

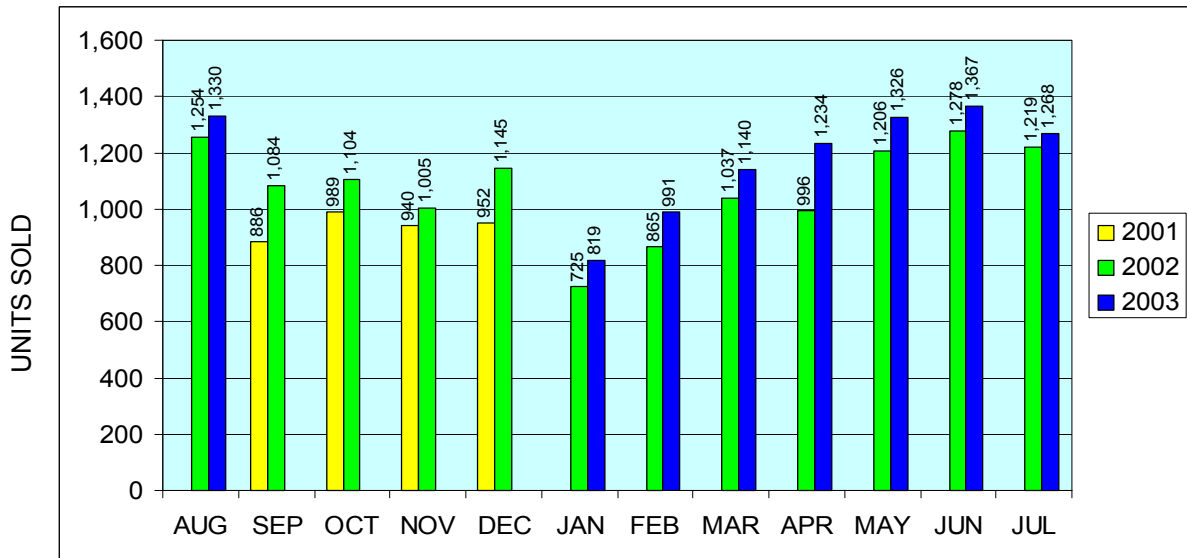


MEMPHIS AREA ASSOCIATION OF REALTORS®

August 2003 Housing Statistics

Time on Market	Units
1-30 days	373
31-60 days	241
61-90 days	197
91-120 days	146
More than 120 days	336
Total units sold	1,330
Average market time	90.8 days

Financing of Sales	
Type	# Units
FHA	196
VA	48
Conventional	895
Assumption	3
Cash	142
Owner Financed	2
Other Terms	44



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	135	12	11	26	31	5	1	0	63	401
\$ 20,000 - 29,999	163	14	10	9	14	3	1	3	30	214
\$ 30,000 - 39,999	215	26	17	4	8	3	1	4	20	199
\$ 40,000 - 49,999	326	17	12	14	10	0	2	3	29	258
\$ 50,000 - 59,999	404	18	11	8	25	4	0	1	38	297
\$ 60,000 - 69,999	436	21	18	11	29	7	0	3	50	424
\$ 70,000 - 79,999	430	17	5	11	30	6	2	2	51	435
\$ 80,000 - 89,999	427	13	5	9	63	6	0	0	78	532
\$ 90,000 - 99,999	419	6	1	6	43	6	0	3	58	519
\$100,000 - 119,999	700	10	11	6	100	10	1	0	117	1,034
\$120,000 - 139,999	800	11	1	11	98	21	0	3	133	1,075
\$140,000 - 159,999	600	6	1	5	88	39	1	3	136	1,006
\$160,000 - 179,999	516	10	2	6	40	53	0	3	102	770
\$180,000 - 199,999	424	4	1	5	22	58	1	1	87	540
\$200,000 - 249,999	677	8	3	4	29	112	1	1	147	937
\$250,000 - 299,999	399	8	0	0	17	56	0	0	73	456
\$300,000 - 399,999	464	9	1	0	6	56	0	1	63	485
\$400,000 - 499,999	175	4	1	0	2	24	0	0	26	145
\$500,000 - 749,999	180	0	1	0	0	22	0	0	22	145
\$750,000 - 999,999	72	0	0	0	0	4	0	0	4	28
\$1,000,000 or over	53	0	0	0	0	3	0	0	3	12
Total Types	8,015	214	112	135	655	498	11	31	1,330	9,912
Average Price	\$174,800	\$104,500	\$74,300	\$76,100	\$119,600	\$248,200	\$89,100	\$100,700	\$162,700	\$154,000
Median Price	\$129,500	\$69,900	\$56,000	\$67,000	\$115,000	\$210,000	\$70,000	\$76,900	\$137,000	\$129,900