

**PROPERTY TYPE: TOTAL RESIDENTIAL**

	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	DOM	SP/LP	Benchmark Price	Y/Y%	Median Price	Y/Y%	Average Price	Y/Y%	Index
Q1-2004	17	13.3%	34	-12.8%	0.50	58	98.36%	147,033	4.4%	146,000	-7.0%	154,621	-5.8%	97
Q2-2004	16	-27.3%	51	75.9%	0.31	68	98.64%	150,133	4.6%	156,700	19.7%	178,613	14.3%	99
Q3-2004	16	6.7%	35	-2.8%	0.46	64	96.13%	151,133	4.5%	165,250	21.5%	179,644	-7.7%	100
Q4-2004	27	58.8%	32	14.3%	0.84	70	98.10%	151,033	4.2%	152,000	17.8%	182,565	39.9%	100
<b>2004</b>	<b>76</b>	<b>10.1%</b>	<b>152</b>	<b>15.2%</b>	<b>0.53</b>	<b>66</b>	<b>97.84%</b>	<b>149,833</b>	<b>4.4%</b>	<b>154,125</b>	<b>13.3%</b>	<b>174,867</b>	<b>9.3%</b>	<b>99</b>
Q1-2005	28	64.7%	48	41.2%	0.58	55	98.90%	153,300	4.3%	139,450	-4.5%	159,348	3.1%	101
Q2-2005	39	143.8%	59	15.7%	0.66	45	98.67%	160,033	6.6%	169,900	8.4%	184,404	3.2%	106
Q3-2005	36	125.0%	33	-5.7%	1.09	30	98.32%	164,667	9.0%	169,400	2.5%	182,547	1.6%	109
Q4-2005	24	-11.1%	33	3.1%	0.73	31	97.39%	174,367	15.4%	182,750	20.2%	213,900	17.2%	115
<b>2005</b>	<b>127</b>	<b>67.1%</b>	<b>173</b>	<b>13.8%</b>	<b>0.77</b>	<b>40</b>	<b>98.33%</b>	<b>163,092</b>	<b>8.8%</b>	<b>167,400</b>	<b>8.6%</b>	<b>183,928</b>	<b>5.2%</b>	<b>108</b>
Q1-2006	34	21.4%	38	-20.8%	0.89	26	99.47%	194,267	26.7%	215,550	54.6%	235,203	47.6%	129
Q2-2006	44	12.8%	51	-13.6%	0.86	16	100.27%	234,200	46.3%	238,450	40.3%	264,165	43.3%	155
Q3-2006	34	-5.6%	67	103.0%	0.51	19	99.69%	270,233	64.1%	242,500	43.2%	274,084	50.1%	179
Q4-2006	28	16.7%	58	75.8%	0.48	41	97.42%	286,367	64.2%	247,500	35.4%	281,544	31.6%	190
<b>2006</b>	<b>140</b>	<b>10.2%</b>	<b>214</b>	<b>23.7%</b>	<b>0.69</b>	<b>24</b>	<b>99.33%</b>	<b>246,267</b>	<b>51.0%</b>	<b>238,000</b>	<b>42.2%</b>	<b>263,016</b>	<b>43.0%</b>	<b>163</b>
Q1-2007	71	108.8%	76	100.0%	0.93	34	98.27%	310,833	60.0%	265,000	22.9%	288,055	22.5%	206
Q2-2007	64	45.5%	80	56.9%	0.80	27	98.33%	334,900	43.0%	268,500	12.6%	278,708	5.5%	222
Q3-2007	29	-14.7%	65	-3.0%	0.45	30	97.77%	337,000	24.7%	250,000	3.1%	273,166	-0.3%	223
Q4-2007	15	-46.4%	57	-1.7%	0.26	52	96.86%	313,367	9.4%	261,000	5.5%	347,000	23.2%	207
<b>2007</b>	<b>179</b>	<b>27.9%</b>	<b>278</b>	<b>29.9%</b>	<b>0.61</b>	<b>32</b>	<b>98.07%</b>	<b>324,025</b>	<b>31.6%</b>	<b>263,000</b>	<b>10.5%</b>	<b>287,240</b>	<b>9.2%</b>	<b>215</b>
Q1-2008	17	-76.1%	87	14.5%	0.20	47	97.45%	300,467	-3.3%	280,500	5.8%	306,609	6.4%	199
Q2-2008	23	-64.1%	75	-6.3%	0.31	48	96.51%	296,867	-11.4%	261,700	-2.5%	295,150	5.9%	197
Q3-2008	24	-17.2%	54	-16.9%	0.44	58	96.66%	293,800	-12.8%	267,500	7.0%	320,567	17.4%	195
Q4-2008	10	-33.3%	45	-21.1%	0.22	42	93.75%	274,033	-12.6%	225,000	-13.8%	271,601	-21.7%	181
<b>2008</b>	<b>74</b>	<b>-58.7%</b>	<b>261</b>	<b>-6.1%</b>	<b>0.29</b>	<b>50</b>	<b>96.43%</b>	<b>291,292</b>	<b>-10.1%</b>	<b>267,250</b>	<b>1.6%</b>	<b>302,843</b>	<b>5.4%</b>	<b>193</b>
Q1-2009	9	-47.1%	59	-32.2%	0.15	57	96.57%	250,700	-16.6%	275,000	-2.0%	349,200	13.9%	166
Q2-2009	31	34.8%	53	-29.3%	0.58	56	93.98%	264,867	-10.8%	220,000	-15.9%	241,435	-18.2%	175
Q3-2009	17	-29.2%	53	-1.9%	0.32	58	93.07%	272,500	-7.2%	230,000	-14.0%	243,132	-24.2%	180
Q4-2009	44	340.0%	32	-28.9%	1.38	51	93.66%	267,900	-2.2%	191,500	-14.9%	210,466	-22.5%	177
<b>2009</b>	<b>101</b>	<b>36.5%</b>	<b>197</b>	<b>-24.5%</b>	<b>0.61</b>	<b>54</b>	<b>94.03%</b>	<b>263,992</b>	<b>-9.4%</b>	<b>220,000</b>	<b>-17.7%</b>	<b>237,832</b>	<b>-21.5%</b>	<b>175</b>
Q1-2010	24	166.7%	65	10.2%	0.37	37	96.17%	275,000	9.7%	213,750	-22.3%	231,305	-33.8%	182
Q2-2010	21	-32.3%	79	49.1%	0.27	40	96.58%	285,133	7.7%	245,000	11.4%	270,238	11.9%	189
Q3-2010	17	0.0%	52	-1.9%	0.33	55	95.60%	293,133	7.6%	231,000	0.4%	271,765	11.8%	194
Q4-2010	15	-65.9%	35	9.4%	0.43	62	95.74%	276,833	3.3%	214,000	11.7%	266,200	26.5%	183
<b>2010</b>	<b>77</b>	<b>-23.8%</b>	<b>231</b>	<b>17.3%</b>	<b>0.35</b>	<b>47</b>	<b>96.07%</b>	<b>282,525</b>	<b>7.0%</b>	<b>228,000</b>	<b>3.6%</b>	<b>257,654</b>	<b>8.3%</b>	<b>187</b>
Q1-2011	23	-4.2%	48	-26.2%	0.48	40	96.30%	268,333	-2.4%	185,000	-13.5%	216,952	-6.2%	178
Q2-2011	20	-4.8%	35	-55.7%	0.57	56	96.17%	263,300	-7.7%	206,250	-15.8%	241,925	-10.5%	174
Q3-2011	14	-17.6%	30	-42.3%	0.47	57	96.53%	264,833	-9.7%	226,000	-2.2%	259,250	-4.6%	175
Q4-2011	10	-33.3%	22	-37.1%	0.45	78	96.63%	270,533	-2.3%	255,500	19.4%	358,420	34.6%	179
<b>2011</b>	<b>67</b>	<b>-13.0%</b>	<b>135</b>	<b>-41.6%</b>	<b>0.49</b>	<b>54</b>	<b>96.38%</b>	<b>266,750</b>	<b>-5.6%</b>	<b>205,500</b>	<b>-9.9%</b>	<b>254,360</b>	<b>-1.3%</b>	<b>177</b>
Q1-2012	17	-26.1%	37	-22.9%	0.46	30	97.14%	268,767	0.2%	170,000	-8.1%	187,853	-13.4%	178
Q2-2012	25	25.0%	38	8.6%	0.66	56	97.32%	280,967	6.7%	234,500	13.7%	283,824	17.3%	186
Q3-2012	23	64.3%	32	6.7%	0.72	38	96.62%	278,433	5.1%	244,000	8.0%	288,261	11.2%	184
Q4-2012	16	60.0%	24	9.1%	0.67	59	96.28%	284,800	5.3%	213,050	-16.6%	235,756	-34.2%	189
<b>2012</b>	<b>81</b>	<b>20.9%</b>	<b>131</b>	<b>-3.0%</b>	<b>0.63</b>	<b>46</b>	<b>96.88%</b>	<b>278,242</b>	<b>4.3%</b>	<b>225,500</b>	<b>9.7%</b>	<b>255,447</b>	<b>0.4%</b>	<b>184</b>
Q1-2013	18	5.9%	34	-8.1%	0.53	34	97.59%	285,967	6.4%	268,000	57.6%	302,226	60.9%	189
Q2-2013	24	-4.0%	46	21.1%	0.52	29	97.52%	292,567	4.1%	238,000	1.5%	301,133	6.1%	194
Q3-2013	22	-4.3%	19	-40.6%	1.16	41	96.59%	300,867	8.1%	233,500	-4.3%	251,477	-12.8%	199
Q4-2013	16	0.0%	25	4.2%	0.64	29	97.40%	307,367	7.9%	325,500	52.8%	381,645	61.9%	203
<b>2013</b>	<b>80</b>	<b>-1.2%</b>	<b>124</b>	<b>-5.3%</b>	<b>0.71</b>	<b>33</b>	<b>97.29%</b>	<b>296,692</b>	<b>6.6%</b>	<b>247,750</b>	<b>9.9%</b>	<b>303,826</b>	<b>18.9%</b>	<b>196</b>
Q1-2014	25	38.9%	42	23.5%	0.60	30	98.61%	309,400	8.2%	260,000	-3.0%	361,116	19.5%	205
Q2-2014	35	45.8%	55	19.6%	0.64	33	98.72%	314,633	7.5%	248,000	4.2%	289,203	-4.0%	208
Q3-2014	26	18.2%	55	189.5%	0.47	33	98.45%	321,333	6.8%	300,500	28.7%	326,413	29.8%	213
Q4-2014	21	31.3%	39	56.0%	0.54	40	96.88%	330,600	7.6%	260,000	-20.1%	293,721	-23.0%	219
<b>2014</b>	<b>107</b>	<b>33.7%</b>	<b>191</b>	<b>54.0%</b>	<b>0.56</b>	<b>34</b>	<b>98.28%</b>	<b>318,992</b>	<b>7.5%</b>	<b>260,000</b>	<b>4.9%</b>	<b>315,934</b>	<b>4.0%</b>	<b>211</b>
Q1-2015	12	-52.0%	46	9.5%	0.26	38	98.13%	319,800	3.4%	341,500	31.3%	365,692	1.3%	212
Q2-2015	24	-31.4%	42	-23.6%	0.57	41	96.13%	314,333	-0.1%	284,250	14.6%	306,767	6.1%	208
Q3-2015	15	-42.3%	37	-32.7%	0.41	42	96.30%	329,433	2.5%	300,000	-0.2%	345,033	5.7%	218
Q4-2015														
<b>2015</b>	<b>51</b>		<b>126</b>		<b>0.41</b>	<b>40</b>	<b>96.69%</b>	<b>321,189</b>	<b>0.7%</b>	<b>300,000</b>	<b>15.4%</b>	<b>331,886</b>	<b>5.0%</b>	<b>213</b>

PROPERTY TYPE: DETACHED

	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	DOM	SP/LP	Benchmark Price	Y/Y%	Median Price	Y/Y%	Average Price	Y/Y%	Index
Q1-2004	2	0.0%	7	16.7%	0.29	19	96.81%	255,733	5.3%	265,500	22.1%	265,500	22.1%	94
Q2-2004	1	-66.7%	6	-25.0%	0.17	80	95.82%	260,433	6.5%	206,000	-17.6%	206,000	-34.7%	96
Q3-2004	6	0.0%	7	16.7%	0.86	69	95.09%	264,233	6.7%	251,750	-14.8%	248,667	-17.8%	97
Q4-2004	6	500.0%	8	166.7%	0.75	40	97.77%	267,500	6.4%	324,000	87.8%	325,167	88.5%	99
<b>2004</b>	<b>15</b>	<b>25.0%</b>	<b>28</b>	<b>21.7%</b>	<b>0.51</b>	<b>51</b>	<b>96.58%</b>	<b>261,975</b>	<b>6.3%</b>	<b>265,000</b>	<b>13.7%</b>	<b>278,667</b>	<b>-0.7%</b>	<b>97</b>
Q1-2005	1	-50.0%	7	0.0%	0.14	8	97.71%	275,100	7.6%	320,000	20.5%	320,000	20.5%	101
Q2-2005	7	600.0%	8	33.3%	0.88	20	98.78%	286,567	10.0%	290,000	40.8%	286,000	38.8%	106
Q3-2005	4	-33.3%	5	-28.6%	0.80	31	98.31%	293,967	11.3%	308,500	22.5%	351,375	41.3%	108
Q4-2005	4	-33.3%	9	12.5%	0.44	29	96.42%	324,267	21.2%	396,750	22.5%	418,875	28.8%	120
<b>2005</b>	<b>16</b>	<b>6.7%</b>	<b>29</b>	<b>3.6%</b>	<b>0.57</b>	<b>24</b>	<b>97.85%</b>	<b>294,975</b>	<b>12.6%</b>	<b>311,000</b>	<b>17.4%</b>	<b>337,688</b>	<b>21.2%</b>	<b>109</b>
Q1-2006	7	600.0%	10	42.9%	0.70	15	99.07%	384,400	39.7%	387,500	21.1%	394,757	23.4%	142
Q2-2006	6	-14.3%	6	-25.0%	1.00	35	95.85%	435,367	51.9%	373,750	28.9%	390,400	36.5%	160
Q3-2006	3	-25.0%	6	20.0%	0.50	24	98.89%	463,733	57.8%	490,000	58.8%	471,000	34.0%	171
Q4-2006	3	-25.0%	6	-33.3%	0.50	35	97.19%	446,633	37.7%	630,000	58.8%	651,067	55.4%	165
<b>2006</b>	<b>19</b>	<b>18.8%</b>	<b>28</b>	<b>-3.4%</b>	<b>0.68</b>	<b>26</b>	<b>97.70%</b>	<b>432,533</b>	<b>46.6%</b>	<b>423,000</b>	<b>36.0%</b>	<b>445,889</b>	<b>32.0%</b>	<b>159</b>
Q1-2007	5	-28.6%	7	-30.0%	0.71	29	97.62%	477,200	24.1%	539,900	39.3%	546,080	38.3%	176
Q2-2007	3	-50.0%	11	83.3%	0.27	45	95.32%	509,767	17.1%	520,000	39.1%	506,000	29.6%	188
Q3-2007	3	0.0%	10	66.7%	0.30	54	95.15%	507,600	9.5%	470,000	-4.1%	499,167	6.0%	187
Q4-2007	2	-33.3%	6	0.0%	0.33	30	98.34%	501,633	12.3%	620,500	-1.5%	620,500	-4.7%	185
<b>2007</b>	<b>13</b>	<b>-31.6%</b>	<b>34</b>	<b>21.4%</b>	<b>0.41</b>	<b>38</b>	<b>96.70%</b>	<b>499,050</b>	<b>15.4%</b>	<b>539,900</b>	<b>27.6%</b>	<b>537,454</b>	<b>20.5%</b>	<b>184</b>
Q1-2008	4	-20.0%	15	114.3%	0.27	36	97.67%	512,667	7.4%	487,500	-9.7%	480,725	-12.0%	189
Q2-2008	4	33.3%	9	-18.2%	0.44	44	95.90%	491,067	-3.7%	485,000	-6.7%	496,250	-1.9%	181
Q3-2008	5	66.7%	7	-30.0%	0.71	63	96.31%	484,067	-4.6%	473,000	0.6%	470,880	-5.7%	178
Q4-2008	1	-50.0%	4	-33.3%	0.25	43	93.14%	455,967	-9.1%	447,000	-28.0%	447,000	-28.0%	168
<b>2008</b>	<b>14</b>	<b>7.7%</b>	<b>35</b>	<b>2.9%</b>	<b>0.42</b>	<b>48</b>	<b>96.36%</b>	<b>485,942</b>	<b>-2.6%</b>	<b>460,000</b>	<b>-14.8%</b>	<b>479,236</b>	<b>-10.8%</b>	<b>179</b>
Q1-2009	2	-50.0%	8	-46.7%	0.25	113	95.85%	414,067	-19.2%	737,500	51.3%	737,500	53.4%	153
Q2-2009	4	0.0%	10	11.1%	0.40	40	92.30%	414,367	-15.6%	368,000	-24.1%	402,875	-18.8%	153
Q3-2009	4	-20.0%	4	-42.9%	1.00	95	88.61%	441,667	-8.8%	349,000	-26.2%	353,750	-24.9%	163
Q4-2009	4	300.0%	8	100.0%	0.50	29	100.07%	447,633	-1.8%	422,250	-5.5%	472,750	5.8%	165
<b>2009</b>	<b>14</b>	<b>0.0%</b>	<b>30</b>	<b>-14.3%</b>	<b>0.54</b>	<b>63</b>	<b>94.40%</b>	<b>429,433</b>	<b>-11.6%</b>	<b>404,500</b>	<b>-12.1%</b>	<b>456,607</b>	<b>-4.7%</b>	<b>158</b>
Q1-2010	-	-	5	-37.5%	-	-	-	444,733	7.4%	-	-	-	-	164
Q2-2010	5	25.0%	15	50.0%	0.33	41	98.84%	460,200	11.1%	365,000	-0.8%	413,900	2.7%	170
Q3-2010	5	25.0%	6	50.0%	0.83	24	95.91%	437,400	-1.0%	425,000	21.8%	437,600	23.7%	161
Q4-2010	2	-50.0%	3	-62.5%	0.67	82	94.77%	436,933	-2.4%	634,000	50.1%	634,000	34.1%	161
<b>2010</b>	<b>12</b>	<b>-14.3%</b>	<b>29</b>	<b>-3.3%</b>	<b>0.61</b>	<b>41</b>	<b>96.72%</b>	<b>444,817</b>	<b>3.6%</b>	<b>452,500</b>	<b>11.9%</b>	<b>460,458</b>	<b>0.8%</b>	<b>164</b>
Q1-2011	2	-	1	-80.0%	2.00	108	94.06%	448,333	0.8%	577,500	-	577,500	-	165
Q2-2011	2	-60.0%	4	-73.3%	0.50	83	94.95%	452,700	-1.6%	524,500	43.7%	524,500	26.7%	167
Q3-2011	2	-60.0%	4	-33.3%	0.50	66	97.85%	444,167	1.5%	450,000	5.9%	450,000	2.8%	164
Q4-2011	3	50.0%	3	0.0%	1.00	136	96.43%	449,700	2.9%	835,000	31.7%	753,333	18.8%	166
<b>2011</b>	<b>9</b>	<b>-25.0%</b>	<b>12</b>	<b>-58.6%</b>	<b>1.00</b>	<b>102</b>	<b>95.85%</b>	<b>448,725</b>	<b>0.9%</b>	<b>545,000</b>	<b>20.4%</b>	<b>596,000</b>	<b>29.4%</b>	<b>165</b>
Q1-2012	-	-	1	0.0%	-	-	-	453,333	1.1%	-	-	-	-	167
Q2-2012	3	50.0%	9	125.0%	0.33	39	96.48%	435,800	-3.7%	490,000	-6.6%	446,167	-14.9%	161
Q3-2012	5	150.0%	7	75.0%	0.71	39	97.41%	411,100	-7.4%	545,000	21.1%	543,000	20.7%	152
Q4-2012	1	-66.7%	3	0.0%	0.33	29	94.86%	415,067	-7.7%	460,000	-44.9%	460,000	-38.9%	153
<b>2012</b>	<b>9</b>	<b>0.0%</b>	<b>20</b>	<b>66.7%</b>	<b>0.46</b>	<b>38</b>	<b>96.86%</b>	<b>428,825</b>	<b>-4.4%</b>	<b>490,000</b>	<b>-10.1%</b>	<b>501,500</b>	<b>-15.9%</b>	<b>158</b>
Q1-2013	4	-	5	400.0%	0.80	53	95.81%	419,033	-7.6%	552,500	-	540,750	-	154
Q2-2013	4	33.3%	6	-33.3%	0.67	52	97.10%	418,867	-3.9%	533,250	8.8%	597,875	34.0%	154
Q3-2013	1	-80.0%	1	-85.7%	1.00	51	92.24%	443,000	7.8%	535,000	-1.8%	535,000	-1.5%	163
Q4-2013	5	400.0%	7	133.3%	0.71	40	95.49%	428,200	3.2%	488,000	6.1%	547,600	19.0%	158
<b>2013</b>	<b>14</b>	<b>55.6%</b>	<b>19</b>	<b>-5.0%</b>	<b>0.80</b>	<b>48</b>	<b>95.83%</b>	<b>427,275</b>	<b>-0.4%</b>	<b>537,500</b>	<b>9.7%</b>	<b>559,107</b>	<b>11.5%</b>	<b>158</b>
Q1-2014	8	100.0%	6	20.0%	1.33	46	97.18%	447,067	6.7%	531,875	-3.7%	624,313	15.5%	165
Q2-2014	3	-25.0%	11	83.3%	0.27	17	100.37%	459,467	9.7%	606,000	13.6%	630,300	5.4%	169
Q3-2014	3	200.0%	5	400.0%	0.60	62	97.25%	463,967	4.7%	500,000	-6.5%	528,333	-1.2%	171
Q4-2014	3	-40.0%	6	-14.3%	0.50	56	94.74%	457,200	6.8%	625,000	28.1%	641,000	17.1%	169
<b>2014</b>	<b>17</b>	<b>21.4%</b>	<b>28</b>	<b>47.4%</b>	<b>0.68</b>	<b>45</b>	<b>97.29%</b>	<b>456,925</b>	<b>6.9%</b>	<b>564,900</b>	<b>5.1%</b>	<b>611,376</b>	<b>9.3%</b>	<b>168</b>
Q1-2015	3	-62.5%	6	0.0%	0.50	61	98.69%	449,433	0.5%	490,500	-7.8%	514,167	-17.6%	166
Q2-2015	3	0.0%	3	-72.7%	1.00	21	94.71%	451,500	-1.7%	534,000	-11.9%	560,000	-11.2%	166
Q3-2015	1	-66.7%	5	0.0%	0.20	21	98.37%	499,167	7.6%	482,000	-3.6%	482,000	-8.8%	184
Q4-2015	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>2015</b>	<b>7</b>	<b>-</b>	<b>14</b>	<b>-</b>	<b>0.57</b>	<b>38</b>	<b>96.80%</b>	<b>466,700</b>	<b>2.1%</b>	<b>490,500</b>	<b>-13.2%</b>	<b>529,214</b>	<b>-13.4%</b>	<b>172</b>

PROPERTY TYPE: ATTACHED

	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	DOM	SP/LP	Benchmark Price	Y/Y%	Median Price	Y/Y%	Average Price	Y/Y%	Index
Q1-2004	-		-											
Q2-2004	3	200.0%	3	200.0%	1.00	107	98.49%			325,000	100.0%	287,167	76.7%	
Q3-2004	-		2	-33.3%										
Q4-2004	2	0.0%	2	-33.3%	1.00	27	97.04%			193,500	22.9%	193,500	22.9%	
<b>2004</b>	<b>5</b>	<b>-16.7%</b>	<b>7</b>	<b>-41.7%</b>	<b>1.00</b>	<b>75</b>	<b>98.04%</b>			<b>232,000</b>	<b>31.4%</b>	<b>249,700</b>	<b>41.3%</b>	
Q1-2005	2		2		1.00	44	98.69%			293,500		293,500		
Q2-2005	3	0.0%	4	33.3%	0.75	27	99.23%			215,500	-33.7%	224,883	-21.7%	
Q3-2005	-		1	-50.0%										
Q4-2005	1	-50.0%	1	-50.0%	1.00	11	98.02%			392,000	102.6%	392,000	102.6%	
<b>2005</b>	<b>6</b>	<b>20.0%</b>	<b>8</b>	<b>14.3%</b>	<b>0.92</b>	<b>30</b>	<b>98.75%</b>			<b>265,750</b>	<b>14.5%</b>	<b>275,608</b>	<b>10.4%</b>	
Q1-2006	-		1	-50.0%										
Q2-2006	3	0.0%	4	0.0%	0.75	27	97.19%			405,000	87.9%	385,483	71.4%	
Q3-2006	2		7	600.0%	0.29	26	97.64%			465,225		465,225		
Q4-2006	1	0.0%	4	300.0%	0.25	23	97.99%			292,000	-25.5%	292,000	-25.5%	
<b>2006</b>	<b>6</b>	<b>0.0%</b>	<b>16</b>	<b>100.0%</b>	<b>0.43</b>	<b>26</b>	<b>97.46%</b>			<b>392,500</b>	<b>47.7%</b>	<b>396,483</b>	<b>43.9%</b>	
Q1-2007	3		2	100.0%	1.50	50	98.02%			455,000		444,300		
Q2-2007	1	-66.7%	2	-50.0%	0.50	18	98.72%			463,900	14.5%	463,900	20.3%	
Q3-2007	1	-50.0%	5	-28.6%	0.20	37	95.97%			355,000	-23.7%	355,000	-23.7%	
Q4-2007	2	100.0%	3	-25.0%	0.67	80	98.22%			549,500	88.2%	549,500	88.2%	
<b>2007</b>	<b>7</b>	<b>16.7%</b>	<b>12</b>	<b>-25.0%</b>	<b>0.72</b>	<b>52</b>	<b>97.96%</b>			<b>463,900</b>	<b>18.2%</b>	<b>464,400</b>	<b>17.1%</b>	
Q1-2008	1	-66.7%	3	50.0%	0.33	9	101.65%			315,000	-30.8%	315,000	-29.1%	
Q2-2008	1	0.0%	4	100.0%	0.25	12	95.58%			430,000	-7.3%	430,000	-7.3%	
Q3-2008	1	0.0%	8	60.0%	0.13	41	95.85%			575,000	62.0%	575,000	62.0%	
Q4-2008	1	-50.0%	3	0.0%	0.33	22	96.31%			520,000	-5.4%	520,000	-5.4%	
<b>2008</b>	<b>4</b>	<b>-42.9%</b>	<b>18</b>	<b>50.0%</b>	<b>0.26</b>	<b>21</b>	<b>96.86%</b>			<b>475,000</b>	<b>2.4%</b>	<b>460,000</b>	<b>-0.9%</b>	
Q1-2009	1	0.0%	7	133.3%	0.14	30	96.81%			300,000	-4.8%	300,000	-4.8%	
Q2-2009	-		1	-75.0%										
Q3-2009	1	0.0%	2	-75.0%	0.50	147	91.97%			285,000	-50.4%	285,000	-50.4%	
Q4-2009	3	200.0%	1	-66.7%	3.00	43	96.81%			397,000	-23.7%	377,333	-27.4%	
<b>2009</b>	<b>5</b>	<b>25.0%</b>	<b>11</b>	<b>-38.9%</b>	<b>1.21</b>	<b>61</b>	<b>95.97%</b>			<b>300,000</b>	<b>-36.8%</b>	<b>343,400</b>	<b>-25.3%</b>	
Q1-2010	2	100.0%	4	-42.9%	0.50	13	94.32%			376,750	25.6%	376,750	25.6%	
Q2-2010	1		3	200.0%	0.33	36	96.76%			445,000		445,000		
Q3-2010	1	0.0%	-			87	97.80%			440,000	54.4%	440,000	54.4%	
Q4-2010	-		-											
<b>2010</b>	<b>4</b>	<b>-20.0%</b>	<b>7</b>	<b>-36.4%</b>	<b>0.42</b>	<b>37</b>	<b>95.89%</b>			<b>425,000</b>	<b>41.7%</b>	<b>409,625</b>	<b>19.3%</b>	
Q1-2011	-		4	0.0%										
Q2-2011	1	0.0%	1	-66.7%	1.00	116	95.24%			380,000	-14.6%	380,000	-14.6%	
Q3-2011	1	0.0%	3		0.33	50	97.75%			439,000	-0.2%	439,000	-0.2%	
Q4-2011	-		-											
<b>2011</b>	<b>2</b>	<b>-50.0%</b>	<b>8</b>	<b>14.3%</b>	<b>0.67</b>	<b>83</b>	<b>96.57%</b>			<b>409,500</b>	<b>-3.6%</b>	<b>409,500</b>	<b>0.0%</b>	
Q1-2012	-		2	-50.0%										
Q2-2012	4	300.0%	2	100.0%	2.00	52	98.03%			530,000	39.5%	521,725	37.3%	
Q3-2012	-		1	-66.7%										
Q4-2012	1		1		1.00	70	96.52%			472,000		472,000		
<b>2012</b>	<b>5</b>	<b>150.0%</b>	<b>6</b>	<b>-25.0%</b>	<b>1.50</b>	<b>55</b>	<b>97.75%</b>			<b>520,000</b>	<b>27.0%</b>	<b>511,780</b>	<b>25.0%</b>	
Q1-2013	-		1	-50.0%										
Q2-2013	2	-50.0%	4	100.0%	0.50	15	101.59%			358,000	-32.5%	358,000	-31.4%	
Q3-2013	1		-			13	99.13%			455,000		455,000		
Q4-2013	1	0.0%	2	100.0%	0.50	15	100.00%			679,900	44.0%	679,900	44.0%	
<b>2013</b>	<b>4</b>	<b>-20.0%</b>	<b>7</b>	<b>16.7%</b>	<b>0.50</b>	<b>15</b>	<b>100.39%</b>			<b>446,500</b>	<b>-14.1%</b>	<b>462,725</b>	<b>-9.6%</b>	
Q1-2014	-		2	100.0%										
Q2-2014	-		2	-50.0%										
Q3-2014	3	200.0%	4		0.75	23	101.39%			650,000	42.9%	562,667	23.7%	
Q4-2014	1	0.0%	3	50.0%	0.33	14	100.58%			260,000	-61.8%	260,000	-61.8%	
<b>2014</b>	<b>4</b>	<b>0.0%</b>	<b>11</b>	<b>57.1%</b>	<b>0.54</b>	<b>21</b>	<b>101.28%</b>			<b>500,000</b>	<b>12.0%</b>	<b>487,000</b>	<b>5.2%</b>	
Q1-2015	1		6	200.0%	0.17	-	99.26%			674,900		674,900		
Q2-2015	1		5	150.0%	0.20	15	100.00%			374,900		374,900		
Q3-2015	4	33.3%	6	50.0%	0.67	62	95.68%			580,500	-10.7%	574,000	2.0%	
Q4-2015														
<b>2015</b>	<b>6</b>		<b>17</b>		<b>0.34</b>	<b>44</b>	<b>96.86%</b>			<b>580,500</b>	<b>16.1%</b>	<b>557,633</b>	<b>14.5%</b>	



PROPERTY TYPE: APARTMENT

	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	DOM	SP/LP	Benchmark Price	Y/Y%	Median Price	Y/Y%	Average Price	Y/Y%	Index
Q1-2004	15	36.4%	27	-3.6%	0.56	63	98.76%	115,733	4.2%	127,500	-16.7%	139,837	-5.2%	98
Q2-2004	12	-33.3%	42	110.0%	0.29	57	99.06%	118,533	4.7%	151,875	17.6%	149,192	15.3%	101
Q3-2004	10	25.0%	26	-3.7%	0.38	61	97.29%	118,867	4.4%	135,250	13.2%	138,230	19.2%	101
Q4-2004	19	35.7%	22	0.0%	0.86	84	98.52%	118,167	3.7%	128,000	4.3%	136,382	10.3%	100
<b>2004</b>	<b>56</b>	<b>9.8%</b>	<b>117</b>	<b>20.6%</b>	<b>0.52</b>	<b>69</b>	<b>98.49%</b>	<b>117,825</b>	<b>4.2%</b>	<b>132,200</b>	<b>1.8%</b>	<b>140,383</b>	<b>8.3%</b>	<b>100</b>
Q1-2005	25	66.7%	39	44.4%	0.64	58	99.05%	119,433	3.2%	137,500	7.8%	142,190	1.7%	101
Q2-2005	29	141.7%	47	11.9%	0.62	53	98.54%	124,467	5.0%	164,500	8.3%	155,693	4.4%	106
Q3-2005	32	220.0%	27	3.8%	1.19	29	98.33%	128,400	8.0%	159,000	17.6%	161,444	16.8%	109
Q4-2005	19	0.0%	23	4.5%	0.83	32	97.85%	135,367	14.6%	140,200	9.5%	161,374	18.3%	115
<b>2005</b>	<b>105</b>	<b>87.5%</b>	<b>136</b>	<b>16.2%</b>	<b>0.82</b>	<b>43</b>	<b>98.45%</b>	<b>126,917</b>	<b>7.7%</b>	<b>153,500</b>	<b>16.1%</b>	<b>155,259</b>	<b>10.6%</b>	<b>108</b>
Q1-2006	27	8.0%	27	-30.8%	1.00	29	99.69%	149,000	24.8%	193,000	40.4%	193,837	36.3%	126
Q2-2006	35	20.7%	41	-12.8%	0.85	12	102.08%	182,133	46.3%	219,900	33.7%	232,126	49.1%	154
Q3-2006	29	-9.4%	54	100.0%	0.54	18	100.13%	213,367	66.2%	228,000	43.4%	240,531	49.0%	181
Q4-2006	24	26.3%	48	108.7%	0.50	42	97.48%	229,000	69.2%	237,444	69.4%	234,918	45.6%	194
<b>2006</b>	<b>115</b>	<b>9.5%</b>	<b>170</b>	<b>25.0%</b>	<b>0.72</b>	<b>24</b>	<b>100.05%</b>	<b>193,375</b>	<b>52.4%</b>	<b>223,000</b>	<b>45.3%</b>	<b>225,839</b>	<b>45.5%</b>	<b>164</b>
Q1-2007	63	133.3%	67	148.1%	0.94	34	98.40%	249,133	67.2%	262,000	35.8%	260,137	34.2%	211
Q2-2007	60	71.4%	67	63.4%	0.90	27	98.62%	268,233	47.3%	254,700	15.8%	264,257	13.8%	227
Q3-2007	25	-13.8%	50	-7.4%	0.50	27	98.55%	269,100	26.1%	239,000	4.8%	242,772	0.9%	228
Q4-2007	11	-54.2%	48	0.0%	0.23	50	95.73%	247,800	8.2%	253,000	6.6%	260,455	10.9%	210
<b>2007</b>	<b>159</b>	<b>38.3%</b>	<b>232</b>	<b>36.5%</b>	<b>0.64</b>	<b>31</b>	<b>98.31%</b>	<b>258,567</b>	<b>33.7%</b>	<b>255,000</b>	<b>14.3%</b>	<b>258,983</b>	<b>14.7%</b>	<b>219</b>
Q1-2008	12	-81.0%	69	3.0%	0.17	54	96.88%	236,233	-5.2%	248,700	-5.1%	247,871	-4.7%	200
Q2-2008	18	-70.0%	62	-7.5%	0.29	52	96.89%	234,167	-12.7%	233,250	-8.4%	242,969	-8.1%	199
Q3-2008	18	-28.0%	39	-22.0%	0.46	58	96.93%	231,933	-13.8%	258,000	7.9%	264,678	9.0%	197
Q4-2008	8	-27.3%	38	-20.8%	0.21	44	93.17%	215,800	-12.9%	217,500	-14.0%	218,626	-16.1%	183
<b>2008</b>	<b>56</b>	<b>-64.8%</b>	<b>208</b>	<b>-10.3%</b>	<b>0.28</b>	<b>53</b>	<b>96.41%</b>	<b>229,533</b>	<b>-11.2%</b>	<b>250,625</b>	<b>-1.7%</b>	<b>247,520</b>	<b>-4.4%</b>	<b>195</b>
Q1-2009	6	-50.0%	44	-36.2%	0.14	42	97.32%	197,033	-16.6%	235,500	-5.3%	227,967	-8.0%	167
Q2-2009	27	50.0%	42	-32.3%	0.64	59	94.45%	210,100	-10.3%	217,000	-7.0%	217,519	-10.5%	178
Q3-2009	12	-33.3%	47	20.5%	0.26	39	96.01%	215,567	-7.1%	222,500	-13.8%	202,771	-23.4%	183
Q4-2009	37	362.5%	23	-39.5%	1.61	54	91.35%	210,833	-2.3%	115,000	-47.1%	168,581	-22.9%	179
<b>2009</b>	<b>82</b>	<b>46.4%</b>	<b>156</b>	<b>-25.0%</b>	<b>0.66</b>	<b>52</b>	<b>93.67%</b>	<b>208,383</b>	<b>-9.2%</b>	<b>210,500</b>	<b>-16.0%</b>	<b>194,043</b>	<b>-21.6%</b>	<b>177</b>
Q1-2010	22	266.7%	56	27.3%	0.39	39	96.47%	216,767	10.0%	199,450	-15.3%	218,083	-4.3%	184
Q2-2010	15	-44.4%	61	45.2%	0.25	40	95.13%	224,700	6.9%	220,000	1.4%	210,700	-3.1%	191
Q3-2010	11	-8.3%	46	-2.1%	0.24	66	94.78%	234,100	8.6%	173,500	-22.0%	181,091	-10.7%	199
Q4-2010	13	-64.9%	32	39.1%	0.41	59	96.21%	219,567	4.1%	206,500	79.6%	209,615	24.3%	186
<b>2010</b>	<b>61</b>	<b>-25.6%</b>	<b>195</b>	<b>25.0%</b>	<b>0.32</b>	<b>48</b>	<b>95.81%</b>	<b>223,783</b>	<b>7.4%</b>	<b>206,500</b>	<b>-1.9%</b>	<b>207,792</b>	<b>7.1%</b>	<b>190</b>
Q1-2011	21	-4.5%	43	-23.2%	0.49	34	96.99%	211,600	-2.4%	182,500	-8.5%	182,614	-16.3%	179
Q2-2011	17	13.3%	30	-50.8%	0.57	49	96.66%	206,433	-8.1%	182,500	-17.0%	200,559	-4.8%	175
Q3-2011	11	0.0%	23	-50.0%	0.48	56	95.79%	207,900	-11.2%	217,000	25.1%	208,227	15.0%	176
Q4-2011	7	-46.2%	19	-40.6%	0.37	53	96.97%	213,167	-2.9%	169,000	-18.2%	189,171	-9.8%	181
<b>2011</b>	<b>56</b>	<b>-8.2%</b>	<b>115</b>	<b>-41.0%</b>	<b>0.48</b>	<b>45</b>	<b>96.63%</b>	<b>209,775</b>	<b>-6.3%</b>	<b>182,500</b>	<b>-11.6%</b>	<b>193,913</b>	<b>-6.7%</b>	<b>178</b>
Q1-2012	17	-19.0%	34	-20.9%	0.50	30	97.14%	211,667	0.0%	170,000	-6.8%	187,853	2.9%	180
Q2-2012	18	5.9%	27	-10.0%	0.67	59	97.24%	223,733	8.4%	185,400	1.6%	203,900	1.7%	190
Q3-2012	18	63.6%	24	4.3%	0.75	38	96.09%	222,733	7.1%	217,750	0.3%	217,500	4.5%	189
Q4-2012	14	100.0%	20	5.3%	0.70	61	96.48%	228,467	7.2%	204,000	20.7%	202,864	7.2%	194
<b>2012</b>	<b>67</b>	<b>19.6%</b>	<b>105</b>	<b>-8.7%</b>	<b>0.65</b>	<b>46</b>	<b>96.72%</b>	<b>221,650</b>	<b>5.7%</b>	<b>203,900</b>	<b>11.7%</b>	<b>203,266</b>	<b>4.8%</b>	<b>188</b>
Q1-2013	14	-17.6%	28	-17.6%	0.50	28	98.80%	229,700	8.5%	238,000	40.0%	234,076	24.6%	195
Q2-2013	18	0.0%	36	33.3%	0.50	25	97.09%	235,433	5.2%	218,350	17.8%	228,872	12.2%	200
Q3-2013	20	11.1%	18	-25.0%	1.11	41	96.88%	240,633	8.0%	230,000	5.6%	227,125	4.4%	204
Q4-2013	10	-28.6%	16	-20.0%	0.63	24	98.76%	247,967	8.5%	261,925	28.4%	268,843	32.5%	210
<b>2013</b>	<b>62</b>	<b>-7.5%</b>	<b>98</b>	<b>-6.7%</b>	<b>0.68</b>	<b>31</b>	<b>97.71%</b>	<b>238,433</b>	<b>7.6%</b>	<b>233,500</b>	<b>14.5%</b>	<b>235,930</b>	<b>16.1%</b>	<b>202</b>
Q1-2014	17	21.4%	34	21.4%	0.50	23	100.45%	248,567	8.2%	235,000	-1.3%	237,259	1.4%	211
Q2-2014	32	77.8%	42	16.7%	0.76	35	98.35%	252,667	7.3%	242,913	11.2%	257,225	12.4%	214
Q3-2014	20	0.0%	46	155.6%	0.43	31	97.90%	258,567	7.5%	260,000	13.0%	260,688	14.8%	219
Q4-2014	17	70.0%	30	87.5%	0.57	38	97.71%	266,500	7.5%	245,000	-6.5%	234,421	-12.8%	226
<b>2014</b>	<b>86</b>	<b>38.7%</b>	<b>152</b>	<b>55.1%</b>	<b>0.57</b>	<b>32</b>	<b>98.51%</b>	<b>256,575</b>	<b>7.6%</b>	<b>239,950</b>	<b>2.8%</b>	<b>249,575</b>	<b>5.8%</b>	<b>218</b>
Q1-2015	8	-52.9%	34	0.0%	0.24	34	97.38%	257,433	3.6%	272,000	15.7%	271,363	14.4%	218
Q2-2015	20	-37.5%	34	-19.0%	0.59	45	96.33%	254,433	0.7%	253,750	4.5%	265,375	3.2%	216
Q3-2015	10	-50.0%	26	-43.5%	0.38	36	96.48%	267,333	3.4%	245,500	-5.6%	239,750	-8.0%	227
Q4-2015														
<b>2015</b>	<b>38</b>		<b>95</b>		<b>0.40</b>	<b>40</b>	<b>96.59%</b>	<b>259,733</b>	<b>1.2%</b>	<b>253,750</b>	<b>5.8%</b>	<b>259,892</b>	<b>4.1%</b>	<b>220</b>

**BENCHMARK PROPERTY**

Detached			
	One Storey	Two Storey	Total
Gross Living Area (Above Ground)	-	1425	1355
Lot Size	-	3251	3251
Above Ground Bedrooms	-	3	3
Year Built	-	1912	1912
Below Ground Bedrooms	-	0	0
Covered Parking Spaces	-	0	1
Full Bathrooms	-	2	2
Half Bathrooms	-	0	0
Number of Fireplaces	-	0	0
Finished Basement	-	Yes	Yes

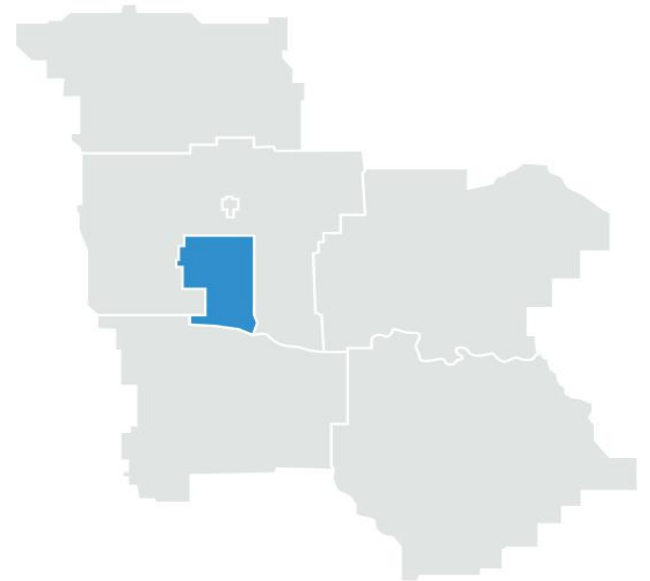
Attached	
	Total
Gross Living Area (Above Ground)	-
Lot Size	N/A
Above Ground Bedrooms	-
Year Built	-
Below Ground Bedrooms	-
Covered Parking Spaces	-
Full Bathrooms	-
Half Bathrooms	-
Number of Fireplaces	-
Finished Basement	-

Apartment	
	Total
Gross Living Area (Above Ground)	769
Lot Size	N/A
Above Ground Bedrooms	2
Year Built	1980
Below Ground Bedrooms	0
Covered Parking Spaces	-
Full Bathrooms	1
Half Bathrooms	0
Number of Fireplaces	0
Finished Basement	-

Total Residential	
	Total
Gross Living Area (Above Ground)	807
Lot Size	-
Above Ground Bedrooms	2
Year Built	1978
Below Ground Bedrooms	0
Covered Parking Spaces	0
Full Bathrooms	1
Half Bathrooms	0
Number of Fireplaces	0
Finished Basement	No

**DEFINITIONS**

- Detached - A unit that is not attached to any other unit
- Attached - A unit that is attached to another unit by at least one common wall
- Apartment - An attached unit that has connecting enclosed hallways
- Total Residential - includes detached, attached and apartment style properties
- Exclusions - Data does not include activity related to rental, land or leased properties
- Months of Supply - Active Listings (Inventory) / sales
- Average DOM - Average Days on Market for Sold properties
- Y/Y% - year over year percentage change
- S/NL Ratio - Total number of sales / Total number of new listings
- SP/LP Ratio - Total dollar volume of sales / Total dollar volume of new listings
- Benchmark Price - Price of the typical home, based on the value consumers assign to various attributes
- MLS® Home Price Index - changes in home prices by comparing price levels at a point in time with price levels in a base (reference) period.



\*Information not available for Apartment & Attached Lot Size