

February Annual Rolling Totals Summary - Sales from \$0 - \$249,999											
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Number of Sales	4008	4231	3909	1197	769	1202	3020	5931	6331	6488	6462
Total List Price	\$ 669,037,745.00	\$ 750,428,529.00	\$ 736,546,697	\$ 249,668,006	\$ 157,480,448	\$ 246,088,209	\$ 518,683,303	\$ 828,262,371	\$ 891,292,210	\$ 933,458,334	\$ 985,347,345
Told Sold Volume	\$ 642,522,455.00	\$ 715,739,045.00	\$ 714,490,705	\$ 242,625,124	\$ 147,491,698	\$ 222,738,086	\$ 473,857,434	\$ 772,652,338	\$ 835,350,558	\$ 872,750,126	\$ 931,092,704
List / Sell Ratio	96.04%	95.38%	97.01%	97.18%	93.66%	90.51%	91.36%	93.29%	93.72%	93.50%	94.49%
Average Sales Price	\$160,309.99	\$169,165.46	\$182,781	\$202,694	\$191,797	\$185,306	\$156,906	\$130,274	\$131,946	\$134,518	\$144,087
Average Days on Market	87	116	106	90	147	165	145	135	144	152	149
% Volume Compared to Previous Year	113.42%	111.40%	99.83%	33.96%	60.79%	151.02%	212.74%	163.06%	108.11%	104.48%	106.68%
% ASP Compared to Previous Year	108.58%	105.52%	108.05%	110.89%	94.62%	96.62%	84.67%	83.03%	101.28%	101.95%	107.11%

February Annual Rolling Totals Summary - Sales from \$250,000 - \$499,999											
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Number of Sales	861	2095	3806	5295	2609	2116	1931	2024	2109	2244	2732
Total List Price	\$ 307,619,080.00	\$ 747,498,737.00	\$ 1,355,264,759	\$ 1,943,269,243	\$ 973,506,564	\$ 791,431,009	\$ 728,144,220	\$ 754,906,059	\$ 787,257,325	\$ 844,443,037	\$ 999,168,685
Told Sold Volume	\$ 292,661,724.00	\$ 715,989,791.00	\$ 1,309,455,682	\$ 1,898,971,754	\$ 925,680,213	\$ 731,057,133	\$ 662,735,065	\$ 690,142,215	\$ 726,604,054	\$ 780,074,262	\$ 936,205,916
List / Sell Ratio	95.14%	95.78%	96.62%	97.72%	95.09%	92.37%	91.02%	91.42%	92.30%	92.38%	93.70%
Average Sales Price	\$339,909.09	\$341,761.24	\$344,050	\$358,635	\$354,803	\$345,490	\$343,208	\$340,979	\$344,525	\$347,627	\$342,682
Average Days on Market	102	152	125	89	129	174	189	196	182	186	179
% Volume Compared to Previous Year	141.39%	244.65%	182.89%	145.02%	48.75%	78.98%	90.65%	104.14%	105.28%	107.36%	120.01%
% ASP Compared to Previous Year	99.52%	100.54%	100.67%	104.24%	98.93%	97.38%	99.34%	99.35%	101.04%	100.90%	98.58%

February Annual Rolling Totals Summary - Sales from \$500,000 to 749,999											
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Number of Sales	555	629	1190	1834	848	726	650	622	669	745	919
Total List Price	\$ 354,959,968.00	\$ 404,053,839.00	\$ 760,773,230	\$ 1,138,268,156	\$ 540,017,154	\$ 471,497,587	\$ 433,513,535	\$ 411,200,900	\$ 440,532,399	\$ 488,122,873	\$ 591,480,509
Told Sold Volume	\$ 336,516,322.00	\$ 382,519,296.00	\$ 724,762,645	\$ 1,107,834,924	\$ 508,566,099	\$ 435,403,931	\$ 390,529,950	\$ 370,954,261	\$ 401,512,547	\$ 447,940,491	\$ 552,040,390
List / Sell Ratio	94.80%	94.67%	95.27%	97.33%	94.18%	92.34%	90.08%	90.21%	91.14%	91.77%	93.33%
Average Sales Price	\$606,335.72	\$608,138.79	\$609,044	\$604,054	\$599,724	\$599,730	\$600,815	\$596,389	\$600,168	\$601,262	\$600,697
Average Days on Market	143	196	176	120	1,070	187	212	220	224	211	200
% Volume Compared to Previous Year	115.57%	113.67%	189.47%	152.85%	45.91%	85.61%	89.69%	94.99%	108.24%	111.56%	123.24%
% ASP Compared to Previous Year	100.16%	100.30%	100.15%	99.18%	99.28%	100.00%	100.18%	99.26%	100.63%	100.18%	99.91%

**February Annual Rolling Totals Summary - Sales from \$750,000 - \$999,999**

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Number of Sales	263	306	587	830	397	349	269	252	294	308	398
Total List Price	\$ 245,670,313.00	\$ 281,708,754.00	\$ 525,495,158	\$ 735,559,028	\$ 359,172,736	\$ 327,327,380	\$ 260,325,034	\$ 243,870,669	\$ 279,406,184	\$ 288,361,492	\$ 370,457,946
Told Sold Volume	\$ 223,698,889.00	\$ 262,830,620.00	\$ 503,337,632	\$ 712,164,573	\$ 338,828,724	\$ 296,930,537	\$ 229,577,251	\$ 214,446,156	\$ 250,865,564	\$ 262,544,713	\$ 341,878,767
List / Sell Ratio	91.06%	93.30%	95.78%	96.82%	94.34%	90.71%	88.19%	87.93%	89.79%	91.05%	92.29%
Average Sales Price	\$850,566.12	\$858,923.59	\$857,475	\$858,030	\$853,473	\$850,804	\$853,447	\$850,977	\$853,284	\$852,418	\$858,992
Average Days on Market	165	220	204	147	153	206	216	253	243	211	214
% Volume Compared to Previous Year	103.63%	117.49%	191.51%	141.49%	47.58%	87.63%	77.32%	93.41%	116.98%	104.66%	130.22%
% ASP Compared to Previous Year	98.90%	100.98%	99.83%	100.06%	99.47%	99.69%	100.31%	99.71%	100.27%	99.90%	100.77%

**February Annual Rolling Totals Summary - All Sales \$1M +**

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Number of Sales	493	509	980	1338	860	794	561	517	642	709	781
Total List Price	\$ 1,081,787,490.00	\$ 1,206,236,841.00	\$ 2,203,180,585	\$ 2,833,328,774	\$ 2,003,845,742	\$ 1,911,173,031	\$ 1,356,740,589	\$ 1,319,127,713	\$ 1,600,846,173	\$ 1,671,975,654	\$ 1,780,034,173
Told Sold Volume	\$ 970,944,431.00	\$ 1,091,524,187.00	\$ 2,025,770,718	\$ 2,659,644,624	\$ 1,829,813,131	\$ 1,718,704,256	\$ 1,192,629,867	\$ 1,130,295,755	\$ 1,393,635,287	\$ 1,480,164,732	\$ 1,600,408,313
List / Sell Ratio	89.75%	90.49%	91.95%	93.87%	91.32%	89.93%	87.90%	85.69%	87.06%	88.53%	89.91%
Average Sales Price	\$1,969,461.32	\$2,144,448.30	\$2,067,113	\$1,987,776	\$2,127,690	\$2,164,615	\$2,125,900	\$2,186,259	\$2,170,771	\$2,087,679	\$2,049,178
Average Days on Market	201	285	260	228	227	254	252	267	262	264	250
% Volume Compared to Previous Year	136.31%	112.42%	185.59%	131.29%	68.80%	93.93%	69.39%	94.77%	123.30%	106.21%	108.12%
% ASP Compared to Previous Year	92.90%	108.89%	96.39%	96.16%	107.04%	101.74%	98.21%	102.84%	99.29%	96.17%	98.16%

**February Annual Rolling Totals Summary - Sales \$1M - \$2M**

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Number of Sales	341	330	643	920	546	492	341	333	414	465	523
Total List Price	\$ 502,279,490.00	\$ 496,289,941.00	\$ 966,360,327	\$ 1,338,821,394	\$ 837,308,343	\$ 756,595,244	\$ 547,944,846	\$ 523,825,814	\$ 645,909,500	\$ 714,781,155	\$ 807,541,783
Told Sold Volume	\$ 459,731,631.00	\$ 452,548,218.00	\$ 892,335,761	\$ 1,264,948,266	\$ 763,912,709	\$ 678,783,814	\$ 481,872,621	\$ 448,289,015	\$ 563,475,476	\$ 637,293,075	\$ 730,456,498
List / Sell Ratio	91.53%	91.19%	92.34%	94.48%	91.23%	89.72%	87.94%	85.58%	87.24%	89.16%	90.45%
Average Sales Price	\$1,348,186.60	\$1,371,358.24	\$1,387,769	\$1,374,944	\$1,399,108	\$1,379,642	\$1,413,116	\$1,346,213	\$1,361,052	\$1,370,523	\$1,396,666
Average Days on Market	195	265	241	206	188	238	237	242	245	263	238
% Volume Compared to Previous Year	151.41%	98.44%	197.18%	141.76%	60.39%	88.86%	70.99%	93.03%	125.69%	113.10%	114.62%
% ASP Compared to Previous Year	99.01%	101.72%	101.20%	99.08%	101.76%	98.61%	102.43%	95.27%	101.10%	100.70%	101.91%

**February Annual Rolling Totals Summary - Sales \$2M - \$5M**

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Number of Sales	130	158	293	375	277	254	194	158	196	217	231
Total List Price	\$ 419,140,000.00	\$ 532,471,900.00	\$ 905,643,598	\$ 1,141,197,380	\$ 878,854,399	\$ 804,821,787	\$ 617,467,743	\$ 548,869,900	\$ 644,312,673	\$ 717,899,499	\$ 744,973,390
Told Sold Volume	\$ 381,544,321.00	\$ 479,513,969.00	\$ 833,668,935	\$ 1,064,740,843	\$ 807,159,954	\$ 723,885,860	\$ 539,959,746	\$ 475,136,740	\$ 565,522,811	\$ 631,684,157	\$ 670,055,315
List / Sell Ratio	91.03%	90.05%	92.05%	93.30%	91.84%	89.94%	87.45%	86.57%	87.77%	87.99%	89.94%
Average Sales Price	\$2,934,956.32	\$3,034,898.54	\$2,845,286	\$2,839,309	\$2,913,935	\$2,849,944	\$2,783,298	\$3,007,195	\$2,885,320	\$2,910,987	\$2,900,672
Average Days on Market	216	316	298	269	287	275	269	319	291	265	274
% Volume Compared to Previous Year	135.40%	125.68%	173.86%	127.72%	75.81%	89.68%	74.59%	87.99%	119.02%	111.70%	106.07%
% ASP Compared to Previous Year	99.98%	103.41%	93.75%	99.79%	102.63%	97.80%	97.66%	108.04%	95.95%	100.89%	99.65%

**February Annual Rolling Totals Summary - Sales \$5M +**

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Number of Sales	22	21	44	43	37	48	26	26	32	27	27
Total List Price	\$ 160,368,000.00	\$ 177,475,000.00	\$ 331,176,660	\$ 353,310,000	\$ 287,683,000	\$ 349,756,000	\$ 191,328,000	\$ 246,431,999	\$ 310,624,000	\$ 239,295,000	\$ 227,519,000
Told Sold Volume	\$ 145,271,000.00	\$ 159,462,000.00	\$ 299,766,022	\$ 329,955,515	\$ 258,740,468	\$ 316,034,582	\$ 170,797,500	\$ 206,870,000	\$ 264,637,000	\$ 211,187,500	\$ 199,896,500
List / Sell Ratio	90.59%	89.85%	90.52%	93.39%	89.94%	90.36%	89.27%	83.95%	85.20%	88.25%	87.86%
Average Sales Price	\$6,603,227.27	\$7,593,428.57	\$6,812,864	\$7,673,384	\$6,992,986	\$6,584,054	\$6,569,135	\$7,956,538	\$8,269,906	\$7,821,759	\$7,403,574
Average Days on Market	202	371	281	339	347	300	318	262	305	278	264
% Volume Compared to Previous Year	130.60%	109.77%	187.99%	110.07%	78.42%	122.14%	54.04%	121.12%	127.92%	79.80%	94.65%
% ASP Compared to Previous Year	100.92%	115.00%	89.72%	112.63%	91.13%	94.15%	99.77%	121.12%	103.94%	94.58%	94.65%

**February Annual Rolling Totals Summary - Overall Sales**

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Number of Sales	6180	7770	10472	10494	5483	5187	6431	9346	10045	10494	11292
Total List Price	\$ 2,659,074,596.00	\$ 3,389,926,700.00	\$ 5,581,260,429	\$ 6,900,093,207	\$ 4,034,022,644	\$ 3,747,517,216	\$ 3,297,406,681	\$ 3,557,367,712	\$ 3,999,334,291	\$ 4,226,361,390	\$ 4,726,488,658
Told Sold Volume	\$ 2,481,946,342.00	\$ 3,168,602,939.00	\$ 5,277,817,382	\$ 6,621,240,999	\$ 3,750,379,865	\$ 3,404,833,943	\$ 2,949,329,567	\$ 3,178,490,725	\$ 3,607,968,010	\$ 3,843,474,324	\$ 4,361,626,090
List / Sell Ratio	93.34%	93.47%	94.56%	95.96%	92.97%	90.86%	89.44%	89.35%	90.21%	90.94%	92.28%
Average Sales Price	\$401,609.44	\$407,799.61	\$503,993	\$630,955	\$684,001	\$656,417	\$458,611	\$340,091	\$359,180	\$366,254	\$386,258
Average Days on Market	106	147	140	117	150	188	177	165	168	173	169
% Volume Compared to Previous Year	125.53%	127.67%	166.57%	125.45%	56.64%	90.79%	86.62%	107.77%	113.51%	106.53%	113.48%
% ASP Compared to Previous Year	111.94%	101.54%	123.59%	125.19%	108.41%	95.97%	69.87%	74.16%	105.61%	101.97%	105.46%