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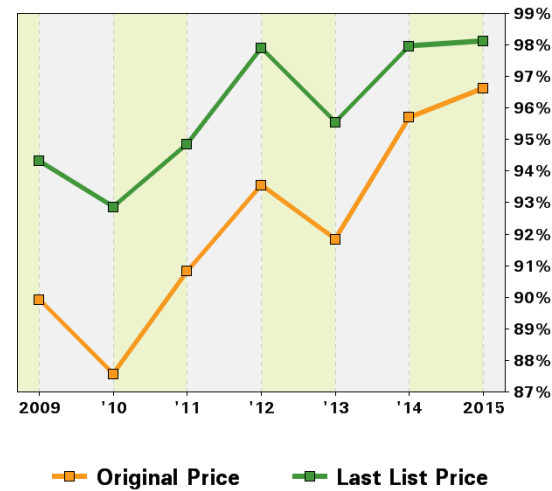
Local Market Intelligence Report

Irvington Single-Family Homes

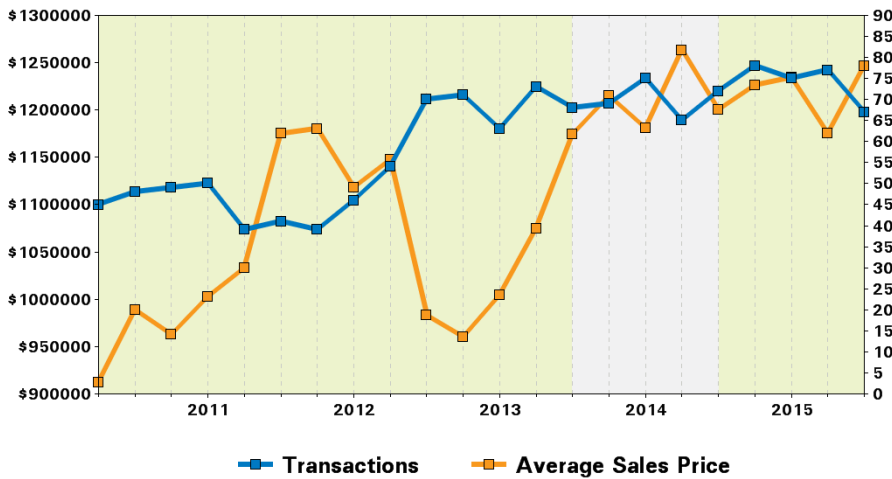
Market Report

	7/1/2015 to 9/30/2015	7/1/2014 to 9/30/2014	Percent Change	4/1/2015 to 6/30/2015	Percent Change
Total Closed Sales	27	35	-23%	15	80%
Average Selling Price (\$)	\$1,272,056	\$1,096,083	16%	\$1,330,067	-4%
Median Selling Price (\$)	\$930,006	\$947,500	-2%	\$1,035,000	-10%
Average Days on Market	154	149	3%	164	-6%
Listing Discount Off: Original Price / Last Price	4.2% / 1.9%	3.8% / 2.7%	11% / -30%	4.6% / 3.4%	-9% / -44%
Price Per Square Foot (\$)	\$438.38	\$380.40	15%	\$431.79	2%

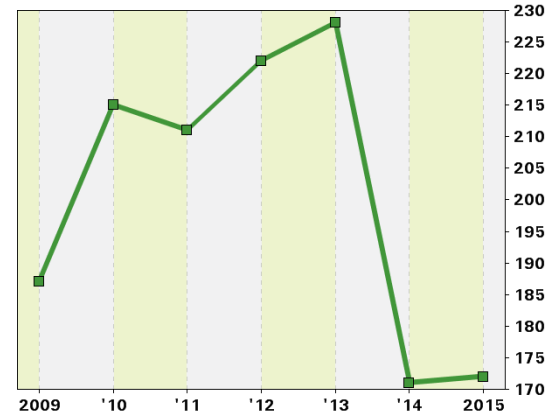
Listing Discounts Made by Sellers



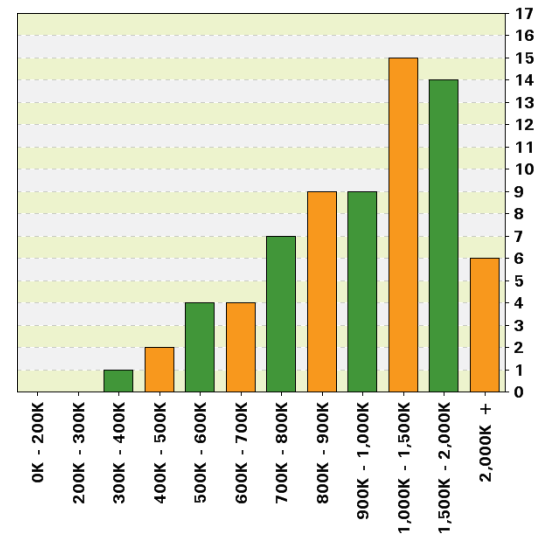
Sales Prices and Transactions for Rolling Year Quarters



Average Days on Market



Price Range of Sales in Last Year



Understanding the Data in the Local Market Intelligence Report

The information in this report comes from local multiple listing systems, and includes all reported sales by participating brokers. Please note the following qualifications for the data: (1) data for certain local areas might comprise a relatively small sample size, which could lead to wide variations in quarterly results that might be unrepresentative or misleading; (2) the "Average Days on Market" measurement includes days from listing to closing, but does not include duration of prior listings of properties; (3) the "Listing Discount" measures the actual sold price against both the original listing price and the final listing price (after any reductions), but does not include pricing of any prior listings of properties; (4) Sales in Last Year data includes all sales, not just sales by Better Homes and Gardens Rand Realty, and we make no representation that we participated in any of the sales. If you have any questions about the data, contact your Better Homes and Gardens Rand Realty agent.