

Sales Summary

	September Total Sales			YTD Total Sales		
	2009	2008	% change	2009	2008	% change
Units	1,220	1,471	-17.1%	11,314	13,721	-17.5%
Median Sales Price	\$112,500	\$100,000	12.5%	95,000	\$105,000	-9.5%
Ave. Sales Price	\$137,679	\$129,805	6.1%	\$127,634	\$138,657	-7.9%

	September Existing Home Sales			YTD Existing Home Sales		
	2009	2008	% change	2009	2008	% change
Units	1,161	1,340	-13.4%	10,756	12,701	-15.3%
Median Sales Price	\$105,000	\$87,000	20.7%	\$87,000	\$93,800	-7.2%
Ave. Sales Price	\$131,762	\$117,624	12%	\$120,850	\$127,887	-5.5%

	September New Home Sales			YTD New Home Sales		
	2009	2008	% change	2009	2008	% change
Units	59	131	-55%	558	1,020	-45.3%
Median Sales Price	\$214,900	\$192,741	11.5%	\$219,900	\$229,900	-4.3%
Ave. Sales Price	\$254,114	\$254,401	-0.1%	\$258,411	\$272,761	-5.3%

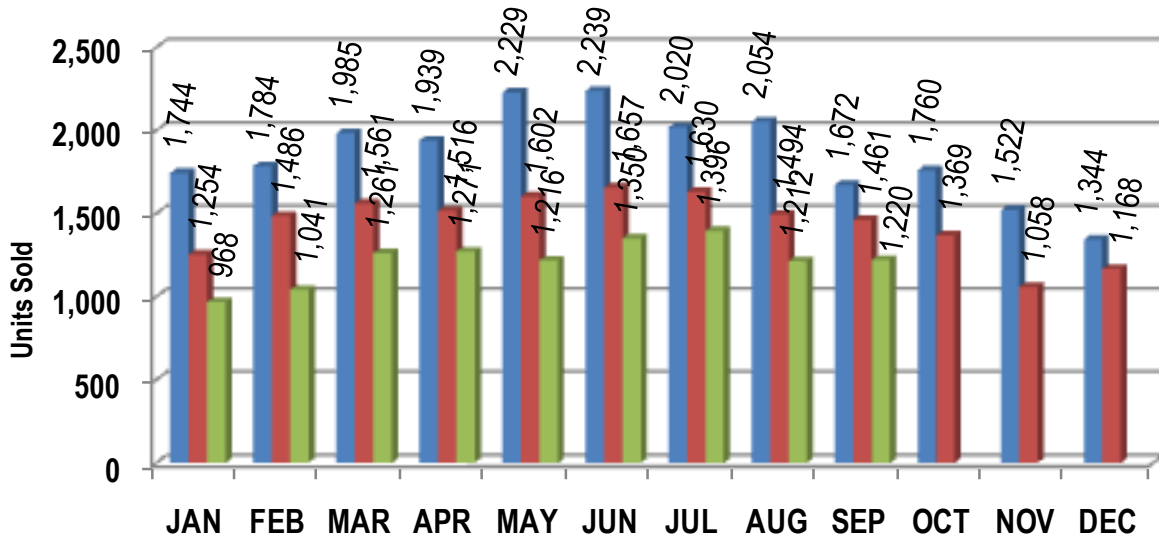
	September Bank Sales ¹			YTD Bank Sales ¹		
	2009	2008	% change	2009	2008	% change
Units	425	536	-20.7%	4,544	4,907	-7.4%
Median Sales Price	\$40,827	\$40,000	2.1%	\$39,000	\$44,000	-11.4%
Ave. Sales Price	\$71,057	\$63,715	11.5%	\$66,873	\$68,096	-1.8%

	September Non-Bank Sales			YTD Non-Bank Sales		
	2009	2008	% change	2009	2008	% change
Units	795	935	-15%	6,770	8,814	-23.2%
Median Sales Price	\$140,000	\$142,500	-1.8%	\$138,900	\$145,000	-4.2%
Ave. Sales Price	\$173,294	\$167,691	3.3%	\$168,417	\$177,940	-5.4%

Data compiled from deeds with September sales date that were recorded as of October 31, 2009, in Shelby, Fayette and Tipton counties.

¹Bank 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



■ 2007 ■ 2008 ■ 2009

Source is MAARdata unless otherwise noted.

Active Listings, Pending Sales and Foreclosure Action Summary

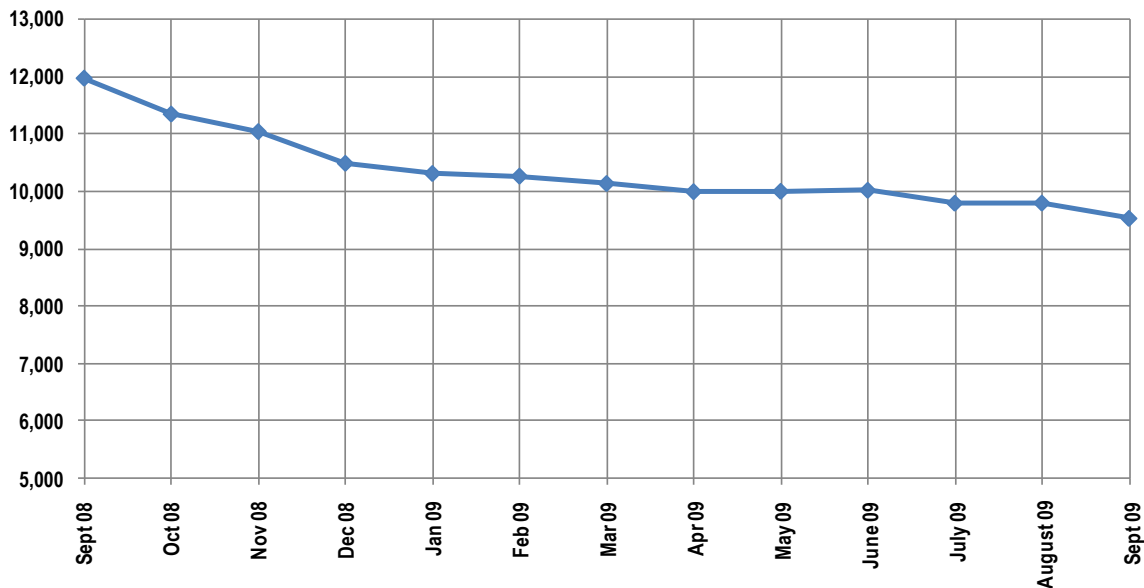
Active Listings (as of 10-15-09)		
	Units	Ave. List Price
Single Family	9,522	\$224,834
Condo/Co-op	587	\$192,847
Duplex	158	\$73,777
Market Total	9,522	\$220,356

Pending Sales (as of 10-15-09)		
	Units	Ave. List Price
Single Family	1,691	\$151,087
Condo/Co-op	59	\$182,663
Duplex	16	\$58,619
Market Total	1,766	\$151,287

	September Foreclosure Actions			YTD Foreclosure Actions		
	2009	2008	% change	2009	2008	% change
Total	334	488	-31.6%	4,072	4,982	-18.3%

Compiled from all trustee deeds with September date recorded in Shelby, Fayette and Tipton counties as of October 31, 2009.

Active Listings: Trend and 24-month Totals



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
Jun-09	10,013
Jul-09	9,787
Aug-09	9,790
Sep-09	9,522

Area Detail – Current Month

		September Total Sales			September Existing Home Sales			September New Home Sales			September Bank Sales		
		2009	2008	% change	2009	2008	% change	2009	2008	% change	2009	2008	% change
Frayser	Units	50	73	-31.5%	50	73	-31.5%	-	-	-	40	39	2.6%
	Median Sales Price	\$12,251	\$26,000	-52.9%	\$12,251	\$26,000	-52.9%	-	-	-	\$11,500	\$19,000	-39.5%
	Ave. Sales Price	\$19,334	\$31,111	-37.9%	\$19,334	\$31,111	-37.9%	-	-	-	\$14,251	\$20,631	-30.9%
Raleigh/ Cov. Pike	Units	62	90	-31.1%	62	88	-29.5%	-	2	-	37	52	-28.8%
	Median Sales Price	\$45,000	\$65,181	-31.0%	\$45,000	\$64,181	-29.9%	-	-	-	\$36,900	\$55,500	-33.5%
	Ave. Sales Price	\$50,686	\$68,653	-26.2%	\$50,686	\$67,874	-25.3%	-	\$102,950	-	\$39,667	\$59,216	-33.0%
Downtown	Units	32	41	-22.0%	32	38	-15.8%	-	3	-	10	11	-9.1%
	Median Sales Price	\$198,750	\$130,000	52.9%	\$198,750	\$143,000	39.0%	-	\$103,000	-	\$135,300	\$6,000	2155.0%
	Ave. Sales Price	\$200,179	\$133,859	49.5%	\$200,179	\$133,364	50.1%	-	\$140,128	-	\$172,110	\$21,618	696.1%
Midtown	Units	52	91	-42.9%	52	91	-42.9%	-	-	-	6	48	-87.5%
	Median Sales Price	\$78,500	\$42,000	86.9%	\$78,500	\$42,000	86.9%	-	-	-	\$8,250	\$13,000	-36.5%
	Ave. Sales Price	\$139,732	\$91,010	53.5%	\$139,732	\$91,010	53.5%	-	-	-	\$15,900	\$37,644	-57.8%
S. Memphis	Units	41	85	-51.8%	41	85	-51.8%	-	-	-	33	53	-37.7%
	Median Sales Price	\$8,910	\$12,500	-28.7%	\$8,910	\$12,500	-28.7%	-	-	-	\$8,600	\$9,900	-13.1%
	Ave. Sales Price	\$12,837	\$21,958	-41.5%	\$12,837	\$21,958	-41.5%	-	-	-	\$10,120	\$13,027	-22.3%
Berclair/ Highland Heights	Units	47	60	-21.7%	47	60	-21.7%	-	-	-	20	22	-9.1%
	Median Sales Price	\$19,200	\$43,750	-56.1%	\$19,200	\$43,750	-56.1%	-	-	-	\$13,930	\$16,200	-14.0%
	Ave. Sales Price	\$27,594	\$44,245	-37.6%	\$27,594	\$44,245	-37.6%	-	-	-	\$14,526	\$21,700	-33.1%
E. Memphis	Units	196	208	-5.8%	194	207	-6.3%	2	1	100.0%	46	48	-4.2%
	Median Sales Price	\$114,700	\$106,582	7.6%	\$114,250	\$106,500	7.3%	-	-	-	\$28,500	\$30,250	-5.8%
	Ave. Sales Price	\$154,686	\$133,534	15.8%	\$149,296	\$130,522	14.4%	\$677,500	\$757,000	-10.5%	\$62,611	\$54,637	14.6%
Whitehaven	Units	65	77	-15.6%	65	77	-15.6%	-	-	-	38	49	-22.4%
	Median Sales Price	\$42,000	\$39,000	7.7%	\$42,000	\$39,000	7.7%	-	-	-	\$27,500	\$26,000	5.8%
	Ave. Sales Price	\$57,114	\$48,140	18.6%	\$57,114	\$48,140	18.6%	-	-	-	\$52,840	\$34,125	54.8%
Parkway Village/ Oakhaven	Units	36	35	2.9%	36	35	2.9%	-	-	-	16	22	-27.3%
	Median Sales Price	\$31,750	\$36,499	-13.0%	\$31,750	\$36,499	-13.0%	-	-	-	\$23,800	\$31,950	-25.5%
	Ave. Sales Price	\$35,618	\$44,375	-19.7%	\$35,618	\$44,375	-19.7%	-	-	-	\$23,975	\$31,761	-24.5%
Hickory Hill	Units	128	155	-17.4%	120	144	-16.7%	8	11	-27.3%	67	85	-21.2%
	Median Sales Price	\$74,950	\$78,000	-3.9%	\$69,950	\$72,688	-3.8%	\$165,495	\$180,000	-8.1%	\$52,000	\$62,900	-17.3%
	Ave. Sales Price	\$79,103	\$87,018	-9.1%	\$72,719	\$79,578	-8.6%	\$174,862	\$184,413	-5.2%	\$61,456	\$73,170	-16.0%
Southwind	Units	5	11	-54.5%	5	7	-28.6%	-	4	-	1	4	-75.0%
	Median Sales Price	\$235,000	\$170,500	37.8%	\$235,000	\$170,500	37.8%	-	\$198,750	-	-	\$149,150	-
	Ave. Sales Price	\$275,000	\$268,245	2.5%	\$275,000	\$292,614	-6.0%	-	\$225,601	-	\$200,000	\$187,575	6.6%

Area Detail – Current Month

		September Total Sales			September Existing Home Sales			September New Home Sales			September Bank Sales		
		2009	2008	% change	2009	2008	% change	2009	2008	% change	2009	2008	% change
Cordova	Units	180	194	-7.2%	164	151	8.6%	16	43	-62.8%	53	50	6.0%
	Median Sales Price	\$125,000	\$136,463	-8.4%	\$124,000	\$129,000	-3.9%	\$140,550	\$142,500	-1.4%	\$106,000	\$112,500	-5.8%
	Ave. Sales Price	\$141,522	\$144,267	-1.9%	\$140,992	\$143,286	-1.6%	\$146,952	\$147,710	-0.5%	\$114,997	\$130,569	-11.9%
Bartlett	Units	72	86	-16.3%	62	71	-12.7%	10	15	-33.3%	12	16	-25.0%
	Median Sales Price	\$174,750	\$171,000	2.2%	\$161,000	\$153,500	4.9%	\$223,425	\$255,000	-12.4%	\$144,000	\$135,000	6.7%
	Ave. Sales Price	\$180,564	\$179,774	0.4%	\$173,794	\$166,355	4.5%	\$222,537	\$243,290	-8.5%	\$150,754	\$133,569	12.9%
Gtown	Units	54	42	28.6%	54	38	42.1%	-	4	-	2	2	-
	Median Sales Price	\$271,500	\$244,750	10.9%	\$271,500	\$241,000	12.7%	-	\$696,200	-	-	-	-
	Ave. Sales Price	\$318,522	\$325,061	-2.0%	\$318,522	\$286,396	11.2%	-	\$692,388	-	\$295,170	\$309,000	-4.5%
Collierville	Units	65	61	6.6%	61	53	15.1%	4	8	-50.0%	6	3	100.0%
	Median Sales Price	\$265,000	\$315,900	-16.1%	\$256,000	\$300,000	-14.7%	\$455,000	\$510,000	-10.8%	\$193,450	\$252,000	-23.2%
	Ave. Sales Price	\$290,102	\$346,869	-16.4%	\$279,906	\$318,111	-12.0%	\$445,595	\$537,389	-17.1%	\$201,066	\$234,333	-14.2%
Lakeland	Units	22	25	-12.0%	17	19	-10.5%	5	6	-16.7%	4	2	100.0%
	Median Sales Price	\$232,239	\$249,900	-7.1%	\$235,000	\$190,000	23.7%	\$229,478	\$502,400	-54.3%	\$213,450	-	-
	Ave. Sales Price	\$251,172	\$301,952	-16.8%	\$216,335	\$252,873	-14.4%	\$369,616	\$457,367	-19.2%	\$255,975	\$235,000	8.9%
Arlington	Units	16	31	-48.4%	13	23	-43.5%	3	8	-62.5%	1	8	-87.5%
	Median Sales Price	\$234,325	\$206,275	13.6%	\$192,000	\$182,000	5.5%	\$298,409	\$246,950	20.8%	-	\$200,450	-
	Ave. Sales Price	\$221,315	\$203,241	8.9%	\$204,226	\$188,799	8.2%	\$295,364	\$244,762	20.7%	\$122,000	\$179,050	-31.9%
Millington	Units	8	9	-11.1%	8	6	33.3%	-	3	-	3	1	200.0%
	Median Sales Price	\$77,750	\$200,000	-61.1%	\$77,750	\$183,000	-57.5%	-	\$264,000	-	\$100,000	-	-
	Ave. Sales Price	\$102,612	\$202,850	-49.4%	\$102,612	\$167,608	-38.8%	-	\$273,333	-	\$126,300	\$53,150	137.6%
Shelby County	Units	1,112	1,349	-17.6%	1,064	1,241	-14.3%	48	108	-55.6%	388	508	-23.6%
	Median Sales Price	\$108,000	\$92,500	16.8%	\$102,250	\$83,000	23.2%	\$210,775	\$179,900	17.2%	\$37,000	\$37,950	-2.5%
	Ave. Sales Price	\$135,549	\$125,590	7.9%	\$130,530	\$114,839	13.7%	\$246,813	\$249,130	-0.9%	\$66,069	\$60,481	9.2%
Fayette County	Units	47	58	-19.0%	37	43	-14.0%	10	15	-33.3%	18	12	50.0%
	Median Sales Price	\$169,400	\$190,000	-10.8%	\$150,000	\$169,000	-11.2%	\$227,950	\$284,500	-19.9%	\$123,000	\$122,450	0.4%
	Ave. Sales Price	\$206,421	\$225,069	-8.3%	\$183,000	\$197,645	-7.4%	\$293,079	\$303,683	-3.5%	\$149,461	\$152,529	-2.0%
Tipton County	Units	61	64	-4.7%	60	56	7.1%	1	8	-87.5%	19	16	18.8%
	Median Sales Price	\$115,976	\$129,500	-10.4%	\$114,988	\$120,450	-4.5%	-	\$226,000	-	\$81,000	\$96,000	-15.6%
	Ave. Sales Price	\$123,534	\$132,308	-6.6%	\$122,011	\$117,902	3.5%	\$214,900	\$233,152	-7.8%	\$98,632	\$99,803	-1.2%

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	597	797	-25.1%	595	795	-25.2%	2	2	-	389	449	-13.4%
	Median Sales Price	\$15,500	\$25,000	-38.0%	\$15,497	\$25,000	-38.0%	-	-	-	\$13,000	\$19,700	-34.0%
	Ave. Sales Price	\$23,604	\$32,400	-27.1%	\$23,464	\$32,316	-27.4%	\$65,500	\$65,500	-	\$16,937	\$22,356	-24.2%
Raleigh/ Gov. Pike	Units	822	789	4.2%	812	775	4.8%	10	14	-28.6%	484	453	6.8%
	Median Sales Price	\$44,900	\$64,000	-29.8%	\$44,500	\$63,000	-29.4%	\$119,900	\$124,950	-4.0%	\$37,000	\$54,000	-31.5%
	Ave. Sales Price	\$52,138	\$70,117	-25.6%	\$51,338	\$69,098	-25.7%	\$117,150	\$126,510	-7.4%	\$43,159	\$58,436	-26.1%
Downtown	Units	287	423	-32.2%	275	374	-26.5%	12	49	-75.5%	61	76	-19.7%
	Median Sales Price	\$193,000	\$185,000	4.3%	\$191,500	\$186,000	3.0%	\$195,850	\$169,837	15.3%	\$25,000	\$10,250	143.9%
	Ave. Sales Price	\$188,213	\$182,872	2.9%	\$187,595	\$184,402	1.7%	\$202,370	\$171,197	18.2%	\$85,096	\$41,884	103.2%
Midtown	Units	607	899	-32.5%	607	895	-32.2%	-	4	-	216	342	-36.8%
	Median Sales Price	\$69,500	\$75,000	-7.3%	\$69,500	\$75,000	-7.3%	-	\$258,250	-	\$18,500	\$18,350	0.8%
	Ave. Sales Price	\$110,443	\$107,103	3.1%	\$110,443	\$106,301	3.9%	-	\$286,625	-	\$39,117	\$40,342	-3.0%
S. Memphis	Units	514	741	-30.6%	513	741	-30.8%	1	-	-	337	436	-22.7%
	Median Sales Price	\$9,500	\$16,100	-41.0%	\$9,500	\$16,100	-41.0%	-	-	-	\$8,000	\$11,000	-27.3%
	Ave. Sales Price	\$17,213	\$25,011	-31.2%	\$17,122	\$25,011	-31.5%	\$64,000	-	-	\$10,966	\$15,731	-30.3%
Berclair/ Highland Heights	Units	394	515	-23.5%	394	515	-23.5%	-	-	-	183	223	-17.9%
	Median Sales Price	\$23,700	\$38,000	-37.6%	\$23,700	\$38,000	-37.6%	-	-	-	\$18,000	\$22,500	-20.0%
	Ave. Sales Price	\$30,954	\$40,038	-22.7%	\$30,954	\$40,038	-22.7%	-	-	-	\$20,757	\$25,636	-19.0%
E. Memphis	Units	1,539	1,882	-18.2%	1,529	1,853	-17.5%	10	29	-65.5%	411	398	3.3%
	Median Sales Price	\$107,000	\$118,000	-9.3%	\$106,000	\$115,500	-8.2%	\$615,000	\$390,000	57.7%	\$30,500	\$35,051	-13.0%
	Ave. Sales Price	\$147,996	\$159,692	-7.3%	\$145,108	\$154,596	-6.1%	\$589,586	\$485,319	21.5%	\$61,640	\$60,078	2.6%
Whitehaven	Units	521	653	-20.2%	518	642	-19.3%	3	11	-72.7%	337	408	-17.4%
	Median Sales Price	\$34,000	\$42,000	-19.0%	\$33,950	\$41,700	-18.6%	\$200,000	\$216,000	-7.4%	\$27,500	\$32,250	-14.7%
	Ave. Sales Price	\$45,852	\$53,540	-14.4%	\$44,920	\$50,914	-11.8%	\$206,833	\$206,781	-	\$37,027	\$39,259	-5.7%
Parkway Village/ Oakhaven	Units	414	454	-8.8%	414	453	-8.6%	-	1	-	274	273	0.4%
	Median Sales Price	\$28,500	\$40,926	-30.4%	\$28,500	\$40,900	-30.3%	-	-	-	\$24,625	\$34,900	-29.4%
	Ave. Sales Price	\$32,529	\$47,930	-32.1%	\$32,529	\$47,733	-31.9%	-	\$137,000	-	\$25,238	\$36,788	-31.4%
Hickory Hill	Units	1,202	1,301	-7.6%	1,169	1,250	-6.5%	33	51	-35.3%	712	799	-10.9%
	Median Sales Price	\$59,000	\$74,025	-20.3%	\$58,250	\$72,000	-19.1%	\$188,990	\$200,000	-5.5%	\$50,000	\$64,900	-23.0%
	Ave. Sales Price	\$72,300	\$85,943	-15.9%	\$68,852	\$81,190	-15.2%	\$194,446	\$202,447	-4.0%	\$63,006	\$73,645	-14.4%
Southwind	Units	79	95	-16.8%	67	85	-21.2%	12	10	20.0%	33	44	-25.0%
	Median Sales Price	\$173,000	\$184,000	-6.0%	\$150,000	\$171,800	-12.7%	\$217,500	\$276,495	-21.3%	\$142,500	\$170,250	-16.3%
	Ave. Sales Price	\$204,109	\$281,069	-27.4%	\$201,325	\$282,214	-28.7%	\$219,650	\$271,339	-19.0%	\$159,854	\$218,517	-26.8%

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	1,483	1,652	-10.2%	1,352	1,441	-6.2%	131	211	-37.9%	558	518	7.7%
	Median Sales Price	\$127,071	\$136,945	-7.2%	\$126,000	\$135,000	-6.7%	\$146,675	\$148,900	-1.5%	\$109,000	\$117,000	-6.8%
	Ave. Sales Price	\$140,790	\$147,802	-4.7%	\$139,388	\$145,578	-4.3%	\$155,260	\$162,985	-4.7%	\$119,387	\$130,346	-8.4%
Bartlett	Units	550	712	-22.8%	494	604	-18.2%	56	108	-48.1%	152	117	29.9%
	Median Sales Price	\$165,000	\$175,000	-5.7%	\$155,000	\$162,500	-4.6%	\$224,950	\$250,500	-10.2%	\$142,875	\$155,000	-7.8%
	Ave. Sales Price	\$169,854	\$185,672	-8.5%	\$163,316	\$174,183	-6.2%	\$227,529	\$249,930	-9.0%	\$145,133	\$152,033	-4.5%
Gtown	Units	456	523	-12.8%	450	500	-10.0%	6	23	-73.9%	26	24	8.3%
	Median Sales Price	\$265,000	\$275,000	-3.6%	\$263,500	\$266,500	-1.1%	\$646,000	\$737,000	-12.3%	\$262,500	\$278,000	-5.6%
	Ave. Sales Price	\$317,459	\$336,903	-5.8%	\$312,905	\$317,558	-1.5%	\$658,983	\$757,437	-13.0%	\$290,445	\$296,010	-1.9%
Collierville	Units	594	709	-16.2%	544	623	-12.7%	50	86	-41.9%	59	62	-4.8%
	Median Sales Price	\$274,950	\$305,000	-9.9%	\$265,000	\$290,000	-8.6%	\$432,000	\$454,400	-4.9%	\$247,500	\$274,125	-9.7%
	Ave. Sales Price	\$299,732	\$328,904	-8.9%	\$286,889	\$308,023	-6.9%	\$439,463	\$480,172	-8.5%	\$251,064	\$280,734	-10.6%
Lakeland	Units	186	220	-15.5%	149	171	-12.9%	37	49	-24.5%	29	24	20.8%
	Median Sales Price	\$245,950	\$266,750	-7.8%	\$235,000	\$217,500	8.0%	\$335,000	\$402,000	-16.7%	\$224,000	\$201,500	11.2%
	Ave. Sales Price	\$284,687	\$285,048	-0.1%	\$255,913	\$249,733	2.5%	\$400,562	\$408,289	-1.9%	\$250,561	\$214,408	16.9%
Arlington	Units	216	234	-7.7%	156	139	12.2%	60	95	-36.8%	38	32	18.8%
	Median Sales Price	\$219,450	\$225,000	-2.5%	\$191,000	\$206,275	-7.4%	\$285,000	\$275,000	3.6%	\$160,000	\$201,188	-20.5%
	Ave. Sales Price	\$225,046	\$229,700	-2.0%	\$205,906	\$208,986	-1.5%	\$274,808	\$260,008	5.7%	\$178,979	\$196,376	-8.9%
Millington	Units	93	111	-16.2%	91	102	-10.8%	2	9	-77.8%	35	30	16.7%
	Median Sales Price	\$103,000	\$110,000	-6.4%	\$100,000	\$106,750	-6.3%	-	\$303,000	-	\$58,500	\$82,875	-29.4%
	Ave. Sales Price	\$113,409	\$132,017	-14.1%	\$108,924	\$117,703	-7.5%	\$317,500	\$294,244	7.9%	\$85,105	\$92,030	-7.5%
Shelby County	Units	10,424	12,566	-17.0%	9,999	11,814	-15.4%	425	752	-43.5%	4,279	4,672	-8.4%
	Median Sales Price	\$88,000	\$98,685	-10.8%	\$82,000	\$89,900	-8.8%	\$218,900	\$229,000	-4.4%	\$37,000	\$42,250	-12.4%
	Ave. Sales Price	\$125,080	\$135,752	-7.9%	\$119,363	\$126,752	-5.8%	\$259,567	\$277,147	-6.3%	\$63,401	\$66,026	-4.0%
Fayette County	Units	355	482	-26.3%	265	319	-16.9%	90	163	-44.8%	90	70	28.6%
	Median Sales Price	\$170,000	\$184,900	-8.1%	\$147,000	\$149,000	-1.3%	\$233,035	\$238,450	-2.3%	\$123,000	\$118,475	3.8%
	Ave. Sales Price	\$202,848	\$214,660	-5.5%	\$177,585	\$178,006	-0.2%	\$277,234	\$286,394	-3.2%	\$159,610	\$141,736	12.6%
Tipton County	Units	535	673	-20.5%	492	568	-13.4%	43	105	-59.0%	175	165	6.1%
	Median Sales Price	\$124,900	\$135,000	-7.5%	\$116,250	\$121,200	-4.1%	\$209,000	\$216,000	-3.2%	\$99,000	\$87,000	13.8%
	Ave. Sales Price	\$127,502	\$138,453	-7.9%	\$120,502	\$123,345	-2.3%	\$207,592	\$220,184	-5.7%	\$104,069	\$95,484	9.0%