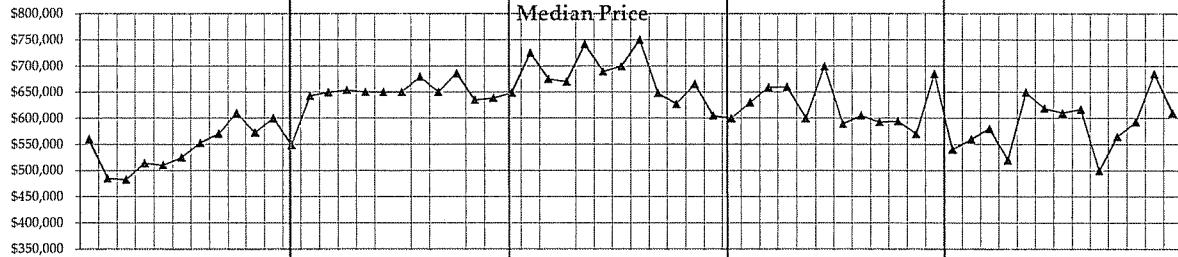
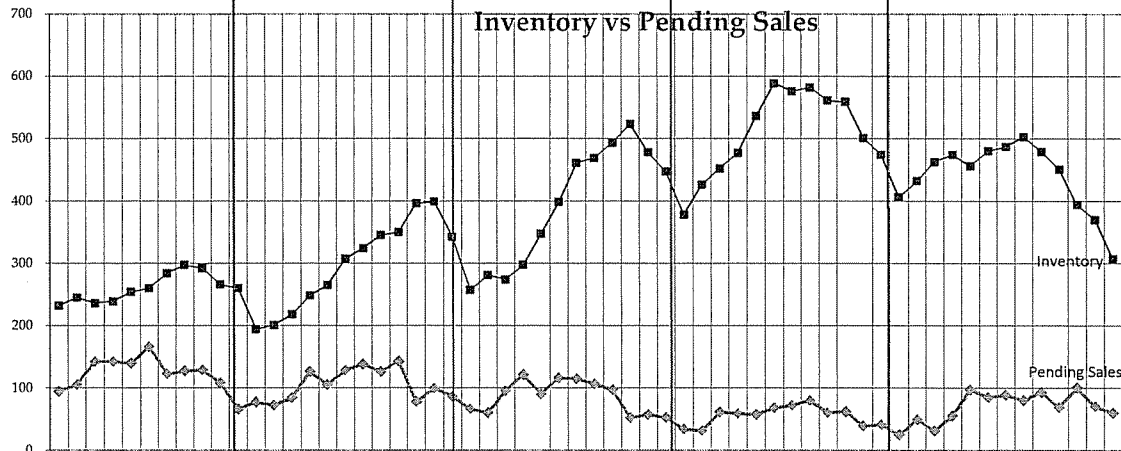


500 Residential Only

Pending Sales

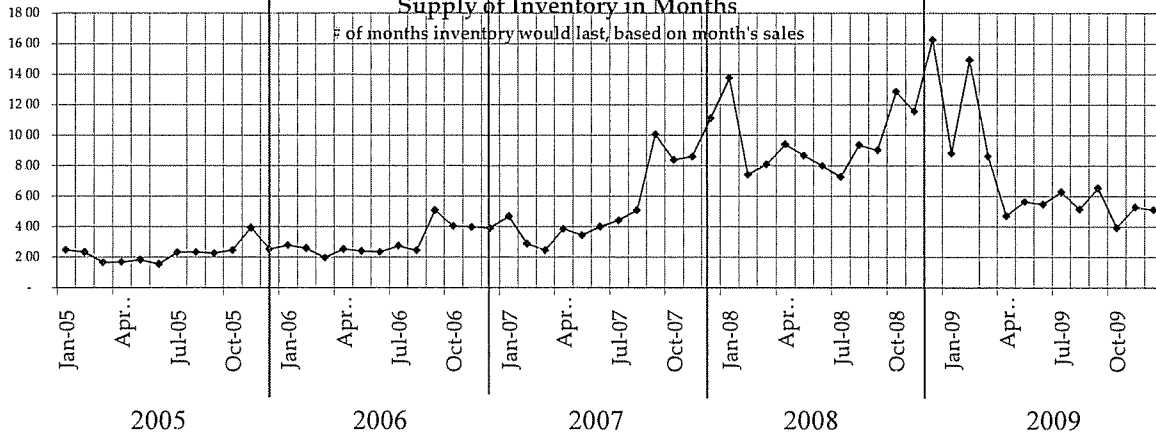


Inventory vs Pending Sales



Supply of Inventory in Months

of months inventory would last, based on month's sales



Month	Median list price for pending This Year	Median list price for pending Last Year	% change	Inventory This Year	Inventory Last Year	% change	Pending Units MTD This Year	Pending Units MTD Last Year	% change
December	610,450	539,950	13.1%	307	406	-24.4%	60	25	140.0%
							YTD 878	655	34.0%