

City: Wall



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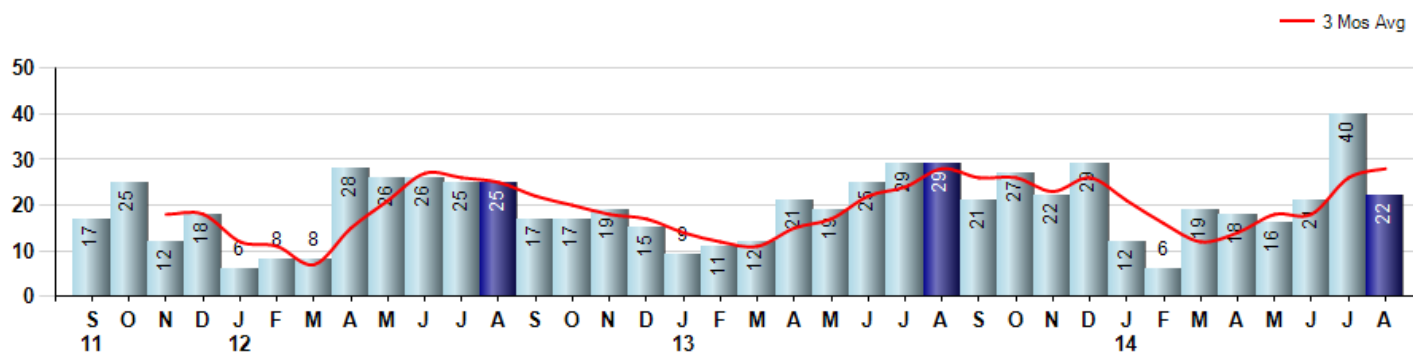
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$517,500	2%		-4%				
Average List Price of all Current Listings	\$681,334	3%		7%				
August Median Sales Price	\$479,625	25%	14%	16%	20%	\$424,500	12%	6%
August Average Sales Price	\$486,330	15%	9%	3%	12%	\$469,279	12%	8%
Total Properties Currently for Sale (Inventory)	164	-5%		-9%				
August Number of Properties Sold	22	-45%		-24%			-1%	
August Average Days on Market (Solds)	152	55%	57%	69%	45%	100	-5%	-5%
August Month's Supply of Inventory	7.5	73%	15%	19%	-14%	10.3	6%	19%
August Sale Price vs List Price Ratio	95.6%	-0.9%	-1%	0%	0.3%	96.1%	0.5%	0.8%

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

Property Sales

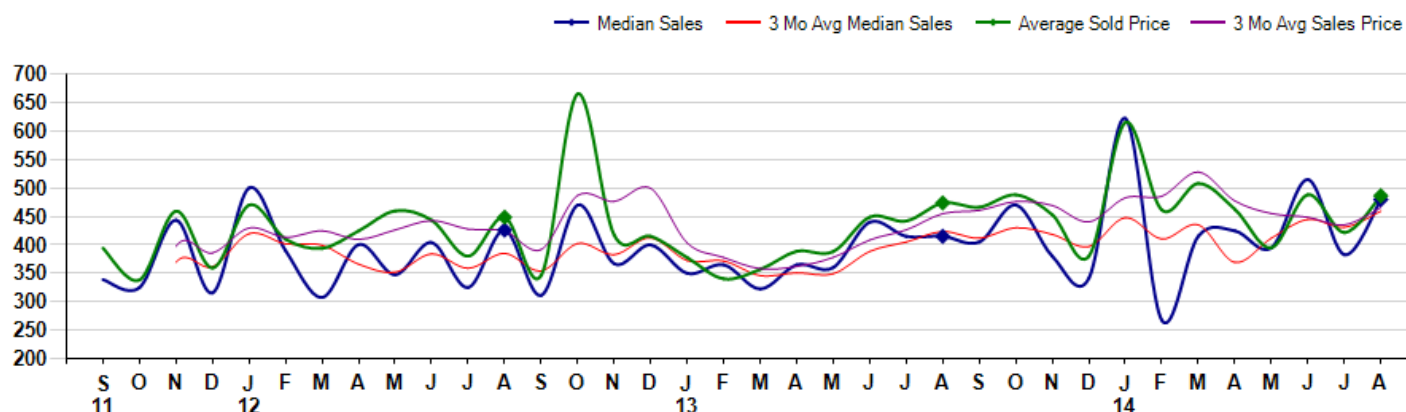
August Property sales were 22, down -24.1% from 29 in August of 2013 and -45.0% lower than the 40 sales last month. August 2014 sales were at their lowest level compared to August of 2013 and 2012. August YTD sales of 154 are running -0.6% behind last year's year-to-date sales of 155.



Prices

The Median Sales Price in August was \$479,625, up 15.6% from \$415,000 in August of 2013 and up 25.3% from \$382,686 last month. The Average Sales Price in August was \$486,330, up 2.7% from \$473,617 in August of 2013 and up 15.3% from \$421,842 last month. August 2014 ASP was at highest level compared to August of 2013 and 2012.

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



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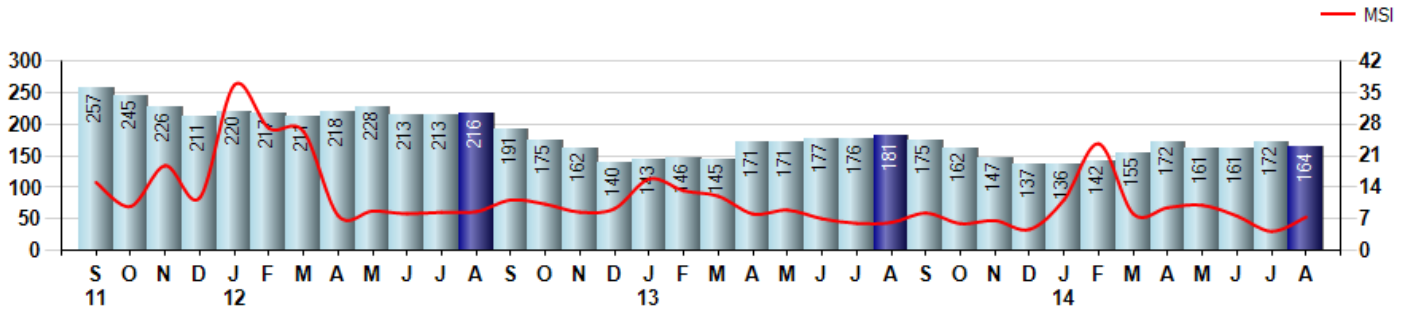
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Inventory & MSI

The Total Inventory of Properties available for sale as of August was 164, down -4.7% from 172 last month and down -9.4% from 181 in August of last year. August 2014 Inventory was at the lowest level compared to August of 2013 and 2012.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2014 MSI of 7.5 months was at a mid range compared with August of 2013 and 2012.

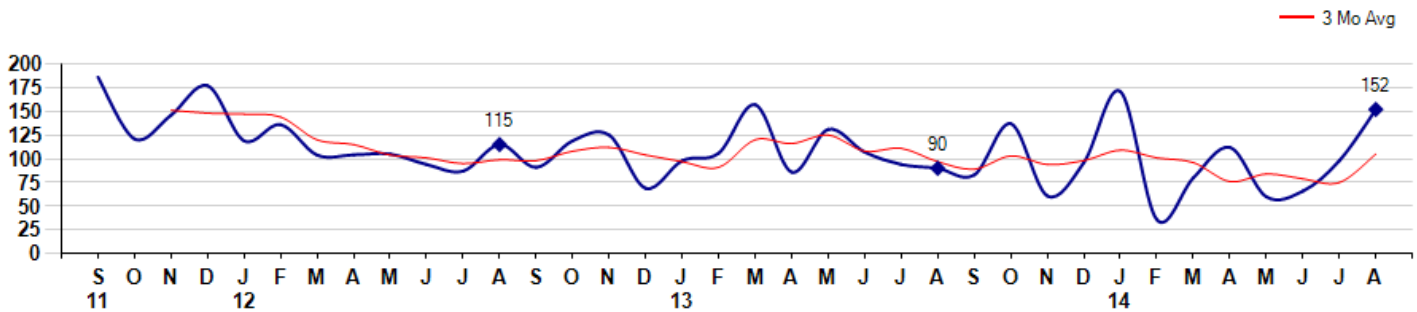
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 August was 152, up 55.1% from 98 days last month and up 68.9% from 90 days in August of last year. The August 2014 DOM was at its highest level compared with August of 2013 and 2012.

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



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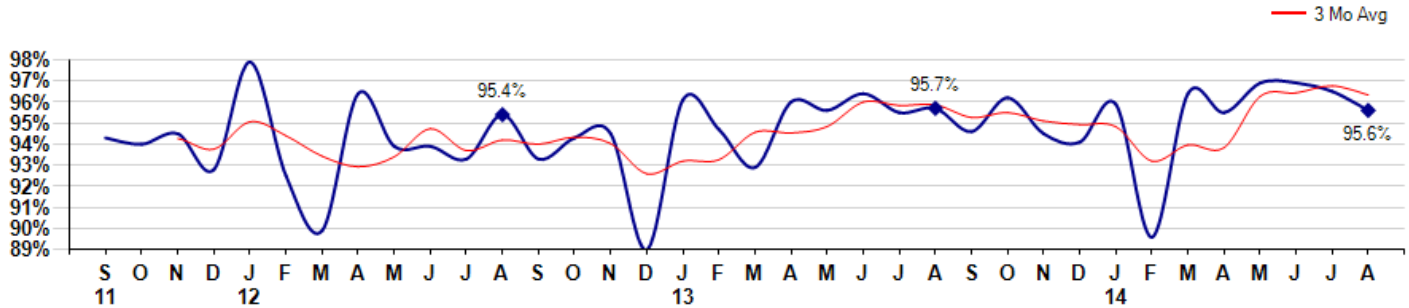


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Selling Price vs Listing Price

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 August 2014 Selling Price vs List Price of 95.6% was down from 96.5% last month and down from 95.7% in August of last year.

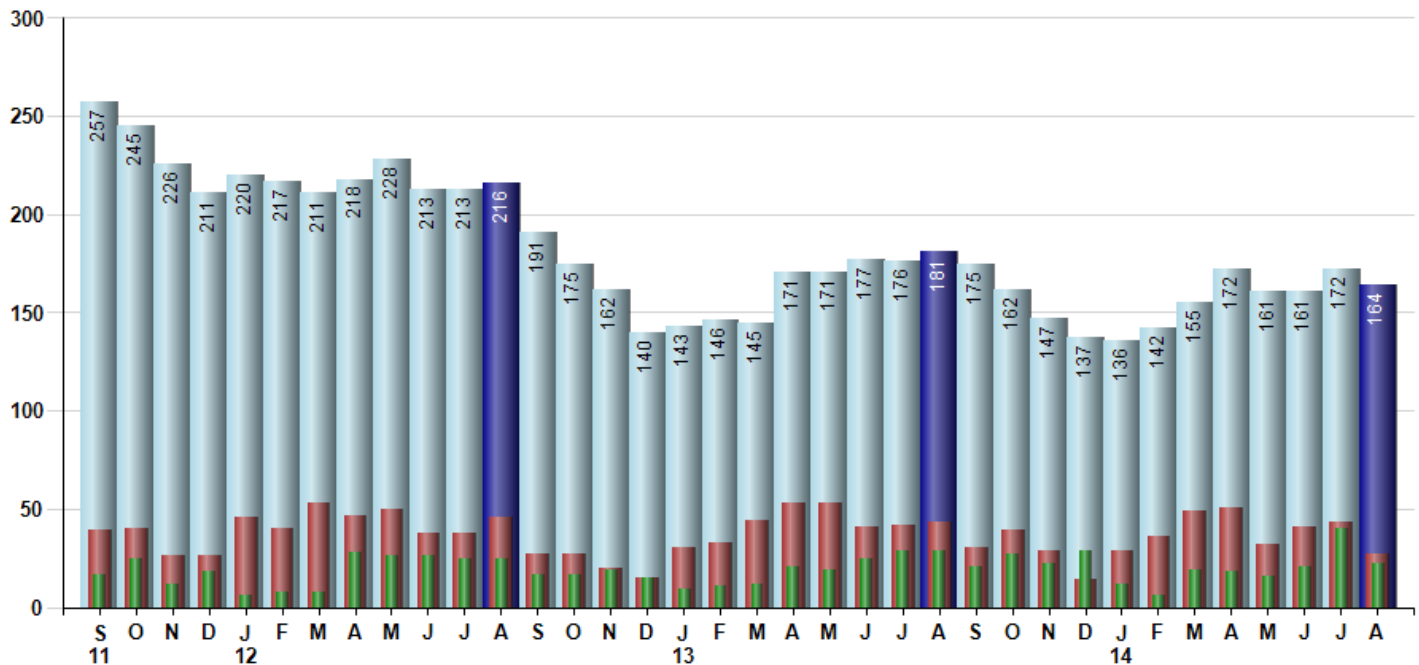
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 August 2014 was 27, down -37.2% from 43 last month and down -37.2% from 43 in August of last year.

Inventory New Listings Sold



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MARKET ACTION REPORT

August 2014

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	S 11	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	M	J	J	A
Homes Sold	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	16	21	40	22
3 Mo. Roll Avg			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	18	18	26	28

	(000's) S 11	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	M	J	J	A
Median Sale Price	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	395	515	383	480
3 Mo. Roll Avg			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	412	445	431	459

	S 11	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	M	J	J	A
Inventory	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	147	137	136	142	155	172	161	161	172	164
MSI	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	24	8	10	10	8	4	7

	S 11	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	M	J	J	A
Days On Market	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	60	66	98	152
3 Mo. Roll Avg			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	84	79	75	105

	S 11	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	M	J	J	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	0

	S 11	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	M	J	J	A
Sale to List Price	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	0.969	0.969	0.965	0.956
3 Mo. Roll Avg			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	0.963	0.964	0.968	0.963

	S 11	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	M	J	J	A
New Listings	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	14	29	36	49	51	32	41	43	27
Inventory	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	147	137	136	142	155	172	161	161	172	164
Sales	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	16	21	40	22

	(000's) S 11	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	M	J	J	A
Avg Sale Price	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	395	488	422	486
3 Mo. Roll Avg			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	455	449	435	465

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