

### Sales Summary

	May Total Sales			YTD Total Sales		
	2009	2008	% change	2009	2008	% change
Units	1,216	1,602	-24.1%	5,836	7,466	-21.8%
Median Sales Price	\$94,500	\$118,500	-20.3%	\$79,000	\$102,700	-23.1%
Ave. Sales Price	\$120,912	\$148,343	-18.5%	\$118,431	\$139,049	-14.8%

	May Existing Home Sales			YTD Existing Home Sales		
	2009	2008	% change	2009	2008	% change
Units	1,162	1,498	-22.4%	5,546	6,931	-20%
Median Sales Price	\$86,571	\$105,000	-17.6%	\$71,000	\$91,500	-22.4%
Ave. Sales Price	\$114,788	\$139,184	-17.5%	\$110,742	\$127,966	-13.5%

	May New Home Sales			YTD New Home Sales		
	2009	2008	% change	2009	2008	% change
Units	54	104	-48.1%	290	535	-45.8%
Median Sales Price	\$197,900	\$233,000	-15.1%	\$228,000	\$234,900	-2.9%
Ave. Sales Price	\$252,688	\$280,280	-9.8%	\$265,465	\$282,637	-6.1%

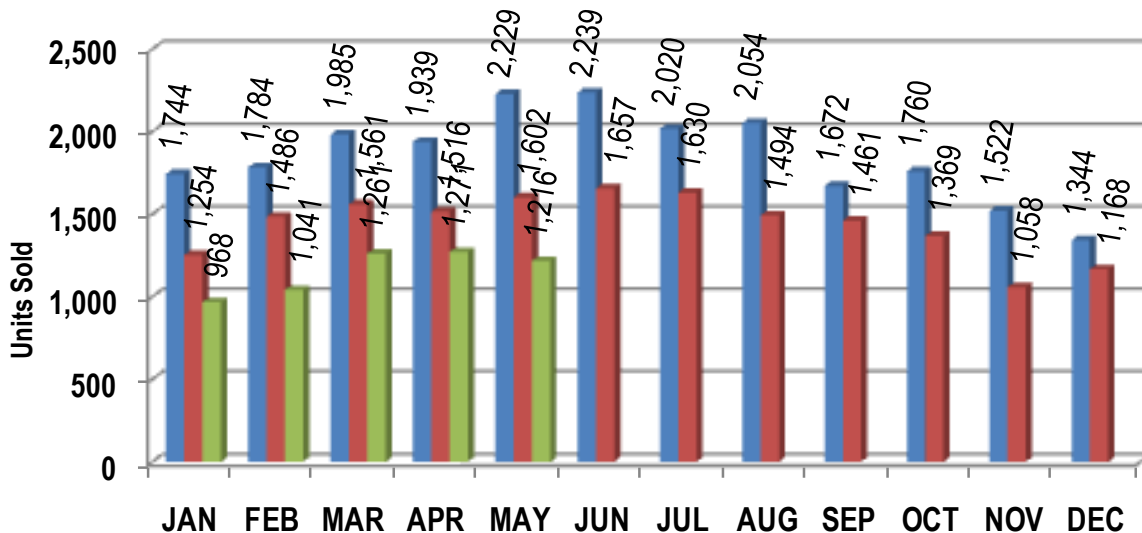
	May Bank Sales <sup>1</sup>			YTD Bank Sales <sup>1</sup>		
	2009	2008	% change	2009	2008	% change
Units	468	532	-12%	2,633	2,698	-2.4%
Median Sales Price	\$37,500	\$46,900	-20%	\$38,000	\$48,000	-20.8%
Ave. Sales Price	\$64,180	\$70,159	-8.5%	\$63,926	\$70,148	-8.9%

	May Non-Bank Sales			YTD Non-Bank Sales		
	2009	2008	% change	2009	2008	% change
Units	748	1,070	-30.1%	3,203	4,768	-32.8%
Median Sales Price	\$139,900	\$155,000	-9.7%	\$134,000	\$143,500	-6.6%
Ave. Sales Price	\$156,408	\$187,217	-16.5%	\$163,236	\$178,038	-8.3%

Data compiled from deeds with May sales date that were recorded as of July 1, 2009, in Shelby, Fayette and Tipton counties.

<sup>1</sup>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

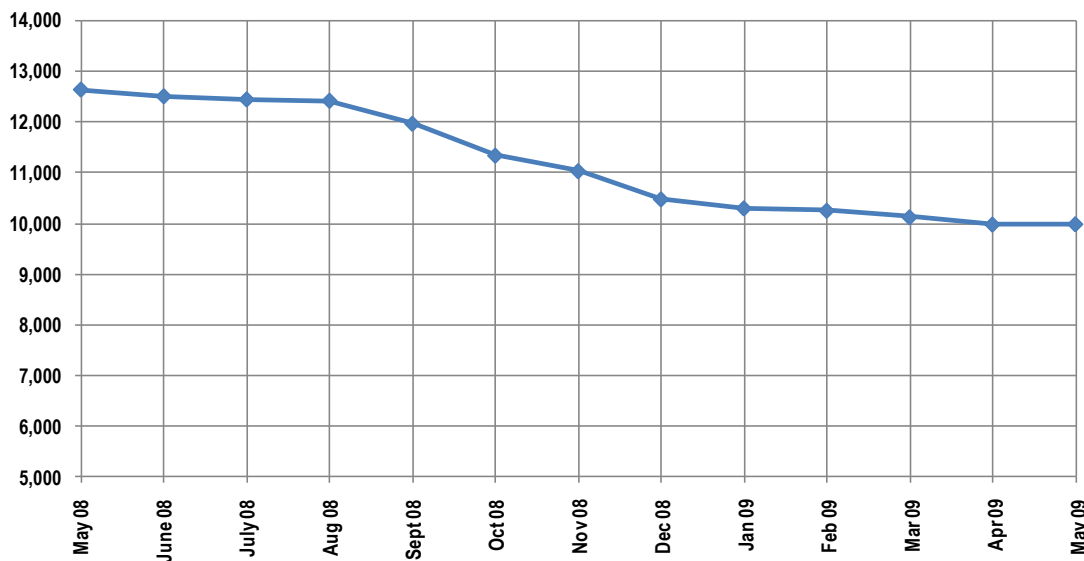
Active Listings (as of 6-15-09)		
	Units	Ave. List Price
Single Family	9,205	\$230,936
Condo/Co-op	633	\$198,428
Duplex	157	\$75,607
<b>Market Total</b>	<b>9,995</b>	<b>\$226,459</b>

Pending Sales (as of 6-15-09)		
	Units	Ave. List Price
Single Family	1,720	\$162,077
Condo/Co-op	63	\$187,717
Duplex	23	\$50,127
<b>Market Total</b>	<b>1,806</b>	<b>\$161,077</b>

	May Foreclosure Actions			YTD Foreclosure Actions		
	2009	2008	% change	2009	2008	% change
<b>Total</b>	393	574	-31.5%	2,179	2,910	-25.1%

Compiled from all trustee deeds with May date recorded in Shelby, Fayette and Tipton counties as of July 1, 2009.

### Active Listings: Trend and 24-month Totals



Jun-07	13,089
Jul-07	13,432
Aug-07	13,387
Sep-07	13,227
Oct-07	13,147
Nov-07	12,547
Dec-07	11,986
Jan-08	12,113
Feb-08	12,122
Mar-08	12,320
Apr-08	12,532
May-08	12,641
Jun-08	12,509
Jul-08	12,448
Aug-08	12,421
Sep-08	11,969
Oct-08	11,343
Nov-08	11,037
Dec-08	10,484
Jan-09	10,306
Feb-09	10,260
Mar-09	10,131
Apr-09	9,989
May-09	9,995

Area Detail – Current Month

		May Total Sales			May Existing Home Sales			May New Home Sales			May Bank Sales		
		2009	2008	% change	2009	2008	% change	2009	2008	% change	2009	2008	% change
Frayser	Units	72	94	-23.4%	72	94	-23.4%	-	-	-	43	56	-23.2%
	Median Sales Price	\$19,999	\$22,100	-9.5%	\$19,999	\$22,100	-9.5%	-	-	-	\$15,000	\$18,750	-20.0%
	Ave. Sales Price	\$28,592	\$26,504	7.9%	\$28,592	\$26,504	7.9%	-	-	-	\$22,195	\$19,870	11.7%
Raleigh/ Cov. Pike	Units	96	92	4.3%	94	90	4.4%	2	2	-	51	50	2.0%
	Median Sales Price	\$42,950	\$68,000	-36.8%	\$42,701	\$66,200	-35.5%	-	-	-	\$27,900	\$54,500	-48.8%
	Ave. Sales Price	\$51,248	\$75,656	-32.3%	\$49,382	\$74,081	-33.3%	\$138,950	\$146,525	-5.2%	\$36,523	\$61,475	-40.6%
Downtown	Units	42	53	-20.8%	42	47	-10.6%	-	6	-	7	13	-46.2%
	Median Sales Price	\$197,500	\$186,000	6.2%	\$197,500	\$186,000	6.2%	-	\$227,080	-	\$43,250	\$23,900	81.0%
	Ave. Sales Price	\$201,812	\$159,259	26.7%	\$201,812	\$154,578	30.6%	-	\$195,926	-	\$76,464	\$51,074	49.7%
Midtown	Units	67	84	-20.2%	67	84	-20.2%	-	-	-	28	31	-9.7%
	Median Sales Price	\$60,000	\$79,500	-24.5%	\$60,000	\$79,500	-24.5%	-	-	-	\$25,250	\$18,000	40.3%
	Ave. Sales Price	\$105,065	\$101,690	3.3%	\$105,065	\$101,690	3.3%	-	-	-	\$37,828	\$42,975	-12.0%
S. Memphis	Units	50	72	-30.6%	50	72	-30.6%	-	-	-	31	38	-18.4%
	Median Sales Price	\$9,500	\$25,250	-62.4%	\$9,500	\$25,250	-62.4%	-	-	-	\$8,500	\$12,250	-30.6%
	Ave. Sales Price	\$15,122	\$28,921	-47.7%	\$15,122	\$28,921	-47.7%	-	-	-	\$12,762	\$18,662	-31.6%
Berclair/ Highland Heights	Units	42	52	-19.2%	42	52	-19.2%	-	-	-	15	19	-21.1%
	Median Sales Price	\$26,000	\$40,450	-35.7%	\$26,000	\$40,450	-35.7%	-	-	-	\$20,000	\$13,900	43.9%
	Ave. Sales Price	\$34,274	\$40,717	-15.8%	\$34,274	\$40,717	-15.8%	-	-	-	\$26,939	\$20,249	33.0%
E. Memphis	Units	155	237	-34.6%	155	234	-33.8%	-	3	-	46	40	15.0%
	Median Sales Price	\$107,000	\$132,000	-18.9%	\$107,000	\$129,125	-17.1%	-	\$211,900	-	\$38,750	\$37,000	4.7%
	Ave. Sales Price	\$135,800	\$166,395	-18.4%	\$135,800	\$163,306	-16.8%	-	\$200,616	-	\$85,279	\$53,865	58.3%
Whitehaven	Units	46	64	-28.1%	46	61	-24.6%	-	3	-	28	38	-26.3%
	Median Sales Price	\$31,500	\$50,000	-37.0%	\$31,500	\$49,419	-36.3%	-	\$211,900	-	\$28,450	\$36,000	-21.0%
	Ave. Sales Price	\$45,828	\$64,579	-29.0%	\$45,828	\$57,889	-20.8%	-	\$200,616	-	\$35,872	\$42,406	-15.4%
Parkway Village/ Oakhaven	Units	60	44	36.4%	60	44	36.4%	-	-	-	39	24	62.5%
	Median Sales Price	\$25,000	\$38,750	-35.5%	\$25,000	\$38,750	-35.5%	-	-	-	\$24,500	\$32,000	-23.4%
	Ave. Sales Price	\$33,218	\$47,358	-29.9%	\$33,218	\$47,358	-29.9%	-	-	-	\$24,651	\$33,364	-26.1%
Hickory Hill	Units	127	166	-23.5%	119	159	-25.2%	8	7	14.3%	67	99	-32.3%
	Median Sales Price	\$50,000	\$73,500	-32.0%	\$48,000	\$69,900	-31.3%	\$196,508	\$201,770	-2.6%	\$44,000	\$62,100	-29.1%
	Ave. Sales Price	\$69,468	\$87,029	-20.2%	\$60,884	\$81,820	-25.6%	\$197,163	\$205,343	-4.0%	\$55,184	\$76,545	-27.9%
Southwind	Units	9	9	-	7	9	-22.2%	2	-	-	2	4	-50.0%
	Median Sales Price	\$174,900	\$215,000	-18.7%	\$150,000	\$215,000	-30.2%	-	-	-	-	\$178,850	-
	Ave. Sales Price	\$176,672	\$396,633	-55.5%	\$172,650	\$396,633	-56.5%	\$190,750	-	-	\$163,500	\$311,925	-47.6%

Area Detail – Current Month

		May Total Sales			May Existing Home Sales			May New Home Sales			May Bank Sales		
		2009	2008	% change	2009	2008	% change	2009	2008	% change	2009	2008	% change
Cordova	Units	164	191	-14.1%	153	177	-13.6%	11	14	-21.4%	66	57	15.8%
	Median Sales Price	\$131,250	\$139,900	-6.2%	\$131,500	\$136,000	-3.3%	\$127,900	\$161,375	-20.7%	\$108,950	\$113,000	-3.6%
	Ave. Sales Price	\$137,820	\$157,586	-12.5%	\$137,136	\$157,653	-13.0%	\$147,333	\$156,743	-6.0%	\$119,065	\$130,477	-8.7%
Bartlett	Units	62	106	-41.5%	58	95	-38.9%	4	11	-63.6%	14	14	0.0%
	Median Sales Price	\$159,500	\$176,950	-9.9%	\$154,500	\$165,000	-6.4%	\$184,990	\$25,995	611.6%	\$115,000	\$147,500	-22.0%
	Ave. Sales Price	\$159,859	\$185,098	-13.6%	\$157,350	\$176,858	-11.0%	\$196,245	\$256,254	-23.4%	\$139,404	\$150,078	-7.1%
G'town	Units	57	75	-24.0%	55	71	-22.5%	2	4	-50.0%	1	2	-50.0%
	Median Sales Price	\$237,000	\$292,500	-19.0%	\$237,000	\$280,000	-15.4%	-	\$751,250	-	-	-	-
	Ave. Sales Price	\$286,045	\$349,390	-18.1%	\$275,411	\$319,039	-13.7%	\$578,500	\$888,125	-34.9%	\$360,000	\$321,250	12.1%
Collierville	Units	47	90	-47.8%	43	83	-48.2%	4	7	-42.9%	3	7	-57.1%
	Median Sales Price	\$263,000	\$298,450	-11.9%	\$260,000	\$294,500	-11.7%	\$452,300	\$419,000	7.9%	\$265,000	\$280,000	-5.4%
	Ave. Sales Price	\$293,900	\$319,952	-8.1%	\$277,551	\$308,645	-10.1%	\$469,650	\$454,028	3.4%	\$231,333	\$261,073	-11.4%
Lakeland	Units	19	18	5.6%	17	13	30.8%	2	5	-60.0%	2	3	-33.3%
	Median Sales Price	\$231,900	\$395,250	-41.3%	\$220,500	\$399,000	-44.7%	-	\$391,500	-	-	\$335,000	-
	Ave. Sales Price	\$248,736	\$369,866	-32.7%	\$236,476	\$367,361	-35.6%	\$352,950	\$376,380	-6.2%	\$307,500	\$315,666	-2.6%
Arlington	Units	24	32	-25.0%	21	19	10.5%	3	13	-76.9%	5	3	66.7%
	Median Sales Price	\$224,750	\$225,078	-0.1%	\$225,000	\$207,000	8.7%	\$203,800	\$298,900	-31.8%	\$130,000	\$160,000	-18.8%
	Ave. Sales Price	\$222,425	\$239,726	-7.2%	\$221,818	\$213,597	3.8%	\$226,676	\$277,915	-18.4%	\$157,500	\$163,333	-3.6%
Millington	Units	9	11	-18.2%	9	11	-18.2%	-	-	-	3	4	-25.0%
	Median Sales Price	\$70,000	\$90,125	-22.3%	\$70,000	\$90,125	-22.3%	-	-	-	\$37,000	\$57,500	-
	Ave. Sales Price	\$80,513	\$101,293	-20.5%	\$80,513	\$101,293	-20.5%	-	-	-	\$42,833	\$62,500	-31.5%
Shelby County	Units	1,133	1,476	-23.2%	1,095	1,401	-21.8%	38	75	-49.3%	447	505	-11.5%
	Median Sales Price	\$87,900	\$111,000	-20.8%	\$80,000	\$99,900	-19.9%	\$190,750	\$230,155	-17.1%	\$35,000	\$45,000	-22.2%
	Ave. Sales Price	\$117,414	\$145,148	-19.1%	\$113,211	\$137,238	-17.5%	\$238,523	\$292,914	-18.6%	\$61,225	\$68,240	-10.3%
Fayette County	Units	33	55	-40.0%	20	38	-47.4%	13	17	-23.5%	7	9	-22.2%
	Median Sales Price	\$194,900	\$199,900	-2.5%	\$158,500	\$169,950	-6.7%	\$286,400	\$217,900	31.4%	\$120,600	\$120,000	0.5%
	Ave. Sales Price	\$236,309	\$241,525	-2.2%	\$191,085	\$235,671	-18.9%	\$305,884	\$254,611	20.1%	\$188,842	\$132,656	42.4%
Tipton County	Units	50	71	-29.6%	47	59	-20.3%	3	12	-75.0%	14	18	-22.2%
	Median Sales Price	\$115,605	\$145,000	-20.3%	\$114,400	\$126,000	-9.2%	\$199,900	\$234,050	-14.6%	\$81,551	\$97,500	-16.4%
	Ave. Sales Price	\$124,028	\$142,588	-13.0%	\$119,077	\$123,246	-3.4%	\$201,600	\$237,687	-15.2%	\$96,207	\$92,739	3.7%

Area Detail – Year to Date

		YTD Total Sales			YTD Existing Home Sales			YTD New Home Sales			YTD Bank Sales		
		2009	2008	% change	2009	2008	% change	2009	2008	% change	2009	2008	% change
Frayser	Units	342	467	-26.8%	340	467	-27.2%	2	-	-	228	268	-14.9%
	Median Sales Price	\$17,000	\$25,000	-32.0%	\$17,000	\$25,000	-32.0%	-	-	-	\$14,000	\$20,000	-30.0%
	Ave. Sales Price	\$24,861	\$32,187	-22.8%	\$24,622	\$32,187	-23.5%	\$65,500	-	-	\$17,976	\$22,224	-19.1%
Raleigh/ Cov. Pike	Units	491	453	8.4%	485	446	8.7%	6	7	-14.3%	295	267	10.5%
	Median Sales Price	\$43,400	\$65,000	-33.2%	\$43,000	\$64,050	-32.9%	\$121,000	\$122,750	-1.4%	\$37,000	\$56,409	-34.4%
	Ave. Sales Price	\$50,120	\$71,240	-29.6%	\$49,174	\$70,270	-30.0%	\$126,616	\$133,078	-4.9%	\$43,527	\$60,814	-28.4%
Downtown	Units	143	227	-37.0%	136	192	-29.2%	7	35	-80.0%	32	43	-25.6%
	Median Sales Price	\$191,000	\$180,000	6.1%	\$190,500	\$180,950	5.3%	\$204,950	\$169,837	20.7%	\$8,500	\$14,000	-39.3%
	Ave. Sales Price	\$183,629	\$186,673	-1.6%	\$182,113	\$188,916	-3.6%	\$213,092	\$174,364	22.2%	\$60,987	\$53,265	14.5%
Midtown	Units	318	494	-35.6%	318	493	-35.5%	-	1	-	138	190	-27.4%
	Median Sales Price	\$51,650	\$65,900	-21.6%	\$51,650	\$65,000	-20.5%	-	-	-	\$20,500	\$20,000	2.5%
	Ave. Sales Price	\$103,066	\$100,591	2.5%	\$103,066	\$99,974	3.1%	-	\$405,000	-	\$42,340	\$39,266	7.8%
S. Memphis	Units	289	371	-22.1%	288	371	-22.4%	1	-	-	196	209	-6.2%
	Median Sales Price	\$9,000	\$19,000	-52.6%	\$9,000	\$19,000	-52.6%	-	-	-	\$8,000	\$13,000	-38.5%
	Ave. Sales Price	\$16,629	\$27,289	-39.1%	\$16,465	\$27,289	-39.7%	\$64,000	-	-	\$11,202	\$18,615	-39.8%
Berclair/ Highland Heights	Units	204	269	-24.2%	204	269	-24.2%	-	-	-	99	107	-7.5%
	Median Sales Price	\$25,000	\$39,000	-35.9%	\$25,000	\$39,000	-35.9%	-	-	-	\$18,200	\$21,000	-13.3%
	Ave. Sales Price	\$30,019	\$40,672	-26.2%	\$30,019	\$40,672	-26.2%	-	-	-	\$22,734	\$26,322	-13.6%
E. Memphis	Units	687	1,013	-32.2%	683	989	-30.9%	4	24	-83.3%	202	207	-2.4%
	Median Sales Price	\$105,000	\$121,900	-13.9%	\$104,900	\$119,900	-12.5%	\$712,500	\$347,500	105.0%	\$32,800	\$37,000	-11.4%
	Ave. Sales Price	\$146,219	\$168,653	-13.3%	\$142,992	\$160,892	-11.1%	\$697,250	\$488,511	42.7%	\$63,712	\$66,526	-4.2%
Whitehaven	Units	291	358	-18.7%	289	352	-17.9%	2	6	-66.7%	205	217	-5.5%
	Median Sales Price	\$30,500	\$46,175	-33.9%	\$30,500	\$45,650	-33.2%	-	\$190,950	-	\$27,500	\$34,000	-19.1%
	Ave. Sales Price	\$42,721	\$55,879	-23.5%	\$41,546	\$53,987	-23.0%	\$212,500	\$166,891	27.3%	\$36,324	\$41,728	-13.0%
Parkway Village/ Oakhaven	Units	261	271	-3.7%	261	270	-3.3%	-	1	-	188	157	19.7%
	Median Sales Price	\$27,900	\$44,000	-36.6%	\$27,900	\$44,000	-36.6%	-	-	-	\$24,900	\$37,083	-32.9%
	Ave. Sales Price	\$31,335	\$49,798	-37.1%	\$31,335	\$49,475	-36.7%	-	\$137,000	-	\$25,654	\$38,687	-33.7%
Hickory Hill	Units	667	727	-8.3%	653	707	-7.6%	14	20	-30.0%	425	454	-6.4%
	Median Sales Price	\$54,900	\$74,500	-26.3%	\$54,000	\$72,500	-25.5%	\$204,950	\$200,885	2.0%	\$49,000	\$66,450	-26.3%
	Ave. Sales Price	\$68,096	\$85,155	-20.0%	\$65,074	\$81,835	-20.5%	\$209,092	\$202,534	3.2%	\$61,229	\$73,933	-17.2%
Southwind	Units	37	52	-28.8%	32	46	-30.4%	5	6	-16.7%	20	21	-4.8%
	Median Sales Price	\$142,650	\$185,950	-23.3%	\$137,700	\$183,250	-24.9%	\$207,900	\$300,000	-30.7%	\$128,900	\$171,800	-25.0%
	Ave. Sales Price	\$178,674	\$303,285	-41.1%	\$173,298	\$303,474	-42.9%	\$213,080	\$301,831	-29.4%	\$140,205	\$212,718	-34.1%

Area Detail – Year to Date

		YTD Total Sales			YTD Existing Home Sales			YTD New Home Sales			YTD Bank Sales		
		2009	2008	% change	2009	2008	% change	2009	2008	% change	2009	2008	% change
Cordova	Units	712	910	-21.8%	647	820	-21.1%	65	90	-27.8%	299	295	1.4%
	Median Sales Price	\$126,950	\$137,230	-7.5%	\$125,000	\$135,350	-7.6%	\$154,674	\$155,000	-0.2%	\$104,900	\$115,500	-9.2%
	Ave. Sales Price	\$139,382	\$150,367	-7.3%	\$137,404	\$147,960	-7.1%	\$159,069	\$172,294	-7.7%	\$118,138	\$131,594	-10.2%
Bartlett	Units	265	362	-26.8%	242	306	-20.9%	23	56	-58.9%	87	57	52.6%
	Median Sales Price	\$155,000	\$178,500	-13.2%	\$150,000	\$162,950	-7.9%	\$240,000	\$250,500	-4.2%	\$139,900	\$152,000	-8.0%
	Ave. Sales Price	\$162,180	\$187,603	-13.6%	\$155,294	\$175,449	-11.5%	\$234,626	\$254,014	-7.6%	\$138,829	\$147,196	-5.7%
G'town	Units	203	276	-26.4%	199	266	-25.2%	4	10	-60.0%	8	12	-33.3%
	Median Sales Price	\$258,000	\$268,450	-3.9%	\$255,000	\$260,000	-	\$613,450	\$781,000	-	\$245,000	\$238,000	2.9%
	Ave. Sales Price	\$304,906	\$329,113	-7.4%	\$299,055	\$312,089	-4.2%	\$595,975	\$781,950	-23.8%	\$263,737	\$263,229	0.2%
Collinsville	Units	279	389	-28.3%	249	335	-25.7%	30	54	-44.4%	31	36	-13.9%
	Median Sales Price	\$277,000	\$312,500	-11.4%	\$265,000	\$294,900	-10.1%	\$449,800	\$454,400	-1.0%	\$270,000	\$289,950	-6.9%
	Ave. Sales Price	\$299,957	\$327,052	-8.3%	\$280,680	\$302,464	-7.2%	\$459,958	\$479,587	-4.1%	\$268,025	\$302,773	-11.5%
Lakeland	Units	85	102	-16.7%	65	79	-17.7%	20	23	-	13	10	30.0%
	Median Sales Price	\$251,000	\$280,000	-10.4%	\$239,750	\$249,900	-4.1%	\$309,200	\$394,750	-21.7%	\$299,000	\$257,000	16.3%
	Ave. Sales Price	\$302,557	\$298,729	1.3%	\$273,265	\$262,350	4.2%	\$397,755	\$423,681	-6.1%	\$314,976	\$257,311	22.4%
Arlington	Units	114	108	5.6%	79	61	29.5%	35	47	-25.5%	25	11	127.3%
	Median Sales Price	\$223,250	\$229,828	-2.9%	\$205,000	\$208,250	-1.6%	\$277,945	\$291,300	-4.6%	\$169,900	\$195,875	-13.3%
	Ave. Sales Price	\$230,136	\$238,123	-3.4%	\$214,214	\$214,732	-0.2%	\$266,073	\$268,481	-0.9%	\$182,758	\$200,434	-8.8%
Millington	Units	51	66	-22.7%	50	62	-19.4%	1	4	-75.0%	16	16	-
	Median Sales Price	\$103,000	\$111,250	-7.4%	\$101,500	\$109,950	-7.7%	-	\$334,250	-	\$51,750	\$111,750	-53.7%
	Ave. Sales Price	\$117,076	\$138,725	-15.6%	\$112,918	\$126,461	-10.7%	\$325,001	\$328,825	-1.2%	\$75,718	\$114,303	-33.8%
Shelby County	Units	5,386	6,845	-21.3%	5,167	6,461	-20.0%	219	384	-43.0%	2,487	2,565	-3.0%
	Median Sales Price	\$71,050	\$96,000	-26.0%	\$66,000	\$87,900	-24.9%	\$225,000	\$243,400	-7.6%	\$35,500	\$45,600	-22.1%
	Ave. Sales Price	\$115,480	\$136,027	-15.1%	\$108,924	\$126,577	-13.9%	\$270,156	\$295,027	-8.4%	\$60,399	\$67,951	-11.1%
Fayette County	Units	171	267	-36.0%	125	176	-29.0%	46	91	-49.5%	44	37	-
	Median Sales Price	\$169,000	\$176,500	-4.2%	\$145,000	\$148,625	-2.4%	\$236,975	\$232,900	1.7%	\$122,800	\$129,000	-4.8%
	Ave. Sales Price	\$203,490	\$212,449	-4.2%	\$176,365	\$183,348	-3.8%	\$277,197	\$268,732	3.1%	\$164,612	\$146,689	12.2%
Tipton County	Units	279	354	-21.2%	254	294	-13.6%	25	60	-58.3%	102	96	6.3%
	Median Sales Price	\$113,500	\$139,450	-18.6%	\$107,500	\$125,000	-14.0%	\$208,000	\$227,700	-8.7%	\$99,450	\$92,450	7.6%
	Ave. Sales Price	\$123,254	\$142,136	-13.3%	\$115,426	\$125,343	-7.9%	\$202,785	\$224,425	-9.6%	\$106,498	\$99,351	7.2%