

Sales Summary

	July Total Sales			YTD Total Sales		
	2009	2008	% change	2009	2008	% change
Units	1,396	1,637	-14.7%	8,739	10,759	-18.8%
Median Sales Price	\$112,000	\$113,900	-1.7%	\$90,000	\$105,000	-14.3%
Ave. Sales Price	\$138,964	\$148,194	-6.2%	\$124,697	\$140,364	-11.2%

	July Existing Home Sales			YTD Existing Home Sales		
	2009	2008	% change	2009	2008	% change
Units	1,328	1,511	-12.1%	8,306	9,987	-16.8%
Median Sales Price	\$106,900	\$104,000	2.8%	\$83,000	\$95,000	-12.6%
Ave. Sales Price	\$133,058	\$138,657	-4.0%	\$117,577	\$129,785	-9.4%

	July New Home Sales			YTD New Home Sales		
	2009	2008	% change	2009	2008	% change
Units	68	126	-46.0%	433	772	-43.9%
Median Sales Price	\$209,950	\$235,745	-10.9%	\$223,850	\$232,000	-3.5%
Ave. Sales Price	\$254,301	\$262,564	-3.1%	\$261,267	\$277,219	-5.8%

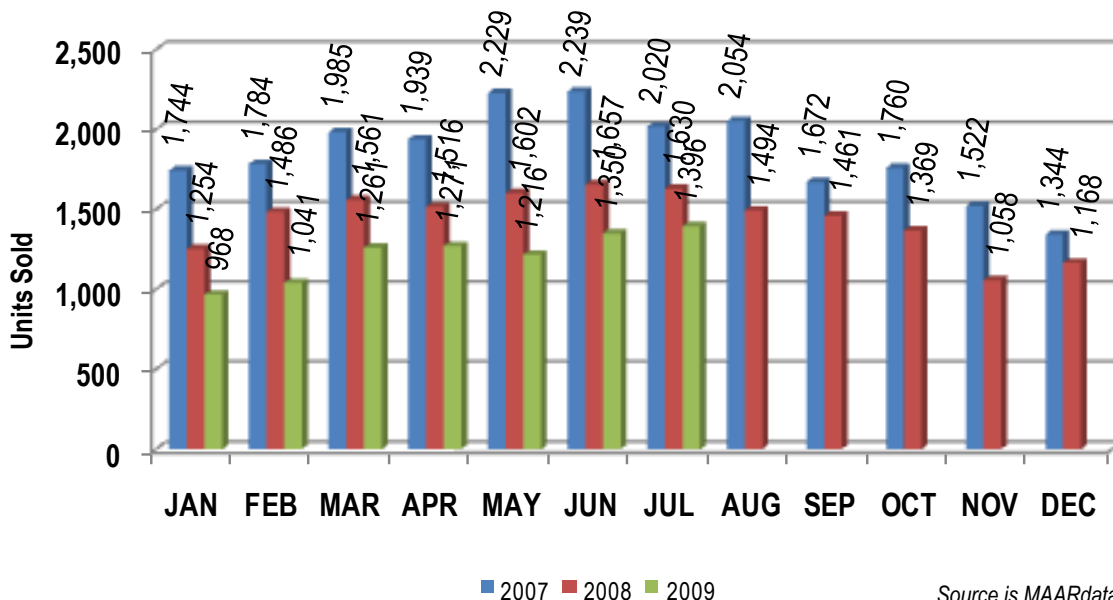
	July Bank Sales ¹			YTD Bank Sales ¹		
	2009	2008	% change	2009	2008	% change
Units	463	551	-16.0%	3,619	3,835	-5.6%
Median Sales Price	\$42,000	\$43,900	-4.3%	\$38,000	\$45,500	-16.5%
Ave. Sales Price	\$70,628	\$70,864	-0.3%	\$65,600	\$69,347	-5.4%

	July Non-Bank Sales			YTD Non-Bank Sales		
	2009	2008	% change	2009	2008	% change
Units	933	1,086	-14.1%	5,120	6,924	-26.1%
Median Sales Price	\$142,000	\$150,000	-5.3%	\$139,000	\$145,000	-4.1%
Ave. Sales Price	\$172,876	\$187,429	-7.8%	\$166,469	\$179,699	-7.4%

Data compiled from deeds with July sales date that were recorded as of August 31, 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

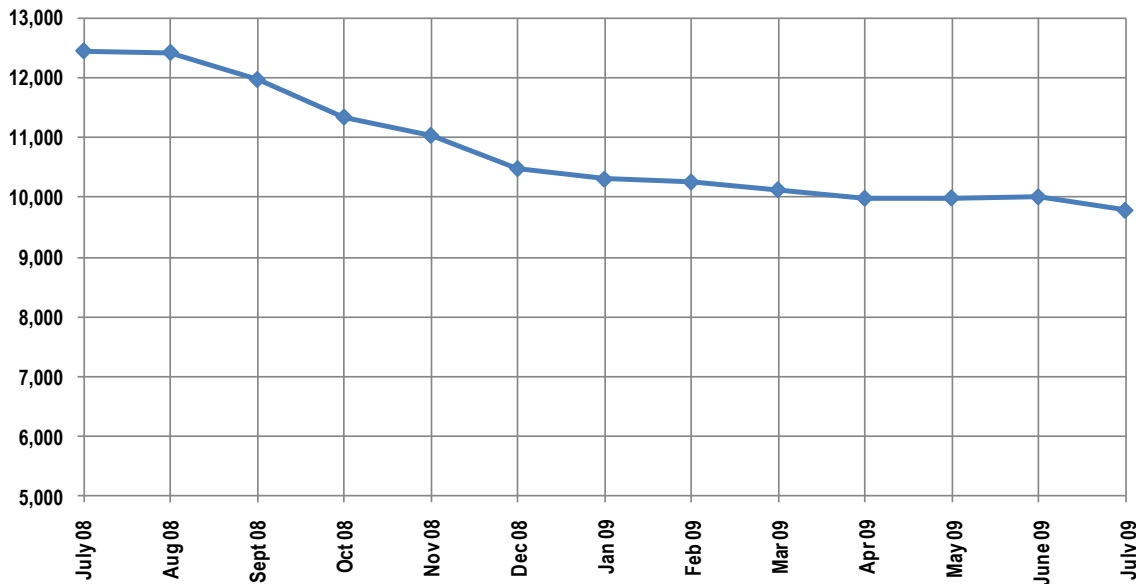
Active Listings (as of 8-15-09)		
	Units	Ave. List Price
Single Family	9,018	\$228,538
Condo/Co-op	622	\$184,956
Duplex	147	\$66,548
Market Total	9,787	\$223,268

Pending Sales (as of 8-15-09)		
	Units	Ave. List Price
Single Family	1,666	\$156,210
Condo/Co-op	68	\$167,286
Duplex	15	\$96,267
Market Total	1,749	\$156,126

	July Foreclosure Actions			YTD Foreclosure Actions		
	2009	2008	% change	2009	2008	% change
Total	490	617	-20.6%	3,269	4,025	-18.8%

Compiled from all trustee deeds with July date recorded in Shelby, Fayette and Tipton counties as of August 31, 2009.

Active Listings: Trend and 24-month Totals



Aug-07	13,387
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

Area Detail – Current Month

		July Total Sales			July Existing Home Sales			July New Home Sales			July Bank Sales		
		2009	2008	% change	2009	2008	% change	2009	2008	% change	2009	2008	% change
Frayser	Units	67	82	-18.3%	67	82	-18.3%	-	-	-	31	44	-29.5%
	Median Sales Price	\$15,158	\$23,000	-34.1%	\$15,158	\$23,000	-34.1%	-	-	-	\$11,110	\$18,000	-38.3%
	Ave. Sales Price	\$24,815	\$30,419	-18.4%	\$24,815	\$30,419	-18.4%	-	-	-	\$17,213	\$21,551	-20.1%
Raleigh/ Cov. Pike	Units	81	80	1.3%	80	79	1.3%	1	1	-	49	41	19.5%
	Median Sales Price	\$38,500	\$68,500	-43.8%	\$38,000	\$68,000	-44.1%	-	-	-	\$32,344	\$53,500	-39.5%
	Ave. Sales Price	\$48,894	\$73,425	-33.4%	\$48,319	\$72,748	-33.6%	\$94,900	\$126,900	-25.2%	\$40,518	\$55,765	-27.3%
Downtown	Units	32	50	-36.0%	30	46	-34.8%	2	4	-50.0%	3	7	-57.1%
	Median Sales Price	\$191,350	\$185,000	3.4%	\$192,170	\$181,500	5.9%	-	\$215,000	-	\$5,760	\$11,000	-47.6%
	Ave. Sales Price	\$191,821	\$198,127	-3.2%	\$194,105	\$197,621	-1.8%	\$157,550	\$203,936	-22.7%	\$7,086	\$28,742	-75.3%
Midtown	Units	61	102	-40.2%	61	102	-40.2%	-	-	-	21	27	-22.2%
	Median Sales Price	\$85,000	\$105,750	-19.6%	\$85,000	\$105,750	-19.6%	-	-	-	\$16,500	\$17,000	-2.9%
	Ave. Sales Price	\$105,546	\$141,989	-25.7%	\$105,546	\$141,989	-25.7%	-	-	-	\$38,354	\$58,778	-34.7%
S. Memphis	Units	52	93	-44.1%	52	93	-44.1%	-	-	-	29	56	-48.2%
	Median Sales Price	\$9,000	\$13,100	-31.3%	\$9,000	\$13,100	-31.3%	-	-	-	\$6,510	\$8,750	-25.6%
	Ave. Sales Price	\$20,778	\$24,626	-15.6%	\$20,778	\$24,626	-15.6%	-	-	-	\$11,767	\$13,315	-11.6%
Berclair/ Highland Heights	Units	51	59	-13.6%	51	59	-13.6%	-	-	-	28	27	3.7%
	Median Sales Price	\$24,900	\$33,500	-25.7%	\$24,900	\$33,500	-25.7%	-	-	-	\$19,500	\$22,100	-11.8%
	Ave. Sales Price	\$33,452	\$38,671	-13.5%	\$33,452	\$38,671	-13.5%	-	-	-	\$22,813	\$23,092	-1.2%
E. Memphis	Units	218	227	-4.0%	217	225	-3.6%	1	2	-50.0%	61	47	29.8%
	Median Sales Price	\$110,000	\$115,000	-4.3%	\$110,000	\$113,000	-2.7%	-	-	-	\$30,000	\$23,900	25.5%
	Ave. Sales Price	\$154,535	\$151,100	2.3%	\$153,796	\$148,980	3.2%	\$315,000	\$389,500	-19.1%	\$50,342	\$44,953	12.0%
Whitehaven	Units	68	77	-11.7%	68	77	-11.7%	-	-	-	33	49	-32.7%
	Median Sales Price	\$41,000	\$40,500	1.2%	\$41,000	\$40,500	1.2%	-	-	-	\$21,265	\$27,900	-23.8%
	Ave. Sales Price	\$47,718	\$51,649	-7.6%	\$47,718	\$51,649	-7.6%	-	-	-	\$31,787	\$41,674	-23.7%
Parkway Village/ Oakhaven	Units	33	48	-31.3%	33	48	-31.3%	-	-	-	19	31	-38.7%
	Median Sales Price	\$30,500	\$37,675	-19.0%	\$30,500	\$37,675	-19.0%	-	-	-	\$25,000	\$32,000	-21.9%
	Ave. Sales Price	\$34,024	\$44,741	-24.0%	\$34,024	\$44,741	-24.0%	-	-	-	\$25,027	\$35,990	-30.5%
Hickory Hill	Units	138	145	-4.8%	135	141	-4.3%	3	4	-25.0%	71	94	-24.5%
	Median Sales Price	\$66,850	\$72,000	-7.2%	\$64,500	\$68,000	-5.1%	\$196,500	\$195,681	0.4%	\$49,900	\$64,450	-22.6%
	Ave. Sales Price	\$73,637	\$81,891	-10.1%	\$71,015	\$78,104	-9.1%	\$191,650	\$215,385	-11.0%	\$59,365	\$71,877	-17.4%
Southwind	Units	12	13	-7.7%	10	13	-23.1%	2	-	-	6	7	-14.3%
	Median Sales Price	\$160,000	\$199,900	-20.0%	\$160,000	\$199,900	-20.0%	-	-	-	\$170,500	\$170,000	0.3%
	Ave. Sales Price	\$203,216	\$295,023	-31.1%	\$202,410	\$295,023	-31.4%	\$207,250	-	-	\$180,683	\$247,285	-26.9%

Area Detail – Current Month

		July Total Sales			July Existing Home Sales			July New Home Sales			July Bank Sales		
		2009	2008	% change	2009	2008	% change	2009	2008	% change	2009	2008	% change
Cordova	Units	201	179	12.3%	183	150	22.0%	18	29	-37.9%	64	58	10.3%
	Median Sales Price	\$130,000	\$140,000	-7.1%	\$130,000	\$140,000	-7.1%	\$122,250	\$143,692	-14.9%	\$112,000	\$133,075	-15.8%
	Ave. Sales Price	\$142,236	\$150,900	-5.7%	\$142,770	\$149,915	-4.8%	\$136,803	\$155,992	-12.3%	\$126,848	\$138,629	-8.5%
Bartlett	Units	80	88	-9.1%	73	77	-5.2%	7	11	-36.4%	18	13	38.5%
	Median Sales Price	\$180,500	\$174,500	3.4%	\$175,000	\$167,000	4.8%	\$209,950	\$253,000	-17.0%	\$177,500	\$174,000	2.0%
	Ave. Sales Price	\$183,167	\$181,149	1.1%	\$180,446	\$172,004	4.9%	\$211,537	\$245,163	-13.7%	\$178,822	\$176,107	1.5%
Gtown	Units	64	88	-27.3%	64	84	-23.8%	-	4	-	5	4	25.0%
	Median Sales Price	\$262,500	\$298,750	-12.1%	\$262,500	\$290,000	-9.5%	-	\$684,500	-	\$270,000	\$508,500	-46.9%
	Ave. Sales Price	\$308,542	\$366,476	-15.8%	\$308,542	\$350,250	-11.9%	-	\$707,225	-	\$365,000	\$447,000	-18.3%
Collierville	Units	82	95	-13.7%	75	86	-12.8%	7	9	-22.2%	4	8	-50.0%
	Median Sales Price	\$281,500	\$299,900	-6.1%	\$275,000	\$295,000	-6.8%	\$452,500	\$368,000	23.0%	\$213,500	\$212,500	0.5%
	Ave. Sales Price	\$302,293	\$347,515	-13.0%	\$289,578	\$337,101	-14.1%	\$438,521	\$447,028	-1.9%	\$177,475	\$237,081	-25.1%
Lakeland	Units	28	32	-12.5%	25	27	-7.4%	3	5	-40.0%	4	7	-42.9%
	Median Sales Price	\$277,500	\$195,250	42.1%	\$270,000	\$169,000	59.8%	\$658,050	\$420,000	56.7%	\$177,500	\$163,000	8.9%
	Ave. Sales Price	\$320,237	\$232,501	37.7%	\$286,588	\$205,620	39.4%	\$600,650	\$377,659	59.0%	\$201,725	\$169,242	19.2%
Arlington	Units	24	32	-25.0%	18	18	-	6	14	-57.1%	5	4	25.0%
	Median Sales Price	\$201,857	\$215,500	-6.3%	\$168,000	\$212,000	-20.8%	\$303,900	\$254,900	19.2%	\$158,000	\$220,000	-28.2%
	Ave. Sales Price	\$214,529	\$219,558	-2.3%	\$185,494	\$211,331	-12.2%	\$301,633	\$230,136	31.1%	\$172,120	\$225,125	-23.5%
Millington	Units	9	12	-25.0%	9	11	-18.2%	-	1	-	5	5	-
	Median Sales Price	\$57,500	\$70,000	-17.9%	\$57,500	\$63,000	-8.7%	-	-	-	\$57,500	\$58,000	-0.9%
	Ave. Sales Price	\$67,116	\$92,004	-27.1%	\$67,116	\$72,823	-7.8%	-	\$303,000	-	\$58,750	\$68,080	-13.7%
Shelby County	Units	1,276	1,486	-14.1%	1,226	1,402	-12.6%	50	84	-40.5%	436	526	-17.1%
	Median Sales Price	\$108,000	\$108,750	-0.7%	\$101,750	\$100,000	1.8%	\$194,600	\$224,975	-13.5%	\$41,279	\$42,000	-1.7%
	Ave. Sales Price	\$136,428	\$145,863	-6.5%	\$131,927	\$138,861	-5.0%	\$246,781	\$262,727	-6.1%	\$68,120	\$69,496	-2.0%
Fayette County	Units	45	60	-25.0%	35	33	6.1%	10	27	-63.0%	10	9	11.1%
	Median Sales Price	\$169,900	\$197,950	-14.2%	\$143,900	\$133,000	8.2%	\$274,156	\$245,000	11.9%	\$105,000	\$107,000	-1.9%
	Ave. Sales Price	\$203,020	\$215,456	-5.8%	\$170,079	\$160,861	5.7%	\$318,311	\$282,183	12.8%	\$127,908	\$107,424	19.1%
Tipton County	Units	75	91	-17.6%	67	76	-11.8%	8	15	-46.7%	17	16	6.3%
	Median Sales Price	\$148,500	\$135,800	9.4%	\$138,900	\$125,000	11.1%	\$228,675	\$249,200	-	\$99,900	\$94,500	5.7%
	Ave. Sales Price	\$143,684	\$141,914	1.2%	\$134,417	\$125,251	7.3%	\$221,290	\$226,336	-2.2%	\$101,270	\$95,268	6.3%

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	477	638	-25.2%	475	636	-25.3%	2	2	-	306	360	-15.0%
	Median Sales Price	\$16,000	\$25,000	-36.0%	\$16,000	\$25,000	-36.0%	-	-	-	\$13,700	\$19,900	-31.2%
	Ave. Sales Price	\$24,577	\$32,070	-23.4%	\$24,404	\$31,965	-23.7%	\$65,500	\$65,500	-	\$17,738	\$22,249	-20.3%
Raleigh/ Cov. Pike	Units	672	621	8.2%	665	611	8.8%	7	10	-30.0%	395	361	9.4%
	Median Sales Price	\$43,450	\$64,100	-32.2%	\$43,000	\$62,500	-31.2%	\$120,000	\$124,950	-4.0%	\$37,500	\$54,900	-31.7%
	Ave. Sales Price	\$51,433	\$70,271	-26.8%	\$50,689	\$69,273	-26.8%	\$122,085	\$131,224	-7.0%	\$43,871	\$58,600	-25.1%
Downtown	Units	221	334	-33.8%	210	292	-28.1%	11	42	-73.8%	46	57	-19.3%
	Median Sales Price	\$191,000	\$186,500	2.4%	\$190,000	\$191,500	-0.8%	\$196,000	\$169,919	15.3%	\$10,000	\$14,850	-32.7%
	Ave. Sales Price	\$185,833	\$190,189	-2.3%	\$184,935	\$192,592	-4.0%	\$202,977	\$173,483	17.0%	\$67,766	\$50,548	34.1%
Midtown	Units	474	711	-33.3%	474	710	-33.2%	-	1	-	182	253	-28.1%
	Median Sales Price	\$67,000	\$78,500	-14.6%	\$67,000	\$78,250	-14.4%	-	-	-	\$18,500	\$19,700	-6.1%
	Ave. Sales Price	\$109,057	\$109,157	-0.1%	\$109,057	\$108,741	0.3%	-	\$405,000	-	\$40,768	\$40,056	1.8%
S. Memphis	Units	402	558	-28.0%	401	558	-28.1%	1	-	-	262	320	-18.1%
	Median Sales Price	\$9,500	\$17,750	-46.5%	\$9,500	\$17,750	-46.5%	-	-	-	\$7,900	\$12,000	-34.2%
	Ave. Sales Price	\$17,373	\$26,525	-34.5%	\$17,257	\$26,525	-34.9%	\$64,000	-	-	\$11,178	\$17,017	-34.3%
Berclair/ Highland Heights	Units	306	390	-21.5%	306	390	-21.5%	-	-	-	148	173	-14.5%
	Median Sales Price	\$24,200	\$38,000	-36.3%	\$24,200	\$38,000	-36.3%	-	-	-	\$18,350	\$22,500	-18.4%
	Ave. Sales Price	\$30,800	\$39,606	-22.2%	\$30,800	\$39,606	-22.2%	-	-	-	\$22,039	\$26,359	-16.4%
E. Memphis	Units	1,145	1,474	-22.3%	1,138	1,447	-21.4%	7	27	-74.1%	317	306	3.6%
	Median Sales Price	\$107,700	\$120,000	-10.3%	\$106,500	\$118,000	-9.7%	\$625,000	\$390,000	60.3%	\$30,000	\$35,051	-14.4%
	Ave. Sales Price	\$148,570	\$163,878	-9.3%	\$145,818	\$157,960	-7.7%	\$595,981	\$481,046	23.9%	\$61,433	\$60,135	2.2%
Whitehaven	Units	419	513	-18.3%	416	505	-17.6%	3	8	-62.5%	276	319	-13.5%
	Median Sales Price	\$32,900	\$42,500	-22.6%	\$32,528	\$42,100	-22.7%	\$200,000	\$213,950	-6.5%	\$27,000	\$33,000	-18.2%
	Ave. Sales Price	\$44,251	\$54,079	-18.2%	\$43,078	\$51,849	-16.9%	\$206,833	\$194,856	6.1%	\$35,217	\$40,538	-13.1%
Parkway Village/ Oakhaven	Units	347	365	-4.9%	347	364	-4.7%	-	1	-	240	217	10.6%
	Median Sales Price	\$28,000	\$42,900	-34.7%	\$28,000	\$42,450	-34.0%	-	-	-	\$24,900	\$36,000	-30.8%
	Ave. Sales Price	\$31,833	\$48,752	-34.7%	\$31,833	\$48,510	-34.4%	-	\$137,000	-	\$25,375	\$38,117	-33.4%
Hickory Hill	Units	934	1,004	-7.0%	911	974	-6.5%	23	30	-23.3%	568	628	-9.6%
	Median Sales Price	\$57,000	\$73,750	-22.7%	\$56,000	\$71,750	-22.0%	\$200,000	\$200,870	-0.4%	\$50,000	\$65,250	-23.4%
	Ave. Sales Price	\$70,008	\$84,760	-17.4%	\$66,608	\$81,043	-17.8%	\$204,693	\$205,429	-0.4%	\$62,017	\$73,589	-15.7%
Southwind	Units	60	76	-21.1%	52	70	-25.7%	8	6	33.3%	27	35	-22.9%
	Median Sales Price	\$160,000	\$185,450	-13.7%	\$147,500	\$177,150	-16.7%	\$211,950	\$300,000	-29.4%	\$139,900	\$171,100	-18.2%
	Ave. Sales Price	\$197,918	\$294,093	-32.7%	\$195,696	\$293,430	-33.3%	\$212,362	\$301,831	-29.6%	\$155,118	\$228,530	-32.1%

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	1,116	1,288	-13.4%	1,017	1,147	-11.3%	99	141	-29.8%	426	423	0.7%
	Median Sales Price	\$127,900	\$137,263	-6.8%	\$126,500	\$135,900	-6.9%	\$148,400	\$152,990	-3.0%	\$109,500	\$117,800	-7.0%
	Ave. Sales Price	\$140,564	\$148,569	-5.4%	\$138,969	\$146,263	-5.0%	\$156,947	\$167,331	-6.2%	\$118,834	\$131,346	-9.5%
Bartlett	Units	411	540	-23.9%	372	459	-19.0%	39	81	-51.9%	119	84	41.7%
	Median Sales Price	\$162,000	\$175,000	-7.4%	\$153,000	\$164,900	-7.2%	\$235,265	\$250,000	-5.9%	\$144,000	\$155,500	-7.4%
	Ave. Sales Price	\$167,588	\$186,681	-10.2%	\$161,079	\$175,258	-8.1%	\$229,679	\$251,407	-8.6%	\$146,610	\$153,098	-4.2%
G'town	Units	335	419	-20.0%	331	402	-17.7%	4	17	-76.5%	20	17	17.6%
	Median Sales Price	\$260,000	\$276,000	-5.8%	\$259,500	\$269,950	-3.9%	\$613,450	\$740,000	-17.1%	\$255,000	\$291,000	-12.4%
	Ave. Sales Price	\$307,680	\$341,362	-9.9%	\$304,196	\$323,152	-5.9%	\$595,975	\$771,974	-22.8%	\$286,010	\$305,397	-6.3%
Collierville	Units	450	569	-20.9%	407	499	-18.4%	43	70	-38.6%	44	52	-15.4%
	Median Sales Price	\$275,000	\$308,700	-10.9%	\$265,000	\$290,000	-8.6%	\$439,000	\$452,872	-3.1%	\$267,500	\$271,625	-1.5%
	Ave. Sales Price	\$298,215	\$329,558	-9.5%	\$282,391	\$309,036	-8.6%	\$447,995	\$475,853	-5.9%	\$262,247	\$280,377	-6.5%
Lakeland	Units	142	169	-16.0%	114	134	-14.9%	28	35	-20.0%	22	18	22.2%
	Median Sales Price	\$249,700	\$257,500	-3.0%	\$236,500	\$216,250	9.4%	\$388,124	\$394,750	-1.7%	\$224,500	\$223,500	0.4%
	Ave. Sales Price	\$294,240	\$278,464	5.7%	\$263,643	\$246,111	7.1%	\$418,814	\$402,330	4.1%	\$258,214	\$223,211	15.7%
Arlington	Units	176	180	-2.2%	125	105	19.0%	51	75	-32.0%	33	22	50.0%
	Median Sales Price	\$221,000	\$225,000	-1.8%	\$198,900	\$208,073	-4.4%	\$280,200	\$279,000	0.4%	\$175,000	\$201,188	-13.0%
	Ave. Sales Price	\$226,715	\$233,407	-2.9%	\$209,053	\$214,008	-2.3%	\$270,003	\$260,565	3.6%	\$183,903	\$201,469	-8.7%
Millington	Units	77	92	-16.3%	75	87	-13.8%	2	5	-60.0%	28	26	7.7%
	Median Sales Price	\$100,000	\$108,450	-7.8%	\$100,000	\$105,500	-5.2%	-	\$313,500	-	\$57,000	\$86,000	-33.7%
	Ave. Sales Price	\$112,390	\$127,288	-11.7%	\$106,920	\$116,002	-7.8%	\$317,500	\$323,660	-1.9%	\$78,166	\$96,259	-18.8%
Shelby County	Units	8,070	9,844	-18.0%	7,742	9,293	-16.7%	328	551	-40.5%	3,415	3,649	-6.4%
	Median Sales Price	\$84,000	\$99,000	-15.2%	\$76,000	\$90,000	-15.6%	\$219,900	\$238,655	-7.9%	\$36,000	\$44,000	-18.2%
	Ave. Sales Price	\$122,113	\$137,553	-11.2%	\$116,081	\$128,769	-9.9%	\$264,501	\$285,709	-7.4%	\$62,223	\$67,310	-7.6%
Fayette County	Units	253	382	-33.8%	187	248	-24.6%	66	134	-50.7%	63	52	21.2%
	Median Sales Price	\$169,000	\$182,450	-7.4%	\$146,000	\$148,250	-1.5%	\$234,760	\$232,655	0.9%	\$125,000	\$120,000	4.2%
	Ave. Sales Price	\$201,728	\$212,933	-5.3%	\$175,138	\$176,876	-1.0%	\$277,067	\$279,664	-0.9%	\$160,828	\$140,068	14.8%
Tipton County	Units	416	533	-22.0%	377	446	-15.5%	39	87	-55.2%	141	134	5.2%
	Median Sales Price	\$126,000	\$136,250	-7.5%	\$115,000	\$122,950	-6.5%	\$209,000	\$217,900	-4.1%	\$99,900	\$89,500	11.6%
	Ave. Sales Price	\$127,969	\$140,278	-8.8%	\$119,759	\$124,788	-4.0%	\$207,324	\$219,682	-5.6%	\$104,847	\$97,394	7.7%