

February Annual YTD Summary - Sales from \$0 = \$249,999										
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Number of Sales	154	226	622	941	1003	969	903	882	713	469
Total List Price	\$ 31,345,629	\$ 44,648,754	\$ 90,380,981	\$ 132,846,471	\$ 139,115,515	\$ 142,832,006	\$ 143,027,442	\$ 146,426,904	\$ 126,098,682	\$ 86,889,828
Told Sold Volume	\$ 29,039,500	\$ 39,669,359	\$ 82,506,277	\$ 123,666,768	\$ 129,952,500	\$ 133,587,033	\$ 135,341,246	\$ 139,624,916	\$ 121,213,751	\$ 84,003,997
List / Sell Ratio	92.64%	88.85%	91.29%	93.09%	93.41%	93.53%	94.63%	95.35%	96.13%	96.68%
Average Sales Price	\$188,568	\$175,528	\$132,647	\$131,421	\$129,564	\$137,861	\$149,880	\$158,305	\$170,005	\$179,113
Median Price	\$ 200,945	\$ 185,000	\$ 128,900	\$ 130,000	\$ 125,000	\$ 135,000	\$ 150,000	\$ 161,000	\$ 173,000	\$ 180,000
Average Days on Market	241	157	129	149	140	143	137	74	62	53
% Volume Compared to Previous Year	167.86%	136.60%	207.98%	149.89%	105.08%	102.80%	101.31%	103.17%	86.81%	69.30%
% ASP Compared to Previous Year	98.10%	93.08%	75.57%	99.08%	98.59%	106.40%	108.72%	105.62%	107.39%	105.36%

February Annual YTD Summary - Sales from \$250,000 - \$499,999										
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Number of Sales	298	293	217	316	321	325	429	559	615	596
Total List Price	\$ 110,639,167	\$ 111,935,010	\$ 81,155,397	\$ 116,243,159	\$ 120,390,791	\$ 121,906,397	\$ 156,508,894	\$ 200,485,899	\$ 221,264,958	\$ 216,826,512
Told Sold Volume	\$ 103,300,262	\$ 101,942,557	\$ 73,077,951	\$ 107,060,401	\$ 111,039,331	\$ 112,661,057	\$ 147,560,213	\$ 191,537,138	\$ 212,051,861	\$ 208,315,961
List / Sell Ratio	93.37%	91.07%	90.05%	92.10%	92.23%	92.42%	94.28%	95.54%	95.84%	96.07%
Average Sales Price	\$346,645	\$347,927	\$336,765	\$338,799	\$345,917	\$346,649	\$343,963	\$342,642	\$344,800	\$349,523
Median Price	\$ 335,000	\$ 335,000	\$ 322,000	\$ 329,500	\$ 330,000	\$ 340,000	\$ 330,000	\$ 332,500	\$ 335,000	\$ 340,000
Average Days on Market	150	180	189	198	178	184	171	86	82	72
% Volume Compared to Previous Year	56.52%	98.69%	71.69%	146.50%	103.72%	101.46%	130.98%	129.80%	110.71%	98.24%
% ASP Compared to Previous Year	96.35%	100.37%	96.79%	100.60%	102.10%	100.21%	99.23%	99.62%	100.63%	101.37%

February Annual YTD Summary - Sales from \$500,000 to 749,999										
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Number of Sales	108	103	63	100	92	127	131	164	165	167
Total List Price	\$ 69,396,559	\$ 67,409,919	\$ 41,936,886	\$ 65,014,317	\$ 60,262,995	\$ 82,166,600	\$ 82,813,824	\$ 104,436,750	\$ 103,203,099	\$ 105,147,430
Told Sold Volume	\$ 64,546,620	\$ 61,482,022	\$ 37,938,900	\$ 59,131,550	\$ 55,067,300	\$ 75,943,000	\$ 78,178,155	\$ 99,524,137	\$ 99,019,901	\$ 100,901,915
List / Sell Ratio	93.01%	91.21%	90.47%	90.95%	91.38%	92.43%	94.40%	95.30%	95.95%	95.96%
Average Sales Price	\$597,654	\$596,913	\$602,205	\$591,316	\$598,558	\$597,976	\$596,780	\$606,854	\$600,121	\$604,203
Median Price	\$ 585,000	\$ 580,000	\$ 590,000	\$ 585,000	\$ 591,000	\$ 580,000	\$ 585,000	\$ 600,000	\$ 590,000	\$ 600,000
Average Days on Market	177	184	179	259	187	188	195	117	97	97
% Volume Compared to Previous Year	59.53%	95.25%	61.71%	155.86%	93.13%	137.91%	102.94%	127.30%	99.49%	101.90%
% ASP Compared to Previous Year	98.66%	99.88%	100.89%	98.19%	101.22%	99.90%	99.80%	101.69%	98.89%	100.68%

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

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Number of Sales	54	39	26	39	46	38	60	76	92	57
Total List Price	\$ 49,453,964	\$ 37,689,488	\$ 26,214,588	\$ 37,592,900	\$ 44,908,995	\$ 35,706,280	\$ 55,578,517	\$ 69,626,850	\$ 84,372,887	\$ 51,979,439
Told Sold Volume	\$ 46,114,693	\$ 33,755,300	\$ 22,282,500	\$ 33,638,700	\$ 40,252,750	\$ 32,457,083	\$ 51,705,445	\$ 65,336,450	\$ 80,257,006	\$ 49,693,641
List / Sell Ratio	93.25%	89.56%	85.00%	89.48%	89.63%	90.90%	93.03%	93.84%	95.12%	95.60%
Average Sales Price	\$853,976	\$865,521	\$857,019	\$862,531	\$875,060	\$854,134	\$861,757	\$859,690	\$872,359	\$871,818
Median Price	\$ 847,500	\$ 862,500	\$ 855,000	\$ 860,000	\$ 893,250	\$ 865,000	\$ 855,000	\$ 852,750	\$ 875,000	\$ 875,000
Average Days on Market	160	205	286	332	233	224	203	122	113	89
% Volume Compared to Previous Year	53.55%	73.20%	66.01%	150.96%	119.66%	80.63%	159.30%	126.36%	122.84%	61.92%
% ASP Compared to Previous Year	100.16%	101.35%	99.02%	100.64%	101.45%	97.61%	100.89%	99.76%	101.47%	99.94%

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

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Number of Sales	139	128	60	79	91	94	111	185	184	176
Total List Price	\$ 337,060,455	\$ 309,053,608	\$ 150,801,389	\$ 213,494,999	\$ 231,674,480	\$ 202,777,037	\$ 238,519,101	\$ 482,864,624	\$ 466,436,592	\$ 439,678,363
Told Sold Volume	\$ 306,303,640	\$ 276,215,725	\$ 129,952,500	\$ 180,726,640	\$ 202,806,447	\$ 182,370,222	\$ 219,238,869	\$ 448,549,139	\$ 437,792,499	\$ 415,371,479
List / Sell Ratio	90.87%	89.37%	86.17%	84.65%	87.54%	89.94%	91.92%	92.89%	93.86%	94.47%
Average Sales Price	\$2,203,623	\$2,157,935	\$2,165,875	\$2,287,679	\$2,228,642	\$1,940,109	\$1,975,125	\$2,424,590	\$2,379,307	\$2,360,065
Median Price	\$ 1,750,000	\$ 1,662,500	\$ 1,850,000	\$ 1,500,000	\$ 1,557,500	\$ 1,550,000	\$ 1,695,000	\$ 1,825,000	\$ 1,665,000	\$ 1,610,000
Average Days on Market	226	238	283	254	243	245	231	163	159	118
% Volume Compared to Previous Year	85.76%	90.18%	47.05%	139.07%	112.22%	89.92%	120.22%	204.59%	97.60%	94.88%
% ASP Compared to Previous Year	95.02%	97.93%	100.37%	105.62%	97.42%	87.05%	101.80%	122.76%	98.13%	99.19%

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

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Number of Sales	88	80	36	50	57	62	71	102	108	110
Total List Price	\$ 140,520,455	\$ 124,072,109	\$ 57,627,998	\$ 77,481,000	\$ 86,775,480	\$ 94,305,537	\$ 111,384,001	\$ 152,099,626	\$ 157,270,297	\$ 159,490,841
Told Sold Volume	\$ 126,578,870	\$ 109,858,500	\$ 49,975,000	\$ 66,981,900	\$ 75,716,447	\$ 84,514,308	\$ 101,836,220	\$ 140,629,139	\$ 145,942,517	\$ 151,155,323
List / Sell Ratio	90.08%	88.54%	86.72%	86.45%	87.26%	89.62%	91.43%	92.46%	92.80%	94.77%
Average Sales Price	\$1,438,396	\$1,373,231	\$1,388,194	\$1,339,638	\$1,328,359	\$1,363,134	\$1,434,313	\$1,378,717	\$1,351,320	\$1,374,139
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	\$ 1,290,000	\$ 1,310,000
Average Days on Market	203	230	266	228	222	229	232	151	143	103
% Volume Compared to Previous Year	103.41%	86.79%	45.49%	134.03%	113.04%	111.62%	120.50%	138.09%	103.78%	103.57%
% ASP Compared to Previous Year	105.76%	95.47%	101.09%	96.50%	99.16%	102.62%	105.22%	96.12%	98.01%	101.69%

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

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Number of Sales	41	40	22	24	29	31	37	71	60	53
Total List Price	\$ 120,986,000	\$ 131,237,499	\$ 77,598,391	\$ 76,864,000	\$ 94,499,000	\$ 100,871,500	\$ 110,040,100	\$ 232,698,998	\$ 191,493,795	\$ 164,942,522
Told Sold Volume	\$ 112,309,302	\$ 118,832,225	\$ 67,187,500	\$ 67,694,740	\$ 84,050,000	\$ 90,255,914	\$ 101,817,649	\$ 215,874,000	\$ 181,955,482	\$ 155,955,156
List / Sell Ratio	92.83%	90.55%	86.58%	88.07%	88.94%	89.48%	92.53%	92.77%	95.02%	94.55%
Average Sales Price	\$2,739,251	\$2,970,806	\$3,053,977	\$2,820,614	\$2,898,276	\$2,911,481	\$2,751,828	\$3,040,479	\$3,032,591	\$2,942,550
Median Price	\$ 2,500,000	\$ 2,897,500	\$ 2,970,000	\$ 2,412,500	\$ 2,600,000	\$ 2,737,500	\$ 2,500,000	\$ 2,749,500	\$ 2,932,500	\$ 2,650,000
Average Days on Market	269	246	325	299	293	286	234	171	174	129
% Volume Compared to Previous Year	73.93%	105.81%	56.54%	100.75%	124.16%	107.38%	112.81%	212.02%	84.29%	85.71%
% ASP Compared to Previous Year	95.57%	108.45%	102.80%	92.36%	102.75%	100.46%	94.52%	110.49%	99.74%	97.03%

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

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Number of Sales	10	8	2	5	5	1	3	12	16	13
Total List Price	\$ 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	\$ 115,245,000
Told Sold Volume	\$ 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	\$ 108,261,000
List / Sell Ratio	89.23%	88.43%	82.12%	77.85%	85.40%	100.00%	91.17%	93.86%	93.39%	93.94%
Average Sales Price	\$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	\$8,327,769
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	\$ 7,200,000
Average Days on Market	253	290	129	295	197	0	149	215	219	206
% Volume Compared to Previous Year	81.40%	62.90%	26.91%	360.05%	93.46%	17.66%	205.07%	590.61%	119.39%	98.51%
% ASP Compared to Previous Year	89.54%	88.12%	107.65%	144.02%	93.46%	88.29%	68.36%	147.65%	89.54%	121.25%

**February Annual YTD Summary - Overall Sales**

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Number of Sales	753	789	988	1475	1553	1553	1634	1866	1769	1465
Total List Price	\$ 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	\$ 1,001,376,218	\$ 900,521,572
Told Sold Volume	\$ 549,304,715	\$ 513,064,963	\$ 345,758,128	\$ 504,224,059	\$ 539,118,328	\$ 537,018,395	\$ 632,023,928	\$ 944,571,780	\$ 950,335,018	\$ 858,286,993
List / Sell Ratio	91.87%	89.90%	88.54%	89.21%	90.40%	91.74%	93.43%	94.10%	94.90%	95.31%
Average Sales Price	\$729,488	\$650,272	\$349,958	\$341,847	\$347,146	\$345,794	\$386,796	\$506,201	\$537,216	\$585,861
Median Price	\$ 399,000	\$ 370,000	\$ 190,000	\$ 184,500	\$ 172,000	\$ 199,000	\$ 226,000	\$ 265,000	\$ 295,000	\$ 327,000
Average Days on Market	187	185	159	177	160	163	160	92	85	75
% Volume Compared to Previous Year	73.07%	85.81%	67.39%	145.83%	106.92%	99.61%	117.69%	149.45%	100.61%	90.31%
% ASP Compared to Previous Year	100.14%	89.14%	53.82%	97.68%	101.55%	99.61%	111.86%	130.87%	106.13%	109.06%