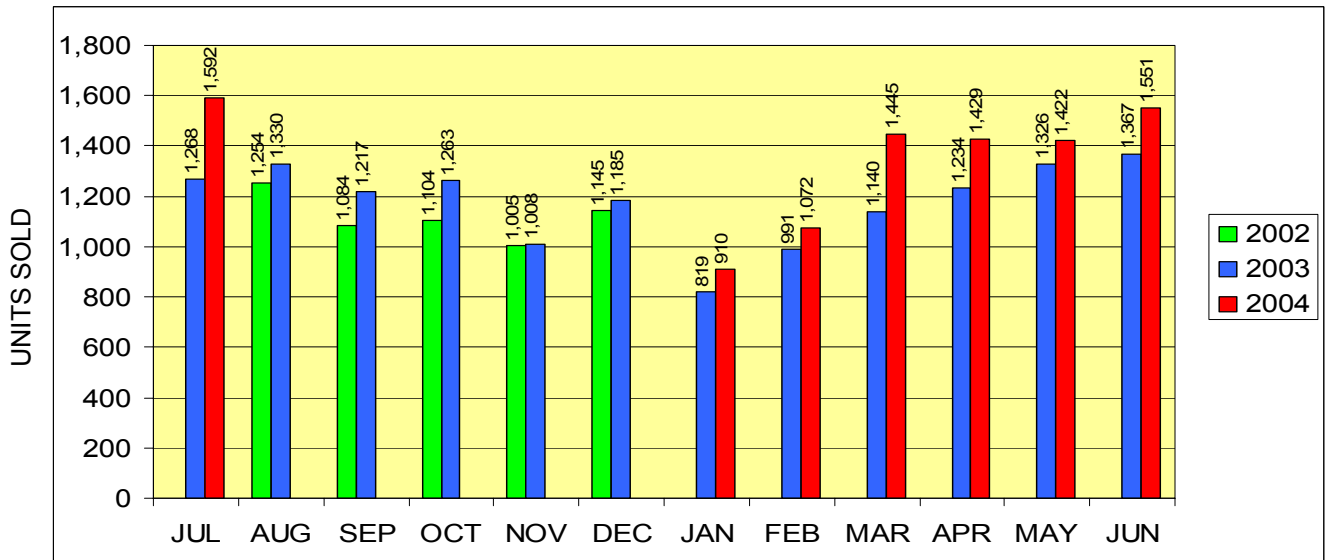


July 2004 Home Sales

Time on Market	Units
1-30 days	524
31-60 days	274
61-90 days	232
91-120 days	156
More than 120 days	373
Total units sold	1,592
Average market time	83.1 days

Financing of Sales	
Type	# Units
FHA	168
VA	35
Conventional	1,146
Assumption	2
Cash	192
Owner Financed	2
Other Terms	47



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	145	9	4	28	20	3	3	1	55	460
\$ 20,000 - 29,999	153	6	5	11	13	4	1	1	30	251
\$ 30,000 - 39,999	216	23	23	9	29	3	2	1	44	265
\$ 40,000 - 49,999	337	15	16	8	20	1	1	0	30	210
\$ 50,000 - 59,999	429	27	10	9	31	4	1	0	45	292
\$ 60,000 - 69,999	397	24	9	10	31	8	1	3	53	350
\$ 70,000 - 79,999	397	11	11	6	47	7	1	4	65	467
\$ 80,000 - 89,999	384	7	7	14	55	1	0	3	73	482
\$ 90,000 - 99,999	384	11	8	7	59	9	2	3	80	440
\$100,000 - 119,999	658	12	2	6	110	25	1	5	147	942
\$120,000 - 139,999	814	11	10	6	126	35	2	1	170	1,070
\$140,000 - 159,999	605	9	1	4	94	30	0	7	135	795
\$160,000 - 179,999	599	7	1	4	64	45	0	5	118	794
\$180,000 - 199,999	457	8	4	1	30	59	0	6	96	587
\$200,000 - 249,999	749	15	2	2	43	141	0	0	186	1,000
\$250,000 - 299,999	472	8	0	1	17	73	0	3	94	487
\$300,000 - 399,999	440	5	1	6	10	87	0	1	104	539
\$400,000 - 499,999	198	2	0	0	3	24	0	1	28	193
\$500,000 - 749,999	205	6	1	0	0	28	0	0	28	151
\$750,000 - 999,999	98	2	0	0	0	8	0	0	8	41
\$1,000,000 or over	53	2	0	0	0	3	0	0	3	20
Total Types	8,190	220	115	132	802	598	15	45	1,592	9,836
Average Price	\$181,800	\$145,100	\$80,200	\$77,200	\$122,200	\$254,400	\$59,900	\$141,800	\$168,100	\$160,000
Median Price	\$135,000	\$78,000	\$59,900	\$60,000	\$118,000	\$221,900	\$50,000	\$141,500	\$138,700	\$131,500