

Sales Summary

	April Total Sales			YTD Total Sales		
	2010	2009	% change	2010	2009	% change
Units	1,336	1,271	5.1%	4,469	4,541	-1.6%
Median Sales Price	\$99,500	\$85,000	17.1%	\$88,000	\$75,000	17.3%
Average Sales Price	\$129,306	\$119,688	8.0%	\$120,219	\$117,817	2.0%

	April Existing Home Sales			YTD Existing Home Sales		
	2010	2009	% change	2010	2009	% change
Units	1,272	1,210	5.1%	4,232	4,313	-1.9%
Median Sales Price	\$92,500	\$76,900	20.3%	\$80,000	\$68,790	16.3%
Average Sales Price	\$123,766	\$112,669	9.8%	\$114,244	\$109,724	4.1%

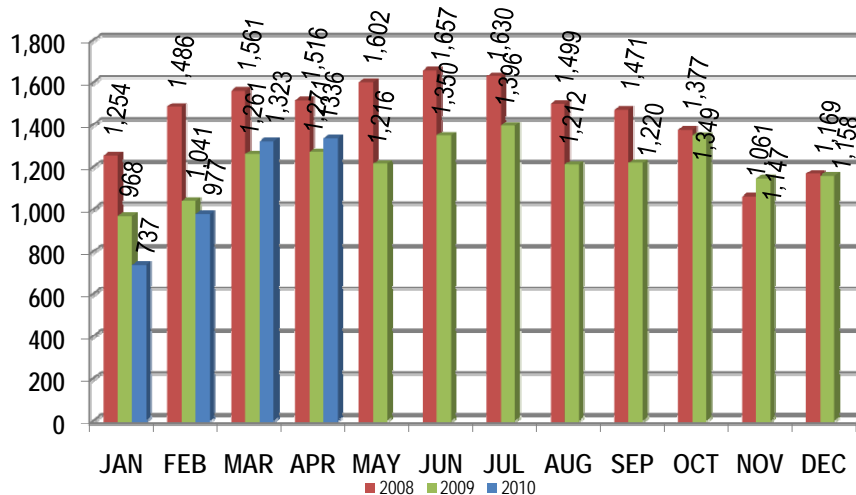
	April New Home Sales			YTD New Home Sales		
	2010	2009	% change	2010	2009	% change
Units	64	61	4.9%	237	228	3.9%
Median Sales Price	\$200,000	\$235,000	-14.9%	\$199,365	\$235,950	-15.5%
Average Sales Price	\$239,417	\$259,099	-7.6%	\$226,918	\$269,899	-15.9%

	April Bank Sales*			YTD Bank Sales*		
	2010	2009	% change	2010	2009	% change
Units	414	564	-26.6%	1,694	2,162	-21.6%
Median Sales Price	\$36,300	\$34,000	6.8%	\$35,000	\$38,000	-7.9%
Average Sales Price	\$67,030	\$59,661	12.4%	\$64,241	\$63,895	0.5%

	April Non-Bank Sales			YTD Total Sales		
	2010	2009	% change	2010	2009	% change
Units	922	707	30.4%	2,775	2,379	16.6%
Median Sales Price	\$125,000	\$138,000	-9.4%	\$125,000	\$131,500	-4.9%
Average Sales Price	\$157,270	\$164,004	-4.1%	\$154,391	\$165,316	-6.6%

Data compiled from deeds with April sales date that were recorded as of May 31, 2010, in Shelby, Fayette and Tipton counties. \*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



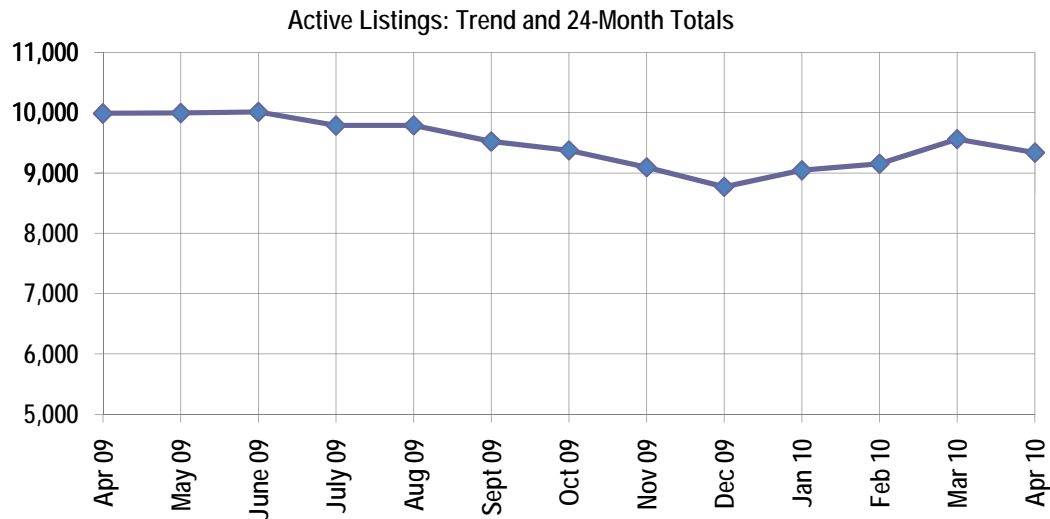
Active Listings, Pending Sales and Foreclosure Action Summary

Active Listings (as of 05-17-10)		
	Units	Ave. List Price
Single Family	8,638	\$225,455
Condo/Co-op	558	\$171,801
Duplex	142	\$77,842
<b>Market Total</b>	<b>9,338</b>	<b>\$220,011</b>

Pending Sales (as of 05-17-10)		
	Units	Ave. List Price
Single Family	2,113	\$158,758
Condo/Co-op	71	\$166,222
Duplex	20	\$50,885
<b>Market Total</b>	<b>2,204</b>	<b>\$158,020</b>

	April Foreclosure Actions			YTD Foreclosure Actions		
	2010	2009	% change	2010	2009	% change
<b>Total</b>	465	329	41.3%	1,794	1,693	6.0%

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



May-08	12,641	May-09	9,995
Jun-08	12,509	Jun-09	10,013
Jul-08	12,448	Jul-09	9,787
Aug-08	12,421	Aug-09	9,790
Sep-08	11,969	Sep-09	9,522
Oct-08	11,343	Oct-09	9,375
Nov-08	11,037	Nov-09	9,094
Dec-08	10,484	Dec-09	8,771
Jan-09	10,306	Jan-10	9,045
Feb-09	10,260	Feb-10	9,153
Mar-09	10,131	Mar-10	9,562
Apr-09	9,989	Apr-10	9,338



**Memphis Area Home Sales Report**  
April 2010

**Area Detail - Current Month**

		April Total Sales			April Existing Home Sales			April New Home Sales			April Bank Sales		
		2010	2009	% change	2010	2009	% change	2010	2009	% change	2010	2009	% change
Frayser	Units	61	72	-15.3%	61	72	-15.3%		-	-	34	52	-34.6%
	Median Sales Price	\$19,500	\$15,650	24.6%	\$19,500	\$15,650	24.6%		-	-	\$14,475	\$11,500	25.9%
	Ave. Sales Price	\$28,259	\$23,760	18.9%	\$28,259	\$23,760	18.9%		-	-	\$20,002	\$15,164	31.9%
Raleigh/ Cov. Pike	Units	87	99	-12.1%	86	99	-13.1%	1	-	-	37	66	-43.9%
	Median Sales Price	\$50,000	\$40,000	25.0%	\$49,850	\$40,000	24.6%		-	-	\$35,000	\$37,000	-5.4%
	Ave. Sales Price	\$55,701	\$46,877	18.8%	\$54,895	\$46,877	17.1%	\$125,000	-	-	\$38,207	\$42,426	-9.9%
Downtown	Units	23	29	-20.7%	23	25	-8.0%		4	-100.0%	7	6	16.7%
	Median Sales Price	\$154,500	\$179,000	-13.7%	\$154,500	\$174,750	-11.6%		\$222,475	-100.0%	\$9,500	\$5,000	90.0%
	Ave. Sales Price	\$138,075	\$167,556	-17.6%	\$138,075	\$162,240	-14.9%		\$238,162	-100.0%	\$127,500	\$6,541	1849.2%
Midtown	Units	66	77	-14.3%	66	77	-14.3%		-	-	18	43	-58.1%
	Median Sales Price	\$98,000	\$38,500	154.5%	\$98,000	\$38,500	154.5%		-	-	\$18,731	\$24,500	-23.5%
	Ave. Sales Price	\$122,861	\$111,838	9.9%	\$122,861	\$111,838	9.9%		-	-	\$53,638	\$59,332	-9.6%
S. Memphis	Units	51	58	-12.1%	50	58	-13.8%	1	-	-	28	44	-36.4%
	Median Sales Price	\$13,000	\$8,000	62.5%	\$12,935	\$8,000	61.7%		-	-	\$10,050	\$7,650	31.4%
	Ave. Sales Price	\$19,858	\$16,032	23.9%	\$18,500	\$16,032	15.4%	\$87,740	-	-	\$10,953	\$12,165	-10.0%
Berclair/ Highland Heights	Units	71	52	36.5%	71	52	36.5%		-	-	32	23	39.1%
	Median Sales Price	\$20,001	\$24,700	-19.0%	\$20,001	\$24,700	-19.0%		-	-	\$16,800	\$16,800	0.0%
	Ave. Sales Price	\$25,988	\$29,451	-11.8%	\$25,988	\$29,451	-11.8%		-	-	\$16,988	\$21,350	-20.4%
E. Memphis	Units	224	160	40.0%	223	160	39.4%	1	-	-	52	37	40.5%
	Median Sales Price	\$120,000	\$94,250	27.3%	\$120,000	\$94,250	27.3%		-	-	\$21,175	\$24,400	-13.2%
	Ave. Sales Price	\$148,944	\$125,457	18.7%	\$147,078	\$125,457	17.2%	\$565,000	-	-	\$49,669	\$36,080	37.7%
Whitehaven	Units	62	56	10.7%	62	54	14.8%		2	-	29	46	-37.0%
	Median Sales Price	\$53,280	\$27,500	93.7%	\$53,280	\$27,000	97.3%		-	-	\$28,074	\$23,925	17.3%
	Ave. Sales Price	\$58,628	\$51,189	14.5%	\$58,628	\$45,029	30.2%		\$212,500	-100.0%	\$42,157	\$43,232	-2.5%
Parkway Village/ Oakhaven	Units	38	48	-20.8%	38	48	-20.8%		-	-	17	38	-55.3%
	Median Sales Price	\$33,585	\$24,700	36.0%	\$33,585	\$24,700	36.0%		-	-	\$24,400	\$24,325	0.3%
	Ave. Sales Price	\$38,101	\$27,409	39.0%	\$38,101	\$27,409	39.0%		-	-	\$24,168	\$24,665	-2.0%
Hickory Hill	Units	124	148	-16.2%	120	148	-18.9%	4	-	-	53	89	-40.4%
	Median Sales Price	\$69,450	\$55,088	26.1%	\$68,950	\$55,088	25.2%	\$167,913	-	-	\$45,000	\$48,000	-6.3%
	Ave. Sales Price	\$73,944	\$68,106	8.6%	\$70,694	\$68,106	3.8%	\$171,456	-	-	\$57,147	\$59,375	-3.8%
Southwind	Units	6	10	-40.0%	5	8	-37.5%	1	2	-50.0%	1	4	-75.0%
	Median Sales Price	\$197,250	\$164,450	19.9%	\$163,000	\$117,950	38.2%		-	-		\$110,202	-100.0%
	Ave. Sales Price	\$281,750	\$190,910	47.6%	\$291,800	\$244,437	19.4%	\$231,500	\$211,950	9.2%	\$260,000	\$155,076	67.7%



Memphis Area Home Sales Report  
April 2010

Area Detail - Current Month

		April Total Sales			April Existing Home Sales			April New Home Sales			April Bank Sales		
		2010	2009	% change	2010	2009	% change	2010	2009	% change	2010	2009	% change
Cordova	Units	194	149	30.2%	172	133	29.3%	22	16	37.5%	52	51	2.0%
	Median Sales Price	\$119,200	\$130,000	-8.3%	\$116,300	\$125,500	-7.3%	\$123,990	\$160,975	-23.0%	\$88,500	\$88,000	0.6%
	Ave. Sales Price	\$135,220	\$145,955	-7.4%	\$136,451	\$140,283	-2.7%	\$125,596	\$180,231	-30.3%	\$105,616	\$113,491	-6.9%
Bartlett	Units	78	66	18.2%	71	62	14.5%	7	4	75.0%	16	20	-20.0%
	Median Sales Price	\$144,500	\$148,500	-2.7%	\$141,000	\$147,000	-4.1%	\$200,000	\$250,000	-20.0%	\$102,500	\$143,375	-28.5%
	Ave. Sales Price	\$147,889	\$160,875	-8.1%	\$141,906	\$157,736	-10.0%	\$208,581	\$247,900	-15.9%	\$111,533	\$144,848	-23.0%
G'rown	Units	55	46	19.6%	53	46	15.2%	2	-	#VALUE!	1	2	-50.0%
	Median Sales Price	\$268,000	\$261,250	2.6%	\$262,000	\$261,250	0.3%	-	-	#VALUE!	-	-	-
	Ave. Sales Price	\$328,068	\$287,044	14.3%	\$314,375	\$287,044	9.5%	\$690,923	-	#VALUE!	\$490,000	\$325,500	50.5%
Collierville	Units	61	70	-12.9%	55	64	-14.1%	6	6	0.0%	9	8	12.5%
	Median Sales Price	\$293,900	\$296,900	-1.0%	\$270,000	\$281,500	-4.1%	\$382,500	\$506,950	-24.5%	\$245,900	\$252,450	-2.6%
	Ave. Sales Price	\$311,970	\$321,014	-2.8%	\$300,598	\$301,401	-0.3%	\$416,216	\$530,219	-21.5%	\$279,711	\$255,412	9.5%
Lakeland	Units	17	17	0.0%	15	13	15.4%	2	4	-50.0%	2	3	-33.3%
	Median Sales Price	\$227,000	\$232,500	-2.4%	\$227,000	\$217,000	4.6%	-	\$248,800	-100.0%	-	\$217,000	-
	Ave. Sales Price	\$225,060	\$247,250	-9.0%	\$223,115	\$249,089	-10.4%	\$239,651	\$241,275	-0.7%	\$117,866	\$216,333	-45.5%
Arlington	Units	21	17	23.5%	17	11	54.5%	4	6	-33.3%	4	2	100.0%
	Median Sales Price	\$215,000	\$231,900	-7.3%	\$195,000	\$203,000	-3.9%	\$243,741	\$307,975	-20.9%	\$205,000	-	-
	Ave. Sales Price	\$213,600	\$232,173	-8.0%	\$206,282	\$209,845	-1.7%	\$244,704	\$273,108	-10.4%	\$194,000	\$222,500	-12.8%
Millington	Units	13	15	-13.3%	13	15	-13.3%	-	-	#VALUE!	5	5	0.0%
	Median Sales Price	\$105,500	\$154,900	-31.9%	\$105,500	\$154,900	-31.9%	-	-	#VALUE!	\$94,000	\$118,000	-
	Ave. Sales Price	\$131,476	\$148,826	-11.7%	\$131,476	\$148,826	-11.7%	-	-	#VALUE!	\$103,500	\$117,500	-11.9%
Shelby County	Units	1,224	1,168	4.8%	1,173	1,123	4.5%	51	45	13.3%	382	535	-28.6%
	Median Sales Price	\$92,250	\$77,330	19.3%	\$88,000	\$70,000	25.7%	\$173,365	\$240,000	-27.8%	\$35,000	\$32,000	9.4%
	Ave. Sales Price	\$126,701	\$116,994	8.3%	\$122,614	\$110,963	10.5%	\$220,696	\$268,865	-17.9%	\$63,030	\$56,641	11.3%
Fayette County	Units	48	29	65.5%	36	20	80.0%	12	9	33.3%	13	5	160.0%
	Median Sales Price	\$145,910	\$166,900	-12.6%	\$129,250	\$145,500	-11.2%	\$227,042	\$221,900	2.3%	\$107,000	\$243,900	-56.1%
	Ave. Sales Price	\$200,728	\$188,688	6.4%	\$161,243	\$179,476	-10.2%	\$319,184	\$209,157	52.6%	\$147,909	\$216,326	-31.6%
Tipton County	Units	64	74	-13.5%	63	67	-6.0%	1	7	-85.7%	19	24	-20.8%
	Median Sales Price	\$124,750	\$133,369	-6.5%	\$123,500	\$126,750	-2.6%	-	\$244,900	-100.0%	\$105,000	\$98,866	6.2%
	Ave. Sales Price	\$125,569	\$135,171	-7.1%	\$123,800	\$122,219	1.3%	\$237,000	\$260,535	-9.0%	\$92,115	\$94,340	-2.4%

**Area Detail - Year to Date**

		YTD Total Sales			YTD Existing Home Sales			YTD New Home Sales			YTD Bank Sales		
		2010	2009	% change	2010	2009	% change	2010	2009	% change	2010	2009	% change
Frayser	Units	271	265	2.3%	271	263	3.0%		2	-100.0%	159	184	-13.6%
	Median Sales Price	\$16,830	\$16,500	2.0%	\$16,830	\$16,500	2.0%		-	#VALUE!	\$13,860	\$14,000	-1.0%
	Ave. Sales Price	\$25,787	\$23,748	8.6%	\$25,787	\$23,474	9.9%		\$65,500	-100.0%	\$19,205	\$16,743	14.7%
Raleigh/ Cov. Pike	Units	341	384	-11.2%	340	381	-10.8%	1	3	-66.7%	179	244	-26.6%
	Median Sales Price	\$48,500	\$43,250	12.1%	\$48,500	\$43,050	12.7%		\$119,900	-100.0%	\$37,000	\$39,500	-6.3%
	Ave. Sales Price	\$54,362	\$49,395	10.1%	\$54,154	\$49,124	10.2%	\$125,000	\$120,600	3.6%	\$42,433	\$44,991	-5.7%
Downtown	Units	113	99	14.1%	113	92	22.8%		7	-100.0%	41	25	64.0%
	Median Sales Price	\$175,000	\$188,000	-6.9%	\$175,000	\$187,500	-6.7%		\$204,950	-100.0%	\$139,900	\$7,500	1765.3%
	Ave. Sales Price	\$163,291	\$174,837	-6.6%	\$163,291	\$173,311	-5.8%		\$213,092	-100.0%	\$117,510	\$56,654	107.4%
Midtown	Units	253	248	2.0%	253	248	2.0%		-	-	94	109	-13.8%
	Median Sales Price	\$57,000	\$51,650	10.4%	\$57,000	\$51,650	10.4%		-	-	\$19,150	\$18,000	6.4%
	Ave. Sales Price	\$99,732	\$103,447	-3.6%	\$99,732	\$103,447	-3.6%		-	-	\$42,826	\$43,535	-1.6%
S. Memphis	Units	191	234	-18.4%	190	233	-18.5%	1	1	0.0%	116	165	-29.7%
	Median Sales Price	\$10,100	\$9,225	9.5%	\$10,050	\$9,000	11.7%		-	#VALUE!	\$8,500	\$7,900	7.6%
	Ave. Sales Price	\$16,156	\$17,027	-5.1%	\$15,779	\$16,787	-6.0%	\$87,740	\$64,000	37.1%	\$9,908	\$10,908	-9.2%
Berclair/ Highland Heights	Units	230	160	43.8%	230	160	43.8%		-	-	126	84	50.0%
	Median Sales Price	\$18,000	\$24,000	-25.0%	\$18,000	\$24,000	-25.0%		-	-	\$15,000	\$17,500	-14.3%
	Ave. Sales Price	\$24,753	\$28,963	-14.5%	\$24,753	\$28,963	-14.5%		-	-	\$16,997	\$21,984	-22.7%
E. Memphis	Units	697	527	32.3%	696	523	33.1%	1	4	-75.0%	203	156	30.1%
	Median Sales Price	\$103,000	\$99,900	3.1%	\$102,850	\$98,400	4.5%		\$712,500	-100.0%	\$20,000	\$31,875	-37.3%
	Ave. Sales Price	\$141,151	\$149,650	-5.7%	\$140,542	\$145,049	-3.1%	\$565,000	\$697,250	-19.0%	\$47,492	\$57,352	-17.2%
Whitehaven	Units	194	241	-19.5%	193	239	-19.2%	1	2	-50.0%	93	177	-47.5%
	Median Sales Price	\$35,253	\$30,500	15.6%	\$35,247	\$30,300	16.3%		-	#VALUE!	\$24,650	\$27,000	-8.7%
	Ave. Sales Price	\$47,235	\$41,987	12.5%	\$46,288	\$40,824	13.4%	\$230,000	\$212,500	8.2%	\$32,688	\$36,396	-10.2%
Parkway Village/ Oakhaven	Units	148	200	-26.0%	148	200	-26.0%		-	-	79	149	-47.0%
	Median Sales Price	\$27,200	\$28,000	-2.9%	\$27,200	\$28,000	-2.9%		-	-	\$23,000	\$25,000	-8.0%
	Ave. Sales Price	\$32,487	\$30,750	5.6%	\$32,487	\$30,750	5.6%		-	-	\$23,837	\$25,917	-8.0%
Hickory Hill	Units	424	529	-19.8%	405	524	-22.7%	19	5	280.0%	216	357	-39.5%
	Median Sales Price	\$61,250	\$55,000	11.4%	\$59,900	\$54,950	9.0%	\$168,300	\$213,000	-21.0%	\$43,000	\$50,000	-14.0%
	Ave. Sales Price	\$72,238	\$67,523	7.0%	\$67,882	\$66,093	2.7%	\$165,086	\$203,998	-19.1%	\$55,408	\$62,431	-11.2%
Southwind	Units	34	28	21.4%	30	25	20.0%	4	3	33.3%	11	18	-38.9%
	Median Sales Price	\$221,000	\$137,700	60.5%	\$203,500	\$128,900	57.9%	\$228,250	\$216,000	5.7%	\$135,500	\$124,450	8.9%
	Ave. Sales Price	\$250,414	\$179,318	39.6%	\$254,519	\$173,480	46.7%	\$219,625	\$227,966	-3.7%	\$176,599	\$137,616	28.3%

Area Detail - Year to Date

		YTD Total Sales			YTD Existing Home Sales			YTD New Home Sales			YTD Bank Sales		
		2010	2009	% change	2010	2009	% change	2010	2009	% change	2010	2009	% change
Cordova	Units	583	534	9.2%	503	482	4.4%	80	52	53.8%	200	233	-14.2%
	Median Sales Price	\$122,900	\$126,000	-2.5%	\$120,000	\$123,188	-2.6%	\$129,883	\$157,130	-17.3%	\$98,500	\$102,400	-3.8%
	Ave. Sales Price	\$131,166	\$140,248	-6.5%	\$129,927	\$137,316	-5.4%	\$138,954	\$163,385	-15.0%	\$109,193	\$117,876	-7.4%
Bartlett	Units	227	197	15.2%	206	180	14.4%	21	17	23.5%	58	73	-20.5%
	Median Sales Price	\$158,600	\$150,000	5.7%	\$151,500	\$148,750	1.8%	\$219,950	\$250,000	-12.0%	\$135,925	\$140,871	-3.5%
	Ave. Sales Price	\$159,807	\$161,423	-1.0%	\$153,340	\$154,411	-0.7%	\$223,246	\$245,084	-8.9%	\$135,869	\$138,719	-2.1%
G'rown	Units	146	144	1.4%	144	142	1.4%	2	2	0.0%	8	7	14.3%
	Median Sales Price	\$259,950	\$258,750	0.5%	\$256,450	\$258,750	-0.9%		-	#VALUE!	\$415,000	\$235,000	76.6%
	Ave. Sales Price	\$312,206	\$308,151	1.3%	\$306,946	\$308,086	-0.4%	\$690,223	\$613,450	12.5%	\$377,375	\$249,985	51.0%
Collierville	Units	200	232	-13.8%	182	206	-11.7%	18	26	-30.8%	24	28	-14.3%
	Median Sales Price	\$269,950	\$279,500	-3.4%	\$260,000	\$266,000	-2.3%	\$378,450	\$444,500	-14.9%	\$230,000	\$270,500	-15.0%
	Ave. Sales Price	\$290,009	\$301,184	-3.7%	\$276,983	\$281,333	-1.5%	\$421,716	\$458,467	-8.0%	\$255,599	\$271,957	-6.0%
Lakeland	Units	55	63	-12.7%	45	46	-2.2%	10	17	-41.2%	8	11	-27.3%
	Median Sales Price	\$259,900	\$268,000	-3.0%	\$250,000	\$251,000	-0.4%	\$270,328	\$298,400	-9.4%	\$186,250	\$299,000	-37.7%
	Ave. Sales Price	\$270,652	\$319,482	-15.3%	\$263,861	\$289,407	-8.8%	\$301,211	\$401,424	-25.0%	\$245,141	\$316,336	-22.5%
Arlington	Units	78	89	-12.4%	51	58	-12.1%	27	31	-12.9%	12	20	-40.0%
	Median Sales Price	\$208,500	\$220,000	-5.2%	\$194,000	\$195,750	-0.9%	\$232,900	\$280,200	-16.9%	\$189,500	\$175,000	8.3%
	Ave. Sales Price	\$213,344	\$231,879	-8.0%	\$202,800	\$211,461	-4.1%	\$233,260	\$270,081	-13.6%	\$185,325	\$189,073	-2.0%
Millington	Units	40	42	-4.8%	38	41	-7.3%	2	1	100.0%	16	13	23.1%
	Median Sales Price	\$92,000	\$106,000	-13.2%	\$87,500	\$105,000	-16.7%		-	#VALUE!	\$75,000	\$60,000	25.0%
	Ave. Sales Price	\$128,075	\$124,911	2.5%	\$118,634	\$120,031	-1.2%	\$307,450	\$325,001	-5.4%	\$94,037	\$83,307	12.9%
Shelby County	Units	4,113	4,175	-1.5%	3,926	4,002	-1.9%	187	173	8.1%	1,587	2,037	-22.1%
	Median Sales Price	\$81,500	\$68,200	19.5%	\$75,000	\$63,000	19.0%	\$183,999	\$240,000	-23.3%	\$32,000	\$35,500	-9.9%
	Ave. Sales Price	\$117,027	\$114,956	1.8%	\$112,483	\$107,824	4.3%	\$212,434	\$279,176	-23.9%	\$60,257	\$60,238	0.0%
Fayette County	Units	157	137	14.6%	119	104	14.4%	38	33	15.2%	47	37	27.0%
	Median Sales Price	\$158,900	\$162,900	-2.5%	\$133,500	\$142,000	-6.0%	\$224,492	\$235,950	-4.9%	\$129,900	\$125,000	3.9%
	Ave. Sales Price	\$201,591	\$195,756	3.0%	\$171,038	\$173,561	-1.5%	\$297,273	\$265,896	11.8%	\$157,794	\$160,028	-1.4%
Tipton County	Units	199	229	-13.1%	187	207	-9.7%	12	22	-45.5%	65	88	-26.1%
	Median Sales Price	\$120,000	\$112,500	6.7%	\$118,000	\$107,000	10.3%	\$237,975	\$208,500	14.1%	\$100,000	\$99,975	0.0%
	Ave. Sales Price	\$211,993	\$123,360	71.8%	\$115,073	\$114,597	0.4%	\$229,828	\$202,947	13.2%	\$92,407	\$108,135	-14.5%