

Sales Summary

	August Total Sales			YTD Total Sales		
	2009	2008	% change	2009	2008	% change
Units	1,212	1,499	-19.1%	10,023	12,256	-18.2%
Median Sales Price	\$105,000	\$105,000	-	\$92,000	\$105,000	-12.4%
Ave. Sales Price	\$138,957	\$135,123	2.8%	\$126,386	\$139,689	-9.5%

	August Existing Home Sales			YTD Existing Home Sales		
	2009	2008	% change	2009	2008	% change
Units	1,159	1,382	-16.1%	9,530	11,367	-16.2%
Median Sales Price	\$98,500	\$93,000	5.9%	\$85,000	\$94,900	-10.4%
Ave. Sales Price	\$133,737	\$124,220	7.7%	\$119,517	\$129,070	-7.4%

	August New Home Sales			YTD New Home Sales		
	2009	2008	% change	2009	2008	% change
Units	53	117	-54.7%	493	889	-44.5%
Median Sales Price	\$218,900	\$239,900	-8.8%	\$219,900	\$232,900	-5.6%
Ave. Sales Price	\$253,117	\$263,903	-4.1%	\$259,167	\$275,466	-5.9%

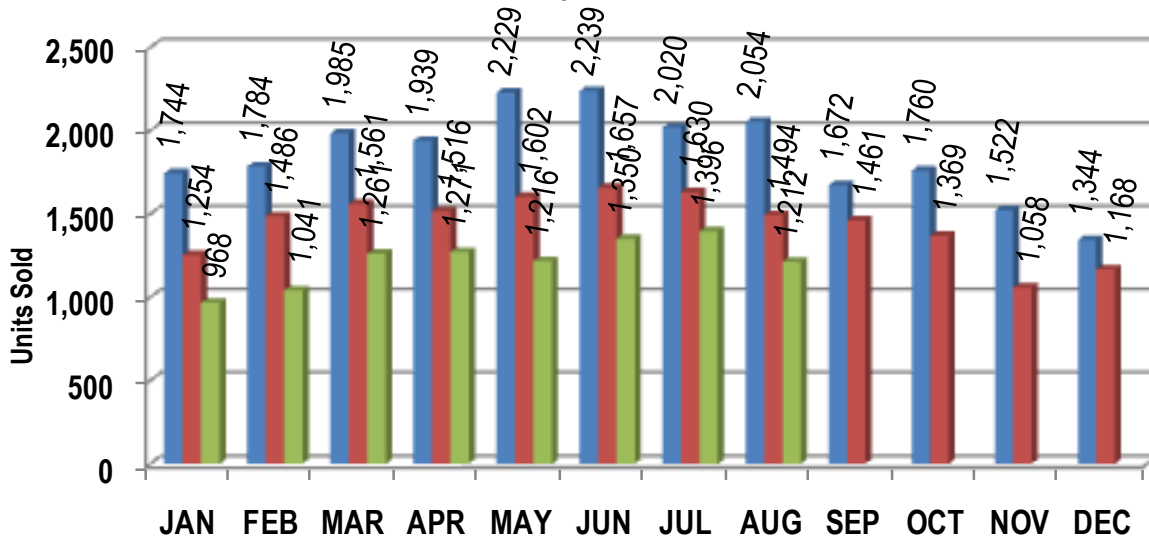
	August Bank Sales ¹			YTD Bank Sales ¹		
	2009	2008	% change	2009	2008	% change
Units	392	532	-26.3%	4,039	4,367	-7.5%
Median Sales Price	\$38,500	\$39,000	-1.3%	\$38,500	\$45,000	-14.4%
Ave. Sales Price	\$68,510	\$63,700	7.6%	\$66,088	\$68,669	-3.8%

	August Non-Bank Sales			YTD Non-Bank Sales		
	2009	2008	% change	2009	2008	% change
Units	820	967	-15.2%	5,984	7,889	-24.1%
Median Sales Price	\$132,500	\$145,000	-8.6%	\$137,500	\$145,000	-5.2%
Ave. Sales Price	\$172,635	\$174,416	-1.0%	\$167,086	\$179,003	-6.7%

Data compiled from deeds with August sales date that were recorded as of September 30, 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



Active Listings, Pending Sales and Foreclosure Action Summary

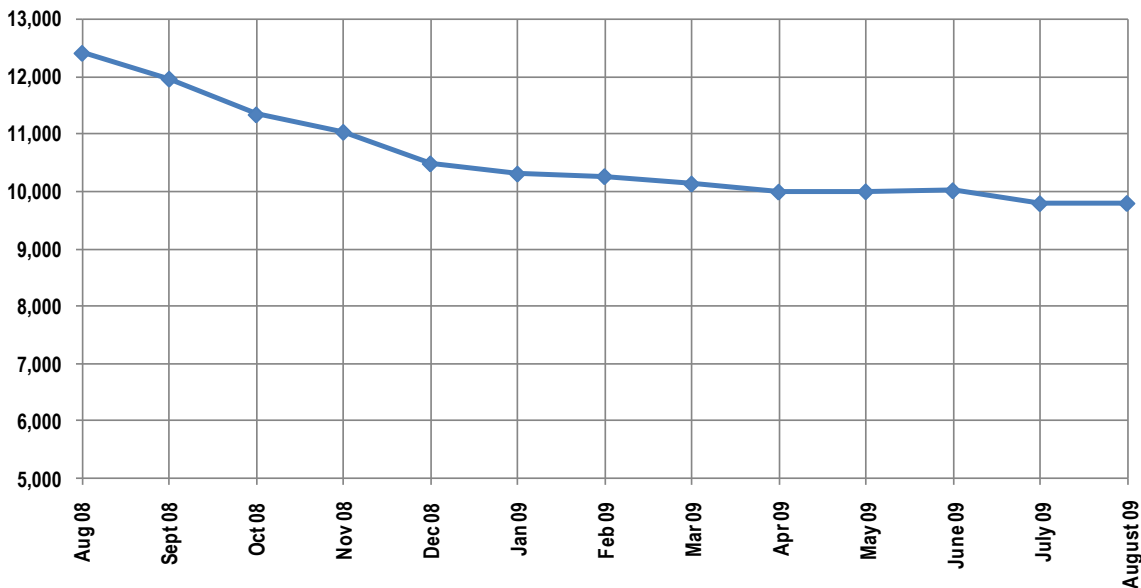
Active Listings (as of 9-15-09)		
	Units	Ave. List Price
Single Family	9,036	\$226,153
Condo/Co-op	605	\$186,577
Duplex	149	\$69,213
Market Total	9,790	\$221,359

Pending Sales (as of 9-15-09)		
	Units	Ave. List Price
Single Family	1,675	\$153,006
Condo/Co-op	74	\$171,309
Duplex	9	\$144,267
Market Total	1,758	\$153,731

	August Foreclosure Actions			YTD Foreclosure Actions		
	2009	2008	% change	2009	2008	% change
Total	317	468	-32.3%	3,651	4,494	-18.8%

Compiled from all trustee deeds with August date recorded in Shelby, Fayette and Tipton counties as of September 30, 2009.

Active Listings: Trend and 24-month Totals



Sep-07	13,227
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

Area Detail – Current Month

		August Total Sales			August Existing Home Sales			August New Home Sales			August Bank Sales		
		2009	2008	% change	2009	2008	% change	2009	2008	% change	2009	2008	% change
Frayser	Units	60	86	-30.2%	60	86	-30.2%	-	-	-	34	50	-32.0%
	Median Sales Price	\$11,750	\$28,450	-58.7%	\$11,750	\$28,450	-58.7%	-	-	-	\$11,000	\$17,000	-35.3%
	Ave. Sales Price	\$19,027	\$35,939	-47.1%	\$19,027	\$35,939	-47.1%	-	-	-	\$13,310	\$24,477	-45.6%
Raleigh/ Cov. Pike	Units	84	79	6.3%	81	77	5.2%	3	2	50.0%	42	40	5.0%
	Median Sales Price	\$55,000	\$60,000	-8.3%	\$54,300	\$58,650	-7.4%	\$105,900	-	-	\$30,750	\$49,950	-38.4%
	Ave. Sales Price	\$58,703	\$70,068	-16.2%	\$56,965	\$68,602	-17.0%	\$105,633	\$126,500	-16.5%	\$38,713	\$55,941	-30.8%
Downtown	Units	30	48	-37.5%	29	44	-34.1%	1	4	-75.0%	4	8	-50.0%
	Median Sales Price	\$204,000	\$192,500	6.0%	\$204,000	\$192,500	6.0%	-	\$169,000	-	\$25,650	\$6,250	310.4%
	Ave. Sales Price	\$204,666	\$173,825	17.7%	\$204,975	\$174,128	17.7%	\$195,700	\$170,500	14.8%	\$81,875	\$8,018	921.1%
Midtown	Units	72	97	-25.8%	72	94	-23.4%	-	3	-	26	41	-36.6%
	Median Sales Price	\$75,550	\$71,900	5.1%	\$75,550	\$68,000	11.1%	-	\$237,000	-	\$19,500	\$10,000	95.0%
	Ave. Sales Price	\$96,926	\$107,143	-9.5%	\$96,926	\$102,675	-5.6%	-	\$247,166	-	\$34,236	\$45,266	-24.4%
S. Memphis	Units	63	99	-36.4%	63	99	-36.4%	-	-	-	37	64	-42.2%
	Median Sales Price	\$9,505	\$13,000	-26.9%	\$9,505	\$13,000	-26.9%	-	-	-	\$9,505	\$9,525	-0.2%
	Ave. Sales Price	\$16,568	\$19,378	-14.5%	\$16,568	\$19,378	-14.5%	-	-	-	\$10,354	\$11,956	-13.4%
Berclair/ Highland Heights	Units	37	66	-43.9%	37	66	-43.9%	-	-	-	12	28	-57.1%
	Median Sales Price	\$25,000	\$35,307	-29.2%	\$25,000	\$35,307	-29.2%	-	-	-	\$16,750	\$25,250	-33.7%
	Ave. Sales Price	\$37,339	\$38,812	-3.8%	\$37,339	\$38,812	-3.8%	-	-	-	\$17,516	\$24,912	-29.7%
E. Memphis	Units	187	202	-7.4%	186	201	-7.5%	1	1	-	41	44	-6.8%
	Median Sales Price	\$101,000	\$114,000	-11.4%	\$99,750	\$112,500	-11.3%	-	-	-	\$34,900	\$41,913	-16.7%
	Ave. Sales Price	\$140,940	\$155,658	-9.5%	\$139,713	\$154,796	-9.7%	\$369,000	\$329,000	12.2%	\$59,284	\$66,033	-10.2%
Whitehaven	Units	33	63	-47.6%	33	60	-45.0%	-	3	-	19	37	-48.6%
	Median Sales Price	\$37,000	\$37,478	-1.3%	\$37,000	\$34,950	5.9%	-	\$244,900	-	\$32,500	\$30,000	8.3%
	Ave. Sales Price	\$41,072	\$55,749	-26.3%	\$41,072	\$46,608	-11.9%	-	\$238,581	-	\$32,400	\$35,336	-8.3%
Parkway Village/ Oakhaven	Units	23	54	-57.4%	23	54	-57.4%	-	-	-	12	34	-64.7%
	Median Sales Price	\$29,000	\$37,700	-23.1%	\$29,000	\$37,700	-23.1%	-	-	-	\$22,050	\$29,700	-25.8%
	Ave. Sales Price	\$36,080	\$44,677	-19.2%	\$36,080	\$44,677	-19.2%	-	-	-	\$22,278	\$31,558	-29.4%
Hickory Hill	Units	119	144	-17.4%	117	134	-12.7%	2	10	-80.0%	52	84	-38.1%
	Median Sales Price	\$70,000	\$74,513	-6.1%	\$70,000	\$71,250	-1.8%	-	\$215,121	-	\$44,325	\$61,500	-27.9%
	Ave. Sales Price	\$78,095	\$92,953	-16.0%	\$76,781	\$83,969	-8.6%	\$154,950	\$213,339	-27.4%	\$62,647	\$73,394	-14.6%
Southwind	Units	13	8	62.5%	10	8	25.0%	3	-	-	4	5	-20.0%
	Median Sales Price	\$150,000	\$166,000	-9.6%	\$147,500	\$166,000	-11.1%	\$228,000	-	-	\$150,300	\$158,000	-4.9%
	Ave. Sales Price	\$198,500	\$174,973	13.4%	\$193,760	\$174,973	10.7%	\$214,300	-	-	\$178,025	\$173,178	2.8%

Area Detail – Current Month

		August Total Sales			August Existing Home Sales			August New Home Sales			August Bank Sales		
		2009	2008	% change	2009	2008	% change	2009	2008	% change	2009	2008	% change
Cordova	Units	166	171	-2.9%	155	144	7.6%	11	27	-59.3%	61	46	32.6%
	Median Sales Price	\$129,000	\$134,000	-3.7%	\$129,000	\$130,977	-1.5%	\$148,487	\$148,950	-0.3%	\$95,000	\$117,954	-19.5%
	Ave. Sales Price	\$140,010	\$147,325	-5.0%	\$138,674	\$144,082	-3.8%	\$158,833	\$164,620	-3.5%	\$118,746	\$121,061	-1.9%
Bartlett	Units	59	86	-31.4%	54	74	-27.0%	5	12	-58.3%	15	17	-11.8%
	Median Sales Price	\$175,000	\$173,475	0.9%	\$166,000	\$161,750	2.6%	\$219,950	\$252,250	-12.8%	\$122,000	\$161,500	-24.5%
	Ave. Sales Price	\$172,380	\$185,239	-6.9%	\$167,437	\$175,019	-4.3%	\$225,770	\$248,259	-9.1%	\$133,706	\$164,147	-18.5%
Gtown	Units	62	62	-	60	60	-	2	2	-	3	5	-40.0%
	Median Sales Price	\$275,000	\$270,500	1.7%	\$270,000	\$269,000	0.4%	-	-	-	\$317,152	\$271,000	17.0%
	Ave. Sales Price	\$365,103	\$314,786	16.0%	\$351,107	\$299,814	17.1%	\$785,000	\$763,962	2.8%	\$297,384	\$258,900	14.9%
Collierville	Units	73	80	-8.8%	70	72	-2.8%	3	8	-62.5%	7	7	-
	Median Sales Price	\$270,000	\$259,950	3.9%	\$269,950	\$258,450	4.4%	\$297,000	\$481,750	-38.3%	\$239,000	\$354,900	-32.7%
	Ave. Sales Price	\$321,235	\$310,441	3.5%	\$321,760	\$293,740	9.5%	\$309,000	\$460,741	-32.9%	\$263,785	\$303,271	-13.0%
Lakeland	Units	21	26	-19.2%	17	18	-5.6%	4	8	-50.0%	2	4	-50.0%
	Median Sales Price	\$239,900	\$337,000	-28.8%	\$239,900	\$286,750	-16.3%	\$277,450	\$413,875	-33.0%	-	\$121,000	-
	Ave. Sales Price	\$263,355	\$311,588	-15.5%	\$252,033	\$273,383	-7.8%	\$311,475	\$397,551	-21.7%	\$224,137	\$164,500	36.3%
Arlington	Units	20	23	-13.0%	15	11	36.4%	5	12	-58.3%	1	2	-50.0%
	Median Sales Price	\$204,500	\$252,000	-18.8%	\$179,900	\$183,500	-2.0%	\$321,000	\$267,998	19.8%	-	-	-
	Ave. Sales Price	\$221,215	\$236,352	-6.4%	\$190,293	\$203,256	-6.4%	\$313,980	\$266,691	17.7%	\$153,000	\$209,660	-27.0%
Millington	Units	7	10	-30.0%	7	9	-22.2%	-	1	-	3	3	-
	Median Sales Price	\$123,000	\$102,000	20.6%	\$123,000	\$94,000	30.9%	-	-	-	\$120,000	\$50,225	138.9%
	Ave. Sales Price	\$144,592	\$111,772	29.4%	\$144,592	\$100,869	43.3%	-	\$209,900	-	\$117,050	\$68,341	71.3%
Shelby County	Units	1,113	1,381	-19.4%	1,073	1,288	-16.7%	40	93	-57.0%	371	511	-27.4%
	Median Sales Price	\$99,900	\$100,000	-0.1%	\$92,000	\$88,183	4.3%	\$219,400	\$235,710	-6.9%	\$36,500	\$38,000	-3.9%
	Ave. Sales Price	\$136,725	\$132,899	2.9%	\$132,480	\$123,797	7.0%	\$250,580	\$258,956	-3.2%	\$65,098	\$62,570	4.0%
Fayette County	Units	47	42	11.9%	36	28	28.6%	11	14	-21.4%	10	6	66.7%
	Median Sales Price	\$180,900	\$175,585	3.0%	\$149,000	\$133,300	11.8%	\$232,500	\$290,900	-20.1%	\$110,000	\$75,500	45.7%
	Ave. Sales Price	\$207,000	\$215,997	-4.2%	\$186,333	\$157,854	18.0%	\$274,636	\$332,282	-17.3%	\$154,700	\$134,600	14.9%
Tipton County	Units	52	76	-31.6%	50	66	-24.2%	2	10	-80.0%	11	15	-26.7%
	Median Sales Price	\$122,750	\$127,500	-3.7%	\$121,250	\$118,950	1.9%	-	\$191,568	-	\$110,900	\$70,000	58.4%
	Ave. Sales Price	\$125,246	\$130,836	-4.3%	\$122,836	\$118,209	3.9%	\$185,500	\$214,176	-13.4%	\$105,225	\$73,816	42.6%

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	539	724	-25.6%	537	722	-25.6%	2	2	-	341	410	-16.8%
	Median Sales Price	\$16,000	\$25,000	-36.0%	\$15,800	\$25,000	-36.8%	-	-	-	\$13,500	\$19,700	-31.5%
	Ave. Sales Price	\$24,012	\$32,529	-26.2%	\$23,858	\$32,438	-26.5%	\$65,500	\$65,500	-	\$17,385	\$22,520	-22.8%
Raleigh/ Cov. Pike	Units	758	700	8.3%	748	688	8.7%	10	12	-16.7%	439	401	9.5%
	Median Sales Price	\$44,900	\$63,250	-29.0%	\$44,450	\$62,000	-28.3%	\$119,900	\$126,200	-5.0%	\$37,000	\$54,000	-31.5%
	Ave. Sales Price	\$52,258	\$70,248	-25.6%	\$51,391	\$69,198	-25.7%	\$117,150	\$130,437	-10.2%	\$43,446	\$58,335	-25.5%
Downtown	Units	252	382	-34.0%	240	336	-28.6%	12	46	-73.9%	50	65	-23.1%
	Median Sales Price	\$191,500	\$187,000	2.4%	\$190,500	\$191,500	-0.5%	\$195,850	\$169,919	15.3%	\$10,000	\$13,000	-23.1%
	Ave. Sales Price	\$187,346	\$188,133	-0.4%	\$186,595	\$190,174	-1.9%	\$202,370	\$173,223	16.8%	\$68,895	\$45,314	52.0%
Midtown	Units	551	808	-31.8%	551	804	-31.5%	-	4	-	208	294	-29.3%
	Median Sales Price	\$69,005	\$78,250	-11.8%	\$69,005	\$78,000	-11.5%	-	\$258,250	-	\$19,000	\$18,700	1.6%
	Ave. Sales Price	\$107,348	\$108,916	-1.4%	\$107,348	\$108,031	-0.6%	-	\$286,625	-	\$39,952	\$40,782	-2.0%
S. Memphis	Units	470	656	-28.4%	469	656	-28.5%	1	-	-	301	383	-21.4%
	Median Sales Price	\$9,500	\$17,000	-44.1%	\$9,500	\$17,000	-44.1%	-	-	-	\$8,000	\$11,500	-30.4%
	Ave. Sales Price	\$17,486	\$25,469	-31.3%	\$17,386	\$25,469	-31.7%	\$64,000	-	-	\$11,086	\$16,184	-31.5%
Berclair/ Highland Heights	Units	344	456	-24.6%	344	456	-24.6%	-	-	-	159	201	-20.9%
	Median Sales Price	\$24,450	\$37,000	-33.9%	\$24,450	\$37,000	-33.9%	-	-	-	\$18,200	\$22,500	-19.1%
	Ave. Sales Price	\$31,462	\$39,491	-20.3%	\$31,462	\$39,491	-20.3%	-	-	-	\$21,524	\$26,157	-17.7%
E. Memphis	Units	1,336	1,675	-20.2%	1,328	1,647	-19.4%	8	28	-71.4%	359	350	2.6%
	Median Sales Price	\$106,000	\$119,900	-11.6%	\$105,500	\$117,000	-9.8%	\$507,000	\$389,500	30.2%	\$31,000	\$35,850	-13.5%
	Ave. Sales Price	\$147,273	\$162,871	-9.6%	\$144,741	\$157,554	-8.1%	\$567,608	\$475,616	19.3%	\$61,491	\$60,877	1.0%
Whitehaven	Units	454	576	-21.2%	451	565	-20.2%	3	11	-72.7%	296	356	-16.9%
	Median Sales Price	\$33,029	\$42,012	-21.4%	\$33,000	\$42,000	-21.4%	\$200,000	\$216,000	-7.4%	\$27,700	\$33,000	-16.1%
	Ave. Sales Price	\$44,085	\$54,262	-18.8%	\$43,002	\$51,292	-16.2%	\$206,833	\$206,781	-	\$35,164	\$39,997	-12.1%
Parkway Village/ Oakhaven	Units	375	419	-10.5%	375	418	-10.3%	-	1	-	255	251	1.6%
	Median Sales Price	\$28,000	\$41,500	-32.5%	\$28,000	\$41,500	-32.5%	-	-	-	\$24,750	\$35,000	-29.3%
	Ave. Sales Price	\$32,196	\$48,227	-33.2%	\$32,196	\$48,014	-32.9%	-	\$137,000	-	\$25,274	\$37,228	-32.1%
Hickory Hill	Units	1,065	1,149	-7.3%	1,040	1,109	-6.2%	25	40	-37.5%	628	713	-11.9%
	Median Sales Price	\$58,000	\$74,000	-21.6%	\$57,301	\$71,500	-19.9%	\$196,500	\$203,715	-3.5%	\$50,000	\$65,000	-23.1%
	Ave. Sales Price	\$71,220	\$85,758	-17.0%	\$68,107	\$81,370	-16.3%	\$200,714	\$207,406	-3.2%	\$62,407	\$73,536	-15.1%
Southwind	Units	73	84	-13.1%	62	78	-20.5%	11	6	83.3%	31	40	-22.5%
	Median Sales Price	\$160,000	\$184,500	-13.3%	\$147,500	\$172,900	-14.7%	\$216,000	\$300,000	-28.0%	\$139,900	\$170,550	-18.0%
	Ave. Sales Price	\$198,022	\$282,748	-30.0%	\$195,384	\$281,281	-30.5%	\$212,890	\$301,831	-29.5%	\$158,074	\$221,611	-28.7%

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	1,294	1,459	-11.3%	1,180	1,291	-8.6%	114	168	-32.1%	491	469	4.7%
	Median Sales Price	\$127,900	\$137,000	-6.6%	\$126,700	\$135,000	-6.1%	\$148,358	\$151,667	-2.2%	\$108,666	\$117,900	-7.8%
	Ave. Sales Price	\$140,516	\$148,265	-5.2%	\$139,008	\$145,840	-4.7%	\$156,122	\$166,895	-6.5%	\$118,891	\$130,337	-8.8%
Bartlett	Units	472	626	-24.6%	428	533	-19.7%	44	93	-52.7%	136	101	34.7%
	Median Sales Price	\$164,250	\$175,000	-6.1%	\$154,250	\$164,900	-6.5%	\$235,133	\$250,000	-5.9%	\$141,375	\$157,900	-10.5%
	Ave. Sales Price	\$167,954	\$186,483	-9.9%	\$161,654	\$175,225	-7.7%	\$229,235	\$251,001	-8.7%	\$144,295	\$154,958	-6.9%
G'town	Units	401	481	-16.6%	395	462	-14.5%	6	19	-68.4%	24	22	9.1%
	Median Sales Price	\$262,500	\$275,000	-4.5%	\$260,000	\$269,950	-3.7%	\$646,000	\$740,000	-12.7%	\$262,500	\$278,000	-5.6%
	Ave. Sales Price	\$315,954	\$337,937	-6.5%	\$310,743	\$320,121	-2.9%	\$658,983	\$771,131	-14.5%	\$290,052	\$294,829	-1.6%
Collierville	Units	527	648	-18.7%	481	570	-15.6%	46	78	-41.0%	52	59	-11.9%
	Median Sales Price	\$275,000	\$303,700	-9.5%	\$268,000	\$288,950	-7.3%	\$423,500	\$454,400	-6.8%	\$262,450	\$275,000	-4.6%
	Ave. Sales Price	\$301,082	\$327,213	-8.0%	\$287,899	\$307,085	-6.2%	\$438,930	\$474,303	-7.5%	\$258,469	\$283,093	-8.7%
Lakeland	Units	163	195	-16.4%	131	152	-13.8%	32	43	-25.6%	24	22	9.1%
	Median Sales Price	\$249,500	\$267,000	-6.6%	\$238,000	\$227,500	4.6%	\$343,124	\$394,750	-13.1%	\$224,500	\$201,500	11.4%
	Ave. Sales Price	\$290,261	\$282,880	2.6%	\$262,136	\$249,340	5.1%	\$405,397	\$401,441	1.0%	\$255,374	\$212,536	20.2%
Arlington	Units	198	203	-2.5%	142	116	22.4%	56	87	-35.6%	36	24	50.0%
	Median Sales Price	\$218,500	\$227,000	-3.7%	\$191,500	\$207,537	-7.7%	\$285,000	\$275,000	3.6%	\$163,950	\$201,188	-18.5%
	Ave. Sales Price	\$225,361	\$233,741	-3.6%	\$206,207	\$212,989	-3.2%	\$273,930	\$261,410	4.8%	\$181,033	\$202,151	-10.4%
Millington	Units	84	102	-17.6%	82	96	-14.6%	2	6	-66.7%	31	29	6.9%
	Median Sales Price	\$105,000	\$108,450	-3.2%	\$104,000	\$105,250	-1.2%	-	\$308,250	-	\$57,500	\$85,000	-32.4%
	Ave. Sales Price	\$115,074	\$125,767	-8.5%	\$110,136	\$114,584	-3.9%	\$317,500	\$304,700	4.2%	\$81,929	\$93,371	-12.3%
Shelby County	Units	9,245	11,223	-17.6%	8,873	10,579	-16.1%	372	644	-42.2%	3,814	4,160	-8.3%
	Median Sales Price	\$85,200	\$99,500	-14.4%	\$79,900	\$90,000	-11.2%	\$219,465	\$237,900	-7.7%	\$36,000	\$43,000	-16.3%
	Ave. Sales Price	\$123,798	\$136,942	-9.6%	\$118,024	\$128,121	-7.9%	\$261,539	\$281,846	-7.2%	\$62,730	\$66,737	-6.0%
Fayette County	Units	308	424	-27.4%	228	276	-17.4%	80	148	-45.9%	72	58	24.1%
	Median Sales Price	\$170,000	\$179,500	-5.3%	\$146,750	\$147,250	-0.3%	\$233,035	\$236,975	-1.7%	\$122,800	\$118,475	3.7%
	Ave. Sales Price	\$202,303	\$213,236	-5.1%	\$176,707	\$174,947	1.0%	\$275,254	\$284,642	-3.3%	\$162,148	\$139,503	16.2%
Tipton County	Units	470	609	-22.8%	429	512	-16.2%	41	97	-57.7%	153	149	2.7%
	Median Sales Price	\$125,000	\$135,800	-8.0%	\$116,500	\$121,200	-3.9%	\$208,500	\$216,000	-3.5%	\$99,900	\$85,000	17.5%
	Ave. Sales Price	\$127,542	\$139,099	-8.3%	\$120,019	\$123,940	-3.2%	\$206,260	\$219,115	-5.9%	\$104,594	\$95,021	10.1%