

**February Annual YTD Summary - Sales from \$0 - \$249,999**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Number of Sales	534	493	511	554	673	408	90	154	226	622	941	1003	969	903	882	705
Total List Price	\$ 73,355,773	\$ 71,780,414	\$ 79,858,804	\$ 95,812,697	\$ 120,866,719	\$ 83,491,146	\$ 17,961,450	\$ 31,345,629	\$ 44,648,754	\$ 90,380,981	\$ 132,846,471	\$ 139,115,515	\$ 142,832,006	\$ 143,027,442	\$ 146,426,904	\$ 124,855,882
Total Sold Volume	\$ 70,237,295	\$ 69,132,134	\$ 76,850,475	\$ 91,642,491	\$ 114,673,678	\$ 81,530,187	\$ 17,900,341	\$ 29,039,500	\$ 39,669,359	\$ 82,506,277	\$ 123,666,768	\$ 129,952,500	\$ 133,587,033	\$ 135,341,246	\$ 139,624,916	\$ 120,023,752
List / Sell Ratio	95.75%	96.31%	96.23%	95.65%	94.88%	97.65%	96.32%	92.64%	88.85%	91.29%	93.09%	93.41%	93.53%	94.63%	95.35%	96.13%
Average Sales Price	\$131,531	\$140,227	\$150,382	\$165,420	\$170,382	\$199,829	\$192,226	\$188,568	\$175,528	\$132,647	\$131,421	\$129,564	\$137,861	\$149,880	\$158,305	\$170,246
Median Price							\$ 200,945	\$ 185,000	\$ 128,900	\$ 130,000	\$ 125,000	\$ 135,000	\$ 150,000	\$ 161,000	\$ 173,000	
Average Days on Market	97	99	89	90	124	82	110	241	157	129	149	140	143	137	74	62
% Volume Compared to Previous Year		98.43%	111.16%	119.25%	125.13%	71.10%	21.22%	167.86%	136.60%	207.98%	149.89%	105.08%	102.80%	101.31%	103.17%	85.96%
% ASP Compared to Previous Year		106.61%	107.25%	109.99%	103.01%	117.28%	96.20%	98.10%	93.08%	75.57%	99.08%	98.59%	106.40%	108.72%	105.62%	107.54%

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Number of Sales	80	87	94	202	371	750	508	298	293	217	316	321	325	429	559	610
Total List Price	\$ 29,381,989	\$ 31,650,100	\$ 33,602,050	\$ 71,907,729	\$ 134,194,115	\$ 268,936,980	\$ 188,697,728	\$ 110,639,167	\$ 111,935,010	\$ 81,155,397	\$ 116,243,159	\$ 120,390,791	\$ 121,906,397	\$ 156,508,894	\$ 200,485,899	\$ 219,683,077
Total Sold Volume	\$ 28,034,425	\$ 30,270,750	\$ 32,224,150	\$ 68,432,880	\$ 128,616,387	\$ 260,743,175	\$ 182,759,610	\$ 103,300,262	\$ 101,942,557	\$ 73,077,951	\$ 107,060,401	\$ 111,039,331	\$ 112,661,057	\$ 147,560,213	\$ 191,537,138	\$ 210,460,208
List / Sell Ratio	95.41%	95.64%	95.90%	95.17%	95.84%	96.95%	96.85%	93.37%	91.07%	90.05%	92.10%	92.23%	92.42%	94.28%	95.54%	95.80%
Average Sales Price	\$350,430	\$347,940	\$342,810	\$338,777	\$346,675	\$347,658	\$359,763	\$346,645	\$347,927	\$336,765	\$338,799	\$345,917	\$346,649	\$343,963	\$342,642	\$345,017
Median Price							\$ 335,000	\$ 335,000	\$ 322,000	\$ 329,500	\$ 330,000	\$ 340,000	\$ 330,000	\$ 332,500	\$ 332,500	\$ 335,000
Average Days on Market	75	106	105	125	160	94	104	150	180	189	198	178	184	171	86	82
% Volume Compared to Previous Year		107.98%	106.45%	212.37%	187.95%	202.73%	70.09%	56.52%	98.69%	71.69%	146.50%	103.72%	101.46%	130.98%	129.80%	109.88%
% ASP Compared to Previous Year		99.29%	98.53%	98.82%	102.33%	100.28%	103.46%	96.35%	100.37%	96.79%	100.60%	102.10%	100.21%	99.23%	99.62%	100.69%

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Number of Sales	54	70	63	86	114	248	179	108	103	63	100	92	127	131	164	164
Total List Price	\$ 34,848,600	\$ 45,381,400	\$ 40,738,567	\$ 55,483,575	\$ 73,013,819	\$ 155,347,561	\$ 112,418,270	\$ 69,396,559	\$ 67,409,919	\$ 41,936,886	\$ 65,014,317	\$ 60,262,995	\$ 82,166,600	\$ 82,813,824	\$ 104,436,750	\$ 102,454,477
Total Sold Volume	\$ 33,092,800	\$ 42,751,000	\$ 38,269,678	\$ 52,816,025	\$ 69,195,553	\$ 150,599,582	\$ 108,429,729	\$ 64,546,620	\$ 61,482,022	\$ 37,938,900	\$ 59,131,550	\$ 55,067,300	\$ 75,943,000	\$ 78,178,155	\$ 99,524,137	\$ 98,322,982
List / Sell Ratio	94.96%	94.20%	93.94%	95.19%	94.77%	96.94%	96.45%	93.01%	91.21%	90.47%	90.95%	91.38%	92.43%	94.40%	95.30%	95.97%
Average Sales Price	\$612,830	\$610,729	\$607,455	\$614,140	\$606,979	\$607,256	\$605,753	\$597,654	\$596,913	\$602,205	\$591,316	\$598,558	\$597,976	\$596,780	\$606,854	\$599,530
Median Price							\$ 585,000	\$ 580,000	\$ 590,000	\$ 585,000	\$ 591,000	\$ 580,000	\$ 585,000	\$ 600,000	\$ 590,000	
Average Days on Market	127	129	165	132	202	151	115	177	184	179	259	187	188	195	117	95
% Volume Compared to Previous Year		129.19%	89.52%	138.01%	131.01%	217.64%	72.00%	59.53%	95.25%	61.71%	155.86%	93.13%	137.91%	102.94%	127.30%	98.79%
% ASP Compared to Previous Year		99.66%	99.46%	101.10%	98.83%	100.05%	99.75%	98.66%	99.88%	100.89%	98.19%	101.22%	99.90%	99.80%	101.69%	98.79%

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Number of Sales	50	50	36	39	67	133	101	54	39	26	39	46	38	60	76	91
Total List Price	\$ 45,018,657	\$ 44,928,200	\$ 33,171,300	\$ 36,180,200	\$ 60,658,800	\$ 118,694,264	\$ 88,595,448	\$ 49,453,964	\$ 37,689,488	\$ 26,214,588	\$ 37,592,900	\$ 44,908,995	\$ 35,706,280	\$ 55,578,517	\$ 69,626,850	\$ 83,493,887
Total Sold Volume	\$ 43,427,506	\$ 43,747,476	\$ 30,937,500	\$ 33,252,340	\$ 57,221,400	\$ 114,645,794	\$ 86,111,039	\$ 46,114,693	\$ 33,755,300	\$ 22,282,500	\$ 33,638,700	\$ 40,252,750	\$ 32,457,083	\$ 51,705,445	\$ 65,336,450	\$ 79,412,006
List / Sell Ratio	96.47%	97.37%	93.27%	91.91%	94.33%	96.59%	97.20%	93.25%	89.56%	85.00%	89.48%	89.63%	90.90%	93.03%	93.84%	95.11%
Average Sales Price	\$868,550	\$874,950	\$859,375	\$852,624	\$854,051	\$861,998	\$852,585	\$853,976	\$865,521	\$857,019	\$862,531	\$875,060	\$854,134	\$861,757	\$859,690	\$872,659
Median Price							\$ 847,500	\$ 862,500	\$ 855,000	\$ 860,000	\$ 893,250	\$ 865,000	\$ 855,000	\$ 852,750	\$ 875,000	
Average Days on Market	117	128	144	189	234	173	122	160	205	286	332	233	224	203	122	113
% Volume Compared to Previous Year		100.74%	70.72%	107.48%	172.08%	200.35%	75.11%	53.55%	73.20%	66.01%	150.96%	119.66%	80.63%	159.30%	126.36%	121.54%
% ASP Compared to Previous Year		100.74%	98.22%	99.21%	100.17%	100.93%	98.91%	100.16%	101.35%	99.02%	100.64%	101.45%	97.61%	100.89%	99.76%	101.51%

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Number of Sales	58	63	51	83	110	233	154	139	128	60	79	91	84	111	185	184
Total List Price	\$ 133,240,000	\$ 160,641,330	\$ 101,793,000	\$ 184,855,694	\$ 275,154,900	\$ 527,844,009	\$ 382,376,565	\$ 337,060,455	\$ 309,053,608	\$ 150,801,389	\$ 213,494,999	\$ 231,674,480	\$ 202,777,037	\$ 238,519,101	\$ 482,864,624	\$ 466,578,258
Total Sold Volume	\$ 122,801,388	\$ 149,222,165	\$ 93,821,500	\$ 171,399,361	\$ 249,485,500	\$ 491,128,794	\$ 357,143,390	\$ 306,303,640	\$ 276,215,725	\$ 129,952,500	\$ 180,726,640	\$ 202,806,447	\$ 182,370,222	\$ 219,238,869	\$ 448,549,139	\$ 437,534,170
List / Sell Ratio	92.17%	92.89%	92.17%	92.72%	90.67%	93.04%	93.40%	90.87%	89.37%	86.17%	84.65%	87.54%	89.94%	91.92%	92.89%	93.78%
Average Sales Price	\$2,117,265	\$2,368,606	\$1,839,637	\$2,065,053	\$2,268,050	\$2,107,849	\$2,319,113	\$2,203,623	\$2,157,935	\$2,165,875	\$2,287,679	\$2,228,642	\$1,940,109	\$1,975,125	\$2,424,590	\$2,377,903
Median Price						\$ 1,750,000	\$ 1,662,500	\$ 1,850,000	\$ 1,500,000	\$ 1,557,500	\$ 1,550,000	\$ 1,695,000	\$ 1,625,000	\$ 1,825,000	\$ 1,665,000	
Average Days on Market	158	153	175	223	259	223	216	226	238	283	254	243	245	231	163	162
% Volume Compared to Previous Year		121.52%	62.87%	182.69%	145.56%	196.86%	72.72%	85.76%	90.18%	47.05%	139.07%	112.22%	89.92%	120.22%	204.59%	97.54%
% ASP Compared to Previous Year		111.87%	77.67%	112.25%	109.83%	92.94%	110.02%	95.02%	97.93%	100.37%	105.62%	97.42%	87.05%	101.80%	122.76%	98.07%

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Number of Sales	32	38	38	54	71	150	90	88	80	36	50	57	62	71	102	108
Total List Price	\$ 46,714,000	\$ 56,761,330	\$ 57,083,000	\$ 79,345,694	\$ 106,409,900	\$ 220,767,299	\$ 129,659,200	\$ 140,520,455	\$ 124,072,109	\$ 57,627,998	\$ 77,481,000	\$ 86,775,480	\$ 94,305,537	\$ 111,384,001	\$ 152,099,626	\$ 157,411,963
Total Sold Volume	\$ 43,030,000	\$ 53,391,165	\$ 53,369,000	\$ 73,711,861	\$ 98,095,500	\$ 206,494,737	\$ 122,401,760	\$ 126,578,870	\$ 109,858,500	\$ 49,875,000	\$ 66,981,900	\$ 75,716,447	\$ 84,514,308	\$ 101,836,220	\$ 140,629,139	\$ 145,884,188
List / Sell Ratio	92.11%	94.06%	93.49%	92.90%	92.19%	93.54%	94.40%	90.08%	88.54%	86.72%	86.45%	87.26%	89.62%	91.43%	92.46%	92.68%
Average Sales Price	\$1,344,688	\$1,405,031	\$1,404,447	\$1,365,034	\$1,381,627	\$1,376,632	\$1,360,020	\$1,438,396	\$1,373,231	\$1,388,194	\$1,339,638	\$1,328,359	\$1,363,134	\$1,434,313	\$1,378,717	\$1,350,780
Median Price						\$ 1,379,060	\$ 1,288,000	\$ 1,332,500	\$ 1,325,000	\$ 1,289,092	\$ 1,262,500	\$ 1,410,000	\$ 1,375,000	\$ 1,375,000	\$ 1,290,000	
Average Days on Market	141	151	182	232	254	205	160	203	230	268	228	229	222	232	151	147
% Volume Compared to Previous Year		124.08%	99.96%	138.12%	133.08%	210.50%	59.28%	103.41%	86.79%	45.49%	134.03%	113.04%	111.62%	120.50%	138.09%	103.74%
% ASP Compared to Previous Year		104.49%	99.96%	97.19%	101.22%	99.64%	98.79%	105.76%	95.47%	101.09%	96.50%	99.16%	102.62%	105.22%	96.12%	97.97%

**February Annual YTD Summary - Sales \$2M - \$5M**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Number of Sales	25	22	11	27	33	71	53	41	40	22	24	29	31	37	71	60
Total List Price	\$ 80,651,000	\$ 70,180,000	\$ 28,660,000	\$ 87,260,000	\$ 109,245,000	\$ 211,957,710	\$ 185,742,365	\$ 120,986,000	\$ 131,237,495	\$ 77,598,391	\$ 76,864,000	\$ 94,499,000	\$ 100,871,500	\$ 110,040,100	\$ 232,698,998	\$ 191,493,795
Totd Sold Volume	\$ 74,271,388	\$ 65,431,000	\$ 26,632,500	\$ 80,562,500	\$ 100,040,000	\$ 196,765,695	\$ 151,917,115	\$ 112,309,302	\$ 118,832,235	\$ 67,187,500	\$ 67,694,740	\$ 84,050,000	\$ 90,255,914	\$ 101,817,649	\$ 215,874,000	\$ 181,755,482
List / Sell Ratio	92.09%	93.23%	92.93%	92.32%	91.57%	92.83%	91.66%	92.83%	90.55%	86.58%	88.07%	88.94%	89.48%	92.53%	92.77%	94.91%
Average Sales Price	\$2,970,856	\$2,974,136	\$2,421,136	\$2,983,796	\$3,031,515	\$2,771,348	\$2,866,361	\$2,739,251	\$2,970,806	\$3,053,977	\$2,820,614	\$2,898,276	\$2,911,481	\$2,751,828	\$3,040,479	\$3,029,258
Median Price								\$ 2,500,000	\$ 2,897,500	\$ 2,970,000	\$ 2,412,500	\$ 2,600,000	\$ 2,737,500	\$ 2,600,000	\$ 2,749,500	\$ 2,932,500
Average Days on Market	184	137	153	220	255	254	294	269	246	325	299	293	286	234	171	174
% Volume Compared to Previous Year		88.10%	40.70%	302.50%	124.18%	196.69%	77.21%	73.93%	105.81%	56.54%	100.75%	124.16%	107.38%	112.81%	212.02%	84.20%
% ASP Compared to Previous Year		100.11%	81.41%	123.24%	101.60%	91.42%	103.43%	95.57%	108.45%	102.80%	92.36%	102.75%	100.46%	94.52%	110.49%	99.63%

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**February Annual YTD Summary - Sales \$5M +**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Number of Sales	1	3	2	2	6	12	11	10	8	2	5	1	1	3	12	16
Total List Price	\$ 5,875,000	\$ 33,700,000	\$ 16,050,000	\$ 18,250,000	\$ 59,500,000	\$ 95,119,000	\$ 86,975,000	\$ 75,554,000	\$ 53,744,000	\$ 15,575,000	\$ 59,149,999	\$ 50,400,000	\$ 7,600,000	\$ 17,095,000	\$ 98,066,000	\$ 117,672,500
Totd Sold Volume	\$ 5,500,000	\$ 30,400,000	\$ 13,825,000	\$ 17,125,000	\$ 51,350,000	\$ 87,868,362	\$ 82,824,515	\$ 67,415,468	\$ 47,525,000	\$ 12,790,000	\$ 46,050,000	\$ 43,040,000	\$ 7,600,000	\$ 15,585,000	\$ 92,046,000	\$ 109,894,500
List / Sell Ratio	93.62%	90.21%	86.14%	93.84%	86.30%	92.38%	95.23%	89.23%	88.43%	82.12%	77.85%	85.40%	100.00%	91.17%	93.86%	93.39%
Average Sales Price	\$5,500,000	\$10,133,333	\$6,912,500	\$8,562,500	\$8,558,333	\$7,322,364	\$7,529,501	\$6,741,547	\$5,940,625	\$6,395,000	\$9,210,000	\$8,608,000	\$7,600,000	\$5,195,000	\$7,670,500	\$6,868,406
Median Price								\$ 6,300,000	\$ 5,475,000	\$ 6,395,000	\$ 6,050,000	\$ 7,950,000	\$ 6,600,000	\$ 5,167,500	\$ 7,050,000	\$ 6,450,000
Average Days on Market	38	290	153	35	334	59	308	253	290	129	295	197	0	149	215	219
% Volume Compared to Previous Year		552.73%	45.48%	123.87%	299.85%	171.12%	84.26%	81.40%	62.90%	26.91%	360.05%	93.46%	17.66%	205.07%	590.61%	119.39%
% ASP Compared to Previous Year		184.24%	68.22%	123.87%	99.95%	85.56%	102.83%	89.54%	88.12%	107.65%	144.02%	93.46%	88.29%	68.36%	147.65%	89.54%

**February Annual YTD Summary - Overall Sales**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Number of Sales	776	763	755	964	1335	1772	1032	753	789	988	1475	1553	1553	1634	1866	1754
Total List Price	\$ 315,845,019	\$ 354,381,444	\$ 289,163,721	\$ 444,239,895	\$ 663,888,353	\$ 1,154,313,960	\$ 790,049,461	\$ 597,895,774	\$ 570,736,779	\$ 390,489,241	\$ 565,191,846	\$ 596,352,776	\$ 585,388,320	\$ 676,447,778	\$ 1,003,841,027	\$ 997,065,581
Totd Sold Volume	\$ 297,593,414	\$ 335,123,524	\$ 272,108,303	\$ 417,543,097	\$ 619,192,518	\$ 1,098,647,442	\$ 751,744,108	\$ 549,304,715	\$ 513,064,963	\$ 345,758,128	\$ 504,224,059	\$ 539,118,328	\$ 537,018,395	\$ 632,023,928	\$ 944,571,780	\$ 945,753,118
List / Sell Ratio	94.22%	94.57%	94.10%	93.99%	93.27%	95.18%	95.15%	91.87%	89.90%	88.54%	89.21%	90.40%	91.74%	93.43%	94.10%	94.85%
Average Sales Price	\$383,497	\$439,218	\$360,408	\$433,136	\$463,815	\$620,004	\$728,434	\$729,468	\$650,272	\$349,958	\$341,847	\$347,146	\$345,794	\$386,796	\$506,201	\$539,198
Median Price								\$ 399,000	\$ 370,000	\$ 190,000	\$ 184,500	\$ 172,000	\$ 199,000	\$ 228,000	\$ 285,000	\$ 295,000
Average Days on Market	218	122	106	117	158	122	125	187	185	159	177	160	163	160	92	85
% Volume Compared to Previous Year		112.61%	81.20%	153.45%	148.29%	177.43%	68.42%	73.07%	85.81%	67.39%	145.83%	106.92%	99.61%	117.69%	149.45%	100.13%
% ASP Compared to Previous Year		114.53%	82.06%	120.18%	107.08%	133.68%	117.49%	100.14%	89.14%	53.82%	97.68%	101.55%	99.61%	111.86%	130.87%	106.52%