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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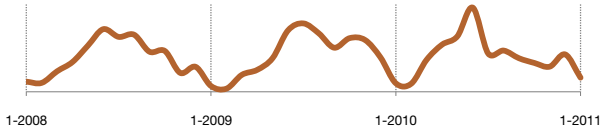
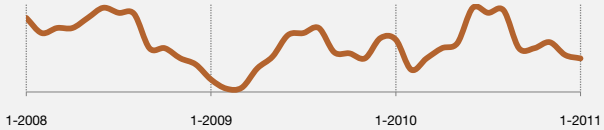
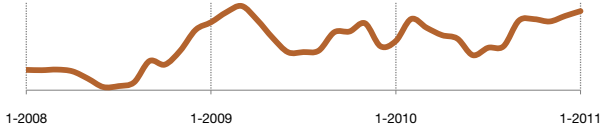
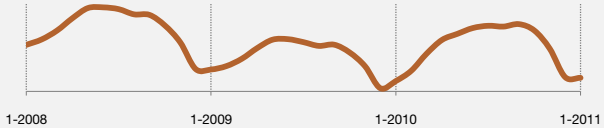
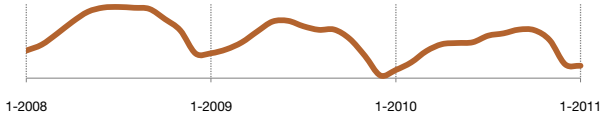
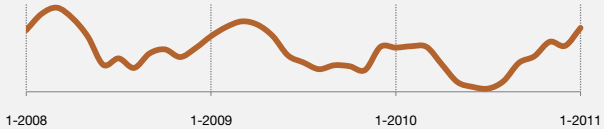
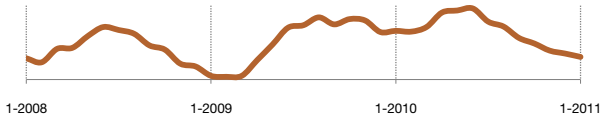
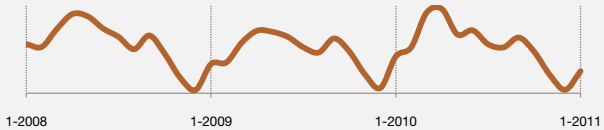
Key Metrics	Historical Sparklines	Jan-2010	Jan-2011	+ / –	YTD 2010	YTD 2011	+ / –
Closed Sales		2,041	**2,297**	+ 12.5%	2,041	**2,297**	+ 12.5%
Median Sales Price		$298,500	**$279,900**	- 6.2%	$298,500	**$279,900**	- 6.2%
Housing Affordability Index		127	**144**	+ 13.3%	127	**144**	+ 13.3%
Inventory of Homes for Sale		25,689	**26,231**	+ 2.1%	--	--	--
Months Supply of Inventory		7.6	**7.8**	+ 3.4%	--	--	--
Days on Market Until Sale		111	**120**	+ 8.3%	111	**120**	+ 8.3%
Percent of Original List Price Received		91.9%	**89.9%**	- 2.1%	91.9%	**89.9%**	- 2.1%
New Listings		5,862	**4,652**	- 20.6%	5,862	**4,652**	- 20.6%

Condominium Market Overview

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

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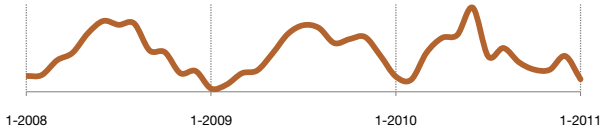
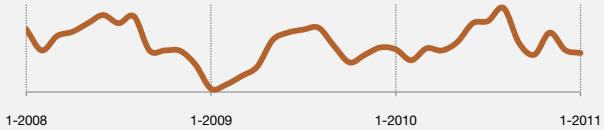
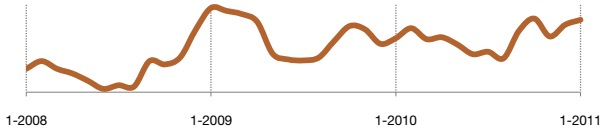
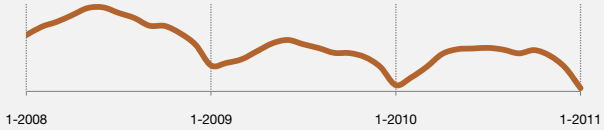
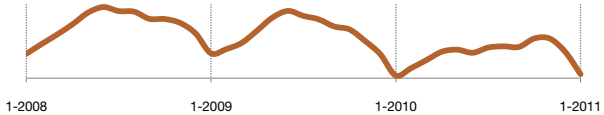
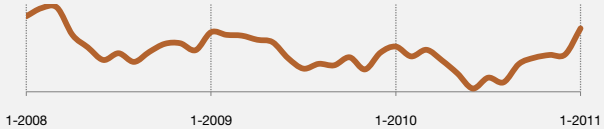
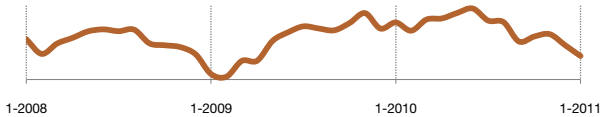
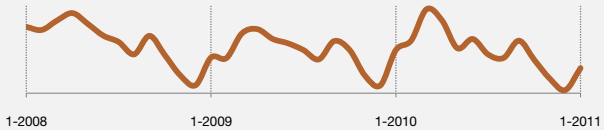
Key Metrics	Historical Sparklines	Jan-2010	Jan-2011	+ / –	YTD 2010	YTD 2011	+ / –
Closed Sales		896	**842**	- 6.0%	896	**842**	- 6.0%
Median Sales Price		$251,250	**$247,000**	- 1.7%	$251,250	**$247,000**	- 1.7%
Housing Affordability Index		148	**161**	+ 8.5%	148	**161**	+ 8.5%
Inventory of Homes for Sale		10,185	**9,890**	- 2.9%	--	--	--
Months Supply of Inventory		7.3	**7.4**	+ 1.2%	--	--	--
Days on Market Until Sale		118	**127**	+ 7.9%	118	**127**	+ 7.9%
Percent of Original List Price Received		93.4%	**90.6%**	- 3.1%	93.4%	**90.6%**	- 3.1%
New Listings		2,737	**2,061**	- 24.7%	2,737	**2,061**	- 24.7%

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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.