



NEWS RELEASE

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Memphis Area Home Sales End 2009 Strong; Last Five Months Register Year-Over-Year Pricing Increases

MEMPHIS, Tenn., February 3, 2010 – Memphis-area home sales ended 2009 relatively strong, with 1,158 sales recorded in the Memphis Area Association of REALTORS® MAARdata property records database, a 1 percent increase from November and down slightly from December 2008. Overall pricing continued to be strong, with December recording a 5.5 percent increase from November and marking the fifth month of year-over-year increases in average sales price. December pending sales were 1,384, down 6.7 percent from the 1,483 recorded in November but up 5.6 percent from December 2008. Inventory stood at 8,771 units listed for sale, the lowest level since December 2005. There were 15,186 total sales recorded in 2009, down 12.4 percent from the 17,328 sales registered in 2008. For all of 2009, average sales price was down 5.3 percent from 2008.

December Comparison

	2009	2008	% Change
Total Home Sales	1,158	1,169	-0.9%
Median Sales Price	\$94,500	\$82,000	15.2%
Average Sales Price	\$132,154	\$129,251	2.2%
Monthly Sales Volume	\$153 million	\$151.1 million	1.3%

Full Year Comparison

	2009	2008	% Change
Total Home Sales	15,186	17,328	-12.4%
Median Sales Price	\$96,500	\$99,000	-2.5%
Average Sales Price	\$127,803	\$134,974	-5.3%
Sales Volume	\$1.94 billion	\$2.34 billion	-17%

Historical home sales statistics are located at www.maar.org/media/stats.asp.

“Although sales levels were down in 2009, pricing continued to show strength in the second half of the year,” said MAAR President Glenn A. Moore. “With inventory now at levels not seen since 2005 and the home buyer tax credit in place, we should see continued strength in our market as we continue through the first months of 2010.”

Celebrating 100 years as the Voice for Local Real Estate, the Memphis Area Association of REALTORS® serves and represents real estate professionals as well as provides real estate information to the general public. About 4,000 members unite to make up one of Tennessee’s largest local REALTOR® organizations with real estate expertise stretching throughout the greater Memphis area. The MAARdata system includes records of all property transactions in Shelby, Fayette and Tipton counties. The MLS includes listings in Shelby, Fayette, Tipton, Hardeman, Hardin, McNairy, and Lauderdale counties in Tennessee; DeSoto County in Mississippi; and Crittenden County in Arkansas.

MAAR members subscribe to the National Association of REALTORS® Code of Ethics. For more information, visit MAAR’s Web site at www.maar.org.

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Sales Summary

	December Total Sales			YTD Total Sales		
	2009	2008	% change	2009	2008	% change
Units	1,158	1,169	-0.9%	15,186	17,328	-12.4%
Median Sales Price	\$94,500	\$82,000	15.2%	\$96,500	\$99,000	-2.5%
Ave. Sales Price	\$132,154	\$129,251	2.2%	\$127,803	\$134,974	-5.3%

	December Existing Home Sales			YTD Existing Home Sales		
	2009	2008	% change	2009	2008	% change
Units	1,100	1,084	1.5%	14,436	16,058	-10.1%
Median Sales Price	\$85,000	\$74,200	14.6%	\$89,900	\$87,900	1.3%
Ave. Sales Price	\$123,594	\$114,139	8.3%	\$121,273	\$123,580	-1.9%

	December New Home Sales			YTD New Home Sales		
	2009	2008	% change	2009	2008	% change
Units	58	85	-31.8%	750	1,270	-40.9%
Median Sales Price	\$211,950	\$249,700	-15.1%	\$214,000	\$232,900	-8.1%
Ave. Sales Price	\$294,512	\$321,971	-8.5%	\$253,497	\$279,050	-9.2%

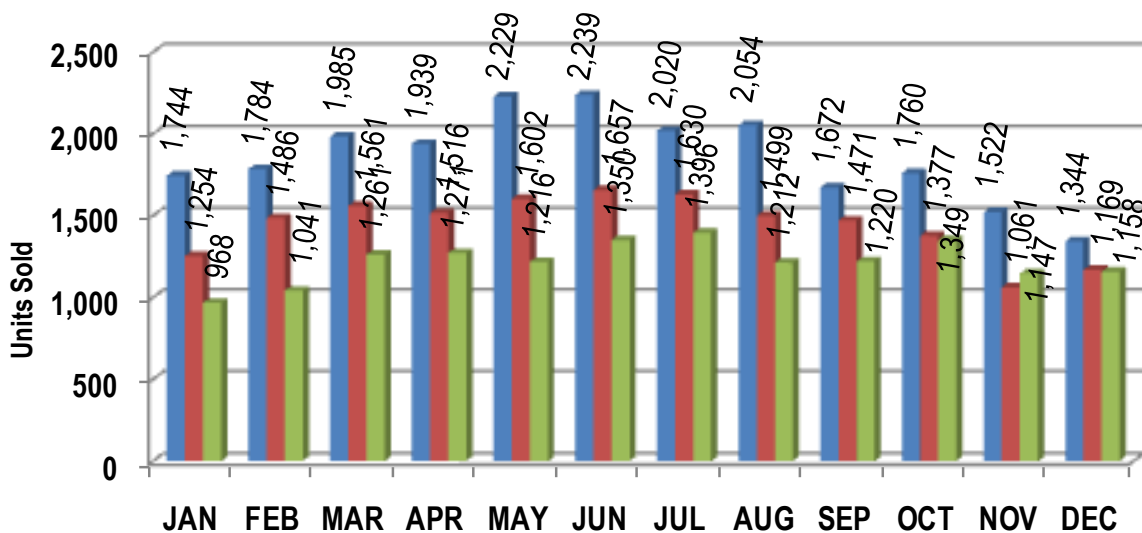
	December Bank Sales ¹			YTD Bank Sales ¹		
	2009	2008	% change	2009	2008	% change
Units	401	526	-23.8%	5,866	6,538	-10.3%
Median Sales Price	\$35,500	\$42,000	-15.5%	\$39,000	\$42,500	-8.2%
Ave. Sales Price	\$73,306	\$65,189	12.5%	\$68,134	\$66,107	3.1%

	December Non-Bank Sales			YTD Non-Bank Sales		
	2009	2008	% change	2009	2008	% change
Units	757	643	17.7%	9,320	10,790	-13.6%
Median Sales Price	\$121,000	\$136,000	-11%	\$135,000	\$142,500	-5.3%
Ave. Sales Price	\$163,328	\$181,657	-10.1%	\$165,358	\$176,703	-6.4%

Data compiled from deeds with December sales date that were recorded as of January 31, 2010, 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

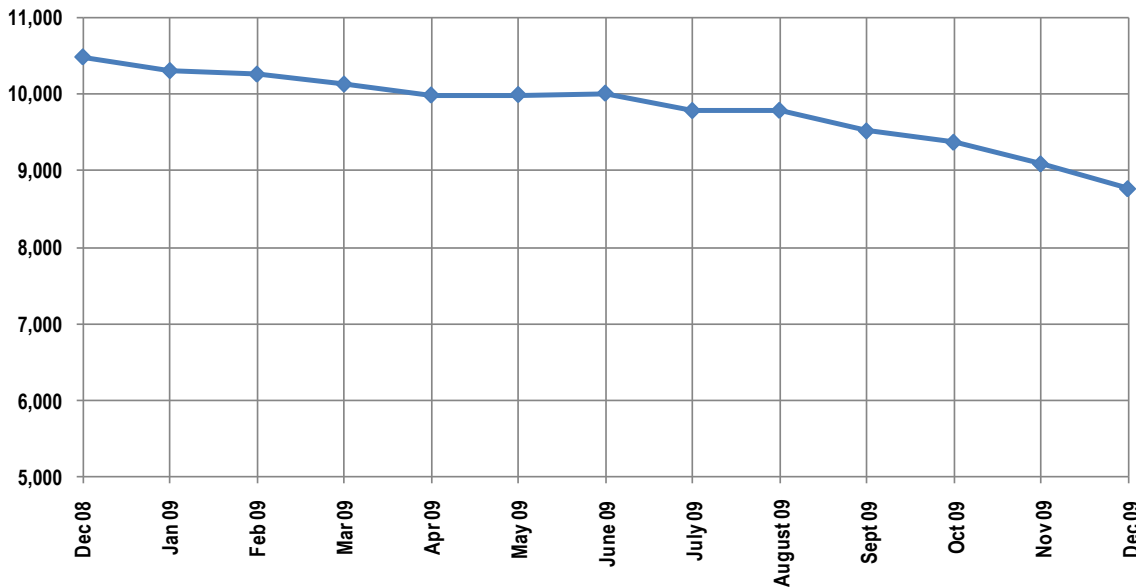
Active Listings (as of 01-15-10)		
	Units	Ave. List Price
Single Family	8,100	\$220,869
Condo/Co-op	522	\$187,247
Duplex	149	\$77,233
Market Total	8,771	\$216,447

Pending Sales (as of 01-15-10)		
	Units	Ave. List Price
Single Family	1,312	\$153,218
Condo/Co-op	57	\$185,383
Duplex	15	\$66,811
Market Total	1,384	\$153,500

	December Foreclosure Actions			YTD Foreclosure Actions		
	2009	2008	% change	2009	2008	% change
Total	334	394	-15.2%	5,415	6,438	-15.9%

Compiled from all trustee deeds with December date recorded in Shelby, Fayette and Tipton counties as of January 31, 2010.

Active Listings: Trend and 24-month Totals



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
Oct-09	9,375
Nov-09	9,094
Dec-09	8,771

Area Detail – Current Month

		December Total Sales			December Existing Home Sales			December New Home Sales			December Bank Sales		
		2009	2008	% change	2009	2008	% change	2009	2008	% change	2009	2008	% change
Frayser	Units	59	69	-14.5%	59	68	-13.2%	-	1	-	35	41	-14.6%
	Median Sales Price	\$14,417	\$15,000	-3.9%	\$14,417	\$15,000	-3.9%	-	-	-	\$11,900	\$12,075	-1.4%
	Ave. Sales Price	\$24,072	\$24,213	-0.6%	\$24,072	\$23,627	1.9%	-	\$64,000	-	\$13,865	\$14,517	-4.5%
Raleigh/ Cov. Pike	Units	90	85	5.9%	88	84	4.8%	2	1	100.0%	39	53	-26.4%
	Median Sales Price	\$54,450	\$52,404	3.9%	\$53,100	\$52,035	2.0%	-	-	-	\$42,570	\$42,000	1.4%
	Ave. Sales Price	\$60,541	\$59,728	1.4%	\$58,555	\$58,236	0.5%	\$147,900	\$185,000	-20.1%	\$43,021	\$51,968	-17.2%
Downtown	Units	34	21	61.9%	34	21	61.9%	-	-	-	9	10	-10.0%
	Median Sales Price	\$168,150	\$140,000	20.1%	\$168,150	\$140,000	20.1%	-	-	-	\$216,000	\$9,000	2300.0%
	Ave. Sales Price	\$225,962	\$122,988	83.7%	\$225,962	\$122,988	83.7%	-	-	-	\$214,266	\$33,635	537.0%
Midtown	Units	56	70	-20.0%	55	68	-19.1%	1	2	-50.0%	14	25	-44.0%
	Median Sales Price	\$91,000	\$61,750	47.4%	\$90,000	\$60,750	48.1%	-	-	-	\$20,100	\$20,000	0.5%
	Ave. Sales Price	\$109,808	\$82,106	33.7%	\$102,714	\$77,543	32.5%	\$500,000	\$237,250	110.7%	\$49,771	\$34,849	42.8%
S. Memphis	Units	56	78	-28.2%	56	78	-28.2%	-	-	-	35	59	-40.7%
	Median Sales Price	\$8,475	\$10,800	-21.5%	\$8,475	\$10,800	-21.5%	-	-	-	\$8,500	\$10,000	-15.0%
	Ave. Sales Price	\$14,115	\$23,633	-40.3%	\$14,115	\$23,633	-40.3%	-	-	-	\$9,872	\$14,557	-32.2%
Berclair/ Highland Heights	Units	38	49	-22.4%	38	49	-22.4%	-	-	-	22	23	-4.3%
	Median Sales Price	\$16,750	\$27,000	-38.0%	\$16,750	\$27,000	-38.0%	-	-	-	\$12,375	\$12,250	1.0%
	Ave. Sales Price	\$26,752	\$32,742	-18.3%	\$26,752	\$32,742	-18.3%	-	-	-	\$15,942	\$18,826	-15.3%
E. Memphis	Units	158	153	3.3%	157	149	5.4%	1	4	-75.0%	45	37	21.6%
	Median Sales Price	\$112,450	\$102,000	10.2%	\$109,900	\$100,000	9.9%	-	\$744,000	-	\$23,000	\$30,300	-24.1%
	Ave. Sales Price	\$164,145	\$189,217	-13.3%	\$159,044	\$161,844	-1.7%	\$965,000	\$1,208,861	-20.2%	\$78,738	\$46,093	70.8%
Whitehaven	Units	63	65	-3.1%	63	63	-	-	2	-	27	39	-30.8%
	Median Sales Price	\$40,000	\$33,800	18.3%	\$40,000	\$33,700	18.7%	-	-	-	\$22,500	\$21,000	7.1%
	Ave. Sales Price	\$52,382	\$53,092	-1.3%	\$52,382	\$47,731	9.7%	-	\$221,950	-	\$38,175	\$39,663	-3.8%
Parkway Village/ Oakhaven	Units	47	34	38.2%	47	34	38.2%	-	-	-	28	20	40.0%
	Median Sales Price	\$26,000	\$40,550	-35.9%	\$26,000	\$40,550	-35.9%	-	-	-	\$22,705	\$30,850	-26.4%
	Ave. Sales Price	\$33,206	\$44,493	-25.4%	\$33,206	\$44,493	-25.4%	-	-	-	\$23,028	\$35,378	-34.9%
Hickory Hill	Units	143	135	5.9%	139	133	4.5%	4	2	100.0%	68	79	-13.9%
	Median Sales Price	\$60,000	\$61,514	-2.5%	\$60,000	\$61,000	-1.6%	\$181,950	-	-	\$44,200	\$58,000	-23.8%
	Ave. Sales Price	\$76,883	\$80,365	-4.3%	\$73,469	\$78,493	-6.4%	\$195,500	\$204,903	-4.6%	\$59,898	\$76,562	-21.8%
Southwind	Units	12	14	-14.3%	11	13	-15.4%	1	1	-	5	10	-50.0%
	Median Sales Price	\$154,950	\$152,000	1.9%	\$154,900	\$149,000	4.0%	-	-	-	\$154,900	\$144,500	7.2%
	Ave. Sales Price	\$176,195	\$181,838	-3.1%	\$170,768	\$172,749	-1.1%	\$235,900	\$300,000	-21.4%	\$156,760	\$132,724	18.1%

Area Detail – Current Month

		December Total Sales			December Existing Home Sales			December New Home Sales			December Bank Sales		
		2009	2008	% change	2009	2008	% change	2009	2008	% change	2009	2008	% change
Cordova	Units	114	126	-9.5%	99	110	-10.0%	15	16	-6.3%	28	64	-56.3%
	Median Sales Price	\$125,390	\$121,150	3.5%	\$122,900	\$115,000	6.9%	\$144,191	\$163,468	-11.8%	\$120,250	\$95,500	25.9%
	Ave. Sales Price	\$135,026	\$138,722	-2.7%	\$133,839	\$132,554	1.0%	\$142,858	\$181,129	-21.1%	\$117,423	\$105,136	11.7%
Bartlett	Units	72	45	60.0%	68	36	88.9%	4	9	-55.6%	14	19	-26.3%
	Median Sales Price	\$164,000	\$185,900	-11.8%	\$163,000	\$177,500	-8.2%	\$189,975	\$249,700	-23.9%	\$191,500	\$157,900	21.3%
	Ave. Sales Price	\$170,358	\$196,620	-13.4%	\$169,229	\$184,297	-8.2%	\$189,550	\$245,909	-22.9%	\$185,351	\$161,306	14.9%
G'town	Units	45	34	32.4%	43	32	34.4%	2	2	-	7	2	250.0%
	Median Sales Price	\$270,000	\$261,000	3.4%	\$258,900	\$245,500	5.5%	-	-	-	\$231,500	-	-
	Ave. Sales Price	\$385,824	\$307,479	25.5%	\$358,909	\$278,728	28.8%	\$964,500	\$767,500	25.7%	\$365,613	\$149,250	145.0%
Collierville	Units	57	69	-17.4%	48	54	-11.1%	9	15	-40.0%	7	6	16.7%
	Median Sales Price	\$300,000	\$319,900	-6.2%	\$280,000	\$294,000	-4.8%	\$436,500	\$427,400	2.1%	\$280,000	\$260,000	7.7%
	Ave. Sales Price	\$341,823	\$348,385	-1.9%	\$312,805	\$329,601	-5.1%	\$496,588	\$416,006	19.4%	\$337,428	\$232,233	45.3%
Lakeland	Units	3	19	-84.2%	2	16	-87.5%	1	3	-66.7%	1	5	-80.0%
	Median Sales Price	\$292,675	\$275,000	6.4%	-	\$242,000	-	-	\$366,075	-	-	\$233,000	-
	Ave. Sales Price	\$616,725	\$292,339	111.0%	\$778,750	\$269,812	188.6%	\$292,675	\$412,482	-29.0%	\$157,500	\$274,600	-42.6%
Arlington	Units	18	17	5.9%	13	9	44.4%	5	8	-37.5%	1	3	-66.7%
	Median Sales Price	\$243,450	\$188,000	29.5%	\$240,000	\$169,900	41.3%	\$275,000	\$256,376	7.3%	-	\$150,000	-
	Ave. Sales Price	\$236,604	\$219,352	7.9%	\$231,690	\$193,411	19.8%	\$249,380	\$248,535	0.3%	\$148,000	\$191,266	-22.6%
Millington	Units	6	14	-57.1%	6	13	-53.8%	-	1	-	1	6	-83.3%
	Median Sales Price	\$131,850	\$94,600	39.4%	\$131,850	\$83,000	58.9%	-	-	-	-	\$30,500	-
	Ave. Sales Price	\$113,933	\$118,780	-4.1%	\$113,933	\$103,686	9.9%	-	\$315,000	-	\$15,000	\$61,833	-75.7%
Shelby County	Units	1,059	1,086	-2.5%	1,014	1,019	-0.5%	45	67	-32.8%	378	503	-24.9%
	Median Sales Price	\$88,000	\$78,900	11.5%	\$82,500	\$69,900	18.0%	\$199,950	\$259,900	-23.1%	\$33,845	\$40,000	-15.4%
	Ave. Sales Price	\$130,069	\$126,653	2.7%	\$122,411	\$112,273	9.0%	\$302,614	\$345,369	-12.4%	\$70,269	\$62,218	12.9%
Fayette County	Units	33	42	-21.4%	27	29	-6.9%	6	13	-53.8%	9	7	28.6%
	Median Sales Price	\$152,500	\$174,000	-12.4%	\$142,000	\$137,500	3.3%	\$282,450	\$235,000	20.2%	\$62,570	\$144,046	-56.6%
	Ave. Sales Price	\$187,139	\$209,187	-10.5%	\$152,169	\$185,242	-17.9%	\$344,508	\$262,603	31.2%	\$140,562	\$182,417	-22.9%
Tipton County	Units	66	41	61.0%	59	36	63.9%	7	5	40.0%	14	16	-12.5%
	Median Sales Price	\$121,450	\$92,500	31.3%	\$115,000	\$88,750	29.6%	\$189,000	\$206,000	-8.3%	\$62,350	\$80,000	-22.1%
	Ave. Sales Price	\$138,129	\$116,167	18.9%	\$130,840	\$109,690	19.3%	\$199,570	\$162,800	22.6%	\$112,053	\$107,276	4.5%

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	781	1,018	-23.3%	779	1,013	-23.1%	2	5	-60.0%	501	596	-15.9%
	Median Sales Price	\$15,500	\$23,245	-33.3%	\$15,500	\$23,102	-32.9%	-	\$67,000	-	\$13,000	\$18,500	-29.7%
	Ave. Sales Price	\$23,671	\$30,619	-22.7%	\$23,564	\$30,445	-22.6%	\$65,500	\$66,000	-0.8%	\$16,657	\$20,991	-20.6%
Raleigh/ Cov. Pike	Units	1,111	1,051	5.7%	1,096	1,031	6.3%	15	20	-25.0%	623	611	2.0%
	Median Sales Price	\$45,900	\$61,000	-24.8%	\$45,000	\$60,000	-25.0%	\$119,900	\$123,375	-2.8%	\$37,000	\$50,000	-26.0%
	Ave. Sales Price	\$53,770	\$68,089	-21.0%	\$52,794	\$66,944	-21.1%	\$125,140	\$127,112	-1.6%	\$42,610	\$55,796	-23.6%
Downtown	Units	412	513	-19.7%	399	463	-13.8%	13	50	-74.0%	113	108	4.6%
	Median Sales Price	\$187,000	\$178,000	5.1%	\$186,000	\$179,000	3.9%	\$195,700	\$169,919	15.2%	\$132,000	\$8,000	1550.0%
	Ave. Sales Price	\$185,496	\$171,230	8.3%	\$185,223	\$171,128	8.2%	\$193,873	\$172,173	12.6%	\$112,854	\$42,954	162.7%
Midtown	Units	803	1,124	-28.6%	802	1,117	-28.2%	1	7	-85.7%	277	444	-37.6%
	Median Sales Price	\$70,000	\$70,000	-	\$70,000	\$67,000	4.5%	-	\$279,500	-	\$18,500	\$17,000	8.8%
	Ave. Sales Price	\$108,461	\$103,224	5.1%	\$107,972	\$102,097	5.8%	\$500,000	\$283,000	76.7%	\$40,297	\$38,183	5.5%
S. Memphis	Units	649	982	-33.9%	648	982	-34.0%	1	-	-	411	601	-31.6%
	Median Sales Price	\$9,450	\$14,403	-34.4%	\$9,400	\$14,403	-34.7%	-	-	-	\$8,000	\$10,000	-20.0%
	Ave. Sales Price	\$16,601	\$23,613	-29.7%	\$16,528	\$23,613	-30.0%	\$64,000	-	-	\$10,833	\$14,766	-26.6%
Berclair/ Highland Heights	Units	532	664	-19.9%	532	664	-19.9%	-	-	-	256	304	-15.8%
	Median Sales Price	\$23,250	\$35,000	-33.6%	\$23,250	\$35,000	-33.6%	-	-	-	\$17,000	\$20,250	-16.0%
	Ave. Sales Price	\$31,108	\$38,068	-18.3%	\$31,108	\$38,068	-18.3%	-	-	-	\$20,223	\$23,800	-15.0%
E. Memphis	Units	2,071	2,352	-11.9%	2,060	2,319	-11.2%	11	33	-66.7%	541	527	2.7%
	Median Sales Price	\$107,500	\$115,000	-6.5%	\$107,000	\$112,000	-4.5%	\$625,000	\$390,000	60.3%	\$29,200	\$35,000	-16.6%
	Ave. Sales Price	\$146,671	\$159,452	-8.0%	\$144,123	\$153,567	-6.1%	\$623,715	\$573,021	8.8%	\$61,368	\$59,001	4.0%
Whitehaven	Units	699	828	-15.6%	696	814	-14.5%	3	14	-78.6%	423	516	-18.0%
	Median Sales Price	\$34,900	\$40,330	-13.5%	\$34,575	\$40,000	-13.6%	\$200,000	\$218,725	-8.6%	\$27,500	\$30,125	-8.7%
	Ave. Sales Price	\$46,087	\$51,773	-11.0%	\$45,394	\$49,004	-7.4%	\$206,833	\$212,742	-2.8%	\$36,672	\$38,285	-4.2%
Parkway Village/ Oakhaven	Units	549	586	-6.3%	549	585	-6.2%	-	1	-	360	365	-1.4%
	Median Sales Price	\$28,000	\$39,900	-29.8%	\$28,000	\$39,900	-29.8%	-	-	-	\$24,150	\$32,500	-25.7%
	Ave. Sales Price	\$32,594	\$45,911	-29.0%	\$32,594	\$45,755	-28.8%	-	\$137,000	-	\$24,746	\$35,552	-30.4%
Hickory Hill	Units	1,627	1,715	-5.1%	1,579	1,655	-4.6%	48	60	-20.0%	912	1,049	-13.1%
	Median Sales Price	\$60,500	\$70,000	-13.6%	\$59,900	\$69,000	-13.2%	\$189,665	\$200,870	-5.6%	\$50,000	\$63,000	-20.6%
	Ave. Sales Price	\$73,705	\$83,539	-11.8%	\$70,127	\$79,151	-11.4%	\$191,424	\$204,576	-6.4%	\$62,452	\$72,355	-13.7%
Southwind	Units	113	129	-12.4%	97	115	-15.7%	16	14	14.3%	50	65	-23.1%
	Median Sales Price	\$160,000	\$170,000	-5.9%	\$150,000	\$164,000	-8.5%	\$217,500	\$276,495	-21.3%	\$143,750	\$155,000	-7.3%
	Ave. Sales Price	\$197,189	\$254,087	-22.4%	\$193,689	\$251,730	-23.1%	\$218,412	\$273,456	-20.1%	\$161,141	\$192,350	-16.2%

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
Cordova	Units	1,989	2,022	-1.6%	1,796	1,767	1.6%	193	255	-24.3%	690	684	0.9%
	Median Sales Price	\$127,000	\$135,000	-5.9%	\$125,000	\$131,700	-5.1%	\$143,600	\$148,925	-3.6%	\$109,000	\$109,000	-
	Ave. Sales Price	\$139,276	\$145,445	-4.2%	\$137,713	\$142,732	-3.5%	\$153,813	\$164,245	-6.4%	\$120,310	\$125,058	-3.8%
Bartlett	Units	757	857	-11.7%	686	730	-6.0%	71	127	-44.1%	196	166	18.1%
	Median Sales Price	\$165,000	\$174,900	-5.7%	\$158,000	\$162,000	-2.5%	\$219,950	\$249,700	-11.9%	\$147,750	\$150,000	-1.5%
	Ave. Sales Price	\$170,697	\$183,021	-6.7%	\$165,372	\$171,629	-3.6%	\$222,151	\$248,505	-10.6%	\$149,065	\$149,005	-
G'town	Units	609	615	-1.0%	600	587	2.2%	9	28	-67.9%	35	32	9.4%
	Median Sales Price	\$265,000	\$272,000	-2.6%	\$263,500	\$262,500	0.4%	\$650,000	\$741,626	-12.4%	\$255,000	\$265,500	-4.0%
	Ave. Sales Price	\$320,708	\$335,689	-4.5%	\$314,630	\$314,288	0.1%	\$725,877	\$784,339	-7.5%	\$297,385	\$283,395	4.9%
Collierville	Units	787	888	-11.4%	721	768	-6.1%	66	120	-45.0%	84	79	6.3%
	Median Sales Price	\$275,000	\$305,000	-9.8%	\$268,900	\$288,750	-6.9%	\$421,500	\$440,000	-4.2%	\$242,500	\$280,000	-13.4%
	Ave. Sales Price	\$301,619	\$329,996	-8.6%	\$288,757	\$309,981	-6.8%	\$442,120	\$458,095	-3.5%	\$249,886	\$283,903	-12.0%
Lakeland	Units	234	275	-14.9%	191	212	-9.9%	43	63	-31.7%	33	33	-
	Median Sales Price	\$243,950	\$258,200	-5.5%	\$234,000	\$217,250	7.7%	\$337,000	\$391,500	-13.9%	\$217,000	\$213,000	1.9%
	Ave. Sales Price	\$283,201	\$283,224	-	\$256,825	\$247,498	3.8%	\$400,359	\$403,445	-0.8%	\$241,508	\$215,034	12.3%
Arlington	Units	285	290	-1.7%	207	170	21.8%	78	120	-35.0%	49	41	19.5%
	Median Sales Price	\$219,000	\$225,000	-2.7%	\$192,000	\$202,500	-5.2%	\$278,923	\$271,000	2.9%	\$162,000	\$195,875	-17.3%
	Ave. Sales Price	\$222,089	\$228,607	-2.9%	\$204,233	\$207,206	-1.4%	\$269,475	\$258,926	4.1%	\$181,078	\$197,294	-8.2%
Millington	Units	125	145	-13.8%	123	134	-8.2%	2	11	-81.8%	43	43	-
	Median Sales Price	\$105,000	\$110,000	-4.5%	\$105,000	\$108,450	-3.2%	-	\$313,500	-	\$57,500	\$80,750	-28.8%
	Ave. Sales Price	\$114,634	\$131,910	-13.1%	\$111,336	\$118,274	-5.9%	\$317,500	\$298,018	6.5%	\$85,146	\$91,411	-6.9%
Shelby County	Units	13,949	15,880	-12.2%	13,377	14,951	-10.5%	572	929	-38.4%	5,511	6,229	-11.5%
	Median Sales Price	\$90,000	\$92,000	-2.2%	\$85,000	\$84,366	0.8%	\$207,900	\$233,238	-10.9%	\$36,900	\$40,500	-8.9%
	Ave. Sales Price	\$125,174	\$131,553	-4.8%	\$119,664	\$122,207	-2.1%	\$254,017	\$281,957	-9.9%	\$64,305	\$63,928	0.6%
Fayette County	Units	498	607	-18.0%	387	401	-3.5%	111	206	-46.1%	126	92	37.0%
	Median Sales Price	\$168,950	\$180,000	-6.1%	\$147,000	\$148,000	-0.7%	\$238,000	\$246,000	-3.3%	\$136,950	\$121,125	13.1%
	Ave. Sales Price	\$200,728	\$222,446	-9.8%	\$178,460	\$180,361	-1.1%	\$278,365	\$304,368	-8.5%	\$174,575	\$141,593	23.3%
Tipton County	Units	739	841	-12.1%	672	706	-4.8%	67	135	-50.4%	229	217	5.5%
	Median Sales Price	\$125,000	\$132,000	-5.3%	\$115,000	\$118,000	-2.5%	\$209,000	\$217,900	-4.1%	\$90,000	\$85,000	5.9%
	Ave. Sales Price	\$128,287	\$136,446	-6.0%	\$120,353	\$120,391	-	\$207,859	\$220,411	-5.7%	\$101,715	\$96,643	5.2%