

**Tucson Association of REALTORS® Multiple Listing Service, Inc.**

*Year End Statistical Digest*



**YEAR END REVIEW 2008**

**FOR IMMEDIATE RELEASE:**

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**CONTACT:**

Kimberly Clifton, President - (520) 954-8000

Wes Wiggins, Vice President, MLS (520) 382-8792

Rick Hodges, CEO - (520) 327-4218

The 2008 Tucson Residential Housing market will be remembered as a year of new challenges and new opportunities. As new construction inventory continued to decline, short sales and foreclosures became a new source of options. VA and FHA financing reemerged in our conservative economic environment and collectively outpaced conventional financing for the first time in years.

Unit sales were the lowest they have been this decade and total volume was reminiscent of 2002 and 2003. Fortunately, new listings declined and that coupled with the decline in new construction enabled us to absorb some of the over abundance of inventory.

We urge you to study the year-end summary in detail because; it reminds us once again that we can't generalize about the market. Some neighborhoods were hit hard due to a combination of declining value and large inventories. Other areas maintained their high list to sales price ratios and faster selling times because demand and inventory counts were more closely aligned. Now more than ever, Sellers need their REALTOR® to help them effectively position their properties to sell and identify good values to purchase.

*Kimberly Clifton*

*2009 MLS President*



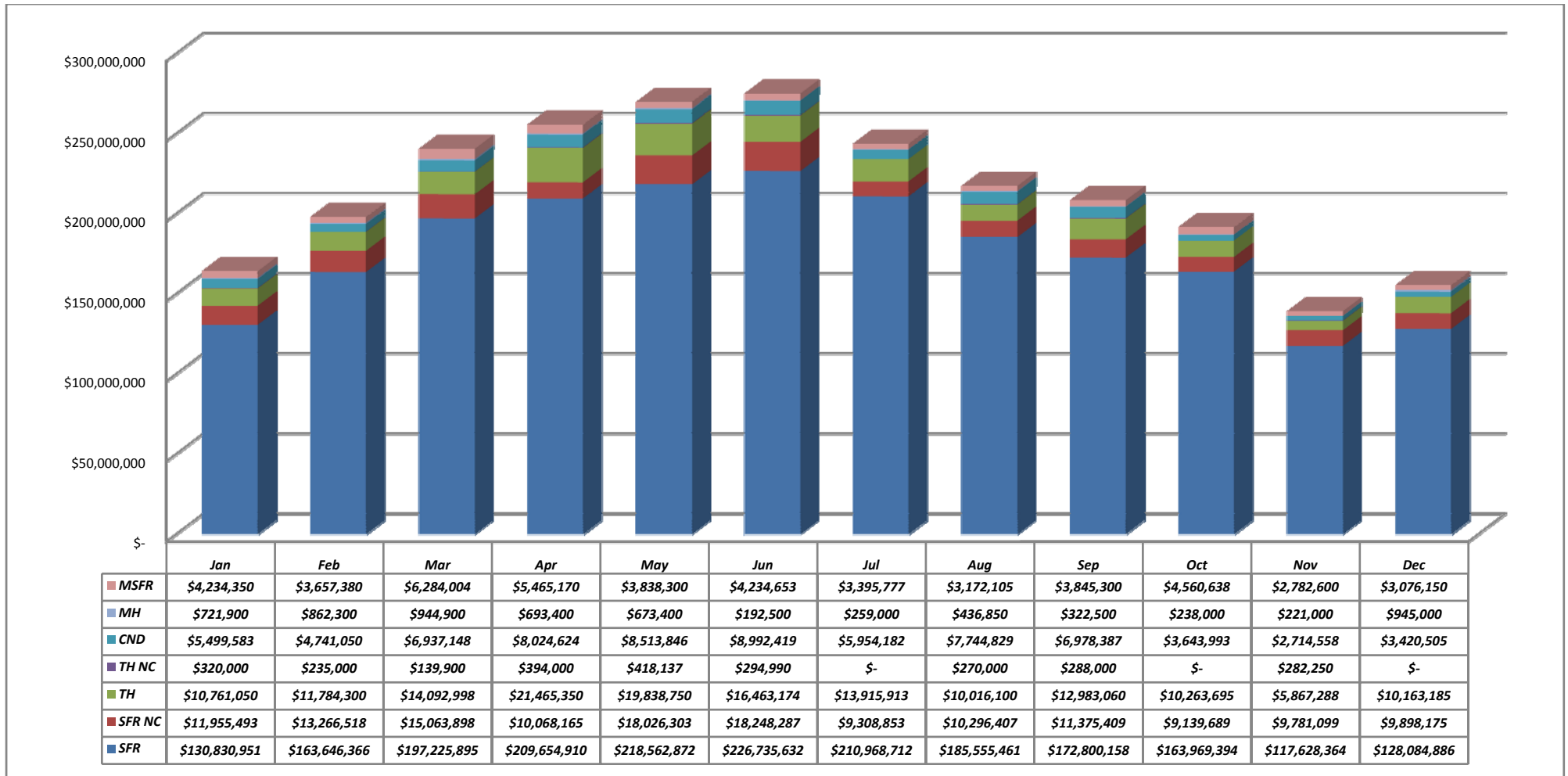
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## 2008 MLS Year in Review Summary

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
<b>Total Sales Volume</b>	\$ 1,644,560,734	\$ 1,718,225,226	\$ 1,939,990,077	\$ 2,232,461,481	\$ 2,573,924,021	\$ 3,427,229,140	\$ 4,613,211,685	\$ 4,247,270,446	\$ 3,522,942,997	\$ 2,560,571,338
<b>Total Sales Units</b>	11,144	10,988	12,076	13,135	14,351	16,557	18,003	15,726	12,939	10,578
<b>Total Units Listed</b>	16,394	17,227	18,908	20,564	21,201	20,998	25,080	33,992	33,022	26,592
<b>Average List Price</b>	\$151,691	\$160,442	\$164,854	\$174,395	\$183,604	\$211,159	\$258,941	\$277,904	\$284,014	\$254,247
<b>Average Sale Price</b>	\$147,574	\$156,373	\$160,648	\$169,963	\$179,355	\$206,996	\$256,247	\$270,080	\$272,273	\$242,066
<b>Average DOM /CDOM</b>	61 / 84	53 / 70	48 / 69	51 / 68	58 / 75	54 / 75	31 / 39	49 / 69	67 / 104	78 / 123
<b>Average % of LP received on Sales</b>	97.29%	97.46%	97.45%	97.46%	97.69%	98.03%	98.96%	97.18%	95.87%	95.21%

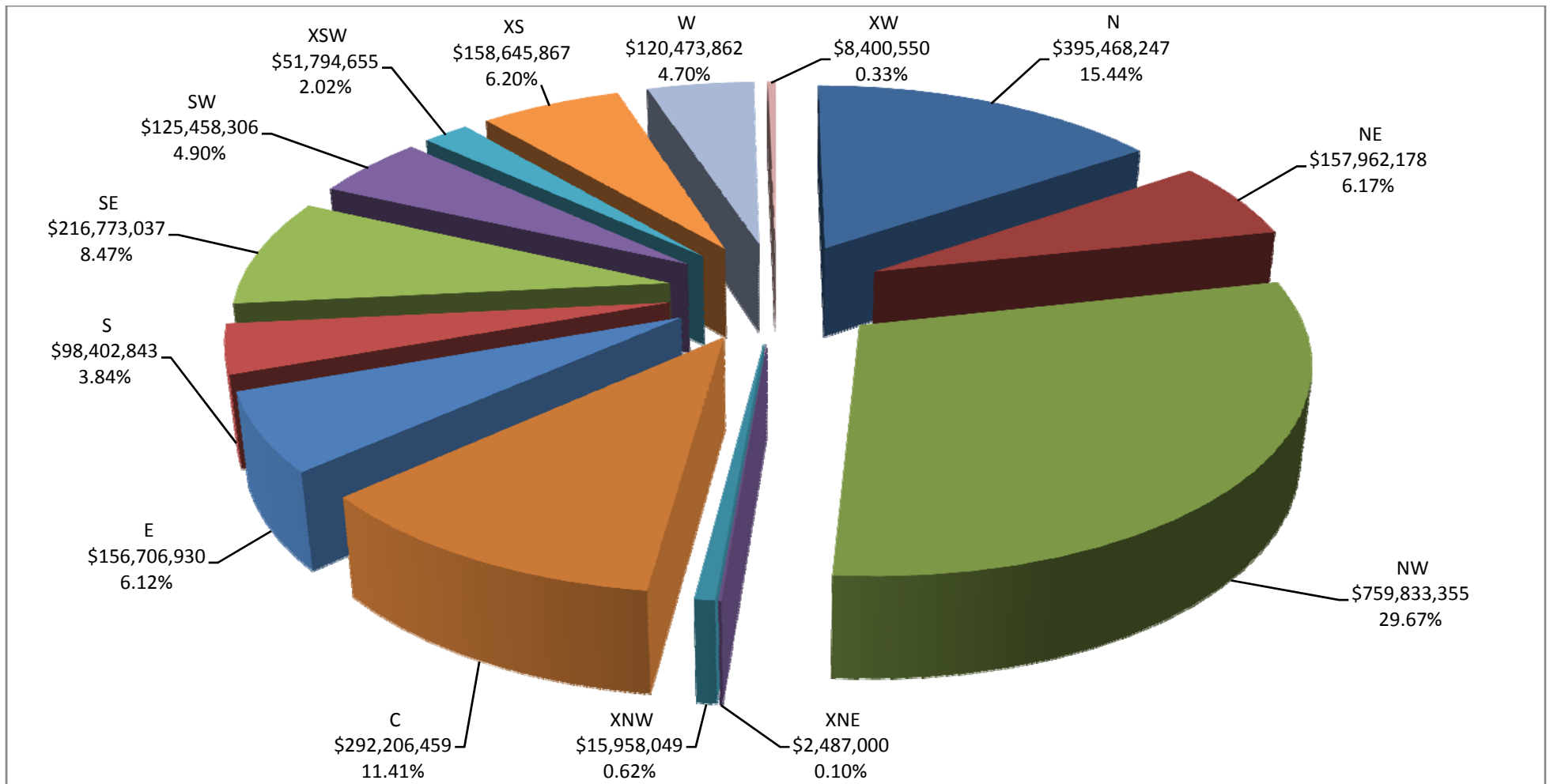
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## 2008 All Residential Total Sales Volume by Month and Type



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## 2008 All Residential Total Sales Volume % of Market by Area



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YEAR END 2008 RESIDENTIAL SALES STATISTICS

**2008 Total Residential Total Sales Units**

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	285	267	229	59	840
NE	86	181	133	47	447
NW	525	1,334	748	103	2,710
XNE	3	1	1	0	5
XNW	7	65	28	5	105
C	521	731	161	35	1,448
E	123	430	199	31	783
S	117	438	168	23	746
SE	74	550	355	51	1,030
SW	133	404	287	22	846
XSW	164	98	20	3	285
XS	129	298	245	58	730
W	101	316	111	14	542
XW	7	38	14	2	61
<b>Total</b>	<b>2,275</b>	<b>5,151</b>	<b>2,699</b>	<b>453</b>	<b>10,578</b>

**2008 TH/NC Total Sales Units**

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	89	44	2	0	135
NE	45	26	2	0	73
NW	116	32	1	0	149
XNE	0	0	0	0	0
XNW	0	0	0	0	0
C	96	64	2	0	162
E	44	30	1	0	75
S	18	7	1	0	26
SE	23	20	0	0	43
SW	12	1	0	0	13
XSW	70	7	0	0	77
XS	39	5	0	0	44
W	35	28	0	0	63
XW	0	0	0	0	0
<b>Total</b>	<b>587</b>	<b>264</b>	<b>9</b>	<b>0</b>	<b>860</b>

**2008 MH Total Sales Units**

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	0	0	0	0	0
NE	0	0	0	0	0
NW	8	3	1	0	12
XNE	0	0	0	0	0
XNW	3	0	0	0	3
C	2	0	0	0	2
E	0	0	0	0	0
S	5	2	0	0	7
SE	0	0	0	0	0
SW	47	6	0	1	54
XSW	4	6	0	0	10
XS	0	1	0	0	1
W	2	1	1	0	4
XW	1	1	0	0	2
<b>Total</b>	<b>72</b>	<b>20</b>	<b>2</b>	<b>1</b>	<b>95</b>

**2008 SFR/NC Total Sales Units**

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	37	206	227	59	529
NE	12	154	131	47	344
NW	334	1,239	731	101	2,405
XNE	3	1	1	0	5
XNW	4	20	13	3	40
C	300	637	157	35	1,129
E	18	397	198	31	644
S	91	399	157	23	670
SE	50	512	337	49	948
SW	36	358	276	21	691
XSW	75	64	15	2	156
XS	81	277	239	57	654
W	37	272	105	14	428
XW	2	7	5	1	15
<b>Total</b>	<b>1,080</b>	<b>4,543</b>	<b>2,592</b>	<b>443</b>	<b>8,658</b>

**2008 CND/NC Total Sales Units**

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	159	17	0	0	176
NE	29	1	0	0	30
NW	51	15	2	0	68
XNE	0	0	0	0	0
XNW	0	0	0	0	0
C	123	27	1	0	151
E	61	3	0	0	64
S	1	0	0	0	1
SE	0	0	0	0	0
SW	4	1	0	0	5
XSW	10	0	0	0	10
XS	6	0	0	0	6
W	22	3	0	0	25
XW	0	0	0	0	0
<b>Total</b>	<b>466</b>	<b>67</b>	<b>3</b>	<b>0</b>	<b>536</b>

**2008 MSFR Total Sales Units**

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	0	0	0	0	0
NE	0	0	0	0	0
NW	16	45	13	2	76
XNE	0	0	0	0	0
XNW	0	45	15	2	62
C	0	3	1	0	4
E	0	0	0	0	0
S	2	30	10	0	42
SE	1	18	18	2	39
SW	34	38	11	0	83
XSW	5	21	5	1	32
XS	3	15	6	1	25
W	5	12	5	0	22
XW	4	30	9	1	44
<b>Total</b>	<b>70</b>	<b>257</b>	<b>93</b>	<b>9</b>	<b>429</b>

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## 2008 All Residential Total Unit Sales by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under			1			6		1							8
30,000 - 39,999			2		3	5	2	10		2	3		3		30
40,000 - 49,999		2	6		3	4	9	26	1	14	9	2	3	2	81
50,000 - 59,999		3	8		4	14	6	37	3	16	3	5	5	2	106
60,000 - 69,999		2	9		2	10	9	32	4	16	14	2	9	4	113
70,000 - 79,999	1	4	12		7	29	7	41	7	23	11	3	9	1	155
80,000 - 89,999	1	4	11		6	37	11	36	17	27	6	4	17	3	180
90,000 - 99,999	1	2	15	1	9	41	12	39	21	33	7	2	13	3	199
100,000 - 119,999	4	6	41		14	95	28	105	51	90	11	16	41	9	511
120,000 - 139,999	50	13	78		10	155	50	110	73	154	30	55	53	13	845
140,000 - 159,999	26	14	187		14	192	102	122	106	164	40	98	62	7	1,134
160,000 - 179,999	41	21	276		12	158	141	58	168	114	42	121	58	7	1,217
180,000 - 199,999	25	18	336		5	170	112	45	145	82	23	78	46	2	1,087
200,000 - 249,999	99	75	592		4	210	171	61	191	81	31	150	83	4	1,752
250,000 - 299,999	67	62	375		3	141	63	17	104	21	19	85	41	2	1,000
300,000 - 399,999	135	98	428		3	103	38	4	95	8	26	86	42	2	1,068
400,000 - 499,999	105	46	145	2	5	39	8	2	30		7	12	22		423
500,000 - 749,999	162	48	117	1	1	25	9		11	1	3	11	27		416
750,000 - 999,999	69	19	36	1		9	2		1			1	8		146
1,000,000 and Over	54	10	36			2	3		2						
<b>ALL Price Ranges</b>	<b>840</b>	<b>447</b>	<b>2,711</b>	<b>5</b>	<b>105</b>	<b>1,445</b>	<b>783</b>	<b>746</b>	<b>1,030</b>	<b>846</b>	<b>285</b>	<b>731</b>	<b>542</b>	<b>61</b>	<b>10,578</b>

## 2008 SFR/NC Total Unit Sales by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under								1							1
30,000 - 39,999					1	1		6			1				9
40,000 - 49,999						2		17		1	2		1		23
50,000 - 59,999			1			9		33		1		1	1		46
60,000 - 69,999			1			8		24	3	3	1		4	2	46
70,000 - 79,999			2			17		31	1	11			5		67
80,000 - 89,999			3			30	3	32	7	11	1	2	4		93
90,000 - 99,999			4	1	2	26	3	27	10	21			6		100
100,000 - 119,999			16		2	65	13	91	27	66	2	3	19		304
120,000 - 139,999		1	46		1	105	33	102	61	133	5	39	28	1	555
140,000 - 159,999		3	144		7	128	71	119	99	146	25	82	48	2	874
160,000 - 179,999	1	7	240		9	125	127	58	165	108	27	114	55	3	1,039
180,000 - 199,999	2	6	311		4	139	103	45	143	80	17	74	42		966
200,000 - 249,999	17	53	553		3	182	168	61	189	80	22	146	78	3	1,555
250,000 - 299,999	34	56	346		3	121	63	17	104	21	17	84	38	2	906
300,000 - 399,999	109	95	408		2	100	38	4	95	8	26	86	42	2	1,015
400,000 - 499,999	88	46	142	2	5	36	8	2	30		7	11	22		399
500,000 - 749,999	155	48	117	1	1	24	9		11	1	3	11	27		408
750,000 - 999,999	69	19	36	1		9	2		1			1	8		146
1,000,000 and Over	54	10	36			2	3		2						
<b>ALL Price Ranges</b>	<b>529</b>	<b>344</b>	<b>2,406</b>	<b>5</b>	<b>40</b>	<b>1,129</b>	<b>644</b>	<b>670</b>	<b>948</b>	<b>691</b>	<b>156</b>	<b>654</b>	<b>428</b>	<b>15</b>	<b>8,659</b>

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## 2008 TH/NC Total Unit Sales by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under															
30,000 - 39,999						1		2							3
40,000 - 49,999						1		3	1						5
50,000 - 59,999						2		1	2	1		1			7
60,000 - 69,999							1	2			3	1	1		8
70,000 - 79,999						1		7	3		1				12
80,000 - 89,999		1				2	1	1	9	1	1	2	3		21
90,000 - 99,999			1			4	2	6	5	1	4	1	6		30
100,000 - 119,999	1		1			12	7	2	14	1	8	9	15		70
120,000 - 139,999	4	6	13			28	10	2	7	2	18	10	15		115
140,000 - 159,999	4	9	22			24	29		1	6	11	9	10		125
160,000 - 179,999	8	14	21			26	14		1	1	14	4	2		105
180,000 - 199,999	5	12	20			22	8				6	2	4		79
200,000 - 249,999	36	22	24			17	3				9	3	4		118
250,000 - 299,999	27	6	28			18					2	1	3		85
300,000 - 399,999	26	3	16												45
400,000 - 499,999	17		3			3						1			24
500,000 - 749,999	7					1									8
750,000 - 999,999															
1,000,000 and Over															
<b>ALL Price Ranges</b>	<b>135</b>	<b>73</b>	<b>149</b>	<b>0</b>	<b>0</b>	<b>162</b>	<b>75</b>	<b>26</b>	<b>43</b>	<b>13</b>	<b>77</b>	<b>44</b>	<b>63</b>	<b>0</b>	<b>860</b>

## 2008 CND/NC Total Unit Sales by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under						6									6
30,000 - 39,999						2	2						3		8
40,000 - 49,999		2	1				9				1	1			14
50,000 - 59,999		3	3			3	6					3	2		20
60,000 - 69,999		2	2			2	8			1	3	1	2		21
70,000 - 79,999	1	4	4			11	7			1	5				33
80,000 - 89,999	1	3	2			5	7	1		1	1		3		24
90,000 - 99,999	1	2	2			10	7			1			1		24
100,000 - 119,999	3	6	7			16	8			1			3		44
120,000 - 139,999	46	6	11			22	7					1	7		100
140,000 - 159,999	22	2	14			40	2						4		84
160,000 - 179,999	32		7			7									46
180,000 - 199,999	18		2			9	1								30
200,000 - 249,999	46		8			12									66
250,000 - 299,999	6		1			2									9
300,000 - 399,999			3			4									7
400,000 - 499,999															
500,000 - 749,999															
750,000 - 999,999															
1,000,000 and Over															
<b>ALL Price Ranges</b>	<b>176</b>	<b>30</b>	<b>68</b>	<b>0</b>	<b>0</b>	<b>151</b>	<b>64</b>	<b>1</b>	<b>0</b>	<b>5</b>	<b>10</b>	<b>6</b>	<b>25</b>	<b>0</b>	<b>536</b>

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## 2008 MH Total Unit Sales by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under			1												1
30,000 - 39,999						1		1		2					4
40,000 - 49,999			4		1	1		2		8					16
50,000 - 59,999					2					9	2		2	1	16
60,000 - 69,999			3					3		10	3			1	20
70,000 - 79,999			2					1		7	3				13
80,000 - 89,999			2							6	1		1		10
90,000 - 99,999										3	1				4
100,000 - 119,999										6					6
120,000 - 139,999										1		1	1		3
140,000 - 159,999										2					2
160,000 - 179,999															
180,000 - 199,999															
200,000 - 249,999															
250,000 - 299,999															
300,000 - 399,999															
400,000 - 499,999															
500,000 - 749,999															
750,000 - 999,999															
1,000,000 and Over															
ALL Price Ranges	0	0	12	0	3	2	0	7	0	54	10	1	4	2	95

## 2008 MSFR Total Unit Sales by Price and Area

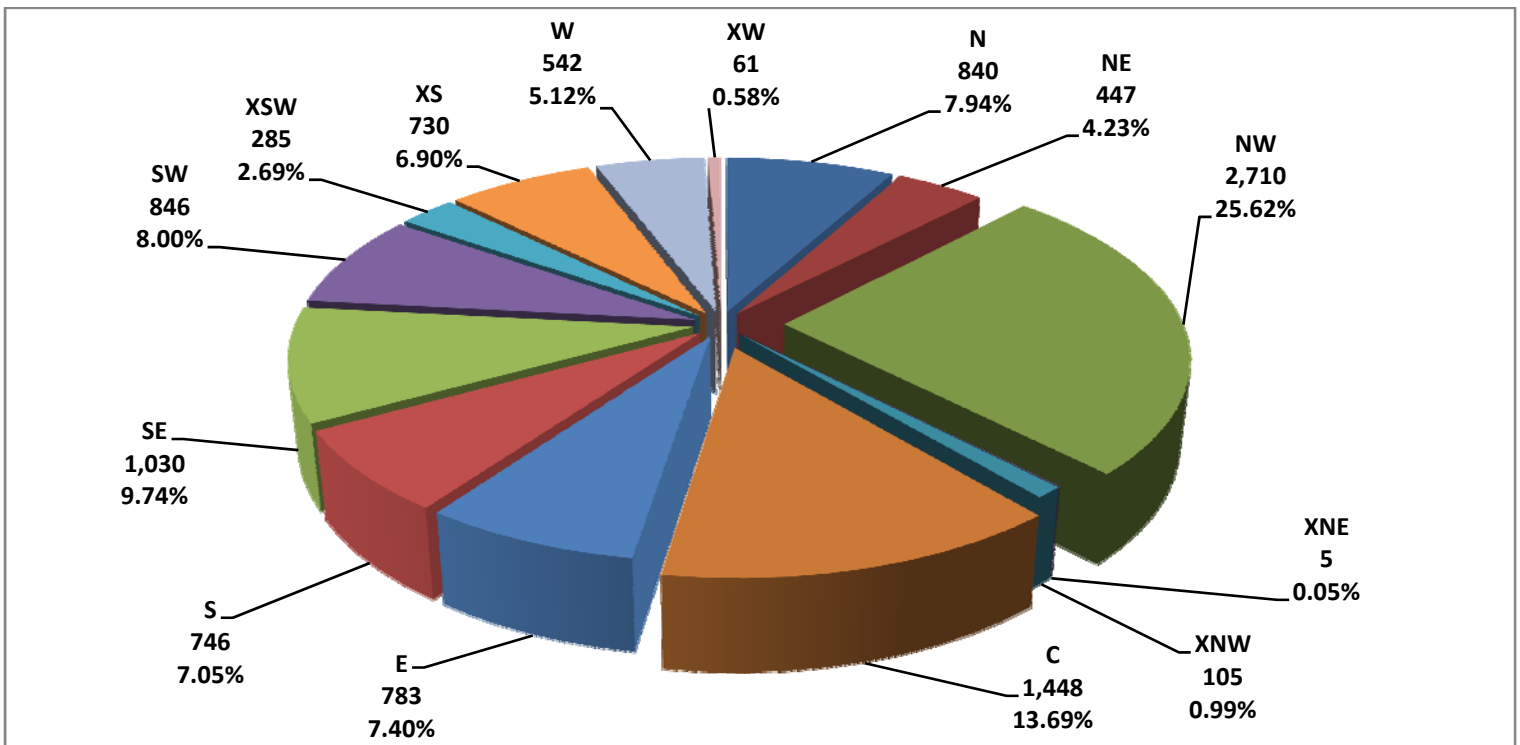
	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under															
30,000 - 39,999			1		2			1			2				6
40,000 - 49,999			1		2			4		5	6	1	2	2	23
50,000 - 59,999			4		2			3	1	5	1			1	17
60,000 - 69,999			3		2			3	1	2	4		2	1	18
70,000 - 79,999			4		7			2	3	4	2	3	4	1	30
80,000 - 89,999			4		6			2	1	8	2		6	3	32
90,000 - 99,999			8		7	1		6	6	7	2	1		3	41
100,000 - 119,999			17		12	2		12	10	16	1	4	4	9	87
120,000 - 139,999			8		9	1		6	5	18	7	4	2	12	72
140,000 - 159,999			7		7			3	6	10	4	7		5	49
160,000 - 179,999			8		3				2	5	1	3	1	4	27
180,000 - 199,999			3		1				2	2		2		2	12
200,000 - 249,999			7		1				2	1		1	1	1	14
250,000 - 299,999															
300,000 - 399,999			1		1										2
400,000 - 499,999															
500,000 - 749,999															
750,000 - 999,999															
1,000,000 and Over															
ALL Price Ranges	0	0	76	0	62	4	0	42	39	83	32	26	22	44	430

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## 2008 All RESIDENTIAL – Total Unit Sales by Type

	SFR	SFR NC	TH	TH NC	CND	MH	MSFR	Total
Jan	439	48	54	1	35	8	35	620
Feb	571	45	63	1	37	13	31	761
Mar	690	53	74	1	48	14	50	930
Apr	750	42	101	2	61	10	49	1,015
May	813	61	93	2	58	10	33	1,070
Jun	814	64	89	2	62	3	35	1,069
Jul	770	37	73	0	44	5	30	959
Aug	730	36	63	1	57	7	28	922
Sep	752	48	71	1	50	5	37	964
Oct	662	40	66	0	32	4	42	846
Nov	513	35	41	1	23	4	28	645
Dec	604	41	60	0	29	12	31	777

## 2008 All RESIDENTIAL Sales by Area



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YEAR END 2008 RESIDENTIAL SALES STATISTICS

All RESIDENTIAL – Avg. Sale Price

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	\$ 225,364	\$ 428,249	\$ 701,702	\$ 952,664	\$ 470,796
NE	\$ 165,611	\$ 315,020	\$ 453,232	\$ 562,152	\$ 353,383
NW	\$ 232,728	\$ 245,706	\$ 348,099	\$ 480,595	\$ 280,381
XNE	\$ 482,333	\$ 455,000	\$ 585,000	\$ 0	\$ 497,400
XNW	\$ 80,643	\$ 130,451	\$ 185,628	\$ 343,327	\$ 151,981
C	\$ 154,590	\$ 210,184	\$ 275,444	\$ 390,694	\$ 201,800
E	\$ 117,950	\$ 190,503	\$ 238,804	\$ 411,631	\$ 200,137
S	\$ 82,688	\$ 125,380	\$ 171,204	\$ 219,540	\$ 131,907
SE	\$ 149,164	\$ 186,979	\$ 243,710	\$ 321,163	\$ 210,459
SW	\$ 99,300	\$ 146,987	\$ 168,083	\$ 210,400	\$ 148,296
XSW	\$ 168,648	\$ 185,008	\$ 257,254	\$ 286,867	\$ 181,736
XS	\$ 178,992	\$ 197,490	\$ 239,164	\$ 312,219	\$ 217,323
W	\$ 132,784	\$ 203,805	\$ 311,554	\$ 576,993	\$ 222,276
XW	\$ 110,629	\$ 133,762	\$ 157,728	\$ 167,500	\$ 137,714
Total	\$ 174,315	\$ 214,955	\$ 312,356	\$ 471,790	\$ 242,066

All TH/NC – Avg. Sale Price

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	\$ 268,935	\$ 341,273	\$ 411,250	\$ 0	\$ 294,620
NE	\$ 180,818	\$ 219,069	\$ 200,750	\$ 0	\$ 194,988
NW	\$ 206,487	\$ 243,149	\$ 275,000	\$ 0	\$ 214,821
XNE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
XNW	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
C	\$ 150,028	\$ 210,466	\$ 237,500	\$ 0	\$ 174,985
E	\$ 141,529	\$ 157,288	\$ 180,000	\$ 0	\$ 148,346
S	\$ 75,094	\$ 79,200	\$ 105,500	\$ 0	\$ 77,369
SE	\$ 97,710	\$ 101,613	\$ 0	\$ 0	\$ 99,525
SW	\$ 129,658	\$ 125,000	\$ 0	\$ 0	\$ 129,300
XSW	\$ 147,919	\$ 181,984	\$ 0	\$ 0	\$ 151,016
XS	\$ 145,526	\$ 146,247	\$ 0	\$ 0	\$ 145,608
W	\$ 133,461	\$ 146,046	\$ 0	\$ 0	\$ 139,055
XW	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total	\$ 174,365	\$ 210,179	\$ 251,056	\$ 0	\$ 186,346

All MH – Avg. Sale Price

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
NE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
NW	\$ 59,288	\$ 52,667	\$ 82,500	\$ 0	\$ 59,567
XNE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
XNW	\$ 49,667	\$ 0	\$ 0	\$ 0	\$ 49,667
C	\$ 36,500	\$ 0	\$ 0	\$ 0	\$ 36,500
E	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
S	\$ 59,200	\$ 50,000	\$ 0	\$ 0	\$ 56,571
SE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
SW	\$ 71,139	\$ 79,483	\$ 0	\$ 89,900	\$ 72,414
XSW	\$ 69,625	\$ 70,667	\$ 0	\$ 0	\$ 70,250
XS	\$ 0	\$ 135,000	\$ 0	\$ 0	\$ 135,000
W	\$ 50,100	\$ 80,000	\$ 130,000	\$ 0	\$ 77,550
XW	\$ 60,000	\$ 59,900	\$ 0	\$ 0	\$ 59,950
Total	\$ 66,313	\$ 71,690	\$ 106,250	\$ 89,900	\$ 68,534

All SFR/NC – Avg. Sale Price

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	\$ 379,370	\$ 462,921	\$ 704,261	\$ 952,664	\$ 615,261
NE	\$ 278,333	\$ 332,616	\$ 457,086	\$ 562,152	\$ 409,484
NW	\$ 268,358	\$ 251,000	\$ 352,912	\$ 487,072	\$ 294,301
XNE	\$ 482,333	\$ 455,000	\$ 585,000	\$ 0	\$ 497,400
XNW	\$ 103,875	\$ 192,748	\$ 250,014	\$ 479,712	\$ 223,994
C	\$ 166,324	\$ 212,714	\$ 276,748	\$ 390,694	\$ 214,810
E	\$ 186,628	\$ 193,498	\$ 239,101	\$ 411,631	\$ 217,827
S	\$ 86,138	\$ 129,277	\$ 175,154	\$ 219,540	\$ 137,267
SE	\$ 174,116	\$ 193,085	\$ 249,765	\$ 327,149	\$ 219,163
SW	\$ 120,663	\$ 151,307	\$ 170,620	\$ 216,138	\$ 159,395
XSW	\$ 211,322	\$ 226,817	\$ 311,413	\$ 406,550	\$ 229,806
XS	\$ 205,284	\$ 202,743	\$ 240,962	\$ 315,206	\$ 226,827
W	\$ 165,482	\$ 215,333	\$ 323,314	\$ 576,993	\$ 249,344
XW	\$ 207,500	\$ 189,143	\$ 201,958	\$ 176,000	\$ 194,986
Total	\$ 205,584	\$ 222,184	\$ 319,572	\$ 479,343	\$ 262,427

All CND/NC – Avg. Sale Price

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	\$ 165,138	\$ 233,214	\$ 0	\$ 0	\$ 171,713
NE	\$ 95,371	\$ 100,000	\$ 0	\$ 0	\$ 95,525
NW	\$ 127,267	\$ 208,367	\$ 80,500	\$ 0	\$ 143,781
XNE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
XNW	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
C	\$ 131,451	\$ 160,781	\$ 310,000	\$ 0	\$ 137,878
E	\$ 80,677	\$ 126,333	\$ 0	\$ 0	\$ 82,817
S	\$ 88,700	\$ 0	\$ 0	\$ 0	\$ 88,700
SE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
SW	\$ 78,250	\$ 119,900	\$ 0	\$ 0	\$ 86,580
XSW	\$ 68,420	\$ 0	\$ 0	\$ 0	\$ 68,420
XS	\$ 67,733	\$ 0	\$ 0	\$ 0	\$ 67,733
W	\$ 98,530	\$ 133,667	\$ 0	\$ 0	\$ 102,746
XW	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total	\$ 129,320	\$ 185,539	\$ 157,000	\$ 0	\$ 136,502

All MSFR – Avg. Sale Price

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
NE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
NW	\$ 102,056	\$ 127,085	\$ 144,638	\$ 153,500	\$ 125,514
XNE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
XNW	\$ 0	\$ 102,764	\$ 129,827	\$ 138,750	\$ 110,472
C	\$ 0	\$ 111,433	\$ 112,000	\$ 0	\$ 111,575
E	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
S	\$ 49,789	\$ 89,352	\$ 115,768	\$ 0	\$ 93,757
SE	\$ 85,000	\$ 108,156	\$ 130,354	\$ 174,500	\$ 121,209
SW	\$ 107,371	\$ 118,243	\$ 104,418	\$ 0	\$ 111,957
XSW	\$ 98,400	\$ 91,267	\$ 94,780	\$ 47,500	\$ 91,563
XS	\$ 126,667	\$ 121,727	\$ 167,542	\$ 142,000	\$ 134,126
W	\$ 69,880	\$ 105,123	\$ 100,900	\$ 0	\$ 96,154
XW	\$ 74,850	\$ 123,302	\$ 133,156	\$ 159,000	\$ 121,724
Total	\$ 99,841	\$ 110,899	\$ 126,606	\$ 142,444	\$ 113,162

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YEAR END 2008 RESIDENTIAL SALES STATISTICS

All RESIDENTIAL – Avg. List Price

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	\$ 240,838	\$ 451,857	\$ 748,746	\$ 1,018,476	\$ 500,997
NE	\$ 172,543	\$ 330,241	\$ 481,667	\$ 606,498	\$ 374,003
NW	\$ 245,198	\$ 256,038	\$ 367,418	\$ 517,363	\$ 294,613
XNE	\$ 510,000	\$ 485,000	\$ 599,500	\$ 0	\$ 524,900
XNW	\$ 86,916	\$ 137,080	\$ 191,569	\$ 352,787	\$ 158,538
C	\$ 161,640	\$ 218,656	\$ 290,595	\$ 413,104	\$ 210,840
E	\$ 123,620	\$ 196,382	\$ 247,781	\$ 450,277	\$ 208,067
S	\$ 87,480	\$ 131,135	\$ 183,003	\$ 243,710	\$ 139,440
SE	\$ 155,774	\$ 192,666	\$ 251,511	\$ 332,410	\$ 217,216
SW	\$ 106,912	\$ 152,413	\$ 173,294	\$ 215,655	\$ 153,988
XSW	\$ 180,496	\$ 194,378	\$ 268,482	\$ 316,300	\$ 192,874
XS	\$ 191,243	\$ 208,091	\$ 252,644	\$ 322,276	\$ 229,139
W	\$ 139,356	\$ 212,986	\$ 328,845	\$ 615,036	\$ 233,378
XW	\$ 120,557	\$ 140,600	\$ 159,911	\$ 169,900	\$ 143,693
Total	\$ 184,148	\$ 224,101	\$ 329,079	\$ 503,221	\$ 254,247

All TH/NC – Avg. List Price

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	\$ 285,464	\$ 360,367	\$ 422,900	\$ 0	\$ 311,913
NE	\$ 191,160	\$ 229,173	\$ 197,450	\$ 0	\$ 204,871
NW	\$ 217,202	\$ 257,708	\$ 279,900	\$ 0	\$ 226,322
XNE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
XNW	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
C	\$ 156,470	\$ 220,611	\$ 252,000	\$ 0	\$ 182,989
E	\$ 148,071	\$ 162,537	\$ 180,000	\$ 0	\$ 154,283
S	\$ 80,452	\$ 84,886	\$ 110,000	\$ 0	\$ 82,782
SE	\$ 101,643	\$ 104,055	\$ 0	\$ 0	\$ 102,765
SW	\$ 139,168	\$ 125,000	\$ 0	\$ 0	\$ 138,078
XSW	\$ 157,519	\$ 187,941	\$ 0	\$ 0	\$ 160,285
XS	\$ 157,533	\$ 153,690	\$ 0	\$ 0	\$ 156,869
W	\$ 141,106	\$ 151,898	\$ 0	\$ 0	\$ 145,902
XW	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total	\$ 184,506	\$ 220,394	\$ 257,178	\$ 0	\$ 196,283

All MH – Avg. List Price

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
NE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
NW	\$ 66,888	\$ 59,665	\$ 110,000	\$ 0	\$ 68,675
XNE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
XNW	\$ 54,993	\$ 0	\$ 0	\$ 0	\$ 54,993
C	\$ 29,950	\$ 0	\$ 0	\$ 0	\$ 29,950
E	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
S	\$ 61,780	\$ 54,750	\$ 0	\$ 0	\$ 59,771
SE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
SW	\$ 79,094	\$ 89,117	\$ 0	\$ 89,900	\$ 80,407
XSW	\$ 78,575	\$ 78,067	\$ 0	\$ 0	\$ 78,270
XS	\$ 0	\$ 159,900	\$ 0	\$ 0	\$ 159,900
W	\$ 63,500	\$ 98,900	\$ 139,000	\$ 0	\$ 91,225
XW	\$ 100,000	\$ 59,900	\$ 0	\$ 0	\$ 79,950
Total	\$ 73,992	\$ 80,515	\$ 124,500	\$ 89,900	\$ 76,596

All SFR/NC – Avg. List Price

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	\$ 400,909	\$ 488,461	\$ 751,617	\$ 1,018,476	\$ 654,374
NE	\$ 291,483	\$ 348,799	\$ 486,006	\$ 606,498	\$ 434,259
NW	\$ 281,992	\$ 261,409	\$ 372,527	\$ 524,342	\$ 309,084
XNE	\$ 510,000	\$ 485,000	\$ 599,500	\$ 0	\$ 524,900
XNW	\$ 110,903	\$ 204,396	\$ 257,180	\$ 493,012	\$ 233,848
C	\$ 174,761	\$ 221,175	\$ 292,043	\$ 413,104	\$ 224,647
E	\$ 192,944	\$ 199,409	\$ 249,123	\$ 450,277	\$ 226,281
S	\$ 91,079	\$ 135,197	\$ 187,578	\$ 243,710	\$ 145,205
SE	\$ 182,049	\$ 198,958	\$ 257,785	\$ 337,061	\$ 226,117
SW	\$ 120,663	\$ 151,307	\$ 170,620	\$ 216,138	\$ 159,395
XSW	\$ 226,786	\$ 237,783	\$ 326,049	\$ 439,500	\$ 243,570
XS	\$ 218,356	\$ 213,032	\$ 254,245	\$ 325,071	\$ 238,517
W	\$ 172,771	\$ 225,067	\$ 341,379	\$ 615,036	\$ 261,836
XW	\$ 215,050	\$ 206,257	\$ 210,130	\$ 179,900	\$ 206,963
Total	\$ 216,588	\$ 231,473	\$ 336,773	\$ 511,116	\$ 275,449

All CND/NC – Avg. List Price

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	\$ 178,609	\$ 245,097	\$ 0	\$ 0	\$ 185,031
NE	\$ 94,439	\$ 100,000	\$ 0	\$ 0	\$ 94,625
NW	\$ 137,672	\$ 213,560	\$ 84,700	\$ 0	\$ 152,854
XNE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
XNW	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
C	\$ 135,814	\$ 166,320	\$ 319,000	\$ 0	\$ 142,482
E	\$ 85,528	\$ 134,333	\$ 0	\$ 0	\$ 87,815
S	\$ 89,900	\$ 0	\$ 0	\$ 0	\$ 89,900
SE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
SW	\$ 82,688	\$ 119,900	\$ 0	\$ 0	\$ 90,130
XSW	\$ 72,985	\$ 0	\$ 0	\$ 0	\$ 72,985
XS	\$ 71,800	\$ 0	\$ 0	\$ 0	\$ 71,800
W	\$ 103,818	\$ 138,467	\$ 0	\$ 0	\$ 107,976
XW	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total	\$ 137,224	\$ 192,522	\$ 162,800	\$ 0	\$ 144,279

All MSFR – Avg. List Price

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
NE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
NW	\$ 112,000	\$ 134,229	\$ 150,777	\$ 164,950	\$ 133,086
XNE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
XNW	\$ 0	\$ 107,162	\$ 134,707	\$ 142,450	\$ 114,965
C	\$ 0	\$ 113,167	\$ 112,000	\$ 0	\$ 112,875
E	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
S	\$ 50,000	\$ 92,983	\$ 118,470	\$ 0	\$ 97,005
SE	\$ 87,000	\$ 112,156	\$ 134,032	\$ 218,450	\$ 127,058
SW	\$ 114,321	\$ 125,628	\$ 110,690	\$ 0	\$ 119,016
XSW	\$ 104,380	\$ 97,473	\$ 95,780	\$ 69,900	\$ 97,426
XS	\$ 136,300	\$ 138,860	\$ 188,867	\$ 163,000	\$ 155,520
W	\$ 66,560	\$ 109,817	\$ 103,600	\$ 0	\$ 98,573
XW	\$ 78,450	\$ 127,970	\$ 132,011	\$ 159,900	\$ 125,020
Total	\$ 106,333	\$ 117,008	\$ 131,376	\$ 160,500	\$ 119,293

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YEAR END 2008 RESIDENTIAL SALES STATISTICS

**All RESIDENTIAL – Avg. DOM**

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	92	78	81	83	84
NE	88	82	84	93	85
NW	93	80	81	84	83
XNE	72	269	10	0	99
XNW	100	79	66	44	75
C	71	73	78	62	73
E	80	62	78	94	70
S	59	73	69	80	70
SE	70	67	71	68	69
SW	89	77	66	68	75
XSW	94	107	72	122	97
XS	122	74	70	89	83
W	91	75	81	69	79
XW	138	84	77	56	87
Total	86	75	76	81	78

**All TH/NC – Avg. DOM**

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	90	78	60	0	86
NE	91	96	33	0	91
NW	99	78	74	0	95
XNE	0	0	0	0	0
XNW	0	0	0	0	0
C	73	76	101	0	75
E	85	88	174	0	87
S	78	97	79	0	83
SE	70	79	0	0	74
SW	62	55	0	0	61
XSW	105	48	0	0	100
XS	117	56	0	0	110
W	120	75	0	0	100
XW	0	0	0	0	0
Total	93	79	79	0	88

**All MH – Avg. DOM**

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	0	0	0	0	0
NE	0	0	0	0	0
NW	110	59	20	0	90
XNE	0	0	0	0	0
XNW	114	0	0	0	114
C	14	0	0	0	14
E	0	0	0	0	0
S	23	23	0	0	23
SE	0	0	0	0	0
SW	103	105	0	72	103
XSW	35	74	0	0	58
XS	0	149	0	0	149
W	80	57	125	0	86
XW	116	73	0	0	95
Total	92	79	73	72	88

**All SFR/NC – Avg. DOM**

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	96	81	81	83	82
NE	91	80	85	93	84
NW	88	79	81	83	81
XNE	72	269	10	0	99
XNW	90	77	55	33	68
C	64	71	78	62	70
E	64	60	77	94	67
S	58	72	71	80	70
SE	69	67	70	69	68
SW	72	72	64	68	69
XSW	89	120	82	164	102
XS	122	74	69	81	78
W	63	77	82	69	77
XW	242	103	125	32	124
Total	79	74	76	80	76

**All CND/NC – Avg. DOM**

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	93	54	0	0	89
NE	84	74	0	0	83
NW	113	89	37	0	105
XNE	0	0	0	0	0
XNW	0	0	0	0	0
C	86	116	44	0	91
E	81	86	0	0	81
S	36	0	0	0	36
SE	0	0	0	0	0
SW	91	130	0	0	98
XSW	58	0	0	0	58
XS	117	0	0	0	117
W	106	17	0	0	95
XW	0	0	0	0	0
Total	91	88	39	0	90

**All MSFR – Avg. DOM**

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	0	0	0	0	0
NE	0	0	0	0	0
NW	83	89	89	92	88
XNE	0	0	0	0	0
XNW	0	79	76	60	78
C	0	117	61	0	103
E	0	0	0	0	0
S	39	73	50	0	65
SE	165	52	92	39	73
SW	96	120	107	0	108
XSW	143	99	41	39	95
XS	217	90	122	569	132
W	35	52	47	0	47
XW	92	79	50	79	74
Total	96	86	79	119	86

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## 2008 All Residential Avg. DOM by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	Total
29,999 or under			3			100		122							91
30,000 - 39,999			38		60	39	2	56					101		54
40,000 - 49,999		90	56		43	30	9	46	51	14	73	51	44	69	50
50,000 - 59,999		55	121		81	79	6	64	87	16	32	90	54	49	82
60,000 - 69,999		158	89		27	39	9	55	39	16	70	200	69	77	74
70,000 - 79,999	150	92	80		107	73	7	65	62	23	80	75	68	95	74
80,000 - 89,999	214	67	80		64	75	11	63	68	27	81	139	57	68	73
90,000 - 99,999	33	115	62	1	67	57	12	81	69	33	148	8	58	76	73
100,000 - 119,999	158	72	73		131	70	28	67	50	90	104	89	82	83	73
120,000 - 139,999	78	54	74		52	72	50	73	63	154	122	80	78	63	72
140,000 - 159,999	91	100	67		70	72	102	71	64	164	83	80	70	48	71
160,000 - 179,999	104	73	75		59	81	141	85	66	114	86	73	84	144	74
180,000 - 199,999	95	83	76		58	62	112	73	71	82	106	83	58	102	75
200,000 - 249,999	82	87	78		98	75	171	65	71	81	104	81	82	64	77
250,000 - 299,999	83	66	89		67	76	63	67	76	21	108	76	82	159	82
300,000 - 399,999	91	88	90		140	78	73	144	70	72	84	108	106	291	89
400,000 - 499,999	77	98	95	144	21	73	63	225	89		171	101	85		89
500,000 - 749,999	72	110	111	10	1	133	92		87	18	159	65	102		89
750,000 - 999,999	74	104	89	197		71	129		152			98	84		85
1,000,000 and Over	117	92	142			70	222		111						150
ALL Price Ranges	84	85	83	99	75	73	70	70	69	75	97	83	79	87	78

## 2008 All SFR/NC Avg. DOM by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	Total
29,999 or under								122							122
30,000 - 39,999					13	16		65			12				48
40,000 - 49,999						19		40		46	23		110		40
50,000 - 59,999			15			47		66		20		30	31		59
60,000 - 69,999			37			40		62	47	86	66		29	92	57
70,000 - 79,999			51			55		66	9	65			61		61
80,000 - 89,999			44			65	15	56	81	65	170	118	66		63
90,000 - 99,999			37	1	28	63	52	79	47	52			44		60
100,000 - 119,999			59		255	61	46	64	43	66	27	79	54		61
120,000 - 139,999		20	52		113	58	44	74	56	58	198	80	66	1	63
140,000 - 159,999		31	58		51	69	48	71	60	72	83	58	61	54	64
160,000 - 179,999	297	48	73		62	77	57	85	66	64	82	70	83		71
180,000 - 199,999	96	61	71		54	64	76	73	72	87	116	77	58	149	73
200,000 - 249,999	71	81	77		131	72	73	65	71	74	104	80	77	77	76
250,000 - 299,999	88	66	88		67	80	85	67	76	83	117	76	84	159	83
300,000 - 399,999	89	89	90		74	79	73	144	70	72	84	108	106	291	89
400,000 - 499,999	77	98	96	144	21	72	63	225	89		171	102	85		89
500,000 - 749,999	74	110	111	10	1	133	92		87	18	159	65	101		90
750,000 - 999,999	74	104	89	197		71	129		152			98	84		83
1,000,000 and Over	117	92	142			70	222		111						150
ALL Price Ranges	82	84	81	99	68	70	67	70	68	69	102	78	77	124	76

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## 2008 All TH/NC Avg. DOM by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	Total
29,999 or under															
30,000 - 39,999						27		47							40
40,000 - 49,999						78		61	51						63
50,000 - 59,999						123		94	124	85		57			104
60,000 - 69,999							54	57			67	282	132		98
70,000 - 79,999						21		83	114		95				87
80,000 - 89,999		41				56	48	161	47	31	168	161	18		65
90,000 - 99,999			27			44	96	58	82	67	210	1	82		85
100,000 - 119,999	128		79			106	89	157	63	77	123	114	120		103
120,000 - 139,999	57	64	114			79	90	137	106	87	107	82	91		91
140,000 - 159,999	68	113	81			66	94		82	59	61	120	108		85
160,000 - 179,999	102	85	74			83	81		1	9	93	56	123		82
180,000 - 199,999	58	94	126			63	97				79	278	55		93
200,000 - 249,999	89	101	93			97	33				106	116	190		97
250,000 - 299,999	84	68	108			47					33	75	59		81
300,000 - 399,999	104	68	73												92
400,000 - 499,999	81		73			89						73			80
500,000 - 749,999	31					96									36
750,000 - 999,999															
1,000,000 and Over															
ALL Price Ranges	86	91	95	0	0	75	87	83	74	61	100	110	100	0	88

## 2008 All CND/NC Avg. DOM by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	Total
29,999 or under						100									100
30,000 - 39,999			24			63	36						101		66
40,000 - 49,999		90	64				46				19	43			52
50,000 - 59,999		55	145			146	73					122	41		96
60,000 - 69,999		158	47			33	104			151	71	118	136		98
70,000 - 79,999	150	92	134			105	87			17	64				96
80,000 - 89,999	214	75	102			139	78	36		179	29		115		103
90,000 - 99,999	33	115	50			47	78			15			1		58
100,000 - 119,999	168	72	47			80	79			130			119		83
120,000 - 139,999	79	51	89			126	110					177	101		93
140,000 - 159,999	95	144	134			83	122						79		97
160,000 - 179,999	99		104			138									106
180,000 - 199,999	105		291			34	96								96
200,000 - 249,999	80		89			100									85
250,000 - 299,999	50		186			88									73
300,000 - 399,999			118			35									75
400,000 - 499,999															
500,000 - 749,999															
750,000 - 999,999															
1,000,000 and Over															
ALL Price Ranges	89	83	105	0	0	91	81	36	0	98	58	117	95	0	90

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## 2008 All MH Avg. DOM by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	Total
29,999 or under			3												3
30,000 - 39,999						25		23		63					44
40,000 - 49,999			66		81	3		37		45					49
50,000 - 59,999					130					159	30		80	73	124
60,000 - 69,999			128					22		118	79			116	99
70,000 - 79,999			82					1		74	88				72
80,000 - 89,999			131							95	8		57		90
90,000 - 99,999										189	13				145
100,000 - 119,999										109					109
120,000 - 139,999										13		149	125		96
140,000 - 159,999										61					61
160,000 - 179,999															
180,000 - 199,999															
200,000 - 249,999															
250,000 - 299,999															
300,000 - 399,999															
400,000 - 499,999															
500,000 - 749,999															
750,000 - 999,999															
1,000,000 and Over															
ALL Price Ranges	0	0	90	0	114	14	0	23	0	103	58	149	86	95	88

## 2008 All MSFR Avg. DOM by Price and Area

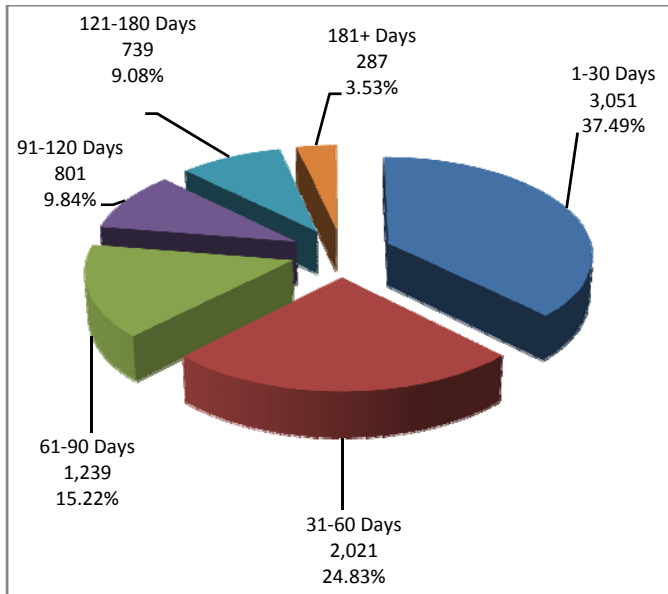
	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	Total
29,999 or under															
30,000 - 39,999			51		84			59			55				64
40,000 - 49,999			6		25			61		41	98	59	12	69	57
50,000 - 59,999			130		33			29	14	117	36			25	78
60,000 - 69,999			96		27			29	14	58	66		51	7	52
70,000 - 79,999			41		107			10	27	102	102	75	77	95	75
80,000 - 89,999			71		64			139	165	98	54		42	68	77
90,000 - 99,999			82		79	56		109	95	152	92	15		76	97
100,000 - 119,999			96		111	91		74	49	79	112	41	48	83	81
120,000 - 139,999			113		45	175		44	89	118	109	32	50	68	85
140,000 - 159,999			78		90			56	123	132	146	281		45	126
160,000 - 179,999			94		52				83	96	88	180	19	141	103
180,000 - 199,999			111		73				17	260		88		102	112
200,000 - 249,999			61						55	115		133	38	25	60
250,000 - 299,999															
300,000 - 399,999			98		205										152
400,000 - 499,999															
500,000 - 749,999															
750,000 - 999,999															
1,000,000 and Over															
ALL Price Ranges	0	0	76	0	78	103	0	65	73	108	95	131	47	74	87

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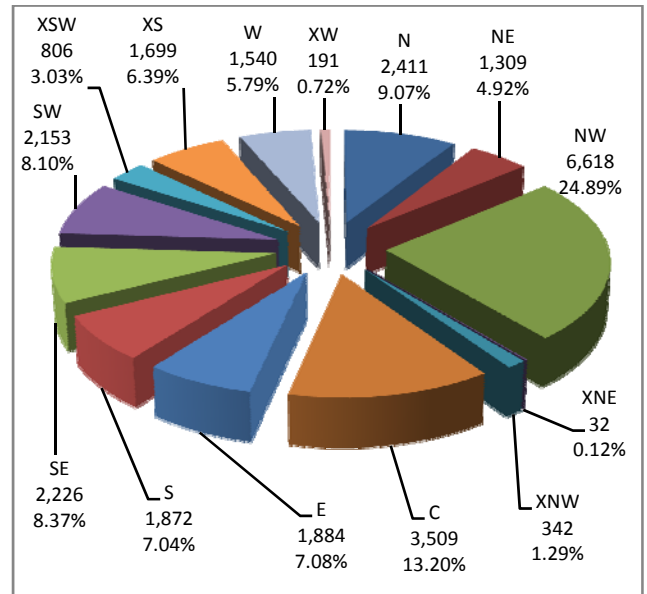
**All RESIDENTIAL Avg. % - LP/SP**

	SFR/NC	TH/NC	CND/NC	MH	MSFR
<b>N</b>	94.02%	94.46%	92.80%	0%	0%
<b>NE</b>	94.29%	95.18%	100.95%	0%	0%
<b>NW</b>	95.22%	94.92%	94.06%	86.74%	94.31
<b>XNE</b>	94.76%	0%	0%	0%	0%
<b>XNW</b>	95.79%	0%	0%	90.41%	96.09%
<b>C</b>	95.62%	95.63%	96.77%	121.87%	98.85%
<b>E</b>	96.26%	96.15%	94.31%	0%	0%
<b>S</b>	94.53%	93.46%	98.67%	94.65%	96.65%
<b>SE</b>	96.92%	96.85%	0%	0%	95.40%
<b>SW</b>	96.78%	93.64%	96.06%	90.06%	94.07%
<b>XSW</b>	94.35%	94.22%	93.75%	89.75%	93.98%
<b>XS</b>	95.10%	92.82%	94.34%	84.43%	88.52%
<b>W</b>	95.23%	95.31%	95.16%	85.01%	97.55%
<b>XW</b>	94.21%	0%	0%	74.98%	97.36%
<b>ALL s</b>	95.27	94.94%	94.61%	89.48%	94.86%

**All RESIDENTIAL - Days on Market**



**Total Listings By Area**



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YEAR END 2008 RESIDENTIAL SALES STATISTICS

**All RESIDENTIAL – Total Listings**

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	679	754	729	249	2,411
NE	206	450	489	164	1,309
NW	1,172	2,964	2,066	416	6,618
XNE	16	12	4	0	32
XNW	33	206	89	14	342
C	1,230	1,676	496	107	3,509
E	504	910	394	76	1,884
S	299	1,111	418	44	1,872
SE	158	1,180	774	114	2,226
SW	374	1,036	678	65	2,153
XSW	428	295	70	13	806
XS	360	673	531	135	1,699
W	374	734	371	61	1,540
XW	20	123	42	6	191
<b>Total</b>	<b>5,853</b>	<b>12,124</b>	<b>7,151</b>	<b>1,464</b>	<b>26,592</b>

**All CND/NC – Total Listings**

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	386	61	0	0	447
NE	84	2	0	0	86
NW	114	25	3	0	142
XNE	0	0	0	0	0
XNW	0	0	0	0	0
C	323	64	2	0	389
E	336	53	12	0	401
S	1	3	0	0	4
SE	0	0	0	0	0
SW	14	4	0	0	18
XSW	35	0	0	0	35
XS	13	0	0	0	13
W	160	21	1	0	182
XW	0	0	0	0	0
<b>Total</b>	<b>1,466</b>	<b>233</b>	<b>18</b>	<b>0</b>	<b>1,717</b>

**All SFR/NC – Total Listings**

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	101	579	726	249	1,655
NE	27	395	480	134	1,066
NW	735	2,733	2,022	413	5,903
XNE	16	11	4	0	31
XNW	8	70	45	9	132
C	648	1,440	489	103	3,173
E	41	781	381	76	1,279
S	234	1,005	398	44	1,681
SE	98	1,058	740	108	2,004
SW	102	886	654	57	1,699
XSW	208	184	47	7	446
XS	231	614	515	135	1,495
W	96	621	366	61	1,144
XW	7	28	12	2	49
<b>Total</b>	<b>2,552</b>	<b>10,405</b>	<b>6,879</b>	<b>1,432</b>	<b>21,268</b>

**All MH – Total Listings**

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	0	0	0	0	0
NE	0	0	0	0	0
NW	20	8	3	0	31
XNE	0	0	0	0	0
XNW	9	11	1	0	21
C	7	0	0	0	7
E	0	0	0	0	0
S	9	9	0	0	18
SE	1	3	0	0	4
SW	87	21	0	0	108
XSW	13	6	1	0	20
XS	3	1	0	0	4
W	7	1	0	0	8
XW	3	3	2	0	8
<b>Total</b>	<b>159</b>	<b>63</b>	<b>7</b>	<b>0</b>	<b>229</b>

**All TH/NC – Total Listings**

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	192	114	3	0	309
NE	95	53	9	0	157
NW	267	90	1	0	358
XNE	0	0	0	0	0
XNW	0	0	0	0	0
C	251	162	4	0	417
E	127	75	1	0	203
S	50	20	0	0	70
SE	47	52	2	0	101
SW	75	8	0	0	83
XSW	147	27	1	0	175
XS	106	13	1	0	120
W	103	65	0	0	168
XW	0	0	0	0	0
<b>Total</b>	<b>1,460</b>	<b>679</b>	<b>22</b>	<b>0</b>	<b>1,555</b>

**All MSFR – Total Listings**

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	0	0	0	0	0
NE	0	0	0	0	0
NW	36	108	37	3	184
XNE	0	1	0	0	1
XNW	16	125	43	5	189
C	1	10	1	0	12
E	0	1	0	0	1
S	5	74	20	0	99
SE	12	67	32	6	117
SW	96	117	24	8	245
XSW	25	78	21	6	130
XS	7	45	15	0	67
W	8	26	4	0	38
XW	10	92	28	4	134
<b>Total</b>	<b>216</b>	<b>744</b>	<b>225</b>	<b>32</b>	<b>1,217</b>

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## 2008 All RESIDENTIAL – Total Listings by Price and Area (1/1/08-12/31/08)

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	All Areas
29,999 or under			2			6	1	6	3	1	25		2		23
30,000 - 39,999			2		2	11	5	21		4	6		6		57
40,000 - 49,999		4	6		4	16	8	42	2	22	14	3	4	2	127
50,000 - 59,999		8	11		9	27	15	75	6	23	15	3	10	3	205
60,000 - 69,999		3	14		9	26	23	74	15	28	34	4	22	5	257
70,000 - 79,999	1	6	21		11	60	16	108	19	55	28	6	26	10	367
80,000 - 89,999	1	9	26		15	68	47	106	27	78	21	13	44	7	462
90,000 - 99,999	2	11	35	1	16	98	36	128	37	114	23	4	79	11	595
100,000 - 119,999	14	20	87		51	208	153	255	95	250	53	28	112	23	1,349
120,000 - 139,999	61	27	164		47	357	193	303	168	376	87	106	150	29	2,068
140,000 - 159,999	68	25	339	3	34	441	232	265	204	333	91	176	138	27	2,376
160,000 - 179,999	88	49	490		33	375	281	171	282	264	67	200	112	22	2,434
180,000 - 199,999	99	43	664		20	329	189	122	234	197	63	164	96	9	2,228
200,000 - 249,999	221	137	1,237		33	462	359	142	369	244	104	338	197	17	3,859
250,000 - 299,999	161	153	935		24	360	165	40	265	92	75	231	123	12	2,637
300,000 - 399,999	315	252	1,151	2	17	305	77	10	244	53	80	255	128	10	2,899
400,000 - 499,999	304	162	500	7	11	151	30	3	112	9	23	95	93	3	1,503
500,000 - 749,999	494	210	504	12	4	146	37	1	100	8	12	58	126		1,711
750,000 - 999,999	247	106	187	3	1	42	10		32	2	6	12	49	2	700
1,000,000 and Over	335	84	243	4	1	21	7		12		2	3	23		735
All Price Ranges	2,411	1,309	6,618	32	342	3,509	1,884	1,872	2,226	2,153	806	1,699	1,540	192	26,592

## 2008 All SFR/NC – Total Listings by Price and Area (1/1/08-12/31/08)

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under			1				1	6	3				1		12
30,000 - 39,999						1		15			1				17
40,000 - 49,999			2			3		35	1	3	4		1		49
50,000 - 59,999			1		1	18	1	62	1	3	1	1	3		92
60,000 - 69,999			1		1	19		58	4	4	2		5	1	95
70,000 - 79,999			4			37		83	6	27	2	1	11	1	172
80,000 - 89,999			9		1	51	4	87	7	39	1	3	13	1	216
90,000 - 99,999			9	1	3	57	7	99	21	65	2		21		285
100,000 - 119,999			33		5	144	26	226	54	171	17	9	34		719
120,000 - 139,999		1	94		1	237	63	282	116	311	21	62	70	1	1,259
140,000 - 159,999		4	248	2	12	300	122	250	178	290	48	136	88	6	1,684
160,000 - 179,999	2	10	419		16	279	221	165	263	234	41	181	88	6	1,925
180,000 - 199,999	7	10	599		13	258	166	119	229	187	45	148	84	1	1,866
200,000 - 249,999	26	100	1,144		24	365	343	141	370	206	79	311	190	10	3,309
250,000 - 299,999	68	135	848		21	308	163	40	256	91	65	227	118	9	2,349
300,000 - 399,999	245	245	1,076	2	17	285	77	10	243	51	74	250	126	7	2,710
400,000 - 499,999	253	161	483	10	11	130	30	3	111	9	23	93	93	4	1,409
500,000 - 749,999	475	210	506	10	4	134	37	1	101	8	12	58	126		1,686
750,000 - 999,999	244	106	183	2	1	42	10		30	2	6	12	49	2	688
1,000,000 and Over	334	84	243	4	1	17	7		11		2	3	23		729
ALL Price Ranges	1,654	1,066	5,903	31	132	2,685	1,278	1,682	2,005	1,701	446	1,495	1,144	49	21,271

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## 2008 All TH/NC – Total Listings by Price and Area (1/1/08-12/31/08)

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under															
30,000 - 39,999						1		5					2		8
40,000 - 49,999						2		6	1			1	3		13
50,000 - 59,999						2	1	5	2	2			1		13
60,000 - 69,999						1	3	4	7		4		2		21
70,000 - 79,999						7	4	15	4	3	4	1	5		43
80,000 - 89,999		1	1			6	2	6	16	4	1	4	11		52
90,000 - 99,999			1			13	3	8	11	3	4	3	8		54
100,000 - 119,999		1	5			24	21	6	22	8	16	13	32		148
120,000 - 139,999	4	6	23			52	29	6	25	8	44	27	42		266
140,000 - 159,999	9	14	45			72	59	6	6	13	30	28	26		308
160,000 - 179,999	13	39	43			67	43	3	4	6	20	13	16		267
180,000 - 199,999	20	33	34			44	23			6	16	10	9		195
200,000 - 249,999	60	39	61			54	14			30	22	13	4		297
250,000 - 299,999	64	17	74			42	1		3		10	3	6		220
300,000 - 399,999	68	6	54			7					4	3	1		143
400,000 - 499,999	49	1	15			13						1			79
500,000 - 749,999	19		2			10									31
750,000 - 999,999	3														3
1,000,000 and Over															
ALL Price Ranges	309	157	358	0	0	417	203	70	101	83	175	120	168	0	2,161

## 2008 All CND/NC – Total Listings by Price and Area (1/1/08-12/31/08)

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under						6									6
30,000 - 39,999			1			8	5						4		18
40,000 - 49,999		4	1			8	8				3	1			25
50,000 - 59,999		8	3			8	13			1	6	2	4		45
60,000 - 69,999		3	4			6	20			2	12	3	11		61
70,000 - 79,999	1	6	6			13	12			3	11	1	4		57
80,000 - 89,999	1	8	8			9	41	1		1	3	5	12		89
90,000 - 99,999	2	11	7			27	26	2		4			44		123
100,000 - 119,999	14	19	16			37	107			5			40		238
120,000 - 139,999	57	20	16			65	101						33		292
140,000 - 159,999	59	7	19			68	51			1			24		229
160,000 - 179,999	73		13			28	15	1		1			5		136
180,000 - 199,999	72		12			26							1		111
200,000 - 249,999	135		13			43	2					1			194
250,000 - 299,999	29		13			10									52
300,000 - 399,999	4		10			14									28
400,000 - 499,999						7									7
500,000 - 749,999						2									2
750,000 - 999,999															
1,000,000 and Over						4									4
ALL Price Ranges	447	86	142	0	0	389	401	4	0	18	35	13	182	0	1,717

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## 2008 All MSFR – Total Listings by Price and Area (1/1/08-12/31/08)

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under										1	2				3
30,000 - 39,999			1		2					1	5				9
40,000 - 49,999			2		3			3		9	6	1		1	25
50,000 - 59,999			6		3			5	3	6	5			2	30
60,000 - 69,999			5		5			7	4	7	9	1	5	3	46
70,000 - 79,999			10		9	1		7	9	8	9	3	5	9	70
80,000 - 89,999			5		12	1		13	4	20	15		7	5	82
90,000 - 99,999			14		11	2		17	6	25	14	1	4	10	104
100,000 - 119,999			31		44	2		22	17	54	19	6	5	22	222
120,000 - 139,999			24		44	4		10	29	51	22	15	4	27	230
140,000 - 159,999			25		21	2		10	21	27	13	12	2	21	155
160,000 - 179,999			17		16			2	12	22	4	5	1	16	95
180,000 - 199,999			16		7			2	7	5	2	8	2	8	57
200,000 - 249,999			17		9			1	2	6	1	11	3	6	56
250,000 - 299,999			5		3		1		2	1	2	2		3	19
300,000 - 399,999			6							2	2	1			11
400,000 - 499,999									1			1		1	3
500,000 - 749,999															
750,000 - 999,999															
1,000,000 and Over															
ALL Price Ranges	0	0	184	0	189	12	1	99	117	245	130	67	38	134	1,217

## 2008 All MH – Total Listings by Price and Area (1/1/08-12/31/08)

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under			1										1		2
30,000 - 39,999						1		1		3					5
40,000 - 49,999			1		1	3		1		10	1			1	18
50,000 - 59,999			1		5			3		11	3		2	1	26
60,000 - 69,999			4		3			4		15	7			1	34
70,000 - 79,999			1		2	3		3		15	2		1		27
80,000 - 89,999			3		2			1		14	1	1	1	1	24
90,000 - 99,999			4		2			2	1	18	3		1	1	32
100,000 - 119,999			2		2			1	1	11	1		1	1	20
120,000 - 139,999			7		2			2		6	1	3	1	1	23
140,000 - 159,999			2		1					4					7
160,000 - 179,999			1		1					1	1				4
180,000 - 199,999			1												1
200,000 - 249,999			2											1	3
250,000 - 299,999															
300,000 - 399,999															
400,000 - 499,999			1												1
500,000 - 749,999															
750,000 - 999,999									2						2
1,000,000 and Over															
ALL Price Ranges	0	0	31	0	21	7	0	18	4	108	20	4	8	8	229

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**2008 All RESIDENTIAL – Expired Listings**

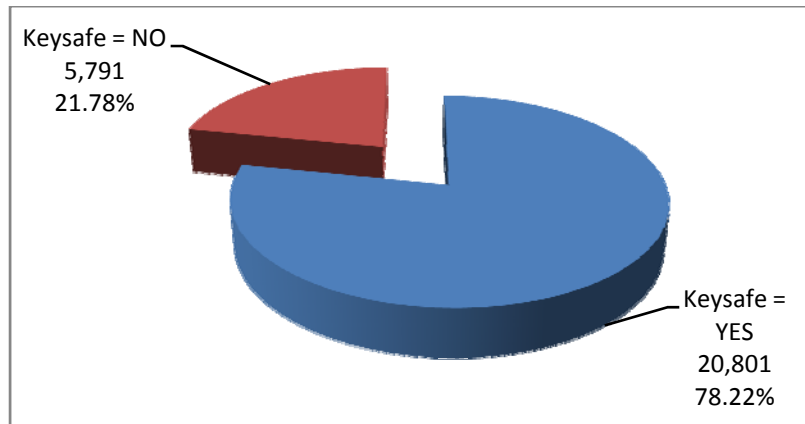
	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under								1					1		2
30,000 - 39,999						5	1			1			1		8
40,000 - 49,999			1			2	1	1		1	1		1		8
50,000 - 59,999		1			1	4		5			3		1		15
60,000 - 69,999		1	1		3	2	6	3			6	2	5	1	30
70,000 - 79,999		3	5		1	5	3	13	2	6	6	2	7		53
80,000 - 89,999		1	2		3	10	7	15	4	10	4	4	5	3	68
90,000 - 99,999		3	5		3	9	3	26	5	13	7	1	11	2	88
100,000 - 119,999	6	3	7		13	25	15	35	11	39	11	2	13	3	183
120,000 - 139,999	7	3	12		11	64	18	58	23	66	18	13	28	4	325
140,000 - 159,999	12	5	31	1	8	94	24	44	33	59	11	18	17	3	360
160,000 - 179,999	12	12	46		4	71	31	34	33	37	9	20	14	3	326
180,000 - 199,999	17	1	117		5	55	29	25	29	42	17	30	12	1	380
200,000 - 249,999	37	15	195		9	70	53	29	45	42	26	50	39	4	614
250,000 - 299,999	17	34	146		7	73	34	8	44	17	15	44	28	2	469
300,000 - 399,999	49	53	222	1	2	62	13	1	36	14	22	53	27	3	558
400,000 - 499,999	55	37	87		2	42	6		19		5	27	21	2	303
500,000 - 749,999	78	43	117	3	1	39	5		29		3	16	32		366
750,000 - 999,999	66	22	38	1		10	2		8		4	4	11		166
1,000,000 and Over	87	15	43	2		2	1		1		1	1	8		161
<b>ALL Price Ranges</b>	<b>443</b>	<b>252</b>	<b>1,075</b>	<b>8</b>	<b>73</b>	<b>644</b>	<b>252</b>	<b>298</b>	<b>322</b>	<b>347</b>	<b>169</b>	<b>287</b>	<b>282</b>	<b>31</b>	<b>4,483</b>

**2008 All RESIDENTIAL – Released Listings**

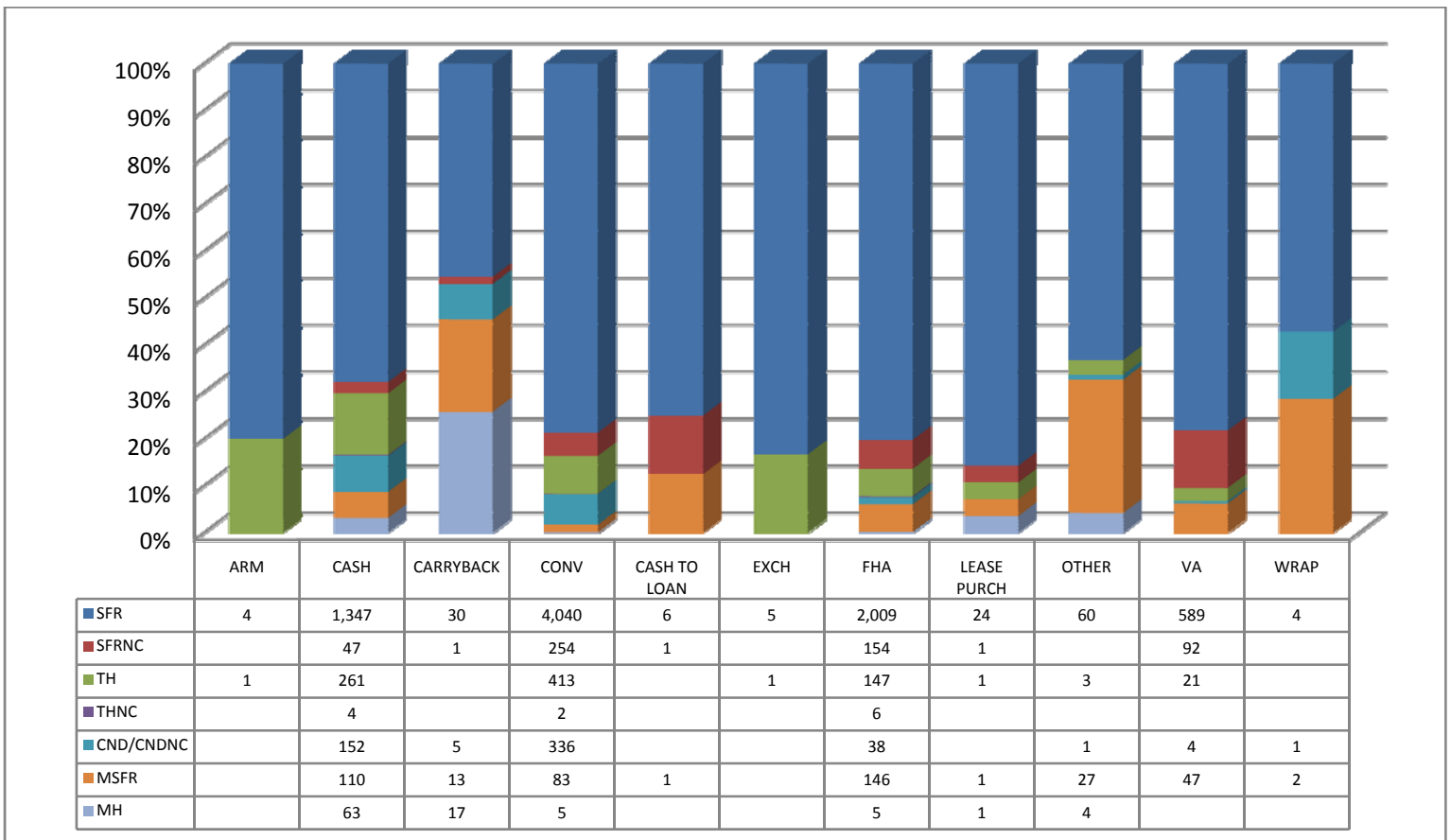
	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under								1		2					3
30,000 - 39,999									2						2
40,000 - 49,999					1	1		3		2					7
50,000 - 59,999		2	1		1	2	1	6		2			3		18
60,000 - 69,999		2	1			1	4	9	2	3	1		2	2	27
70,000 - 79,999			3		2	11	6	16	2	4	3	1	5		53
80,000 - 89,999		3			3	8	19	14	2	5	5	2	12		73
90,000 - 99,999		5	4		3	15	9	24	3	20	3		41		127
100,000 - 119,999	3	3	11		8	39	86	63	16	32	10	4	46	6	327
120,000 - 139,999	1	9	24		10	84	90	78	32	75	17	12	45	7	484
140,000 - 159,999	15	3	52	1	9	113	65	67	41	70	18	19	40	10	523
160,000 - 179,999	31	8	92		5	99	54	61	55	65	22	32	28	4	556
180,000 - 199,999	26	10	126		5	68	26	31	43	64	13	33	29	5	479
200,000 - 249,999	62	31	253		10	114	93	41	85	98	18	62	61	8	936
250,000 - 299,999	40	32	241		5	103	45	12	64	47	18	53	34	3	697
300,000 - 399,999	73	53	293		5	80	16	2	65	16	17	67	37	2	726
400,000 - 499,999	79	42	156	3	1	39	8	1	36	6	6	27	32		436
500,000 - 749,999	125	60	140	3		49	14		33	5	3	15	39		486
750,000 - 999,999	79	30	53			12			10	2		3	15	2	206
1,000,000 and Over	98	29	71			5	3		1				4		211
<b>ALL Price Ranges</b>	<b>632</b>	<b>322</b>	<b>1,521</b>	<b>7</b>	<b>68</b>	<b>843</b>	<b>540</b>	<b>430</b>	<b>492</b>	<b>516</b>	<b>154</b>	<b>330</b>	<b>473</b>	<b>49</b>	<b>6,377</b>

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## 2008 Sold Properties Keysafe Analysis – All Residential



## 2008 All Residential Terms of Sale by Terms and Type



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