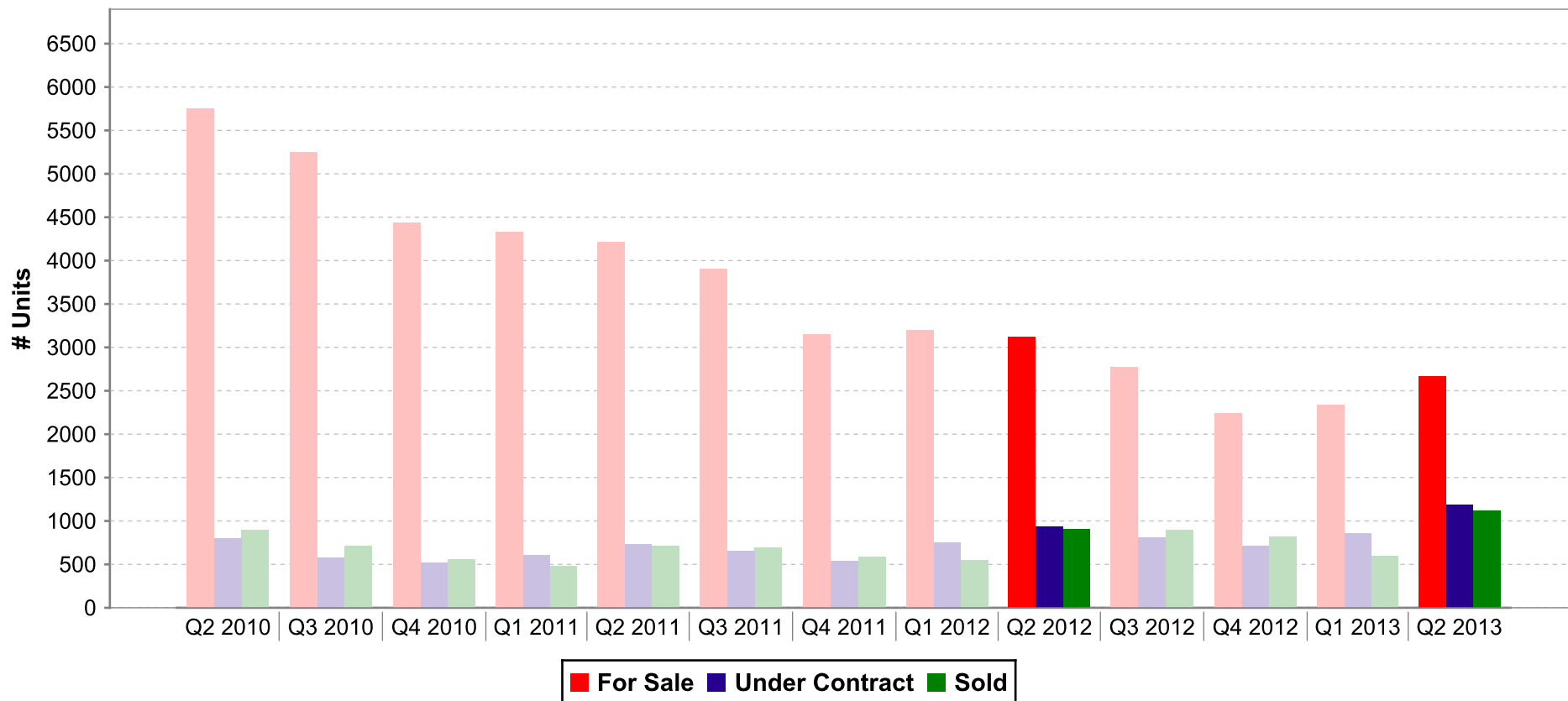


Market Dynamics

Supply & Demand - # Units (FS, UC, Sold)

Q2 2012 through Q2 2013



■ For Sale
 ■ Under Contract
 ■ Sold

KEY INFORMATION

	Q2 2012	Q2 2013	# Units Change	
For Sale	3,123.0	2,666.0	-457.0	-14.6
Under Contract	937.0	1,189.0	252.0	26.9
Sold	902.0	1,114.0	212.0	23.5



MLS: MRED	Period: 3 Years (Quarterly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types: Downtown	Residential: (Attached Single)					Sq Ft: All
	8032, 8008					

Market Dynamics
Supply & Demand - # Units (FS, UC, Sold)
Q2 2012 through Q2 2013

Baird & Warner

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
Q2 2013	2,666	106	1,189	76	1,114	96	495	280	1,637
Q1 2013	2,335	145	855	112	597	130	451	298	1,288
Q4 2012	2,237	192	708	144	820	126	482	347	809
Q3 2012	2,774	170	810	129	894	132	536	250	1,207
Q2 2012	3,123	168	937	137	902	162	619	285	1,352