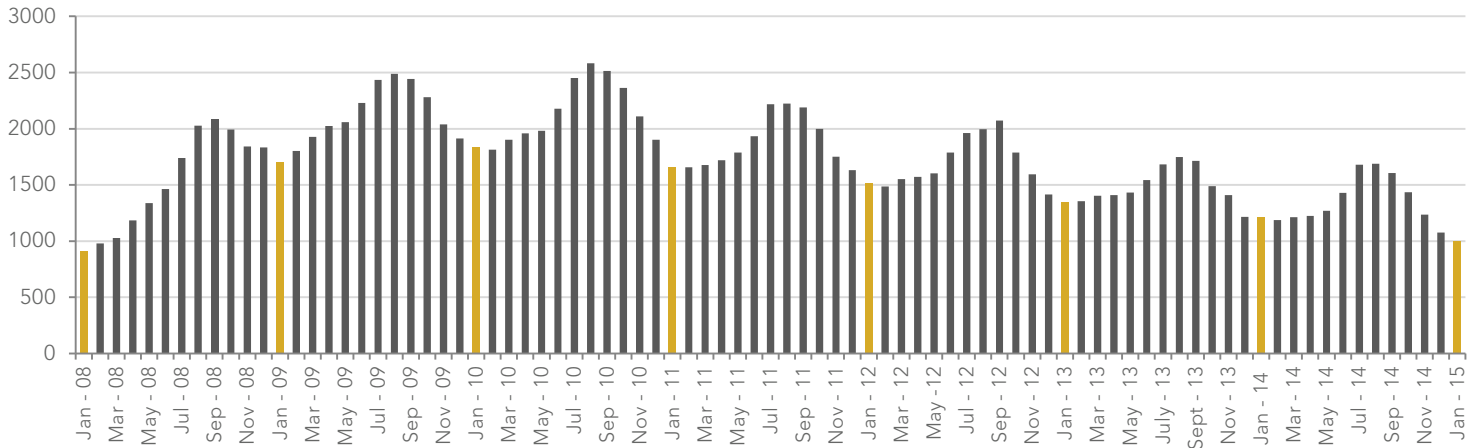


Market Insider

SUMMIT COUNTY EDITION

SUMMIT COUNTY ACTIVE INVENTORY

Comparing active land and residential properties over the past seven years.



source: MLS DATA

HIGHLIGHTS FROM REAL ESTATE & SUMMIT COUNTY LIFESTYLE NEWS ARTICLES

REAL ESTATE PRO'S 2015 FORECAST: AXIS OF HOUSING HAPPINESS. CNBC.com 12/22/14

Next year is going to be a great one for real estate, two pros in the sector told CNBC on Monday. For broker Fred Glick, it's all about jobs, oil prices and interest rates, which translate into more money in consumers' pockets and more confidence. "This is all going to turn around to a happiness. I call it the axis of housing happiness in that you have jobs, you have low oil prices and you have low interest rates," Glick told "Closing Bell." "This is great, I love it here."

Real estate lawyer Shari Olefson said 2015 will be the first year the whole nation recovered, with everyone getting back into the game, including those who lost their last homes to foreclosure. First-time buyers will probably exceed their 40 percent historic average in terms of participation, she predicted. Plus, boomers will have a big impact because of their sheer numbers, especially in regions where they plan to spend their retirement. On top of that, "we're going to have those boomerang buyers who sat out the mandatory waiting period and can get back into housing," Olefson said.

U.S. HOUSING MARKET SHOWS SIGNS OF STABILIZING. NationalMortgageProfessional.com 12/23/14

Freddie Mac has released its newly updated Multi-Indicator Market Index (MiMi), showing the U.S. housing market continuing to stabilize as 70 of the markets tracked are now showing positive momentum, including two additional metro areas reaching their benchmark stable ranges, San Jose and Pittsburgh.

Currently, the national MiMi value stands at 74.5, indicating a weak housing market overall, but showing a slight improvement (+0.12 percent) from September to October and a positive three-month trend of (+0.42 percent). On a year-over-year basis, the U.S. housing market has improved (+4.48 percent). The nation's all-time MiMi high of 122.5 was June 2006; its low was 60.3 in September 2011, when the housing market was at its weakest. Since that time, the housing market has made a 23.5 percent rebound.

Housing markets continue to heal across the country with those hardest hit showing the biggest improvement," said Freddie Mac Chief Economist Frank Nothaft. "Low mortgage rates have helped, but we also need better household income growth. The employment picture needs to improve more to strengthen wage growth. The good news is we're slowly starting to see this happen in areas like Denver, San Jose, Nashville and Pittsburgh to name a few, where we're also seeing better purchase application activity on a monthly basis."

WHY 2015 MIGHT BE THE YEAR YOU FINALLY SELL YOUR HOUSE. TIME.com 12/26/14

Home price gains are slowing, credit is thawing, and more first-time buyers may be hitting the real estate market in 2015. Better balance in the housing sector is "in" next year, as far as trends go. That's likely to put buyers and sellers on a more even footing.

Bringing Back Buyers - Mortgage credit is becoming more available as lenders scale back requirements.

Affordability May Be a Concern - Job wage growth will play a big role in shaping homebuying activity. Gains in both may offset the price and rate increases likely on the horizon.

Home Prices & Inventory - The combination of cooling prices and more inventory means the balance of power is tilting back toward buyers in some markets.