



## Market Wide Analysis

12-month moving average graphs

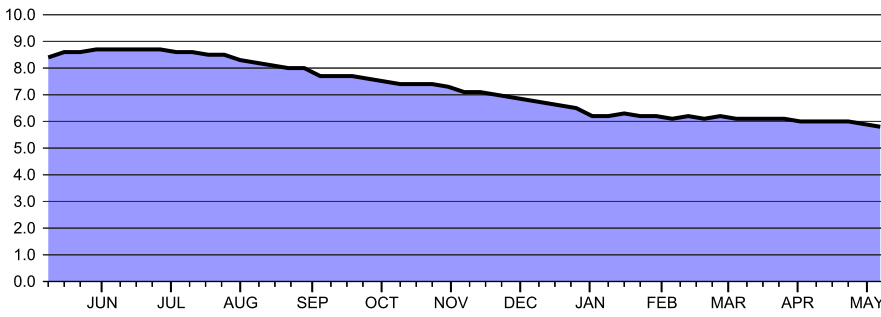
Report Date: May 07, 2012  
For the period: May 7, 2011 - May 5, 2012

**Disclaimer Notice:**

This information is presented in good faith, but no warranty is given by and HRIS assumes no liability for advice or recommendations made concerning results to be obtained from the use of any product or service. The results given are estimates based on calculations produced by a computer model including various assumptions. The results depend on input data and estimates as to unknown data and can be no more accurate than the model, the assumptions and such input data. The information presented is HRIS's best estimate of the actual results and should be used for comparison purposes rather than absolute values.

# Single Family Homes - New and Existing Properties

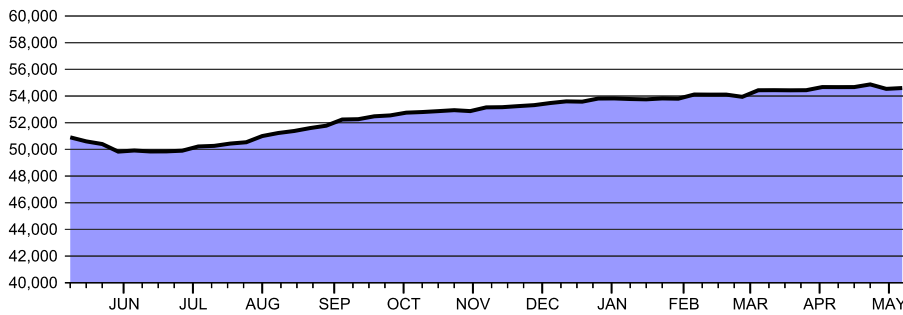
In-Depth Market Metrics Analysis  
 Report Date: May 07, 2012  
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**5.8**

## Months of Inventory

This is the time it would take for the active listings to sell at the current rate of sales. Large values indicate a slow market. Smaller values indicate an active market. Lower values indicate a seller's market. Higher values indicate a buyer's market.

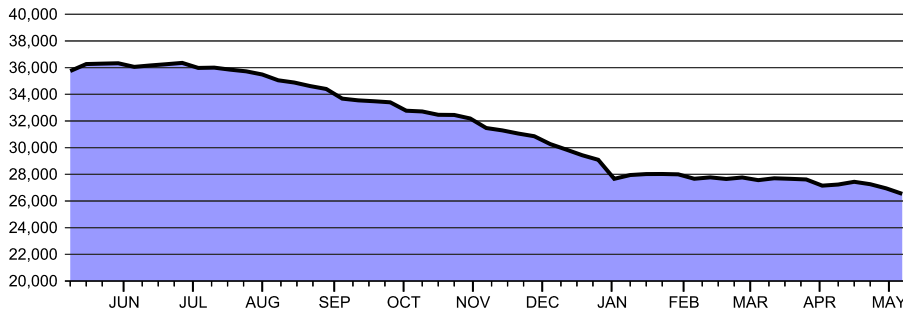


**7.3%**

May 5, 2012  
54,609  
 May 7, 2011  
50,905

## Annualized Sales

For each week, this graph shows the number of closed sales that were reported in the prior twelve months. The twelve-month aggregation smooths out brief fluctuations so that longer trends are evident.

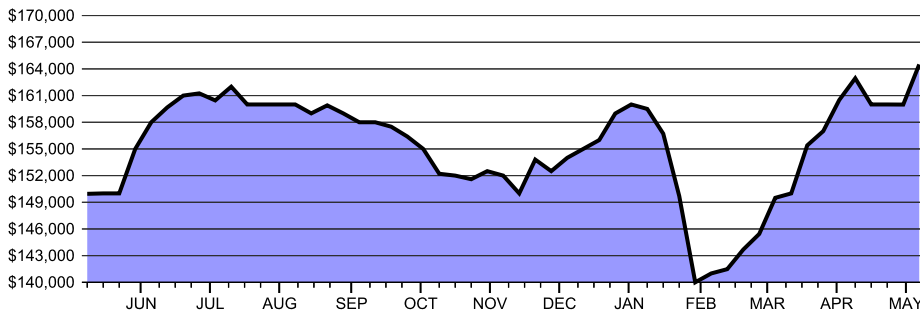


**-25.8%**

May 5, 2012  
26,536  
 May 7, 2011  
35,745

## Active Listings

The graph shows number of active listings in the MLS.



**9.7%**

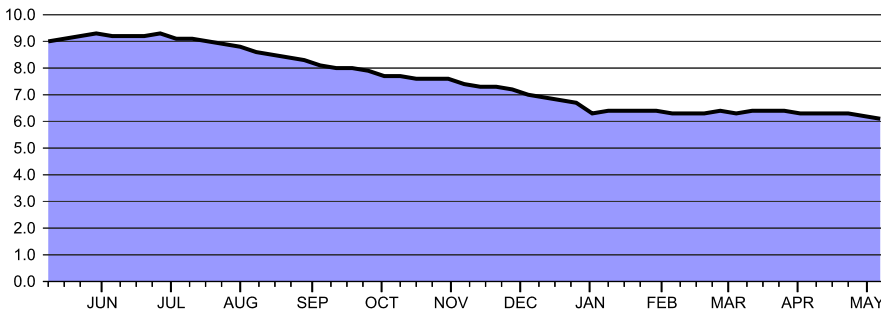
May 5, 2012  
\$164,500  
 May 7, 2011  
\$149,950

## Median Price

For each week, this graph depicts the median sales price for properties sold in the previous thirty days. Half the properties sold at or below the median price; the other half sold at or above the median.

# Single Family Homes - Resale

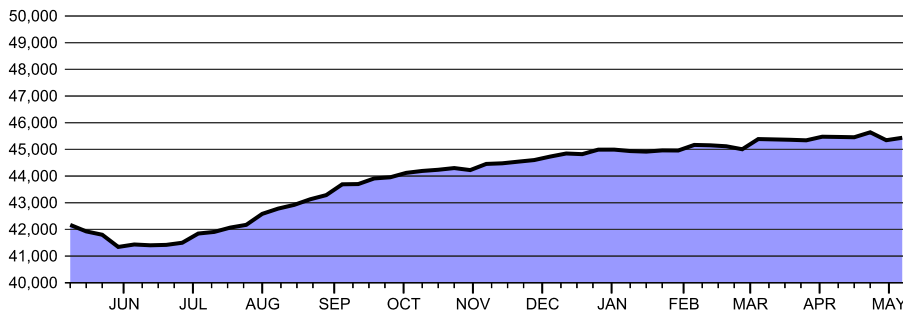
In-Depth Market Metrics Analysis  
 Report Date: May 07, 2012  
 For the period: May 7, 2011 - May 5, 2012



**6.1**

## Months of Inventory

This is the time it would take for the active listings to sell at the current rate of sales. Large values indicate a slow market. Smaller values indicate an active market. Lower values indicate a seller's market. Higher values indicate a buyer's market.

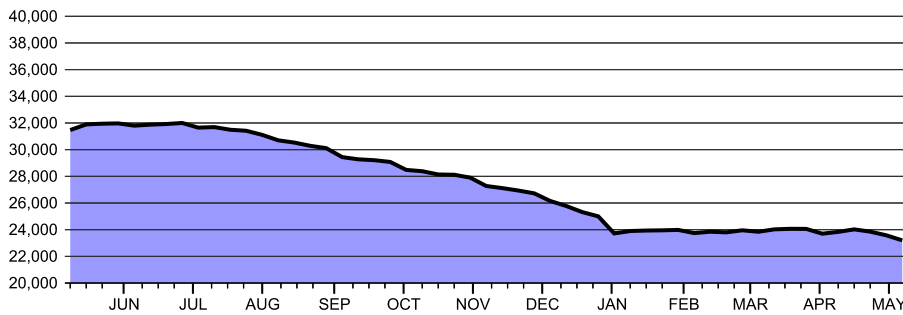


**7.7%**

May 5, 2012  
45,435  
 May 7, 2011  
42,169

## Annualized Sales

For each week, this graph shows the number of closed sales that were reported in the prior twelve months. The twelve-month aggregation smooths out brief fluctuations so that longer trends are evident.

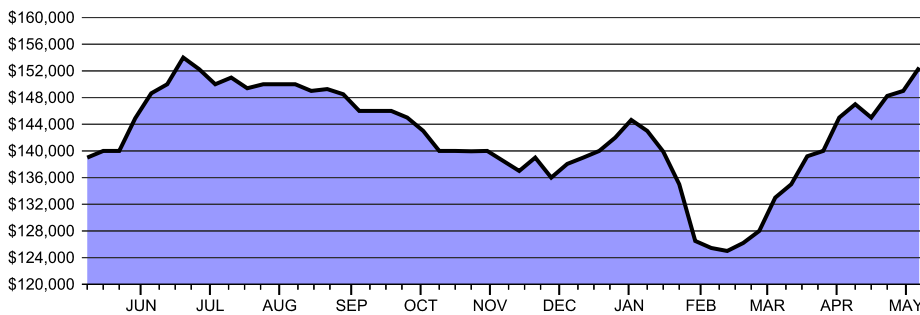


**-26.3%**

May 5, 2012  
23,200  
 May 7, 2011  
31,470

## Active Listings

The graph shows number of active listings in the MLS.



**9.7%**

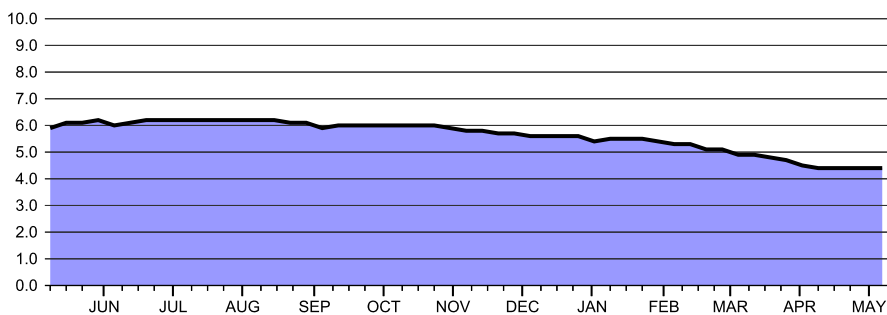
May 5, 2012  
\$152,500  
 May 7, 2011  
\$139,000

## Median Price

For each week, this graph depicts the median sales price for properties sold in the previous thirty days. Half the properties sold at or below the median price; the other half sold at or above the median.

# Single Family Homes - New Construction

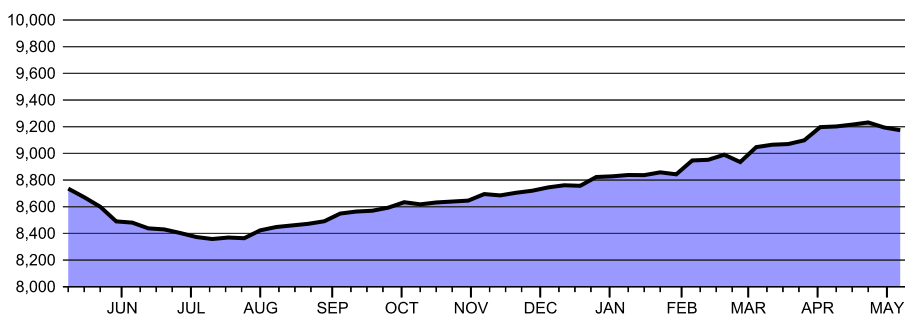
In-Depth Market Metrics Analysis  
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 For the period: May 7, 2011 - May 5, 2012



**4.4**

## Months of Inventory

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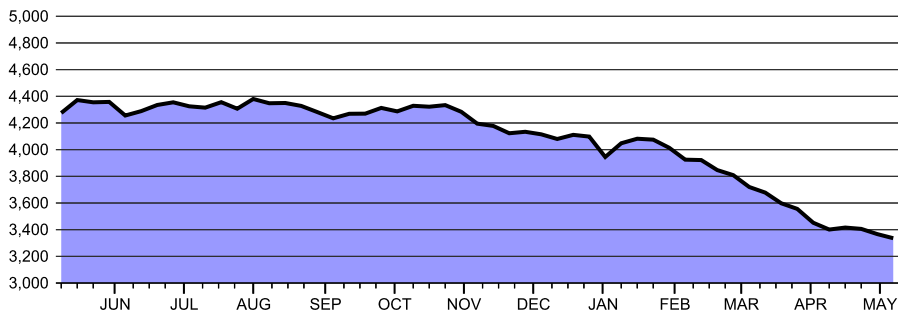


**5.0%**

May 5, 2012  
9,174  
 May 7, 2011  
8,736

## Annualized Sales

For each week, this graph shows the number of closed sales that were reported in the prior twelve months. The twelve-month aggregation smooths out brief fluctuations so that longer trends are evident.

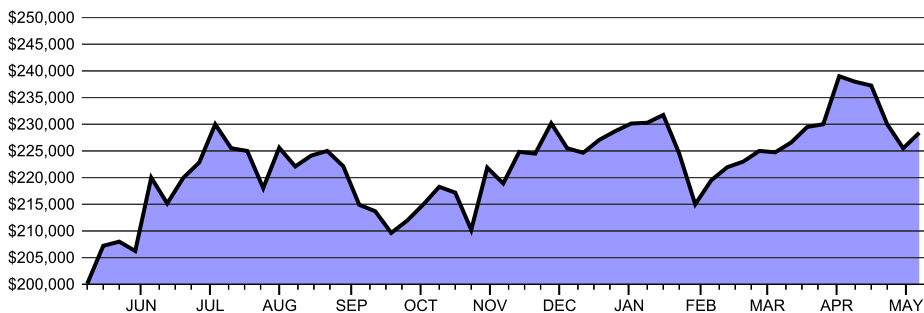


**-22.0%**

May 5, 2012  
3,336  
 May 7, 2011  
4,275

## Active Listings

The graph shows number of active listings in the MLS.



**14.1%**

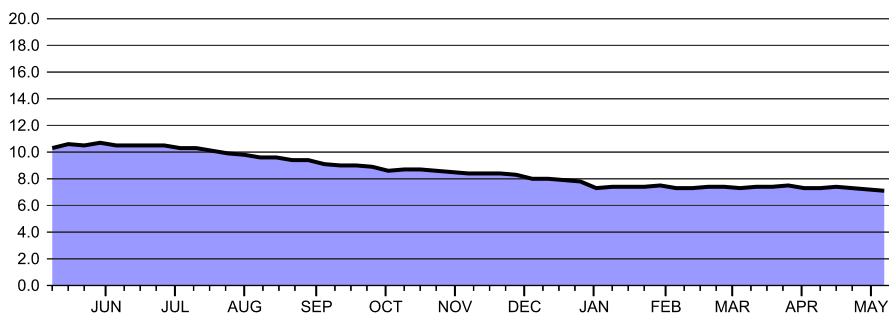
May 5, 2012  
\$228,400  
 May 7, 2011  
\$200,103

## Median Price

For each week, this graph depicts the median sales price for properties sold in the previous thirty days. Half the properties sold at or below the median price; the other half sold at or above the median.

# Townhouse / Condo - New and Existing Properties

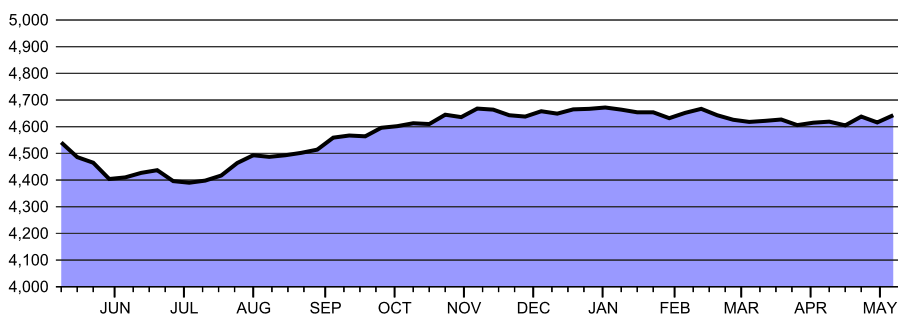
In-Depth Market Metrics Analysis  
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 For the period: May 7, 2011 - May 5, 2012



**7.1**

## Months of Inventory

This is the time it would take for the active listings to sell at the current rate of sales. Large values indicate a slow market. Smaller values indicate an active market. An inventory of 9 - 10 months indicates market equilibrium. Lower values indicate a seller's market. Higher values indicate a buyer's market.

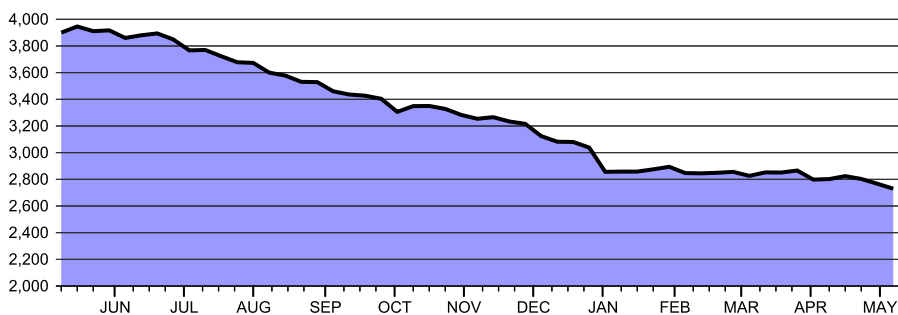


**2.2%**

May 5, 2012  
4,643  
 May 7, 2011  
4,541

## Annualized Sales

For each week, this graph shows the number of closed sales that were reported in the prior twelve months. The twelve-month aggregation smooths out brief fluctuations so that longer trends are evident.

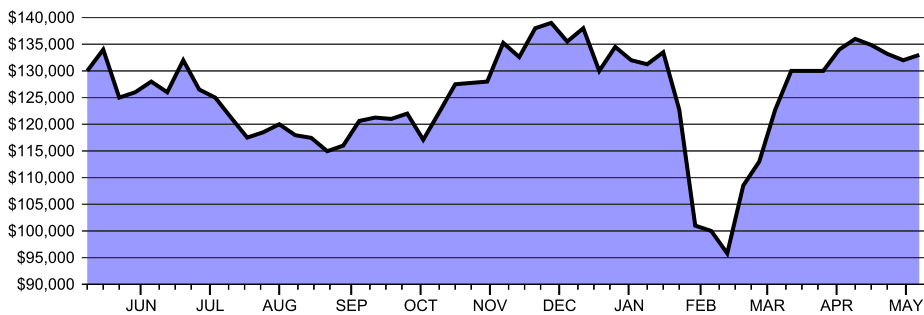


**-30.0%**

May 5, 2012  
2,730  
 May 7, 2011  
3,900

## Active Listings

The graph shows number of active listings in the MLS.



**2.3%**

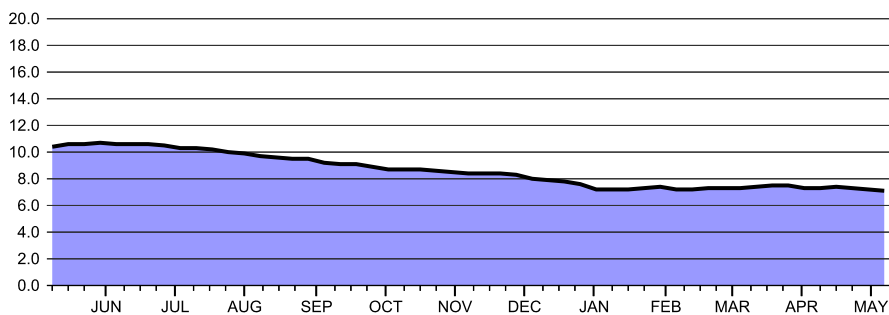
May 5, 2012  
\$133,000  
 May 7, 2011  
\$130,000

## Median Price

For each week, this graph depicts the median sales price for properties sold in the previous thirty days. Half the properties sold at or below the median price; the other half sold at or above the median.

# Townhouse / Condo - Resale

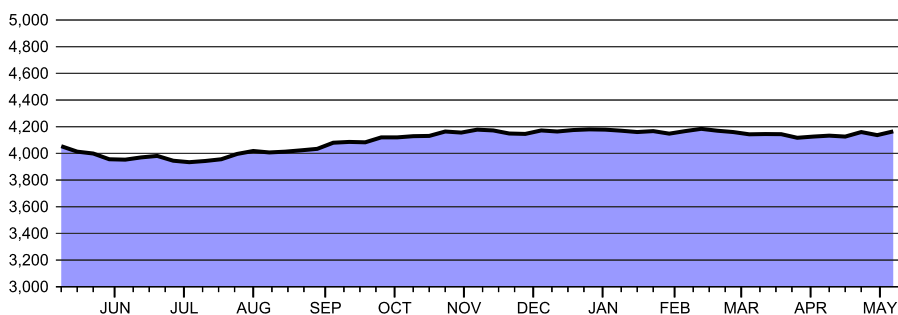
In-Depth Market Metrics Analysis  
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**7.1**

### Months of Inventory

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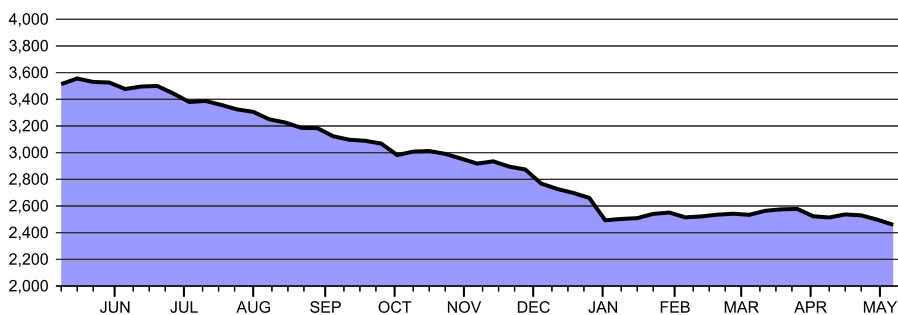


**2.7%**

May 5, 2012  
4,165  
 May 7, 2011  
4,054

### Annualized Sales

For each week, this graph shows the number of closed sales that were reported in the prior twelve months. The twelve-month aggregation smooths out brief fluctuations so that longer trends are evident.

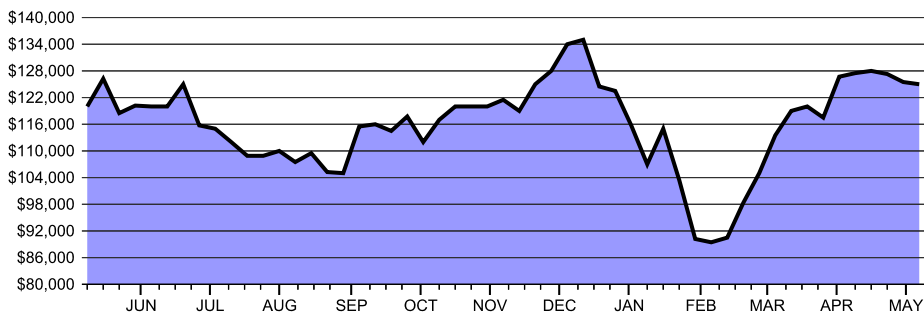


**-30.0%**

May 5, 2012  
2,459  
 May 7, 2011  
3,514

### Active Listings

The graph shows number of active listings in the MLS.



**4.2%**

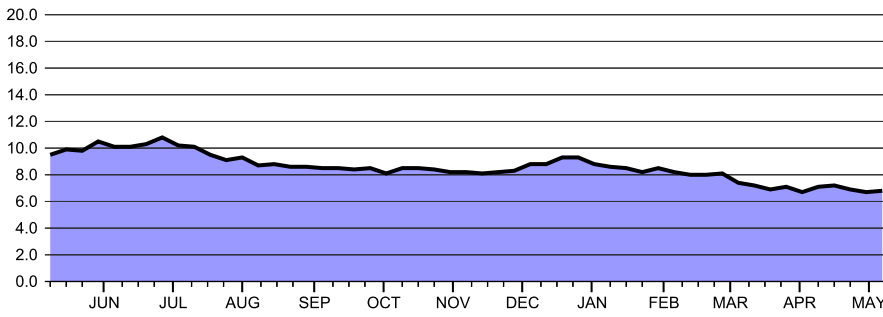
May 5, 2012  
\$125,000  
 May 7, 2011  
\$120,000

### Median Price

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# Townhouse / Condo - New Construction

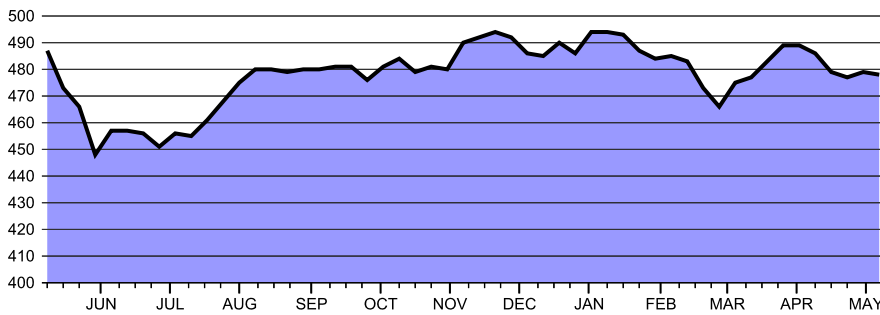
In-Depth Market Metrics Analysis  
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 For the period: May 7, 2011 - May 5, 2012



**6.8**

## Months of Inventory

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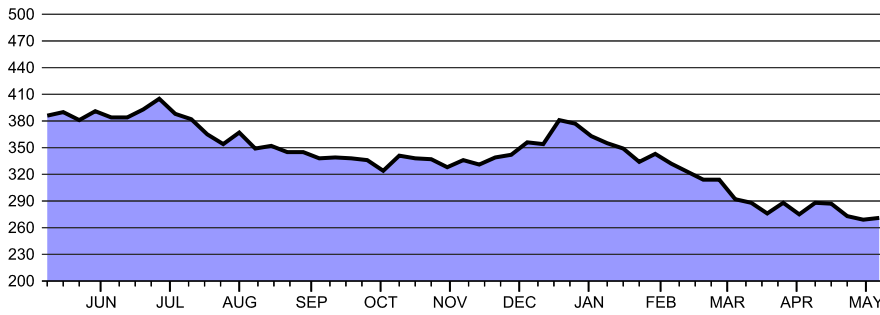


**-1.8%**

May 5, 2012  
478  
 May 7, 2011  
487

## Annualized Sales

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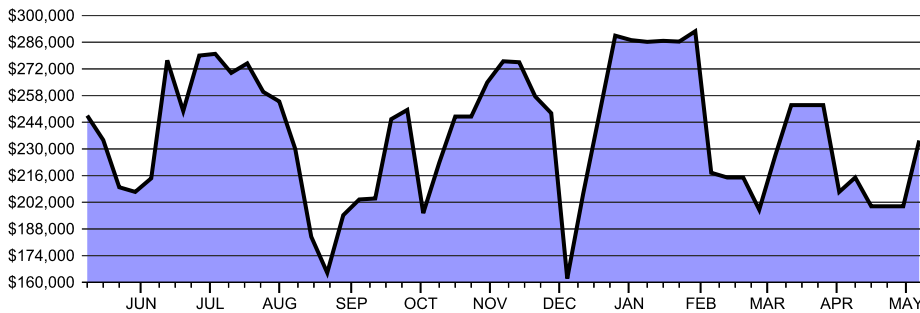


**-29.8%**

May 5, 2012  
271  
 May 7, 2011  
386

## Active Listings

The graph shows number of active listings in the MLS.



**-5.3%**

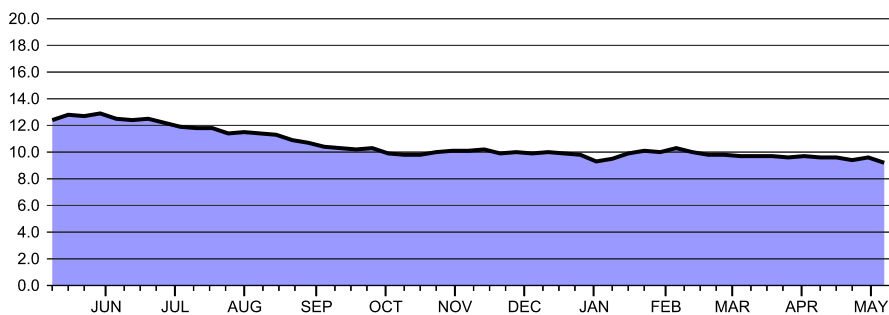
May 5, 2012  
\$234,444  
 May 7, 2011  
\$247,500

## Median Price

For each week, this graph depicts the median sales price for properties sold in the previous thirty days. Half the properties sold at or below the median price; the other half sold at or above the median.

# Highrise - New and Existing Properties

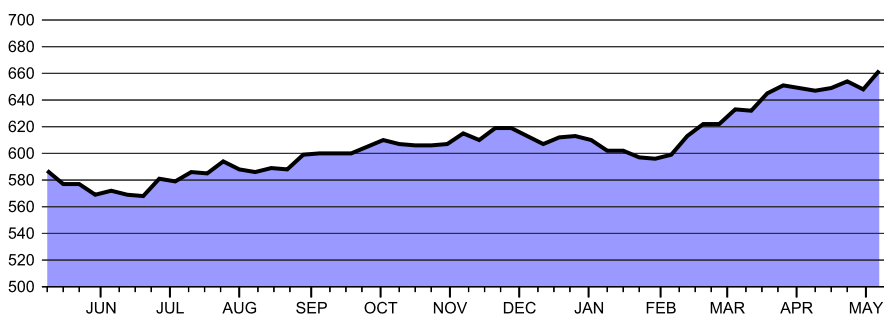
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**9.2**

## Months of Inventory

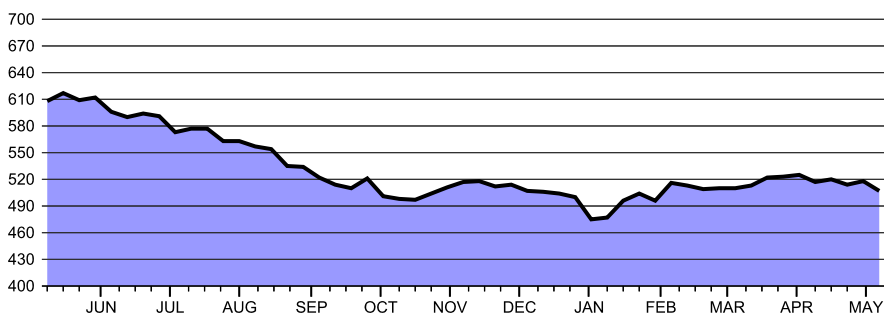
This is the time it would take for the active listings to sell at the current rate of sales. Large values indicate a slow market. Smaller values indicate an active market. Lower values indicate a seller's market. Higher values indicate a buyer's market.



**12.8%**  
 May 5, 2012  
 662  
 May 7, 2011  
 587

## Annualized Sales

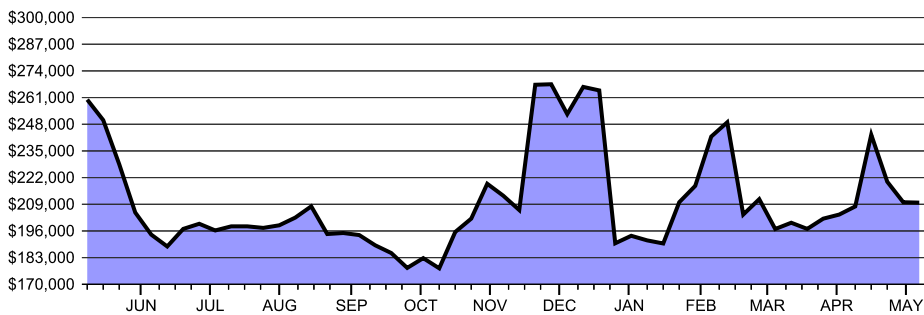
For each week, this graph shows the number of closed sales that were reported in the prior twelve months. The twelve-month aggregation smooths out brief fluctuations so that longer trends are evident.



**-16.6%**  
 May 5, 2012  
 507  
 May 7, 2011  
 608

## Active Listings

The graph shows number of active listings in the MLS.



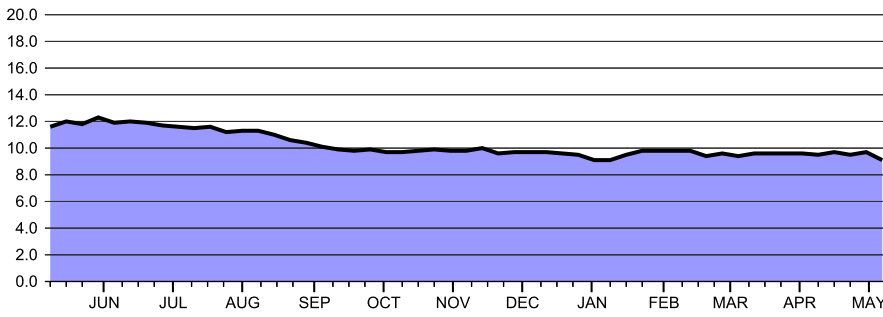
**-19.3%**  
 May 5, 2012  
 \$209,811  
 May 7, 2011  
 \$260,000

## Median Price

For each week, this graph depicts the median sales price for properties sold in the previous thirty days. Half the properties sold at or below the median price; the other half sold at or above the median.

# Highrise - Resale

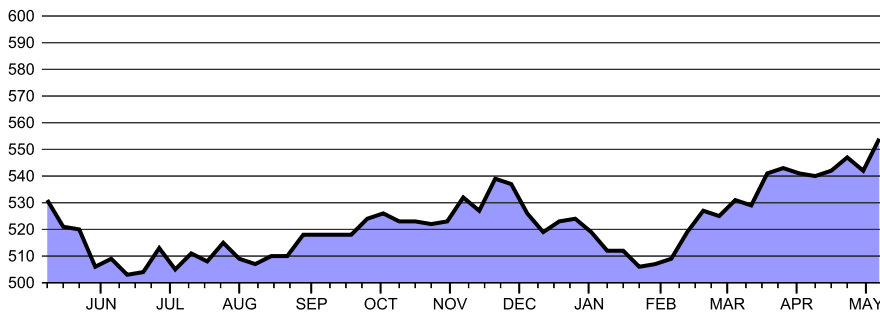
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**9.1**

## Months of Inventory

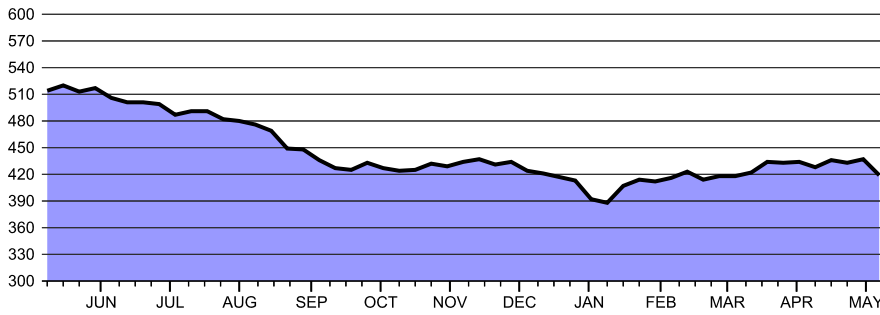
This is the time it would take for the active listings to sell at the current rate of sales. Large values indicate a slow market. Smaller values indicate an active market. Lower values indicate a seller's market. Higher values indicate a buyer's market.



**4.3%**  
 May 5, 2012  
 554  
 May 7, 2011  
 531

## Annualized Sales

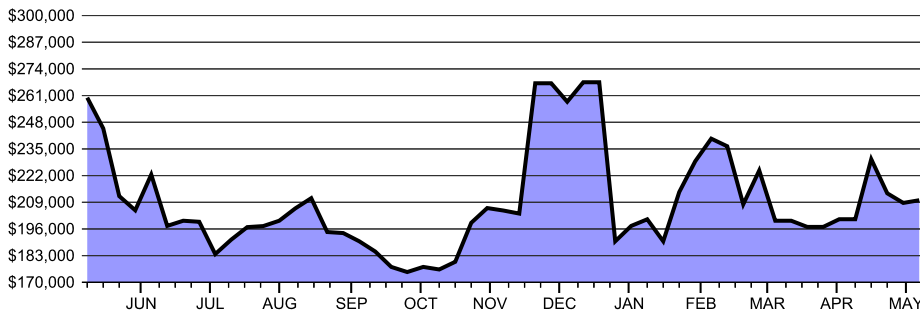
For each week, this graph shows the number of closed sales that were reported in the prior twelve months. The twelve-month aggregation smooths out brief fluctuations so that longer trends are evident.



**-18.5%**  
 May 5, 2012  
 419  
 May 7, 2011  
 514

## Active Listings

The graph shows number of active listings in the MLS.



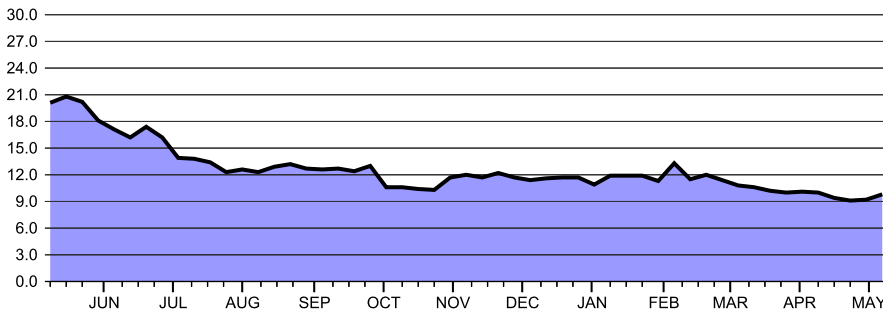
**-19.2%**  
 May 5, 2012  
 \$210,000  
 May 7, 2011  
 \$260,000

## Median Price

For each week, this graph depicts the median sales price for properties sold in the previous thirty days. Half the properties sold at or below the median price; the other half sold at or above the median.

# Highrise - New Construction

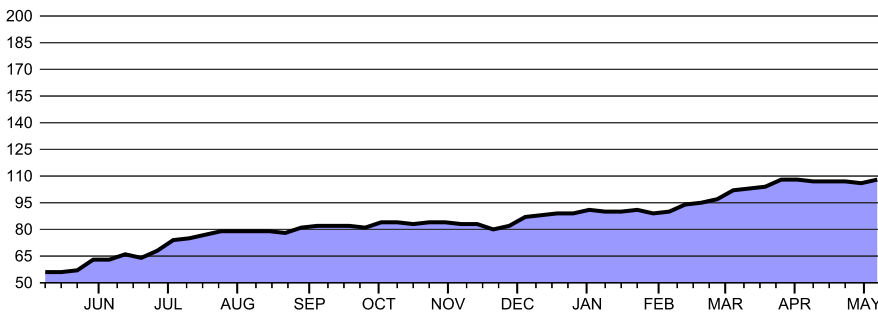
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**9.8**

## Months of Inventory

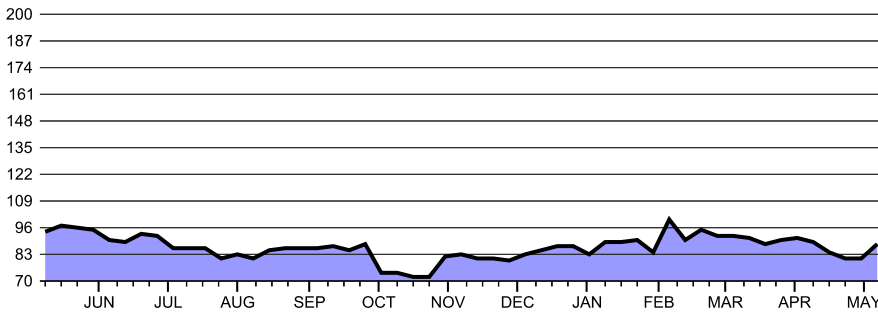
This is the time it would take for the active listings to sell at the current rate of sales. Large values indicate a slow market. Smaller values indicate an active market. Lower values indicate a seller's market. Higher values indicate a buyer's market.



**92.9%**  
 May 5, 2012  
 108  
 May 7, 2011  
 56

## Annualized Sales

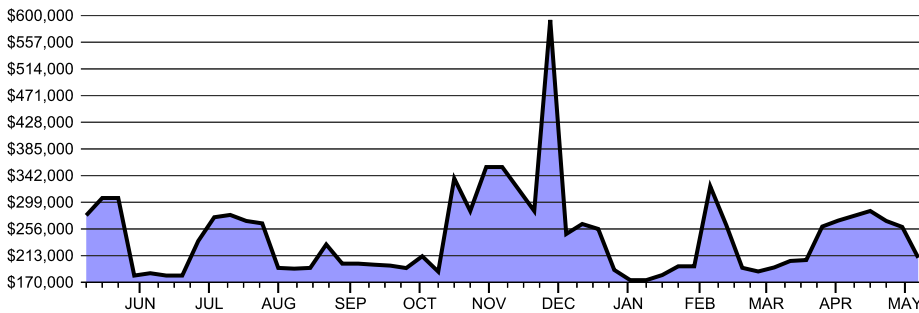
For each week, this graph shows the number of closed sales that were reported in the prior twelve months. The twelve-month aggregation smooths out brief fluctuations so that longer trends are evident.



**-6.4%**  
 May 5, 2012  
 88  
 May 7, 2011  
 94

## Active Listings

The graph shows number of active listings in the MLS.



**-24.6%**  
 May 5, 2012  
 \$209,622  
 May 7, 2011  
 \$277,950

## Median Price

For each week, this graph depicts the median sales price for properties sold in the previous thirty days. Half the properties sold at or below the median price; the other half sold at or above the median.