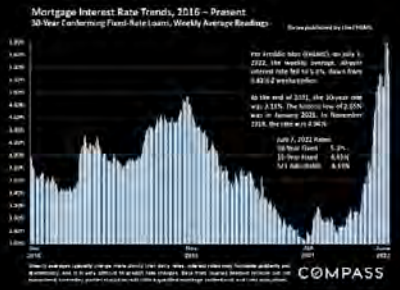
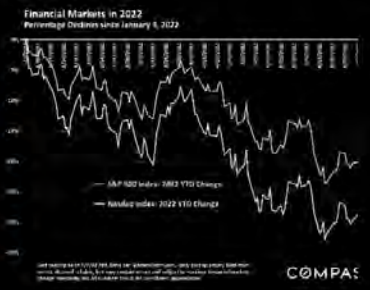
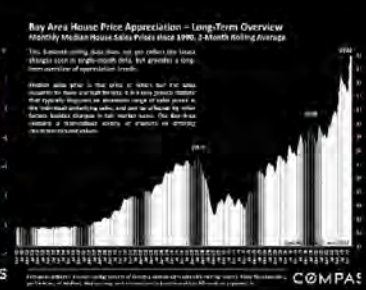






Selected Macroeconomic Factors & Indicators Pertinent to Bay Area Real Estate Markets

Interest rates, financial markets, inflation, housing affordability, consumer confidence, employment, population change, mortgage debt, and other factors and indicators.

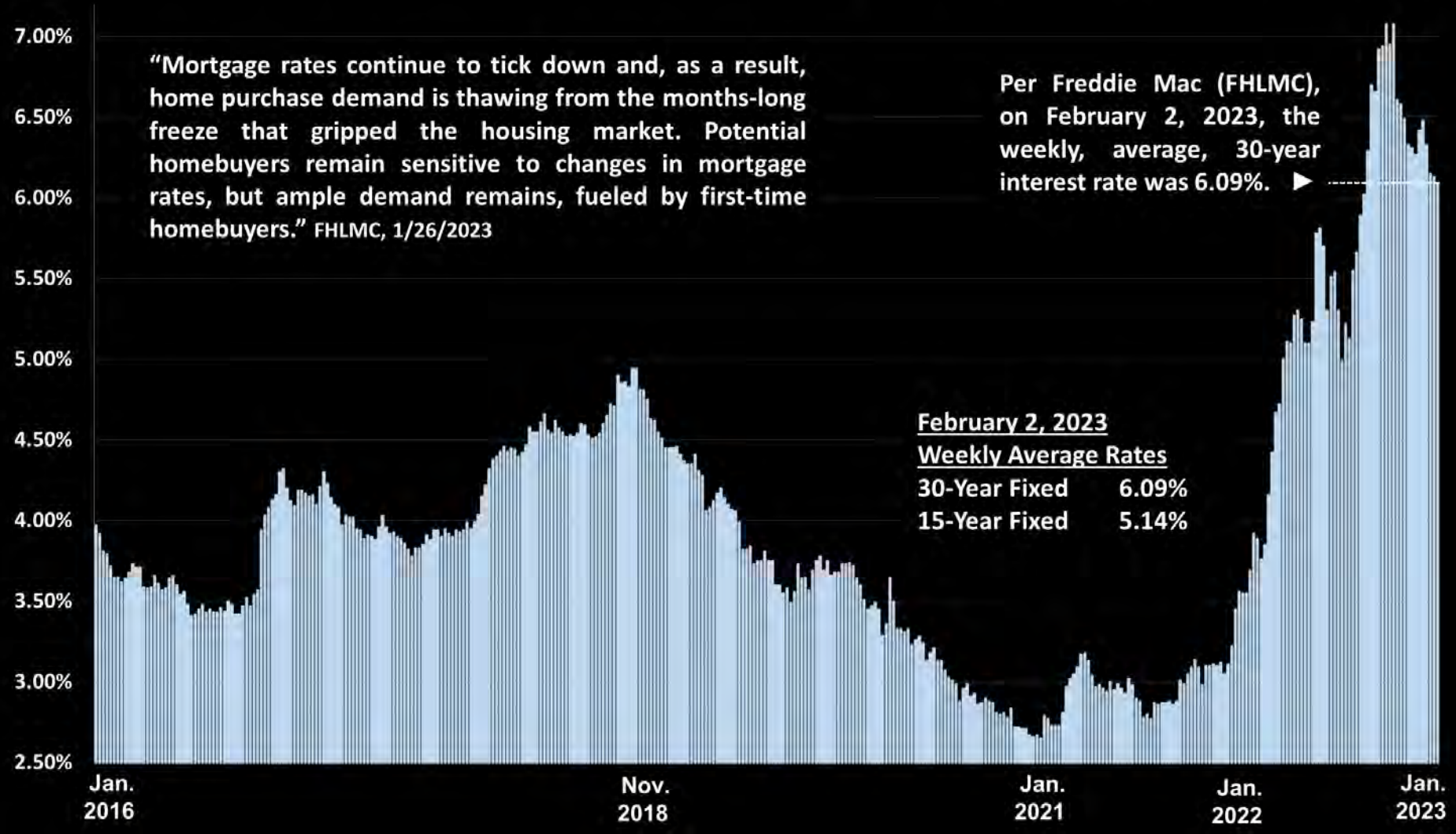
Good-faith illustrations of data provided by sources deemed reliable, but may contain errors and subject to revision. Some of these indicators are highly volatile, and can change significantly even over the short term. All numbers should be considered approximate, and subject to independent verification by interested parties.

COMPASS

Mortgage Interest Rate Trends, 2016 – Present

30-Year Conforming Fixed-Rate Loans, Weekly Average Readings

Rates published by the FHLMC

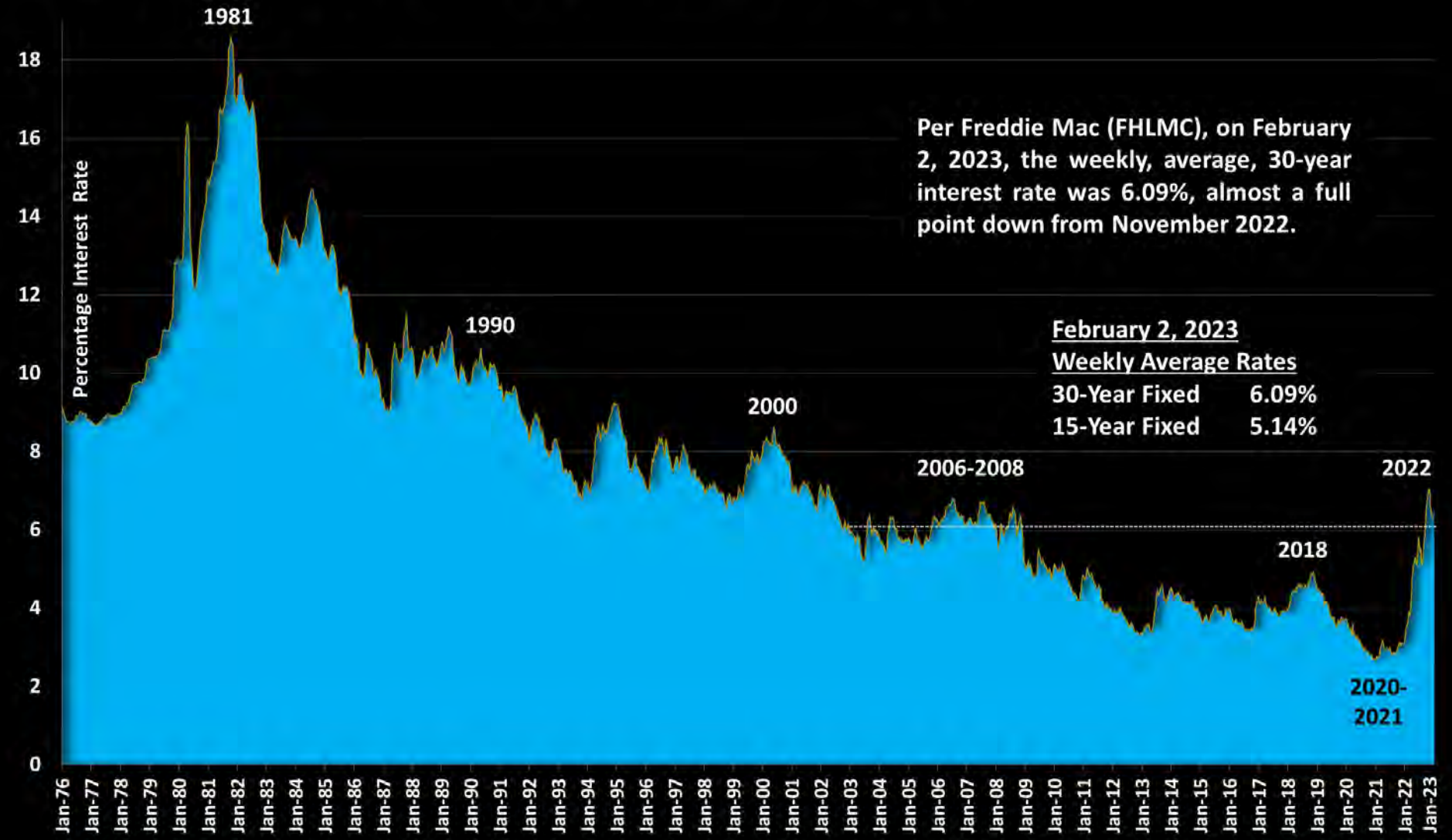


Weekly averages typically change more slowly than daily rates. Interest rates may fluctuate suddenly and dramatically, and it is very difficult to predict rate changes. Data from sources deemed reliable but not guaranteed. Interested parties should consult with a qualified mortgage professional and their accountant.

COMPASS

Mortgage Interest Rates, Long-Term Trends since 1976

30-Year Conforming Fixed-Rate Loans, Weekly Average Readings



Per Freddie Mac (FHLMC), on February 2, 2023, the weekly, average, 30-year interest rate was 6.09%, almost a full point down from November 2022.

February 2, 2023
Weekly Average Rates

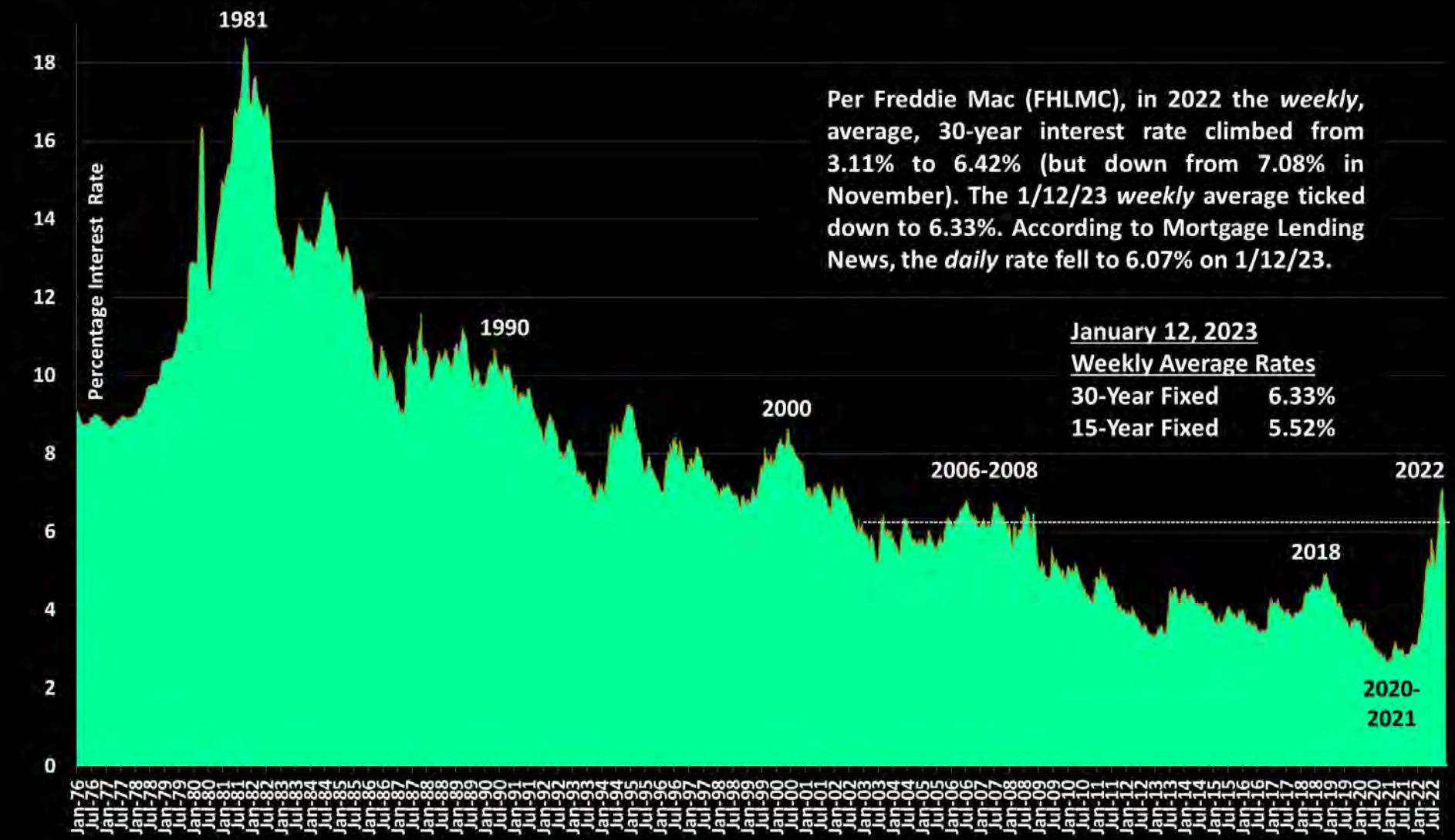
30-Year Fixed	6.09%
15-Year Fixed	5.14%

Freddie Mac, 30-Year Fixed Rate Mortgage Average in the United States [MORTGAGE30US], retrieved from FRED, Federal Reserve Bank of St. Louis; https://fred.stlouisfed.org/series/MORTGAGE30US.
Data from sources deemed reliable but not guaranteed. All numbers approximate.

COMPASS

Mortgage Interest Rates, Long-Term Trends since 1976

30-Year Conforming Fixed-Rate Loans, Weekly Average Readings



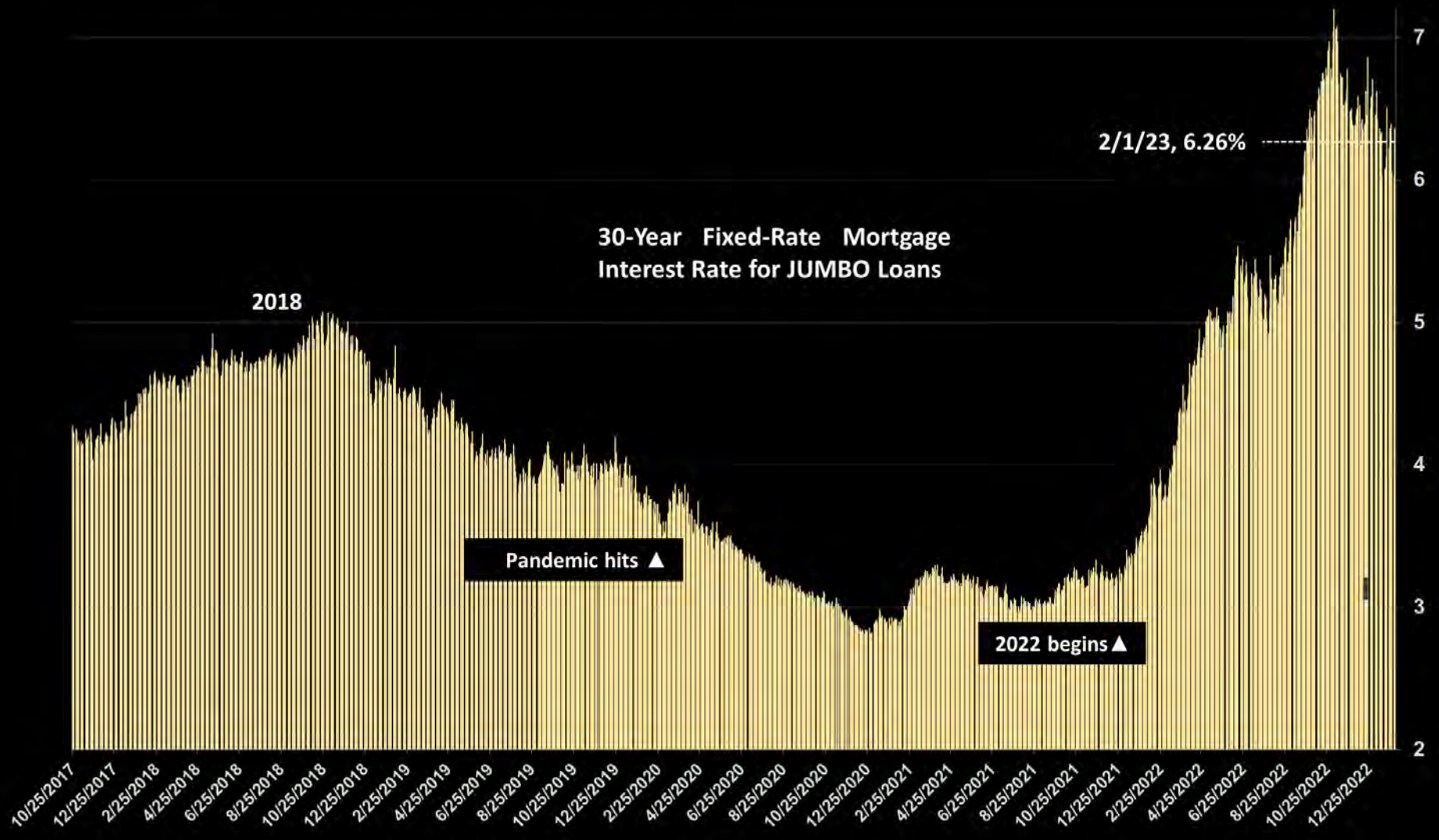
Freddie Mac, 30-Year Fixed Rate Mortgage Average in the United States [MORTGAGE30US], retrieved from FRED, Federal Reserve Bank of St. Louis; https://fred.stlouisfed.org/series/MORTGAGE30US.

Data from sources deemed reliable but not guaranteed. All numbers approximate.

COMPASS

30-Year, Fixed-Rate, JUMBO Mortgage Index*

Optimal Blue Mortgage Market Index, Last 5 Years

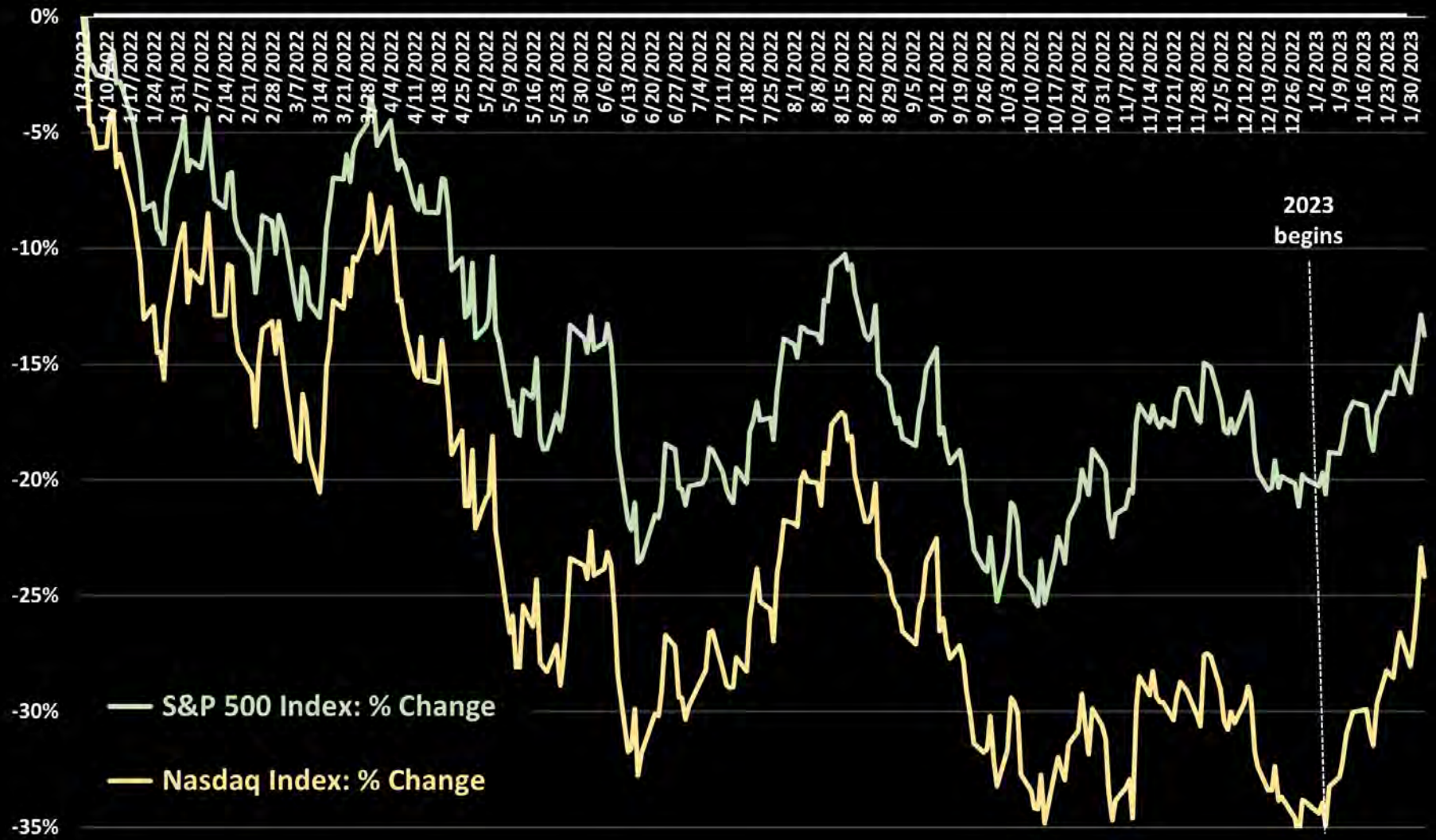


* Optimal Blue, 30-Year Fixed Rate Jumbo Mortgage Index, retrieved from FRED, Federal Reserve Bank of St. Louis; https://fred.stlouisfed.org/series/OBMMIJUMBO30YF. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers should be considered approximate.

COMPASS

Financial Markets since 2022 Began

Percentage Declines, January 3, 2022 – February 3, 2023

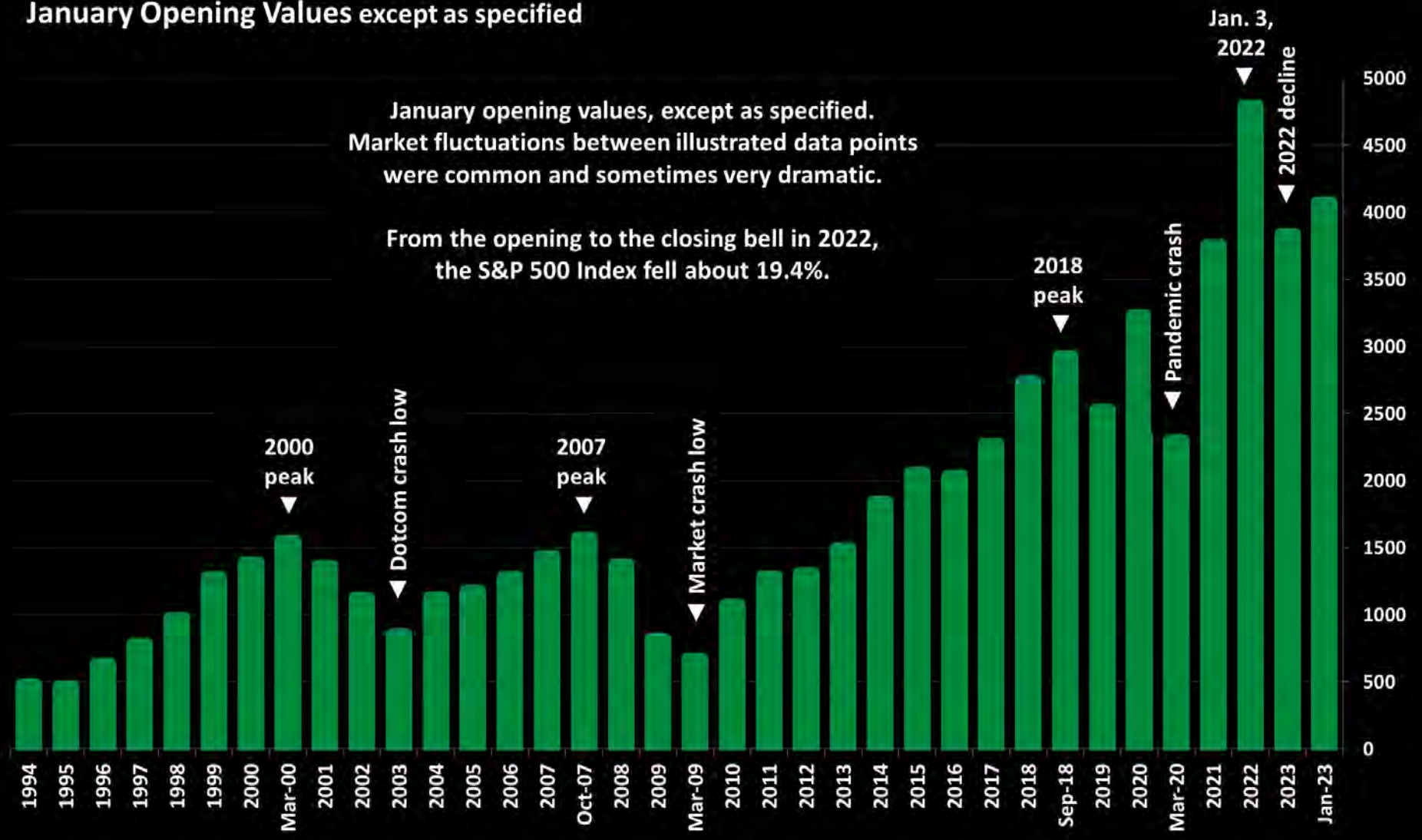


Last reading, end of day 2/3/23. Data per MarketWatch.com, daily closing prices. Data from source deemed reliable, but may contain errors and subject to revision. Financial market values change constantly and all numbers should be considered approximate.

COMPASS

S&P 500 Stock Index, since 1994*

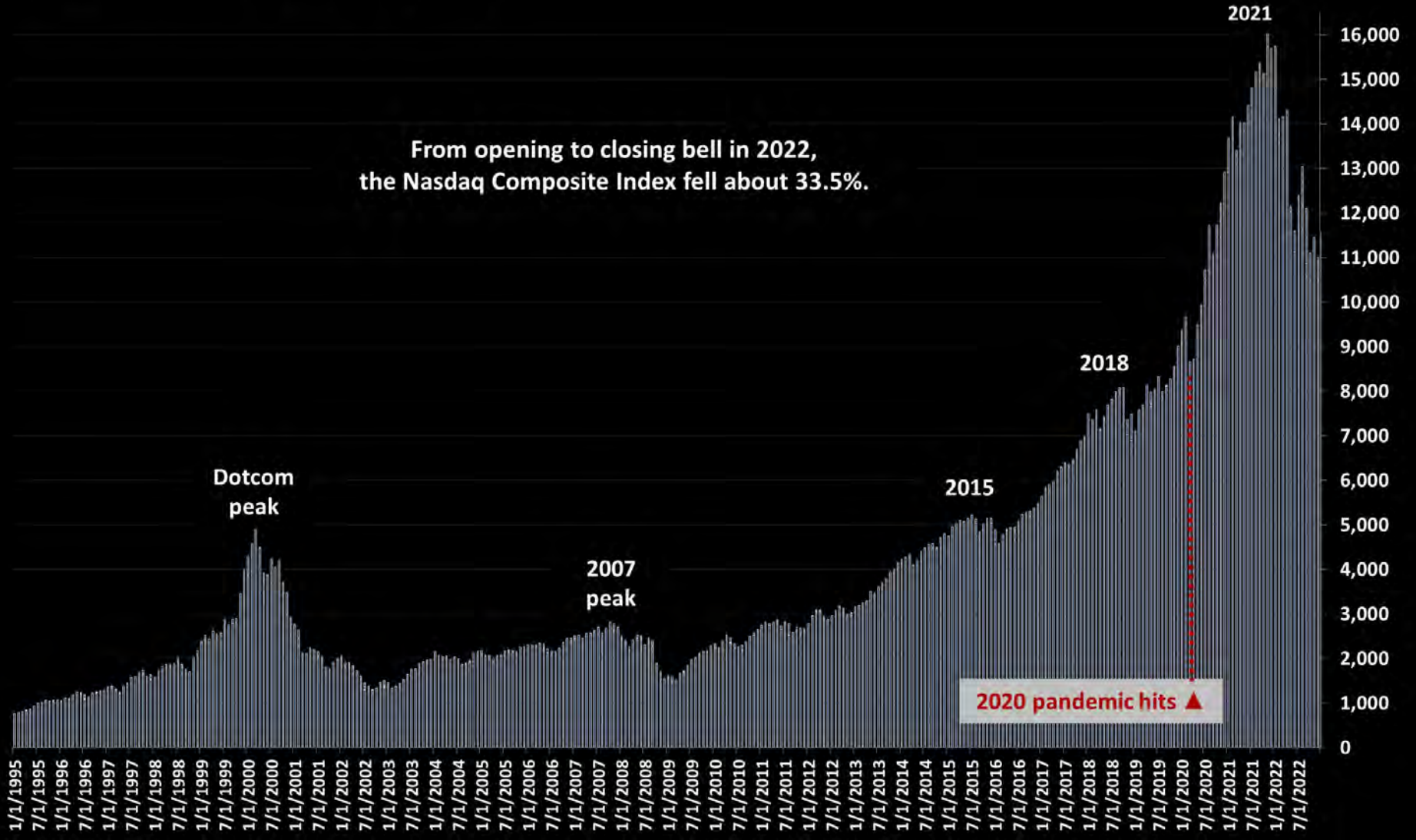
January Opening Values except as specified



*Last reading, end of day, 1/31/23. An approximate illustration only. January opening value data points except as noted in horizontal axis. Data from sources deemed reliable but may contain errors and subject to revision. Financial markets are prone to significant volatility even on a short-term basis.

COMPASS

Nasdaq Composite Index
January 1995 – January 31, 2023

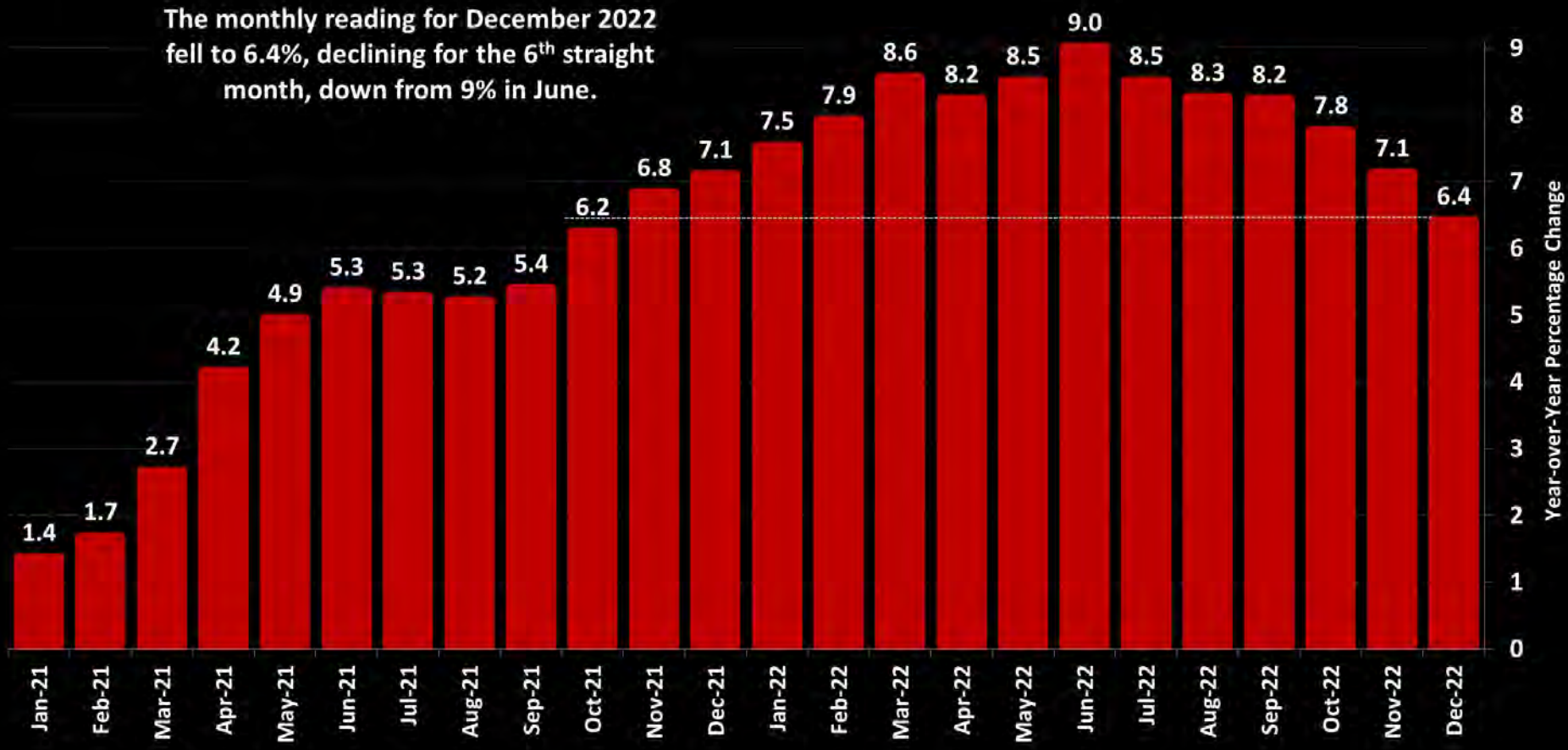


Per Yahoo Finance historical weekly data download. Because of number of data points, not every week has a separate column. Data from sources deemed reliable, but may contain errors and subject to revision. For general illustration purposes only.

COMPASS

Inflation: Consumer Price Index, 2021 – 2022*

Year-over-Year % Change, by Month



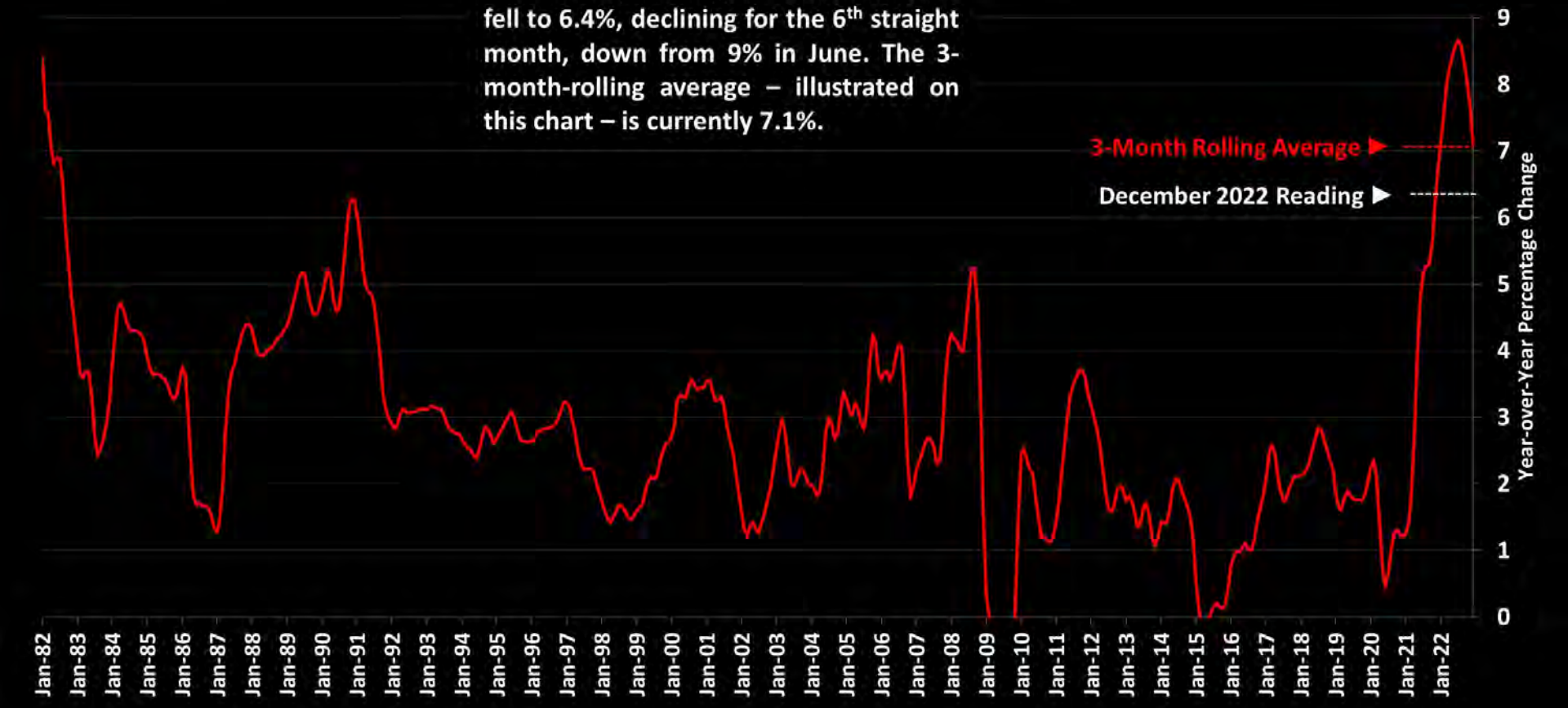
* Consumer Price Index for All Urban Consumers: All Items in U.S. City Average [CPIAUCSL], retrieved from FRED, Federal Reserve Bank of St. Louis; https://fred.stlouisfed.org/graph/?g=8dGq, January 12, 2023. Data from U.S. Bureau of Labor Statistics. All Items (CPIAUCSL) is a price index of a basket of goods and services paid by urban consumers. This particular index includes roughly 88 percent of the total population. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers approximate.

COMPASS

Inflation: Consumer Price Index, 1982 – 2022*

3-Month-Rolling Average, Year-over-Year % Change, Long-Term Trends

The monthly reading for December 2022 fell to 6.4%, declining for the 6th straight month, down from 9% in June. The 3-month-rolling average – illustrated on this chart – is currently 7.1%.



*3-month rolling average of Consumer Price Index for All Urban Consumers: All Items in U.S. City Average [CPIAUCSL], retrieved from FRED, Federal Reserve Bank of St. Louis; https://fred.stlouisfed.org/graph/?g=8dGq, January 12, 2023. Data from U.S. Bureau of Labor Statistics. All Items (CPIAUCSL) is a price index of a basket of goods and services paid by urban consumers. This particular index includes roughly 88 percent of the total population. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers approximate.

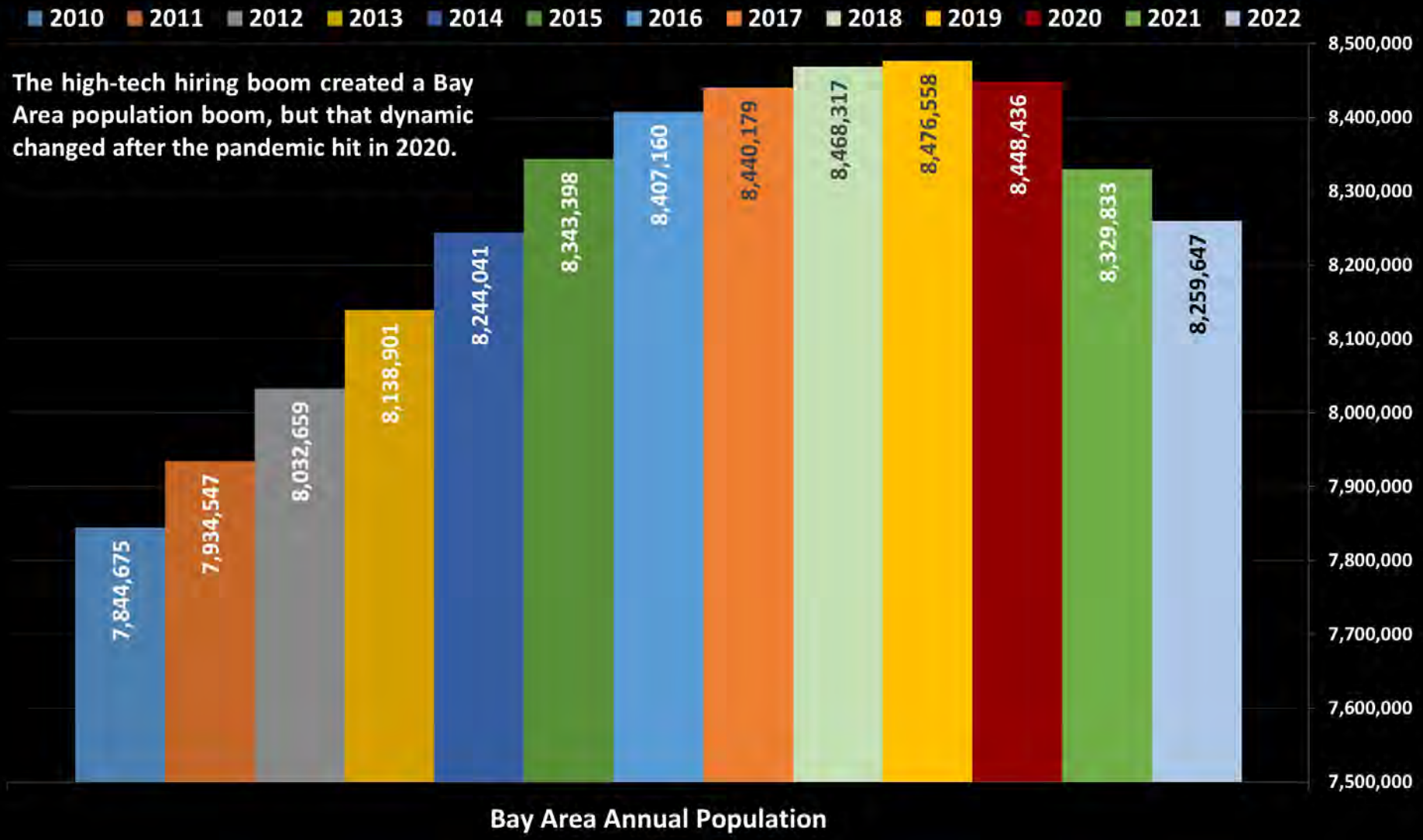
Updated through December 2022

COMPASS

Bay Area Population Trends since 2010*

CA Dept. of Finance Estimates, July 1st to July 1st

Changes measured from July 1st of previous year to July 1st of labeled year.



* Through 2020, per U.S. census estimates; for 2021 & 2022, per CA Dept. of Finance estimates released January 2023. 7/1/22 estimate designated as "preliminary." For 11 Bay Area Counties: Deemed reliable, but may contain errors and subject to revision. All numbers approximate.

COMPASS

Summary Points about Migration & Population Changes

Most people moving out-of-county in the Bay Area *move to an adjacent county* (often to more affordable, less densely populated counties), or to the circle of even more affordable CA counties outside the Bay Area. (There has also been significant, recent migration to other areas such as Lake Tahoe and San Diego.) Within the Bay Area, the *general* direction is from more expensive housing locations to more affordable markets (but there are many exceptions).

Since the pandemic struck, migration and population changes often played out differently between homeowners of varying types (house, condo, etc.), tenants, and university students (as schools closed and reopened), with differing effects on county housing markets. The pandemic also had some significant effects, presumably temporary, on birth and death rates.

Per U.S. Census data, when moving out of state, Bay Area and CA residents mostly choose states with no state income tax (Texas, Nevada, Washington, Florida), other adjacent states (Arizona, with a much lower state income tax rate, and Oregon) and/or states with major high-tech centers (Texas, Washington). Colorado is also typically in the top 7. All of which have lower housing costs. CA has the highest state income taxes for affluent residents in the country.

People moving *into* the Bay Area come from everywhere - including a very significant number coming from foreign countries. Even as domestic migration rates have turned negative in recent years, foreign immigration rates have typically stayed positive (after plunging in the immediate aftermath of the pandemic hitting).

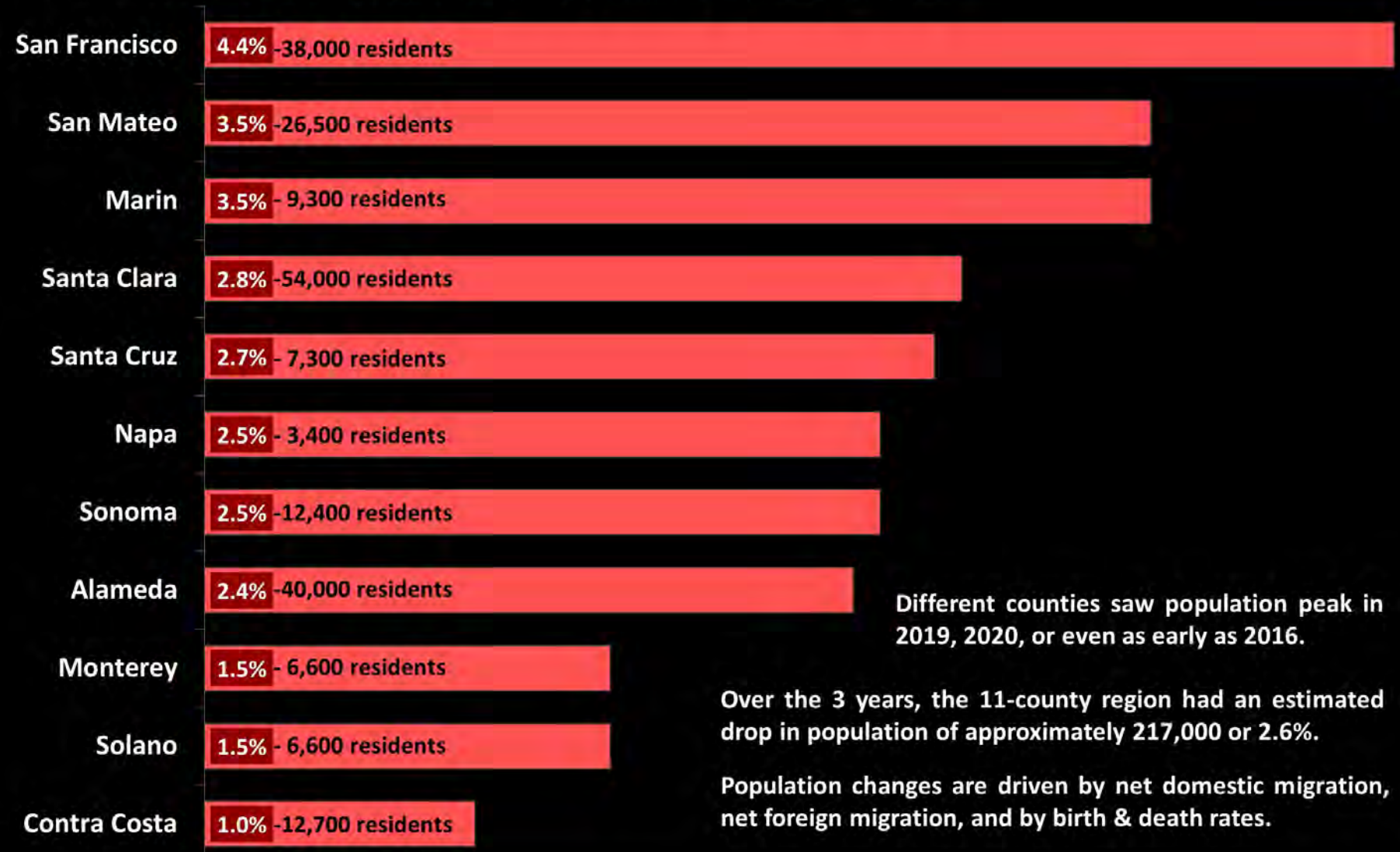
There is often a lot of *2-way traffic* between locations: for example, *between* Bay Area counties; between SoCal or New York and the Bay Area; between Texas or Washington and California. Hundreds of thousands of residents move within, into and out of the Bay Area every year.

There are many volatile economic and demographic factors still at play,
and how they will affect migration and population in coming years is unknown.

COMPASS

Bay Area Population Declines

July 1, 2019 – July 1, 2022, Percentage Declines & Count Changes*



Different counties saw population peak in 2019, 2020, or even as early as 2016.

Over the 3 years, the 11-county region had an estimated drop in population of approximately 217,000 or 2.6%.

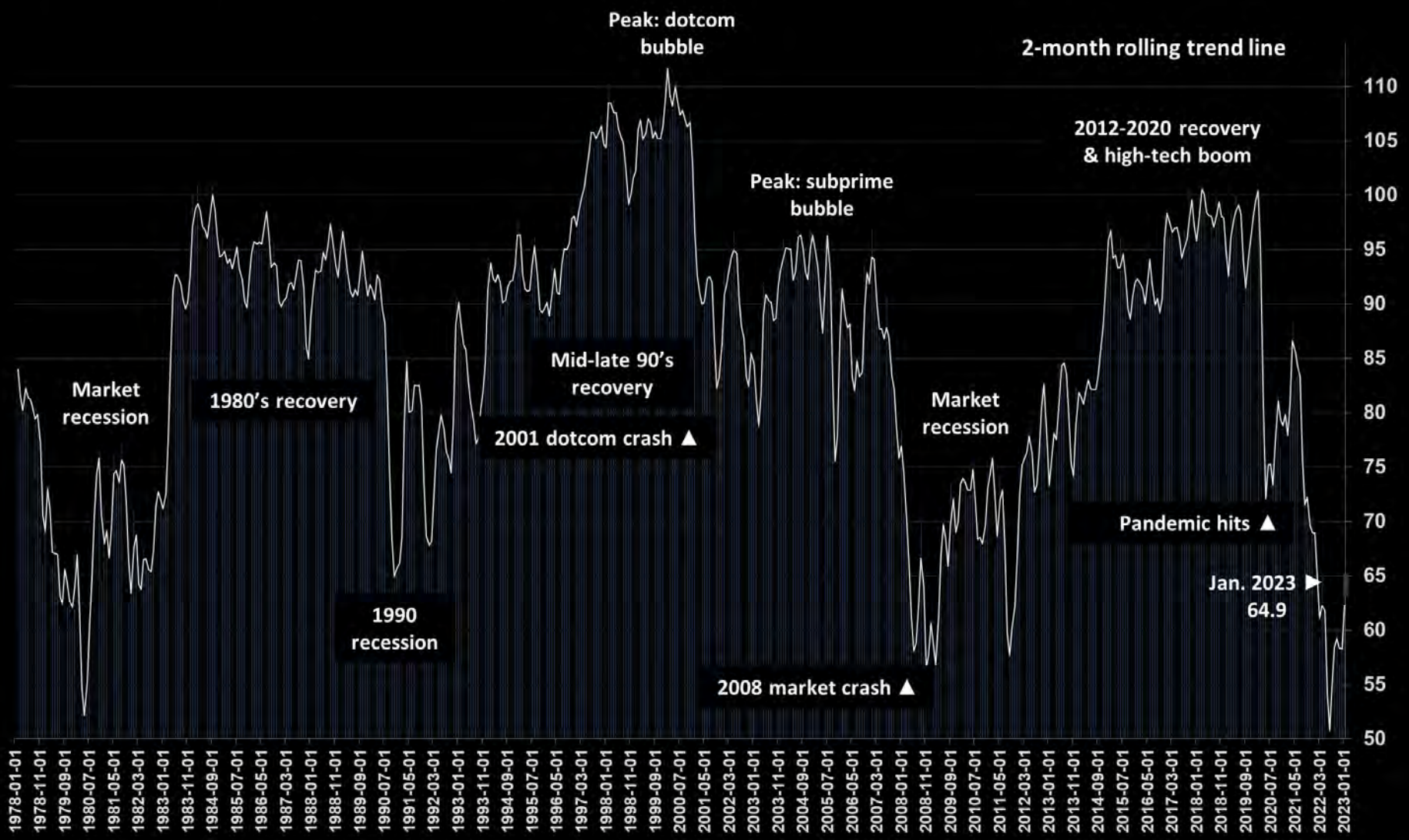
Population changes are driven by net domestic migration, net foreign migration, and by birth & death rates.

Per estimates published January 2023 by CA Department of Finance. 2022 estimate designated as "preliminary." Data from sources deemed reliable but may contain errors and subject to revision. All numbers rounded and approximate.

COMPASS

Consumer Sentiment (Confidence) Index*

University of Michigan, since 1978



* 2-month rolling trend line. University of Michigan: Consumer Sentiment [UMCSENT], retrieved from Federal Reserve Bank of St. Louis; https://fred.stlouisfed.org/series/UMCSENT. Not seasonally adjusted. 1966, Q1 = 100. 2023 reading per http://www.sca.isr.umich.edu/.

COMPASS

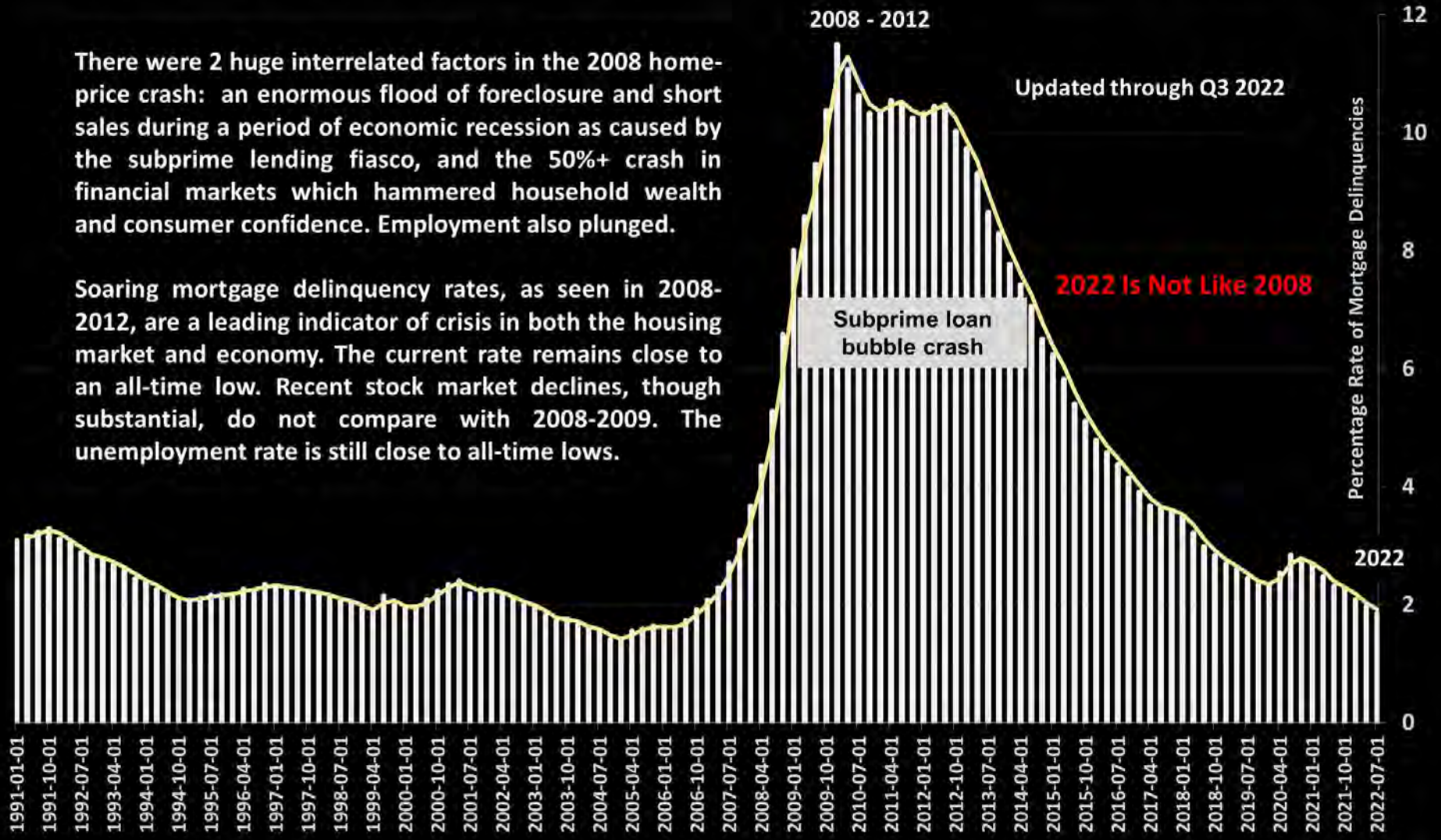
Delinquency Rate on U.S. Single Family Mortgages

Percentage by Quarter, 1991 – Q3 2022

As published by the Federal Reserve Bank of St. Louis

There were 2 huge interrelated factors in the 2008 home-price crash: an enormous flood of foreclosure and short sales during a period of economic recession as caused by the subprime lending fiasco, and the 50%+ crash in financial markets which hammered household wealth and consumer confidence. Employment also plunged.

Soaring mortgage delinquency rates, as seen in 2008-2012, are a leading indicator of crisis in both the housing market and economy. The current rate remains close to an all-time low. Recent stock market declines, though substantial, do not compare with 2008-2009. The unemployment rate is still close to all-time lows.

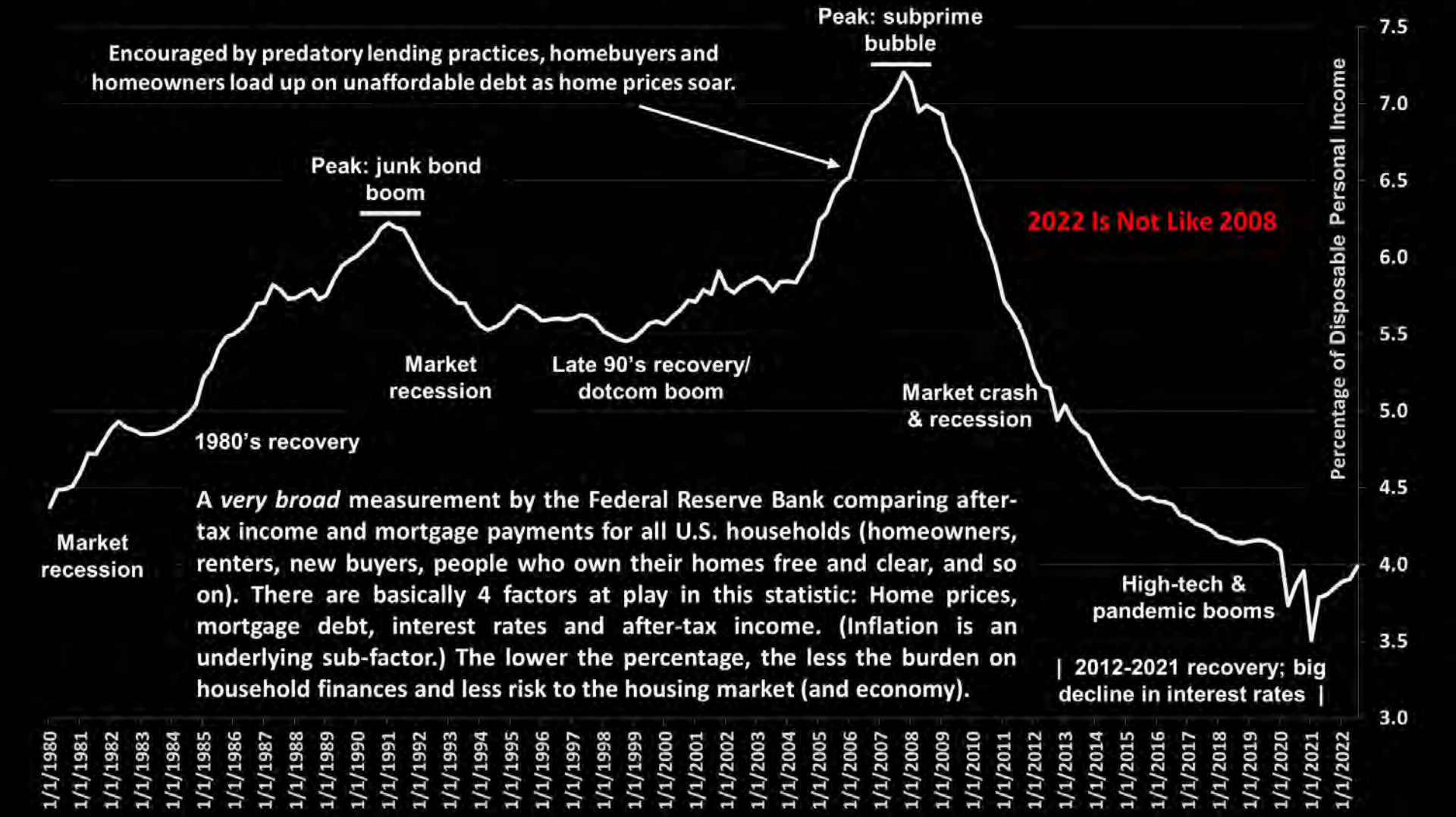


Delinquency Rate on Single-Family Residential Mortgages, Domestic Offices, All Commercial Banks, per Federal Reserve Bank of St. Louis; https://fred.stlouisfed.org/series/DRSFRMACBS. Data from sources deemed reliable but may contain errors and subject to revision. All numbers to be considered approximate.

COMPASS

Mortgage Debt Service Payments
as Percentage of Disposable Personal Income, 1980 – Q3 2022

As published by the Federal Reserve Bank of St. Louis



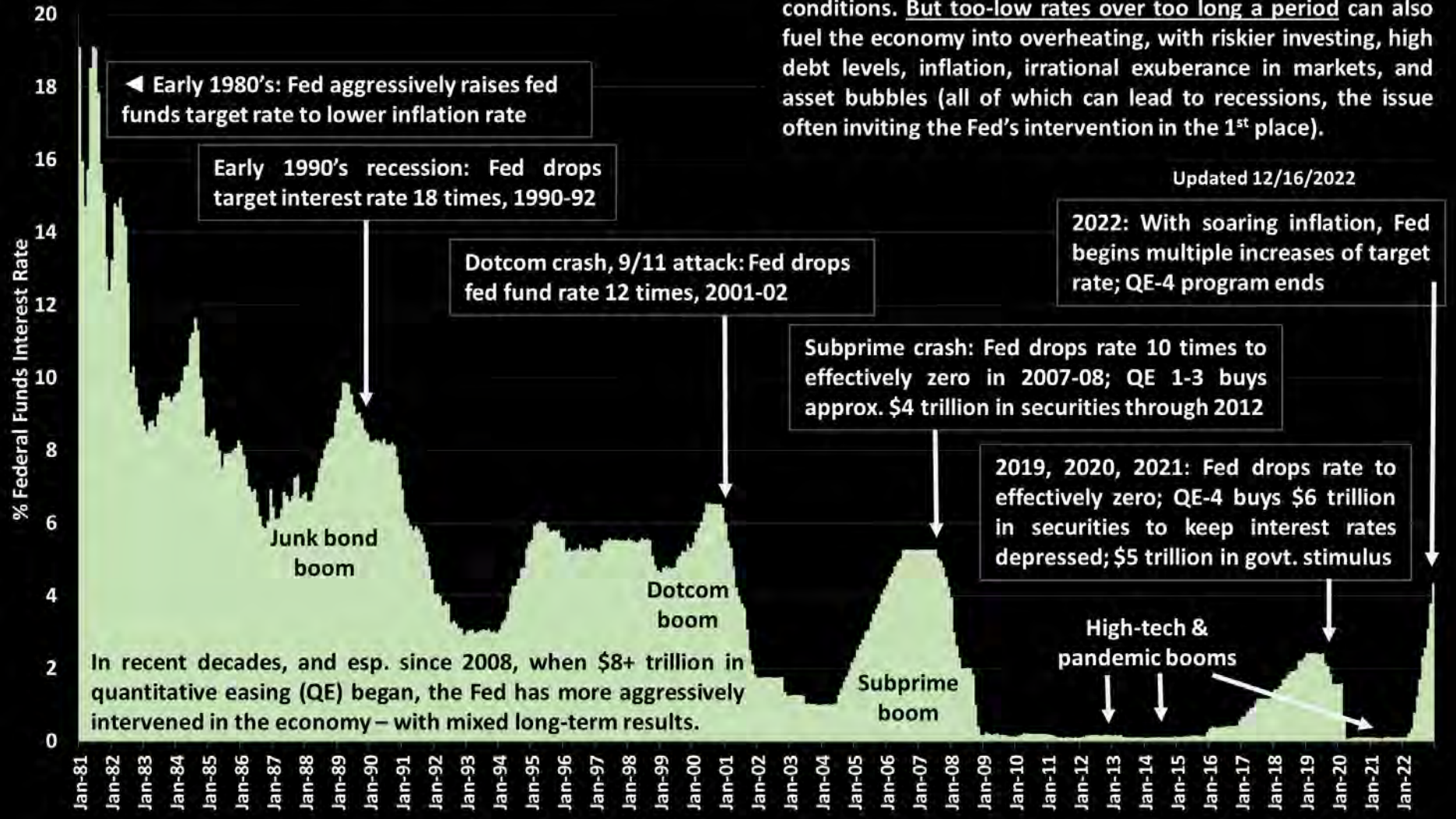
A *very broad* measurement by the Federal Reserve Bank comparing after-tax income and mortgage payments for all U.S. households (homeowners, renters, new buyers, people who own their homes free and clear, and so on). There are basically 4 factors at play in this statistic: Home prices, mortgage debt, interest rates and after-tax income. (Inflation is an underlying sub-factor.) The lower the percentage, the less the burden on household finances and less risk to the housing market (and economy).

Per Federal Reserve Bank of St. Louis: https://fred.stlouisfed.org/series/MDSP . Data from sources deemed reliable but may contain errors and subject to revision. All numbers should be considered approximate.

COMPASS

Federal Funds Interest Rate since 1981
& Economic Interventions by Federal Reserve Bank*

Lowering interest rates – via the federal funds target rate and, since 2008, through "quantitative easing" (QE), buying trillions of dollars in securities – is the major tool of the Federal Reserve Bank (Fed) to stimulate/fuel stronger economic conditions. But too-low rates over too long a period can also fuel the economy into overheating, with riskier investing, high debt levels, inflation, irrational exuberance in markets, and asset bubbles (all of which can lead to recessions, the issue often inviting the Fed's intervention in the 1st place).



* Chart data per Board of Governors of the Federal Reserve System: Federal Funds Effective Rate, Federal Reserve Bank of St. Louis; https://fred.stlouisfed.org/series/FEDFUNDS. Last reading per https://www.newyorkfed.org/markets/reference-rates/effr. Other data referenced from sources deemed reliable, but may contain errors and subject to revision. Commentary subject to disagreement.

COMPASS

Bay Area Housing Affordability Trends

Selected Bay Area Counties, 1991 – Q3 2022*

The Housing Affordability Index measures the percentage of households that can afford to buy the median priced house (does *not* include condos or townhouses, which are typically less expensive). The major factors are median house sales prices, the prevailing mortgage interest rate, and household income distribution. The higher the percentage, the more affordable the housing.

Percentage of Households Able to Afford Median Priced House

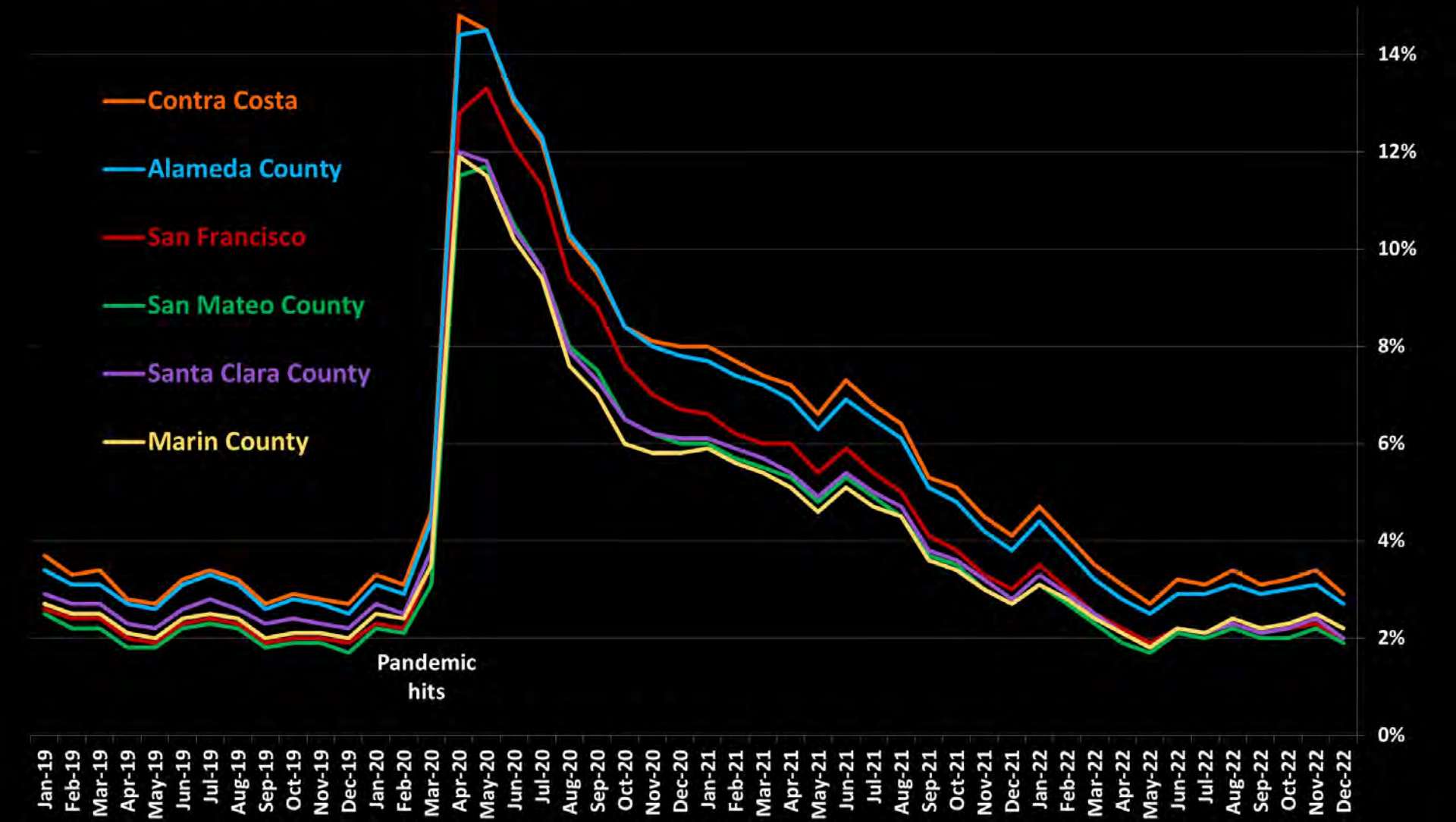
The median price is that price at which half the sales occurred for more and half for less.

* Average percentage for San Francisco, San Mateo, Santa Clara, Alameda and Marin Counties. Data from sources deemed reliable, but may contain errors and subject to revision. Per CAR Housing Affordability Index. Methodology: https://www.car.org/en/marketdata/data/haimethodology

COMPASS

San Francisco Bay Area Unemployment Rates

Selected Bay Area Counties, 2019 – 2022

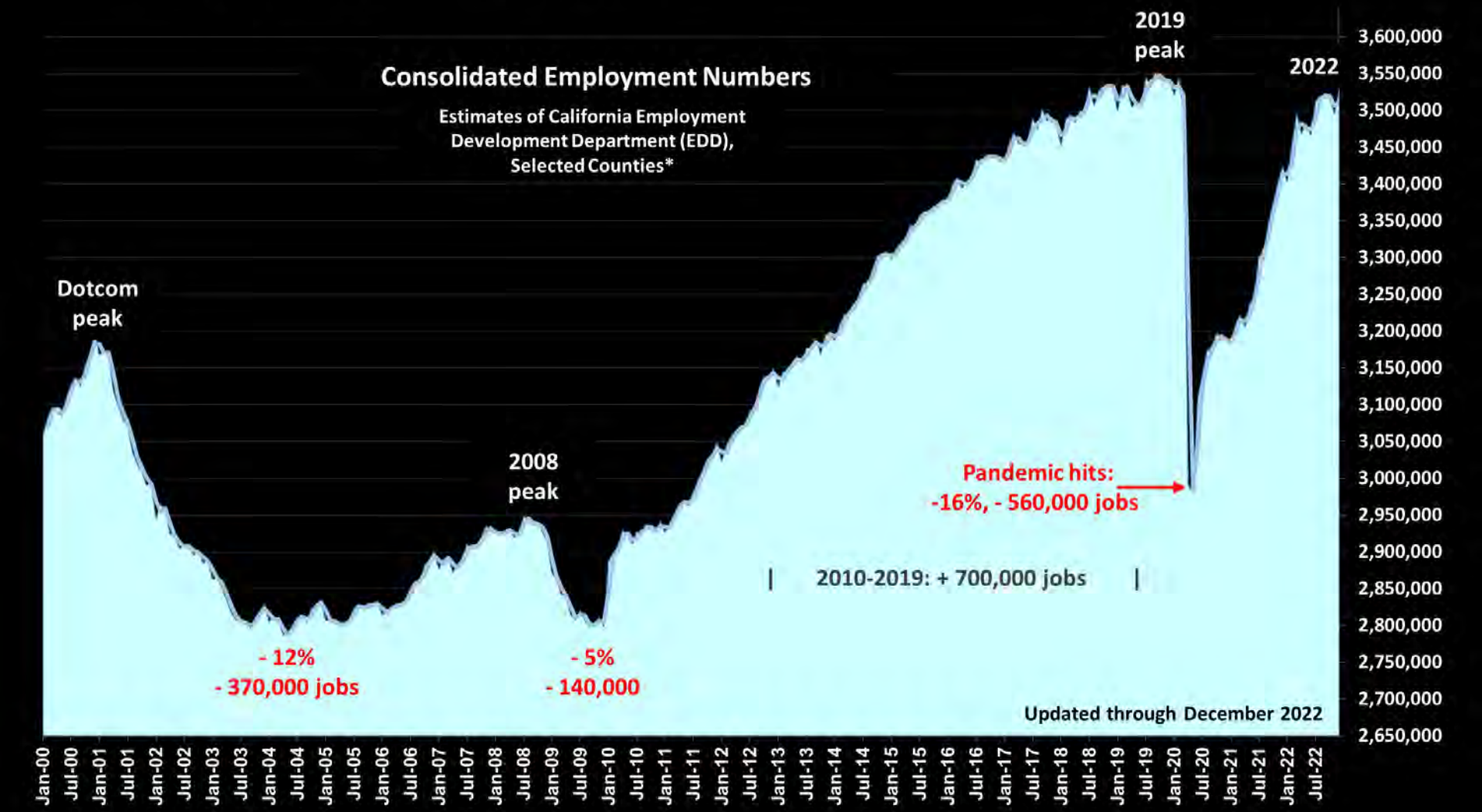


Estimates per CA Employment Development Dept. (EDD). Data from sources deemed reliable, but may contain errors and subject to revision. All numbers approximate. EDD often revises estimates in later reports.

COMPASS

San Francisco Bay Area Employment Trends*

Number of Employed Residents since 2000



*San Francisco, Marin, Alameda, Contra Costa, San Mateo & Santa Clara Counties. Line delineates 2-month rolling average. Last month's data is labeled "preliminary" by EDD. EDD often goes back to revise past data releases. Data from sources deemed reliable but may contain errors and subject to revision. Approximate illustration.

COMPASS

State Income Taxes as a Macroeconomic Factor

Top Income Tax Rates

1. California 13.3%
2. Hawaii 11%
3. New Jersey 10.75%
4. Oregon 9.9%
5. Minnesota 9.85%
6. District of Columbia 8.95%
7. New York 8.82%

California has long ranked high in state income taxes (and housing cost), but the dramatic 2017 tax law changes to the maximum federal income tax deduction for state and local taxes (such as state income and property taxes) significantly exacerbated the negative financial effect for the state's high-earning residents. State tax rates have become an increasing factor in population migration and housing markets, *especially with the post-pandemic movement to "work from home."* Some of the states seeing the highest CA resident migration numbers, besides having no state income taxes, also host large high-tech industries.

The details of minimum income, deductions, credits, exemptions and tax rate by income threshold vary by state.

"A comparison of 2020 tax rates compiled by the Tax Foundation ranks California as the top taxer with a 12.3% rate, unless you make more than $1 million. Then, you have to pay 13.3% as the top rate."

Tax rates and rankings quoted from Intuit Turbo Tax: https://turbotax.intuit.com/tax-tips/fun-facts/states-with-the-highest-and-lowest-taxes/L6HPAVqSF.

Migration rankings per 2019 U.S. census figures.

All data herein from sources deemed reliable, but may contain errors and subject to revision. Interested parties should independently verify.

No State Income Tax

- Texas – highest CA resident migration numbers
- Nevada – 3rd highest CA migration
- Washington – 4th highest CA migration
- Florida – 7th highest CA migration

Arizona ranks 2nd for CA resident migration, with a maximum 2022 state income tax rate of 2.98% per the AZ Dept. of Revenue.

The top 8 states for 2022 population growth include Arizona, Nevada, Texas, Florida and Washington (per https://worldpopulationreview.com/state-rankings/fastest-growing-states)

COMPASS

Return to Offices in San Francisco, San Jose & Other Metro Areas

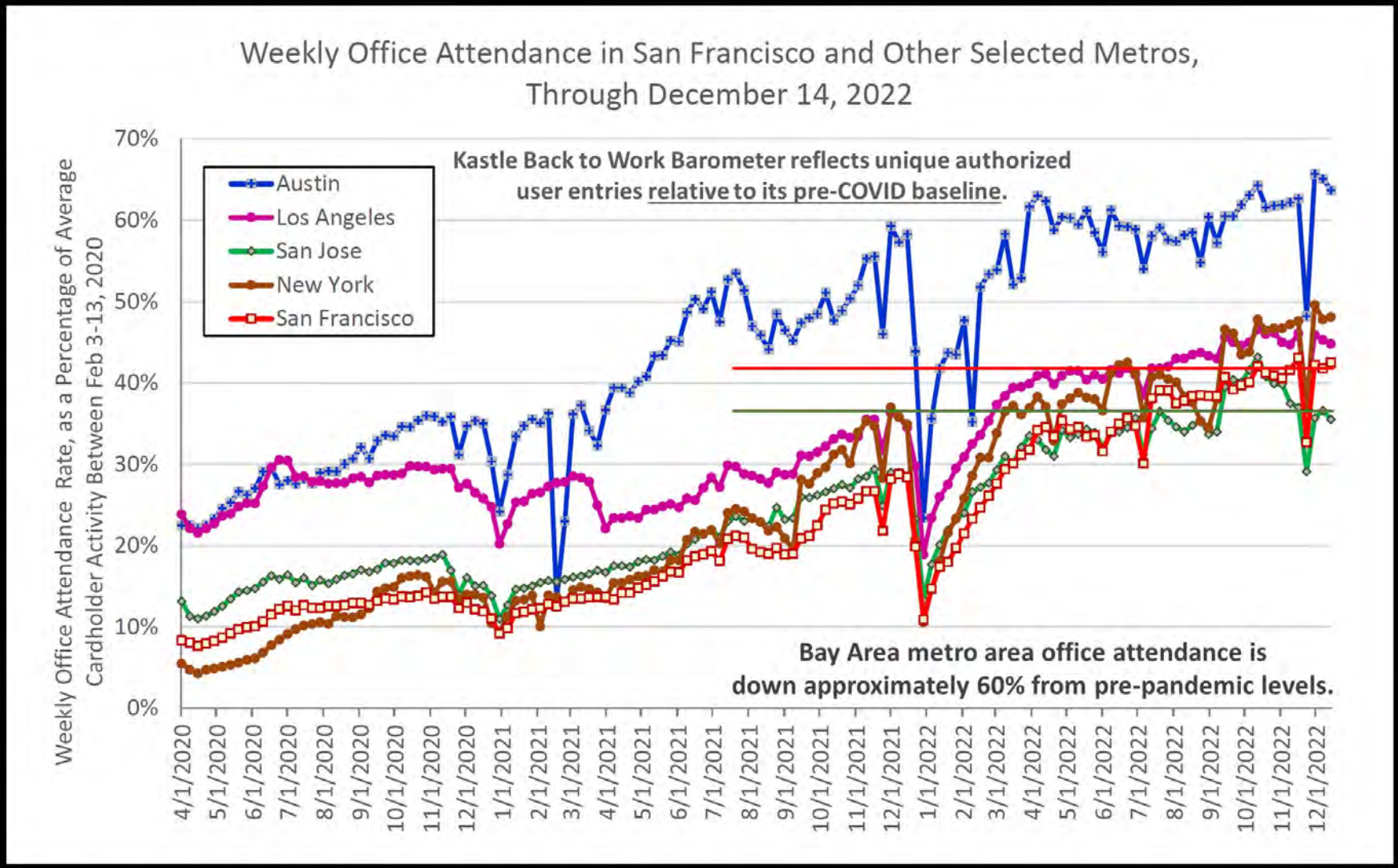


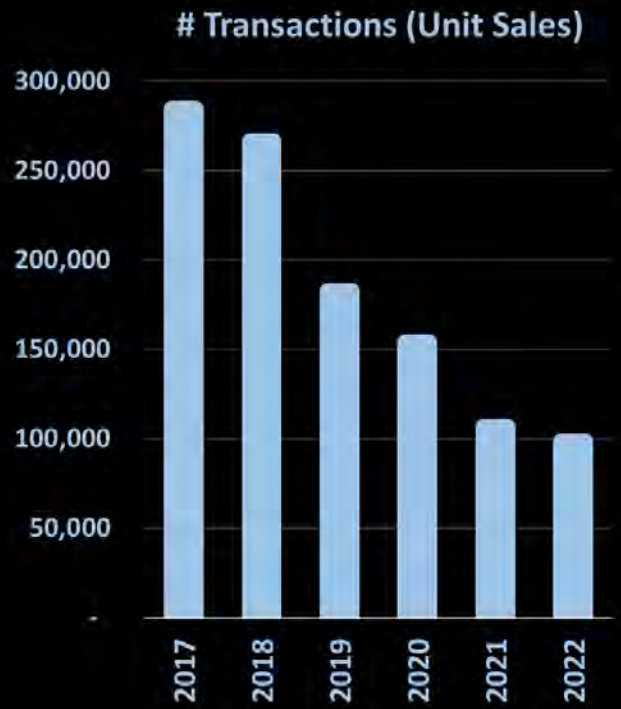
Chart from "Status of the Re-Opening of the San Francisco Economy: December 2022" report, issued by Office of the Controller and Office of Economic Analysis of the City & County of San Francisco. Source of data: Kastle Systems. The San Francisco Metro Area covers 5 counties; the San Jose Metro covers 2 counties.

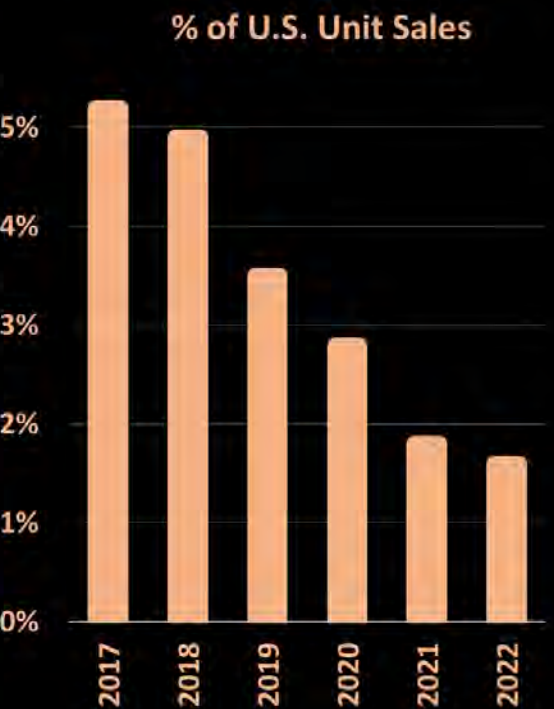
COMPASS

Foreign-Buyer U.S. Home Purchases

Measuring 12-Month Periods, April-March, 2017-2022*

In the most recent 12-month period measured, 43% of foreign-buyer home purchases were made by non-resident, foreign buyers with permanent addresses outside the U.S., and 57% by resident non-U.S. citizens who immigrated within 2 years or held non-immigrant visas for professional, educational or other reasons. 44% paid all cash; 44% purchased property for use as vacation home, rental or both.



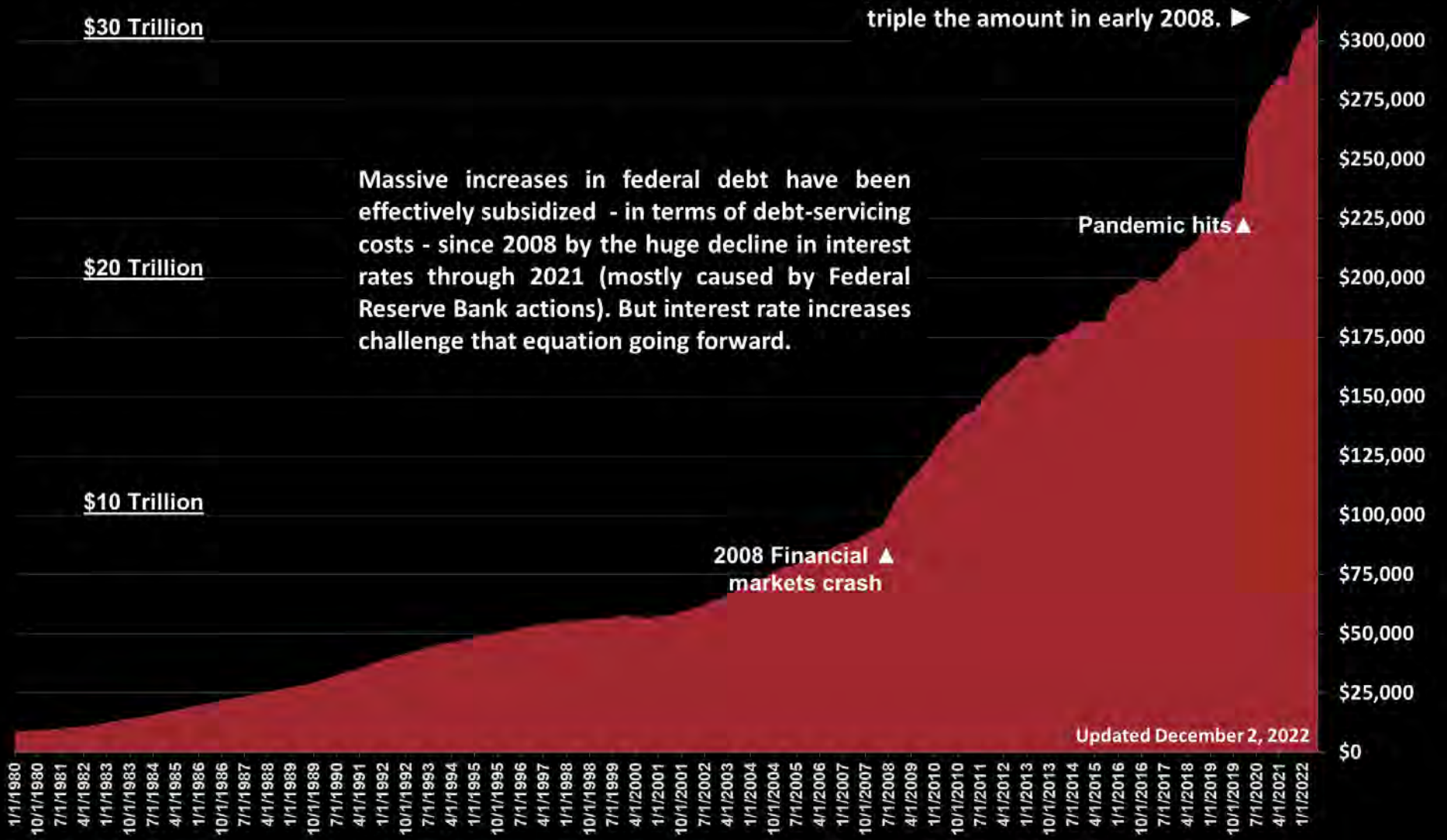


* Years designated reflect estimated sales from April of the previous year through March of the year specified: Purchases by resident and non-resident foreign nationals. Estimates from the "2022 International Transactions in U.S. Residential Real Estate" published by the NATIONAL ASSOCIATION *of* REALTORS® in July 2022, based upon a survey of Realtors. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers should be considered very approximate, good-faith estimates.

COMPASS

Federal Debt: Total Public Debt

1980 – Q3 2022, in Millions of Dollars

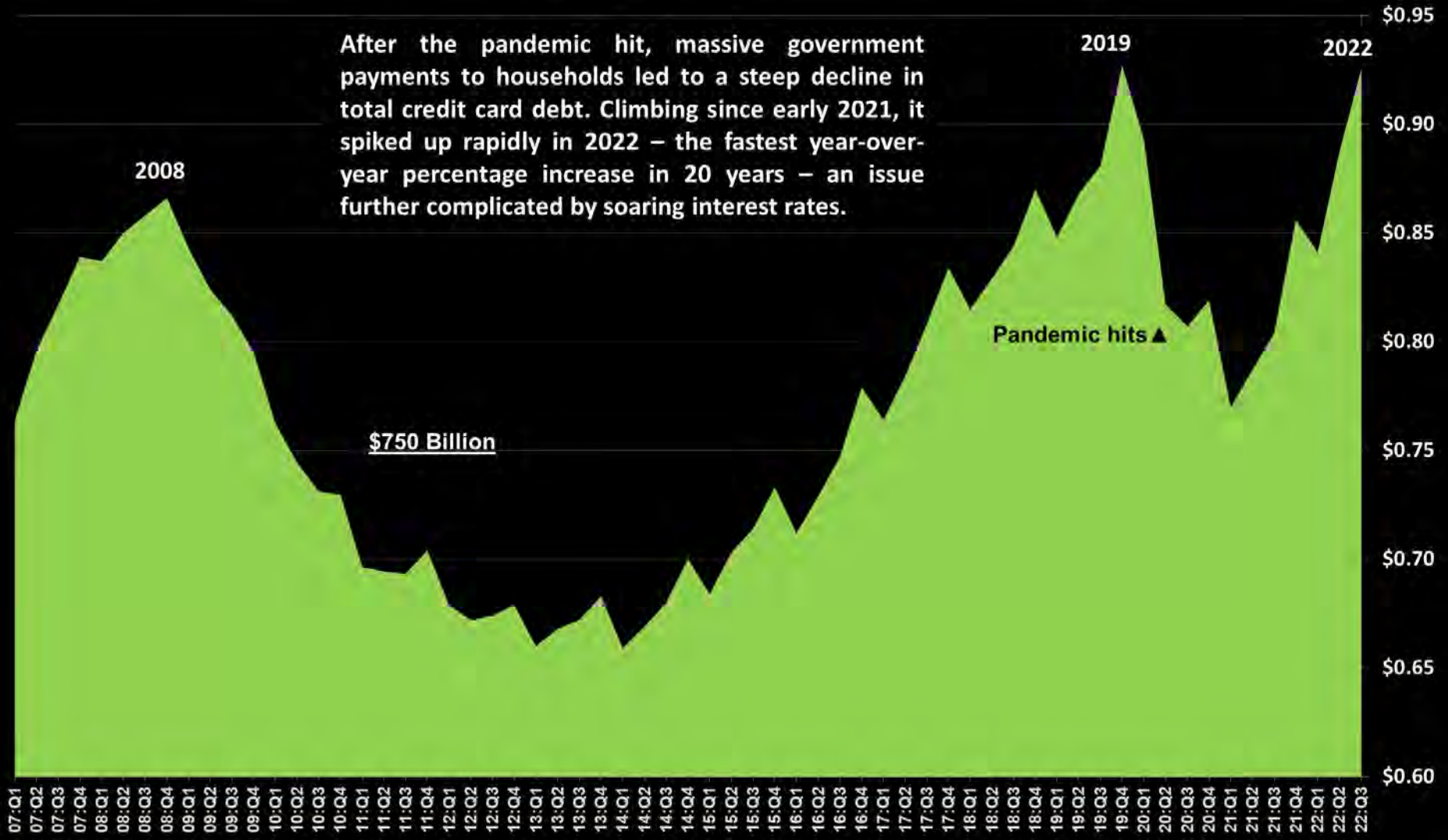


Per Federal Reserve Bank of St. Louis: https://fred.stlouisfed.org/series/GFDEBTN . Data from sources deemed reliable but may contain errors and subject to revision. All numbers should be considered approximate.

COMPASS

U.S. Credit Card Debt

2007 – Q3 2022, in Trillions of Dollars, by Quarter

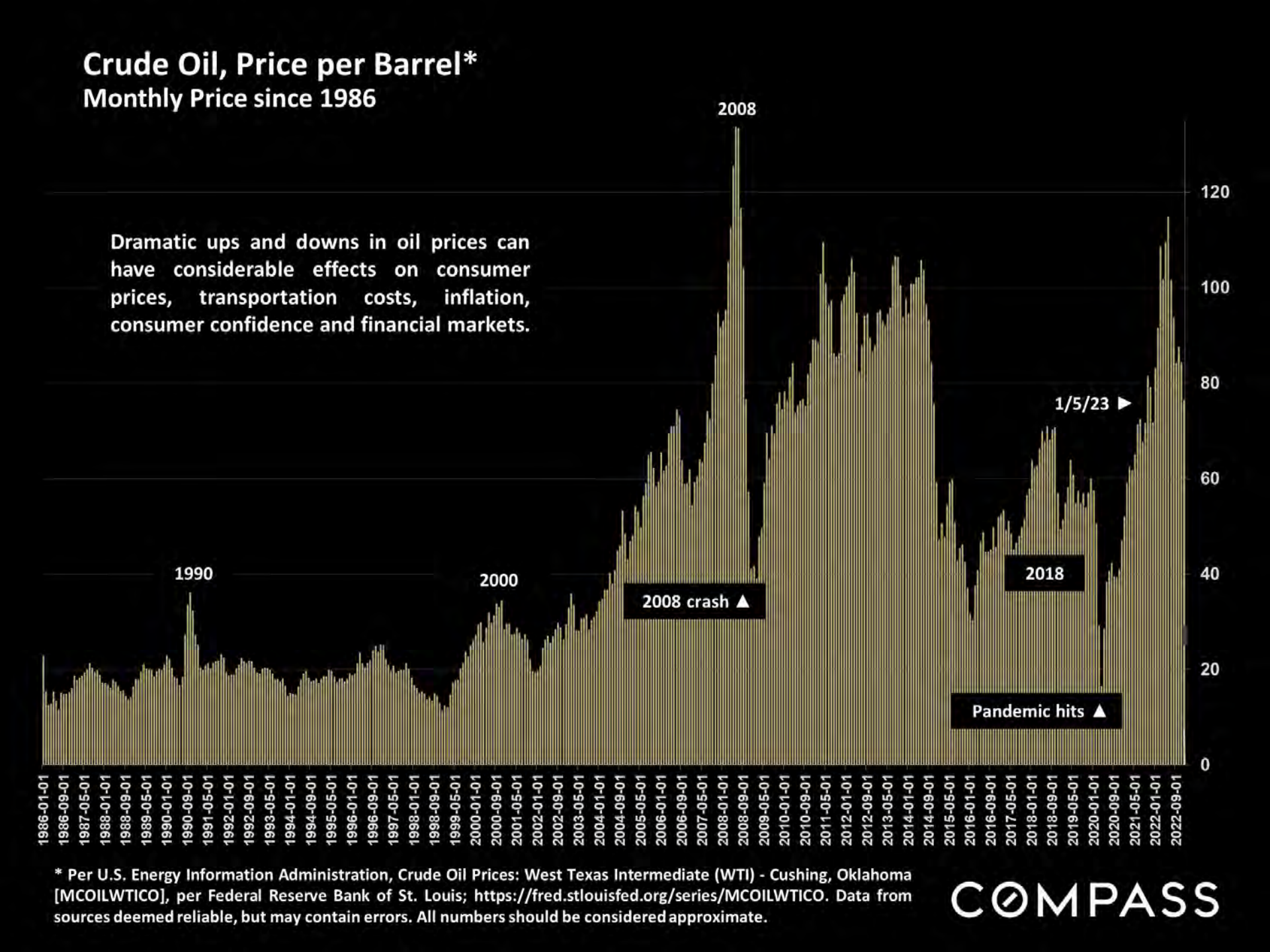


Per Federal Reserve Bank of New York: https://www.newyorkfed.org/microeconomics/hhdc.html . Data from sources deemed reliable but may contain errors and subject to revision. All numbers should be considered approximate.

COMPASS

Crude Oil, Price per Barrel*

Monthly Price since 1986

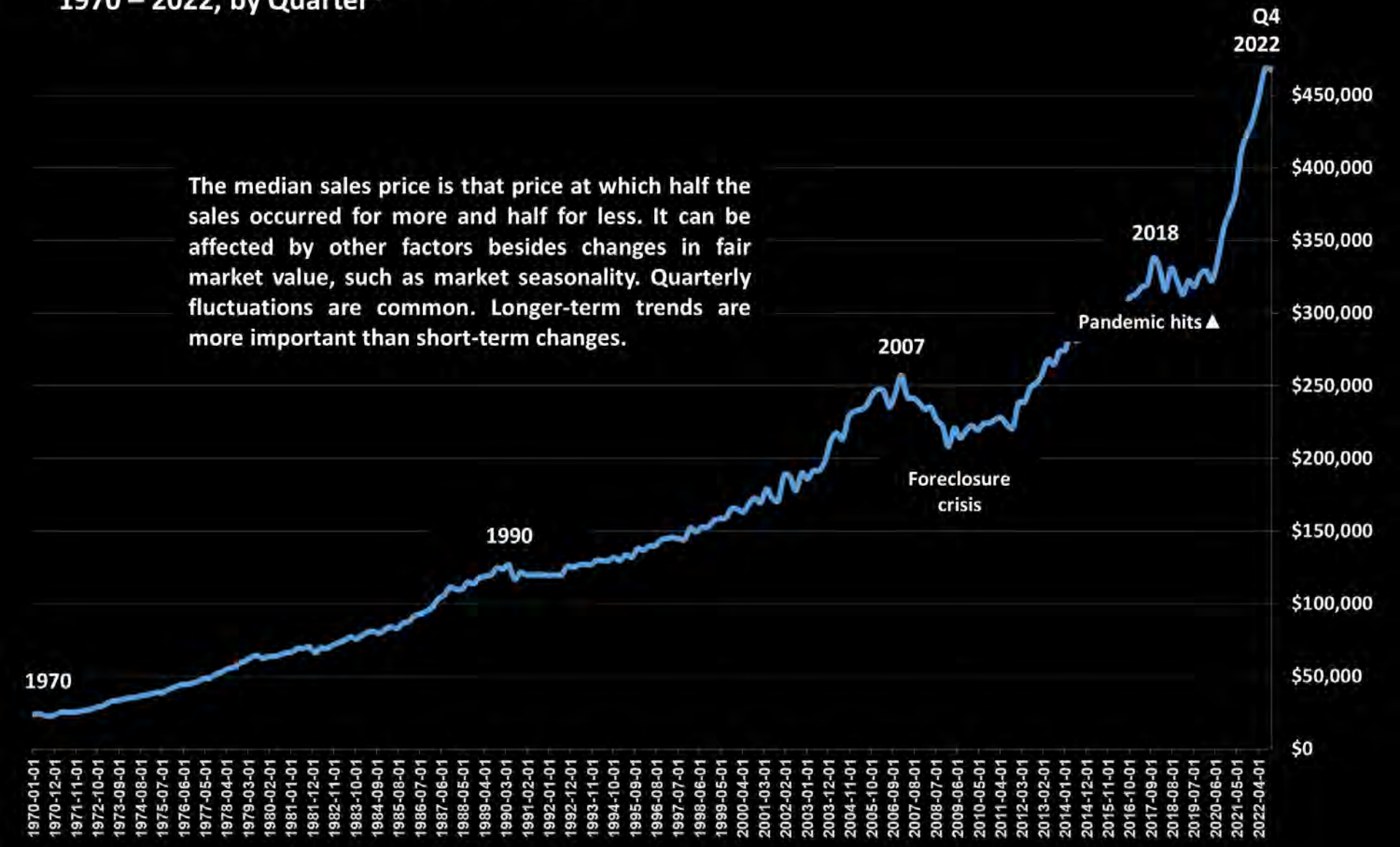


* Per U.S. Energy Information Administration, Crude Oil Prices: West Texas Intermediate (WTI) - Cushing, Oklahoma [MCOILWTICO], per Federal Reserve Bank of St. Louis; https://fred.stlouisfed.org/series/MCOILWTICO. Data from sources deemed reliable, but may contain errors. All numbers should be considered approximate.

COMPASS

National Median House Sales Price

1970 – 2022, by Quarter*



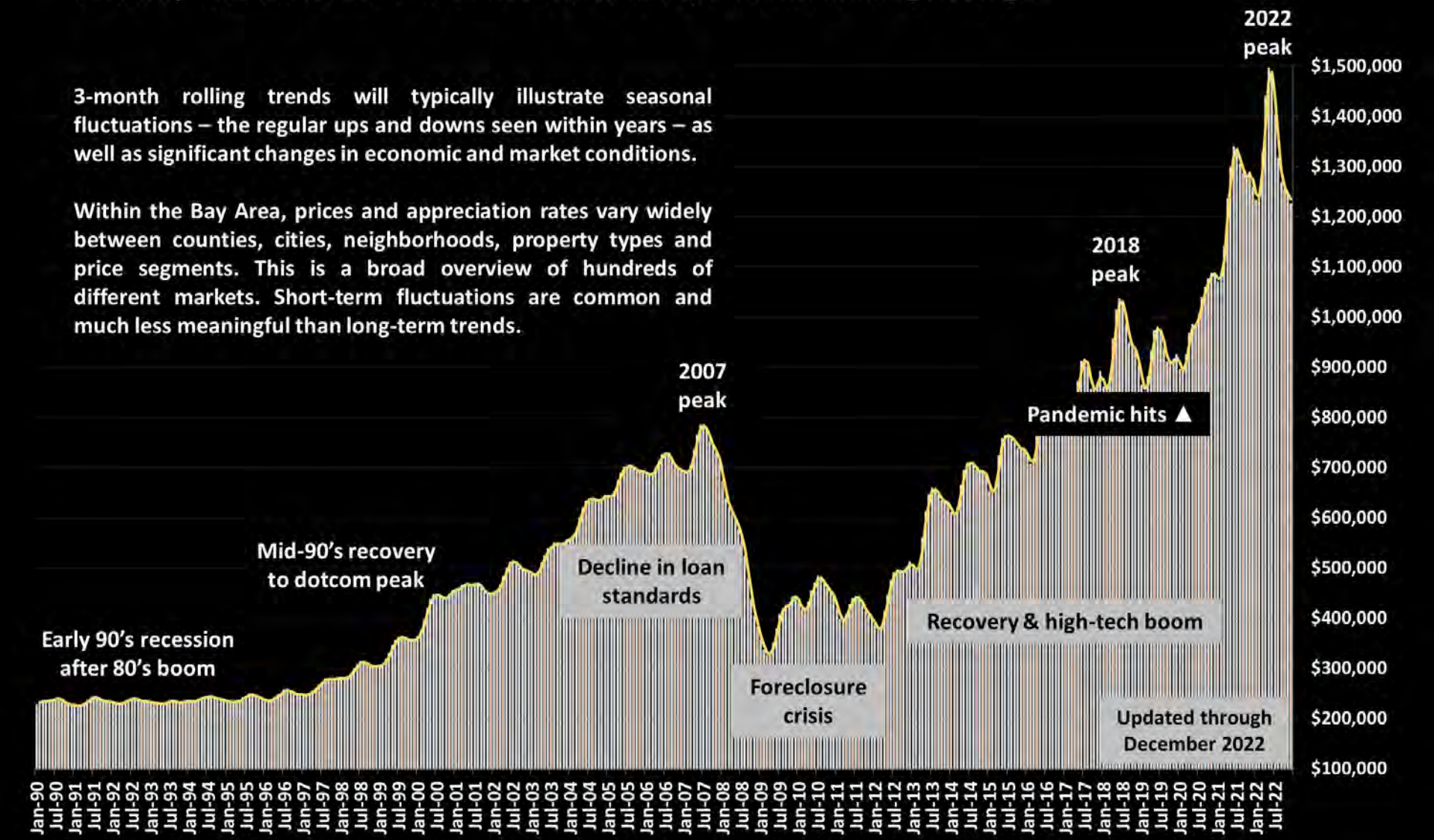
The median sales price is that price at which half the sales occurred for more and half for less. It can be affected by other factors besides changes in fair market value, such as market seasonality. Quarterly fluctuations are common. Longer-term trends are more important than short-term changes.

*Sources: U.S. Census & Department of Housing and Urban Development, per Federal Reserve Bank of St. Louis: https://fred.stlouisfed.org/series/MSPUS. Not seasonally adjusted. Data from sources deemed reliable but may contain errors and subject to revision. Numbers should be considered approximate.

COMPASS

Bay Area Home Price Appreciation – Long-Term Overview

Monthly Median House Sales Prices since 1990, 3-Month Rolling Average



3-month rolling trends will typically illustrate seasonal fluctuations – the regular ups and downs seen within years – as well as significant changes in economic and market conditions.

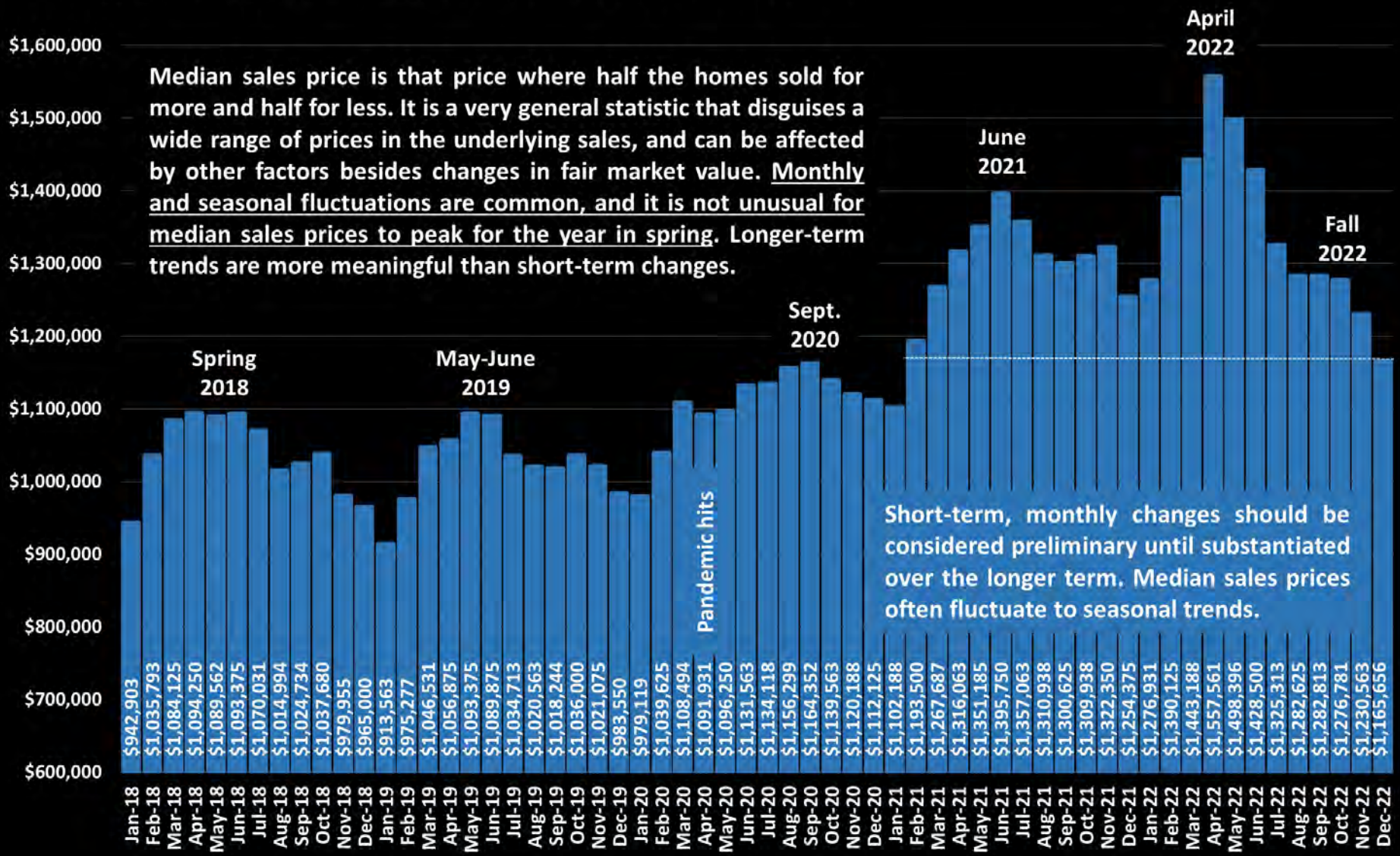
Within the Bay Area, prices and appreciation rates vary widely between counties, cities, neighborhoods, property types and price segments. This is a broad overview of hundreds of different markets. Short-term fluctuations are common and much less meaningful than long-term trends.

Each point reflects a 3 month rolling average of monthly median sales prices for existing houses, 9 Bay Area Counties, per CA Assoc. of Realtors. Last month estimated. 2-period moving trend line. Analysis may contain errors and subject to revision. All numbers approximate, and may change with late-reported sales.

COMPASS

Bay Area Median House Price Trends by Month

Average Monthly Median HOUSE Sales Prices, 2018 – Present*



*Sales reported to NorCal MLS Alliance: Average of median house sales prices for 8 Bay Area Counties, per Infosparks. All numbers approximate, may contain errors and subject to revision. Last month calculated early in following month and may change with late-reported sales.

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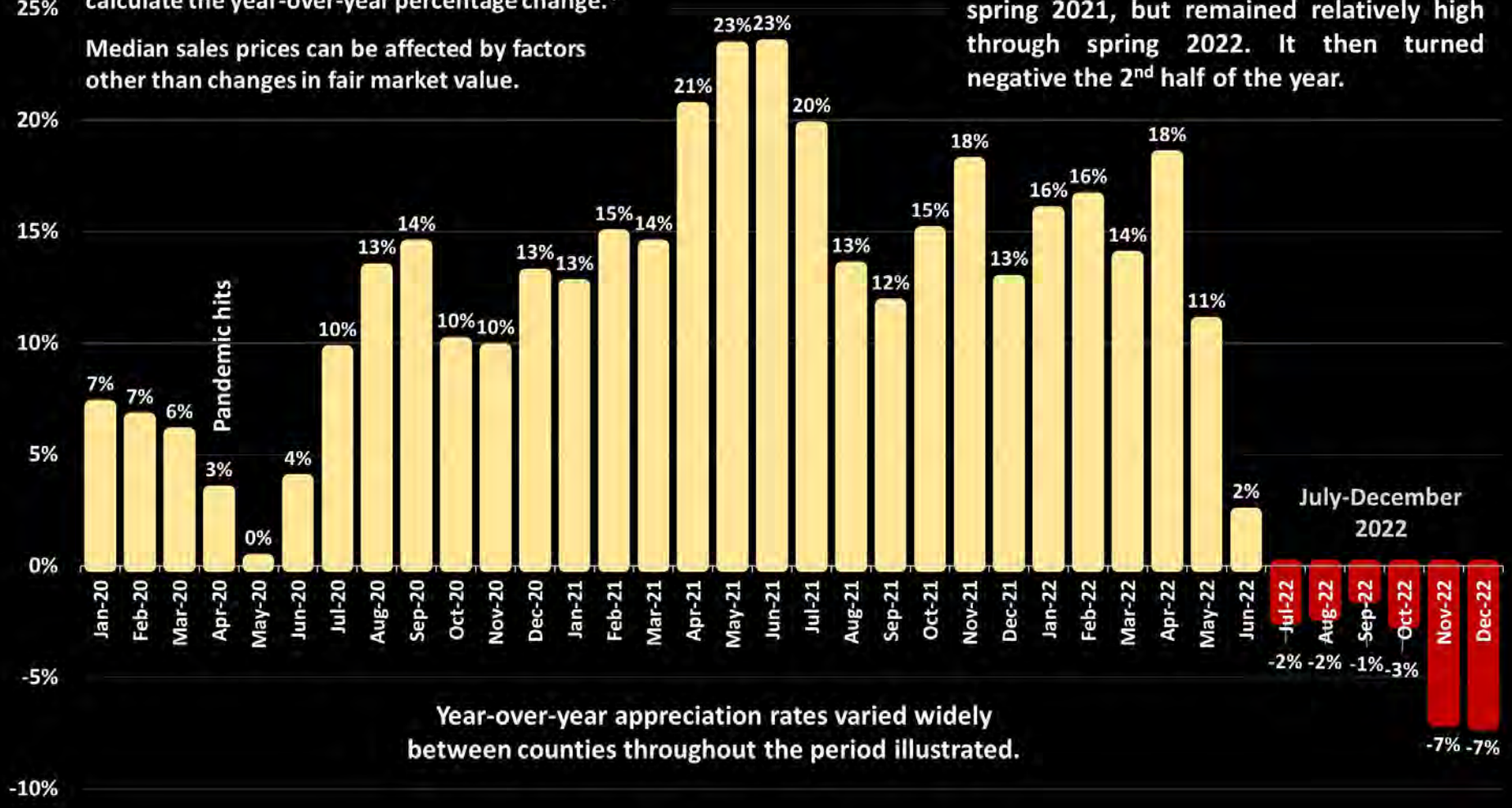
Bay Area Year-over-Year Appreciation Rates since 2020

Approximate Y-o-Y Percentage Change in Monthly Median HOUSE Sales Price*

Comparing the monthly MEDIAN HOUSE SALES PRICE with the same month of the previous year to calculate the year-over-year percentage change.*

Median sales prices can be affected by factors other than changes in fair market value.

The Bay Area year-over-year median house sales price appreciation rate peaked in spring 2021, but remained relatively high through spring 2022. It then turned negative the 2nd half of the year.



Year-over-year appreciation rates varied widely between counties throughout the period illustrated.

*Sales reported to NorCal MLS Alliance, per Infosparks. Using an average of the monthly median house sales price for 8 Bay Area Counties. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers approximate, and may change with late-reported sales.

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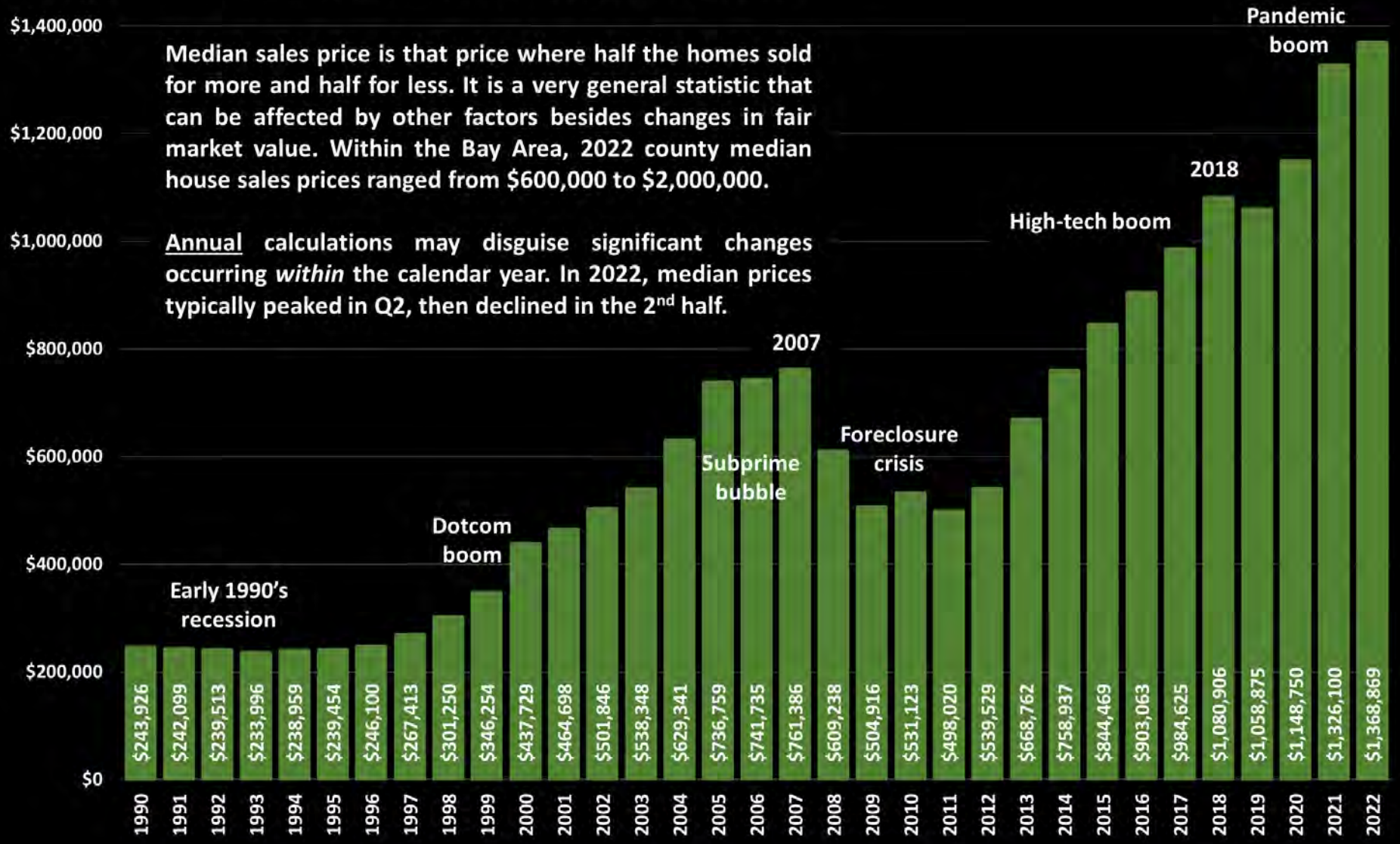
Bay Area Median Home Price Trends

Avg. Annual Median HOUSE Sales Prices, 1990 – Present*



*Sales reported to MLS: Average of annual median house sales prices for 8 Bay Area Counties, per CA Association of Realtors historical survey. 2022 data per NorCal MLS Alliance, per Infosparks, sales reported by 1/2/23. All numbers approximate, may contain errors and subject to revision.

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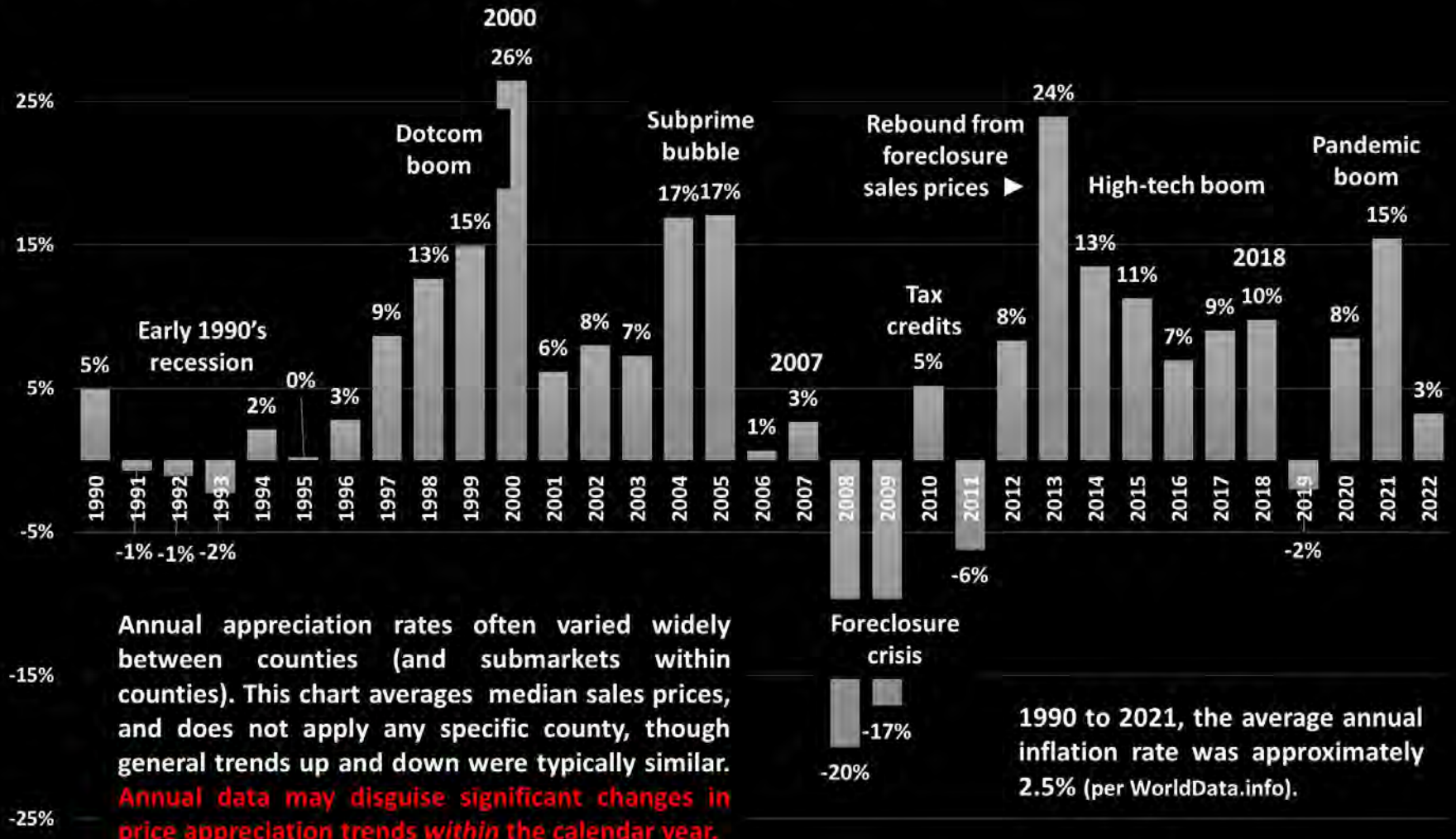
Bay Area Year-over-Year Appreciation Rates since 1990

Avg. Y-o-Y Percentage Change in Annual Median HOUSE Sales Price*



Annual appreciation rates often varied widely between counties (and submarkets within counties). This chart averages median sales prices, and does not apply any specific county, though general trends up and down were typically similar. Annual data may disguise significant changes in price appreciation trends *within* the calendar year.

1990 to 2021, the average annual inflation rate was approximately 2.5% (per WorldData.info).

*Sales reported to MLS: Average of annual year-over-year median house sales prices for 8 Bay Area Counties, per CA Association of Realtors historical survey. 2022 data per NorCal MLS Alliance, per Infosparks. All numbers approximate – multi-county appreciation can be calculated in different ways – may contain errors and subject to revision. Past performance is not a guarantee of future results.

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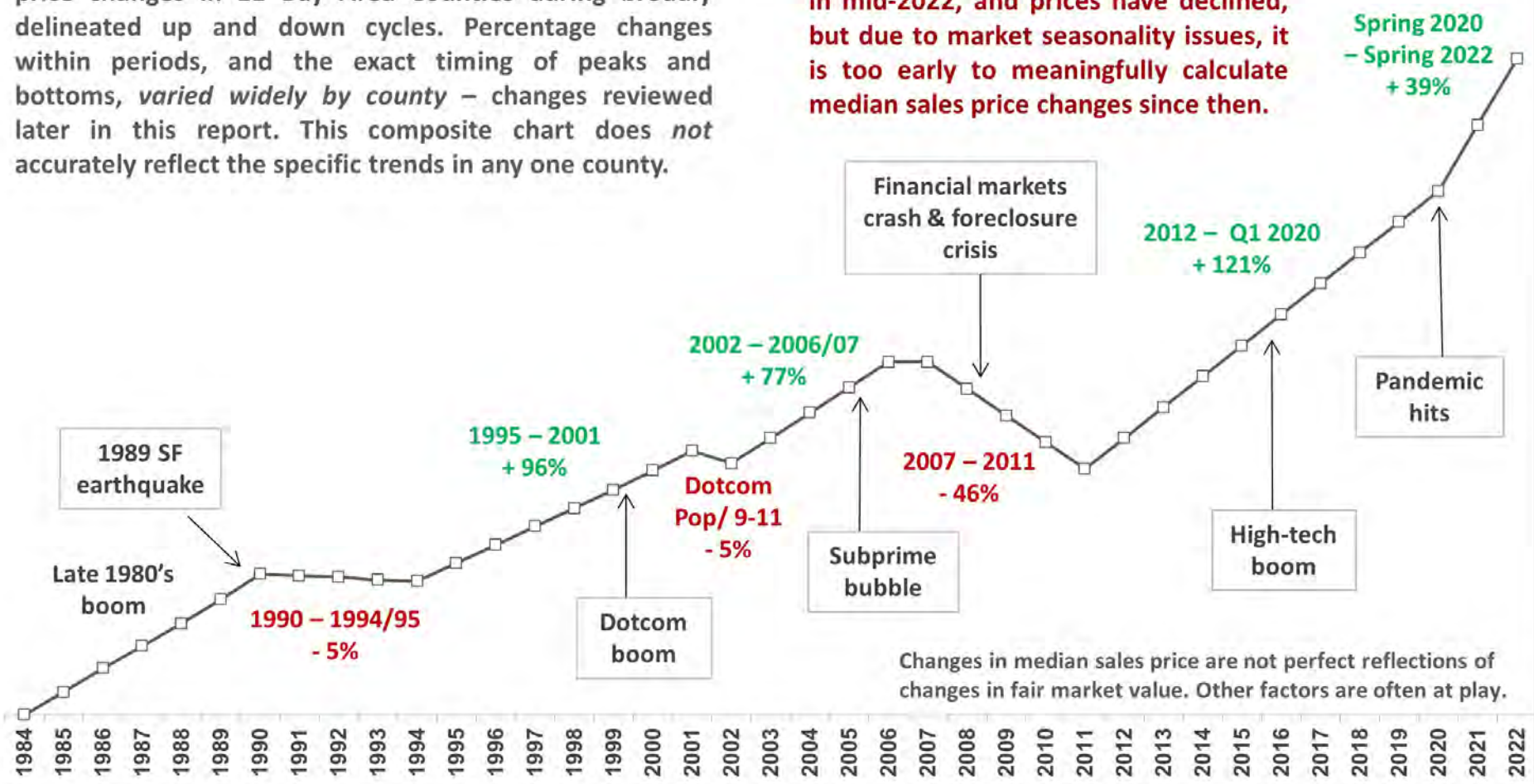
Approximate, Smoothed-Out Schematic of Bay Area Median House Sales Price Changes over 30+ Years

Illustrating very approximate, average median house sales price changes in 11 Bay Area Counties during broadly delineated up and down cycles. Percentage changes within periods, and the exact timing of peaks and bottoms, *varied widely by county* – changes reviewed later in this report. This composite chart does *not* accurately reflect the specific trends in any one county.

Note: A major market correction began in mid-2022, and prices have declined, but due to market seasonality issues, it is too early to meaningfully calculate median sales price changes since then.



For 11 Bay Area Counties. Sales data per CA Association of Realtors or NorCal Regional MLS. Years between market peaks and bottoms *are not accurately represented*, but entered as straight lines: *Shorter-term fluctuations are not reflected.* Adjusted for larger anomalies when identified. Percentages are very approximate, good-faith estimates.

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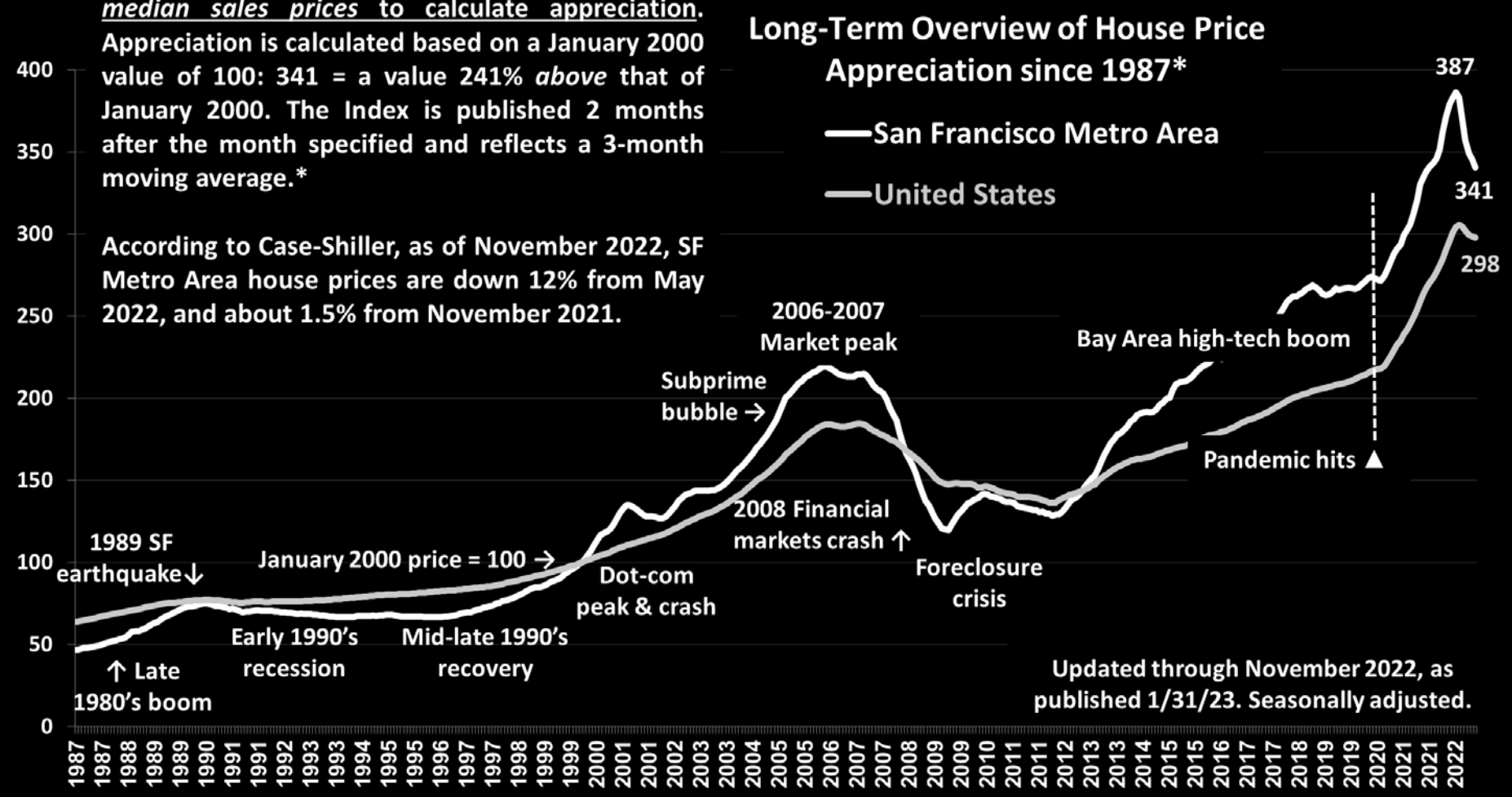
S&P CoreLogic Case-Shiller Home Price Index*

United States vs. San Francisco 5-County Metro-Area

https://my.spindices.com/index-family/sp-corelogic-case-shiller/sp-corelogic-case-shiller-composite

Case-Shiller uses a proprietary algorithm, *not median sales prices* to calculate appreciation. Appreciation is calculated based on a January 2000 value of 100: 341 = a value 241% *above* that of January 2000. The Index is published 2 months after the month specified and reflects a 3-month moving average.*

According to Case-Shiller, as of November 2022, SF Metro Area house prices are down 12% from May 2022, and about 1.5% from November 2021.



*Seasonally adjusted, house price appreciation calculated by algorithm analysis of sales data. The S&P CoreLogic Case-Shiller Index San Francisco Metro Area includes San Francisco, Marin, San Mateo, Alameda and Contra Costa counties. The Index is published 2 months after the month specified and reflects a 3-month moving average.

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Factors in Bay Area Real Estate Markets

Many of these factors' effects can swing both positive and negative; sometimes effects are deeply counter-intuitive (e.g. a pandemic causing a fierce housing boom). Economic, political, social and ecological dynamics constantly change and interact in difficult-to-predict ways. Market-changing developments can percolate gradually, or arise quickly and unexpectedly. The impact of specific factors can vary by market segment.

Local economic conditions: High-tech booms, employment, housing affordability & development, venture capital & foreign investment, pro/anti-business sentiment, etc.			
Interest rates	**Stock markets**	**Inflation**	**Consumer confidence**
Household wealth; personal, corporate, govt. debt levels	**Massive, governmental economic interventions (including by the Fed): post 9/11/2001, post 9/2008, post 3/2020**		
Natural disasters such as COVID, 1989 earthquake, 2017-21 fires, drought			
Domestic & foreign migration; federal immigration policy; demographic changes			
Tax law e.g. real estate tax benefits & credits, 2017 SALT-deduction limitation	**Rental market dynamics**	**State income tax disparities**	
International economic/political events, e.g. large oil price swings, military/economic conflict, foreign economic crises, 9/11, 2015 Chinese stock market crash			
Local, state & national politics	**Social and quality of life issues: Crime, homelessness, cost of living, economic inequality, partisan politics, etc.**		
Financial industry manipulation, fraud, engineering, recklessness, e.g. junk bonds, S&L collapse, predatory lending, abandonment of risk mgmt. & underwriting standards, CDOs & rating-agency deceit, insider trading, over-leveraged investing; irrational exuberance			

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COMPASS San Francisco Bay Area Market Reports: https://www.BayAreaMarketReports.com/

Statistics are generalities, essentially summaries of widely disparate data generated by dozens, hundreds or thousands of unique, individual sales occurring within different time periods. They are best seen not as precise measurements, but as broad, comparative indicators, with reasonable margins of error. Anomalous fluctuations in statistics are not uncommon, especially in smaller, expensive market segments. Last period data should be considered estimates that may change with late-reported data. Different analytics programs sometimes define statistics – such as "active listings," "days on market," and "months supply of inventory" – differently: what is most meaningful are not specific calculations but the *trends* they illustrate. Most listing and sales data derives from the local or regional multi-listing service (MLS) of the area specified in the analysis, but not all listings or sales are reported to MLS and these won't be reflected in the data. "Homes" signifies real-property, single-household housing units: houses, condos, co-ops, townhouses, duets and TICs (but not mobile homes), as applicable to each market. City/town names refer specifically to the named cities and towns, or their MLS areas, unless otherwise delineated. Multi-county metro areas will be specified as such. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers to be considered approximate.

Many aspects of value cannot be adequately reflected in median and average statistics: curb appeal, age, condition, amenities, views, lot size, quality of outdoor space, "bonus" rooms, additional parking, quality of location *within* the neighborhood, and so on. How any of these statistics apply to any particular home is unknown without a specific comparative market analysis.

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