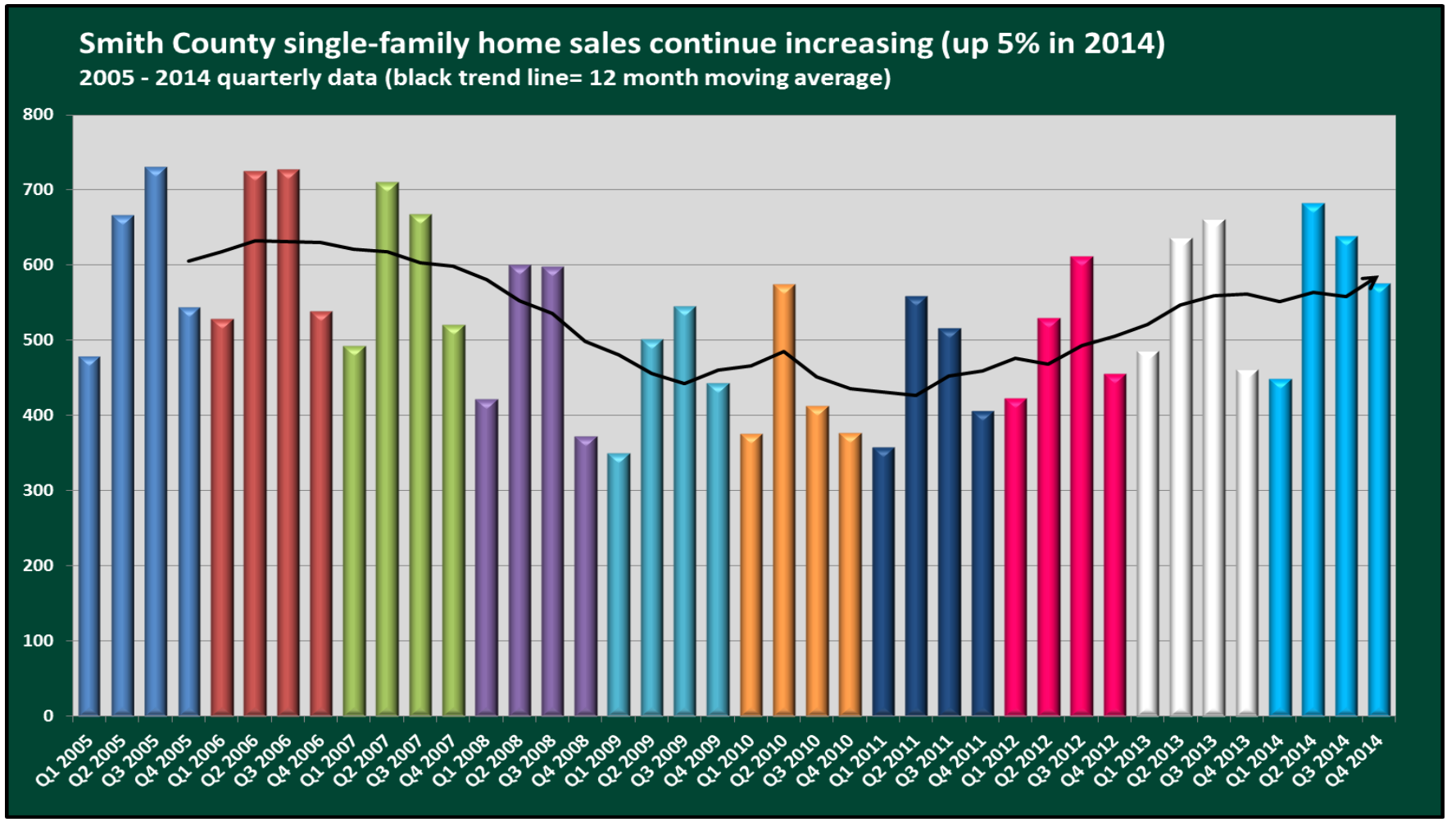
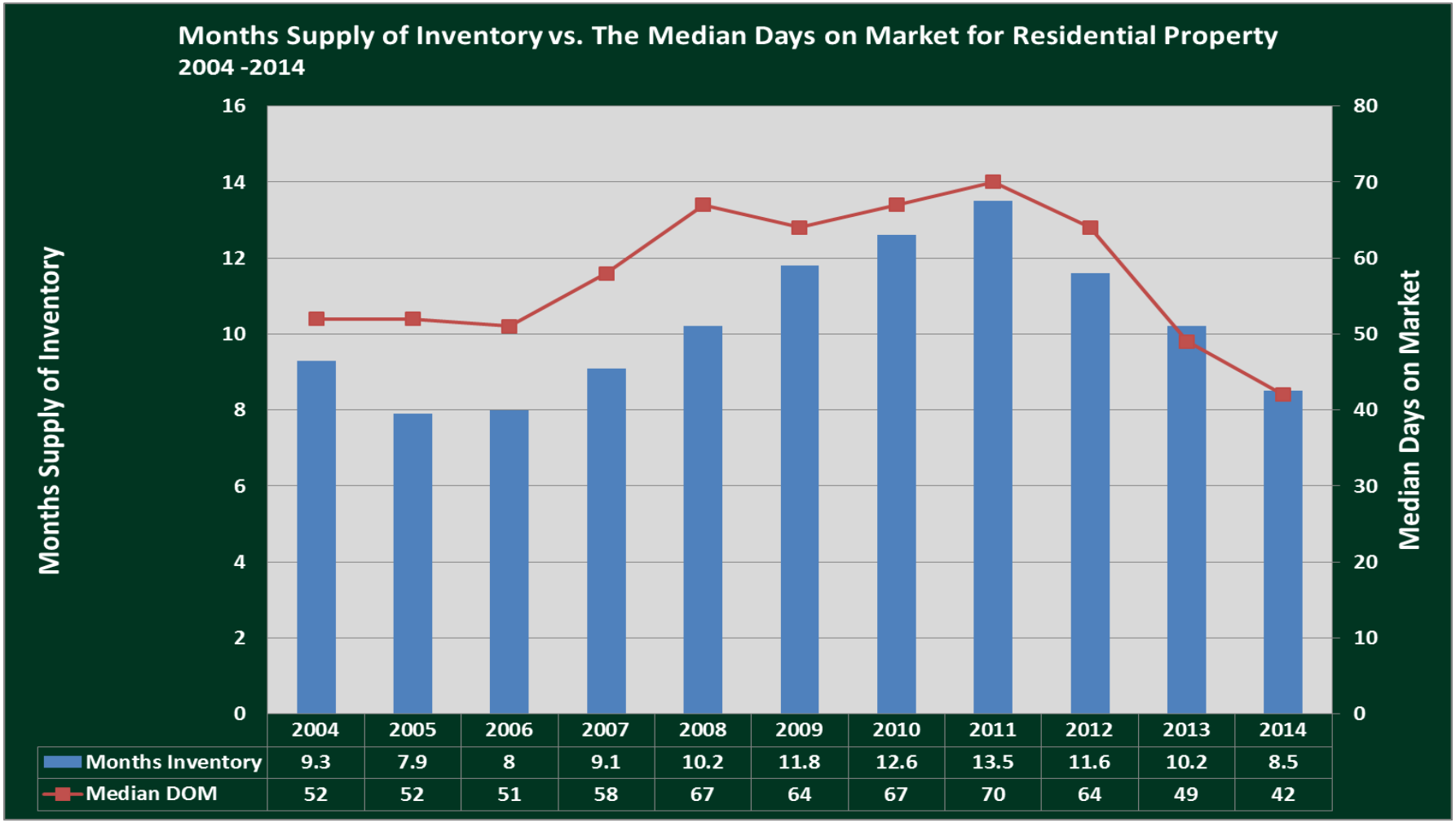
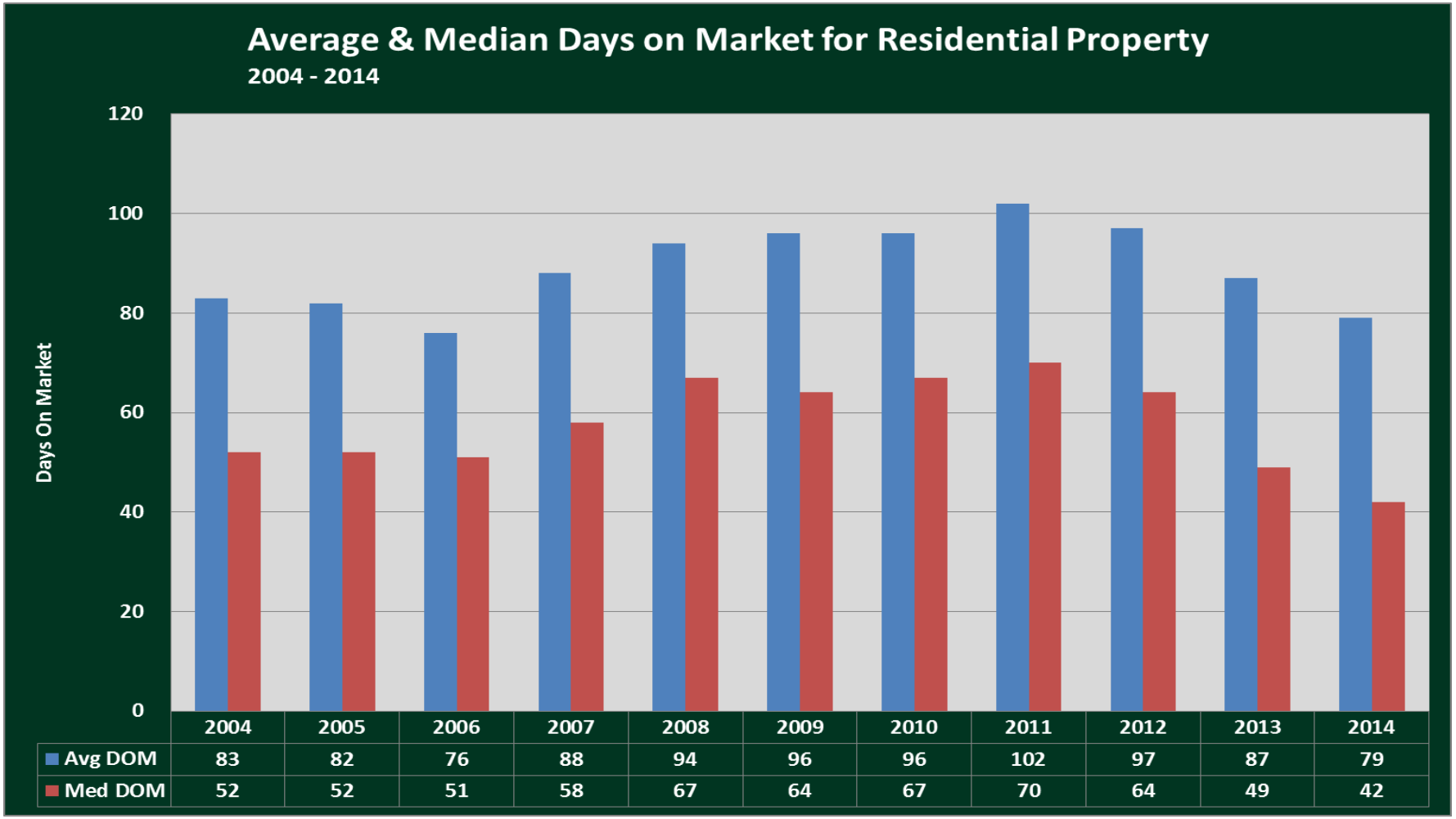

Smith County single-family home sales continue increasing (up 5% in 2014)
2005 - 2014 quarterly data (black trend line= 12 month moving average)
800
700
600
500
400
300
200
100
0
Q1 2005
Q2 2005
Q3 2005
Q4 2005
Q1 2006
Q2 2006
Q3 2006
Q4 2006
Q1 2007
Q2 2007
Q3 2007
Q4 2007
Q1 2008
Q2 2008
Q3 2008
Q4 2008
Q1 2009
Q2 2009
Q3 2009
Q4 2009
Q1 2010
Q2 2010
Q3 2010
Q4 2010
Q1 2011
Q2 2011
Q3 2011
Q4 2011
Q1 2012
Q2 2012
Q3 2012
Q4 2012
Q1 2013
Q2 2013
Q3 2013
Q4 2013
Q1 2014
Q2 2014
Q3 2014
Q4 2014

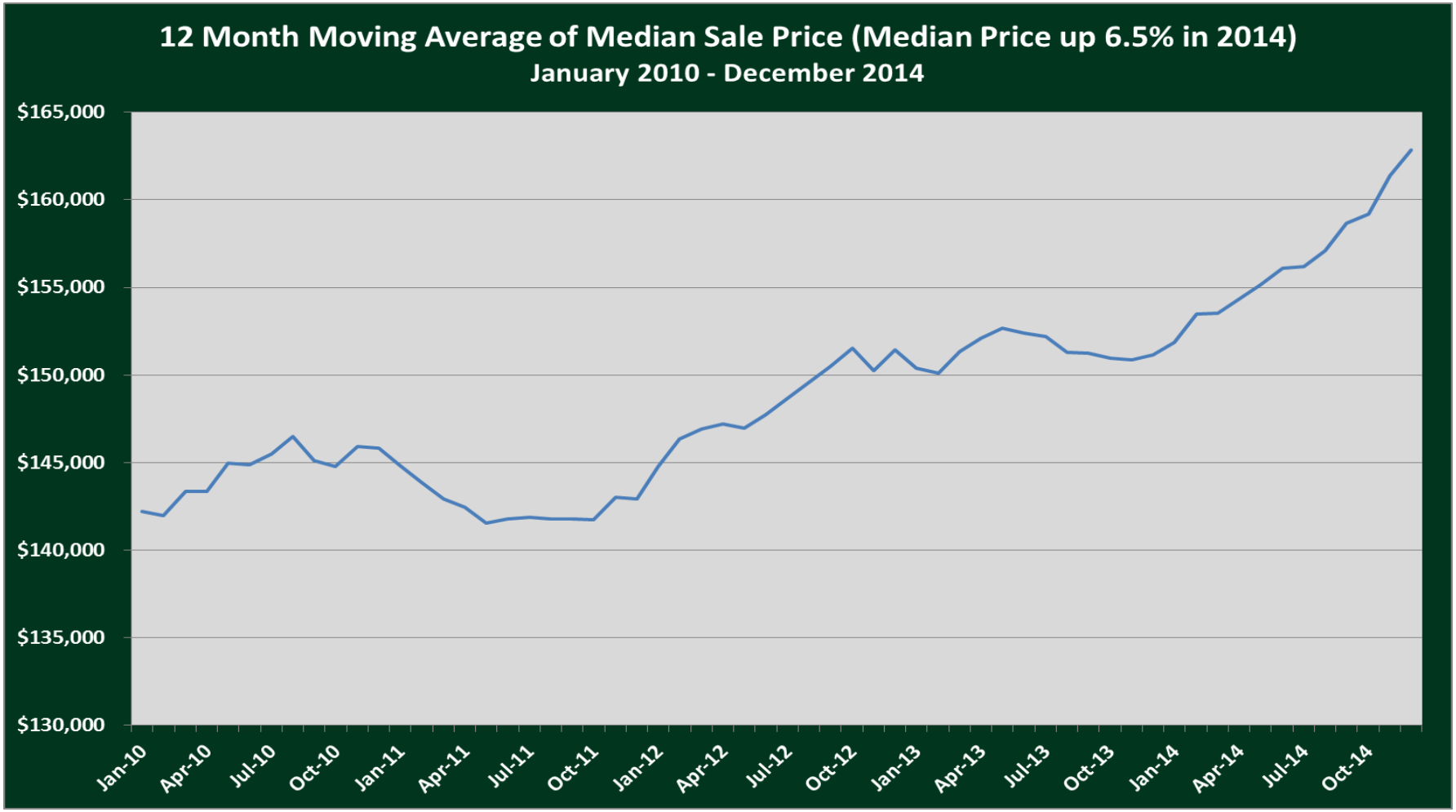
Months Supply of Inventory vs. The Median Days on Market for Residential Property 2004 -2014

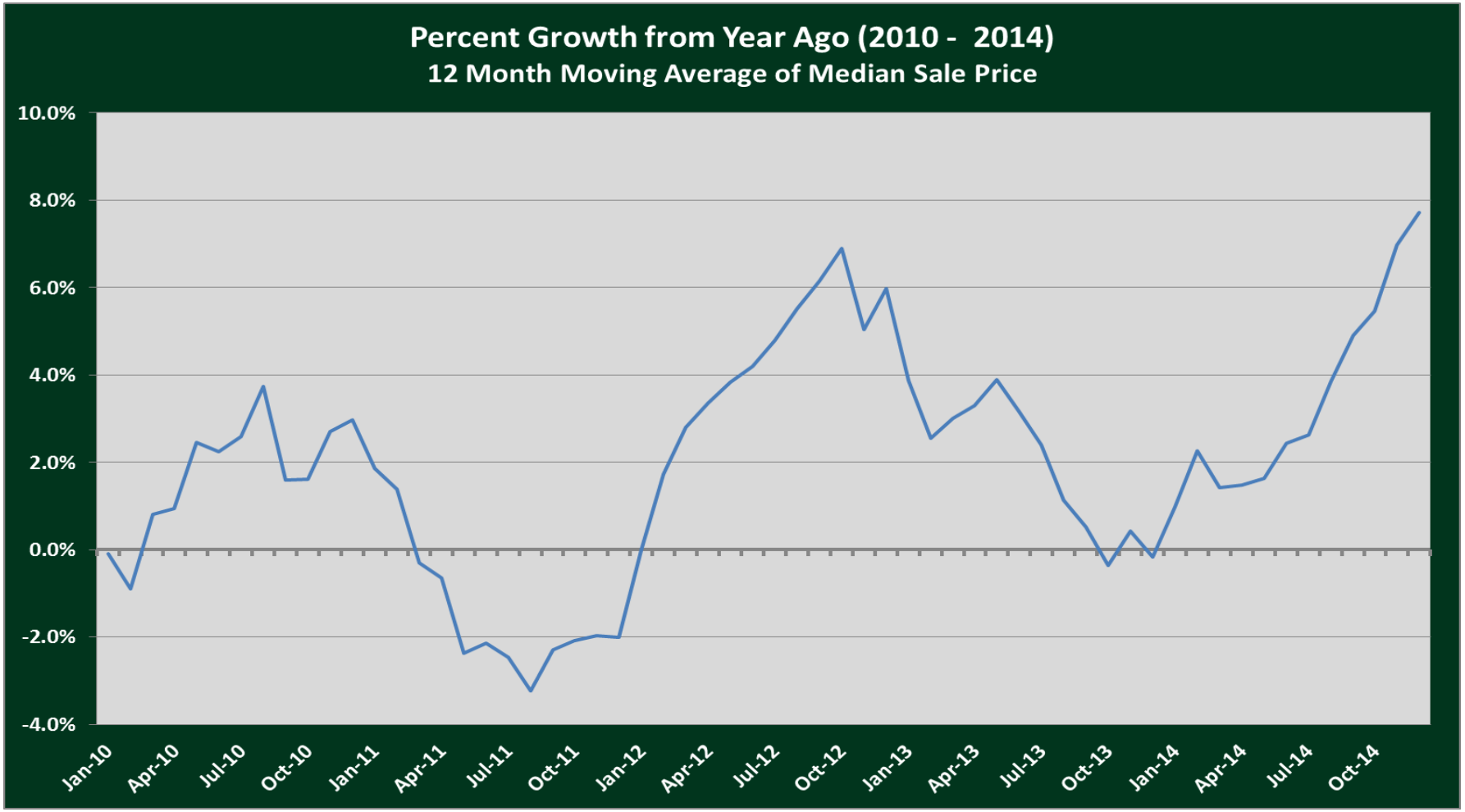


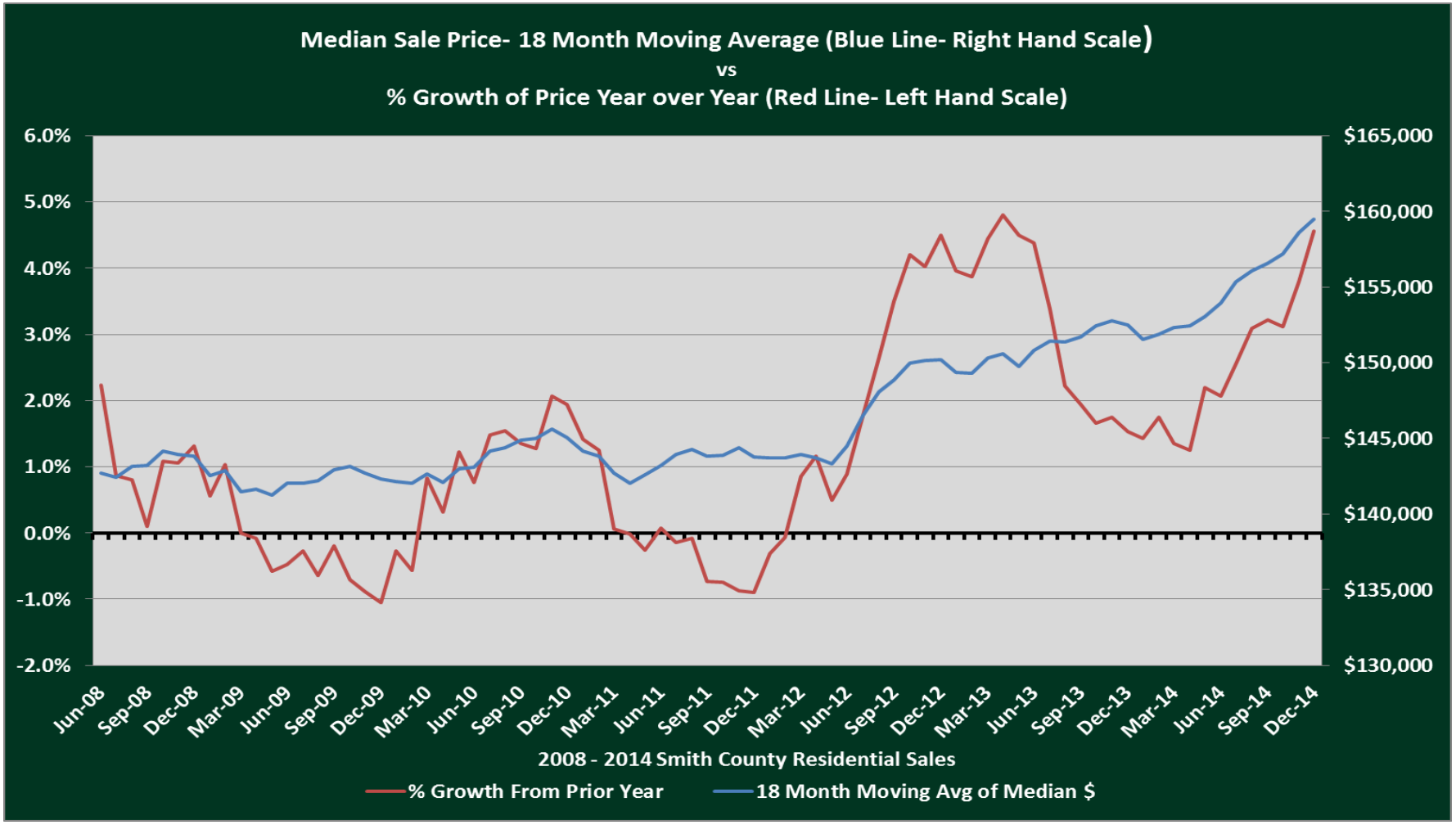
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Months Inventory	9.3	7.9	8	9.1	10.2	11.8	12.6	13.5	11.6	10.2	8.5
Median DOM	52	52	51	58	67	64	67	70	64	49	42



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Avg DOM	83	82	76	88	94	96	96	102	97	87	79
Med DOM	52	52	51	58	67	64	67	70	64	49	42


12 Month Moving Average of Median Sale Price (Median Price up 6.5% in 2014)
January 2010 - December 2014
$165,000
$160,000
$155,000
$150,000
$145,000
$140,000
$135,000
$130,000
Jan-10
Apr-10
Jul-10
Oct-10
Jan-11
Apr-11
Jul-11
Oct-11
Jan-12
Apr-12
Jul-12
Oct-12
Jan-13
Apr-13
Jul-13
Oct-13
Jan-14
Apr-14
Jul-14
Oct-14


Percent Growth from Year Ago (2010 - 2014)
12 Month Moving Average of Median Sale Price
10.0%
8.0%
6.0%
4.0%
2.0%
0.0%
-2.0%
-4.0%
Jan-10
Apr-10
Jul-10
Oct-10
Jan-11
Apr-11
Jul-11
Oct-11
Jan-12
Apr-12
Jul-12
Oct-12
Jan-13
Apr-13
Jul-13
Oct-13
Jan-14
Apr-14
Jul-14
Oct-14


Median Sale Price- 18 Month Moving Average (Blue Line- Right Hand Scale)
vs
% Growth of Price Year over Year (Red Line- Left Hand Scale)
6.0%
5.0%
4.0%
3.0%
2.0%
1.0%
0.0%
-1.0%
-2.0%
$165,000
$160,000
$155,000
$150,000
$145,000
$140,000
$135,000
$130,000
Jun-08
Sep-08
Dec-08
Mar-09
Jun-09
Sep-09
Dec-09
Mar-10
Jun-10
Sep-10
Dec-10
Mar-11
Jun-11
Sep-11
Dec-11
Mar-12
Jun-12
Sep-12
Dec-12
Mar-13
Jun-13
Sep-13
Dec-13
Mar-14
Jun-14
Sep-14
Dec-14
2008 - 2014 Smith County Residential Sales
% Growth From Prior Year
18 Month Moving Avg of Median $