

Sales Summary

	June Total Sales			YTD Total Sales		
	2010	2009	% change	2010	2009	% change
Units	1,498	1,350	11.0%	7,538	7,256	3.9%
Median Sales Price	\$100,000	\$110,000	-9.1%	\$95,000	\$85,500	11.1%
Average Sales Price	\$136,462	\$135,662	0.6%	\$127,183	\$121,933	4.3%

	June Existing Sales			YTD Existing Home Sales		
	2010	2009	% change	2010	2009	% change
Units	1,387	1,289	7.6%	7,099	6,900	2.9%
Median Sales Price	\$88,000	\$104,750	-16.0%	\$86,000	\$77,100	11.5%
Average Sales Price	\$129,202	\$129,589	-0.3%	\$121,099	\$114,587	5.7%

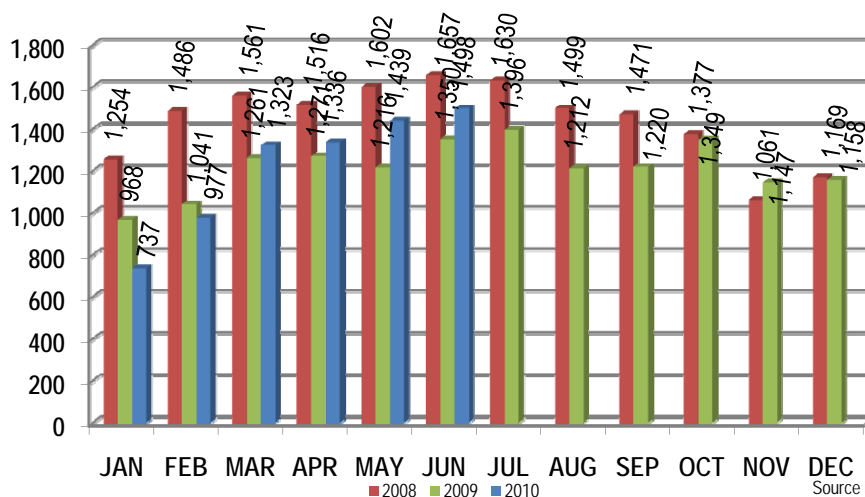
	June New Home Sales			YTD New Home Sales		
	2010	2009	% change	2010	2009	% change
Units	111	61	82.0%	439	356	23.3%
Median Sales Price	\$184,500	\$229,000	-19.4%	\$192,000	\$227,000	-15.4%
Average Sales Price	\$227,183	\$264,003	-13.9%	\$225,573	\$264,307	-14.7%

	June Bank Sales			YTD Bank Sales*		
	2010	2009	% change	2010	2009	% change
Units	377	454	-17.0%	2,509	3,122	-19.6%
Median Sales Price	\$32,555	\$35,000	-7.0%	\$35,500	\$37,900	-6.3%
Average Sales Price	\$55,281	\$67,978	-18.7%	\$65,724	\$64,939	1.2%

	June Non-Bank Sales			YTD Non-Bank Sales		
	2010	2009	% change	2010	2009	% change
Units	1,121	896	25.1%	5,029	4,134	21.6%
Median Sales Price	\$130,000	\$145,000	-10.3%	\$129,000	\$137,000	-5.8%
Average Sales Price	\$163,764	\$169,958	-3.6%	\$157,846	\$164,975	-4.3%

Data compiled from deeds with April sales date that were recorded as of May 31, 2010, in Shelby, Fayette and Tipton counties. \*Bank sales represent all warranty deeds recorded in Shelby, Fayette and Tipton counties where the seller was a bank, REO company, or other similar institution.

Total Monthly Sales Comparison



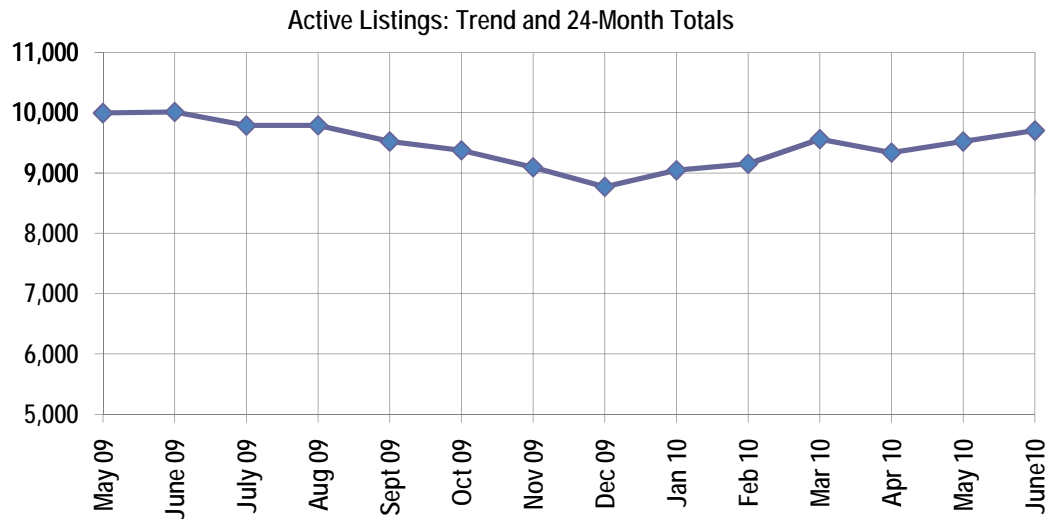
Active Listings, Pending Sales and Foreclosure Action Summary

Active Listings (as of 07-15-10)		
	Units	Ave. List Price
Single Family	8,997	\$227,290
Condo/Co-op	553	\$172,660
Duplex	154	\$67,910
<b>Market Total</b>	<b>9,704</b>	<b>\$221,690</b>

Pending Sales (as of 07-15-10)		
	Units	Ave. List Price
Single Family	1,415	\$155,837
Condo/Co-op	45	\$181,382
Duplex	16	\$44,887
<b>Market Total</b>	<b>1,477</b>	<b>\$155,516</b>

	June Foreclosure Actions			YTD Foreclosure Actions		
	2010	2009	% change	2010	2009	% change
<b>Total</b>	<b>344</b>	<b>456</b>	<b>-24.6%</b>	<b>2,595</b>	<b>2,714</b>	<b>-4.4%</b>

Compiled from all trustee deeds with April date recorded in Shelby, Fayette and Tipton counties as of May 31, 2010.



Jul-08	12,448	Jul-09	9,787
Aug-08	12,421	Aug-09	9,790
Sep-08	11,969	Sep-09	9,522
Oct-08	11,343	Oct-09	9,375
Nov-08	11,037	Nov-09	9,094
Dec-08	10,484	Dec-09	8,771
Jan-09	10,306	Jan-10	9,045
Feb-09	10,260	Feb-10	9,153
Mar-09	10,131	Mar-10	9,562
Apr-09	9,989	Apr-10	9,338
May-09	9,995	May-10	9,523
Jun-09	10,013	10-Jun	9,702

**Area Detail - Current Month**

		June Total Sales			June Existing Sales			June New Home Sales			June Bank Sales		
		2010	2009	% change	2010	2009	% change	2010	2009	% change	2010	2009	% change
Frayser	Units	65	63	3.2%	65	63	3.2%		-	-	30	45	-33.3%
	Median Sales Price	\$16,400	\$14,000	17.1%	\$16,400	\$14,000	17.1%		-	-	\$11,375	\$13,500	-15.7%
	Ave. Sales Price	\$30,487	\$22,424	36.0%	\$30,487	\$22,424	36.0%		-	-	\$14,274	\$16,894	-15.5%
Raleigh Cov. Pike	Units	121	93	30.1%	121	93	30.1%		-	-	52	44	18.2%
	Median Sales Price	\$50,000	\$48,000	4.2%	\$50,000	\$48,000	4.2%		-	-	\$33,583	\$38,500	-12.8%
	Ave. Sales Price	\$56,451	\$59,457	-5.1%	\$56,451	\$59,457	-5.1%		-	-	\$38,456	\$46,348	-17.0%
Downtown	Units	54	44	22.7%	54	42	28.6%		2	-100.0%	11	10	10.0%
	Median Sales Price	\$168,000	\$193,000	-13.0%	\$168,000	\$188,500	-10.9%				\$39,710	\$84,500	-53.0%
	Ave. Sales Price	\$151,540	\$188,466	-19.6%	\$151,540	\$187,298	-19.1%		\$213,000	-100.0%	\$126,719	\$96,500	31.3%
Midtown	Units	71	84	-15.5%	71	84	-15.5%		-	-	23	18	27.8%
	Median Sales Price	\$59,700	\$119,950	-50.2%	\$59,700	\$119,950	-50.2%		-	-	\$11,000	\$11,375	-3.3%
	Ave. Sales Price	\$80,348	\$130,464	-38.4%	\$80,348	\$130,464	-38.4%		-	-	\$29,719	\$22,034	34.9%
S. Memphis	Units	56	53	5.7%	56	53	5.7%		-	-	25	34	-26.5%
	Median Sales Price	\$13,900	\$10,500	32.4%	\$13,900	\$10,500	32.4%		-	-	\$9,000	\$7,700	16.9%
	Ave. Sales Price	\$21,711	\$17,281	25.6%	\$21,711	\$17,281	25.6%		-	-	\$10,542	\$10,376	1.6%
Berclair/ Highland Heights	Units	77	50	54.0%	77	50	54.0%		-	-	22	21	4.8%
	Median Sales Price	\$26,000	\$21,000	23.8%	\$26,000	\$21,000	23.8%		-	-	\$19,650	\$18,000	9.2%
	Ave. Sales Price	\$32,245	\$30,218	6.7%	\$32,245	\$30,218	6.7%		-	-	\$21,891	\$17,728	23.5%
E. Memphis	Units	214	228	-6.1%	213	227	-6.2%	1	1	-	39	49	-20.4%
	Median Sales Price	\$109,500	\$119,500	-8.4%	\$107,000	\$118,000	-9.3%		-	-	\$21,000	\$22,800	-7.9%
	Ave. Sales Price	\$143,455	\$152,376	-5.9%	\$141,218	\$149,832	-5.7%	\$620,000	\$730,000	-	\$39,389	\$69,719	-43.5%
Whitehaven	Units	61	55	10.9%	61	54	13.0%		1	-	26	34	-23.5%
	Median Sales Price	\$37,000	\$37,900	-2.4%	\$37,000	\$36,700	0.8%		-	-	\$21,750	\$25,400	-14.4%
	Ave. Sales Price	\$51,947	\$47,235	10.0%	\$51,947	\$44,489	16.8%		\$195,500	-100.0%	\$36,623	\$28,973	26.4%
Parkway Village/ Oakhaven	Units	48	48	0.0%	48	48	0.0%		-	-	17	29	-41.4%
	Median Sales Price	\$39,450	\$30,048	31.3%	\$39,450	\$30,048	31.3%		-	-	\$24,200	\$23,000	5.2%
	Ave. Sales Price	\$41,920	\$33,003	27.0%	\$41,920	\$33,003	27.0%		-	-	\$25,266	\$24,051	5.1%
Hickory Hill	Units	138	116	19.0%	129	111	16.2%	9	5	-	47	62	-24.2%
	Median Sales Price	\$78,700	\$58,900	33.6%	\$74,500	\$58,000	28.4%	\$162,717	\$192,990	-	\$52,000	\$51,000	2.0%
	Ave. Sales Price	\$85,410	\$69,468	22.9%	\$80,264	\$67,237	19.4%	\$159,170	\$197,160	-	\$59,854	\$65,580	-8.7%
Southwind	Units	9	10	-10.0%	7	9	-22.2%	2	1	100.0%		1	-100.0%
	Median Sales Price	\$331,000	\$190,500	73.8%	\$399,500	\$181,000	120.7%		-	-			
	Ave. Sales Price	\$408,266	\$270,057	51.2%	\$471,785	\$275,730	71.1%	\$185,950	\$219,000	-15.1%		\$300,000	-100.0%

Area Detail - Current Month

		June Total Sales			June Existing Sales			June New Home Sales			June Bank Sales		
		2010	2009	% change	2010	2009	% change	2010	2009	% change	2010	2009	% change
Cordova	Units	182	161	13.0%	140	152	-7.9%	42	9	366.7%	33	46	-28.3%
	Median Sales Price	\$125,350	\$130,000	-3.6%	\$120,500	\$129,450	-6.9%	\$136,180	\$134,990	0.9%	\$95,000	\$103,950	-8.6%
	Ave. Sales Price	\$137,810	\$141,060	-2.3%	\$128,817	\$138,072	-6.7%	\$167,784	\$191,521	-12.4%	\$96,307	\$111,361	-13.5%
Bartlett	Units	76	54	40.7%	66	45	46.7%	10	9	11.1%	18	10	80.0%
	Median Sales Price	\$170,450	\$165,000	3.3%	\$162,750	\$153,000	6.4%	\$205,058	\$219,465	-6.6%	\$110,100	\$168,500	-34.7%
	Ave. Sales Price	\$172,717	\$173,431	-0.4%	\$168,252	\$161,887	3.9%	\$202,186	\$231,147	-12.5%	\$116,470	\$161,385	-27.8%
G'rown	Units	83	61	36.1%	79	61	29.5%	4		#DIV/0!	3	7	-57.1%
	Median Sales Price	\$280,000	\$267,000	4.9%	\$278,000	\$267,000	4.1%	\$347,650	-		\$177,500	\$200,000	-
	Ave. Sales Price	\$355,023	\$320,415	10.8%	\$353,945	\$320,415	10.5%	\$376,325		#DIV/0!	\$208,908	\$255,042	-18.1%
Collierville	Units	89	80	11.3%	81	74	9.5%	8	6	33.3%	10	8	25.0%
	Median Sales Price	\$278,000	\$273,650	1.6%	\$274,500	\$254,250	8.0%	\$374,250	\$420,000	-10.9%	\$174,750	\$282,900	-38.2%
	Ave. Sales Price	\$290,520	\$289,292	0.4%	\$281,604	\$280,378	0.4%	\$380,801	\$399,233	-4.6%	\$190,460	\$281,275	-32.3%
Lakeland	Units	26	29	-10.3%	21	24	-12.5%	5	5	0.0%	1	5	-80.0%
	Median Sales Price	\$251,500	\$204,900	22.7%	\$206,566	\$178,499	15.7%	\$343,000	\$425,900	-19.5%		\$148,664	-
	Ave. Sales Price	\$286,731	\$244,764	17.1%	\$266,861	\$213,683	24.9%	\$370,182	\$393,950	-6.0%	\$175,000	\$155,822	12.3%
Arlington	Units	33	35	-5.7%	15	26	-42.3%	18	9	100.0%	1	3	-66.7%
	Median Sales Price	\$238,000	\$226,000	5.3%	\$209,950	\$221,000	-5.0%	\$248,987	\$265,000	-6.0%		\$226,000	
	Ave. Sales Price	\$232,956	\$219,627	6.1%	\$206,566	\$207,955	-0.7%	\$254,947	\$253,346	0.6%	\$268,000	\$213,083	25.8%
Millington	Units	11	16	-31.3%	11	15	-26.7%		1		2	6	-66.7%
	Median Sales Price	\$81,600	\$114,900	-29.0%	\$81,600	\$114,900	-29.0%		-			\$75,000	-
	Ave. Sales Price	\$119,618	\$126,018	-5.1%	\$119,618	\$113,753	5.2%		\$310,000		\$57,450	\$103,433	-44.5%
Shelby County	Units	1,387	1,264	9.7%	1,288	1,215	6.0%	99	49	102.0%	357	428	-16.6%
	Median Sales Price	\$95,900	\$106,500	-10.0%	\$84,735	\$98,400	-13.9%	\$184,500	\$230,000	-19.8%	\$32,000	\$33,107	-3.3%
	Ave. Sales Price	\$135,477	\$134,428	0.8%	\$128,433	\$128,890	-0.4%	\$227,120	\$271,746	-16.4%	\$53,746	\$63,516	-15.4%
Fayette County	Units	36	33	9.1%	32	23	39.1%	4	10	-60.0%	6	8	-25.0%
	Median Sales Price	\$142,595	\$165,000	-13.6%	\$136,000	\$159,000	-14.5%	\$276,592	\$194,950	41.9%	\$55,927	\$196,000	-71.5%
	Ave. Sales Price	\$195,905	\$187,331	4.6%	\$174,985	\$166,508	5.1%	\$363,270	\$235,223	54.4%	\$107,959	\$194,156	-44.4%
Tipton County	Units	75	53	41.5%	67	51	31.4%	8	2	300.0%	14	18	-22.2%
	Median Sales Price	\$124,900	\$133,000	-6.1%	\$118,000	\$128,000	-7.8%	\$134,950		#DIV/0!	\$56,000	\$117,450	-52.3%
	Ave. Sales Price	\$126,139	\$132,927	-5.1%	\$122,105	\$129,583	-5.8%	\$159,919	\$218,200	-26.7%	\$71,850	\$117,998	-39.1%



**Memphis Area Home Sales Report**  
June 2010

**Area Detail - Year to Date**

		YTD Total Sales			YTD Existing Home Sales			YTD New Home Sales			YTD Bank Sales		
		2010	2009	% change	2010	2009	% change	2010	2009	% change	2010	2009	% change
Frayer	Units	398	406	-2.0%	398	404	-1.5%		2	-100.0%	223	274	-18.6%
	Median Sales Price	\$18,300	\$16,500	10.9%	\$18,300	\$16,250	12.6%		-		\$14,000	\$14,000	0.0%
	Ave. Sales Price	\$28,130	\$24,491	14.9%	\$28,130	\$24,288	15.8%		\$65,500	-100.0%	\$19,594	\$17,835	9.9%
Raleigh/ Cov. Pike	Units	564	589	-4.2%	563	583	-3.4%	1	6	-83.3%	271	344	-21.2%
	Median Sales Price	\$49,800	\$44,500	11.9%	\$49,700	\$43,900	13.2%		\$121,000	-100.0%	\$36,000	\$37,810	-4.8%
	Ave. Sales Price	\$55,937	\$51,739	8.1%	\$55,815	\$50,969	9.5%	\$125,000	\$126,616	-1.3%	\$41,990	\$44,231	-5.1%
Downtown	Units	201	188	6.9%	201	179	12.3%		9	-100.0%	67	43	55.8%
	Median Sales Price	\$172,500	\$190,500	-9.4%	\$172,500	\$190,000	-9.2%		\$204,950	-100.0%	\$149,800	\$12,000	1148.3%
	Ave. Sales Price	\$161,677	\$184,739	-12.5%	\$161,677	\$183,314	-11.8%		\$213,072	-100.0%	\$137,368	\$72,000	90.8%
Midtown	Units	412	406	1.5%	412	406	1.5%		-	-	138	158	-12.7%
	Median Sales Price	\$60,000	\$63,875	-6.1%	\$60,000	\$63,875	-6.1%		-	-	\$18,265	\$19,250	-5.1%
	Ave. Sales Price	\$94,133	\$109,289	-13.9%	\$94,133	\$109,289	-13.9%		-	-	\$40,846	\$41,418	-1.4%
S. Memphis	Units	314	344	-8.7%	313	343	-8.7%	1	1	0.0%	176	231	-23.8%
	Median Sales Price	\$10,101	\$9,500	6.3%	\$10,100	\$9,500	6.3%		-	#VALUE!	\$8,950	\$8,000	11.9%
	Ave. Sales Price	\$16,824	\$16,708	0.7%	\$16,597	\$16,571	0.2%	\$87,740	\$64,000	37.1%	\$10,638	\$11,114	-4.3%
Berclair/ Highland Heights	Units	364	254	43.3%	364	254	43.3%		-	-	177	120	47.5%
	Median Sales Price	\$20,950	\$23,400	-10.5%	\$20,950	\$23,400	-10.5%		-	-	\$16,000	\$18,050	-11.4%
	Ave. Sales Price	\$27,183	\$30,059	-9.6%	\$27,183	\$30,059	-9.6%		-	-	\$18,091	\$21,858	-17.2%
E. Memphis	Units	1,154	922	25.2%	1,151	916	25.7%	3	6	-50.0%	299	254	17.7%
	Median Sales Price	\$105,000	\$106,000	-0.9%	\$105,000	\$105,500	-0.5%	\$620,000	\$677,500	-8.5%	\$21,000	\$31,000	-32.3%
	Ave. Sales Price	\$144,068	\$147,428	-2.3%	\$142,284	\$144,183	-1.3%	\$828,333	\$642,811	28.9%	\$48,902	\$64,524	-24.2%
Whitehaven	Units	311	350	-11.1%	307	347	-11.5%	4	3	33.3%	144	242	-40.5%
	Median Sales Price	\$36,300	\$31,924	13.7%	\$36,000	\$31,500	14.3%	\$224,000	\$200,000		\$23,675	\$27,475	-13.8%
	Ave. Sales Price	\$51,028	\$43,662	16.9%	\$48,797	\$42,251	15.5%	\$222,224	\$206,833	7.4%	\$34,733	\$35,771	-2.9%
Parkway Village/ Oakhaven	Units	250	310	-19.4%	250	310	-19.4%		-	-	119	218	-45.4%
	Median Sales Price	\$29,950	\$28,000	7.0%	\$29,950	\$28,000	7.0%		-	-	\$23,000	\$24,900	-7.6%
	Ave. Sales Price	\$35,904	\$31,600	13.6%	\$35,904	\$31,600	13.6%		-	-	\$23,972	\$25,477	-5.9%
Hickory Hill	Units	699	790	-11.5%	667	770	-13.4%	32	20	60.0%	308	491	-37.3%
	Median Sales Price	\$68,900	\$55,000	25.3%	\$66,300	\$54,900	20.8%	\$166,047	\$204,950	-19.0%	\$43,550	\$50,000	-12.9%
	Ave. Sales Price	\$76,537	\$69,267	10.5%	\$72,401	\$65,699	10.2%	\$162,735	\$206,650	-21.3%	\$56,895	\$62,131	-8.4%
Southwind	Units	58	47	23.4%	52	41	26.8%	6	6	0.0%	15	21	-28.6%
	Median Sales Price	\$192,000	\$173,000	11.0%	\$192,000	\$142,650	34.6%	\$207,450	\$211,950	-2.1%	\$126,990	\$128,900	-1.5%
	Ave. Sales Price	\$265,380	\$198,117	34.0%	\$271,955	\$195,783	38.9%	\$208,400	\$214,066	-2.6%	\$161,719	\$147,814	9.4%



**Memphis Area Home Sales Report**  
June 2010

**Area Detail - Year to Date**

		YTD Total Sales			YTD Existing Home Sales			YTD New Home Sales			YTD Bank Sales		
		2010	2009	% change	2010	2009	% change	2010	2009	% change	2010	2009	% change
Cordova	Units	987	891	10.8%	826	816	1.2%	161	175	-8.0%	277	353	-21.5%
	Median Sales Price	\$125,000	\$127,500	-2.0%	\$122,450	\$125,250	-2.2%	\$132,000	\$149,900	-11.9%	\$98,500	\$105,000	-6.2%
	Ave. Sales Price	\$133,638	\$140,188	-4.7%	\$130,872	\$138,165	-5.3%	\$147,830	\$162,202	-8.9%	\$107,873	\$117,836	-8.5%
Bartlett	Units	391	323	21.1%	353	291	21.3%	38	32	18.8%	97	100	-3.0%
	Median Sales Price	\$160,000	\$155,000	3.2%	\$156,000	\$150,000	4.0%	\$213,500	\$239,950	-11.0%	\$135,000	\$139,700	-3.4%
	Ave. Sales Price	\$165,457	\$163,216	1.4%	\$159,826	\$155,471	2.8%	\$217,770	\$233,648	-6.8%	\$135,815	\$139,129	-2.4%
Gtown	Units	303	270	12.2%	297	266	11.7%	6	4	50.0%	16	15	6.7%
	Median Sales Price	\$268,500	\$260,000	3.3%	\$262,000	\$259,000	1.2%	\$393,573	\$613,450	-35.8%	\$210,000	\$235,000	-10.6%
	Ave. Sales Price	\$321,508	\$307,818	4.4%	\$318,283	\$303,485	4.9%	\$481,191	\$599,975	-19.8%	\$344,430	\$259,680	32.6%
Collierville	Units	384	364	5.5%	355	328	8.2%	29	36	-19.4%	44	40	10.0%
	Median Sales Price	\$274,750	\$274,950	-0.1%	\$267,000	\$264,000	1.1%	\$390,000	\$430,500	-9.4%	\$218,000	\$270,500	-19.4%
	Ave. Sales Price	\$298,339	\$297,828	0.2%	\$288,918	\$281,144	2.8%	\$413,666	\$449,837	-8.0%	\$268,633	\$270,725	-0.8%
Lakeland	Units	104	114	-8.8%	85	89	-4.5%	19	25	-24.0%	13	18	-27.8%
	Median Sales Price	\$249,500	\$248,800	0.3%	\$239,900	\$227,250	5.6%	\$272,000	\$329,000	-17.3%	\$190,050	\$225,625	-15.8%
	Ave. Sales Price	\$270,042	\$287,855	-6.2%	\$260,876	\$257,198	1.4%	\$311,049	\$396,994	-21.6%	\$232,698	\$270,767	-14.1%
Arlington	Units	143	150	-4.7%	85	106	-19.8%	58	44	31.8%	16	28	-42.9%
	Median Sales Price	\$212,860	\$224,750	-5.3%	\$198,000	\$206,500	-4.1%	\$232,118	\$268,210	-13.5%	\$189,500	\$175,000	8.3%
	Ave. Sales Price	\$217,772	\$227,336	-4.2%	\$204,831	\$212,337	-3.5%	\$236,738	\$263,470	-10.1%	\$184,525	\$186,007	-0.8%
Millington	Units	67	67	0.0%	65	65	0.0%	2	2	0.0%	26	22	18.2%
	Median Sales Price	\$89,900	\$107,000	-16.0%	\$85,000	\$105,000	-19.0%			#VALUE!	\$74,950	\$51,750	44.8%
	Ave. Sales Price	\$123,917	\$119,212	3.9%	\$118,270	\$113,111	4.6%	\$307,450	\$317,500	-3.2%	\$88,630	\$83,277	6.4%
Shelby County	Units	6,943	6,716	3.4%	6,583	6,445	2.1%	360	271	32.8%	2,349	2,948	-20.3%
	Median Sales Price	\$89,900	\$78,800	14.1%	\$82,000	\$70,813	15.8%	\$183,250	\$225,000	-18.6%	\$33,333	\$35,500	-6.1%
	Ave. Sales Price	\$124,484	\$119,376	4.3%	\$119,555	\$113,047	5.8%	\$214,610	\$269,888	-20.5%	\$62,126	\$61,290	1.4%
Fayette County	Units	247	204	21.1%	194	148	31.1%	53	56	-5.4%	65	52	25.0%
	Median Sales Price	\$160,000	\$168,450	-5.0%	\$138,234	\$146,000	-5.3%	\$230,000	\$234,760	-2.0%	\$129,900	\$133,950	-3.0%
	Ave. Sales Price	\$207,334	\$200,876	3.2%	\$179,420	\$174,833	2.6%	\$309,509	\$269,702	14.8%	\$159,690	\$169,157	-5.6%
Tipton County	Units	348	336	3.6%	322	307	4.9%	26	29	-10.3%	95	122	-22.1%
	Median Sales Price	\$120,000	\$115,605	3.8%	\$118,000	\$112,300	5.1%	\$216,200	\$205,000	5.5%	\$86,200	\$99,975	-13.8%
	Ave. Sales Price	\$124,155	\$125,103	-0.8%	\$117,524	\$117,864	-0.3%	\$206,277	\$201,742	2.2%	\$90,383	\$108,670	-16.8%