

#May/A1

May Annual YTD Summary - Sales from \$0 = \$249,999

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Number of Sales	1607	1720	1717	2138	975	292	517	910	2190	3020	3186	3048	2871	2797
Total List Price	\$ 241,330,656	\$ 276,972,521	\$ 300,228,186	\$ 387,100,272	\$ 201,153,663	\$ 58,525,343	\$ 107,380,969	\$ 180,593,888	\$ 309,074,284	\$ 438,747,490	\$ 455,358,274	\$ 462,626,265	\$ 461,898,282	\$ 474,036,750
Total Sold Volume	\$ 231,828,433	\$ 266,043,305	\$ 286,294,054	\$ 372,309,750	\$ 196,527,921	\$ 55,125,979	\$ 98,292,294	\$ 162,231,550	\$ 284,864,419	\$ 410,367,728	\$ 425,346,816	\$ 434,537,103	\$ 437,620,824	\$ 452,220,039
List / Sell Ratio	96.06%	96.05%	95.36%	96.16%	97.70%	94.19%	91.54%	89.83%	92.16%	93.53%	93.41%	93.93%	94.74%	95.40%
Average Sales Price	\$144,262	\$154,676	\$166,741	\$174,139	\$201,567	\$188,788	\$190,120	\$178,276	\$130,071	\$135,883	\$133,505	\$142,565	\$152,428	\$161,680
Median Price							\$ 201,350	\$ 187,500	\$ 125,000	\$ 135,000	\$ 130,000	\$ 140,000	\$ 152,000	\$ 164,900
Average Days on Market	100	90	101	117	79	118	184	167	128	147	151	152	137	76
% Volume Compared to Previous Year	106.20%	114.76%	107.61%	130.04%	52.79%	28.05%	178.30%	165.05%	175.59%	144.06%	103.65%	102.16%	100.71%	103.34%
% ASP Compared to Previous Year	106.67%	107.22%	107.80%	104.44%	115.75%	93.66%	100.71%	93.77%	72.96%	104.47%	98.25%	106.79%	106.92%	106.07%

May Annual YTD Summary - Sales from \$250,000 - \$499,999

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Number of Sales	282	333	764	1346	2578	1397	1001	1009	710	1043	1106	1199	1538	1785
Total List Price	\$ 101,665,000	\$ 120,001,086	\$ 273,800,860	\$ 484,820,591	\$ 929,741,596	\$ 521,866,186	\$ 370,041,202	\$ 384,436,388	\$ 267,278,286	\$ 388,312,536	\$ 416,906,697	\$ 441,844,246	\$ 562,632,536	\$ 642,584,651
Total Sold Volume	\$ 97,084,590	\$ 114,417,839	\$ 261,169,334	\$ 465,494,367	\$ 908,185,630	\$ 501,824,450	\$ 345,219,079	\$ 349,946,000	\$ 242,085,933	\$ 357,102,842	\$ 384,068,608	\$ 411,025,067	\$ 532,772,760	\$ 614,306,045
List / Sell Ratio	95.49%	95.35%	95.39%	96.01%	97.68%	96.16%	93.29%	91.03%	90.57%	91.96%	92.12%	93.02%	94.89%	95.80%
Average Sales Price	\$344,271	\$343,597	\$341,845	\$345,835	\$352,283	\$359,216	\$344,874	\$346,825	\$340,966	\$342,380	\$347,259	\$342,807	\$346,406	\$344,149
Median Price							\$ 330,000	\$ 335,000	\$ 329,900	\$ 330,000	\$ 335,500	\$ 330,000	\$ 335,000	\$ 330,000
Average Days on Market	99	92	137	147	89	106	168	189	187	185	188	180	160	88
% Volume Compared to Previous Year	87.99%	117.85%	228.26%	178.23%	195.10%	55.26%	68.79%	101.37%	69.18%	147.51%	107.55%	107.02%	129.62%	115.30%
% ASP Compared to Previous Year	98.29%	99.80%	99.49%	101.17%	101.86%	101.97%	96.01%	100.57%	98.31%	100.41%	101.42%	98.72%	101.05%	99.35%

May Annual YTD Summary - Sales from \$500,000 to 749,999

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Number of Sales	245	240	253	462	818	537	375	328	235	345	351	447	502	570
Total List Price	\$ 156,554,928	\$ 155,696,953	\$ 162,795,039	\$ 296,799,625	\$ 511,684,872	\$ 338,683,158	\$ 241,067,785	\$ 218,872,720	\$ 155,568,483	\$ 224,709,236	\$ 231,940,036	\$ 289,370,581	\$ 319,587,442	\$ 359,822,468
Total Sold Volume	\$ 149,056,364	\$ 147,095,469	\$ 154,233,739	\$ 281,984,294	\$ 497,294,175	\$ 323,489,792	\$ 224,218,515	\$ 197,575,442	\$ 140,207,543	\$ 204,800,569	\$ 211,868,355	\$ 268,756,771	\$ 302,055,397	\$ 343,661,266
List / Sell Ratio	95.21%	94.48%	94.74%	95.01%	97.19%	95.51%	93.01%	90.27%	90.13%	91.14%	91.35%	92.88%	94.51%	95.51%
Average Sales Price	\$608,393	\$612,898	\$609,620	\$610,356	\$607,939	\$602,402	\$597,916	\$602,364	\$596,628	\$593,625	\$603,614	\$601,246	\$601,704	\$602,915
Median Price							\$ 585,000	\$ 600,000	\$ 585,000	\$ 582,250	\$ 599,000	\$ 595,000	\$ 595,000	\$ 599,000
Average Days on Market	121	152	169	190	132	118	183	200	197	228	216	203	184	116
% Volume Compared to Previous Year	120.89%	98.68%	104.85%	182.83%	176.36%	65.05%	69.31%	88.12%	70.96%	146.07%	103.45%	126.85%	112.39%	113.77%
% ASP Compared to Previous Year	99.67%	100.74%	99.47%	100.12%	99.60%	99.09%	99.26%	100.74%	99.05%	99.50%	101.68%	99.61%	100.08%	100.20%

**May Annual YTD Summary - Sales from \$750,000 - \$999,999**

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Number of Sales	137	126	122	225	429	264	193	140	84	144	165	189	231	275
Total List Price	\$ 124,738,301	\$ 114,858,900	\$ 113,989,215	\$ 202,587,901	\$ 381,350,335	\$ 235,925,643	\$ 177,589,686	\$ 134,453,829	\$ 81,491,285	\$ 137,220,690	\$ 156,665,224	\$ 177,454,395	\$ 214,935,481	\$ 249,842,458
Totd Sold Volume	\$ 119,376,376	\$ 107,026,380	\$ 106,124,560	\$ 192,245,358	\$ 368,674,681	\$ 226,454,719	\$ 165,067,198	\$ 120,991,387	\$ 71,230,050	\$ 123,549,482	\$ 142,698,140	\$ 162,633,833	\$ 200,096,655	\$ 234,686,479
List / Sell Ratio	95.70%	93.18%	93.10%	94.89%	96.68%	95.99%	92.95%	89.99%	87.41%	90.04%	91.08%	91.65%	93.10%	93.93%
Average Sales Price	\$871,360	\$849,416	\$869,873	\$854,424	\$859,382	\$857,782	\$855,270	\$864,224	\$847,977	\$857,983	\$864,837	\$860,496	\$866,219	\$853,405
Median Price							\$ 850,000	\$ 862,250	\$ 850,000	\$ 855,000	\$ 864,000	\$ 852,500	\$ 855,000	\$ 850,000
Average Days on Market	149	161	180	226	153	129	187	203	245	263	210	224	213	128
% Volume Compared to Previous Year	107.46%	89.65%	99.16%	181.15%	191.77%	61.42%	72.89%	73.30%	58.87%	173.45%	115.50%	113.97%	123.04%	117.29%
% ASP Compared to Previous Year	101.18%	97.48%	102.41%	98.22%	100.58%	99.81%	99.71%	101.05%	98.12%	101.18%	100.80%	99.50%	100.67%	98.52%

**May Annual YTD Summary - All Sales \$1M +**

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Number of Sales	175	229	212	415	735	474	428	345	211	333	375	402	470	644
Total List Price	\$ 410,740,354	\$ 490,796,733	\$ 482,707,069	\$ 958,834,450	\$ 1,542,459,593	\$ 1,099,562,104	\$ 1,006,270,628	\$ 814,290,860	\$ 562,125,639	\$ 816,764,372	\$ 902,977,036	\$ 900,673,576	\$ 1,077,324,847	\$ 1,502,146,491
Totd Sold Volume	\$ 397,412,840	\$ 446,795,992	\$ 445,015,333	\$ 880,118,260	\$ 1,447,266,765	\$ 1,015,476,406	\$ 913,705,316	\$ 727,640,946	\$ 477,555,400	\$ 709,360,100	\$ 802,310,239	\$ 808,677,429	\$ 993,250,397	\$ 1,402,483,996
List / Sell Ratio	96.76%	91.03%	92.19%	91.79%	93.83%	92.35%	90.80%	89.36%	84.96%	86.85%	88.85%	89.78%	92.20%	93.37%
Average Sales Price	\$2,270,931	\$1,951,074	\$2,099,129	\$2,120,767	\$1,969,070	\$2,142,355	\$2,134,826	\$2,109,104	\$2,263,296	\$2,130,211	\$2,139,494	\$2,011,635	\$2,113,293	\$2,177,770
Median Price							\$ 1,777,500	\$ 1,730,000	\$ 1,675,000	\$ 195,000	\$ 190,000	\$ 1,600,000	\$ 1,610,000	\$ 1,700,000
Average Days on Market	144	194	236	254	228	190	235	225	269	254	253	252	219	152
% Volume Compared to Previous Year	86.54%	112.43%	99.60%	197.77%	164.44%	70.17%	89.98%	79.64%	65.63%	148.54%	113.10%	100.79%	122.82%	141.20%
% ASP Compared to Previous Year	104.83%	85.92%	107.59%	101.03%	92.85%	108.80%	99.65%	98.80%	107.31%	94.12%	100.44%	94.02%	105.05%	103.05%

**May Annual YTD Summary - Sales \$1M - \$2M**

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Number of Sales	111	164	137	268	504	300	264	213	131	213	240	269	313	387
Total List Price	\$ 163,141,354	\$ 240,900,733	\$ 206,921,169	\$ 409,499,752	\$ 743,498,643	\$ 446,258,740	\$ 411,079,558	\$ 332,891,859	\$ 209,127,248	\$ 334,199,200	\$ 374,125,036	\$ 418,296,286	\$ 473,967,747	\$ 569,263,418
Totd Sold Volume	\$ 152,444,440	\$ 220,966,692	\$ 188,163,533	\$ 374,423,850	\$ 701,354,858	\$ 413,766,514	\$ 372,393,674	\$ 297,667,159	\$ 180,608,900	\$ 291,213,549	\$ 332,776,246	\$ 376,826,000	\$ 436,937,963	\$ 530,788,290
List / Sell Ratio	93.44%	91.73%	90.93%	91.43%	94.33%	92.72%	90.59%	89.42%	86.36%	87.14%	88.95%	90.09%	92.19%	93.24%
Average Sales Price	\$1,373,373	\$1,347,358	\$1,373,456	\$1,397,104	\$1,391,577	\$1,379,222	\$1,410,582	\$1,397,498	\$1,378,694	\$1,367,200	\$1,386,568	\$1,400,840	\$1,399,968	\$1,371,546
Median Price							\$ 1,336,500	\$ 1,325,000	\$ 1,350,000	\$ 1,325,000	\$ 1,350,000	\$ 1,330,000	\$ 1,375,000	\$ 1,325,000
Average Days on Market	140	187	232	236	214	154	211	215	250	232	254	240	225	155
% Volume Compared to Previous Year	83.77%	144.95%	85.15%	198.99%	187.32%	59.00%	90.00%	79.93%	60.67%	161.24%	114.27%	113.24%	115.95%	121.48%
% ASP Compared to Previous Year	103.39%	98.11%	101.94%	101.72%	99.60%	99.11%	102.27%	99.07%	98.65%	99.17%	101.42%	101.03%	99.65%	98.25%

May Annual YTD Summary - Sales \$2M - \$5M

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Number of Sales	53	55	68	127	209	153	141	116	69	105	119	121	133	223
Total List Price	\$ 161,004,000	\$ 167,552,000	\$ 219,785,900	\$ 389,997,038	\$ 634,891,950	\$ 491,678,364	\$ 430,967,070	\$ 366,980,001	\$ 251,323,391	\$ 339,530,173	\$ 390,942,000	\$ 385,277,290	\$ 410,672,100	\$ 683,437,073
Total Sold Volume	\$ 150,363,500	\$ 153,134,300	\$ 203,626,800	\$ 364,121,750	\$ 592,937,545	\$ 448,230,377	\$ 392,946,174	\$ 326,391,287	\$ 212,706,500	\$ 298,799,551	\$ 345,878,993	\$ 347,501,429	\$ 378,837,434	\$ 636,022,206
List / Sell Ratio	93.39%	91.40%	92.65%	93.37%	93.38%	91.16%	91.18%	88.94%	84.63%	88.00%	88.47%	90.20%	92.25%	93.06%
Average Sales Price	\$2,837,047	\$2,784,260	\$2,994,512	\$2,867,100	\$2,837,022	\$2,929,610	\$2,786,852	\$2,813,718	\$3,082,703	\$2,845,710	\$2,906,546	\$2,871,913	\$2,848,402	\$2,852,118
Median Price						\$ 2,675,000	\$ 2,600,000	\$ 2,895,000	\$ 2,610,000	\$ 2,700,000	\$ 2,700,000	\$ 2,700,000	\$ 2,650,000	\$ 2,600,000
Average Days on Market	134	210	243	284	257	245	271	233	320	291	260	270	207	140
% Volume Compared to Previous Year	75.50%	101.84%	132.97%	178.82%	162.84%	75.59%	87.67%	83.06%	65.17%	140.48%	115.76%	100.47%	109.02%	167.89%
% ASP Compared to Previous Year	95.45%	98.14%	107.55%	95.75%	98.95%	103.26%	95.13%	100.96%	109.56%	92.31%	102.14%	98.81%	99.18%	100.13%

May Annual YTD Summary - Sales \$5M +

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Number of Sales	11	10	7	20	22	21	23	16	11	15	16	12	24	34
Total List Price	\$ 86,595,000	\$ 82,344,000	\$ 56,000,000	\$ 159,337,660	\$ 164,069,000	\$ 161,625,000	\$ 164,224,000	\$ 114,419,000	\$ 101,675,000	\$ 143,034,999	\$ 137,910,000	\$ 97,100,000	\$ 192,685,000	\$ 249,446,000
Total Sold Volume	\$ 78,955,000	\$ 72,700,000	\$ 53,225,000	\$ 141,572,660	\$ 152,974,362	\$ 153,479,515	\$ 148,365,468	\$ 103,582,500	\$ 84,240,000	\$ 119,347,000	\$ 123,655,000	\$ 84,350,000	\$ 177,475,000	\$ 235,673,500
List / Sell Ratio	91.18%	88.29%	95.04%	88.85%	93.24%	94.96%	90.34%	90.53%	82.85%	83.44%	89.66%	86.87%	92.11%	94.48%
Average Sales Price	\$7,177,727	\$7,270,000	\$7,603,571	\$7,078,633	\$6,953,380	\$7,308,548	\$6,450,673	\$6,473,906	\$7,658,182	\$7,956,467	\$7,728,438	\$7,029,167	\$7,384,792	\$6,931,574
Median Price						\$ 5,900,000	\$ 6,000,000	\$ 6,750,000	\$ 5,500,000	\$ 6,845,000	\$ 6,600,000	\$ 6,550,000	\$ 6,206,250	\$ 6,206,250
Average Days on Market	228	227	269	307	39	307	291	285	166	303	187	327	206	201
% Volume Compared to Previous Year	106.77%	92.08%	73.21%	265.99%	108.05%	100.33%	96.67%	63.07%	81.33%	141.67%	103.61%	68.21%	210.40%	132.79%
% ASP Compared to Previous Year	77.65%	101.29%	104.59%	93.10%	98.23%	105.11%	88.26%	100.36%	118.29%	103.89%	97.13%	90.95%	105.20%	93.74%

May Annual YTD Summary - Overall Sales

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Number of Sales	2446	2646	3068	4586	5535	2964	2514	2732	3430	4885	5183	5285	5612	6071
Total List Price	\$ 1,035,029,239	\$ 1,158,326,193	\$ 1,333,520,369	\$ 2,330,142,839	\$ 3,566,390,059	\$ 2,254,562,434	\$ 1,902,350,270	\$ 1,732,647,685	\$ 1,375,537,977	\$ 2,005,754,324	\$ 2,163,847,267	\$ 2,271,969,063	\$ 2,636,378,588	\$ 3,228,432,818
Total Sold Volume	\$ 979,108,663	\$ 1,081,383,985	\$ 1,252,837,020	\$ 2,192,152,029	\$ 3,417,949,172	\$ 2,122,371,206	\$ 1,746,502,402	\$ 1,558,385,325	\$ 1,215,933,345	\$ 1,805,180,719	\$ 1,966,292,158	\$ 2,085,630,203	\$ 2,465,796,033	\$ 3,047,357,825
List / Sell Ratio	94.60%	93.36%	93.95%	94.08%	95.84%	94.14%	91.81%	89.94%	88.40%	90.00%	90.87%	91.80%	93.53%	94.39%
Average Sales Price	\$400,290	\$408,376	\$408,356	\$478,010	\$617,516	\$716,050	\$684,711	\$570,419	\$354,500	\$369,535	\$379,373	\$394,632	\$439,379	\$501,953
Median Price						\$ 389,000	\$ 325,000	\$ 186,000	\$ 195,000	\$ 190,000	\$ 215,000	\$ 250,000	\$ 250,000	\$ 265,000
Average Days on Market	119	108	117	151	117	125	186	188	157	172	173	173	157	94
% Volume Compared to Previous Year	96.17%	110.45%	115.85%	174.98%	155.92%	62.09%	82.29%	81.92%	78.03%	148.46%	108.92%	106.07%	118.23%	123.59%
% ASP Compared to Previous Year	97.19%	102.02%	99.99%	117.06%	129.18%	115.96%	97.02%	82.11%	62.15%	104.24%	102.66%	104.02%	111.34%	114.24%