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San Fernando Valley

Valley Home Price Sets Record High; Inventory Rises Year-to-Year for First time in 39 Months

For the second month this year, May posted a record median home price while the inventory of homes for sale rose on a year-to-year basis for the first time in more than three years, the Southland Regional Association of REALTORS® reported Thursday.

With prices on the rise and inventory tight, sales of homes and condominiums during May in the San Fernando Valley fell from year ago levels, though posted seasonal increases on a month-to-month basis.

The 497 single-family homes and 188 condominiums that closed escrow were down 10.6 percent and 7.4 percent, respectively.

The root cause of sluggish sales activity locally and in much of the country continues to be the utter lack of available listings on the market to meet the strong demand for buying a home.

“Realtors see that the healthy economy and job market are keeping buyers in the market for now though they face rising mortgage rates,” said Gary Washburn, president of the 10,300-member Southland Regional Association of REALTORS®.

“However, even with the slight uptick in active listings in May, inventory shortages are worse than in recent years,” he said, “and home prices keep climbing above what many home shoppers are able to afford.”

There were 1,303 active combined residential listings at the end of May, an increase of 6.3 percent from a year ago. It was the highest number of listings since November 2016 and the first year-to-year gain after 39 months of consecutive declines.

Even with the increase, the active inventory represented a 1.9-month supply at the current pace of sales, though that too is up from the 1.6-month supply posted a year ago.

“The record home price is consistent with the overall statewide trend,” said Tim Johnson, the Association’s chief executive officer. “And, it is consistent with the tight inventory leading into May.

“Let’s hope the increase in listings is a sign that prices in the second half of the year may increase more slowly or even stabilize slightly, especially when you consider that rates will likely be higher and affect what buyers can afford.

The median price of single-family homes sold during May rose to a record \$708,000, up 11.3 percent from a year ago. It surpassed the prior record of \$700,000 set this February.

The median price of condominiums that changed owners in May was \$420,000, up 0.2 percent from a year ago, but off 3.4 percent from the April median price which set a record high at \$435,000.

Of the 685 homes and condos sold during May, 96.2 percent were standard sales involving traditional buyers and sellers. There were five foreclosure-related sales, for a 0.7 percent share of the local market, and six short sales, for a 0.9 percent share.

The Southland Regional Association of REALTORS® is a local trade association with more than 10,300 members serving the San Fernando and Santa Clarita Valleys. SRAR is one of the largest local associations in the nation.

Southland Regional Association of REALTORS®

San Fernando Valley

May 2018 – Single-Family Resales

	Closed Escrows	Average Price	Median Price	New Listings	Active Listings
May 2018	497	\$887,500	\$708,000	797	1,032
May 2017	556	\$816,900	\$635,900	754	939
Change 2018-2017	-59	\$70,600	\$72,100	43	93
	-10.6%	8.6%	11.3%	5.7%	9.9%
April 2017	473	\$900,800	\$697,000	701	839
Change April/May	24	-\$13,300	\$11,000	96	193
	5.1%	-1.5%	1.6%	13.7%	23.0%

Condominium Resale Statistics

	Closed Escrows	Average Price	Median Price	New Listings	Active Listings
May 2018	188	\$478,000	\$420,000	249	271
May 2017	203	\$461,700	\$419,000	268	287
Change 2018-2017	-15	\$16,300	\$1,000	-19	-16
	-7.4%	3.5%	0.2%	-7.1%	-5.6%
April 2017	163	\$462,800	\$435,000	239	238
Change April/May	25	\$15,200	-\$15,000	10	33
	15.3%	3.3%	-3.4%	4.2%	13.9%

Current Month

	2018	2017	Difference
Total Active Listings	1,303	1,226	6.3%
Months Supply at Current Pace of Sales	1.9	1.6	
A six-month supply reflects a balanced market			
Combined Residential Total Sales Activity	685	759	-9.7%
Pending Escrows - A Measure of Future Activity	782	866	-9.7%

Percentage change compared to record-high median

	% Change	\$ Change
Single-family median of \$708,000 set in May 2018	0.0%	\$0
Condominium median of \$435,000 set in April 2018	-3.5%	-\$15,000

Percentage change from this cycle's record-low median

	% Change	\$ Change
Single-Family median of \$339,000 set in December 2011	108.8%	\$369,000
Condominium median of \$185,000 set in May 2009	127.0%	\$235,000

Percentage change from record-high sales

	% Change	Sales
This cycle's single-family sales high 1,321 set August 2003	-62.4%	-824
Condominium sales all-time record high of 524 set July 2004	-64.1%	-336

Percentage change from this cycle's record-low sales

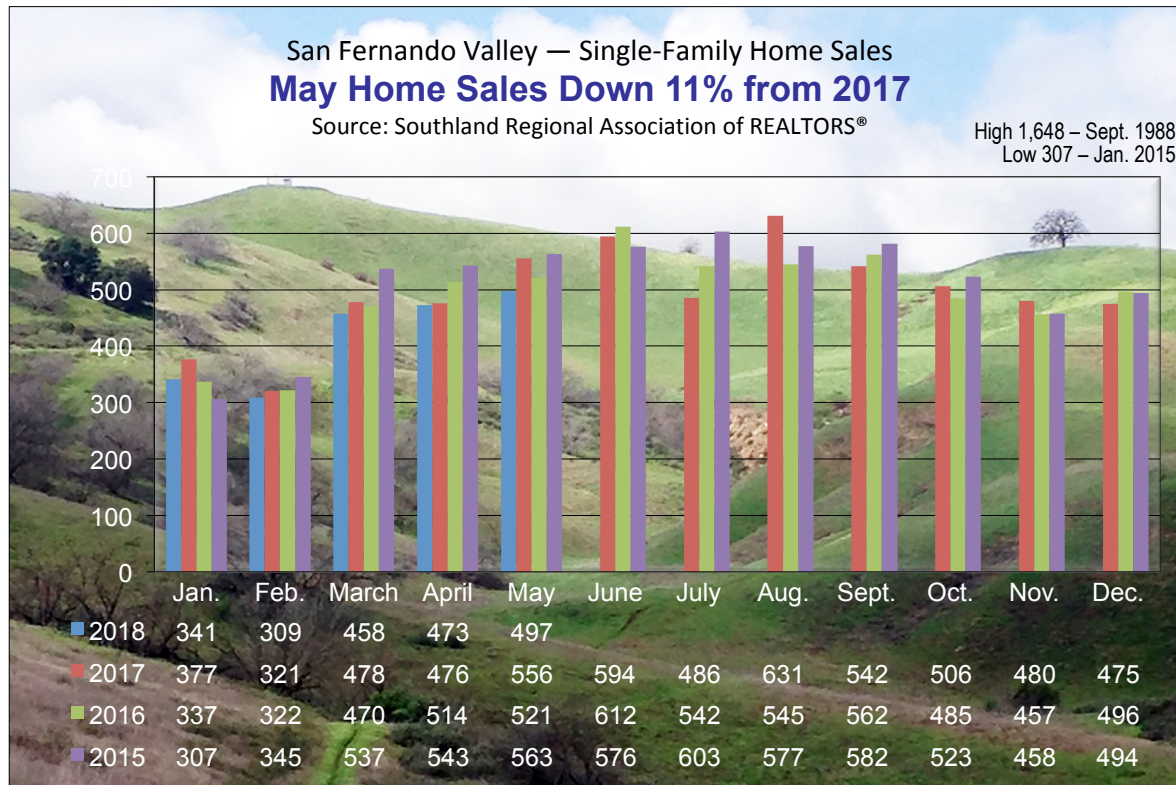
	% Change	Sales
Single-family sales of 307 set January 2015	61.9%	190
Condominium sales of 105 set January 2008	79.0%	83

Southland Regional Association of Realtors

Monthly Single-Family Sales: 1984-2018																									
	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995	1994
Jan.	341	377	337	307	349	393	388	499	494	518	323	569	582	851	840	884	903	682	705	721	825	579	721	638	634
Feb.	309	321	322	345	320	381	380	385	458	480	358	528	610	811	850	786	861	670	789	704	789	659	626	559	513
March	458	478	470	537	414	498	502	544	594	640	416	770	961	1,127	1,172	1,142	1,192	1,058	1,116	1,087	1,124	882	925	812	684
April	473	476	514	543	546	560	512	548	644	691	547	447	926	1,138	1,154	1,259	1,310	1,031	1,113	1,208	1,222	963	987	841	987
May	497	556	521	563	522	604	567	501	679	708	669	629	856	1,142	1,126	1,284	1,302	1,247	1,150	1,131	1,283	1,068	995	953	1,127
June		594	612	576	525	544	524	562	649	775	671	690	919	1,240	1,161	1,205	1,321	1,263	1,171	1,258	1,315	1,003	985	945	1,125
July		486	542	603	562	524	589	522	589	745	717	617	809	1,203	1,210	1,273	1,212	1,222	1,051	1,306	1,316	1,111	936	941	1,060
Aug.		631	545	577	478	561	578	618	539	670	666	552	825	1,230	1,207	1,316	1,278	1,321	1,204	1,131	1,207	1,070	940	1,008	972
Sept.		542	562	582	491	504	505	541	581	684	658	362	814	1,182	1,135	1,238	1,097	1,122	1,142	1,229	1,096	1,084	859	727	937
Oct.		506	485	523	494	521	635	523	532	663	745	354	771	998	1,190	1,198	1,195	1,013	962	1,054	1,038	1,027	815	785	880
Nov.		480	457	458	420	468	558	511	470	582	633	355	753	972	1,086	1,105	1,085	889	1,032	1,044	1,012	947	858	781	908
Dec.		475	496	494	522	506	595	581	586	637	691	398	806	892	1,152	1,188	1,107	983	986	985	1,015	1,152	872	785	983
Total	2078	5,922	5,863	6,108	5,643	6,064	6,333	6,335	6,815	7,793	7,094	6,271	9,632	12,786	13,283	13,878	13,863	12,501	12,421	12,858	13,242	11,545	10,519	9,775	10,810
		1.0%	-4.0%	8.2%	-6.9%	-4.2%	0.0%	-7.0%	-12.5%	9.9%	13.1%	-34.9%	-24.7%	-3.7%	-4.3%	0.1%	10.9%	0.6%	-3.4%	-2.9%	14.7%	9.8%	7.6%	-9.6%	21.5%

* June 2011 total revised due to city code error in conversion to Matrix

Bold: Record High



Southland Regional Association of Realtors

1993	1992	1991	1990	1989	1988	1987	1986	1985	1984	
492	494	488	770	1,057	851	972	871	800	n/a	
432	443	391	602	902	840	904	834	796	n/a	
622	669	595	739	1,192	1,186	1,157	1,128	880	n/a	
762	692	865	824	1,202	1,187	1,239	1,396	1,120	n/a	
818	701	1,000	882	1,338	1,418	1,187	1,414	1,097	1,155	
800	731	879	751	1,209	1,525	1,359	1,519	997	945	
828	670	992	790	1,171	1,495	1,245	1,339	1,181	n/a	
833	691	750	760	923	1,648	1,230	1,180	1,033	790	
774	691	761	620	1,026	1,413	1,072	1,129	867	682	
822	642	633	776	1,048	1,451	1,079	1,101	1,000	808	
808	637	597	603	977	1,216	995	968	818	722	
908	713	634	609	708	1,033	895	1,106	733	600	
8,899	7,774	8,585	8,726	12,753	15,263	13,334	13,985	11,322		
14.5%	-9.4%	-1.6%	-31.6%	-16.4%	14.5%	-4.7%	23.5%			

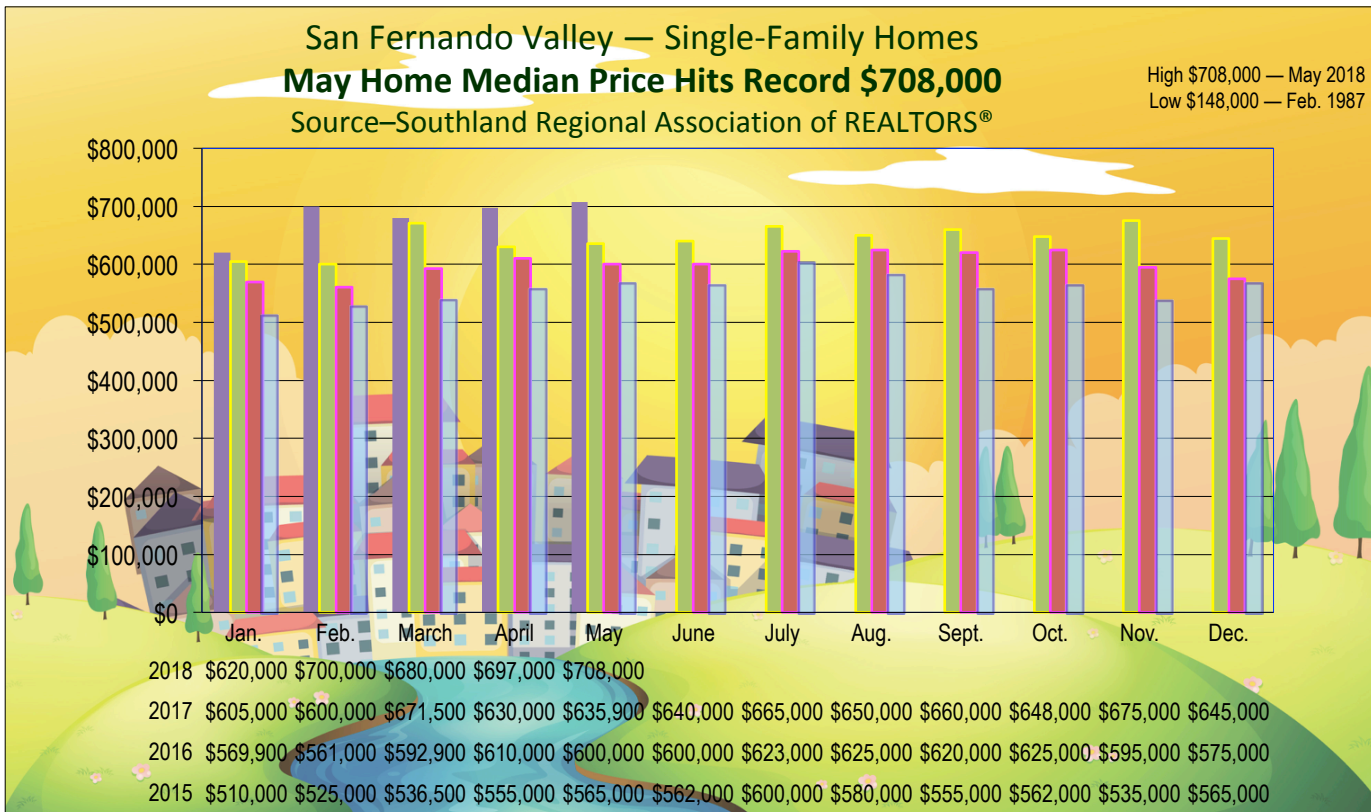
Southland Regional Association of Realtors

San Fernando Valley Single-Family Median Prices: 1987-2018

	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999
Jan.	\$620,000	\$605,000	\$569,900	\$510,000	\$485,000	\$420,000	\$350,000	\$350,000	\$380,000	\$350,000	\$500,000	\$613,000	\$605,000	\$521,000	\$425,000	\$335,000	\$279,000	\$234,000	\$222,000	\$190,000
Feb.	\$700,000	\$600,000	\$561,000	\$525,000	\$475,000	\$422,000	\$355,000	\$392,000	\$375,000	\$339,900	\$525,000	\$610,000	\$591,000	\$500,000	\$415,000	\$330,000	\$277,000	\$247,000	\$225,000	\$210,000
March	\$680,000	\$671,500	\$592,900	\$536,500	\$515,000	\$430,000	\$378,500	\$370,000	\$400,000	\$345,900	\$470,000	\$595,000	\$615,000	\$525,000	\$442,000	\$343,000	\$285,500	\$247,000	\$223,000	\$200,000
April	\$697,000	\$630,000	\$610,000	\$555,000	\$519,000	\$460,000	\$399,000	\$354,900	\$379,000	\$355,000	\$465,000	\$625,000	\$605,000	\$553,000	\$477,500	\$356,000	\$293,000	\$244,500	\$240,000	\$211,000
May	\$708,000	\$635,900	\$600,000	\$565,000	\$520,000	\$520,000	\$375,000	\$399,000	\$385,000	\$350,000	\$450,000	\$650,000	\$600,000	\$575,000	\$490,000	\$367,500	\$309,000	\$260,000	\$239,000	\$220,000
June		\$640,000	\$600,000	\$562,000	\$536,000	\$507,500	\$399,900	\$369,000	\$385,000	\$375,000	\$431,000	\$655,000	\$625,000	\$578,500	\$505,000	\$373,500	\$320,000	\$265,000	\$240,000	\$215,000
July		\$665,000	\$623,000	\$600,000	\$520,000	\$505,000	\$392,000	\$360,500	\$399,000	\$400,000	\$435,000	\$630,000	\$607,000	\$600,000	\$489,000	\$395,000	\$325,000	\$270,500	\$236,000	\$218,000
Aug.		\$650,000	\$625,000	\$580,000	\$543,000	\$510,000	\$396,000	\$358,000	\$400,000	\$389,000	\$425,000	\$645,000	\$610,000	\$598,000	\$485,000	\$400,000	\$320,000	\$275,000	\$255,000	\$212,000
Sept.		\$660,000	\$620,000	\$555,000	\$535,000	\$520,000	\$390,000	\$360,000	\$395,000	\$380,000	\$392,500	\$623,700	\$595,000	\$590,000	\$490,000	\$393,000	\$320,000	\$270,000	\$247,000	\$225,000
Oct.		\$648,000	\$625,000	\$562,000	\$521,000	\$465,000	\$380,000	\$350,000	\$385,000	\$390,000	\$410,000	\$590,000	\$610,000	\$600,000	\$471,500	\$395,000	\$318,500	\$262,000	\$245,000	\$205,000
Nov.		\$675,000	\$595,000	\$535,000	\$536,000	\$480,000	\$399,000	\$355,000	\$385,000	\$395,000	\$375,000	\$557,500	\$595,000	\$600,000	\$495,000	\$399,000	\$331,100	\$263,000	\$240,000	\$222,000
Dec.		\$645,000	\$575,000	\$565,000	\$521,000	\$475,000	\$390,000	\$339,000	\$412,000	\$400,000	\$353,000	\$537,000	\$613,000	\$590,000	\$500,000	\$413,000	\$332,000	\$265,000	\$241,500	\$219,500
Annual		\$643,783	\$599,733	\$554,208	\$518,833	\$476,208	\$383,700	\$363,117	\$390,000	\$372,483	\$435,958	\$610,933	\$605,917	\$569,208	\$473,750	\$375,000	\$309,175	\$258,583	\$237,792	\$212,292
		7.3%	8.2%	6.8%	9.0%	24.1%	5.7%	-6.9%	4.7%	-14.6%	-28.6%	0.8%	6.4%	20.1%	26.3%	21.3%	19.6%	8.7%	12.0%	11.6%

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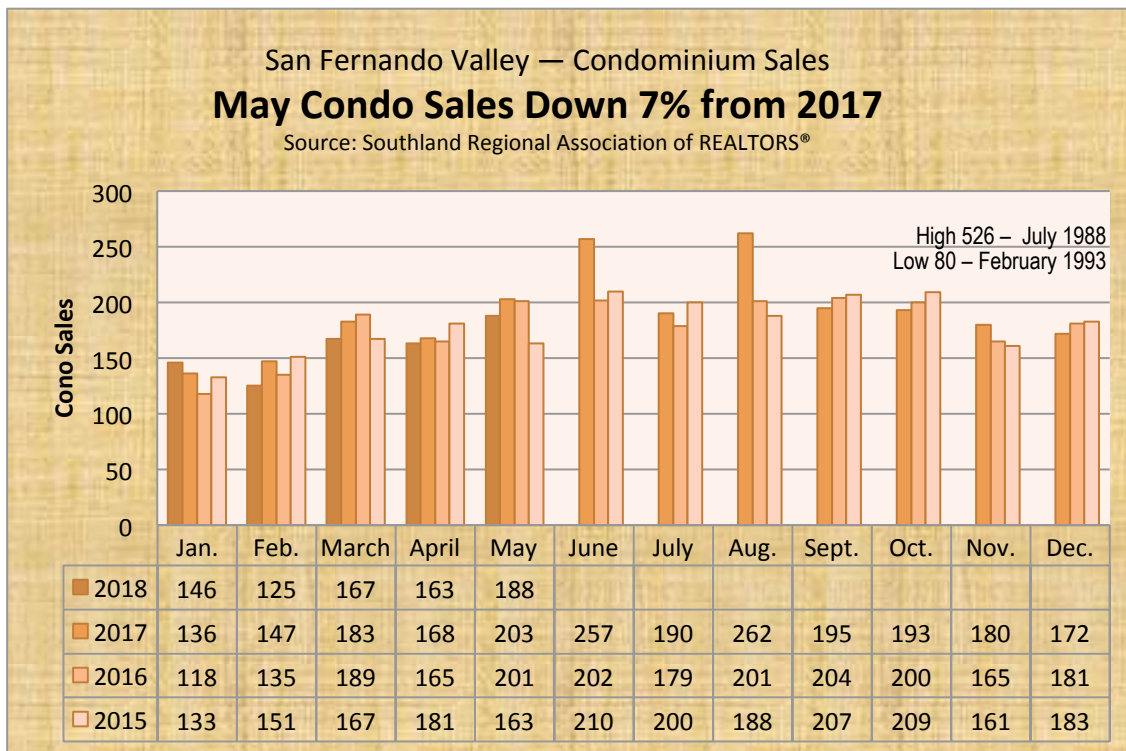
1998	1997	1996	1995	1994	1993	1992	1991	1990	1989	1988	1987
\$174,400	\$159,000	\$164,000	\$165,000	\$185,000	\$213,000	\$225,000	\$225,900	\$230,000	\$220,000	\$169,000	NA
\$172,000	\$155,000	\$180,000	\$174,000	\$180,000	\$199,000	\$225,000	\$215,000	\$230,000	\$220,000	\$162,500	\$148,000
\$180,000	\$160,000	\$157,500	\$169,500	\$182,000	\$203,000	\$220,000	\$221,000	\$235,000	\$230,000	\$172,000	\$147,000
\$185,000	\$163,500	\$159,000	\$170,000	\$179,000	\$204,000	\$227,000	\$225,000	\$244,000	\$239,500	\$180,000	\$156,000
\$188,000	\$166,000	\$158,000	\$172,000	\$177,000	\$205,000	\$220,000	\$240,000	\$235,000	\$235,000	\$184,000	\$156,000
\$208,000	\$165,000	\$157,000	\$169,500	\$176,000	\$204,500	\$220,000	\$240,000	\$240,900	\$245,000	\$192,500	\$158,000
\$204,000	\$167,000	\$156,500	\$172,500	\$185,000	\$195,000	\$216,000	\$232,000	\$228,000	\$241,000	\$210,000	\$164,000
\$195,000	\$175,000	\$159,700	\$169,000	\$175,000	\$195,400	\$215,000	\$237,000	\$230,000	\$243,000	\$207,000	\$165,000
\$189,900	\$169,000	\$158,000	\$158,000	\$180,000	\$190,000	\$212,500	\$229,000	\$230,000	\$245,000	\$215,000	\$169,900
\$192,000	\$171,500	\$157,000	\$159,000	\$178,500	\$187,000	\$210,000	\$225,000	\$226,900	\$240,000	\$213,500	\$167,500
\$195,000	\$170,000	\$159,900	\$155,000	\$175,000	\$191,500	\$215,000	\$227,500	\$225,000	\$245,000	\$220,000	\$173,000
\$198,500	\$169,000	\$158,700	\$170,000	\$168,500	\$190,000	\$210,000	\$216,500	\$221,500	\$240,000	\$223,000	\$173,000
\$190,150	\$165,833	\$160,442	\$166,958	\$178,417	\$198,117	\$217,958	\$227,825	\$231,358	\$236,958	\$195,708	\$148,117
14.7%	3.4%	-3.9%	-6.4%	-9.9%	-9.1%	-4.3%	-1.5%	-2.4%	21.1%	32.1%	

Monthly Condo Sales 1985-2018 — San Fernando Valley

	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995	
Jan.	146	136	118	133	152	162	145	193	204	166	105	211	230	328	287	299	306	293	244	191	180	211	196	119	
Feb.	125	147	135	151	122	163	143	154	190	162	109	218	258	339	299	325	352	303	285	227	221	249	186	107	
March	167	183	189	167	136	197	164	215	211	207	151	324	361	493	373	442	457	456	379	331	290	267	249	158	
April	163	168	165	181	183	192	165	206	217	210	146	175	364	449	393	422	490	431	434	331	292	309	264	156	
May	188	203	201	163	185	253	208	149	213	226	168	250	400	394	430	413	497	430	426	316	333	291	284	155	
June		257	202	210	176	228	177	203	262	236	230	245	316	452	444	406	404	469	432	401	307	308	266	184	
July		190	179	200	197	244	191	192	216	203	205	276	317	398	524	458	443	462	396	361	315	295	246	176	
Aug.		262	201	188	186	247	173	221	208	230	172	188	283	429	470	459	441	500	399	356	289	248	229	172	
Sept.		195	204	207	166	200	201	197	194	189	211	155	299	435	426	413	449	405	390	396	300	292	253	162	
Oct.		193	200	209	152	203	204	217	168	228	234	128	249	362	384	461	422	370	397	374	257	264	242	172	
Nov.		180	165	161	154	168	186	190	178	201	199	141	284	361	428	422	385	392	363	346	256	223	262	200	
Dec.		172	181	183	174	208	246	214	211	236	231	132	297	340	446	411	395	349	391	310	273	304	262	224	
		2,286	2,140	2,153	1,983	2,465	2,203	2,351	2,472	2,494	2,161	2,443	3,658	4,780	4,904	4,931	5,041	4,860	4,536	3,940	3,313	3,261	2,939	1,985	
% Change		6.8%	-0.6%	8.6%	-19.6%	11.9%	-6.3%	-4.9%	-0.9%	15.4%	-11.5%	-33.2%	-23.5%	-2.5%	-0.5%	-2.2%	3.7%	7.1%	15.1%	18.9%	1.6%	11.0%	48.1%	24.8%	

June 2011 total revised due to city code error in conversion to Matrix

Bold: Record High



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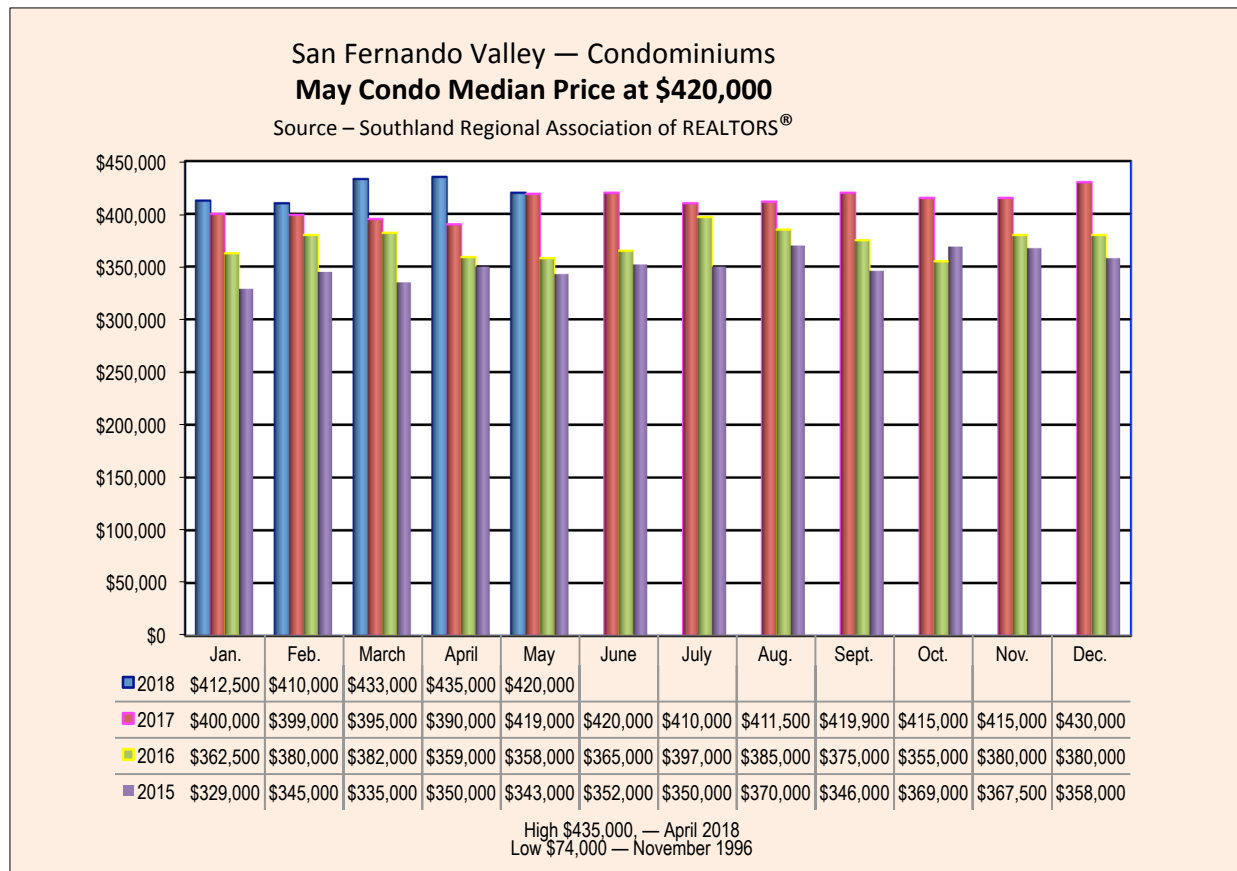
1994	1993	1992	1991	1990	1989	1988	1987	1986	1985
114	92	137	153	304	349	219	216	140	106
83	80	110	144	277	303	241	208	134	127
128	114	209	188	341	439	322	277	222	145
128	155	247	313	338	402	328	266	248	143
134	159	200	317	339	481	404	287	270	139
146	141	202	280	287	369	395	280	258	161
134	150	180	304	299	414	440	289	218	145
127	126	161	224	239	295	526	309	225	140
135	150	151	219	226	408	440	262	210	106
132	132	170	158	269	444	418	260	232	146
143	136	135	162	214	383	409	246	194	129
187	172	128	184	180	284	368	267	248	125
1,591	1,607	2,030	2,646	3,313	4,571	4,510	3,167	2,599	1,612
-1.0%	-20.8%	-23.3%	-20.1%	-27.5%	1.4%	42.4%	21.9%	61.2%	

San Fernando Valley Condominium Median Prices: 1987-2018

	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998
Jan.	\$412,500	\$400,000	\$362,500	\$329,000	\$315,000	\$280,000	\$225,000	\$200,000	\$215,000	\$190,000	\$368,000	\$380,100	\$390,000	\$315,000	\$265,000	\$195,000	\$175,000	\$144,000	\$118,600	\$123,000	\$103,000
Feb.	\$410,000	\$399,000	\$380,000	\$345,000	\$307,000	\$260,000	\$199,900	\$199,900	\$227,000	\$210,000	\$330,000	\$400,000	\$415,000	\$325,000	\$270,000	\$215,000	\$165,000	\$145,000	\$131,000	\$117,500	\$104,000
March	\$433,000	\$395,000	\$382,000	\$335,000	\$325,000	\$281,000	\$230,000	\$220,000	\$214,000	\$200,000	\$315,000	\$399,000	\$399,000	\$352,000	\$284,000	\$205,000	\$175,000	\$153,000	\$137,000	\$129,000	\$105,000
April	\$435,000	\$390,000	\$359,000	\$350,000	\$312,000	\$277,000	\$230,000	\$200,000	\$250,000	\$222,800	\$300,000	\$395,000	\$386,000	\$345,000	\$305,000	\$225,000	\$162,000	\$147,000	\$133,000	\$127,500	\$107,500
May	\$420,000	\$419,000	\$358,000	\$343,000	\$325,000	\$310,000	\$220,000	\$226,000	\$233,000	\$185,000	\$299,000	\$387,000	\$398,000	\$352,000	\$290,000	\$230,000	\$184,000	\$149,500	\$135,500	\$127,500	\$110,000
June		\$420,000	\$365,000	\$352,000	\$325,000	\$320,000	\$244,900	\$224,500	\$230,000	\$226,000	\$295,000	\$399,000	\$395,000	\$371,000	\$315,000	\$233,000	\$182,000	\$151,500	\$140,000	\$127,000	\$125,500
July		\$410,000	\$397,000	\$350,000	\$309,000	\$330,000	\$236,000	\$230,000	\$220,000	\$228,000	\$280,000	\$407,500	\$400,000	\$385,000	\$299,000	\$240,000	\$176,000	\$154,000	\$138,000	\$127,000	\$123,000
Aug.		\$411,500	\$385,000	\$370,000	\$331,000	\$335,000	\$245,000	\$204,000	\$230,000	\$230,000	\$275,000	\$389,000	\$380,000	\$375,000	\$307,000	\$251,000	\$188,000	\$159,000	\$140,000	\$122,500	\$117,000
Sept.		\$419,900	\$375,000	\$346,000	\$315,000	\$325,000	\$235,000	\$235,000	\$220,000	\$232,000	\$260,000	\$390,000	\$380,000	\$385,000	\$305,000	\$259,900	\$187,500	\$155,000	\$142,000	\$120,000	\$118,000
Oct.		\$415,000	\$355,000	\$369,000	\$317,000	\$330,000	\$235,000	\$225,000	\$220,000	\$235,000	\$225,000	\$380,000	\$410,000	\$385,000	\$314,000	\$247,000	\$198,000	\$160,000	\$138,000	\$116,000	\$115,000
Nov.		\$415,000	\$380,000	\$367,500	\$325,000	\$300,000	\$244,900	\$225,000	\$210,000	\$225,000	\$220,000	\$375,000	\$391,000	\$393,500	\$310,000	\$260,000	\$195,000	\$153,000	\$147,500	\$124,900	\$116,500
Dec.		\$430,000	\$380,000	\$358,000	\$330,000	\$310,000	\$249,000	\$219,000	\$222,000	\$240,000	\$225,000	\$330,000	\$395,000	\$390,000	\$318,000	\$260,000	\$204,000	\$155,000	\$138,000	121,000	119,500
Annual		\$410,367	\$373,208	\$351,208	\$319,667	\$304,833	\$232,892	\$217,367	\$224,250	\$218,650	\$282,667	\$385,967	\$394,917	\$364,458	\$298,500	\$235,075	\$182,625	\$152,167	\$136,550	\$123,575	\$113,667
		10.0%	6.3%	9.9%	4.9%	30.9%	7.1%	-3.1%	2.6%	-22.6%	-26.8%	-2.3%	8.4%	22.1%	27.0%	28.7%	20.0%	11.4%	10.5%	8.7%	27.2%

June 2011 total revised due to city code error in conversion to Matrix

Bold: Record High



1997	1996	1995	1994	1993	1992	1991	1990	1989	1988	1987
\$83,000	\$110,111	\$93,500	\$125,000	\$140,000	\$149,000	\$139,000	\$145,000	\$118,000	\$112,000	n/a
\$82,000	\$88,000	\$96,000	\$119,000	\$128,000	\$149,000	\$139,000	\$143,500	\$122,000	\$109,000	\$134,000
\$85,000	\$84,000	\$95,000	\$125,000	\$144,000	\$154,000	\$137,500	\$139,000	\$119,900	\$110,000	\$110,500
\$85,000	\$94,000	\$105,500	\$115,000	\$130,000	\$145,200	\$140,000	\$137,500	\$126,000	\$114,000	\$94,900
\$89,000	\$80,000	\$96,000	\$117,000	\$143,000	\$145,000	\$144,000	\$141,500	\$125,000	\$122,000	\$123,500
\$89,800	\$89,000	\$92,000	\$112,600	\$135,000	\$148,000	\$151,300	\$140,000	\$128,500	\$118,900	\$107,500
\$86,900	\$79,000	\$92,000	\$119,000	\$130,000	\$143,500	\$149,000	\$146,900	\$137,000	\$122,000	\$111,500
\$95,000	\$79,000	\$98,000	\$115,000	\$135,000	\$138,000	\$147,000	\$133,200	\$137,500	\$118,900	\$118,000
\$95,000	\$85,000	\$85,000	\$111,500	\$127,900	\$148,000	\$154,000	\$135,500	\$137,000	\$120,000	\$108,000
\$87,000	\$74,900	\$95,000	\$103,500	\$127,000	\$138,000	\$145,000	\$137,500	\$135,500	\$116,000	\$115,000
\$95,000	\$74,000	\$96,000	\$101,500	\$123,600	\$146,000	\$140,000	\$135,500	\$145,000	\$124,000	\$108,500
\$100,000	\$87,000	\$104,000	\$98,000	\$130,000	\$138,000	\$139,900	\$140,000	\$144,500	\$118,000	\$112,000
\$89,392	\$85,334	\$95,667	\$113,508	\$132,792	\$145,142	\$143,808	\$139,592	\$131,325	\$117,067	\$113,036
4.8%	-10.8%	-15.7%	-14.5%	-8.5%	0.9%	3.0%	6.3%	12.2%	3.6%	