











































## Market Snapshot

As of July 31, 2014

	July-14	Prior Month	% Change		Year Ago	% Change	
<b>Single Family (Detached + Attached)</b>							
Active	9,772	9,163	7%		10,627	-8%	
New Listings	6,956	7,305	-5%		7,202	-3%	
Under Contract	6,795	7,059	-4%		6,479	5%	
Sold	5,762	5,854	-2%		6,072	-5%	
Avg CDOM	26	27	-4%		36	-28%	
Avg Sold Price	\$ 335,427	\$ 335,274	0%		\$ 318,814	5%	
Median Sold Price	\$ 283,000	\$ 285,000	-1%		\$ 265,000	7%	
<b>Single Family Detached</b>							
Active	7,847	7,403	6%		8,741	-10%	
New Listings	5,131	5,514	-7%		5,720	-10%	
Under Contract	4,966	5,212	-5%		5,075	-2%	
Sold	4,262	4,365	-2%		4,849	-12%	
Avg CDOM	27	28	-4%		35	-23%	
Avg Sold Price	\$ 374,729	\$ 372,937	0%		\$ 348,650	7%	
Median Sold Price	\$ 315,000	\$ 312,500	1%		\$ 290,000	9%	
<b>Single Family Attached</b>							
Active	1,925	1,760	9%		1,886	2%	
New Listings	1,825	1,791	2%		1,482	23%	
Under Contract	1,829	1,847	-1%		1,404	30%	
Sold	1,500	1,489	1%		1,223	23%	
Avg CDOM	25	23	9%		38	-34%	
Avg Sold Price	\$ 223,834	\$ 224,842	0%		\$ 200,542	12%	
Median Sold Price	\$ 186,900	\$ 180,750	3%		\$ 164,500	14%	

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## Market Snapshot

YTD 2014 vs YTD 2013

As of July 31, 2014

	YTD 2014	YTD 2013	% Change	
<b>Single Family (Detached + Attached)</b>				
New Listings	43,511	44,415	-2%	
Under Contract	44,022	39,778	11%	
Sold	32,206	33,112	-3%	
Avg CDOM	36	50	-28%	
Avg Sold Price	\$ 323,021	\$ 304,624	6%	
<b>Single Family Detached</b>				
New Listings	32,471	35,673	-9%	
Under Contract	32,494	31,883	2%	
Sold	23,909	26,569	-10%	
Avg CDOM	38	50	-24%	
Avg Sold Price	\$ 358,295	\$ 331,699	8%	
<b>Single Family Attached</b>				
New Listings	11,040	8,742	26%	
Under Contract	11,528	7,895	46%	
Sold	8,297	6,543	27%	
Avg CDOM	30	50	-40%	
Avg Sold Price	\$ 221,359	\$ 194,680	14%	

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