

City: Wall



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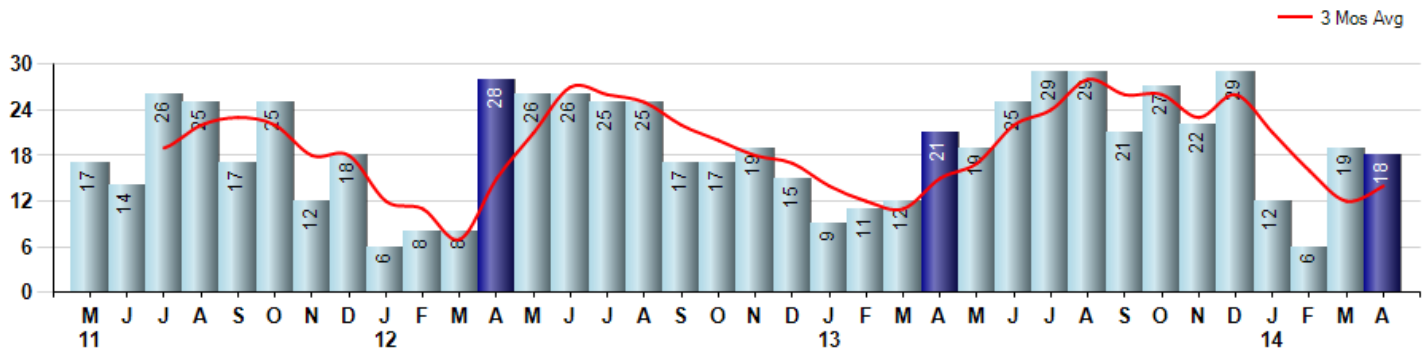
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$524,000	-6%		12%				
Average List Price of all Current Listings	\$697,367	-2%		26%				
April Median Sales Price	\$424,500	2%	-5%	16%	6%	\$445,000	25%	11%
April Average Sales Price	\$462,550	-9%	-10%	19%	6%	\$511,376	38%	17%
Total Properties Currently for Sale (Inventory)	169	11%		-1%				
April Number of Properties Sold	18	-5%		-14%			4%	
April Average Days on Market (Solds)	112	40%	6%	30%	7%	106	-2%	1%
April Month's Supply of Inventory	9.4	17%	-31%	15%	9%	13.0	5%	51%
April Sale Price vs List Price Ratio	95.5%	-0.9%	0%	-1%	0.2%	95.6%	0.5%	0.3%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

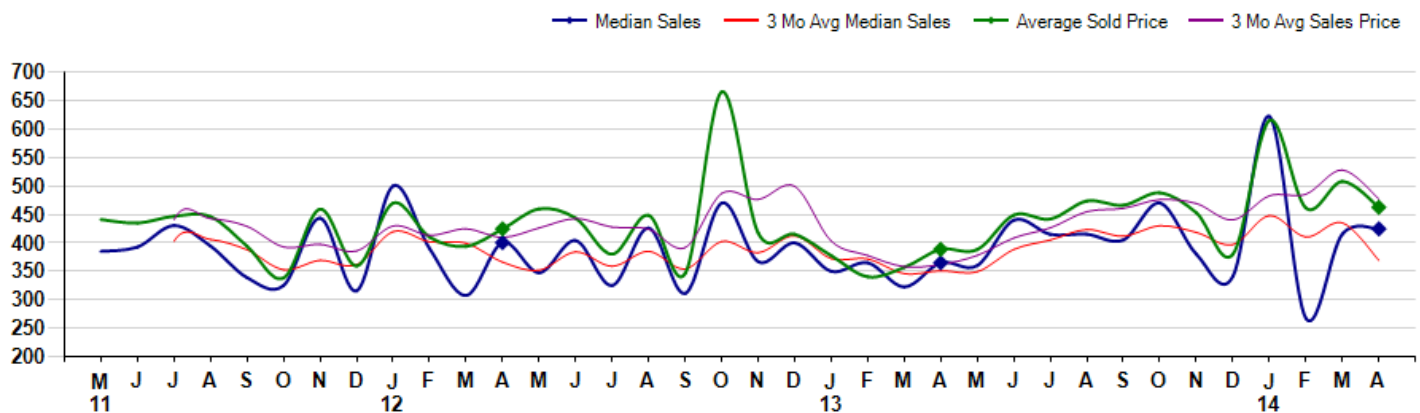
April Property sales were 18, down -14.3% from 21 in April of 2013 and -5.3% lower than the 19 sales last month. April 2014 sales were at their lowest level compared to April of 2013 and 2012.



Prices

The Median Sales Price in April was \$424,500, up 16.3% from \$365,000 in April of 2013 and up 2.2% from \$415,500 last month. The Average Sales Price in April was \$462,550, up 19.0% from \$388,617 in April of 2013 and down -8.9% from \$507,889 last month. April 2014 ASP was at highest level compared to April of 2013 and 2012.

Median means Middle (the same # of properties sold above and below Median) (000's)



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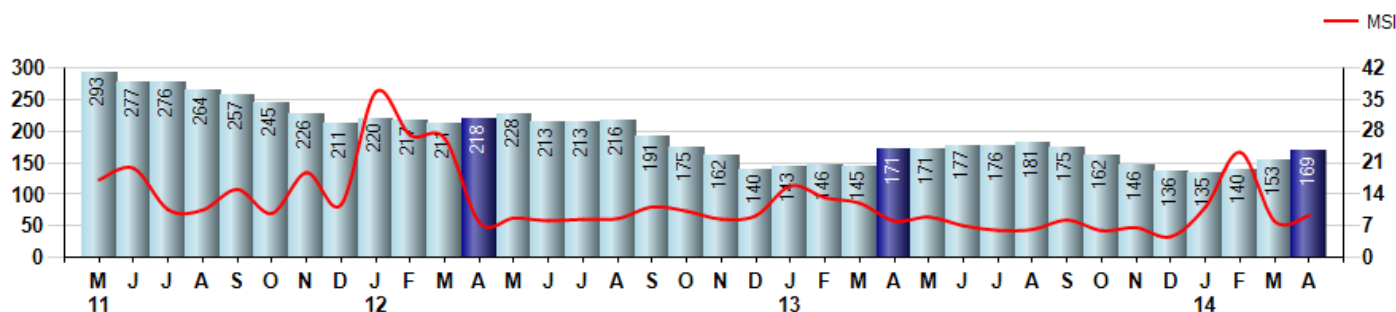
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Inventory & MSI

The Total Inventory of Properties available for sale as of April was 169, up 10.5% from 153 last month and down -1.2% from 171 in April of last year. April 2014 Inventory was at the lowest level compared to April of 2013 and 2012.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The April 2014 MSI of 9.4 months was at its highest level compared with April of 2013 and 2012.

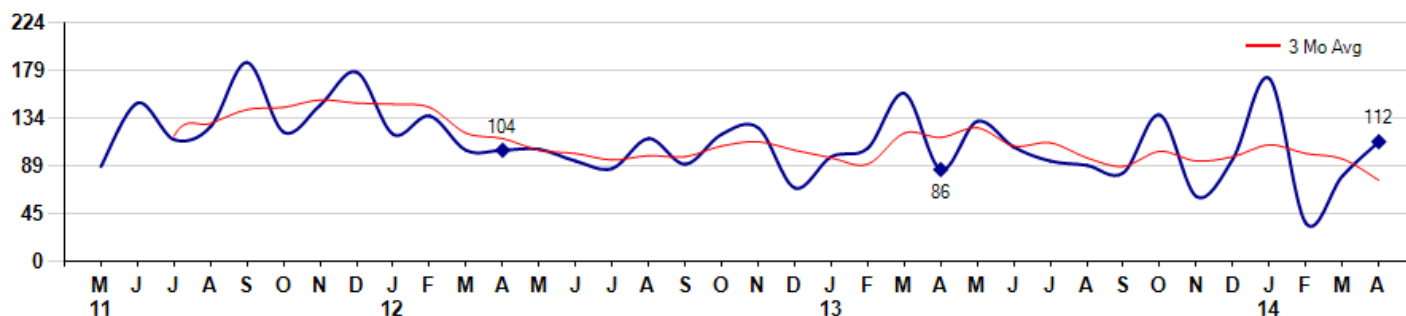
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



Market Time

The average Days On Market(DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for April was 112, up 40.0% from 80 days last month and up 30.2% from 86 days in April of last year. The April 2014 DOM was at its highest level compared with April of 2013 and 2012.

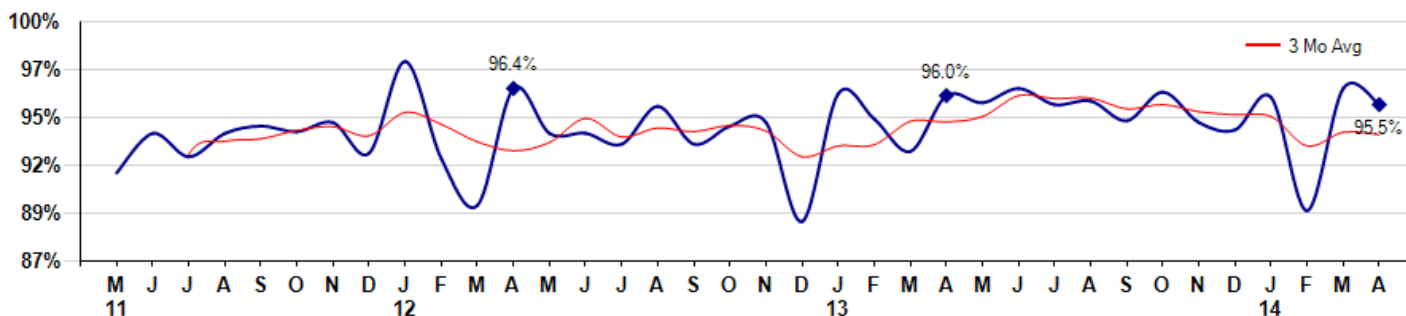
Average Days on Market(Listing to Contract) for properties sold during the month



Selling Price vs Listing Price

The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The April 2014 Selling Price vs List Price of 95.5% was down from 96.4% last month and down from 96.0% in April of last year.

Avg Selling Price divided by Avg Listing Price for sold properties during the month



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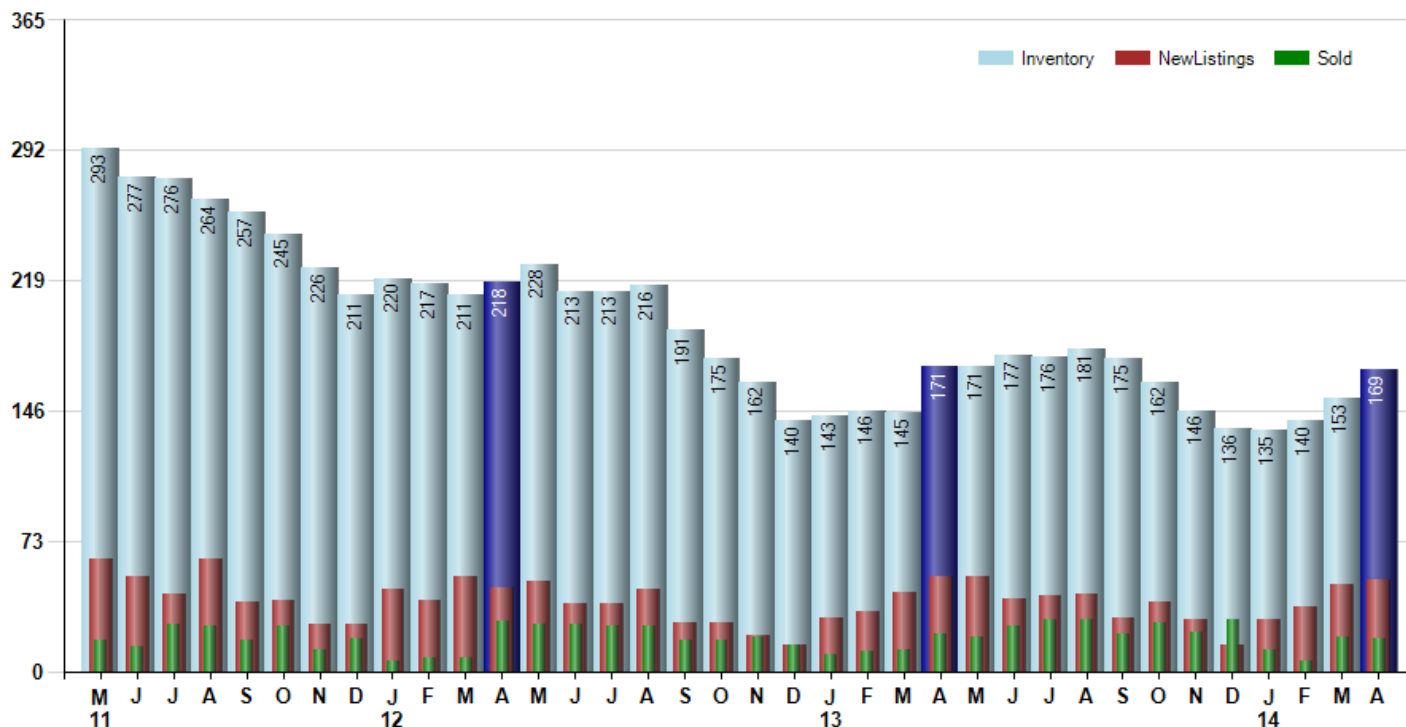
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Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in April 2014 was 51, up 4.1% from 49 last month and down -3.8% from 53 in April of last year.



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MARKET ACTION REPORT

April 2014

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	M 11	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A
Homes Sold	17	14	26	25	17	25	12	18	6	8	8	28	26	26	25	25	17	17	19	15	9	11	12	21	19	25	29	29	21	27	22	29	12	6	19	18
3 Mo. Roll Avg			19	22	23	22	18	18	12	11	7	15	21	27	26	25	22	20	18	17	14	12	11	15	17	22	24	28	26	26	23	26	21	16	12	14

(^{000's})	M 11	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A
MedianSalePrice	385	393	431	394	339	325	444	316	500	390	308	401	348	404	325	426	311	470	367	400	350	365	323	365	360	440	415	415	405	470	380	341	623	267	416	425
3 Mo. Roll Avg			403	406	388	353	369	361	420	402	399	366	352	384	359	385	354	402	383	412	372	372	346	351	349	388	405	423	412	430	418	397	448	410	435	369

	M 11	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A
Inventory	293	277	276	264	257	245	226	211	220	217	211	218	228	213	213	216	191	175	162	140	143	146	145	171	171	177	176	181	175	162	146	136	135	140	153	169
MSI	17	20	11	11	15	10	19	12	37	27	26	8	9	8	9	9	11	10	9	9	16	13	12	8	9	7	6	6	8	6	7	5	11	23	8	9

	M 11	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A
Days On Market	89	148	114	126	186	121	146	177	119	136	104	104	105	94	87	115	91	119	125	69	98	106	157	86	131	107	94	90	83	137	61	96	171	36	80	112
3 Mo. Roll Avg			117	129	142	144	151	148	147	144	120	115	104	101	95	99	98	108	112	104	97	91	120	116	125	108	111	97	89	103	94	98	109	101	96	76

	M 11	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A	
Price per Sq Ft	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3 Mo. Roll Avg			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

	M 11	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A
Sale to List Price	0.917	0.939	0.926	0.939	0.943	0.940	0.945	0.928	0.979	0.925	0.899	0.964	0.939	0.939	0.933	0.954	0.933	0.943	0.945	0.890	0.961	0.947	0.929	0.960	0.956	0.964	0.955	0.957	0.946	0.962	0.945	0.941	0.959	0.896	0.964	0.955
3 Mo. Roll Avg			0.927	0.935	0.936	0.941	0.943	0.938	0.951	0.944	0.934	0.929	0.934	0.947	0.937	0.942	0.940	0.943	0.940	0.926	0.932	0.933	0.946	0.945	0.948	0.960	0.958	0.959	0.953	0.955	0.951	0.949	0.948	0.932	0.940	0.938

	M 11	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A
New Listings	63	53	43	63	39	40	26	26	46	40	53	47	50	38	38	46	27	27	20	15	30	33	44	53	53	41	42	43	30	39	29	15	29	36	49	51
Inventory	293	277	276	264	257	245	226	211	220	217	211	218	228	213	213	216	191	175	162	140	143	146	145	171	171	177	176	181	175	162	146	136	135	140	153	169
Sales	17	14	26	25	17	25	12	18	6	8	8	28	26	26	25	25	17	17	19	15	9	11	12	21	19	25	29	29	21	27	22	29	12	6	19	18

(^{000's})	M 11	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A
Avg Sale Price	441	435	447	446	394	338	459	359	470	410	394	425	460	444	380	449	346	665	417	415	377	340	357	389	388	449	442	474	466	488	453	380	615	461	508	463
3 Mo. Roll Avg			441	443	429	393	397	386	430	413	425	410	426	443	428	424	392	487	476	499	403	378	358	362	378	409	426	455	461	476	469	440	483	485	528	477

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