

Housing Supply Overview



December 2015

Time will tell if the recent Federal Reserve rate increase adversely affects housing markets. Since the increase was widely anticipated in a much-improved economy, overly negative reactions are not anticipated in 2016. Rates are still very attractive. For the 12-month period spanning January 2015 through December 2015, Pending Sales in the Charlotte region were up 15.1 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 24.7 percent.

The overall Median Sales Price was up 6.3 percent to \$192,500. The property type with the largest price gain was the Single-Family segment, where prices increased 6.8 percent to \$203,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 49 days; the price range that tended to sell the slowest was the \$100,000 and Below range at 86 days.

Market-wide, inventory levels were down 24.2 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 24.2 percent. That amounts to 3.1 months supply for Single-Family homes and 2.1 months supply for Condos.

Quick Facts

+ 24.7%

Price Range With the
Strongest Sales:
\$200,001 to \$300,000

+ 21.3%

Bedroom Count With
Strongest Sales:
2 Bedrooms or Less

+ 24.2%

Property Type With
Strongest Sales:
Condos

| | |
|---|-----------|
| Pending Sales | 2 |
| List to Close | 3 |
| Days on Market Until Sale | 4 |
| Cumulative Days on Market Until Sale | 5 |
| Median Sales Price | 6 |
| Percent of Original List Price Received | 7 |
| Inventory of Homes for Sale | 8 |
| Months Supply of Inventory | 9 |
| Additional Price Ranges | 10 |

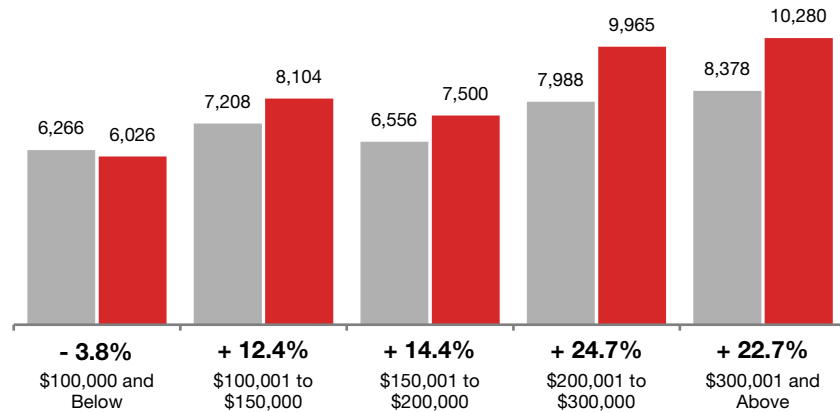
Pending Sales

A count of properties on which offers have been accepted. Based on a rolling 12-month total.



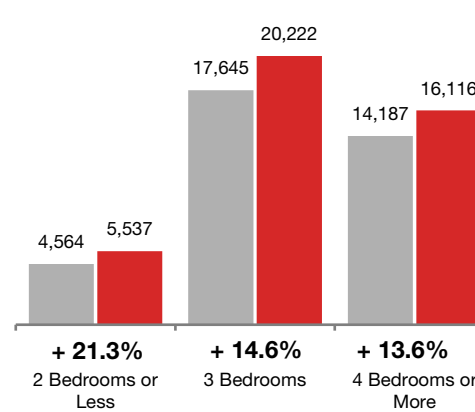
By Price Range

■ 12-2014 ■ 12-2015



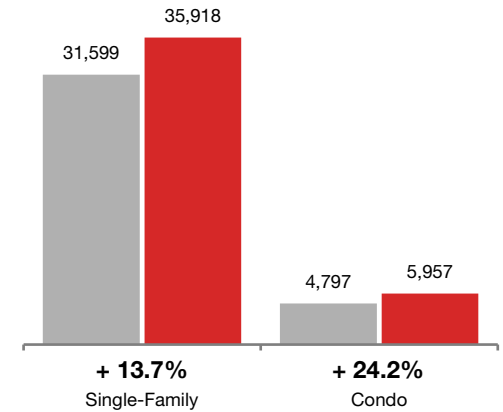
By Bedroom Count

■ 12-2014 ■ 12-2015



By Property Type

■ 12-2014 ■ 12-2015



All Properties

By Price Range

| | 12-2014 | 12-2015 | Change |
|-------------------------|---------------|---------------|----------------|
| \$100,000 and Below | 6,266 | 6,026 | - 3.8% |
| \$100,001 to \$150,000 | 7,208 | 8,104 | + 12.4% |
| \$150,001 to \$200,000 | 6,556 | 7,500 | + 14.4% |
| \$200,001 to \$300,000 | 7,988 | 9,965 | + 24.7% |
| \$300,001 and Above | 8,378 | 10,280 | + 22.7% |
| All Price Ranges | 36,396 | 41,875 | + 15.1% |

Single-Family

| | 12-2014 | 12-2015 | Change |
|-------------------------|---------------|---------------|----------------|
| 2 Bedrooms or Less | 5,303 | 5,003 | - 5.7% |
| 3 Bedrooms | 5,705 | 6,251 | + 9.6% |
| 4 Bedrooms or More | 5,529 | 6,279 | + 13.6% |
| Single-Family | 7,124 | 8,751 | + 22.8% |
| Condo | 7,938 | 9,634 | + 21.4% |
| All Price Ranges | 31,599 | 35,918 | + 13.7% |

Condo

By Bedroom Count

| | 12-2014 | 12-2015 | Change |
|---------------------------|---------------|---------------|----------------|
| 2 Bedrooms or Less | 4,564 | 5,537 | + 21.3% |
| 3 Bedrooms | 17,645 | 20,222 | + 14.6% |
| 4 Bedrooms or More | 14,187 | 16,116 | + 13.6% |
| All Bedroom Counts | 36,396 | 41,875 | + 15.1% |

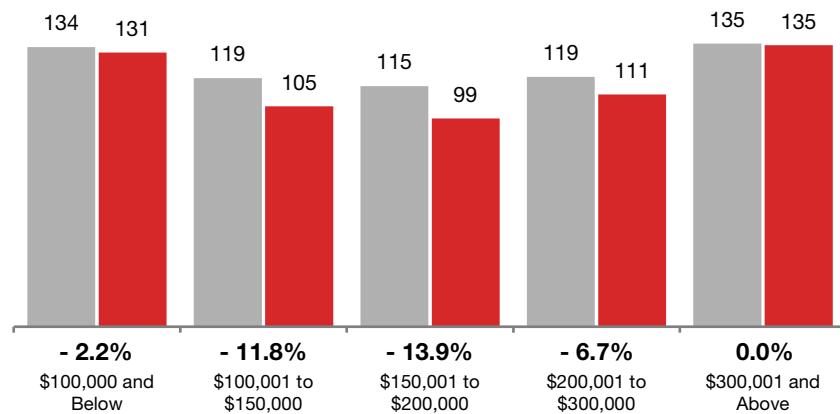
| | 12-2014 | 12-2015 | Change |
|-------------------------|---------------|---------------|----------------|
| 2 Bedrooms or Less | 2,059 | 2,320 | + 12.7% |
| 3 Bedrooms | 15,529 | 17,689 | + 13.9% |
| 4 Bedrooms or More | 14,011 | 15,909 | + 13.5% |
| Single-Family | 2,505 | 3,217 | + 28.4% |
| Condo | 2,116 | 2,533 | + 19.7% |
| All Price Ranges | 31,599 | 35,918 | + 13.7% |

List to Close

A count of the days between the date listed and the date closed for all properties sold. Based on a rolling 12-month average.

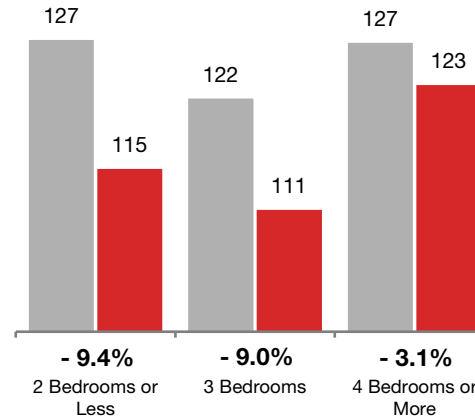
By Price Range

■ 12-2014 ■ 12-2015



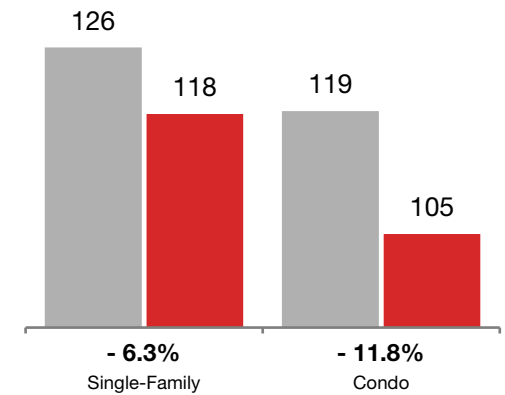
By Bedroom Count

■ 12-2014 ■ 12-2015



By Property Type

■ 12-2014 ■ 12-2015



All Properties

By Price Range

| | 12-2014 | 12-2015 | Change |
|-------------------------|------------|------------|---------------|
| \$100,000 and Below | 134 | 131 | - 2.2% |
| \$100,001 to \$150,000 | 119 | 105 | - 11.8% |
| \$150,001 to \$200,000 | 115 | 99 | - 13.9% |
| \$200,001 to \$300,000 | 119 | 111 | - 6.7% |
| \$300,001 and Above | 135 | 135 | 0.0% |
| All Price Ranges | 125 | 116 | - 7.2% |

Single-Family

| | 12-2014 | 12-2015 | Change |
|------------|------------|---------------|--------|
| 136 | 136 | 0.0% | |
| 121 | 108 | - 10.7% | |
| 114 | 100 | - 12.3% | |
| 120 | 111 | - 7.5% | |
| 135 | 134 | - 0.7% | |
| 126 | 118 | - 6.3% | |

Condo

| | 12-2014 | 12-2015 | Change |
|------------|------------|----------------|--------|
| 120 | 107 | - 10.8% | |
| 110 | 96 | - 12.7% | |
| 123 | 98 | - 20.3% | |
| 113 | 109 | - 3.5% | |
| 150 | 140 | - 6.7% | |
| 119 | 105 | - 11.8% | |

By Bedroom Count

| | 12-2014 | 12-2015 | Change |
|---------------------------|------------|------------|---------------|
| 2 Bedrooms or Less | 127 | 115 | - 9.4% |
| 3 Bedrooms | 122 | 111 | - 9.0% |
| 4 Bedrooms or More | 127 | 123 | - 3.1% |
| All Bedroom Counts | 125 | 116 | - 7.2% |

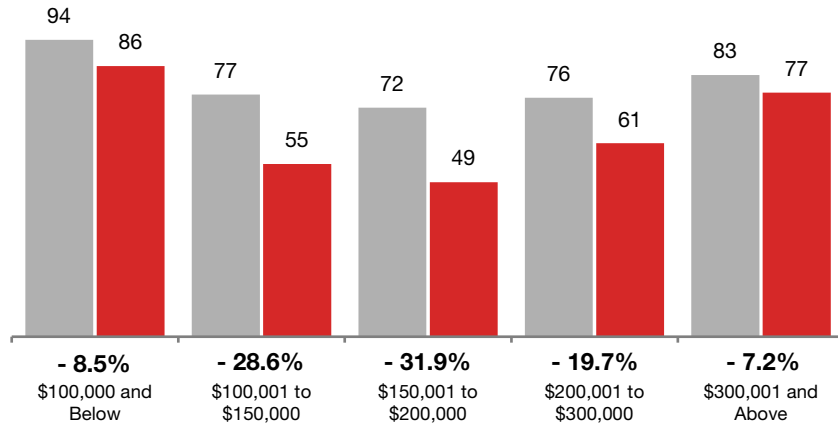
| | 12-2014 | 12-2015 | Change |
|------------|------------|---------------|--------|
| 136 | 134 | - 1.5% | |
| 123 | 112 | - 8.9% | |
| 127 | 123 | - 3.1% | |
| 126 | 118 | - 6.3% | |

Days on Market Until Sale

Average number of days between when a property is first listed and when an offer is accepted. Based on a rolling 12-month average.

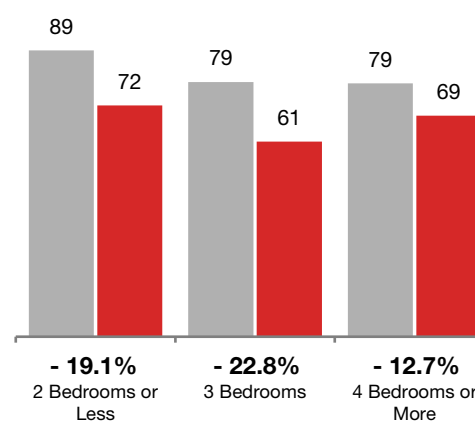
By Price Range

■ 12-2014 ■ 12-2015



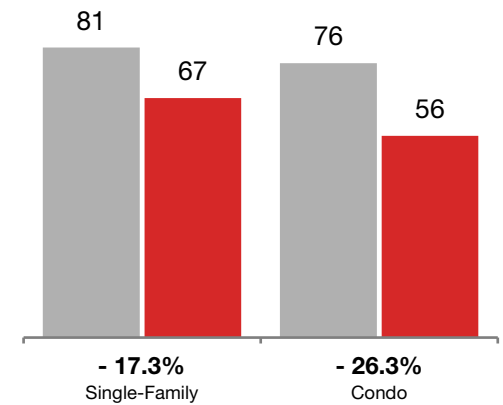
By Bedroom Count

■ 12-2014 ■ 12-2015



By Property Type

■ 12-2014 ■ 12-2015



All Properties

By Price Range

| | 12-2014 | 12-2015 | Change |
|-------------------------|-----------|-----------|----------------|
| \$100,000 and Below | 94 | 86 | - 8.5% |
| \$100,001 to \$150,000 | 77 | 55 | - 28.6% |
| \$150,001 to \$200,000 | 72 | 49 | - 31.9% |
| \$200,001 to \$300,000 | 76 | 61 | - 19.7% |
| \$300,001 and Above | 83 | 77 | - 7.2% |
| All Price Ranges | 80 | 65 | - 18.7% |

Single-Family

| | 12-2014 | 12-2015 | Change |
|--------------------------|-----------|-----------|----------------|
| 2 Bedrooms or Less | 96 | 90 | - 6.3% |
| 3 Bedrooms | 78 | 56 | - 28.2% |
| 4 Bedrooms or More | 72 | 49 | - 31.9% |
| | 77 | 62 | - 19.5% |
| | 82 | 77 | - 6.1% |
| All Single-Family | 81 | 67 | - 17.3% |

Condo

| | 12-2014 | 12-2015 | Change |
|------------------|-----------|-----------|----------------|
| | 83 | 65 | - 21.7% |
| | 73 | 51 | - 30.1% |
| | 76 | 47 | - 38.2% |
| | 65 | 55 | - 15.4% |
| | 97 | 79 | - 18.6% |
| All Condo | 76 | 56 | - 26.3% |

By Bedroom Count

| | 12-2014 | 12-2015 | Change |
|---------------------------|-----------|-----------|----------------|
| 2 Bedrooms or Less | 89 | 72 | - 19.1% |
| 3 Bedrooms | 79 | 61 | - 22.8% |
| 4 Bedrooms or More | 79 | 69 | - 12.7% |
| All Bedroom Counts | 80 | 65 | - 18.7% |

| | 12-2014 | 12-2015 | Change |
|--------------------------|-----------|-----------|----------------|
| 2 Bedrooms or Less | 101 | 91 | - 9.9% |
| 3 Bedrooms | 80 | 62 | - 22.5% |
| 4 Bedrooms or More | 79 | 69 | - 12.7% |
| All Single-Family | 81 | 67 | - 17.3% |

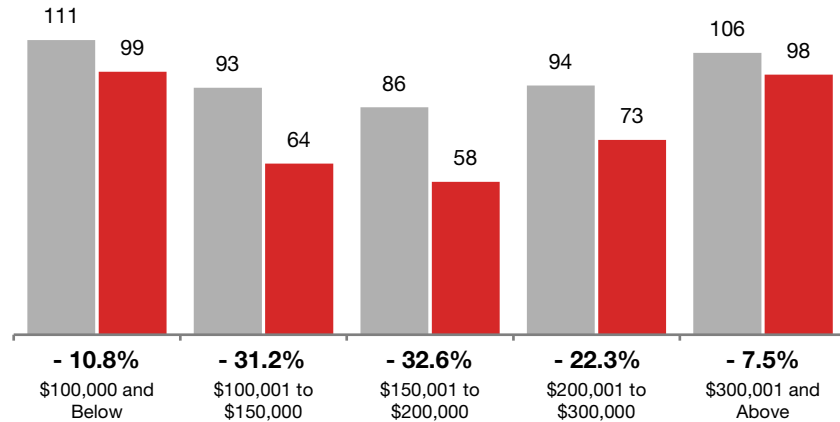
Cumulative Days on Market Until Sale



Cumulative Days on Market (CDOM) functions like Days on Market (DOM), but CDOM tracks DOM for a property over a period of multiple listings. When a new listing is entered, CDOM resets to zero only if the previous listing closed (sold) or if the previous listing has been off the market (expired, withdrawn) for more than 90 days. Based on a rolling 12-month average.

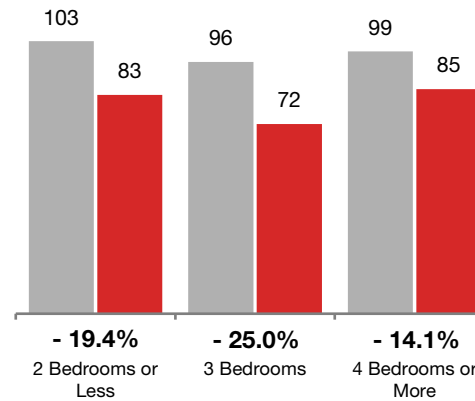
By Price Range

■ 12-2014 ■ 12-2015



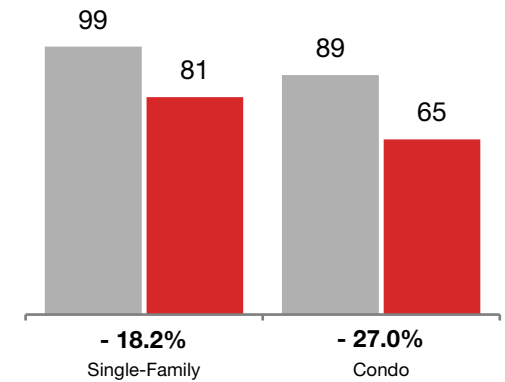
By Bedroom Count

■ 12-2014 ■ 12-2015



By Property Type

■ 12-2014 ■ 12-2015



All Properties

By Price Range

| | 12-2014 | 12-2015 | Change |
|-------------------------|-----------|-----------|----------------|
| \$100,000 and Below | 111 | 99 | - 10.8% |
| \$100,001 to \$150,000 | 93 | 64 | - 31.2% |
| \$150,001 to \$200,000 | 86 | 58 | - 32.6% |
| \$200,001 to \$300,000 | 94 | 73 | - 22.3% |
| \$300,001 and Above | 106 | 98 | - 7.5% |
| All Price Ranges | 98 | 79 | - 19.9% |

Single-Family

| | 12-2014 | 12-2015 | Change |
|---------------------------|-----------|-----------|----------------|
| 2 Bedrooms or Less | 103 | 83 | - 19.4% |
| 3 Bedrooms | 96 | 72 | - 25.0% |
| 4 Bedrooms or More | 99 | 85 | - 14.1% |
| All Bedroom Counts | 98 | 79 | - 19.9% |

Condo

By Bedroom Count

| | 12-2014 | 12-2015 | Change |
|---------------------------|-----------|-----------|----------------|
| 2 Bedrooms or Less | 103 | 83 | - 19.4% |
| 3 Bedrooms | 96 | 72 | - 25.0% |
| 4 Bedrooms or More | 99 | 85 | - 14.1% |
| All Bedroom Counts | 98 | 79 | - 19.9% |

| | 12-2014 | 12-2015 | Change |
|---------------|---------|---------|---------|
| Single-Family | 99 | 81 | - 18.2% |
| Condo | 89 | 65 | - 27.0% |

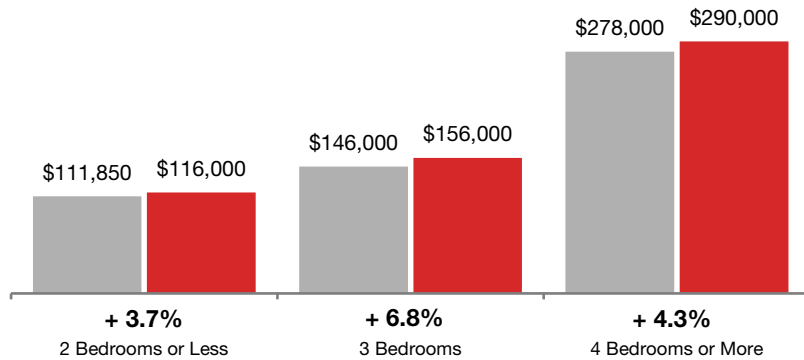
Median Sales Price



Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.

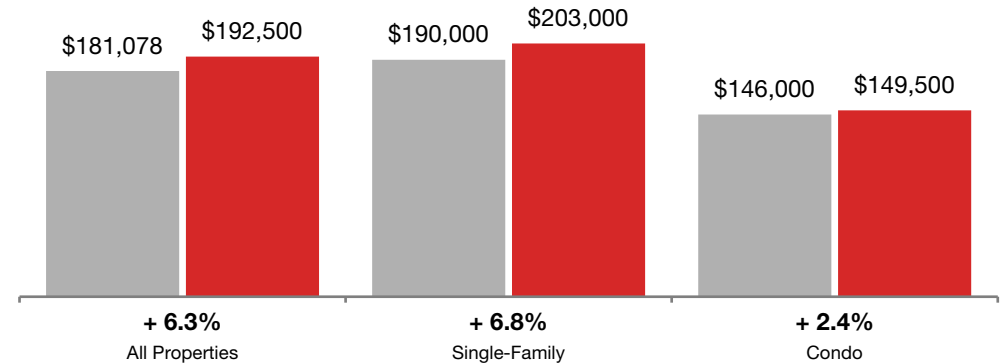
By Bedroom Count

■ 12-2014 ■ 12-2015



By Property Type

■ 12-2014 ■ 12-2015



All Properties

By Bedroom Count

| | 12-2014 | 12-2015 | Change |
|---------------------------|------------------|------------------|---------------|
| 2 Bedrooms or Less | \$111,850 | \$116,000 | + 3.7% |
| 3 Bedrooms | \$146,000 | \$156,000 | + 6.8% |
| 4 Bedrooms or More | \$278,000 | \$290,000 | + 4.3% |
| All Bedroom Counts | \$181,078 | \$192,500 | + 6.3% |

Single-Family

| | 12-2014 | 12-2015 | Change | 12-2014 | 12-2015 | Change |
|--------------------------|------------------|------------------|---------------|------------------|------------------|---------------|
| | \$74,900 | \$80,500 | + 7.5% | \$127,500 | \$130,000 | + 2.0% |
| | \$144,000 | \$155,000 | + 7.6% | \$163,550 | \$173,000 | + 5.8% |
| | \$278,900 | \$290,000 | + 4.0% | \$232,500 | \$233,215 | + 0.3% |
| All Single-Family | \$190,000 | \$203,000 | + 6.8% | \$146,000 | \$149,500 | + 2.4% |

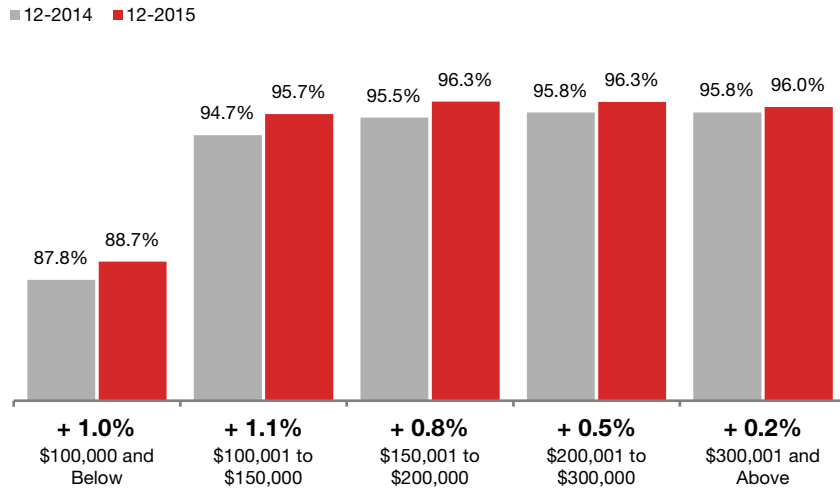
Condo

Percent of Original List Price Received

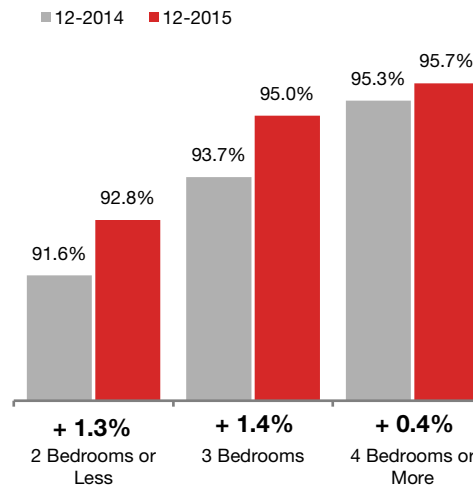


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

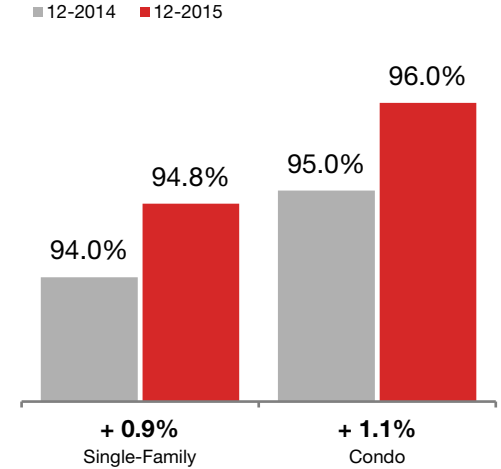
By Price Range



By Bedroom Count



By Property Type



All Properties

| By Price Range | 12-2014 | 12-2015 | Change |
|-------------------------|--------------|--------------|---------------|
| \$100,000 and Below | 87.8% | 88.7% | + 1.0% |
| \$100,001 to \$150,000 | 94.7% | 95.7% | + 1.1% |
| \$150,001 to \$200,000 | 95.5% | 96.3% | + 0.8% |
| \$200,001 to \$300,000 | 95.8% | 96.3% | + 0.5% |
| \$300,001 and Above | 95.8% | 96.0% | + 0.2% |
| All Price Ranges | 94.1% | 95.0% | + 1.0% |

Single-Family

| By Price Range | 12-2014 | 12-2015 | Change |
|-------------------------|--------------|--------------|---------------|
| \$100,000 and Below | 87.2% | 87.7% | + 0.6% |
| \$100,001 to \$150,000 | 94.5% | 95.5% | + 1.1% |
| \$150,001 to \$200,000 | 95.4% | 96.2% | + 0.8% |
| \$200,001 to \$300,000 | 95.6% | 96.1% | + 0.5% |
| \$300,001 and Above | 95.8% | 96.0% | + 0.2% |
| All Price Ranges | 94.0% | 94.8% | + 0.9% |

Condo

| By Price Range | 12-2014 | 12-2015 | Change |
|-------------------------|--------------|--------------|---------------|
| \$100,000 and Below | 90.6% | 92.8% | + 2.4% |
| \$100,001 to \$150,000 | 95.6% | 96.3% | + 0.7% |
| \$150,001 to \$200,000 | 96.5% | 96.8% | + 0.3% |
| \$200,001 to \$300,000 | 96.9% | 97.2% | + 0.3% |
| \$300,001 and Above | 95.8% | 97.1% | + 1.4% |
| All Price Ranges | 95.0% | 96.0% | + 1.1% |

By Bedroom Count

| By Bedroom Count | 12-2014 | 12-2015 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 91.6% | 92.8% | + 1.3% |
| 3 Bedrooms | 93.7% | 95.0% | + 1.4% |
| 4 Bedrooms or More | 95.3% | 95.7% | + 0.4% |
| All Bedroom Counts | 94.1% | 95.0% | + 1.0% |

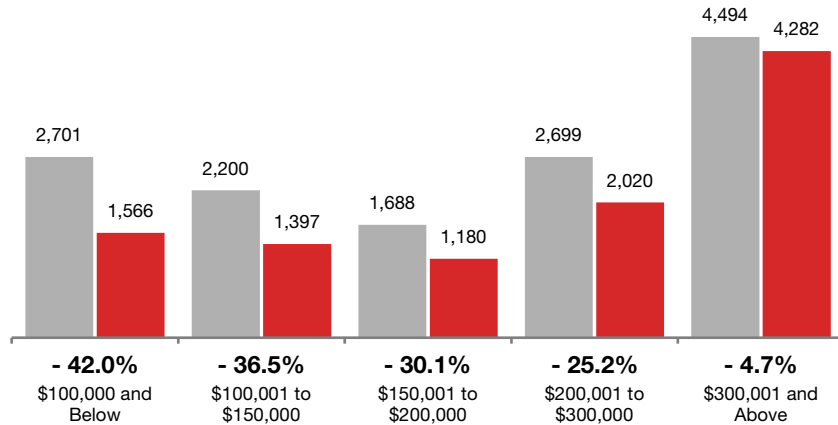
| By Bedroom Count | 12-2014 | 12-2015 | Change |
|---------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less | 88.2% | 89.3% | + 1.2% |
| 3 Bedrooms | 93.4% | 94.7% | + 1.4% |
| 4 Bedrooms or More | 95.3% | 95.7% | + 0.4% |
| All Bedroom Counts | 94.0% | 94.8% | + 0.9% |

Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.

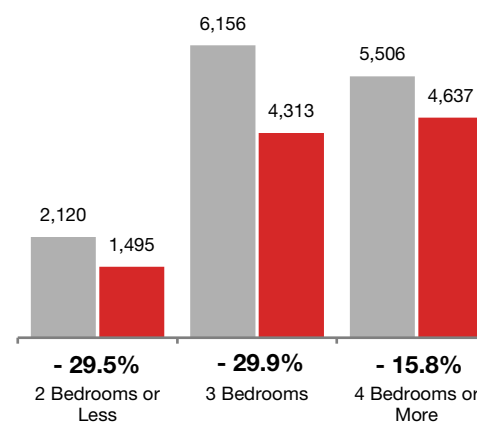
By Price Range

■ 12-2014 ■ 12-2015



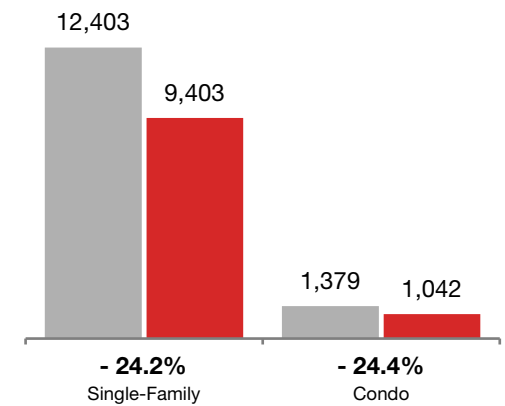
By Bedroom Count

■ 12-2014 ■ 12-2015



By Property Type

■ 12-2014 ■ 12-2015



All Properties

By Price Range

| | 12-2014 | 12-2015 | Change |
|-------------------------|---------------|---------------|----------------|
| \$100,000 and Below | 2,701 | 1,566 | - 42.0% |
| \$100,001 to \$150,000 | 2,200 | 1,397 | - 36.5% |
| \$150,001 to \$200,000 | 1,688 | 1,180 | - 30.1% |
| \$200,001 to \$300,000 | 2,699 | 2,020 | - 25.2% |
| \$300,001 and Above | 4,494 | 4,282 | - 4.7% |
| All Price Ranges | 13,782 | 10,445 | - 24.2% |

Single-Family

| | 12-2014 | 12-2015 | Change | 12-2014 | 12-2015 | Change |
|-------------------------|---------------|--------------|----------------|--------------|--------------|----------------|
| \$100,000 and Below | 2,419 | 1,424 | - 41.1% | 282 | 142 | - 49.6% |
| \$100,001 to \$150,000 | 1,821 | 1,181 | - 35.1% | 379 | 216 | - 43.0% |
| \$150,001 to \$200,000 | 1,440 | 1,000 | - 30.6% | 248 | 180 | - 27.4% |
| \$200,001 to \$300,000 | 2,430 | 1,771 | - 27.1% | 269 | 249 | - 7.4% |
| \$300,001 and Above | 4,293 | 4,027 | - 6.2% | 201 | 255 | + 26.9% |
| All Price Ranges | 12,403 | 9,403 | - 24.2% | 1,379 | 1,042 | - 24.4% |

Condo

By Bedroom Count

| | 12-2014 | 12-2015 | Change |
|---------------------------|---------------|---------------|----------------|
| 2 Bedrooms or Less | 2,120 | 1,495 | - 29.5% |
| 3 Bedrooms | 6,156 | 4,313 | - 29.9% |
| 4 Bedrooms or More | 5,506 | 4,637 | - 15.8% |
| All Bedroom Counts | 13,782 | 10,445 | - 24.2% |

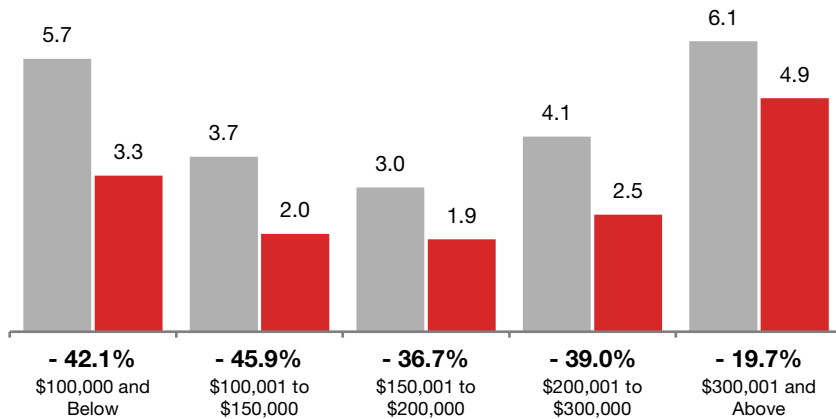
| | 12-2014 | 12-2015 | Change | 12-2014 | 12-2015 | Change |
|---------------------------|---------------|--------------|----------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 1,305 | 942 | - 27.8% | 815 | 553 | - 32.1% |
| 3 Bedrooms | 5,652 | 3,886 | - 31.2% | 504 | 427 | - 15.3% |
| 4 Bedrooms or More | 5,446 | 4,575 | - 16.0% | 60 | 62 | + 3.3% |
| All Bedroom Counts | 12,403 | 9,403 | - 24.2% | 1,379 | 1,042 | - 24.4% |

Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.

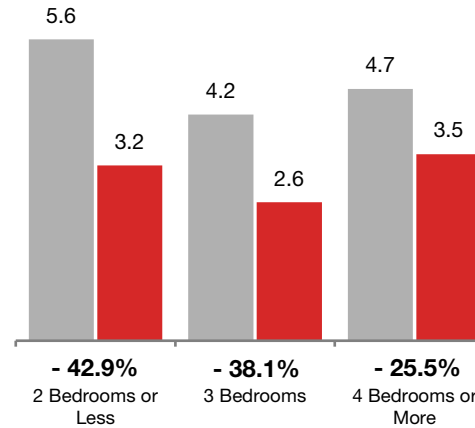
By Price Range

■ 12-2014 ■ 12-2015



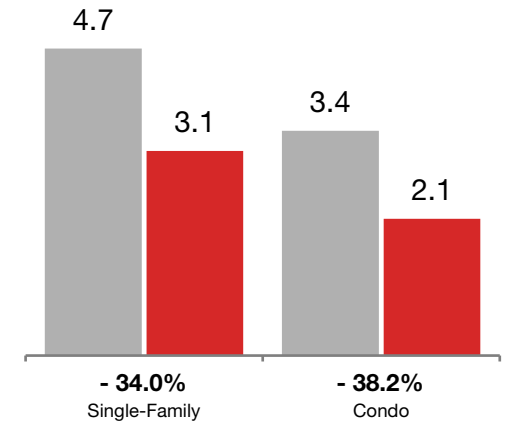
By Bedroom Count

■ 12-2014 ■ 12-2015



By Property Type

■ 12-2014 ■ 12-2015



All Properties

By Price Range

| | 12-2014 | 12-2015 | Change |
|-------------------------|------------|------------|----------------|
| \$100,000 and Below | 5.7 | 3.3 | - 42.1% |
| \$100,001 to \$150,000 | 3.7 | 2.0 | - 45.9% |
| \$150,001 to \$200,000 | 3.0 | 1.9 | - 36.7% |
| \$200,001 to \$300,000 | 4.1 | 2.5 | - 39.0% |
| \$300,001 and Above | 6.1 | 4.9 | - 19.7% |
| All Price Ranges | 4.5 | 3.0 | - 33.3% |

Single-Family

| | 12-2014 | 12-2015 | Change |
|--------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 6.0 | 3.6 | - 40.0% |
| 3 Bedrooms | 3.8 | 2.2 | - 42.1% |
| 4 Bedrooms or More | 3.1 | 2.0 | - 35.5% |
| Single-Family | 4.1 | 2.5 | - 39.0% |
| Condo | 6.1 | 4.9 | - 19.7% |
| All Single-Family | 4.7 | 3.1 | - 34.0% |

Condo

| | 12-2014 | 12-2015 | Change |
|------------------|------------|------------|----------------|
| Single-Family | 4.0 | 1.7 | - 57.5% |
| Condo | 3.0 | 1.4 | - 53.3% |
| Condo | 2.7 | 1.8 | - 33.3% |
| Condo | 3.7 | 2.5 | - 32.4% |
| Condo | 5.1 | 4.6 | - 9.8% |
| All Condo | 3.4 | 2.1 | - 38.2% |

By Bedroom Count

| | 12-2014 | 12-2015 | Change |
|---------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 5.6 | 3.2 | - 42.9% |
| 3 Bedrooms | 4.2 | 2.6 | - 38.1% |
| 4 Bedrooms or More | 4.7 | 3.5 | - 25.5% |
| All Bedroom Counts | 4.5 | 3.0 | - 33.3% |

| | 12-2014 | 12-2015 | Change |
|--------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 7.6 | 4.9 | - 35.5% |
| 3 Bedrooms | 4.4 | 2.6 | - 40.9% |
| 4 Bedrooms or More | 4.7 | 3.5 | - 25.5% |
| All Single-Family | 4.7 | 3.1 | - 34.0% |
| Single-Family | 3.9 | 2.1 | - 46.2% |
| Condo | 2.9 | 2.0 | - 31.0% |
| Condo | 4.1 | 3.6 | - 12.2% |
| All Condo | 3.4 | 2.1 | - 38.2% |

Additional Price Ranges

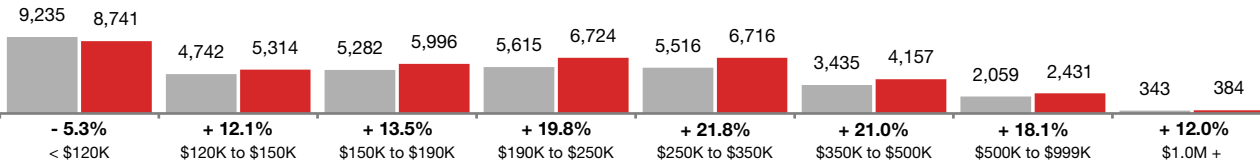


Closed Sales and Inventory of Homes for Sale for a wider set of price ranges, given for a rolling 12-month period, compared to prior month and year to date.

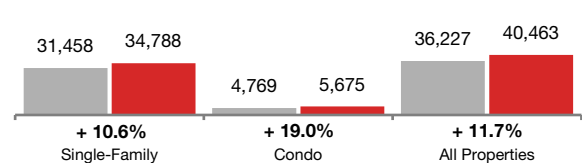
Closed Sales

Actual sales that have closed in a given month.

By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

| By Price Range | Single-Family | | | Condo | | |
|-------------------------|---------------|---------------|----------------|--------------|--------------|----------------|
| | 12-2014 | 12-2015 | Change | 12-2014 | 12-2015 | Change |
| \$120,000 and Below | 7,650 | 6,975 | - 8.8% | 1,585 | 1,766 | + 11.4% |
| \$120,001 to \$150,000 | 3,805 | 4,176 | + 9.8% | 937 | 1,138 | + 21.5% |
| \$150,001 to \$190,000 | 4,427 | 5,012 | + 13.2% | 855 | 984 | + 15.1% |
| \$190,001 to \$250,000 | 4,905 | 5,772 | + 17.7% | 710 | 952 | + 34.1% |
| \$250,001 to \$350,000 | 5,112 | 6,236 | + 22.0% | 404 | 480 | + 18.8% |
| \$350,001 to \$500,000 | 3,241 | 3,928 | + 21.2% | 194 | 229 | + 18.0% |
| \$500,001 to \$999,999 | 1,984 | 2,323 | + 17.1% | 75 | 108 | + 44.0% |
| \$1M and Above | 334 | 366 | + 9.6% | 9 | 18 | + 100.0% |
| All Price Ranges | 31,458 | 34,788 | + 10.6% | 4,769 | 5,675 | + 19.0% |

Compared to Prior Month

| By Price Range | Single-Family | | | Condo | | |
|-------------------------|---------------|--------------|----------------|------------|------------|-------------|
| | 11-2015 | 12-2015 | Change | 11-2015 | 12-2015 | Change |
| \$120,000 and Below | 436 | 490 | + 12.4% | 86 | 141 | + 64.0% |
| \$120,001 to \$150,000 | 284 | 323 | + 13.7% | 96 | 88 | - 8.3% |
| \$150,001 to \$190,000 | 312 | 405 | + 29.8% | 50 | 61 | + 22.0% |
| \$190,001 to \$250,000 | 379 | 425 | + 12.1% | 64 | 69 | + 7.8% |
| \$250,001 to \$350,000 | 435 | 460 | + 5.7% | 34 | 41 | + 20.6% |
| \$350,001 to \$500,000 | 230 | 291 | + 26.5% | 12 | 11 | - 8.3% |
| \$500,001 to \$999,999 | 151 | 169 | + 11.9% | 7 | 7 | 0.0% |
| \$1M and Above | 16 | 25 | + 56.3% | 0 | 1 | -- |
| All Price Ranges | 2,243 | 2,588 | + 15.4% | 419 | 419 | 0.0% |

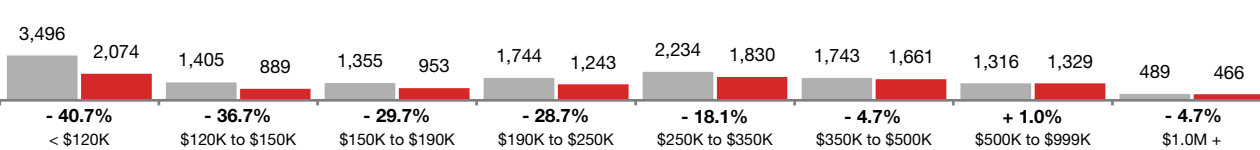
Year to Date

| By Price Range | Single-Family | | | Condo | | |
|-------------------------|---------------|---------------|----------------|--------------|--------------|----------------|
| | 12-2014 | 12-2015 | Change | 12-2014 | 12-2015 | Change |
| \$120,000 and Below | 7,650 | 6,975 | - 8.8% | 1,585 | 1,766 | + 11.4% |
| \$120,001 to \$150,000 | 3,805 | 4,176 | + 9.8% | 937 | 1,138 | + 21.5% |
| \$150,001 to \$190,000 | 4,427 | 5,012 | + 13.2% | 855 | 984 | + 15.1% |
| \$190,001 to \$250,000 | 4,905 | 5,772 | + 17.7% | 710 | 952 | + 34.1% |
| \$250,001 to \$350,000 | 5,112 | 6,236 | + 22.0% | 404 | 480 | + 18.8% |
| \$350,001 to \$500,000 | 3,241 | 3,928 | + 21.2% | 194 | 229 | + 18.0% |
| \$500,001 to \$999,999 | 1,984 | 2,323 | + 17.1% | 75 | 108 | + 44.0% |
| \$1M and Above | 334 | 366 | + 9.6% | 9 | 18 | + 100.0% |
| All Price Ranges | 31,458 | 34,788 | + 10.6% | 4,769 | 5,675 | + 19.0% |

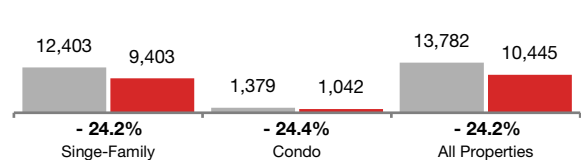
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.

By Price Range – All Properties



By Property Type



Year over Year

| By Price Range | Single-Family | | | Condo | | |
|-------------------------|---------------|--------------|----------------|--------------|--------------|----------------|
| | 12-2014 | 12-2015 | Change | 12-2014 | 12-2015 | Change |
| \$120,000 and Below | 3,046 | 1,840 | - 39.6% | 450 | 234 | - 48.0% |
| \$120,001 to \$150,000 | 1,194 | 765 | - 35.9% | 211 | 124 | - 41.2% |
| \$150,001 to \$190,000 | 1,152 | 802 | - 30.4% | 203 | 151 | - 25.6% |
| \$190,001 to \$250,000 | 1,512 | 1,059 | - 30.0% | 232 | 184 | - 20.7% |
| \$250,001 to \$350,000 | 2,100 | 1,675 | - 20.2% | 134 | 155 | + 15.7% |
| \$350,001 to \$500,000 | 1,655 | 1,571 | - 5.1% | 88 | 90 | + 2.3% |
| \$500,001 to \$999,999 | 1,269 | 1,255 | - 1.1% | 47 | 74 | + 57.4% |
| \$1M and Above | 475 | 436 | - 8.2% | 14 | 30 | + 114.3% |
| All Price Ranges | 12,403 | 9,403 | - 24.2% | 1,379 | 1,042 | - 24.4% |

Compared to Prior Month

| By Price Range | Single-Family | | | Condo | | |
|-------------------------|---------------|--------------|----------------|--------------|--------------|----------------|
| | 11-2015 | 12-2015 | Change | 11-2015 | 12-2015 | Change |
| \$120,000 and Below | 2,182 | 1,840 | - 15.7% | 302 | 234 | - 22.5% |
| \$120,001 to \$150,000 | 948 | 765 | - 19.3% | 164 | 124 | - 24.4% |
| \$150,001 to \$190,000 | 953 | 802 | - 15.8% | 184 | 151 | - 17.9% |
| \$190,001 to \$250,000 | 1,287 | 1,059 | - 17.7% | 204 | 184 | - 9.8% |
| \$250,001 to \$350,000 | 1,934 | 1,675 | - 13.4% | 168 | 155 | - 7.7% |
| \$350,001 to \$500,000 | 1,749 | 1,571 | - 10.2% | 116 | 90 | - 22.4% |
| \$500,001 to \$999,999 | 1,474 | 1,255 | - 14.9% | 81 | 74 | - 8.6% |
| \$1M and Above | 488 | 436 | - 10.7% | 32 | 30 | - 6.3% |
| All Price Ranges | 11,015 | 9,403 | - 14.6% | 1,251 | 1,042 | - 16.7% |

Year to Date

| By Price Range | Single-Family | | | Condo | | |
|-------------------------|---------------|--------------|----------------|--------------|--------------|----------------|
| | 12-2014 | 12-2015 | Change | 12-2014 | 12-2015 | Change |
| \$120,000 and Below | 3,046 | 1,840 | - 39.6% | 450 | 234 | - 48.0% |
| \$120,001 to \$150,000 | 1,194 | 765 | - 35.9% | 211 | 124 | - 41.2% |
| \$150,001 to \$190,000 | 1,152 | 802 | - 30.4% | 203 | 151 | - 25.6% |
| \$190,001 to \$250,000 | 1,512 | 1,059 | - 30.0% | 232 | 184 | - 20.7% |
| \$250,001 to \$350,000 | 2,100 | 1,675 | - 20.2% | 134 | 155 | + 15.7% |
| \$350,001 to \$500,000 | 1,655 | 1,571 | - 5.1% | 88 | 90 | + 2.3% |
| \$500,001 to \$999,999 | 1,269 | 1,255 | - 1.1% | 47 | 74 | + 57.4% |
| \$1M and Above | 475 | 436 | - 8.2% | 14 | 30 | + 114.3% |
| All Price Ranges | 12,403 | 9,403 | - 24.2% | 1,379 | 1,042 | - 24.4% |

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.