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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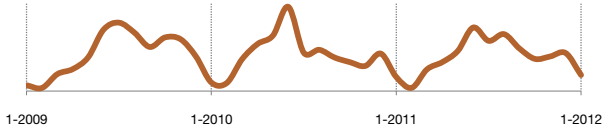
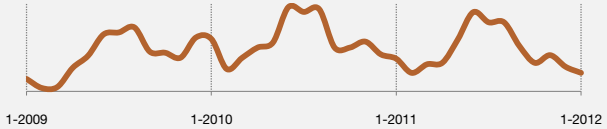
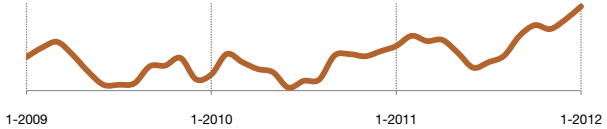
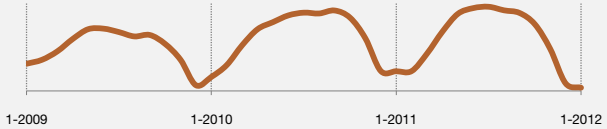
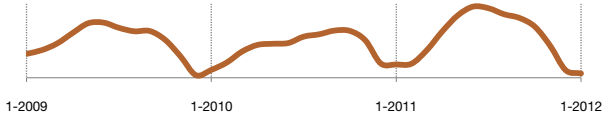
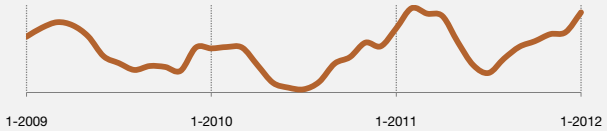
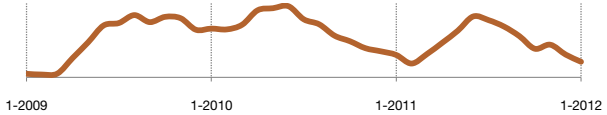
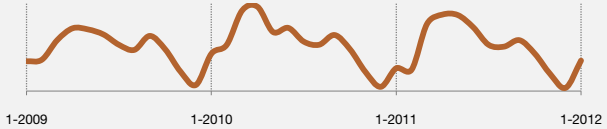
Key Metrics	Historical Sparklines	Jan-2011	Jan-2012	+ / –	YTD 2011	YTD 2012	+ / –
Closed Sales		2,299	**2,385**	+ 3.7%	2,299	**2,385**	+ 3.7%
Median Sales Price		$279,000	**$265,000**	- 5.0%	$279,000	**$265,000**	- 5.0%
Housing Affordability Index		144	**168**	+ 16.6%	144	**168**	+ 16.6%
Inventory of Homes for Sale		26,548	**24,149**	- 9.0%	--	--	--
Months Supply of Inventory		7.9	**7.3**	- 7.2%	--	--	--
Days on Market Until Sale		120	**128**	+ 6.2%	120	**128**	+ 6.2%
Percent of Original List Price Received		89.9%	**89.4%**	- 0.6%	89.9%	**89.4%**	- 0.6%
New Listings		4,666	**5,300**	+ 13.6%	4,666	**5,300**	+ 13.6%

Condominium Market Overview

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

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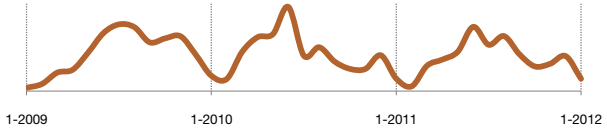
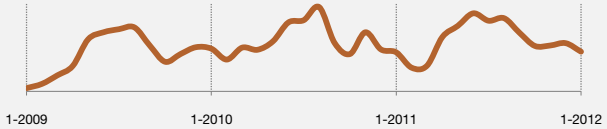
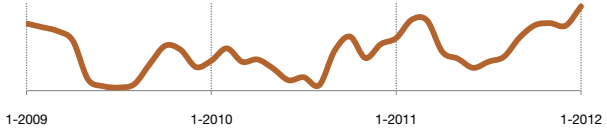
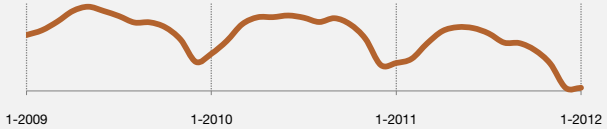
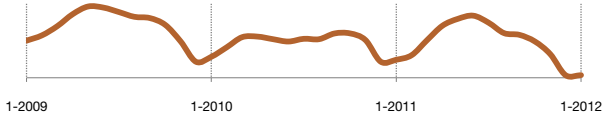
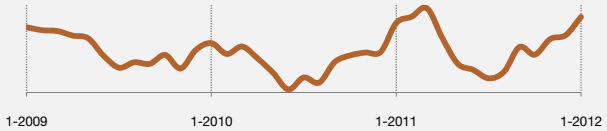
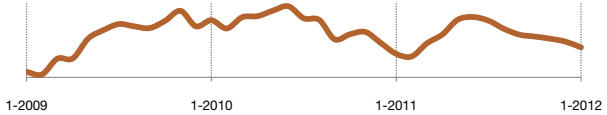
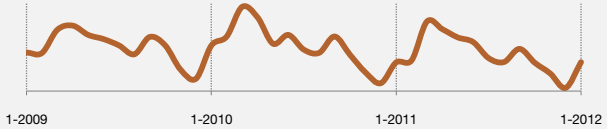
Key Metrics	Historical Sparklines	Jan-2011	Jan-2012	+ / –	YTD 2011	YTD 2012	+ / –
Closed Sales		842	**837**	- 0.6%	842	**837**	- 0.6%
Median Sales Price		$247,000	**$247,750**	+ 0.3%	$247,000	**$247,750**	+ 0.3%
Housing Affordability Index		161	**178**	+ 11.1%	161	**178**	+ 11.1%
Inventory of Homes for Sale		10,165	**8,250**	- 18.8%	--	--	--
Months Supply of Inventory		7.6	**6.5**	- 14.1%	--	--	--
Days on Market Until Sale		127	**130**	+ 2.3%	127	**130**	+ 2.3%
Percent of Original List Price Received		90.6%	**91.1%**	+ 0.6%	90.6%	**91.1%**	+ 0.6%
New Listings		2,066	**2,076**	+ 0.5%	2,066	**2,076**	+ 0.5%

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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.