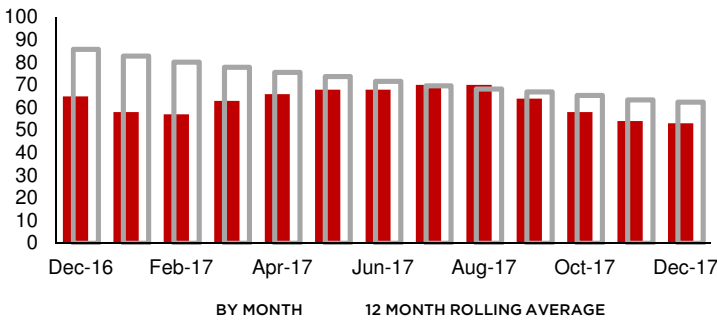


HIGHLIGHTS:

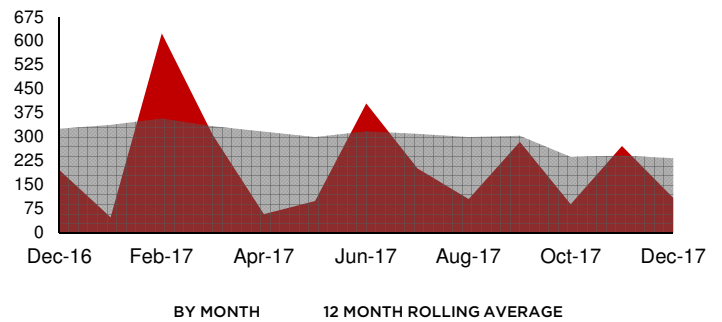
- New Listings increased 150% to 5 listings.
- Median Sales Price grew to \$194,000, a 119.2% increase.
- Closed Sales increased 40% over previous December.

Year-Over-Year		
150.0%	40.0%	-18.5%
Change in New Listings	Change in Closed Sales	Change in Inventory

INVENTORY OF HOMES FOR SALE






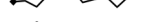






DAYS ON MARKET



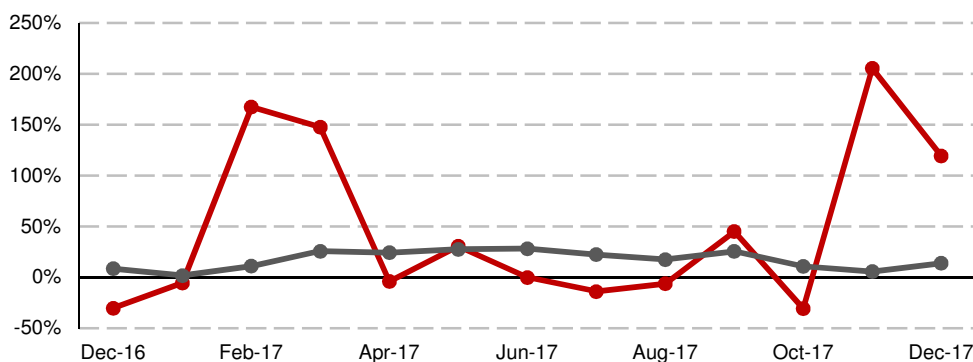
12 MONTH COMPARISON

12 MONTH AVG

	December 2016		December 2017	+ / -	Last 12 Months	+ / -
New Listings	2		5	150.0%	10	13%
Pending Sales	5		4	-20.0%	7	2%
Closed Sales	5		7	40.0%	7	10%
Median Sales Price	\$88,500		\$194,000	119.2%	\$151,131	14%
Average Sales Price	\$92,580		\$205,086	121.5%	\$157,751	14%
List to Sale Price Ratio	88.8%		101.6%	14.4%	92.2%	-13.3%
Days on Market	196		109	-44.4%	233	-28%
Inventory of Homes for Sale	65		53	-18.5%	62	-27%
Months Supply of Inventory	13.0		7.6	-41.8%	14.3	-30%
Building Permits	0		0		2	

% CHANGE IN MEDIAN PRICE

BY MONTH 12 MONTH ROLLING AVERAGE

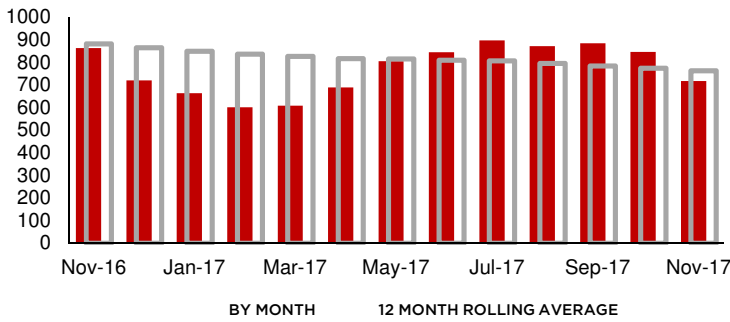


HIGHLIGHTS:

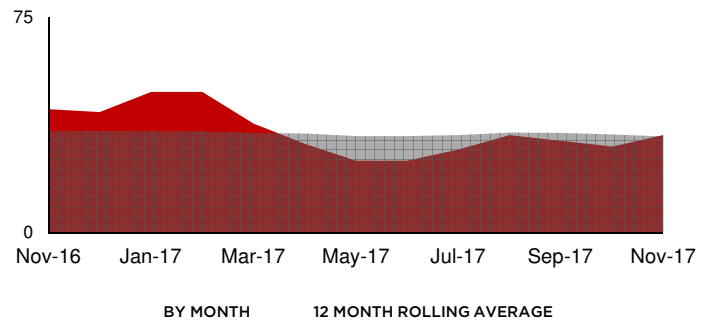
- New Listings increased 13.3% over previous November to 375 units.
- Months Supply of Inventory fell 21.4% from previous November to 1.8 months.

Year-Over-Year		
13.3%	5.9%	-16.8%
Change in New Listings	Change in Closed Sales	Change in Inventory

INVENTORY OF HOMES FOR SALE



DAYS ON MARKET



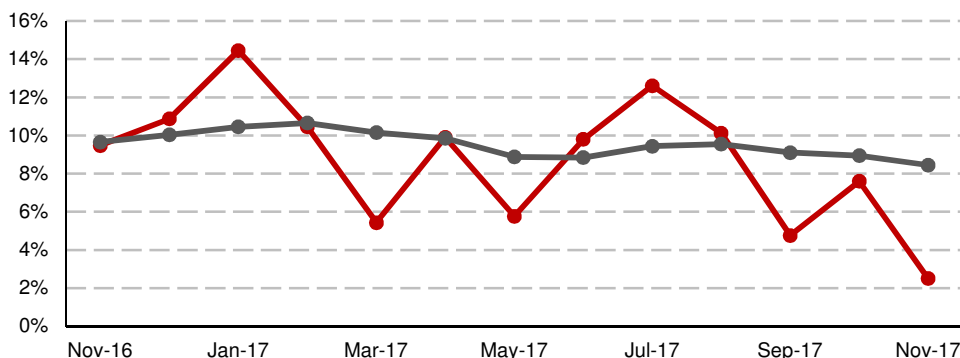
12 MONTH COMPARISON

12 MONTH AVG

	November 2016	November 2017	+ / -	Last 12 Months	+ / -
New Listings	331	375	13.3%	510	-5%
Pending Sales	332	398	19.9%	437	-3%
Closed Sales	376	398	5.9%	436	3%
Median Sales Price	\$259,995	\$266,500	2.5%	\$270,496	8%
Average Sales Price	\$295,853	\$293,809	-0.7%	\$295,505	7%
List to Sale Price Ratio	96.7%	96.8%	0.1%	98.0%	-2.2%
Days on Market	43	34	-20.9%	34	-5%
Inventory of Homes for Sale	863	718	-16.8%	763	-13%
Months Supply of Inventory	2.3	1.8	-21.4%	1.8	-18%
Building Permits	84	99	17.9%	91	-4%

% CHANGE IN MEDIAN PRICE

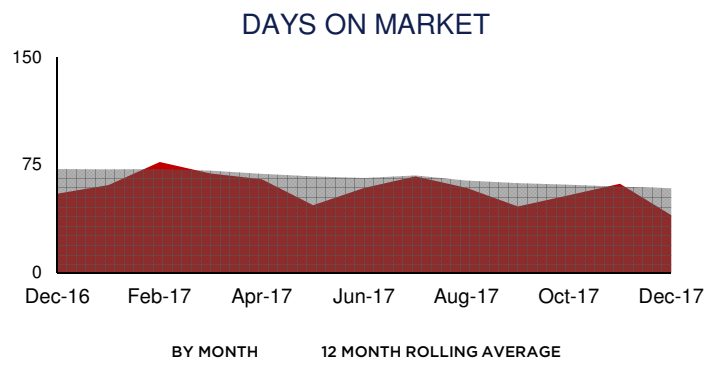
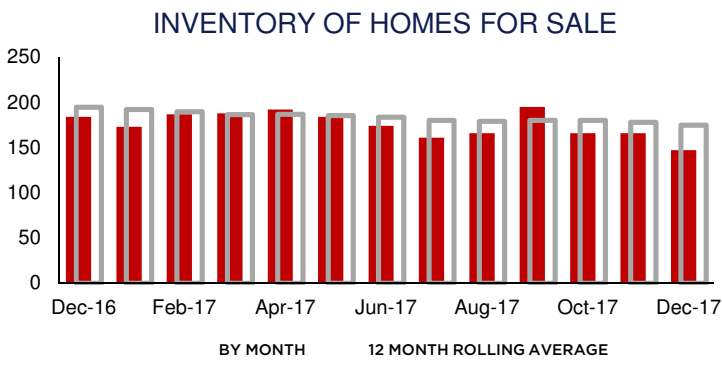
BY MONTH 12 MONTH ROLLING AVERAGE



HIGHLIGHTS:

- New Listings fell 34% to 35 listings.
- Median Sales Price fell 4.6% from previous December to \$248,000.
- Average DOM fell 27.3% to 40 days.

Year-Over-Year		
-34.0%	-11.5%	-20.1%
Change in New Listings	Change in Closed Sales	Change in Inventory

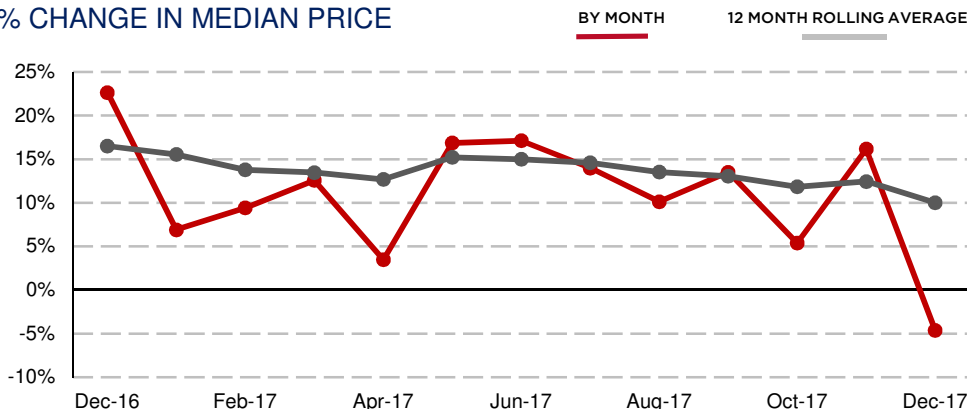


12 MONTH COMPARISON

12 MONTH AVG

	December 2016		December 2017	+ / -	Last 12 Months	+ / -
New Listings	53		35	-34.0%	76	-1%
Pending Sales	40		48	20.0%	66	14%
Closed Sales	61		54	-11.5%	60	13%
Median Sales Price	\$260,000		\$248,000	-4.6%	\$255,485	10%
Average Sales Price	\$258,115		\$264,076	2.3%	\$263,718	9%
List to Sale Price Ratio	98.0%		97.6%	-0.4%	98.5%	-3.0%
Days on Market	55		40	-27.3%	59	-18%
Inventory of Homes for Sale	184		147	-20.1%	175	-10%
Months Supply of Inventory	3.0		2.7	-9.8%	3.0	-20%
Building Permits	27		21	-22.2%	31	13%

% CHANGE IN MEDIAN PRICE



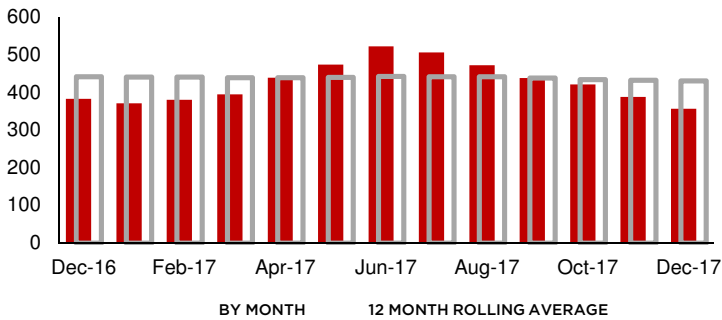
HIGHLIGHTS:

- New Listings increased 32.1% to 70 listings.
- Median Sales Price increased 5.8% to \$187,200.
- Building Permits increased 50% to 15 permits.

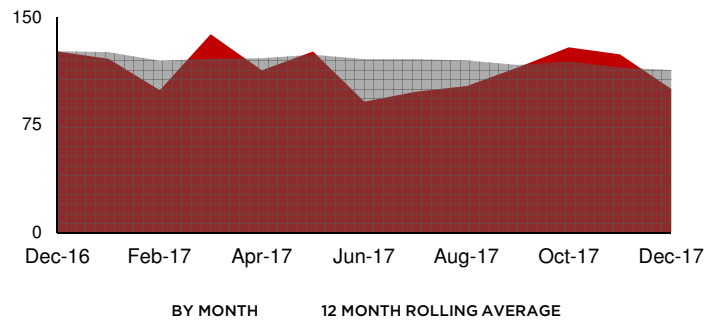
Year-Over-Year

32.1%	27.9%	-6.8%
Change in New Listings	Change in Closed Sales	Change in Inventory

INVENTORY OF HOMES FOR SALE



DAYS ON MARKET

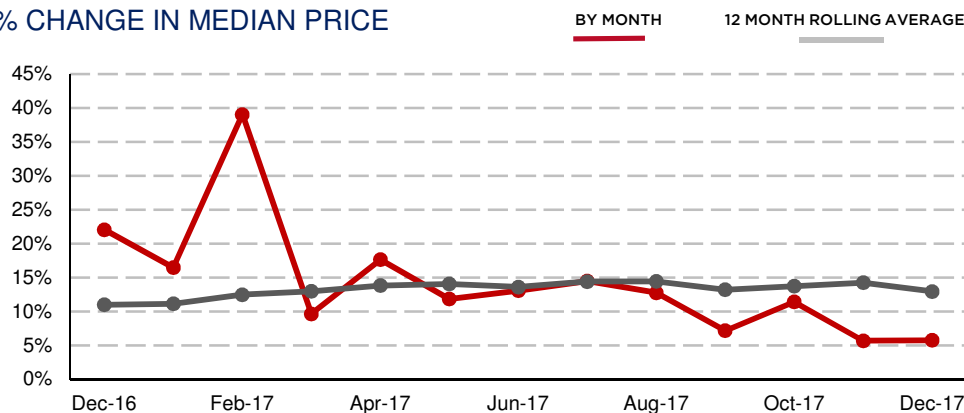


12 MONTH COMPARISON

12 MONTH AVG

	December 2016	December 2017	+ / -	Last 12 Months	+ / -
New Listings	53	70	32.1%	121	10%
Closed Sales	61	78	27.9%	86	14%
Median Sales Price	\$177,000	\$187,200	5.8%	\$187,497	13%
Average Sales Price	\$190,774	\$201,909	5.8%	\$206,649	14%
List to Sale Price Ratio	95.7%	97.9%	2.3%	96.1%	-4.4%
Days on Market	126	100	-20.6%	113	-11%
Inventory of Homes for Sale	383	357	-6.8%	430	-2%
Months Supply of Inventory	6.3	4.6	-27.1%	5.2	-15%
Building Permits	10	15	50.0%	23	11%

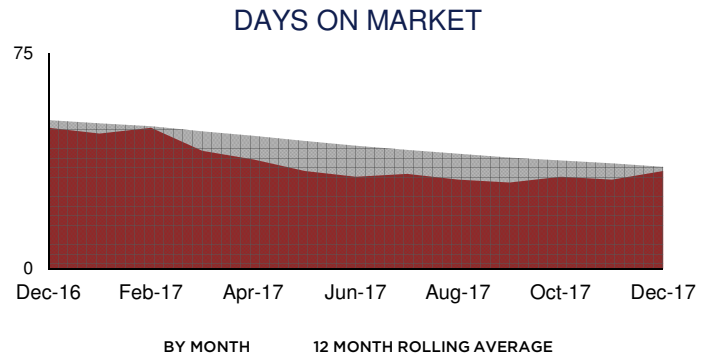
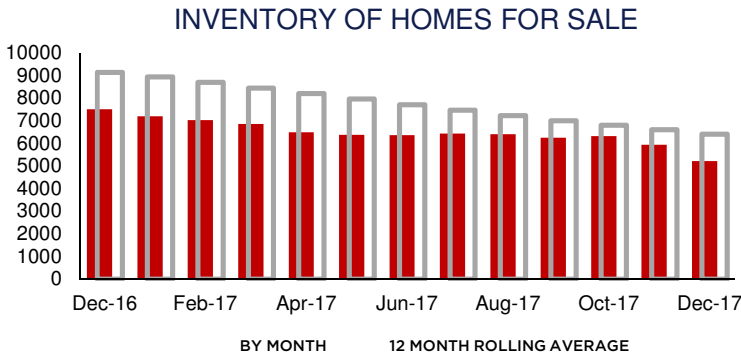
% CHANGE IN MEDIAN PRICE



HIGHLIGHTS:

- Median Sales Price increased 20% to \$240,000.
- Inventory of Homes fell 30.5% from previous December to 5,227 units.
- New Listings fell 5.2% to 2,251 listings.

Year-Over-Year		
-5.2%	-6.9%	-30.5%
Change in New Listings	Change in Closed Sales	Change in Inventory



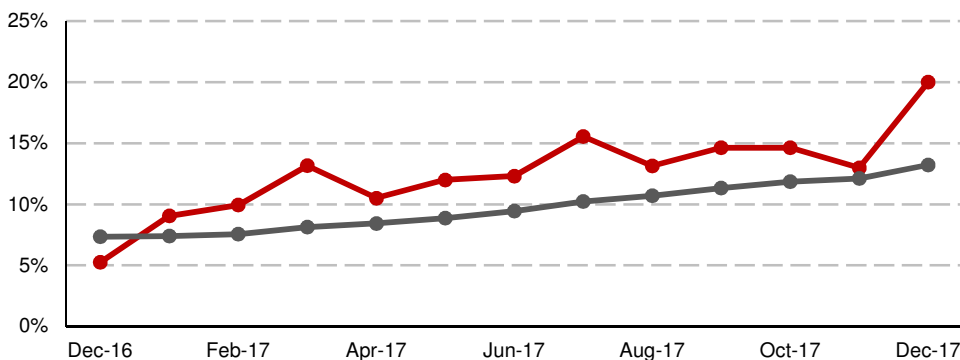
12 MONTH COMPARISON

12 MONTH AVG

	December 2016	December 2017	+ / -	Last 12 Months	+ / -
New Listings	2374	2251	-5.2%	3559	-4%
Closed Sales	2912	2711	-6.9%	3039	6%
Median Sales Price	\$200,000	\$240,000	20.0%	\$226,458	13%
Average Sales Price	\$224,457	\$264,895	18.0%	\$249,257	12%
List to Sale Price Ratio	98.8%	98.6%	-0.2%	99.0%	-1.2%
Days on Market	49	34	-30.6%	35	-31%
Inventory of Homes for Sale	7517	5227	-30.5%	6413	-30%
Months Supply of Inventory	2.6	1.9	-25.3%	2.2	-34%
Building Permits	503	423	-15.9%	688	0%

% CHANGE IN MEDIAN PRICE

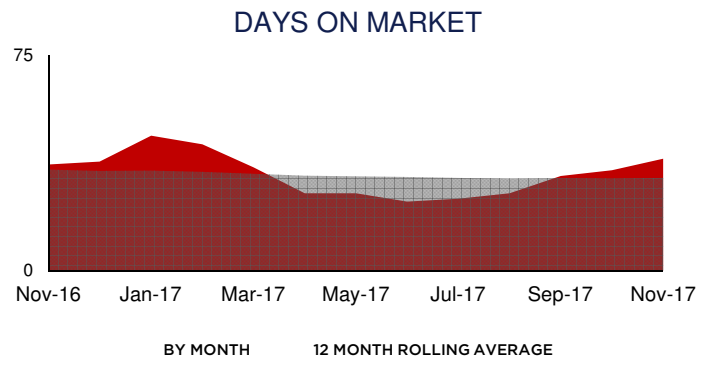
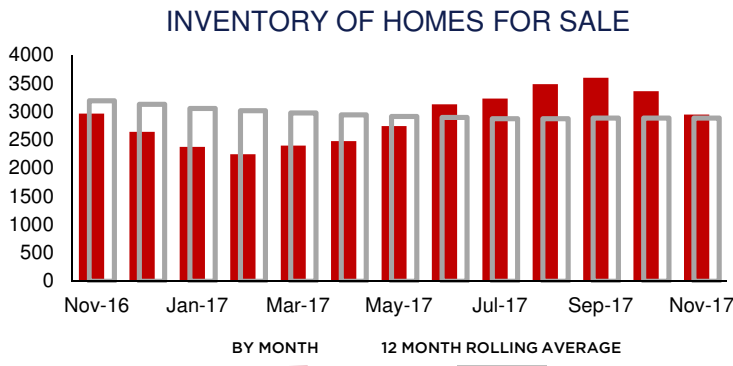
BY MONTH 12 MONTH ROLLING AVERAGE



HIGHLIGHTS:

- New Listings rose to 1,365 units, a 20.8% increase from previous November.
- Median Sales Price increased 11% to \$302,000.
- Building Permits increased 48.3% to 224 permits.

Year-Over-Year		
20.8%	17.7%	-0.4%
Change in New Listings	Change in Closed Sales	Change in Inventory



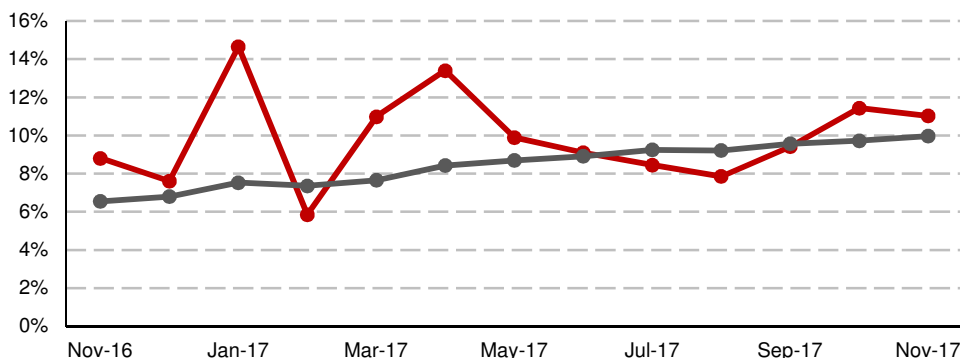
12 MONTH COMPARISON

12 MONTH AVG

	November 2016	November 2017	+ / -	Last 12 Months	+ / -
New Listings	1130	1365	20.8%	1832	-1%
Pending Sales	1054	1323	25.5%	1499	-1%
Closed Sales	1224	1441	17.7%	1450	4%
Median Sales Price	\$272,000	\$302,000	11.0%	\$290,106	10%
Average Sales Price	\$312,161	\$345,044	10.5%	\$333,233	10%
List to Sale Price Ratio	97.2%	97.0%	-0.2%	98.4%	-2.0%
Days on Market	37	39	5.4%	32	-8%
Inventory of Homes for Sale	2964	2952	-0.4%	2889	-10%
Months Supply of Inventory	2.4	2.0	-15.4%	2.0	-15%
Building Permits	151	224	48.3%	202	-19%

% CHANGE IN MEDIAN PRICE

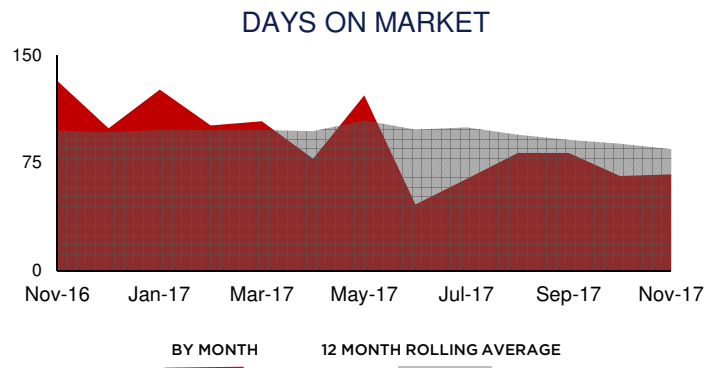
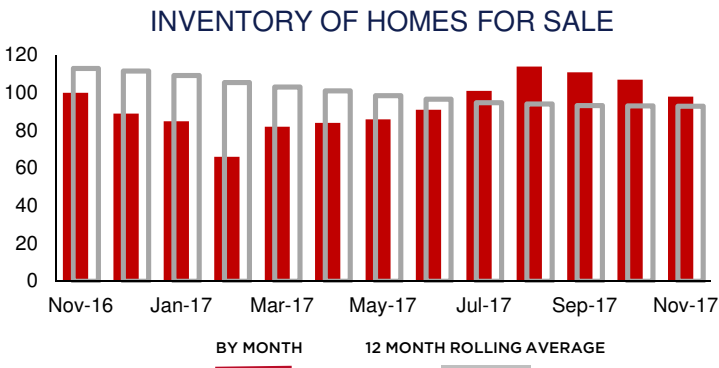
BY MONTH 12 MONTH ROLLING AVERAGE



HIGHLIGHTS:

- New Listings increased 130% over previous November to 23 units.
- Average DOM fell 49.2% to 67 days.

Year-Over-Year		
130.0%	80.0%	-2.0%
Change in New Listings	Change in Closed Sales	Change in Inventory

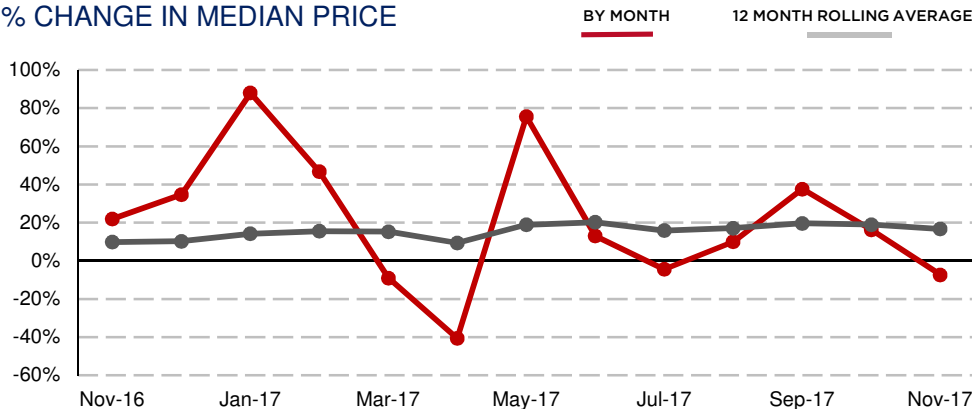


12 MONTH COMPARISON

12 MONTH AVG

	November 2016	November 2017	+ / -	Last 12 Months	+ / -
New Listings	10	23	130.0%	27	6%
Pending Sales	6	17	183.3%	20	18%
Closed Sales	10	18	80.0%	18	2%
Median Sales Price	\$150,000	\$139,000	-7.3%	\$157,057	17%
Average Sales Price	\$156,437	\$154,712	-1.1%	\$161,212	6%
List to Sale Price Ratio	85.9%	94.8%	10.4%	92.9%	-9.1%
Days on Market	132	67	-49.2%	85	-13%
Inventory of Homes for Sale	100	98	-2.0%	93	-18%
Months Supply of Inventory	10.0	5.4	-45.6%	5.3	-28%
Building Permits	0	0		0	

% CHANGE IN MEDIAN PRICE

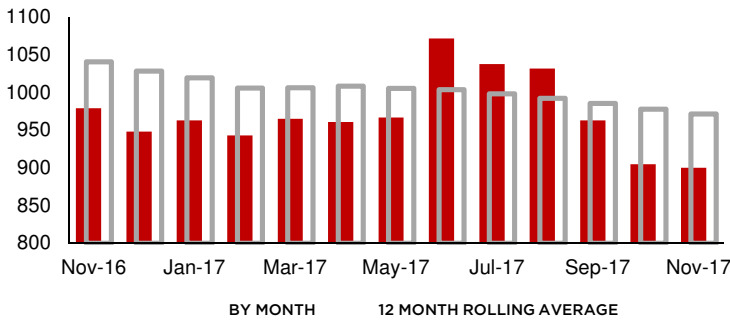


HIGHLIGHTS:

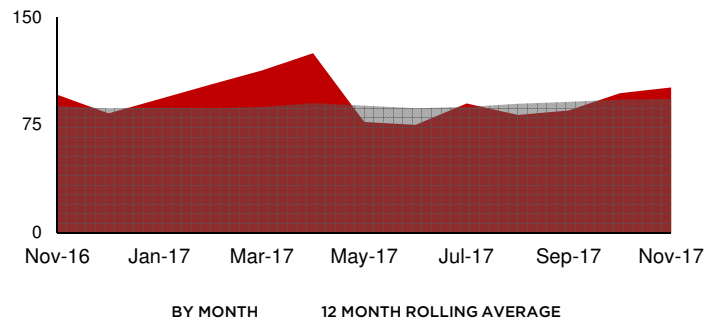
- Median Sales Price fell 9.5% to \$637,800.
- Closed Sales increased 3.6% to 115 transactions.
- Inventory fell to 900 units, a 8.1% decrease from previous November.

Year-Over-Year		
0.6%	3.6%	-8.1%
Change in New Listings	Change in Closed Sales	Change in Inventory

INVENTORY OF HOMES FOR SALE



DAYS ON MARKET



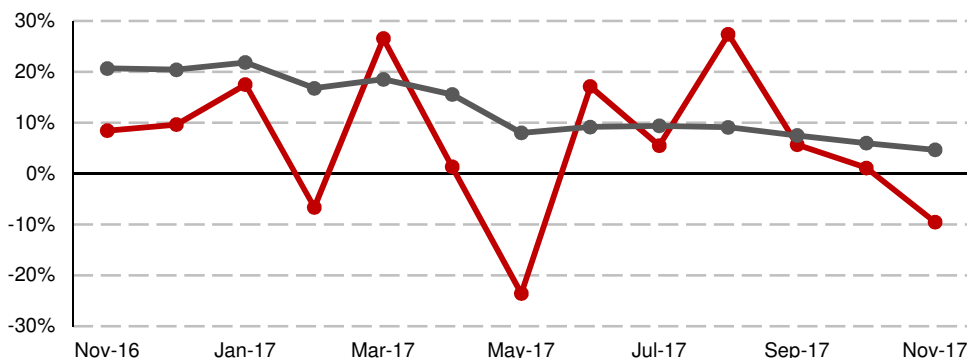
12 MONTH COMPARISON

12 MONTH AVG

	November 2016	November 2017	+ / -	Last 12 Months	+ / -
New Listings	154	155	0.6%	206	-4%
Pending Sales	96	101	5.2%	145	6%
Closed Sales	111	115	3.6%	136	8%
Median Sales Price	\$705,000	\$637,800	-9.5%	\$719,808	5%
Average Sales Price	\$1,174,720	\$977,449	-16.8%	\$1,169,525	10%
List to Sale Price Ratio	93.1%	95.3%	2.4%	94.8%	-5.5%
Days on Market	96	101	5.2%	93	5%
Inventory of Homes for Sale	979	900	-8.1%	971	-7%
Months Supply of Inventory	8.8	7.8	-11.3%	7.3	-15%
Building Permits	19	6	-68.4%	11	-13%

% CHANGE IN MEDIAN PRICE

BY MONTH 12 MONTH ROLLING AVERAGE

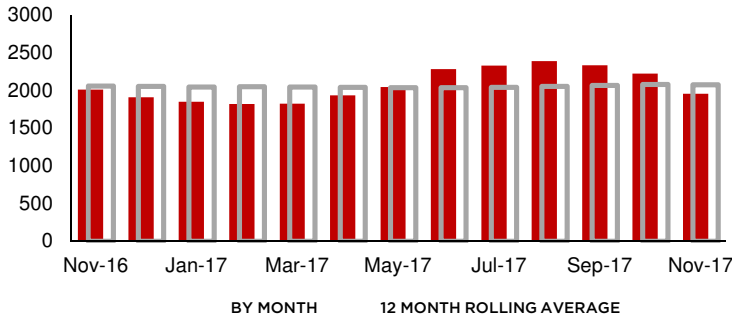


HIGHLIGHTS:

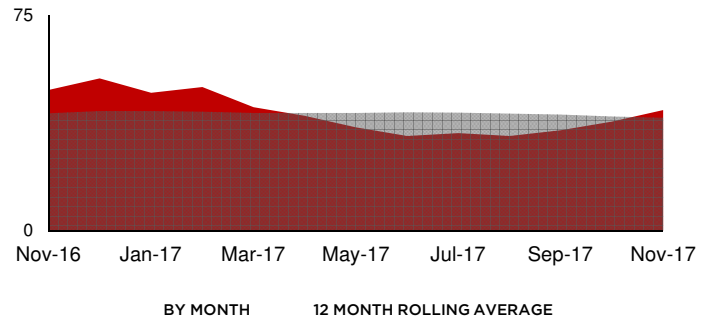
- New Listings increased to 868 units, a 30.7% increase over previous November.
- Median Sales Price increased to \$280,750, a 12.3% increase.
- Building Permits increased 15% to 292 units.

Year-Over-Year		
30.7%	32.4%	-2.6%
Change in New Listings	Change in Closed Sales	Change in Inventory

INVENTORY OF HOMES FOR SALE



DAYS ON MARKET



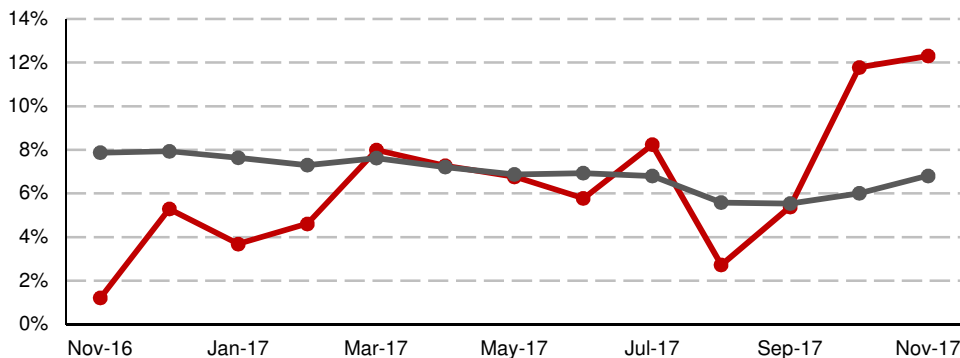
12 MONTH COMPARISON

12 MONTH AVG

	November 2016	November 2017	+ / -	Last 12 Months	+ / -
New Listings	664	868	30.7%	1124	12%
Pending Sales	491	718	46.2%	781	3%
Closed Sales	556	736	32.4%	741	9%
Median Sales Price	\$250,000	\$280,750	12.3%	\$271,629	7%
Average Sales Price	\$290,324	\$324,711	11.8%	\$307,087	8%
List to Sale Price Ratio	97.9%	98.2%	0.3%	99.1%	-1.2%
Days on Market	49	42	-14.3%	39	-4%
Inventory of Homes for Sale	2012	1959	-2.6%	2077	1%
Months Supply of Inventory	3.6	2.7	-26.4%	2.9	-9%
Building Permits	254	292	15.0%	303	14%

% CHANGE IN MEDIAN PRICE

BY MONTH 12 MONTH ROLLING AVERAGE

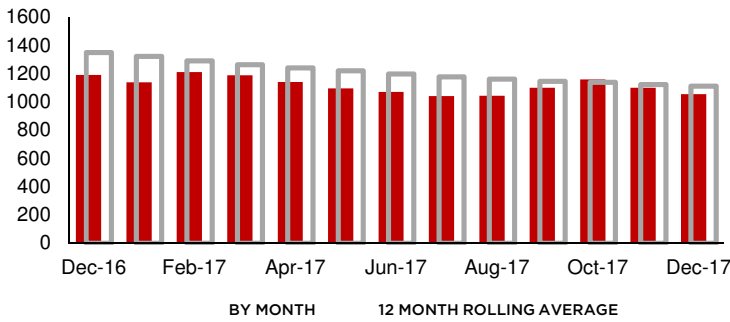


HIGHLIGHTS:

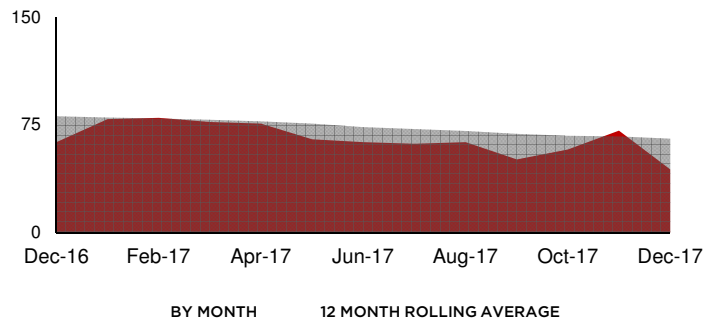
- Median Sales Price increased 6.2% to \$284,500.
- Building Permits grew 44.1% to 160 permits.
- Inventory fell 11.4% from previous December to 1,056 units.

Year-Over-Year		
-10.0%	-0.8%	-11.4%
Change in New Listings	Change in Closed Sales	Change in Inventory

INVENTORY OF HOMES FOR SALE



DAYS ON MARKET



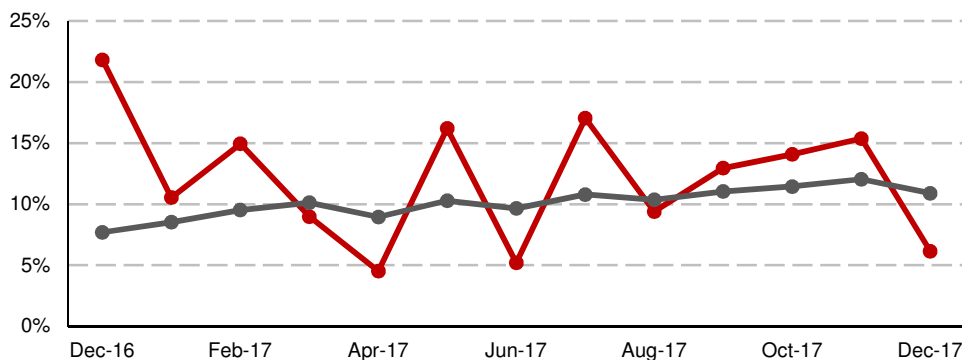
12 MONTH COMPARISON

12 MONTH AVG

	December 2016	December 2017	+ / -	Last 12 Months	+ / -
New Listings	289	260	-10.0%	473	-2%
Pending Sales	263	314	19.4%	402	5%
Closed Sales	360	357	-0.8%	361	4%
Median Sales Price	\$268,000	\$284,500	6.2%	\$270,584	11%
Average Sales Price	\$294,097	\$308,941	5.0%	\$305,053	10%
List to Sale Price Ratio	97.2%	97.4%	0.2%	97.8%	-3.0%
Days on Market	63	44	-30.2%	66	-19%
Inventory of Homes for Sale	1192	1056	-11.4%	1112	-18%
Months Supply of Inventory	3.3	3.0	-10.7%	3.2	-21%
Building Permits	111	160	44.1%	149	14%

% CHANGE IN MEDIAN PRICE

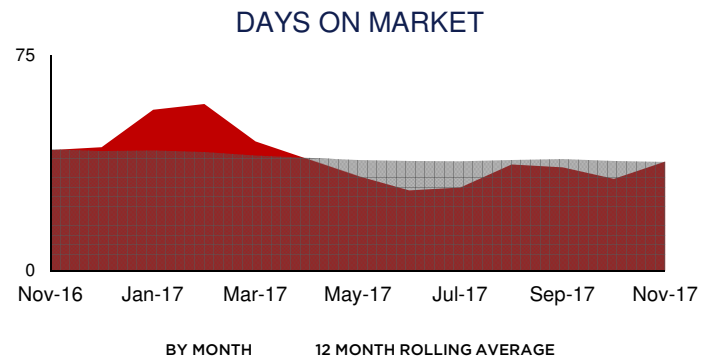
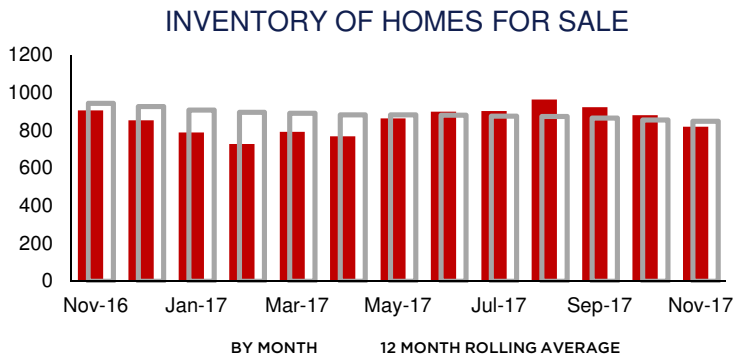
BY MONTH 12 MONTH ROLLING AVERAGE



HIGHLIGHTS:

- Median Sales Price grew 11.2% to \$216,250.
- Closed Sales increased to 360 transactions, a 21.6% increase over November 2016.
- Building Permits increased 20% to 54 permits.

Year-Over-Year		
25.2%	21.6%	-9.6%
Change in New Listings	Change in Closed Sales	Change in Inventory



	12 MONTH COMPARISON			12 MONTH AVG		
	November 2016		November 2017	+ / -	Last 12 Months	+ / -
New Listings	309		387	25.2%	456	-2%
Pending Sales	297		368	23.9%	386	-1%
Closed Sales	296		360	21.6%	379	3%
Median Sales Price	\$194,500		\$216,250	11.2%	\$204,574	10%
Average Sales Price	\$219,952		\$245,149	11.5%	\$230,727	9%
List to Sale Price Ratio	97.1%		96.7%	-0.4%	97.8%	-2.4%
Days on Market	42		38	-9.5%	38	-10%
Inventory of Homes for Sale	907		820	-9.6%	849	-10%
Months Supply of Inventory	3.1		2.3	-25.7%	2.3	-15%
Building Permits	45		54	20.0%	60	38%

