

IVY MARKET ANALYSIS

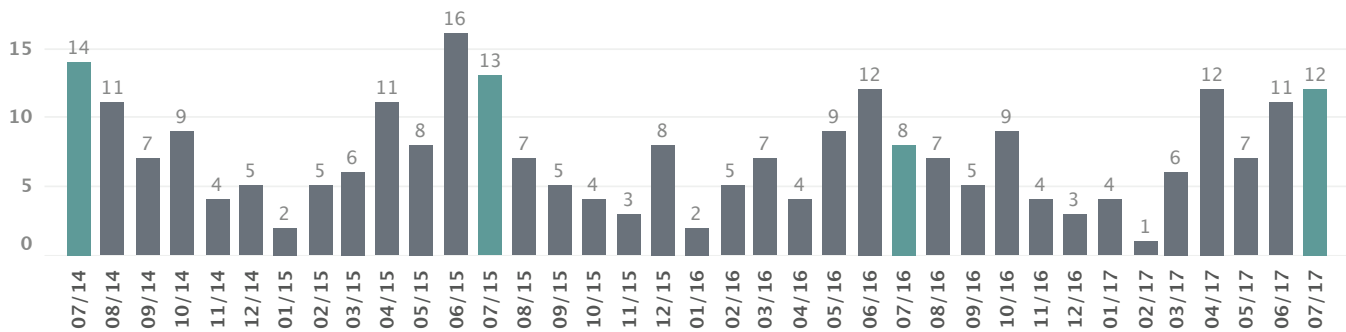
July 2017



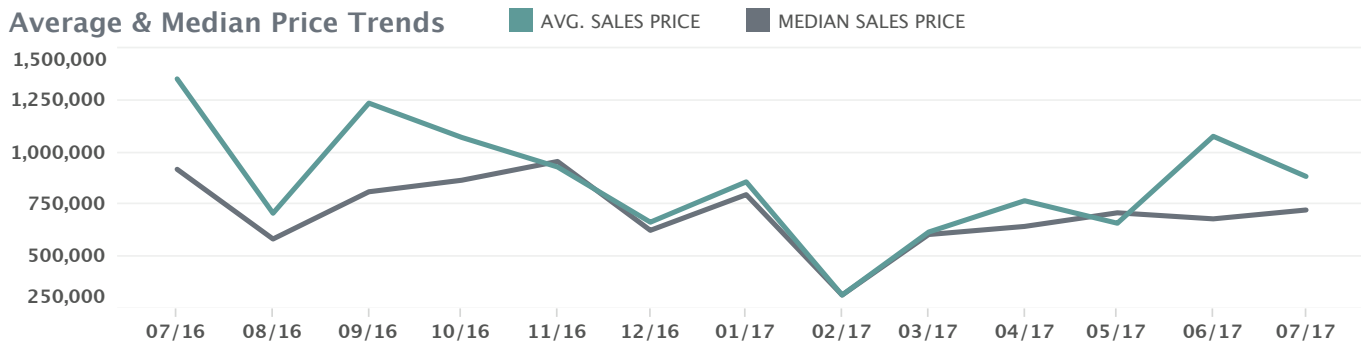
Market Snapshot

	TOTAL SALES	MEDIAN SALES PRICE	AVG. DAYS ON MARKET	Avg. SP/LP %
July 2017	12	722,500	100	98.80%
July 2016	8	917,500	157	96.42%
July 2015	13	637,500	66	94.52%
July 2014	14	824,455	45	96.89%

Thirty-Six Month Sales Trend (Total Sales)

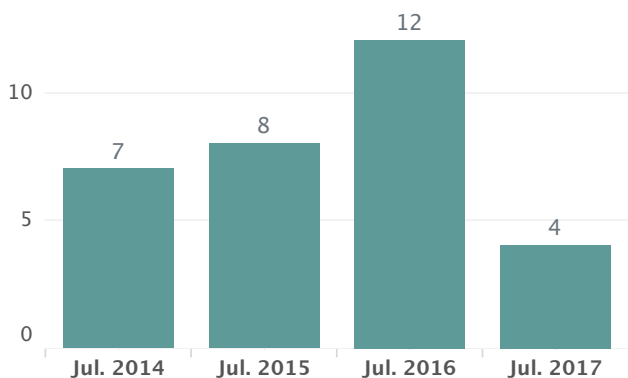


Average & Median Price Trends



AVG. SALES PRICE	1.35M	0.71M	1.23M	1.07M	0.93M	0.66M	0.86M	0.32M	0.62M	0.77M	0.66M	1.08M	0.88M
MEDIAN SALES PRICE	917,500	583,500	809,789	865,000	955,000	625,000	796,000	315,000	605,000	643,750	709,000	680,000	722,500

New Listings by Month



Contracts Written by Month

