

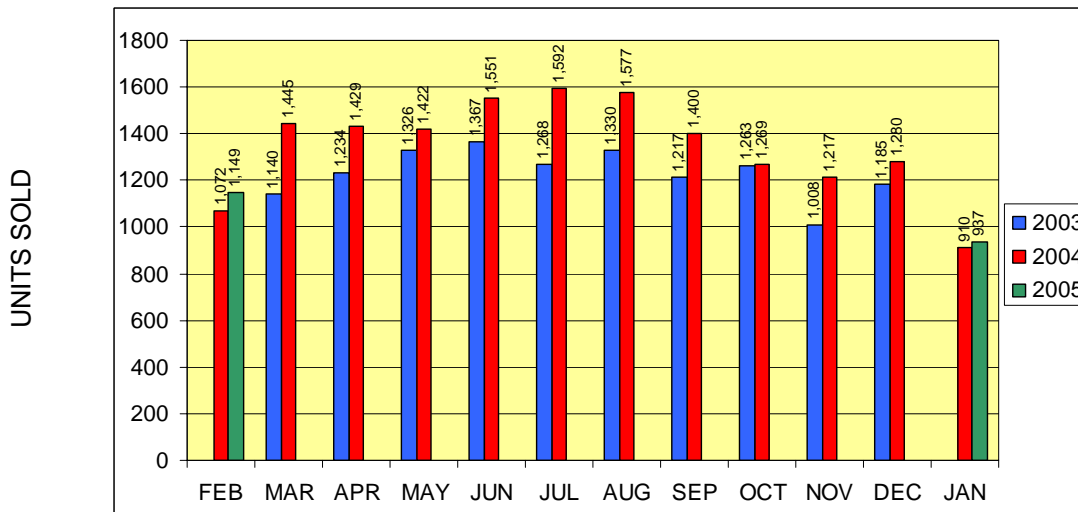


MEMPHIS AREA ASSOCIATION OF REALTORS®

February 2005 Home Sales

Time on Market	Units
1-30 days	263
31-60 days	160
61-90 days	174
91-120 days	137
More than 120 days	382
Total units sold	1,149
Average market time	105.2

Financing of Sales	
Type	# Units
FHA	76
VA	22
Conventional	855
Assumption	2
Cash	175
Owner Financed	2
Other Terms	17



TYPE/Price Class	ACTIVE LISTINGS			SOLD					Total Month	Total YTD
	S/FAM Units	Condo/Co-Op	Duplexes	0-2 Bdrms	3 Bdrms	4+ Bdrms	Duplexes	Condo/Co-Op		
\$ 19,999 or under	127	3	4	18	24	2	4	0	48	102
\$ 20,000 - 29,999	169	11	19	10	24	1	1	0	36	53
\$ 30,000 - 39,999	237	19	17	5	20	7	2	3	37	69
\$ 40,000 - 49,999	310	12	19	8	15	1	4	3	31	68
\$ 50,000 - 59,999	411	12	22	7	24	3	0	5	39	86
\$ 60,000 - 69,999	374	9	22	4	39	6	0	0	49	95
\$ 70,000 - 79,999	338	5	12	6	50	4	1	0	61	92
\$ 80,000 - 89,999	377	7	10	7	48	4	1	2	62	105
\$ 90,000 - 99,999	330	0	8	4	40	9	1	3	57	109
\$100,000 - 119,999	596	3	19	3	88	12	1	2	106	191
\$120,000 - 139,999	766	3	10	11	83	15	0	2	111	215
\$140,000 - 159,999	594	0	7	6	70	23	0	1	100	168
\$160,000 - 179,999	517	1	8	4	56	37	0	2	99	161
\$180,000 - 199,999	444	1	8	1	26	28	0	0	55	105
\$200,000 - 249,999	852	1	39	0	26	59	0	1	86	167
\$250,000 - 299,999	492	0	7	0	14	55	0	1	70	120
\$300,000 - 399,999	518	0	9	2	9	48	1	0	60	120
\$400,000 - 499,999	230	0	2	1	3	11	0	0	15	33
\$500,000 - 749,999	217	0	1	0	2	18	0	0	20	30
\$750,000 - 999,999	95	0	0	0	0	5	0	0	5	7
\$1,000,000 or over	64	0	1	1	1	0	0	0	2	3
Total Types	8,058	87	244	98	662	348	16	25	1,149	2,101
Average Price	\$190,000	\$58,300	\$132,800	\$91,700	\$125,900	\$246,300	\$61,000	\$95,600	\$157,900	\$154,500
Median Price	\$139,900	\$49,900	\$87,700	\$60,000	\$109,900	\$220,000	\$40,400	\$87,500	\$127,500	\$125,000