

### Sales Summary

	November Total Sales			YTD Total Sales		
	2009	2008	% change	2009	2008	% change
Units	1,147	1,061	8.1%	13,952	16,159	-13.7%
Median Sales Price	\$105,000	\$70,000	50%	\$97,000	\$100,000	-3%
Ave. Sales Price	\$125,248	\$112,324	11.5%	\$127,567	\$135,389	-5.8%

	November Existing Home Sales			YTD Existing Home Sales		
	2009	2008	% change	2009	2008	% change
Units	1,085	997	8.8%	13,264	14,974	-11.4%
Median Sales Price	\$95,500	\$65,000	46.9%	\$89,900	\$89,500	0.4%
Ave. Sales Price	\$120,063	\$101,447	18.4%	\$121,191	\$124,263	-2.5%

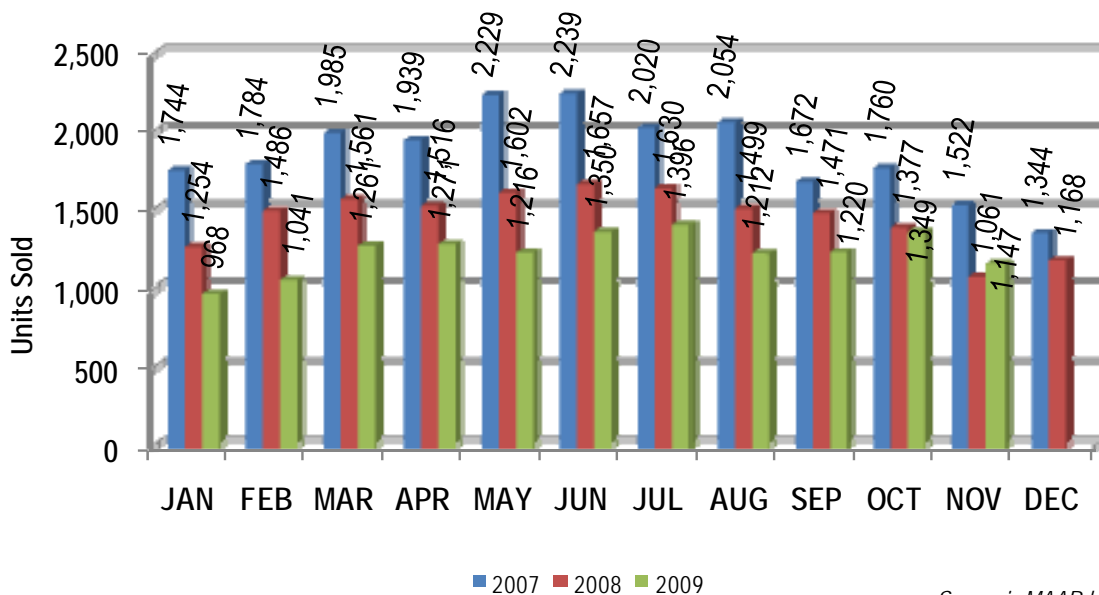
	November New Home Sales			YTD New Home Sales		
	2009	2008	% change	2009	2008	% change
Units	62	64	-3.1%	688	1,185	-41.9%
Median Sales Price	\$176,750	\$270,000	-34.5%	\$215,000	\$230,000	-6.5%
Ave. Sales Price	\$215,991	\$281,772	-23.3%	\$250,475	\$275,971	-9.2%

	November Bank Sales <sup>1</sup>			YTD Bank Sales <sup>1</sup>		
	2009	2008	% change	2009	2008	% change
Units	371	488	-24%	5,429	6,012	-9.7%
Median Sales Price	\$34,900	\$32,904	6.1%	\$39,000	\$42,500	-8.2%
Ave. Sales Price	\$64,041	\$55,509	15.4%	\$67,570	\$66,187	2.1%

	November Non-Bank Sales			YTD Non-Bank Sales		
	2009	2008	% change	2009	2008	% change
Units	776	573	35.4%	8,523	10,147	-16%
Median Sales Price	\$130,000	\$136,000	-4.4%	\$136,500	\$143,000	-4.5%
Ave. Sales Price	\$154,511	\$160,712	-3.9%	\$165,784	\$176,389	-6%

Data compiled from deeds with November sales date that were recorded as of December 31, 2009, in Shelby, Fayette and Tipton counties.  
<sup>1</sup>Bank 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

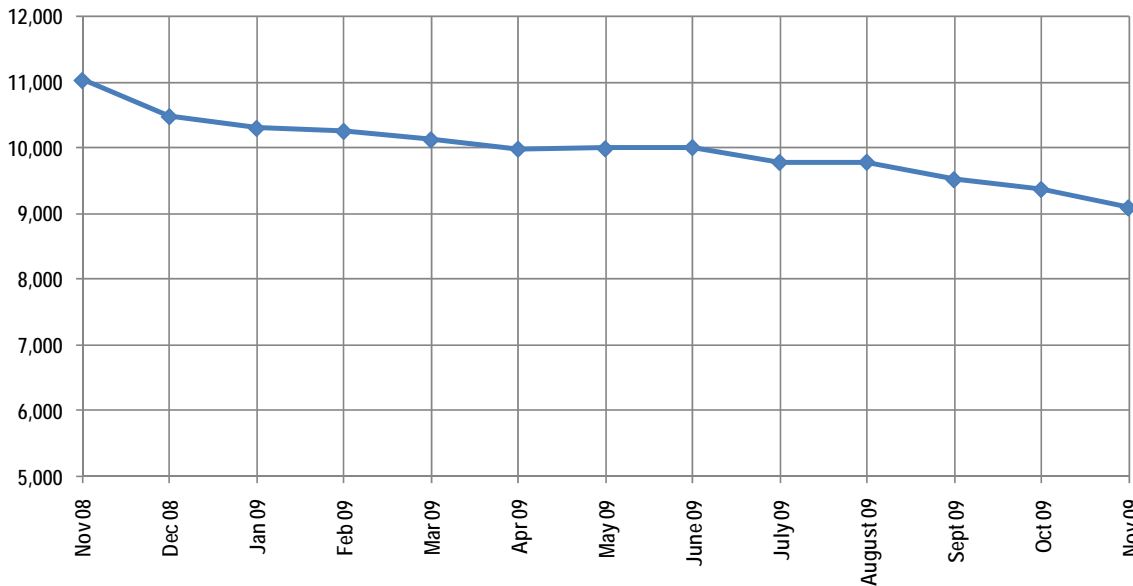
Active Listings (as of 12-15-09)		
	Units	Ave. List Price
Single Family	8,375	\$222,358
Condo/Co-op	567	\$190,185
Duplex	153	\$81,338
<b>Market Total</b>	<b>9,094</b>	<b>\$217,980</b>

Pending Sales (as of 12-15-09)		
	Units	Ave. List Price
Single Family	1,415	\$156,336
Condo/Co-op	55	\$192,170
Duplex	13	\$56,321
<b>Market Total</b>	<b>1,483</b>	<b>\$156,788</b>

	November Foreclosure Actions			YTD Foreclosure Actions		
	2009	2008	% change	2009	2008	% change
<b>Total</b>	<b>331</b>	<b>462</b>	<b>-28.4%</b>	<b>5,002</b>	<b>6,042</b>	<b>-17.2%</b>

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

### Active Listings: Trend and 24-month Totals



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
Sep-09	9,522
Oct-09	9,375
Nov-09	9,094

Area Detail – Current Month

		November Total Sales			November Existing Home Sales			November New Home Sales			November Bank Sales		
		2009	2008	% change	2009	2008	% change	2009	2008	% change	2009	2008	% change
Frayser	Units	61	73	-16.4%	61	71	-14.1%	-	2	-	36	48	-25.0%
	Median Sales Price	\$19,000	\$16,900	12.4%	\$19,000	\$15,000	26.7%	-	-	-	\$12,750	\$13,500	-5.6%
	Ave. Sales Price	\$27,095	\$26,914	0.7%	\$27,095	\$25,771	5.1%	-	\$67,500	-	\$18,539	\$17,850	3.9%
Raleigh/ Cov. Pike	Units	96	73	31.5%	94	70	34.3%	2	3	-33.3%	47	47	-
	Median Sales Price	\$48,500	\$46,800	3.6%	\$47,410	\$45,950	3.2%	-	\$109,900	-	\$30,500	\$39,000	-21.8%
	Ave. Sales Price	\$57,302	\$59,009	-2.9%	\$56,077	\$56,805	-1.3%	\$114,900	\$110,433	4.0%	\$33,897	\$46,033	-26.4%
Downtown	Units	27	27	-	27	26	3.8%	-	1	-	8	9	-11.1%
	Median Sales Price	\$184,500	\$59,500	210.1%	\$184,500	\$56,250	228.0%	-	-	-	\$21,250	\$4,000	431.3%
	Ave. Sales Price	\$156,830	\$85,045	84.4%	\$156,830	\$79,854	96.4%	-	\$220,000	-	\$60,818	\$18,547	227.9%
Midtown	Units	63	73	-13.7%	63	72	-12.5%	-	1	-	23	38	-39.5%
	Median Sales Price	\$68,000	\$28,500	138.6%	\$68,000	\$25,750	164.1%	-	-	-	\$16,900	\$12,250	38.0%
	Ave. Sales Price	\$93,022	\$87,140	6.8%	\$93,022	\$83,350	11.6%	-	\$360,000	-	\$50,308	\$26,890	87.1%
S. Memphis	Units	26	74	-64.9%	26	74	-64.9%	-	-	-	14	53	-73.6%
	Median Sales Price	\$10,788	\$9,000	19.9%	\$10,788	\$9,000	19.9%	-	-	-	\$9,003	\$7,004	28.5%
	Ave. Sales Price	\$18,178	\$16,034	13.4%	\$18,178	\$16,034	13.4%	-	-	-	\$9,570	\$12,128	-21.1%
Berclair/ Highland Heights	Units	41	55	-25.5%	41	55	-25.5%	-	-	-	20	31	-35.5%
	Median Sales Price	\$24,000	\$25,000	-4.0%	\$24,000	\$25,000	-4.0%	-	-	-	\$19,975	\$9,450	111.4%
	Ave. Sales Price	\$31,865	\$28,113	13.3%	\$31,865	\$28,113	13.3%	-	-	-	\$21,367	\$14,668	45.7%
E. Memphis	Units	146	144	1.4%	146	144	1.4%	-	-	-	38	50	-24.0%
	Median Sales Price	\$103,695	\$87,675	18.3%	\$103,695	\$87,675	18.3%	-	-	-	\$25,750	\$36,500	-29.5%
	Ave. Sales Price	\$129,329	\$128,648	0.5%	\$129,329	\$128,648	0.5%	-	-	-	\$41,781	\$67,096	-37.7%
Whitehaven	Units	45	37	21.6%	45	37	21.6%	-	-	-	28	26	7.7%
	Median Sales Price	\$21,500	\$26,600	-19.2%	\$21,500	\$26,600	-19.2%	-	-	-	\$20,200	\$23,550	-14.2%
	Ave. Sales Price	\$34,693	\$32,733	6.0%	\$34,693	\$32,733	6.0%	-	-	-	\$26,415	\$28,982	-8.9%
Parkway Village/ Oakhaven	Units	38	37	2.7%	38	37	2.7%	-	-	-	21	30	-30.0%
	Median Sales Price	\$26,050	\$28,000	-7.0%	\$26,050	\$28,000	-7.0%	-	-	-	\$20,703	\$24,786	-16.5%
	Ave. Sales Price	\$33,795	\$32,985	2.5%	\$33,795	\$32,985	2.5%	-	-	-	\$21,201	\$30,058	-29.5%
Hickory Hill	Units	111	125	-11.2%	106	122	-13.1%	5	3	66.7%	47	67	-29.9%
	Median Sales Price	\$62,900	\$61,000	3.1%	\$61,450	\$60,750	1.2%	\$158,650	\$199,015	-20.3%	\$43,000	\$55,000	-21.8%
	Ave. Sales Price	\$74,508	\$72,687	2.5%	\$70,128	\$69,605	0.8%	\$167,364	\$198,021	-15.5%	\$55,568	\$62,229	-10.7%
Southwind	Units	9	5	80.0%	7	5	40.0%	2	-	-	3	1	200.0%
	Median Sales Price	\$178,800	\$221,540	-19.3%	\$155,000	\$221,540	-30.0%	-	-	-	\$98,000	-	-
	Ave. Sales Price	\$167,650	\$211,358	-20.7%	\$155,121	\$211,358	-26.6%	\$211,500	-	-	\$132,683	\$221,540	-40.1%

Area Detail – Current Month

		November Total Sales			November Existing Home Sales			November New Home Sales			November Bank Sales		
		2009	2008	% change	2009	2008	% change	2009	2008	% change	2009	2008	% change
Cordova	Units	172	103	67.0%	152	92	65.2%	20	11	81.8%	38	42	-9.5%
	Median Sales Price	\$125,000	\$132,500	-5.7%	\$126,250	\$126,000	0.2%	\$120,225	\$158,190	-24.0%	\$107,450	\$94,950	13.2%
	Ave. Sales Price	\$137,020	\$143,131	-4.3%	\$137,237	\$137,035	0.1%	\$135,368	\$194,118	-30.3%	\$121,908	\$117,576	3.7%
Bartlett	Units	67	49	36.7%	62	44	40.9%	5	5	-	15	16	-6.3%
	Median Sales Price	\$180,000	\$169,900	5.9%	\$170,000	\$155,750	9.1%	\$205,000	\$241,976	-15.3%	\$137,500	\$125,700	9.4%
	Ave. Sales Price	\$176,703	\$162,888	8.5%	\$174,223	\$153,075	13.8%	\$207,457	\$249,245	-16.8%	\$144,048	\$129,868	10.9%
G'town	Units	47	22	113.6%	47	21	123.8%	-	1	-	2	1	100.0%
	Median Sales Price	\$262,000	\$236,250	10.9%	\$262,000	\$230,000	13.9%	-	-	-	-	-	-
	Ave. Sales Price	\$276,947	\$295,195	-6.2%	\$276,947	\$269,251	2.9%	-	\$840,000	-	\$148,795	\$191,900	-22.5%
Collierville	Units	57	60	-5.0%	53	50	6.0%	4	10	-60.0%	9	6	50.0%
	Median Sales Price	\$262,900	\$305,000	-13.8%	\$262,500	\$289,700	-9.4%	\$397,000	\$318,425	24.7%	\$193,925	\$321,950	-39.8%
	Ave. Sales Price	\$297,553	\$333,878	-10.9%	\$286,057	\$329,767	-13.3%	\$449,875	\$354,435	26.9%	\$177,761	\$328,716	-45.9%
Lakeland	Units	24	12	100.0%	20	6	233.3%	4	6	-33.3%	2	1	100.0%
	Median Sales Price	\$239,250	\$250,500	-4.5%	\$202,475	\$159,000	27.3%	\$425,000	\$342,500	24.1%	-	-	-
	Ave. Sales Price	\$265,206	\$251,736	5.4%	\$225,147	\$169,468	32.9%	\$465,500	\$334,005	39.4%	\$207,500	\$60,311	244.1%
Arlington	Units	17	18	-5.6%	12	11	9.1%	5	7	-28.6%	1	2	-50.0%
	Median Sales Price	\$185,000	\$217,750	-15.0%	\$176,450	\$175,000	0.8%	\$325,000	\$243,000	33.7%	-	-	-
	Ave. Sales Price	\$210,691	\$210,273	0.2%	\$178,933	\$185,631	-3.6%	\$286,911	\$248,996	15.2%	\$203,000	\$125,000	62.4%
Millington	Units	13	7	85.7%	13	7	85.7%	-	-	-	3	2	50.0%
	Median Sales Price	\$103,000	\$102,000	1.0%	\$103,000	\$102,000	1.0%	-	-	-	\$54,800	-	-
	Ave. Sales Price	\$108,315	\$78,785	37.5%	\$108,315	\$78,785	37.5%	-	-	-	\$79,900	\$73,000	9.5%
Shelby County	Units	1,044	980	6.5%	997	930	7.2%	47	50	-6.0%	345	466	-26.0%
	Median Sales Price	\$98,750	\$66,500	48.5%	\$90,000	\$60,156	49.6%	\$169,950	\$242,750	-30.0%	\$32,250	\$30,000	7.5%
	Ave. Sales Price	\$121,463	\$107,179	13.3%	\$116,827	\$98,798	18.2%	\$219,794	\$263,065	-16.4%	\$56,971	\$52,613	8.3%
Fayette County	Units	46	33	39.4%	37	24	54.2%	9	9	-	11	7	57.1%
	Median Sales Price	\$162,750	\$218,000	-25.3%	\$160,000	\$148,200	8.0%	\$235,900	\$417,000	-43.4%	\$189,700	\$125,000	51.8%
	Ave. Sales Price	\$205,503	\$243,785	-15.7%	\$202,859	\$179,377	13.1%	\$216,372	\$415,540	-47.9%	\$253,551	\$136,700	85.5%
Tipton County	Units	57	48	18.8%	51	43	18.6%	6	5	20.0%	15	15	-
	Median Sales Price	\$130,000	\$118,250	9.9%	\$126,000	\$109,900	14.6%	\$162,870	\$256,000	-36.4%	\$64,900	\$86,000	-24.5%
	Ave. Sales Price	\$129,816	\$127,002	2.2%	\$123,250	\$115,251	6.9%	\$185,627	\$228,060	-18.6%	\$87,680	\$107,581	-18.5%

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	718	949	-24.3%	716	945	-24.2%	2	4	-50.0%	464	555	-16.4%
	Median Sales Price	\$15,569	\$24,000	-35.1%	\$15,529	\$23,900	-35.0%	-	\$67,000	-	\$13,000	\$19,000	-31.6%
	Ave. Sales Price	\$23,688	\$31,085	-23.8%	\$23,571	\$30,935	-23.8%	\$65,500	\$66,500	-1.5%	\$16,882	\$21,469	-21.4%
Raleigh/ Cov. Pike	Units	1,016	966	5.2%	1,003	947	5.9%	13	19	-31.6%	582	558	4.3%
	Median Sales Price	\$45,000	\$62,000	-27.4%	\$45,000	\$61,000	-26.2%	\$119,900	\$122,750	-2.3%	\$37,000	\$51,250	-27.8%
	Ave. Sales Price	\$53,210	\$68,824	-22.7%	\$52,323	\$67,716	-22.7%	\$121,638	\$124,065	-2.0%	\$42,569	\$56,159	-24.2%
Downtown	Units	377	492	-23.4%	364	442	-17.6%	13	50	-74.0%	103	98	5.1%
	Median Sales Price	\$188,000	\$179,450	4.8%	\$186,500	\$179,900	3.7%	\$195,700	\$169,919	15.2%	\$110,000	\$8,000	1275.0%
	Ave. Sales Price	\$181,842	\$173,289	4.9%	\$181,412	\$173,415	4.6%	\$193,873	\$172,173	12.6%	\$103,269	\$43,905	135.2%
Midtown	Units	744	1,054	-29.4%	744	1,049	-29.1%	-	5	-	262	419	-37.5%
	Median Sales Price	\$69,750	\$70,900	-1.6%	\$69,750	\$70,000	-0.4%	-	\$279,500	-	\$18,500	\$17,000	8.8%
	Ave. Sales Price	\$108,606	\$104,626	3.8%	\$108,606	\$103,689	4.7%	-	\$301,300	-	\$39,782	\$38,382	3.6%
S. Memphis	Units	593	904	-34.4%	592	904	-34.5%	1	-	-	376	542	-30.6%
	Median Sales Price	\$9,500	\$14,900	-36.2%	\$9,475	\$14,900	-36.4%	-	-	-	\$8,000	\$10,000	-20.0%
	Ave. Sales Price	\$16,814	\$23,611	-28.8%	\$16,734	\$23,611	-29.1%	\$64,000	-	-	\$10,888	\$14,789	-26.4%
Berclair/ Highland Heights	Units	490	615	-20.3%	490	615	-20.3%	-	-	-	231	281	-17.8%
	Median Sales Price	\$24,450	\$35,001	-30.1%	\$24,450	\$35,001	-30.1%	-	-	-	\$18,000	\$20,900	-13.9%
	Ave. Sales Price	\$31,582	\$38,493	-18.0%	\$31,582	\$38,493	-18.0%	-	-	-	\$20,792	\$24,207	-14.1%
E. Memphis	Units	1,905	2,199	-13.4%	1,895	2,170	-12.7%	10	29	-65.5%	493	490	0.6%
	Median Sales Price	\$107,000	\$115,000	-7.0%	\$106,500	\$113,250	-6.0%	\$615,000	\$390,000	57.7%	\$29,500	\$35,000	-15.7%
	Ave. Sales Price	\$145,338	\$157,381	-7.7%	\$142,994	\$152,999	-6.5%	\$589,586	\$485,319	21.5%	\$59,033	\$59,975	-1.6%
Whitehaven	Units	631	763	-17.3%	628	751	-16.4%	3	12	-75.0%	396	477	-17.0%
	Median Sales Price	\$34,000	\$41,000	-17.1%	\$34,000	\$40,000	-15.0%	\$200,000	\$216,750	-7.7%	\$27,700	\$31,000	-10.6%
	Ave. Sales Price	\$45,317	\$51,661	-12.3%	\$44,546	\$49,111	-9.3%	\$206,833	\$211,207	-2.1%	\$36,544	\$38,172	-4.3%
Parkway/ Village/ Oakhaven	Units	501	552	-9.2%	501	551	-9.1%	-	1	-	331	345	-4.1%
	Median Sales Price	\$28,000	\$39,900	-29.8%	\$28,000	\$39,900	-29.8%	-	-	-	\$24,250	\$32,900	-26.3%
	Ave. Sales Price	\$32,546	\$45,998	-29.2%	\$32,546	\$45,833	-29.0%	-	\$137,000	-	\$24,882	\$35,562	-30.0%
Hickory Hill	Units	1,467	1,580	-7.2%	1,423	1,522	-6.5%	44	58	-24.1%	831	970	-14.3%
	Median Sales Price	\$60,600	\$70,750	-14.3%	\$59,900	\$69,650	-14.0%	\$189,665	\$200,870	-5.6%	\$50,000	\$64,000	-21.9%
	Ave. Sales Price	\$73,375	\$83,811	-12.5%	\$69,736	\$79,209	-12.0%	\$191,053	\$204,565	-6.6%	\$62,495	\$72,012	-13.2%
Southwind	Units	101	115	-12.2%	86	102	-15.7%	15	13	15.4%	45	55	-18.2%
	Median Sales Price	\$171,000	\$174,000	-1.7%	\$150,000	\$170,000	-11.8%	\$216,000	\$252,990	-14.6%	\$142,500	\$169,900	-16.1%
	Ave. Sales Price	\$199,684	\$262,883	-24.0%	\$196,620	\$261,796	-24.9%	\$217,246	\$271,415	-20.0%	\$161,627	\$203,191	-20.5%

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
Cordova	Units	1,861	1,896	-1.8%	1,685	1,657	1.7%	176	239	-26.4%	659	620	6.3%
	Median Sales Price	\$127,000	\$135,000	-5.9%	\$125,000	\$133,600	-6.4%	\$142,433	\$148,602	-4.2%	\$108,000	\$111,950	-3.5%
	Ave. Sales Price	\$139,620	\$145,892	-4.3%	\$138,034	\$143,407	-3.7%	\$154,803	\$163,115	-5.1%	\$120,582	\$127,115	-5.1%
Bartlett	Units	681	812	-16.1%	615	694	-11.4%	66	118	-44.1%	180	147	22.4%
	Median Sales Price	\$165,204	\$173,000	-4.5%	\$157,000	\$162,000	-3.1%	\$220,950	\$249,700	-11.5%	\$142,875	\$150,000	-4.8%
	Ave. Sales Price	\$170,754	\$182,268	-6.3%	\$164,999	\$170,972	-3.5%	\$224,387	\$248,702	-9.8%	\$146,221	\$147,415	-0.8%
G'town	Units	563	581	-3.1%	556	555	0.2%	7	26	-73.1%	28	30	-6.7%
	Median Sales Price	\$265,000	\$272,000	-2.6%	\$264,000	\$263,000	0.4%	\$650,000	\$741,626	-12.4%	\$255,000	\$278,000	-8.3%
	Ave. Sales Price	\$315,677	\$337,340	-6.4%	\$311,371	\$316,338	-1.6%	\$657,700	\$785,635	-16.3%	\$280,327	\$292,338	-4.1%
Collierville	Units	727	819	-11.2%	670	714	-6.2%	57	105	-45.7%	76	73	4.1%
	Median Sales Price	\$275,000	\$304,900	-9.8%	\$265,000	\$288,000	-8.0%	\$421,000	\$443,000	-5.0%	\$239,500	\$280,000	-14.5%
	Ave. Sales Price	\$298,515	\$328,447	-9.1%	\$287,029	\$308,497	-7.0%	\$433,520	\$464,108	-6.6%	\$240,506	\$288,150	-16.5%
Lakeland	Units	231	256	-9.8%	189	196	-3.6%	42	60	-30.0%	32	28	14.3%
	Median Sales Price	\$242,900	\$257,850	-5.8%	\$234,000	\$207,750	12.6%	\$338,500	\$393,125	-13.9%	\$220,500	\$190,000	16.1%
	Ave. Sales Price	\$278,869	\$282,547	-1.3%	\$251,302	\$245,676	2.3%	\$402,923	\$402,994	-	\$244,134	\$204,397	19.4%
Arlington	Units	266	273	-2.6%	193	161	19.9%	73	112	-34.8%	47	38	23.7%
	Median Sales Price	\$213,850	\$225,000	-5.0%	\$189,500	\$206,500	-8.2%	\$280,200	\$273,374	2.5%	\$162,000	\$201,188	-19.5%
	Ave. Sales Price	\$220,983	\$229,184	-3.6%	\$202,121	\$207,977	-2.8%	\$270,851	\$259,669	4.3%	\$180,209	\$197,770	-8.9%
Millington	Units	119	131	-9.2%	117	121	-3.3%	2	10	-80.0%	42	37	13.5%
	Median Sales Price	\$105,000	\$112,000	-6.3%	\$103,000	\$109,900	-6.3%	-	\$308,250	-	\$58,000	\$85,000	-31.8%
	Ave. Sales Price	\$114,670	\$133,313	-14.0%	\$111,203	\$119,842	-7.2%	\$317,500	\$296,320	7.1%	\$86,816	\$96,208	-9.8%
Shelby County	Units	12,820	14,794	-13.3%	12,296	13,932	-11.7%	524	862	-39.2%	5,100	5,726	-10.9%
	Median Sales Price	\$90,000	\$93,050	-3.3%	\$85,000	\$85,000	-	\$209,900	\$229,900	-8.7%	\$37,000	\$40,500	-8.6%
	Ave. Sales Price	\$124,903	\$131,913	-5.3%	\$119,558	\$122,934	-2.7%	\$250,338	\$277,028	-9.6%	\$63,672	\$64,079	-0.6%
Fayette County	Units	464	565	-17.9%	359	372	-3.5%	105	193	-45.6%	117	85	37.6%
	Median Sales Price	\$170,000	\$185,000	-8.1%	\$149,900	\$148,875	0.7%	\$235,900	\$246,000	-4.1%	\$137,900	\$120,000	14.9%
	Ave. Sales Price	\$201,835	\$223,431	-9.7%	\$180,557	\$179,980	0.3%	\$274,585	\$307,182	-10.6%	\$177,191	\$138,231	28.2%
Tipton County	Units	668	800	-16.5%	609	670	-9.1%	59	130	-54.6%	212	201	5.5%
	Median Sales Price	\$125,000	\$133,710	-6.5%	\$115,000	\$119,200	-3.5%	\$209,000	\$220,043	-5.0%	\$90,750	\$86,000	5.5%
	Ave. Sales Price	\$127,093	\$137,486	-7.6%	\$119,178	\$120,966	-1.5%	\$208,783	\$222,627	-6.2%	\$100,849	\$95,797	5.3%