

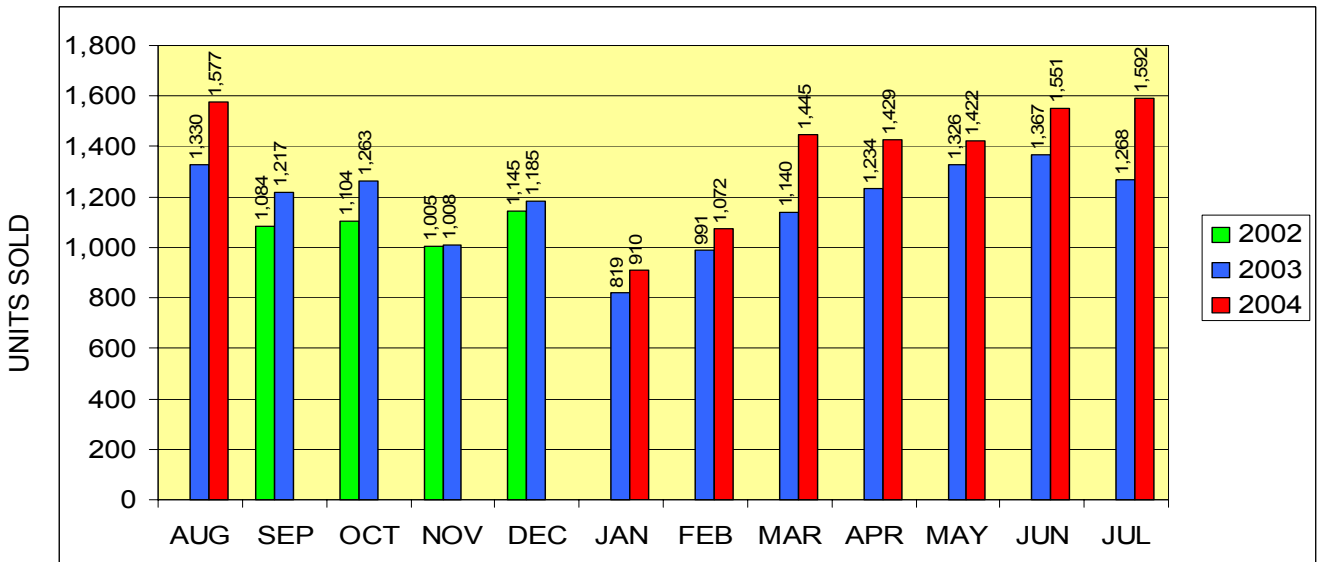


MEMPHIS AREA ASSOCIATION OF REALTORS®

August 2004 Home Sales

Time on Market	Units
1-30 days	504
31-60 days	287
61-90 days	225
91-120 days	142
More than 120 days	375
Total units sold	1,577
Average market time	85.4 days

Financing of Sales	
Type	# Units
FHA	135
VA	41
Conventional	1,142
Assumption	0
Cash	179
Owner Financed	13
Other Terms	67



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	133	9	1	24	21	5	1	0	51	515
\$ 20,000 - 29,999	148	10	9	16	24	1	0	3	44	300
\$ 30,000 - 39,999	227	16	27	8	14	3	1	1	27	293
\$ 40,000 - 49,999	343	20	14	4	15	4	0	0	23	236
\$ 50,000 - 59,999	442	23	16	12	38	2	0	2	54	349
\$ 60,000 - 69,999	398	17	4	7	35	6	5	8	61	418
\$ 70,000 - 79,999	387	14	10	4	55	7	1	3	70	542
\$ 80,000 - 89,999	383	6	9	8	57	8	1	3	77	561
\$ 90,000 - 99,999	404	11	8	3	51	8	0	5	67	511
\$100,000 - 119,999	706	11	1	9	120	16	2	5	152	1,099
\$120,000 - 139,999	784	9	5	15	128	29	0	2	174	1,250
\$140,000 - 159,999	648	8	1	6	101	38	0	3	148	952
\$160,000 - 179,999	583	8	0	2	62	44	0	4	112	912
\$180,000 - 199,999	453	7	5	0	31	55	0	8	94	686
\$200,000 - 249,999	785	19	1	1	48	140	0	3	192	1,204
\$250,000 - 299,999	465	5	0	0	10	67	0	3	80	572
\$300,000 - 399,999	484	4	0	1	6	74	0	3	84	629
\$400,000 - 499,999	203	1	0	0	7	21	0	0	28	224
\$500,000 - 749,999	205	1	1	0	2	24	0	0	26	178
\$750,000 - 999,999	100	1	0	0	1	8	0	0	9	51
\$1,000,000 or over	58	1	0	0	1	2	0	1	4	24
Total Types	8,339	201	112	120	827	562	11	57	1,577	11,506
Average Price	\$182,600	\$124,400	\$72,100	\$68,300	\$124,400	\$250,800	\$68,600	\$197,300	\$167,500	\$161,100
Median Price	\$135,900	\$74,900	\$50,000	\$56,500	\$119,000	\$221,000	\$67,500	\$104,000	\$136,000	\$132,000