9 17 88.9% 166 756 355.4%	512 651 27.1% 459 348 314 -9.8% 341 416 385 -7.5% 379 \$470,500 \$539,640 14.7% \$498,960 \$516,791 \$594,652 15.1% \$542,997 104.0% 100.4% -3.5% 101.6% 9 17 88.9% 15 166 756 355.4% 297

SALT LAKE COUNTY

Highlights:

- ٠ Median Sales Price is up 24.2% over a 12 month average.
- Closed Sales were down 17% over a 12 month average and down 3.9% from the same month last year.
- Inventory of Homes for Sale rose sharply 45.8% from last month and is up 77.5% from the same month last year.



Change in



30 Days on Market 25 15 10 5 0 Jun 21 Feb 22 Aug 21 Oct 21 Dec 21 Apr 22 Jun 22 - By Month - 12 Month Rolling Average

24.2%	
Year-Over-Year Change 12 Month Average Median Sales Price	

	1 2021					
	June 2021		June 2022	+/-	12 Month Avg	+/-
New Listings	1945	$\overline{}$	2151	10.6%	1556	-6%
Pending Sales	1660	\sim	1053	-36.6%	1280	-17%
Closed Sales	1764	\sim	1273	-27.8%	1329	-17%
Median Sales Price	\$475,000	~~~~	\$550,000	15.8%	\$509,151	24%
Average Sales Price	\$556,196		\$637,309	14.6%	\$589,835	23%
List to Sale Price Ratio	104.5%	\searrow	100.9%	-3.4%	101.6%	1.2%
Days on Market	13	\sim	16	23.1%	18	-25%
Inventory of Homes for Sale	1376	\sim	2442	77.5%	1241	7%
Months Supply of Inventory	0.9	\sim	1.8	100.0%	0.9	23%



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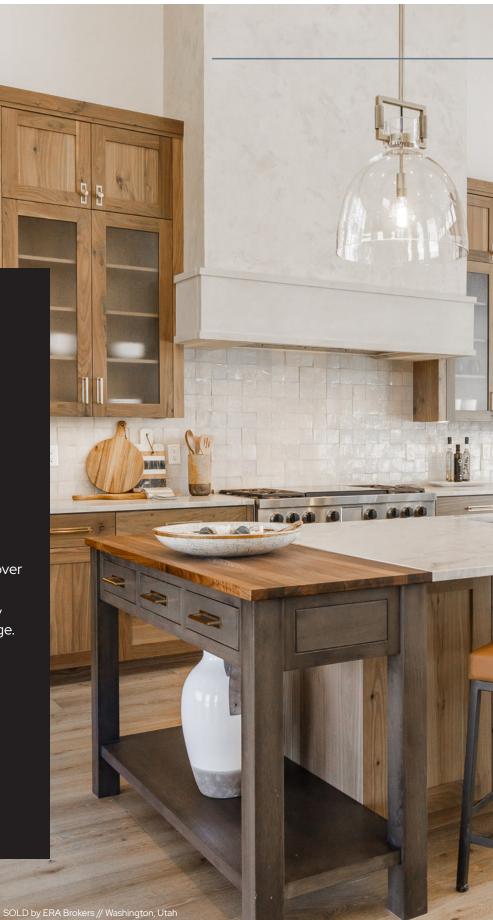


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Gorgeous Home In Stone Cliff | St. George, UT 4 Beds | 4 Full 1 Half Baths | \$2,500,000 | Cox Team



Desert Pointe Ct | St. George, UT | SOLD 7 Beds | 5 Full 1 Half Baths | \$1,505,000 | Jared West



Beautiful Ranch Views | Temecula, CA | \$1,250,000 2 Beds | 2 Baths | Rebecca Reilly | DRE# 01948494



Self Sustaining Farm | Florence, TX | SOLD 3 Beds | 3 Baths | \$ 1,195,000 | Joy Pearson



Scenic Arizona Hidden Gem | Scenic, AZ 4 Beds | 4 Baths | \$1,099,000 | Irene Navarro | S.0057121



Refreshing Modern Getaway | Salt Lake City, UT 3 Beds | 2 Baths | \$1,450,000 | Tom Hamann



Resort Backyard | Mesquite, NV | \$1,495,000 5 Beds | 4 Full 1 Half Baths | Melanie VanBurch | S.0024916



Remarkable Corner Lot | Hurricane, UT 7 Beds | 4 Full 1 Half Baths | \$1,390,000 | Porter Team



Country Living in a Modern Farmhouse | Alpine, UT 5 Beds | 4 Full 1 Half Baths | \$2,750,000 | Jen Call



Custom Built Home | St George, UT 5 Beds | 4 Baths | \$1,200,000 | Michael Meservy



Views of the Ogden Valley | Eden, UT 4 Beds | 2 Full 2 Half Baths | \$2,499,999 | Jeff Good



Single Story Pool Home | Las Vegas, NV 3 Beds | 3 Full 1 Half Baths | \$1,160,000 | Joe Gulino | S.0173317



Spectacular Views | Eden, UT 3 Beds | 3 Full 1 Half Baths | \$1,875,000 | Nanci Lifer



Meadows At Stucki Farms | Washington, UT 5 Beds | 5 Baths | \$1,298,000 | Heather Ovard





Deer Heights Estate | Draper, UT | SOLD 4 Beds | 3 Full 1 Half Baths | \$ 1,015,000 | Maria Fillmore



Beautiful Texas Home | Point Venture, TX | SOLD 4 Beds | 3 Baths | \$1,325,000 | Brenda Burke



Trapper's Ridge Home | Eden, UT 4 Beds | 3 Baths | \$1,690,000 | Jeff Good



Brick Beauty | Lehi , UT | SOLD 5 Beds | 3 Full 2 Half Baths | \$ 1,418,000 | Christine Carey



Perugino Drive Home | Las Vegas, NV 5 Beds | 3 Full 1 Half Baths | \$1,449,984 | Scott Meservey



Luxury Town home | Hurricane, UT 4 Beds | 3 Baths | \$1,100,000 | Michelle Cloud



Entertainers Paradise | Las Vegas, NV | \$1,475,000 5 Beds | 3 Full 2 Half Baths | Alla Skatov | S.0071778



Unbelievable Custom Home | Plain City, UT 4 Beds | 4 Full 2 Half Baths | \$1,490,000 | Tommy Webber



Hidden Beauty In Hidden Pinyon | St. George, UT 4 Beds | 3 Full 1 Half Baths | \$1,499,900 | Cox Team



Queens Brook Circle | Las Vegas, NV | SOLD 4 Beds | 3 Full 1 Half Baths | \$1,150,000 | Doug Sawyer | BS.0022614



Tranquil Living | Liberty, UT 5 Beds | 4 Baths | \$1,099,000| Julie Summers Christensen



Beautiful Views | Highland, UT 6 Beds | 3 Full 1 Half Baths | \$1,149,900 | Maria Fillmore



Pristine and Ready to Go | Las Vegas, NV | \$1,449,985 5 Beds | 3 Full 1 Half Baths | Scott Meservy | S.0062459



Bluffdale Estates | San Antonio, TX | SOLD 5 Beds | 4 Full 2 Half Baths | \$882,500 | Shane Hamilton



Gorgeous Mountain Home | Eden, UT 4 Beds | 4 Full 1 Half Baths | \$1,399,000 | Lisa McGonegal



Exquisite Summerlin Home | Las Vegas, NV | SOLD 4 Beds | 3 Baths | \$1,350,000 | Joe Gulino | S.0173317



Scenic Mountain Living | North Salt Lake, UT 4 Beds | 4 Full 1 Half Baths | \$1,645,000 | Christine Carey

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SUMMIT COUNTY

Highlights:

- Median Sales Price is up 17.1% over a 12 month average.
- Closed Sales were down 31% over a 12 month average and down 14% from the same month last year.
- Inventory of Homes for Sale rose sharply 51.9% from last month and is up 114.9% from the same month last year.







17.1%	
Year-Over-Year Change 12 Month Average Median Sales Price	

	June 2021		June 2022	+/-	12 Month Avg	+/-
New Listings	191		317	66.0%	171	-25%
Pending Sales	119	$\sim \sim$	81	-31.9%	115	-49%
Closed Sales	141	\sim	121	-14.2%	147	-31%
Median Sales Price	\$1,200,000	\sim	\$1,395,000	16.3%	\$1,262,343	17%
Average Sales Price	\$1,706,342	\sim	\$1,992,050	16.7%	\$1,850,869	9%
List to Sale Price Ratio	97.0%	\sim	99.0%	2.1%	98.5%	-3.1%
Days on Market	70	\sim	32	-54.3%	45	-46%
Inventory of Homes for Sale	275	~ 7	591	114.9%	270	-28%
Months Supply of Inventory	2.0		4.0	105.1%	1.8	-6%

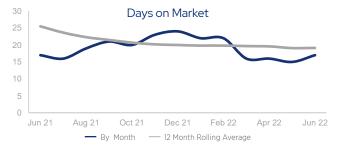
UTAH COUNTY

Highlights:

- Median Sales Price is up 27.1% over a 12 month average.
- Closed Sales were down 5% over a 12 month average and down 17% from the same month last year.
- Inventory of Homes for Sale rose sharply 35.9% from last month and is up 41% over a 12 month average.

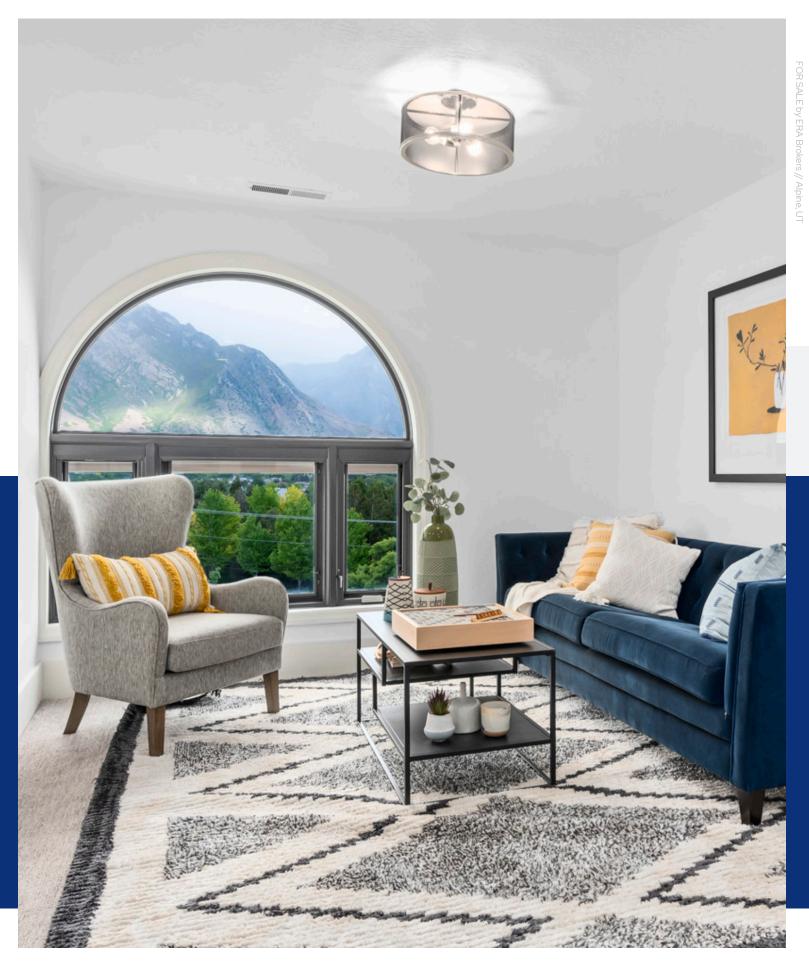
	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-8.3%	-7.2%	35.9%
Same Month Last Year	7.5%	-17.5%	234.5%





27.1% Year-Over-Year Change 12 Month Average Median Sales Price

	June 2021		June 2022	+/-	12 Month Avg	+/-
New Listings	1362	\sim	1464	7.5%	1139	10%
Pending Sales	977	$\sim \sim \sim$	718	-26.5%	885	0%
Closed Sales	1034	~~~~	853	-17.5%	892	-5%
Median Sales Price	\$460,000		\$539,950	17.4%	\$501,352	27%
Average Sales Price	\$524,785		\$609,273	16.1%	\$559,742	25%
List to Sale Price Ratio	103.0%	\sim	101.4%	-1.6%	102.1%	1.8%
Days on Market	17	\sim	17	0.0%	19	-25%
Inventory of Homes for Sale	663	\sim	2218	234.5%	941	41%
Months Supply of Inventory	0.6	\sim	2.3	258.7%	1.0	44%



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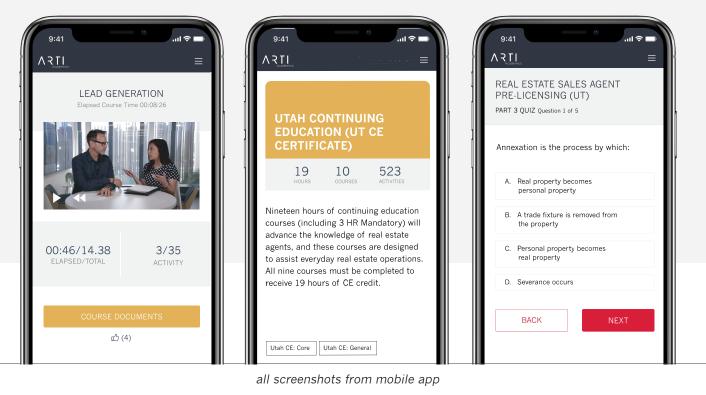
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SANPETE COUNTY

Highlights:

- Median Sales Price is up 31.3% over a 12 month average.
- Closed Sales were down 6% over a 12 month average and down 16% from the same month last year.
- Inventory of Homes for Sale rose sharply 27.7% from last month and is up 67% over a 12 month average.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	26.1%	10.5%	27.7%
Same Month Last Year	141.7%	-16.0%	186.5%





(31.3%	
	Year-Over-Year Change 12 Month Average Median Sales Price	

June 2021		June 2022	+/-	12 Month Avg	+/-
24	\sim $<$	58	141.7%	34	41%
29	~~~~	26	-10.3%	26	7%
25	M	21	-16.0%	23	-6%
\$315,000	$\widetilde{\sim}$	\$455,000	44.4%	\$370,969	31%
\$358,752	~~~	\$472,540	31.7%	\$398,508	26%
96.2%	~~~~	93.4%	-2.9%	94.2%	-4.2%
25	\sim	53	112.0%	37	-45%
37	\sim	106	186.5%	65	67%
1.5	\sim	4.2	183.8%	2.6	52%
	24 29 25 \$315,000 \$358,752 96.2% 25 37	24 29 25 \$315,000 \$358,752 96.2% 25 37	24 58 29 26 25 21 \$315,000 \$455,000 \$358,752 \$472,540 96.2% 93.4% 25 53 37 106	24 58 141.7% 29 25 26 -10.3% 25 21 -16.0% 44.4% \$358,752 \$472,540 31.7% 96.2% 93.4% -2.9% 25 53 112.0% 37 106 186.5%	24 58 141.7% 34 29 26 -10.3% 26 25 21 -16.0% 23 \$315,000 \$4455,000 44.4% \$370,969 \$358,752 \$472,540 31.7% \$398,508 96.2% 93.4% -2.9% 94.2% 25 53 112.0% 37 37 106 186.5% 65

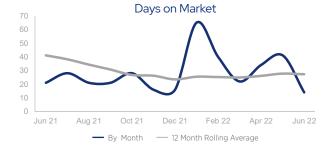
SEVIER COUNTY

Highlights:

- Median Sales Price is up 17.9% over a 12 month average.
- Closed Sales were down 8% over a 12 month average and down 18% from the same month last year.
- Inventory of Homes for Sale rose 20% from last month and is up 21% over 12 month average.







17.9% Year-Over-Year Change 12 Month Average Median Sales Price

	June 2021		June 2022	+/-	12 Month Avg	+/-
New Listings	21	\sim	31	47.6%	25	9%
Pending Sales	18	$\sim \sim$	21	16.7%	21	-2%
Closed Sales	27	$\sim \sim$	22	-18.5%	21	-8%
Median Sales Price	\$275,000		\$275,000	0.0%	\$287,343	18%
Average Sales Price	\$295,252	$\sim \sim$	\$290,564	-1.6%	\$317,767	16%
List to Sale Price Ratio	99.0%	\sim	97.7%	-1.3%	96.9%	-2.8%
Days on Market	21	$\sim\sim$	14	-33.3%	27	-34%
Inventory of Homes for Sale	16	\sim	42	162.5%	28	21%
Months Supply of Inventory	0.6	\sim	1.9	220.6%	1.3	18%

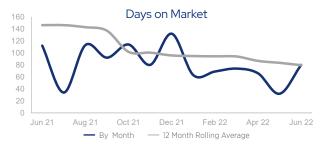
BEAVER COUNTY

Highlights:

- Median Sales Price is up 20.4% over a 12 month average.
- Closed Sales are down 34% over a 12 month average and down 11.1% from the same month last year.
- Inventory of Homes for Sale rose 64.7% from the same month last and is up 13% over a 12 month average.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	77.8%	33.3%	-3.4%
Same Month Last Year	6.7%	-11.1%	64.7%





20.4%	
Year-Over-Year Change 12 Month Average Median Sales Price	

	June 2021		June 2022	+/-	12 Month Avg	+/-
New Listings	15	$\sim \sim \sim$	16	6.7%	10	10%
Pending Sales	7	\sim	8	14.3%	7	-28%
Closed Sales	9	\sim	8	-11.1%	6	-34%
Median Sales Price	\$280,000	Vin	\$240,399	-14.1%	\$272,304	20%
Average Sales Price	\$453,242	m	\$256,100	-43.5%	\$300,365	10%
List to Sale Price Ratio	91.4%	\sim	95.8%	4.8%	94.3%	-4.4%
Days on Market	112	vin	80	-28.6%	79	-46%
Inventory of Homes for Sale	17	\sim	28	64.7%	23	13%
Months Supply of Inventory	1.9	\sim	4.2	122.4%	3.8	50%

IRON COUNTY

Highlights:

- Median Sales Price is up 31.7% over a 12 month average.
- Closed Sales are down 20% over a 12 month average and down 27.9% from the same month last year.
- Inventory of Homes for Sale rose 30% from last month and is up 72.3% from the same month last year.







31.7% Year-Over-Year Change 12 Month Average Median Sales Price

	June 2021		June 2022	+/-	12 Month Avg	+/-
New Listings	171	\sim	193	12.9%	131	-4%
Pending Sales	131	$\sim \sim$	89	-32.1%	109	-23%
Closed Sales	136	\sim	98	-27.9%	105	-20%
Median Sales Price	\$324,950	~~~	\$422,837	30.1%	\$366,008	32%
Average Sales Price	\$361,259		\$467,745	29.5%	\$407,197	36%
List to Sale Price Ratio	100.0%	$\sim \sim \sim$	98.1%	-1.9%	98.8%	-1.0%
Days on Market	58	$\sim\sim$	71	22.4%	69	-12%
Inventory of Homes for Sale	206	~~/	355	72.3%	214	5%
Months Supply of Inventory	1.5	$\sim\sim\sim$	3.1	107.3%	2.0	28%

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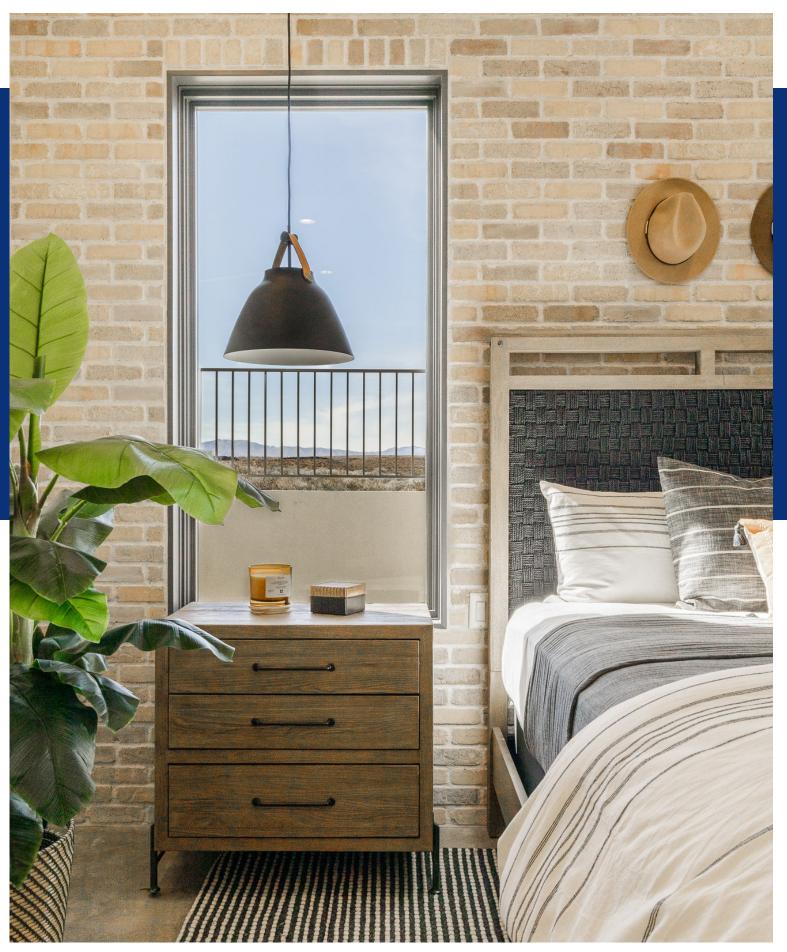
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WASHINGTON COUNTY

Highlights:

- Median Sales Price is up 28.5% over a 12 month average.
- Closed Sales are down 17% over a 12 month average and down 15.9% from the same month last year.
- Inventory of Homes for Sale rose 32.1% from last month and is up 24% over a 12 month average.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-1.7%	5.2%	32.1%
Same Month Last Year	13.7%	-15.9%	105.2%





/	28.5%	
	Year-Over-Year Change 12 Month Average Median Sales Price	

	June 2021		June 2022	+/-	12 Month Avg	+/-
New Listings	554	\sim	630	13.7%	510	7%
Pending Sales	458	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	299	-34.7%	408	-15%
Closed Sales	433	$\sim\sim\sim$	364	-15.9%	387	-17%
Median Sales Price	\$475,000	~~~	\$580,000	22.1%	\$525,738	29%
Average Sales Price	\$551,287	~~~~	\$642,856	16.6%	\$607,015	27%
List to Sale Price Ratio	102.0%	$ \longrightarrow $	98.9%	-3.0%	101.0%	-0.3%
Days on Market	13	~~~	15	15.4%	24	-37%
Inventory of Homes for Sale	421	\sim	864	105.2%	587	24%
Months Supply of Inventory	1.0	\sim	2.1	105.2%	1.4	44%
Montals Supply of Inventory	1.0		2.1	100.270	17	

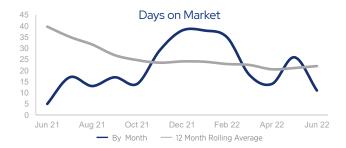
HURRICANE VALLEY

Highlights:

- Median Sales Price is up 27.4% over a 12 month average.
- Closed Sales are down 13% over a 12 month average and down 26.6% from the same month last year.
- Inventory of Homes for Sale rose 39.4% from last month and is up 42% over a 12 month average.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	3.0%	16.0%	39.4%
Same Month Last Year	33.8%	-26.6%	130.2%





12 Month Avg June 2021 June 2022 +/-+/-New Listings 77 103 33.8% 88 5% Pending Sales 69 36 -47.8% 66 -20% **Closed Sales** 79 58 -26.6% 67 -13% Median Sales Price \$460.000 \$519,148 12.9% \$492.275 27% \$494,932 \$565,975 14.4% \$560,686 Year-Over-Year Change Average Sales Price 31% 12 Month Average List to Sale Price Ratio 102.8% 100.6% -2.1% 99.9% 0.1% Median Sales Price Days on Market 5 11 120.0% 22 -45% Inventory of Homes for Sale 86 198 130.2% 128 42% Months Supply of Inventory 1.1 2.8 152.6% 1.8 50%

LAS VEGAS AREA

Highlights:

- Median Sales Price is up 23.7% over a 12 month average.
- Closed Sales are down 5% over a 12 month average and down 27.8% from the same month last year.
- Inventory of Homes for Sale rose 61.3% from last month and is up 74.9% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	17.6%	-8.5%	61.3%
Same Month Last Year	19.1%	-27.8%	74.9%





/	23.7%	
	Year-Over-Year Change 12 Month Average Median Sales Price	

	June 2021		June 2022	+/-	12 Month Avg	+/-
New Listings	5128	\sim	6105	19.1%	4754	1%
Pending Sales	4882	\sim	2852	-41.6%	4025	-10%
Closed Sales	4649	\sim	3355	-27.8%	3946	-5%
Median Sales Price	\$365,000		\$450,000	23.3%	\$405,808	24%
Average Sales Price	\$444,544	~~~~	\$534,015	20.1%	\$474,264	20%
Days on Market	20	\checkmark	16	-20.0%	20	-41%
Inventory of Homes for Sale	4388	\sim	7675	74.9%	4961	-21%
Months Supply of Inventory	0.9	\sim	2.1	122.5%	1.2	-21%

MESQUITE AREA

Highlights:

- Median Sales Price is up 17.6% over a 12 month average.
- Closed Sales are down 6% over a 12 month average and down 28.8% from the same month last year.
- Inventory of Homes for Sale rose 138.8% from last month and is up 160% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	0.0%	-39.4%	138.8%
Same Month Last Year	-6.4%	-28.8%	160.0%





17.6% Year-Over-Year Change 12 Month Average Median Sales Price

	June 2021		June2022	+/-	12 Month Avg	+/-
New Listings	94	\sim	88	-6.4%	77	-12%
Pending Sales	139	\sim	71	-48.9%	98	-25%
Closed Sales	80	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	57	-28.8%	80	-6%
Median Sales Price	\$314,790	~~~	\$368,674	17.1%	\$360,003	18%
Average Sales Price	\$346,999	~~~~	\$407,426	17.4%	\$384,299	17%
Days on Market	13	/	55	323.1%	25	-43%
Inventory of Homes for Sale	45	$\sim\sim$	117	160.0%	70	-28%
Months Supply of Inventory	0.6	\longrightarrow	2.0	264.4%	0.9	-24%



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ORANGE COUNTY

Highlights:

- Median Sales Price is up 17.6% over a 12 month average.
- Closed Sales are down 18% over a 12 month average and down 33.8% from the same month last year.
- Inventory of Homes for Sale rose 21.3% from last month and is up 21% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	16.2%	2.0%	21.3%
Same Month Last Year	-10.9%	-33.8%	21.0%





17.6%	
Year-Over-Year Change 12 Month Average Median Sales Price	

		June 2021		June 2022	+/-	12 Month Avg	+/-
	New Listings	3536	\sim	3151	-10.9%	2648	-19%
$\langle \rangle$	Pending Sales	3091	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	1511	-51.1%	2146	-28%
	Closed Sales	3437	$\sim\sim\sim$	2275	-33.8%	2458	-18%
	Median Sales Price	\$920,000	~~~~	\$1,050,000	14.1%	\$979,075	18%
	Average Sales Price	\$1,277,279	~~~~~	\$1,347,188	5.5%	\$1,297,768	18%
/	Days on Market	16		15	-6.3%	17	-39%
/	Inventory of Homes for Sale	3770	~~~	4561	21.0%	3018	-32%
	Months Supply of Inventory	1.3	\sim	2.0	53.8%	1.1	-36%
			\sim				

SAN DIEGO COUNTY

Highlights:

- Median Sales Price is up 16.0% over a 12 month average.
- Closed Sales are down 13% over a 12 month average and down 33.0% from the same month last year.
- Inventory of Homes for Sale rose 51.8% from last month.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	21.1%	2.0%	51.8%
Same Month Last Year	-8.4%	-33.0%	-2.3%





16.0% Year-Over-Year Change 12 Month Average Median Sales Price

	June 2021		June 2022	+/-	12 Month Avg	+/-
New Listings	4527		4147	-8.4%	3405	-14%
Pending Sales	3852	\sim	2331	-39.5%	2917	-15%
Closed Sales	3955		2648	-33.0%	2991	-13%
Median Sales Price	\$765,000		\$855,000	11.8%	\$794,165	16%
Average Sales Price	\$995,356	\sim	\$1,100,822	10.6%	\$1,031,521	17%
Days on Market	12	\frown	13	8.3%	14	-23%
Inventory of Homes for Sale	4663	\sim	4554	-2.3%	3454	-31%
Months Supply of Inventory	1.4	\sim	1.6	14.3%	1.1	-35%

RIVERSIDE COUNTY

Highlights:

- Median Sales Price is up 19.7% over a 12 month average.
- Closed Sales are down 11% over a 12 month average and down 21.9% from the same month last year.
- Inventory of Homes for Sale rose 25.5% from last month.







19.7%	
Year-Over-Year Change 12 Month Average Median Sales Price	•

	June 2021		June 2022	+/-	12 Month Avg	+/-
New Listings	4162	$\overline{}$	4166	O.1%	3574	-5%
Pending Sales	3581	$\sim \sim$	2256	-37.0%	2892	-16%
Closed Sales	3696	$\sim \sim$	2886	-21.9%	3083	-11%
Median Sales Price	\$535,000		\$605,000	13.1%	\$566,451	20%
Average Sales Price	\$617,381		\$699,571	13.3%	\$658,920	19%
Days on Market	20	$\overline{}$	20	0.0%	22	-34%
Inventory of Homes for Sale	4788	\sim /	6282	31.2%	4716	-17%
Months Supply of Inventory	1.4	\sim	2.1	50.0%	1.5	-21%

SOUTHWEST RIVERSIDE COUNTY

Highlights:

- Median Sales Price is up 27.4% over a 12 month average.
- Closed Sales are down 13% over a 12 month average and down 26.6% from the same month last year.
- Inventory of Homes for Sale rose 39.4% from last month and is up 42% over a 12 month average.





30 25 20 15 10 5 0 Jun 21 Aug 21 Oct 21 Dec 21 Feb 22 Apr 22 Jun 22 - By Month — 12 Month Rolling Average

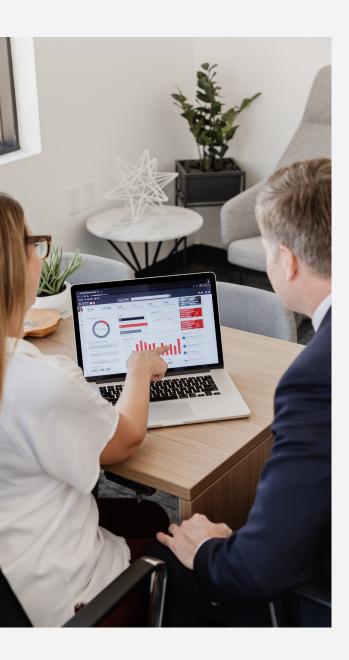
Days on Market

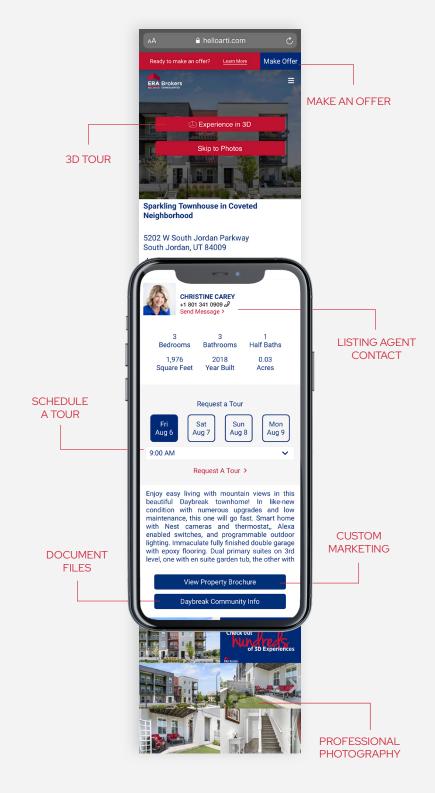
/	18.6%	
	Year-Over-Year Change 12 Month Average Median Sales Price	

	June 2021		June 2022	+/-	12 Month Avg	+/-
New Listings	1138		1114	-2.1%	943	-5%
Pending Sales	1007	~~~	589	-41.5%	772	-14%
Closed Sales	1093	$\sim \sim \sim$	821	-24.9%	836	-9%
Median Sales Price	\$577,429	\sim	\$635,679	10.1%	\$611,809	19%
Average Sales Price	\$604,042	\sim	\$676,764	12.0%	\$640,599	18%
Days on Market	13	\sim	19	46.2%	19	-5%
Inventory of Homes for Sale	1053	\sim	1606	52.5%	1097	7%
Months Supply of Inventory	1.3	\sim	2.0	53.8%	1.4	10%

35







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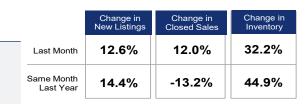
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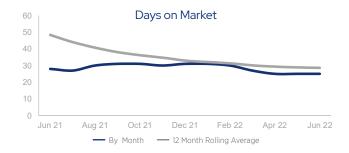
BELL COUNTY

Highlights:

- . Median Sales Price is up 21.4% over a 12 month average.
- Closed Sales are down 13.2% from the same month last year.
- Inventory of Homes for Sale rose 32.2% from last month and 44.9% from the same month last year.







Year-Over-Year Change 12 Month Average Median Sales Price

	June 2021		June 2022	+/-	12 Month Avg	+/-
New Listings	741	\sim	848	14.4%	654	15%
Closed Sales	712	~~~	618	-13.2%	591	9%
Median Sales Price	\$245,000	~	\$285,000	16.3%	\$253,457	21%
Average Sales Price	\$273,822	~	\$313,545	14.5%	\$281,119	20%
List to Sale Price Ratio	103.0%	\sim	102.0%	-1.0%	102.3%	0.6%
Days on Market	28	\sim	25	-10.7%	29	-41%
Inventory of Homes for Sale	530	\sim	768	44.9%	534	-8%
Months Supply of Inventory	0.6	/	1.2	100.0%	0.6	-18%

BEXAR COUNTY

Highlights:

- Median Sales Price is up 16.9% over a 12 month average. •
- Closed Sales are down 2.3% from the same month last year.
- Inventory of Homes for Sale rose 12.7% from last month and 14.5% from the same month last year.

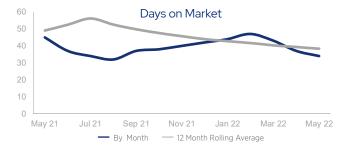
	New Listings	Closed Sales	Inventory
Last Month	-9.1%	11.2%	12.7%
Same Month Last Year	-18.2%	-2.3%	14.5%

Change in

Change in

Change in





16 6 Year-Over-Year Change 12 Month Average Median Sales Price ippi

	June 2021		June 2022	+/-	12 Month Avg	+/-
New Listings	3691	$\sim \sim$	3020	-18.2%	3199	22%
Closed Sales	2754	\sim	2691	-2.3%	2551	0%
Median Sales Price	\$265,000	~~~~	\$319,650	20.6%	\$288,594	17%
Average Sales Price	\$312,951		\$362,171	15.7%	\$329,518	15%
Days on Market	45	$\overline{\langle}$	34	-24.4%	38	-22%
Inventory of Homes for Sale	3181	\sim	3641	14.5%	3606	-16%
Months Supply of Inventory	1.2	\sim	1.4	16.7%	1.4	-22%

TRAVIS COUNTY

Highlights:

- . Median Sales Price is up 20.1% over a 12 month average.
- Closed Sales are down 11% over a 12 month average and down 25.5% from the same month last year.
- Inventory of Homes for Sale rose 65.7% from last month and 106.4% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	20.2%	-3.4%	65.7%
Same Month Last Year	16.1%	-25.5%	106.4%





20.1%
Year-Over-Year Change 12 Month Average Median Sales Price

	June 2021		June 2022	+/-	12 Month Avg	+/-
New Listings	2558	\sim	2971	16.1%	1933	2%
Closed Sales	2080	\sim	1550	-25.5%	1603	-11%
Median Sales Price	\$555,278	~	\$607,750	9.4%	\$558,543	20%
Average Sales Price	\$708,948	\sim	\$781,384	10.2%	\$709,108	16%
List to Sale Price Ratio	108.6%	$\overline{}$	103.0%	-5.2%	103.9%	3.4%
Days on Market	13	\sim	13	0.0%	18	-40%
Inventory of Homes for Sale	1746	\sim	3603	106.4%	1856	0%
Months Supply of Inventory	0.8	\sim	2.3	176.2%	1.2	13%
	0.0					

WILLIAMSON COUNTY

Highlights:

- Median Sales Price is up 29.4% over a 12 month average. •
- Closed Sales are down 23.6% from the same month last year and down 7% over a 12 month average.
- Inventory of Homes for Sale rose 72.4% from last month and 25% over a 12 month average.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	21.3%	5.0%	72.4%
Same Month Last Year	18.3%	-23.6%	176.4%



30 Days on Market 25 20 15 10 5 0 Jun 21 Aug 21 Oct 21 Dec 21 Feb 22 Apr 22 Jun 22 By Month — 12 Month Rolling Average

		June 2021		June 2022	+/-	12 Month Avg	+/-
	New Listings	1755	\sim	2076	18.3%	1330	10%
29.4%	Closed Sales	1511	~~~	1154	-23.6%	1109	-7%
29.4%	Median Sales Price	\$443,000		\$508,250	14.7%	\$465,487	29%
fear-Over-Year Change	Average Sales Price	\$490,561	~	\$571,398	16.5%	\$516,811	30%
	List to Sale Price Ratio	108.0%	\searrow	103.0%	-4.6%	104.0%	4.0%
12 Month Average	Days on Market	9	<u> </u>	14	55.6%	15	-45%
Median Sales Price	Inventory of Homes for Sale	923	\sim	2551	176.4%	1156	25%
	Months Supply of Inventory	0.6	\sim	2.2	262.3%	1.0	35%

Year-Over-Year



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