

Monthly Indicators



February 2015

There has been talk of abundant cold and snow this winter (unless you happen to live in California!). When weather patterns turn bad, like wicked bad, real estate industry pundits tend to go gloom, assuming that Americans hungry for homeownership are bothered by a little frozen precipitation. The nation will unfreeze, inventory is expected to rise and home sales are widely expected to increase. These are good times, indeed, and many of us now have an enchanting shared experience that we can walk uphill to school both ways.

New Listings were up 0.9 percent to 1,202. Pending Sales decreased 39.0 percent to 447. Inventory grew 1.3 percent to 5,051 units.

Prices moved higher as Median Sales Price was up 5.6 percent to \$160,000. Days on Market decreased 5.3 percent to 89 days. Months Supply of Inventory was down 4.8 percent to 6.0 months, indicating that demand increased relative to supply.

In national financial news, rumors that Fannie Mae and Freddie Mac could one day be a thing of the past have people wondering about the future of the 30-year fixed-rate mortgage. But let's not sound the alarm just yet. A drastic change to lending's gold standard is certainly not on the immediate horizon. Meanwhile, Federal Reserve Chair Janet Yellen seems to have no immediate interest in raising interest rates for the first time since 2006. The economy remains stable, which should keep housing rolling through the short-named months.

Quick Facts

+ 15.3% **+ 5.6%** **+ 1.3%**

One-Year Change in
Closed Sales

One-Year Change in
Median Sales Price

One-Year Change in
Months Supply

A research tool provided by the Greater Greenville Association of REALTORS®. Percent changes are calculated using rounded figures.

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Market Overview

Key market metrics for the current month and year-to-date figures.



Key Metrics	Historical Sparkbars			02-2014	02-2015	Percent Change	YTD 2014	YTD 2015	Percent Change
	02-2013	02-2014	02-2015						
New Listings				1,191	1,202	+ 0.9%	2,464	2,406	- 2.4%
Pending Sales				733	447	- 39.0%	1,445	1,196	- 17.2%
Closed Sales				589	679	+ 15.3%	1,136	1,288	+ 13.4%
Days on Market				94	89	- 5.3%	92	93	+ 1.1%
Median Sales Price				\$151,500	\$160,000	+ 5.6%	\$150,000	\$160,000	+ 6.7%
Average Sales Price				\$177,120	\$187,810	+ 6.0%	\$176,418	\$188,490	+ 6.8%
Pct. of List Price Received				95.4%	96.4%	+ 1.0%	95.5%	96.4%	+ 0.9%
Housing Affordability Index				155	156	+ 0.6%	157	156	- 0.6%
Inventory of Homes for Sale				4,985	5,051	+ 1.3%	--	--	--
Months Supply of Inventory				6.3	6.0	- 4.8%	--	--	--

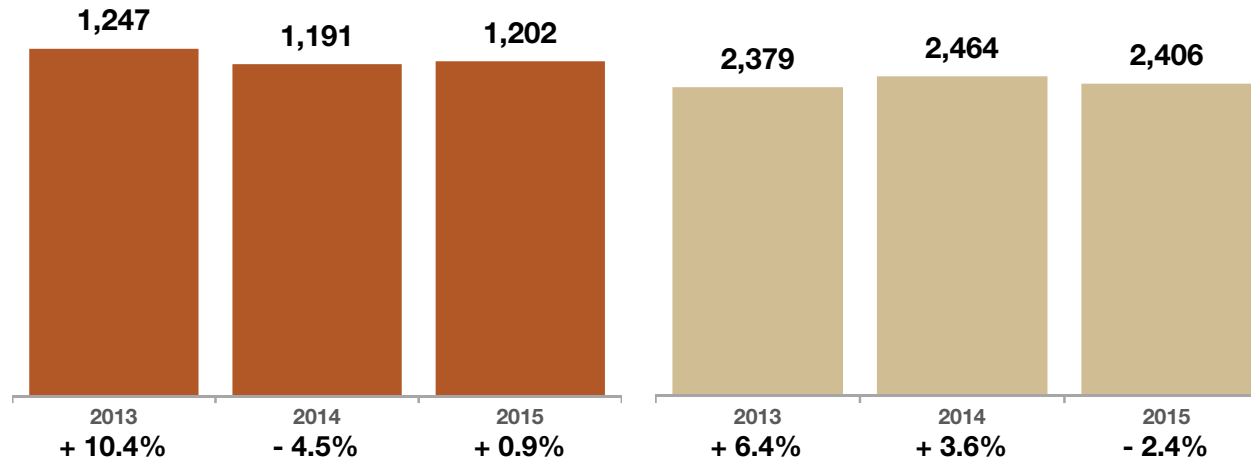
New Listings

A count of the properties that have been newly listed on the market in a given month.



February

Year to Date



New Listings		Prior Year	Percent Change
March 2014	1,541	1,404	+9.8%
April 2014	1,575	1,528	+3.1%
May 2014	1,615	1,559	+3.6%
June 2014	1,480	1,381	+7.2%
July 2014	1,543	1,389	+11.1%
August 2014	1,413	1,377	+2.6%
September 2014	1,310	1,222	+7.2%
October 2014	1,317	1,269	+3.8%
November 2014	963	936	+2.9%
December 2014	764	754	+1.3%
January 2015	1,204	1,273	-5.4%
February 2015	1,202	1,191	+0.9%
12-Month Avg	1,327	1,274	+4.2%

Historical New Listings by Month

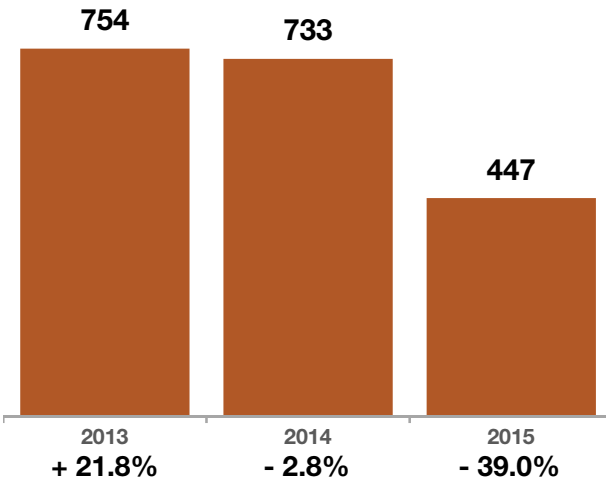


Pending Sales

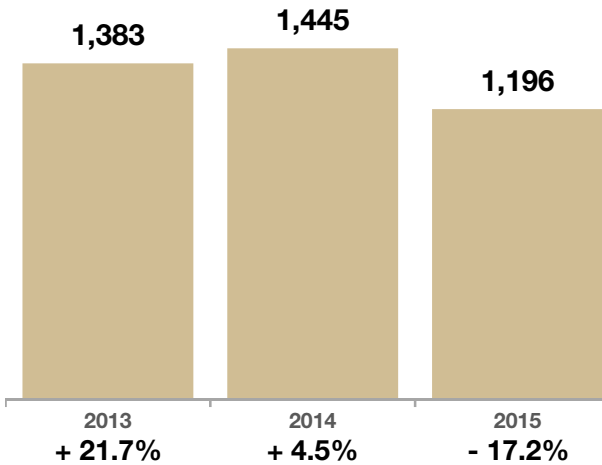
A count of the properties on which offers have been accepted in a given month.



February

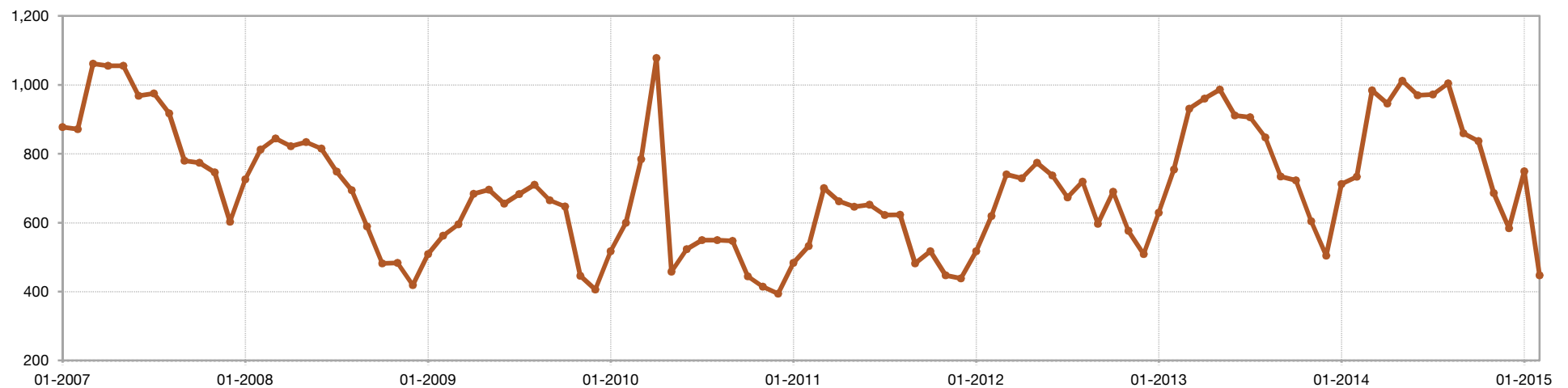


Year to Date



Pending Sales		Prior Year	Percent Change
March 2014	984	931	+5.7%
April 2014	946	960	-1.5%
May 2014	1,012	986	+2.6%
June 2014	970	911	+6.5%
July 2014	972	906	+7.3%
August 2014	1,004	847	+18.5%
September 2014	859	734	+17.0%
October 2014	837	723	+15.8%
November 2014	686	604	+13.6%
December 2014	584	504	+15.9%
January 2015	749	712	+5.2%
February 2015	447	733	-39.0%
12-Month Avg	838	796	+5.2%

Historical Pending Sales by Month



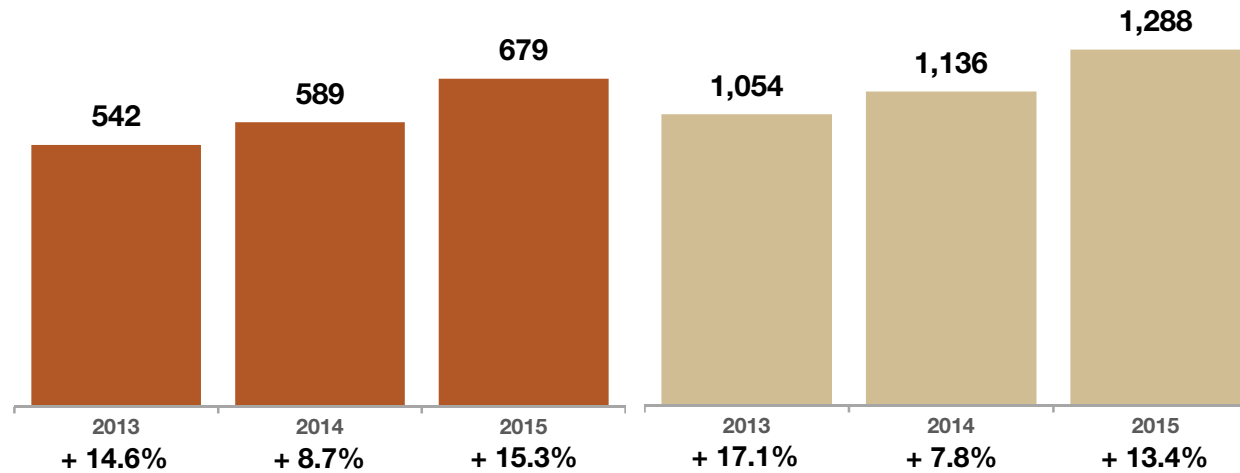
Closed Sales

A count of the actual sales that closed in a given month.



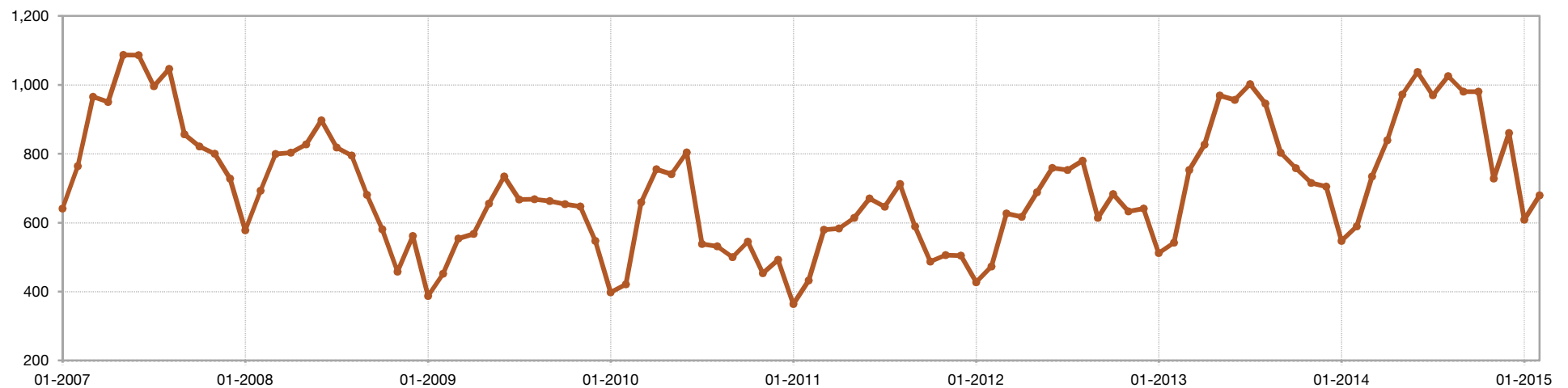
February

Year to Date



Closed Sales		Prior Year	Percent Change
March 2014	734	753	-2.5%
April 2014	839	826	+1.6%
May 2014	972	969	+0.3%
June 2014	1,037	956	+8.5%
July 2014	970	1,002	-3.2%
August 2014	1,025	946	+8.4%
September 2014	980	803	+22.0%
October 2014	980	758	+29.3%
November 2014	728	715	+1.8%
December 2014	860	705	+22.0%
January 2015	609	547	+11.3%
February 2015	679	589	+15.3%
12-Month Avg	868	797	+8.8%

Historical Closed Sales by Month



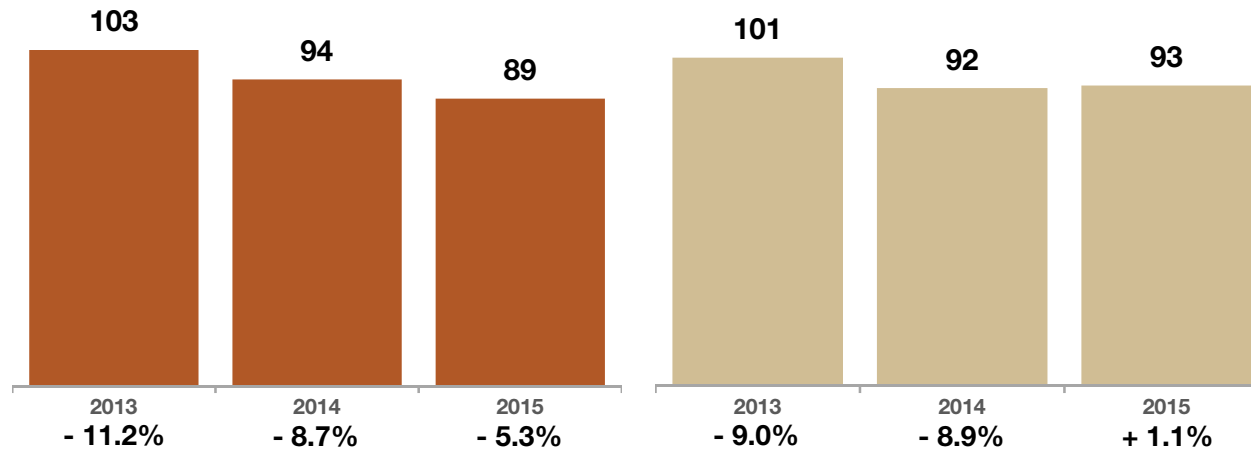
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.



February

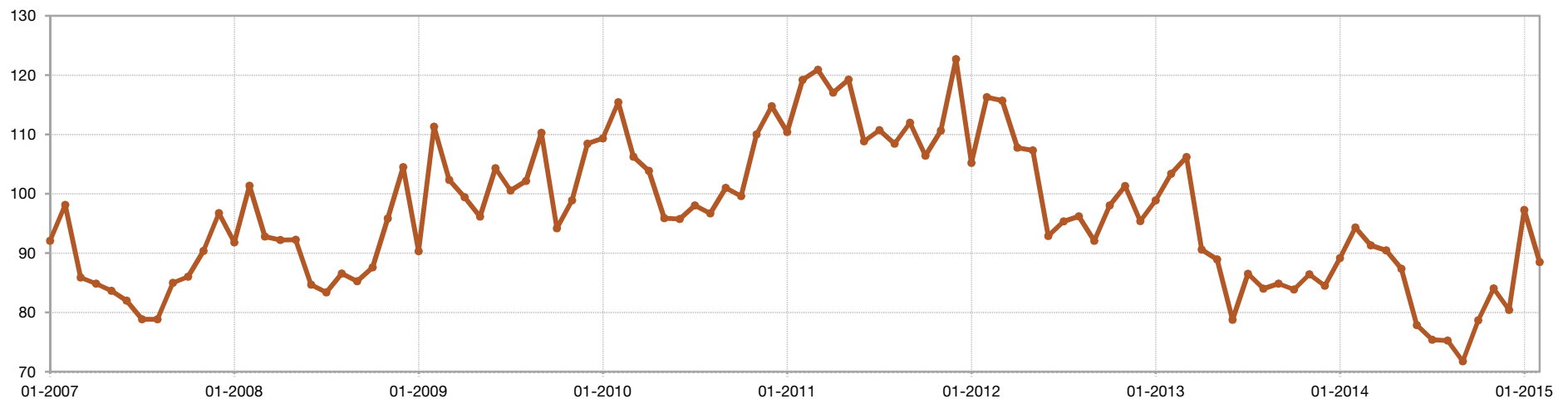
Year to Date



Days on Market		Prior Year	Percent Change
March 2014	91	106	-14.2%
April 2014	90	91	-1.1%
May 2014	87	89	-2.2%
June 2014	78	79	-1.3%
July 2014	75	87	-13.8%
August 2014	75	84	-10.7%
September 2014	72	85	-15.3%
October 2014	79	84	-6.0%
November 2014	84	86	-2.3%
December 2014	80	84	-4.8%
January 2015	97	89	+9.0%
February 2015	89	94	-5.3%
12-Month Avg*	82	88	-6.8%

* Average Days on Market of all properties from March 2014 through February 2015. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



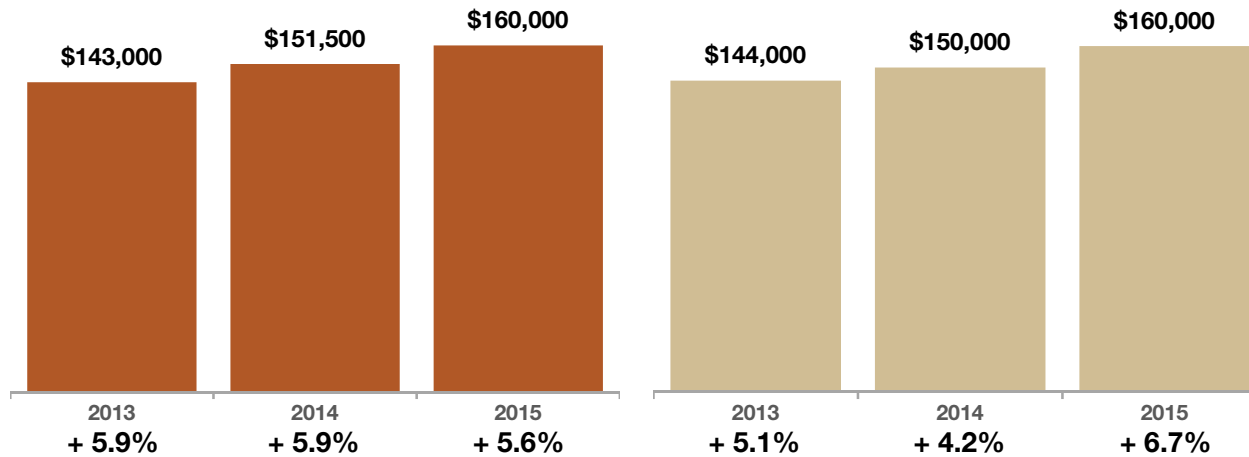
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February

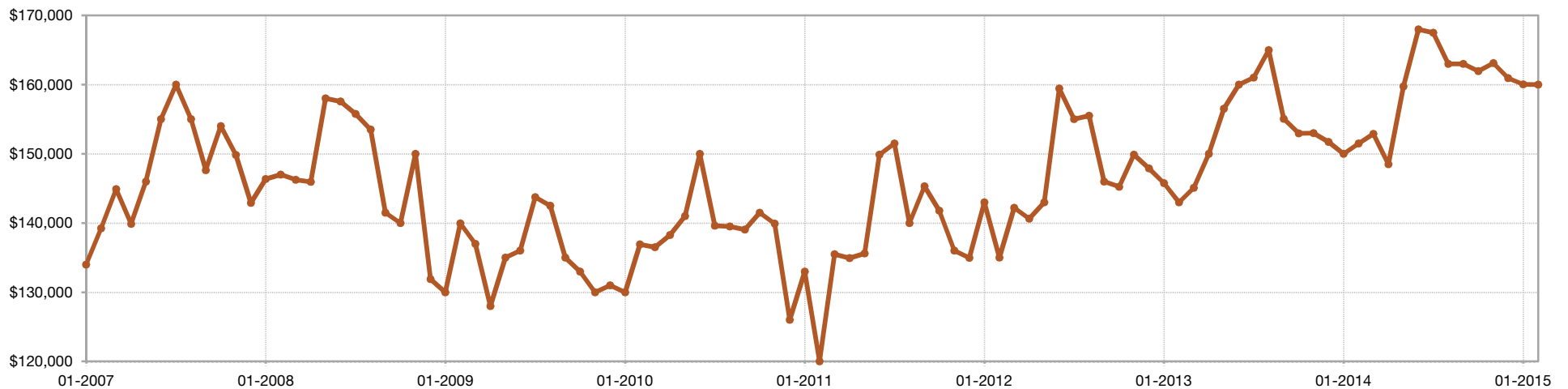
Year to Date



Median Sales Price	Prior Year	Percent Change
March 2014	\$152,869	\$145,092 +5.4%
April 2014	\$148,500	\$150,000 -1.0%
May 2014	\$159,750	\$156,500 +2.1%
June 2014	\$168,000	\$160,000 +5.0%
July 2014	\$167,500	\$161,000 +4.0%
August 2014	\$163,000	\$165,000 -1.2%
September 2014	\$163,000	\$155,041 +5.1%
October 2014	\$161,950	\$152,950 +5.9%
November 2014	\$163,107	\$153,000 +6.6%
December 2014	\$160,950	\$151,700 +6.1%
January 2015	\$160,021	\$150,000 +6.7%
February 2015	\$160,000	\$151,500 +5.6%
12-Month Med*	\$160,000	\$155,000 +3.2%

* Median Sales Price of all properties from March 2014 through February 2015. This is not the median of the individual figures above.

Historical Median Sales Price by Month



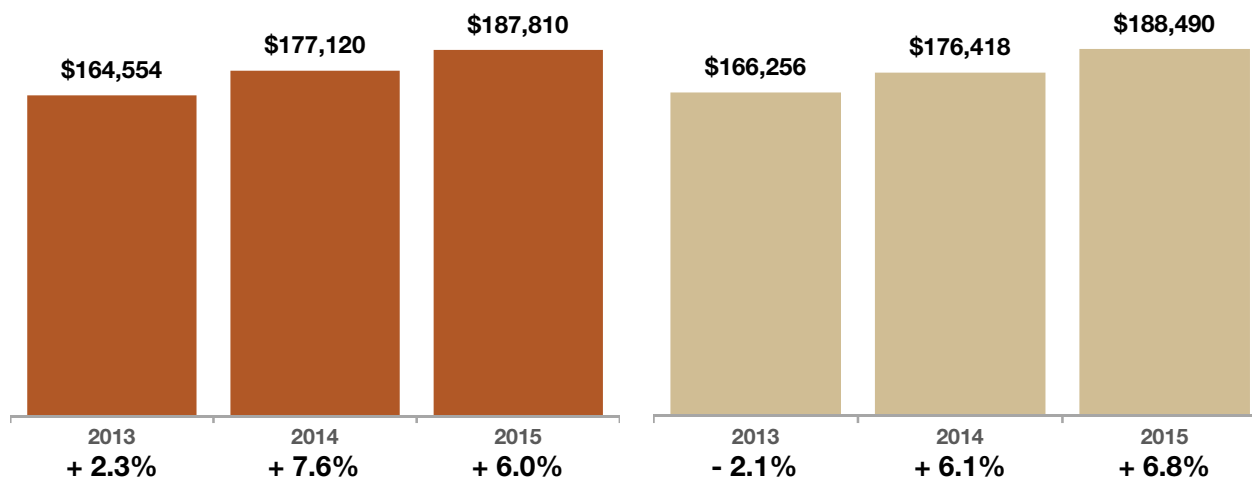
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February

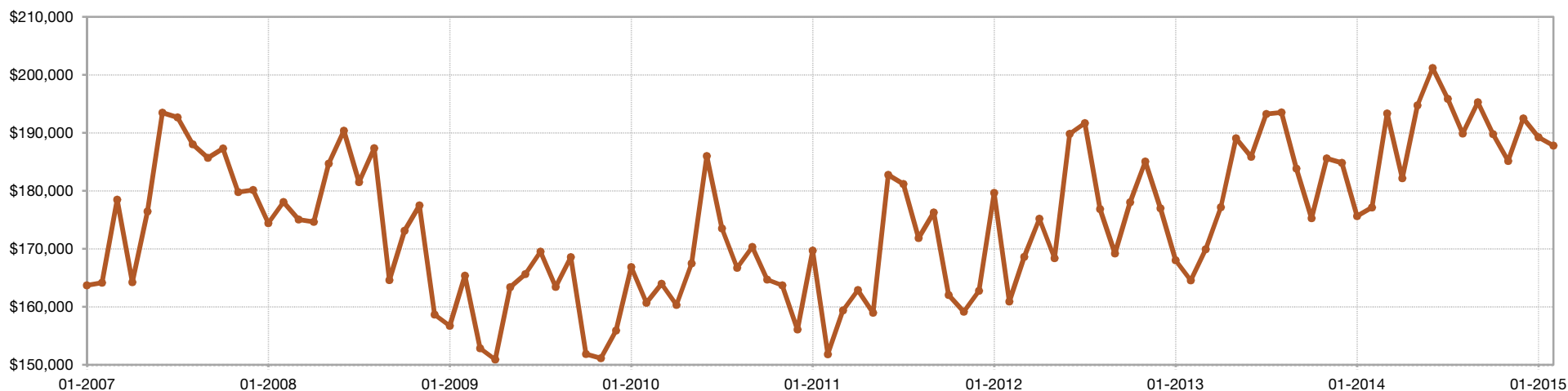
Year to Date



Avg. Sales Price	Prior Year	Percent Change
March 2014	\$193,357	\$169,907 +13.8%
April 2014	\$182,173	\$177,153 +2.8%
May 2014	\$194,733	\$189,059 +3.0%
June 2014	\$201,173	\$185,851 +8.2%
July 2014	\$195,859	\$193,262 +1.3%
August 2014	\$189,862	\$193,538 -1.9%
September 2014	\$195,276	\$183,821 +6.2%
October 2014	\$189,789	\$175,298 +8.3%
November 2014	\$185,169	\$185,601 -0.2%
December 2014	\$192,485	\$184,846 +4.1%
January 2015	\$189,250	\$175,665 +7.7%
February 2015	\$187,810	\$177,120 +6.0%
12-Month Avg*	\$191,411	\$182,593 +4.8%

* Avg. Sales Price of all properties from March 2014 through February 2015. This is not the average of the individual figures above.

Historical Average Sales Price by Month



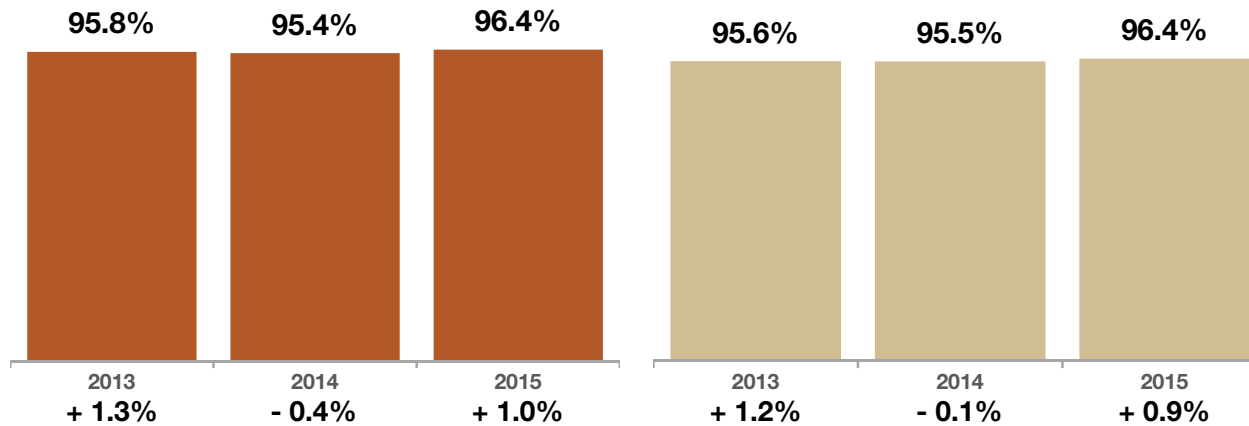
Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



February

Year to Date



Pct. of List Price Received		Prior Year	Percent Change
March 2014	96.4%	96.5%	-0.1%
April 2014	96.3%	95.9%	+0.4%
May 2014	96.4%	95.7%	+0.7%
June 2014	96.5%	96.3%	+0.2%
July 2014	96.4%	96.5%	-0.1%
August 2014	96.7%	96.3%	+0.4%
September 2014	96.2%	96.3%	-0.1%
October 2014	96.2%	95.8%	+0.4%
November 2014	96.0%	95.9%	+0.1%
December 2014	96.1%	96.0%	+0.1%
January 2015	96.3%	95.6%	+0.7%
February 2015	96.4%	95.4%	+1.0%
12-Month Avg*	96.3%	96.1%	+0.2%

* Average Pct. of List Price Received for all properties from March 2014 through February 2015. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



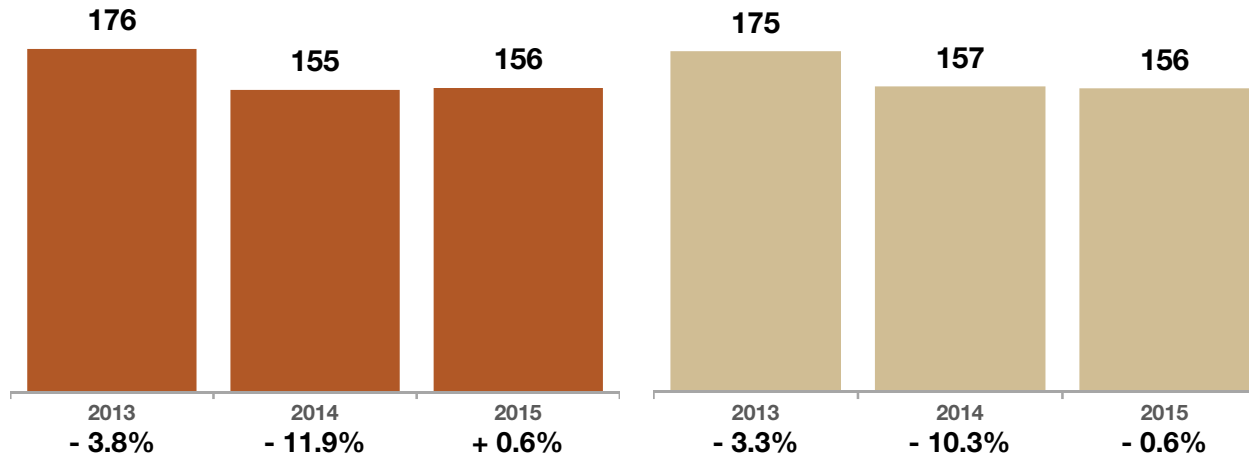
Housing Affordability Index

This index measures housing affordability for the region. An index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



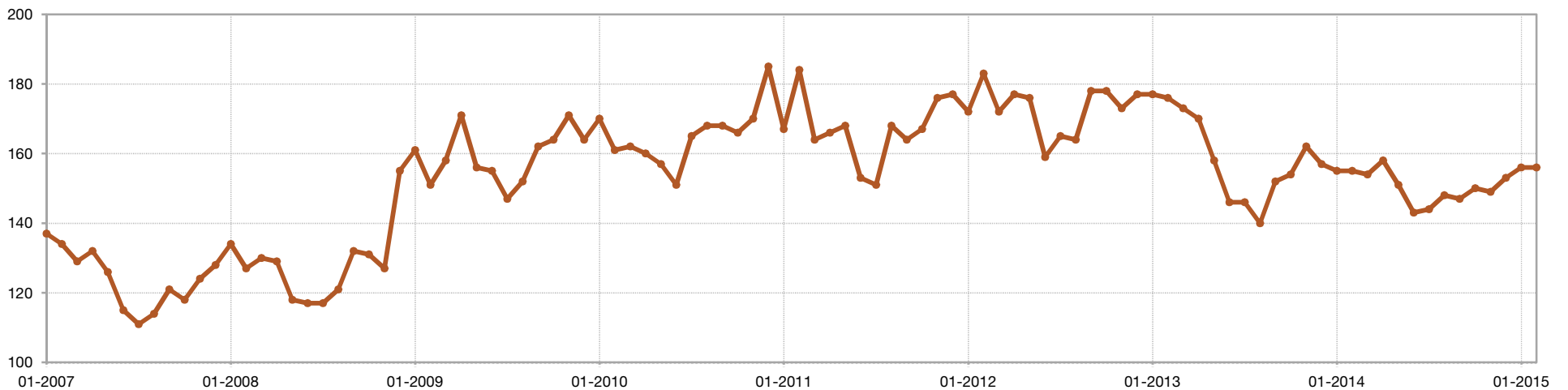
February

Year to Date



Affordability Index		Prior Year	Percent Change
March 2014	154	173	-11.0%
April 2014	158	170	-7.1%
May 2014	151	158	-4.4%
June 2014	143	146	-2.1%
July 2014	144	146	-1.4%
August 2014	148	140	+5.7%
September 2014	147	152	-3.3%
October 2014	150	154	-2.6%
November 2014	149	162	-8.0%
December 2014	153	157	-2.5%
January 2015	156	155	+0.6%
February 2015	156	155	+0.6%
12-Month Avg	151	156	-3.2%

Historical Housing Affordability Index by Month

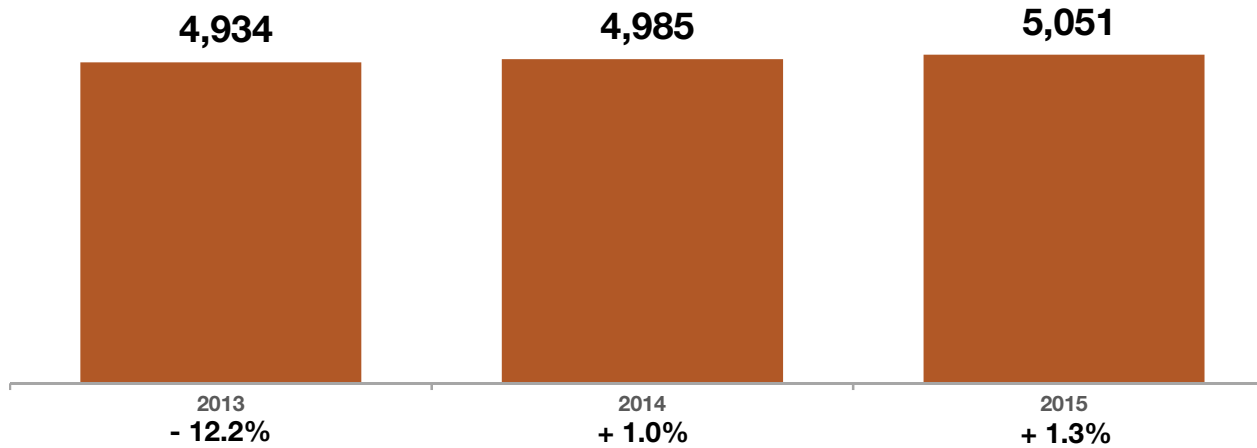


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



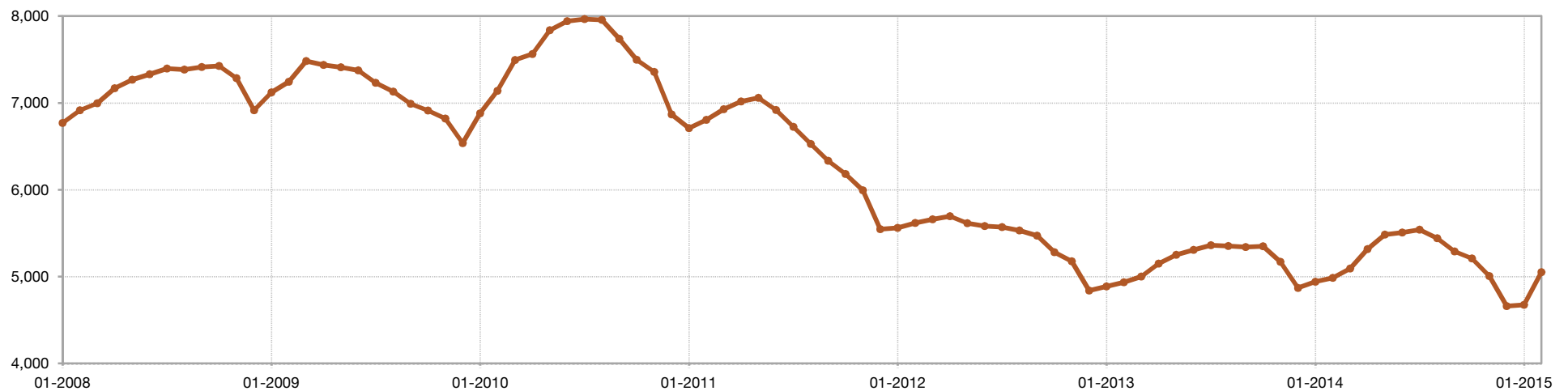
February



Homes for Sale		Prior Year	Percent Change
March 2014	5,092	5,000	+1.8%
April 2014	5,318	5,150	+3.3%
May 2014	5,483	5,250	+4.4%
June 2014	5,509	5,307	+3.8%
July 2014	5,541	5,361	+3.4%
August 2014	5,443	5,352	+1.7%
September 2014	5,289	5,342	-1.0%
October 2014	5,208	5,349	-2.6%
November 2014	5,007	5,171	-3.2%
December 2014	4,660	4,869	-4.3%
January 2015	4,674	4,942	-5.4%
February 2015	5,051	4,985	+1.3%
12-Month Avg*	5,190	4,964	+4.6%

* Homes for Sale for all properties from March 2014 through February 2015. This is not the average of the individual figures above.

Historical Inventory of Homes for Sale by Month

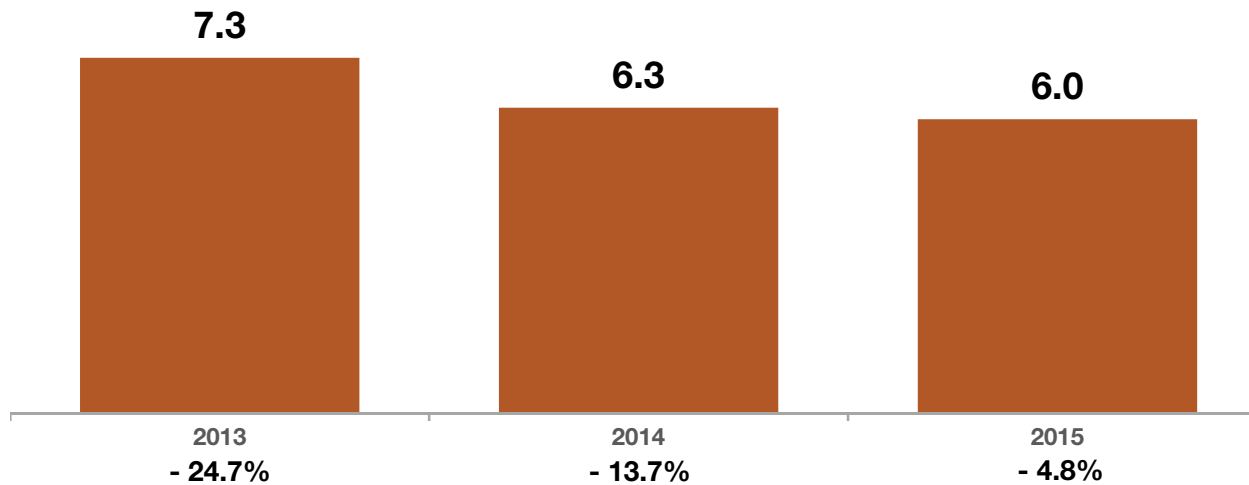


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



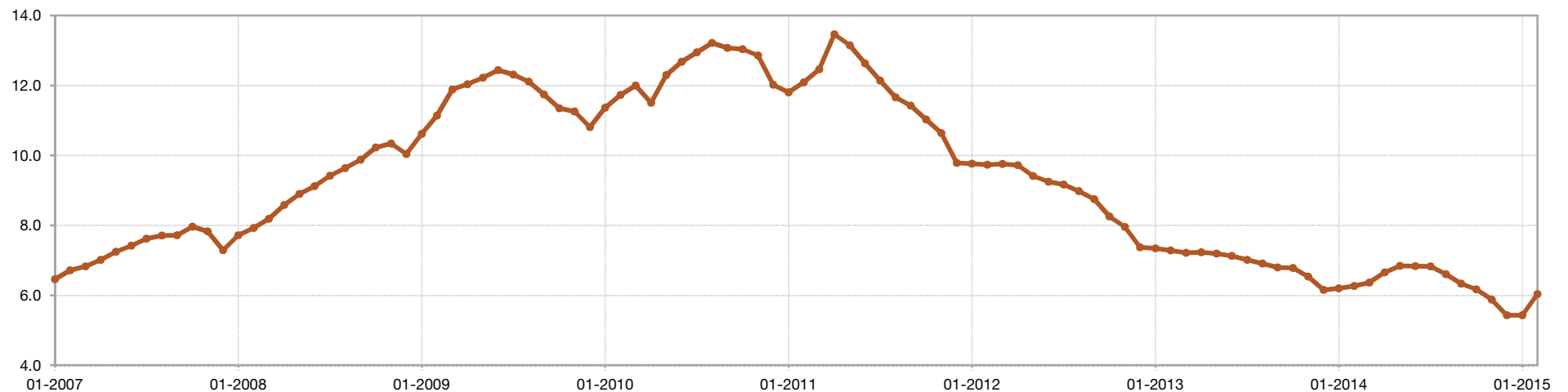
February



Months Supply		Prior Year	Percent Change
March 2014	6.4	7.2	-11.1%
April 2014	6.7	7.2	-6.9%
May 2014	6.8	7.2	-5.6%
June 2014	6.8	7.1	-4.2%
July 2014	6.8	7.0	-2.9%
August 2014	6.6	6.9	-4.3%
September 2014	6.3	6.8	-7.4%
October 2014	6.2	6.8	-8.8%
November 2014	5.9	6.5	-9.2%
December 2014	5.4	6.2	-12.9%
January 2015	5.4	6.2	-12.9%
February 2015	6.0	6.3	-4.8%
12-Month Avg*	6.3	6.8	-7.4%

* Months Supply for all properties from March 2014 through February 2015. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



February 2015

This is the year, folks. We should all be watching for more inventory compared to last year at various price segments to give hungry buyers something more to bite on. Rates are expected to remain low enough to be easy prey. For the 12-month period spanning March 2014 through February 2015, Closed Sales in the Greater Greenville region were up 8.8 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 19.4 percent.

The overall Median Sales Price was up 3.2 percent to \$160,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 4.7 percent to \$167,500. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 72 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 98 days.

Market-wide, inventory levels were up 1.3 percent. The property type that gained the most inventory was the Condos segment, where it increased 4.6 percent. That amounts to 6.1 months supply for Single-Family homes and 6.1 months supply for Condos.

Quick Facts

+ 19.4%	+ 13.6%	+ 9.6%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$300,001 and Above	2 Bedrooms or Less	Single-Family

Closed Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

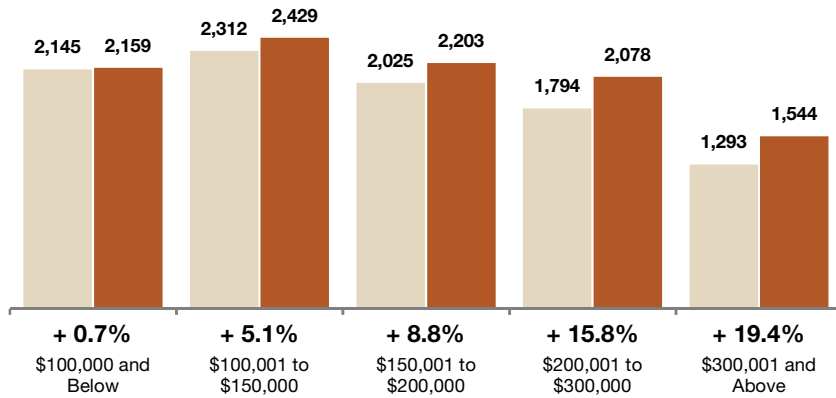
Closed Sales

A count of properties on which offers have been accepted. Based on a rolling 12-month total.



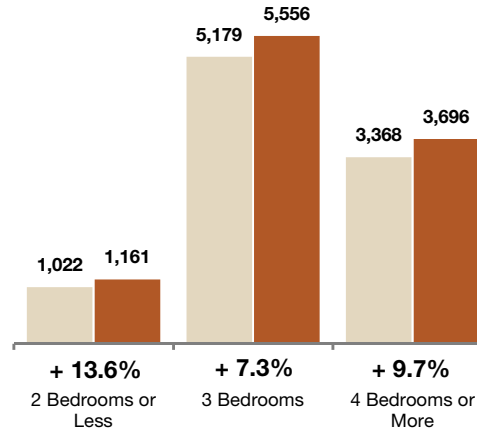
By Price Range

■ 2-2014 ■ 2-2015



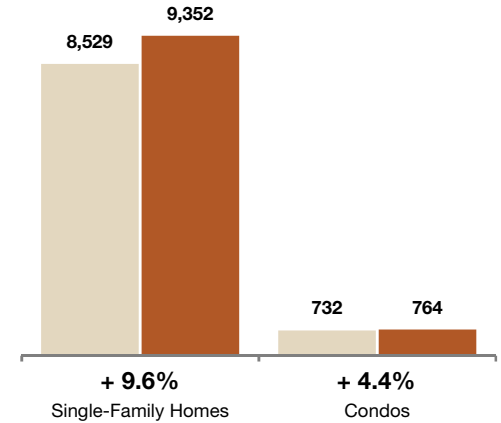
By Bedroom Count

■ 2-2014 ■ 2-2015



By Property Type

■ 2-2014 ■ 2-2015



All Properties

By Price Range

	2-2014	2-2015	Change
\$100,000 and Below	2,145	2,159	+ 0.7%
\$100,001 to \$150,000	2,312	2,429	+ 5.1%
\$150,001 to \$200,000	2,025	2,203	+ 8.8%
\$200,001 to \$300,000	1,794	2,078	+ 15.8%
\$300,001 and Above	1,293	1,544	+ 19.4%
All Price Ranges	9,569	10,413	+ 8.8%

Single-Family Homes

	2-2014	2-2015	Change
\$100,000 and Below	1,669	1,646	- 1.4%
\$100,001 to \$150,000	2,057	2,178	+ 5.9%
\$150,001 to \$200,000	1,884	2,074	+ 10.1%
\$200,001 to \$300,000	1,695	1,972	+ 16.3%
\$300,001 and Above	1,224	1,482	+ 21.1%
All Price Ranges	8,529	9,352	+ 9.6%

Condos

	2-2014	2-2015	Change
\$100,000 and Below	191	240	+ 25.7%
\$100,001 to \$150,000	237	234	- 1.3%
\$150,001 to \$200,000	139	123	- 11.5%
\$200,001 to \$300,000	96	105	+ 9.4%
\$300,001 and Above	69	62	- 10.1%
All Price Ranges	732	764	+ 4.4%

By Bedroom Count

	2-2014	2-2015	Change
2 Bedrooms or Less	1,022	1,161	+ 13.6%
3 Bedrooms	5,179	5,556	+ 7.3%
4 Bedrooms or More	3,368	3,696	+ 9.7%
All Bedroom Counts	9,569	10,413	+ 8.8%

	2-2014	2-2015	Change
2 Bedrooms or Less	644	721	+ 12.0%
3 Bedrooms	4,609	5,041	+ 9.4%
4 Bedrooms or More	3,276	3,590	+ 9.6%
All Bedroom Counts	8,529	9,352	+ 9.6%

	2-2014	2-2015	Change
2 Bedrooms or Less	362	410	+ 13.3%
3 Bedrooms	353	326	- 7.6%
4 Bedrooms or More	17	28	+ 64.7%
All Bedroom Counts	732	764	+ 4.4%

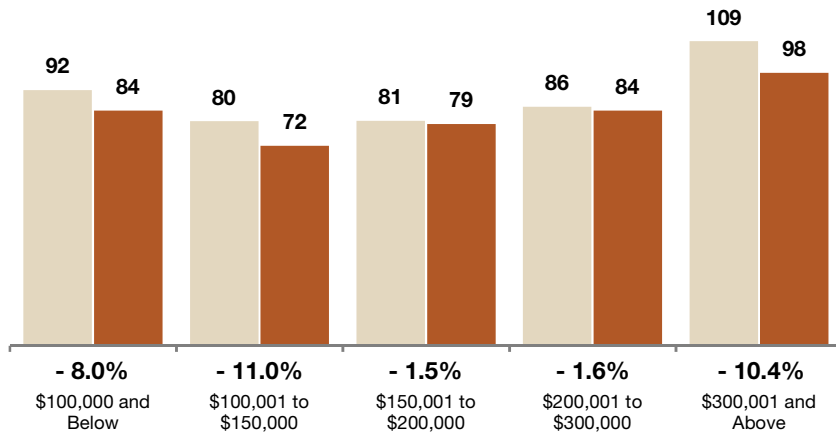
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted. **Based on a rolling 12-month average.**



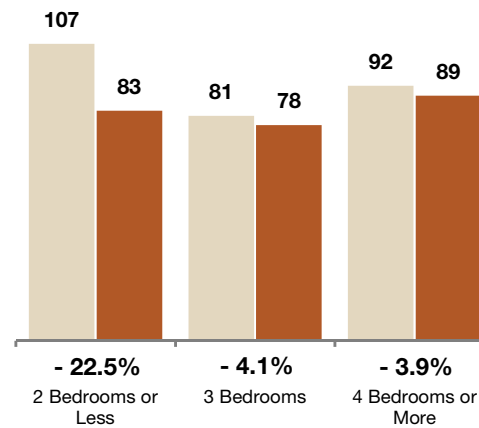
By Price Range

■ 2-2014 ■ 2-2015



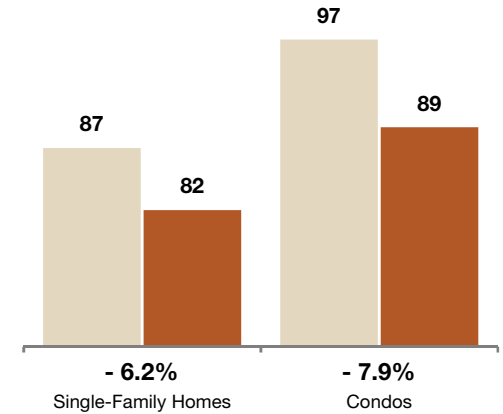
By Bedroom Count

■ 2-2014 ■ 2-2015



By Property Type

■ 2-2014 ■ 2-2015



All Properties

By Price Range

	2-2014	2-2015	Change
\$100,000 and Below	92	84	- 8.0%
\$100,001 to \$150,000	80	72	- 11.0%
\$150,001 to \$200,000	81	79	- 1.5%
\$200,001 to \$300,000	86	84	- 1.6%
\$300,001 and Above	109	98	- 10.4%
All Price Ranges	88	82	- 6.4%

Single-Family Homes

	2-2014	2-2015	Change
\$100,000 and Below	93	86	- 7.7%
\$100,001 to \$150,000	80	72	- 10.4%
\$150,001 to \$200,000	81	78	- 4.0%
\$200,001 to \$300,000	84	84	- 0.1%
\$300,001 and Above	107	97	- 9.9%
All Price Ranges	87	82	- 6.2%

Condos

	2-2014	2-2015	Change
\$100,000 and Below	107	88	- 18.0%
\$100,001 to \$150,000	83	72	- 12.6%
\$150,001 to \$200,000	75	109	+ 45.1%
\$200,001 to \$300,000	105	85	- 19.7%
\$300,001 and Above	148	127	- 14.2%
All Price Ranges	97	89	- 7.9%

By Bedroom Count

	2-2014	2-2015	Change
2 Bedrooms or Less	107	83	- 22.5%
3 Bedrooms	81	78	- 4.1%
4 Bedrooms or More	92	89	- 3.9%
All Bedroom Counts	88	82	- 6.4%

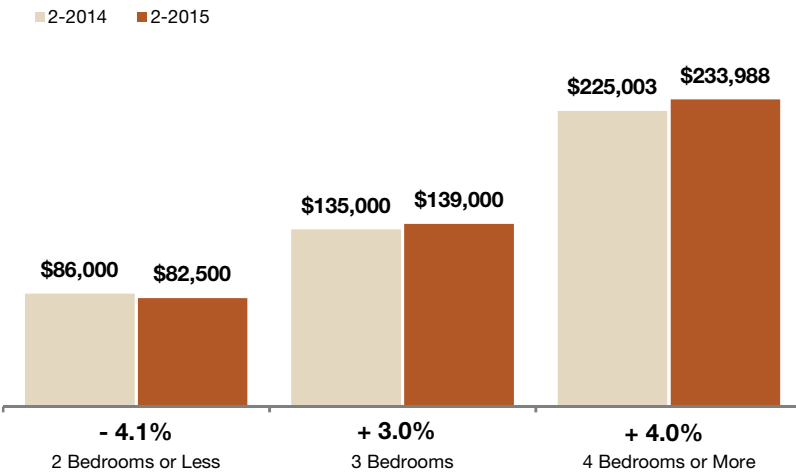
	2-2014	2-2015	Change
2 Bedrooms or Less	110	84	- 23.4%
3 Bedrooms	81	77	- 4.8%
4 Bedrooms or More	92	88	- 4.0%
All Bedroom Counts	87	82	- 6.2%

Median Sales Price

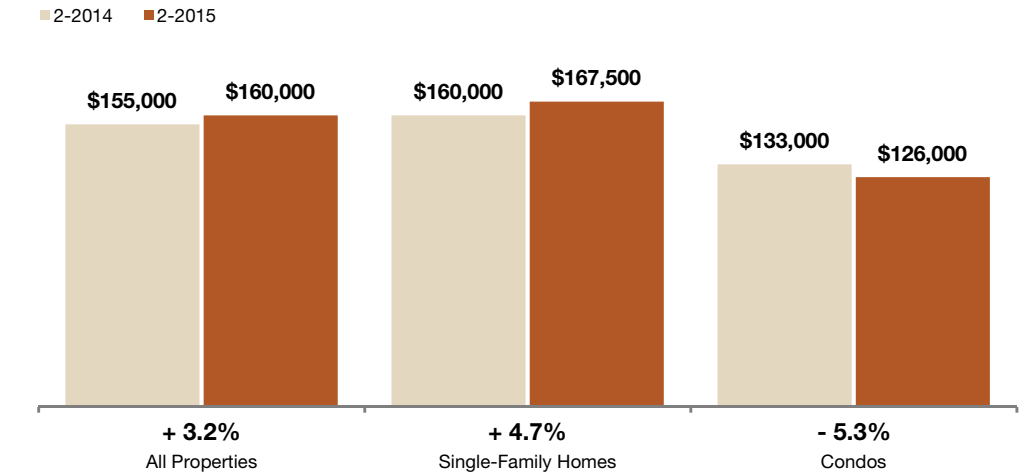
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	2-2014	2-2015	Change
2 Bedrooms or Less	\$86,000	\$82,500	- 4.1%
3 Bedrooms	\$135,000	\$139,000	+ 3.0%
4 Bedrooms or More	\$225,003	\$233,988	+ 4.0%
All Bedroom Counts	\$155,000	\$160,000	+ 3.2%

Single-Family Homes

2-2014	2-2015	Change	2-2014	2-2015	Change
\$68,900	\$69,900	+ 1.5%	\$114,000	\$103,625	- 9.1%
\$136,696	\$140,500	+ 2.8%	\$147,000	\$144,250	- 1.9%
\$228,039	\$236,200	+ 3.6%	\$179,000	\$198,500	+ 10.9%
\$160,000	\$167,500	+ 4.7%	\$133,000	\$126,000	- 5.3%

Condos

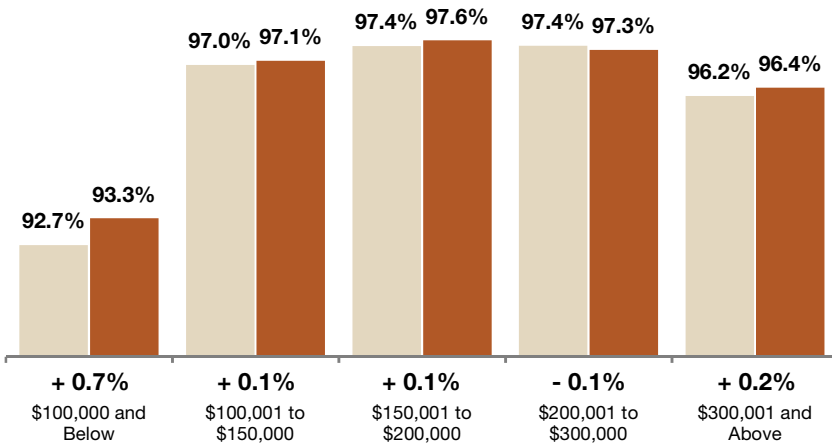
Percent of List Price Received

Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



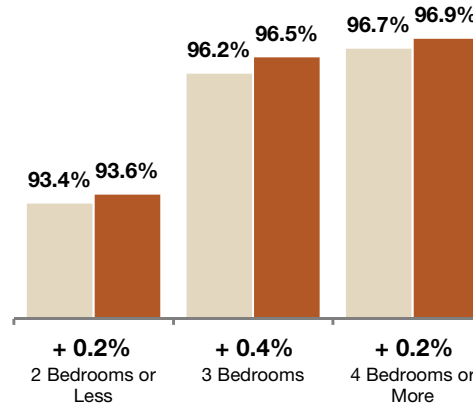
By Price Range

■ 2-2014 ■ 2-2015



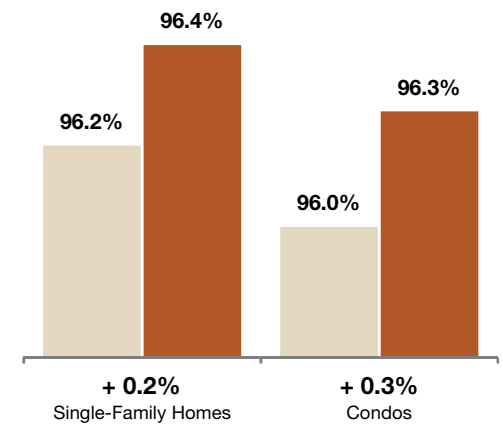
By Bedroom Count

■ 2-2014 ■ 2-2015



By Property Type

■ 2-2014 ■ 2-2015



All Properties

By Price Range

	2-2014	2-2015	Change
\$100,000 and Below	92.7%	93.3%	+ 0.7%
\$100,001 to \$150,000	97.0%	97.1%	+ 0.1%
\$150,001 to \$200,000	97.4%	97.6%	+ 0.1%
\$200,001 to \$300,000	97.4%	97.3%	- 0.1%
\$300,001 and Above	96.2%	96.4%	+ 0.2%
All Price Ranges	96.1%	96.3%	+ 0.2%

Single-Family Homes

	2-2014	2-2015	Change
\$100,000 and Below	92.6%	93.3%	+ 0.7%
\$100,001 to \$150,000	97.0%	97.1%	+ 0.1%
\$150,001 to \$200,000	97.4%	97.6%	+ 0.1%
\$200,001 to \$300,000	97.5%	97.3%	- 0.2%
\$300,001 and Above	96.3%	96.4%	+ 0.2%
All Price Ranges	96.2%	96.4%	+ 0.2%

Condos

	2-2014	2-2015	Change
\$100,000 and Below	94.3%	94.8%	+ 0.5%
\$100,001 to \$150,000	96.8%	96.7%	- 0.1%
\$150,001 to \$200,000	97.2%	97.8%	+ 0.6%
\$200,001 to \$300,000	96.6%	97.4%	+ 0.8%
\$300,001 and Above	95.6%	96.5%	+ 0.9%
All Price Ranges	96.0%	96.3%	+ 0.3%

By Bedroom Count

	2-2014	2-2015	Change
2 Bedrooms or Less	93.4%	93.6%	+ 0.2%
3 Bedrooms	96.2%	96.5%	+ 0.4%
4 Bedrooms or More	96.7%	96.9%	+ 0.2%
All Bedroom Counts	96.1%	96.3%	+ 0.3%

	2-2014	2-2015	Change
2 Bedrooms or Less	92.4%	92.6%	+ 0.2%
3 Bedrooms	96.3%	96.6%	+ 0.3%
4 Bedrooms or More	96.8%	97.0%	+ 0.2%
All Bedroom Counts	96.2%	96.4%	+ 0.3%

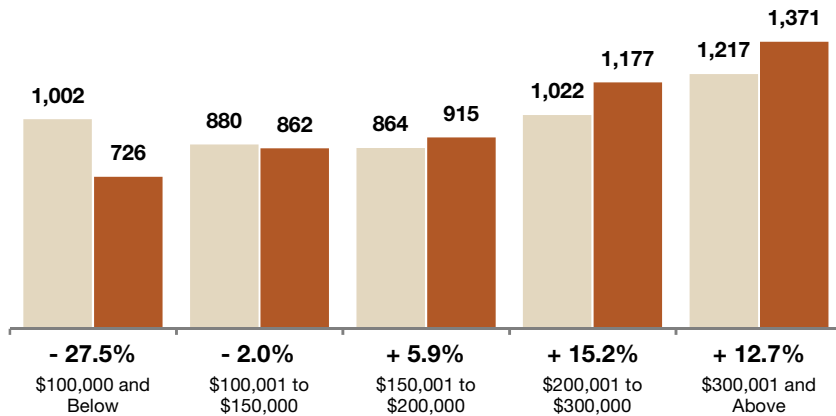
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



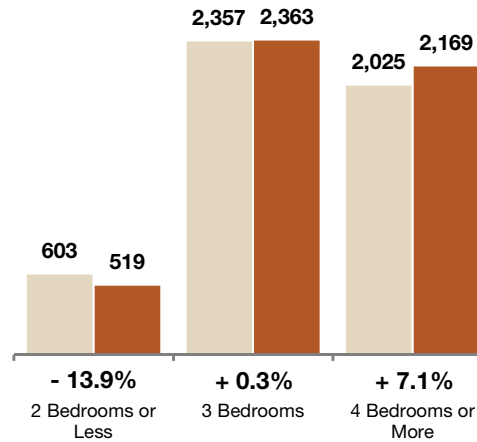
By Price Range

■ 2-2014 ■ 2-2015



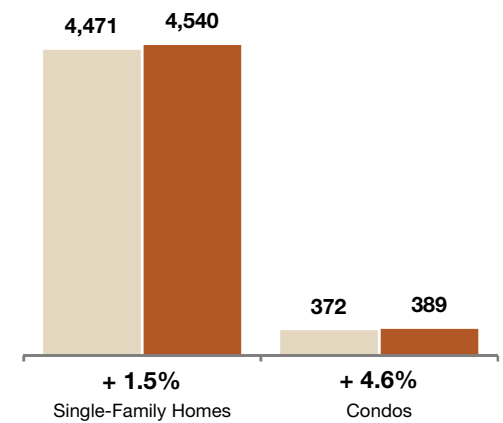
By Bedroom Count

■ 2-2014 ■ 2-2015



By Property Type

■ 2-2014 ■ 2-2015



All Properties

By Price Range

	2-2014	2-2015	Change
\$100,000 and Below	1,002	726	- 27.5%
\$100,001 to \$150,000	880	862	- 2.0%
\$150,001 to \$200,000	864	915	+ 5.9%
\$200,001 to \$300,000	1,022	1,177	+ 15.2%
\$300,001 and Above	1,217	1,371	+ 12.7%
All Price Ranges	4,985	5,051	+ 1.3%

Single-Family Homes

	2-2014	2-2015	Change
761	577	- 24.2%	
772	736	- 4.7%	
796	828	+ 4.0%	
968	1,086	+ 12.2%	
1,174	1,313	+ 11.8%	
4,471	4,540	+ 1.5%	

Condos

	2-2014	2-2015	Change
131	70	- 46.6%	
94	105	+ 11.7%	
59	73	+ 23.7%	
47	86	+ 83.0%	
41	55	+ 34.1%	
372	389	+ 4.6%	

By Bedroom Count

	2-2014	2-2015	Change
2 Bedrooms or Less	603	519	- 13.9%
3 Bedrooms	2,357	2,363	+ 0.3%
4 Bedrooms or More	2,025	2,169	+ 7.1%
All Bedroom Counts	4,985	5,051	+ 1.3%

	2-2014	2-2015	Change
386	320	- 17.1%	
2,117	2,102	- 0.7%	
1,968	2,118	+ 7.6%	
4,471	4,540	+ 1.5%	

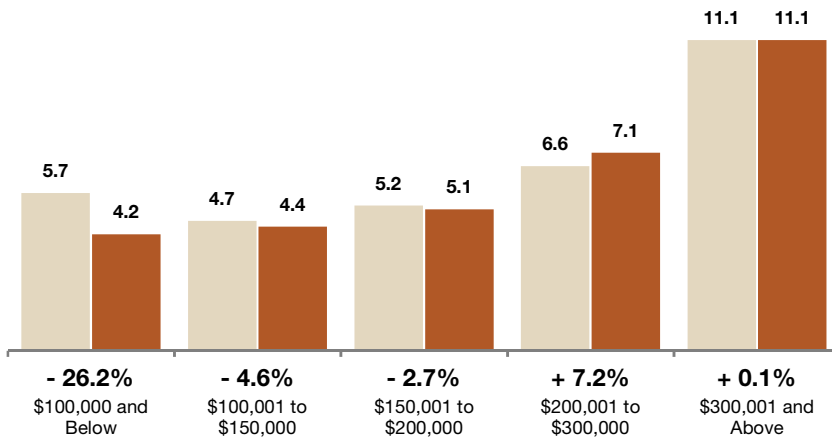
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



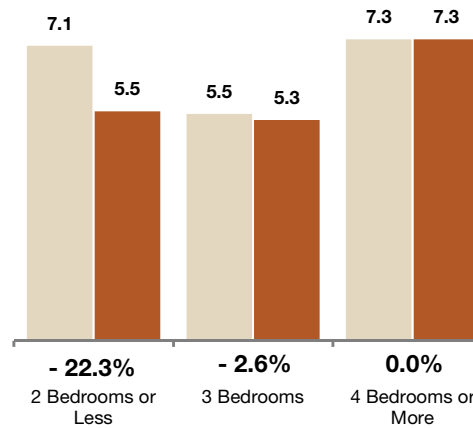
By Price Range

■ 2-2014 ■ 2-2015



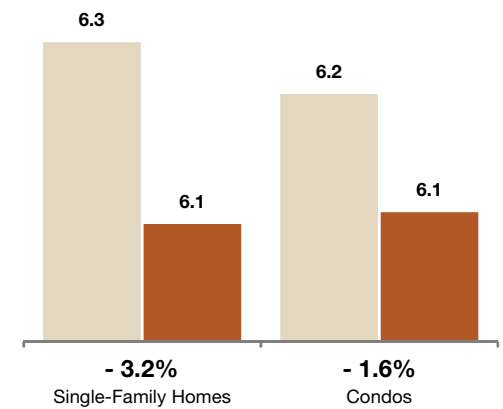
By Bedroom Count

■ 2-2014 ■ 2-2015



By Property Type

■ 2-2014 ■ 2-2015



All Properties

By Price Range

	2-2014	2-2015	Change
\$100,000 and Below	5.7	4.2	- 26.2%
\$100,001 to \$150,000	4.7	4.4	- 4.6%
\$150,001 to \$200,000	5.2	5.1	- 2.7%
\$200,001 to \$300,000	6.6	7.1	+ 7.2%
\$300,001 and Above	11.1	11.1	+ 0.1%
All Price Ranges	6.3	6.0	- 4.8%

Single-Family Homes

	2-2014	2-2015	Change
\$100,000 and Below	5.6	4.3	- 21.8%
\$100,001 to \$150,000	4.6	4.2	- 7.2%
\$150,001 to \$200,000	5.1	4.9	- 5.1%
\$200,001 to \$300,000	6.6	6.9	+ 3.8%
\$300,001 and Above	11.3	11.3	- 0.2%
All Price Ranges	6.3	6.1	- 3.2%

Condos

	2-2014	2-2015	Change
\$100,000 and Below	8.1	3.5	- 56.5%
\$100,001 to \$150,000	5.0	5.5	+ 10.2%
\$150,001 to \$200,000	5.5	7.2	+ 30.8%
\$200,001 to \$300,000	5.5	10.4	+ 88.5%
\$300,001 and Above	7.5	8.1	+ 9.3%
All Price Ranges	6.2	6.1	- 1.6%

By Bedroom Count

	2-2014	2-2015	Change
2 Bedrooms or Less	7.1	5.5	- 22.3%
3 Bedrooms	5.5	5.3	- 2.6%
4 Bedrooms or More	7.3	7.3	0.0%
All Bedroom Counts	6.3	6.0	- 4.8%

	2-2014	2-2015	Change
2 Bedrooms or Less	7.2	5.6	- 22.6%
3 Bedrooms	5.5	5.2	- 4.8%
4 Bedrooms or More	7.3	7.3	+ 0.6%
All Bedroom Counts	6.3	6.1	- 3.2%