

Tucson Association of REALTORS® Multiple Listing Service, Inc.

Year End Statistical Digest



YEAR END REVIEW 2008

FOR IMMEDIATE RELEASE:

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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



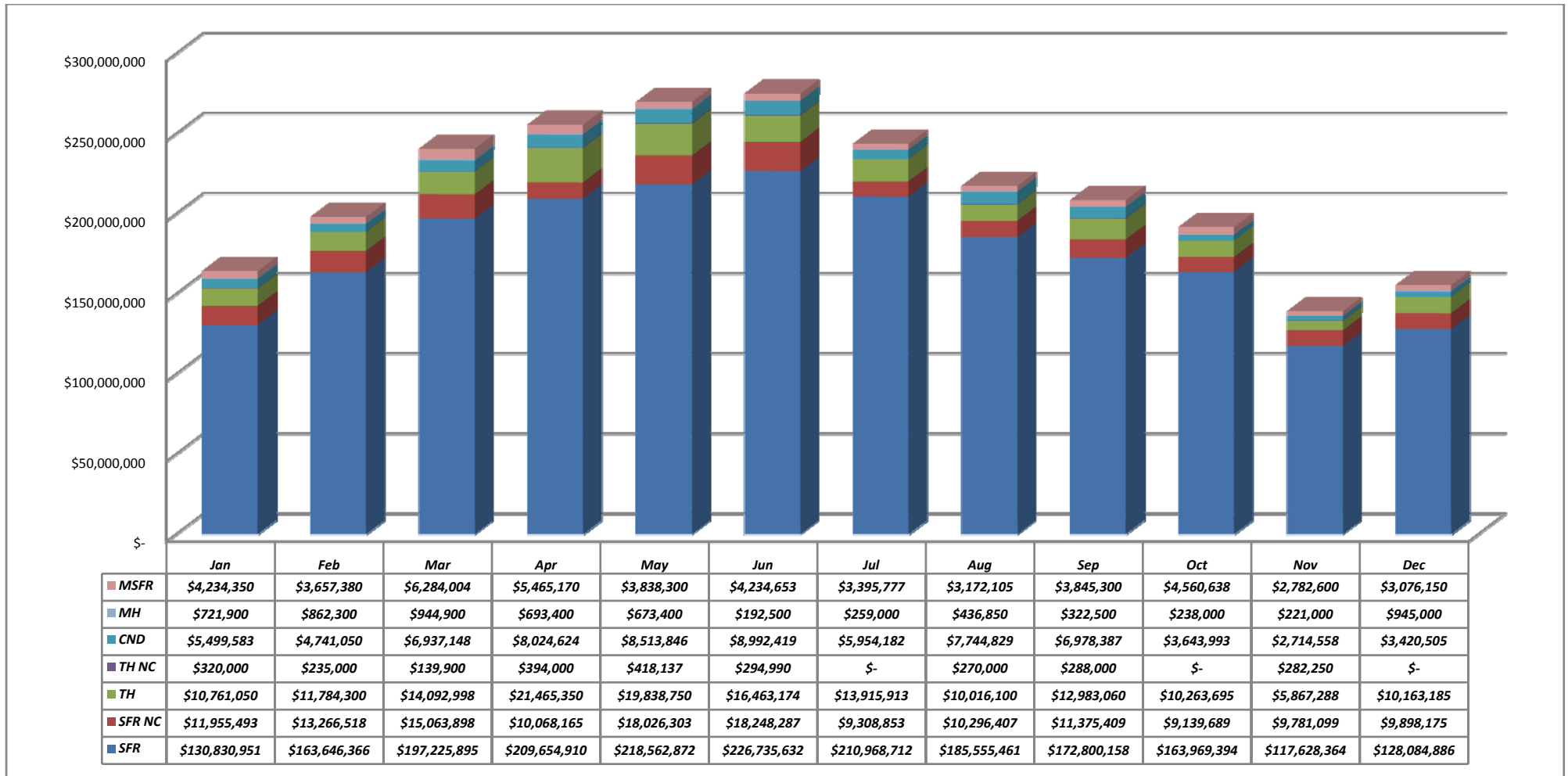
The Tucson Multiple Listing Service, Inc. is a wholly owned subsidiary of the Tucson Association of REALTORS®, dedicated to providing a reliable real estate database for members and the public. The Association represents the interests of 6,500 professionals in the real estate industry, and is affiliated with the National Association of REALTORS®. REALTOR® is a registered collective membership mark which may only be used by professionals who are members and subscribe to its strict code of ethics.

2008 MLS Year in Review Summary

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

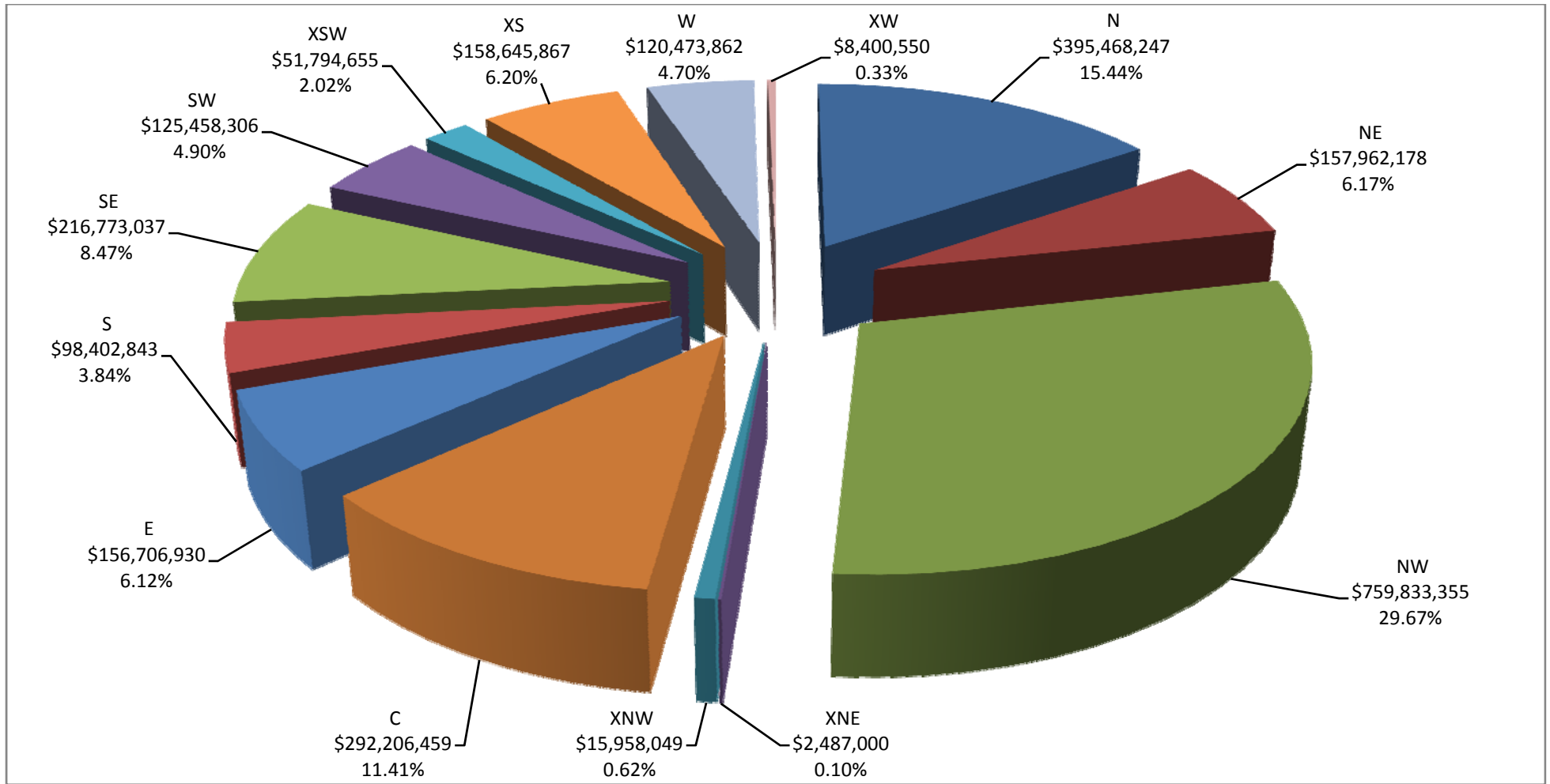
Please note: The data contained in this report is dynamic in nature and therefore subject to change and adjust with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Tucson Association of REALTORS® Multiple Listing Service. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® nor the MLS guarantees nor is in any way responsible for its accuracy.

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
Total	2,275	5,151	2,699	453	10,578

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
Total	587	264	9	0	860

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
Total	72	20	2	1	95

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
Total	1,080	4,543	2,592	443	8,658

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
Total	466	67	3	0	536

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
Total	70	257	93	9	429

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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						
ALL Price Ranges	840	447	2,711	5	105	1,445	783	746	1,030	846	285	731	542	61	10,578

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						
ALL Price Ranges	529	344	2,406	5	40	1,129	644	670	948	691	156	654	428	15	8,659

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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															
ALL Price Ranges	135	73	149	0	0	162	75	26	43	13	77	44	63	0	860

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															
ALL Price Ranges	176	30	68	0	0	151	64	1	0	5	10	6	25	0	536

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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

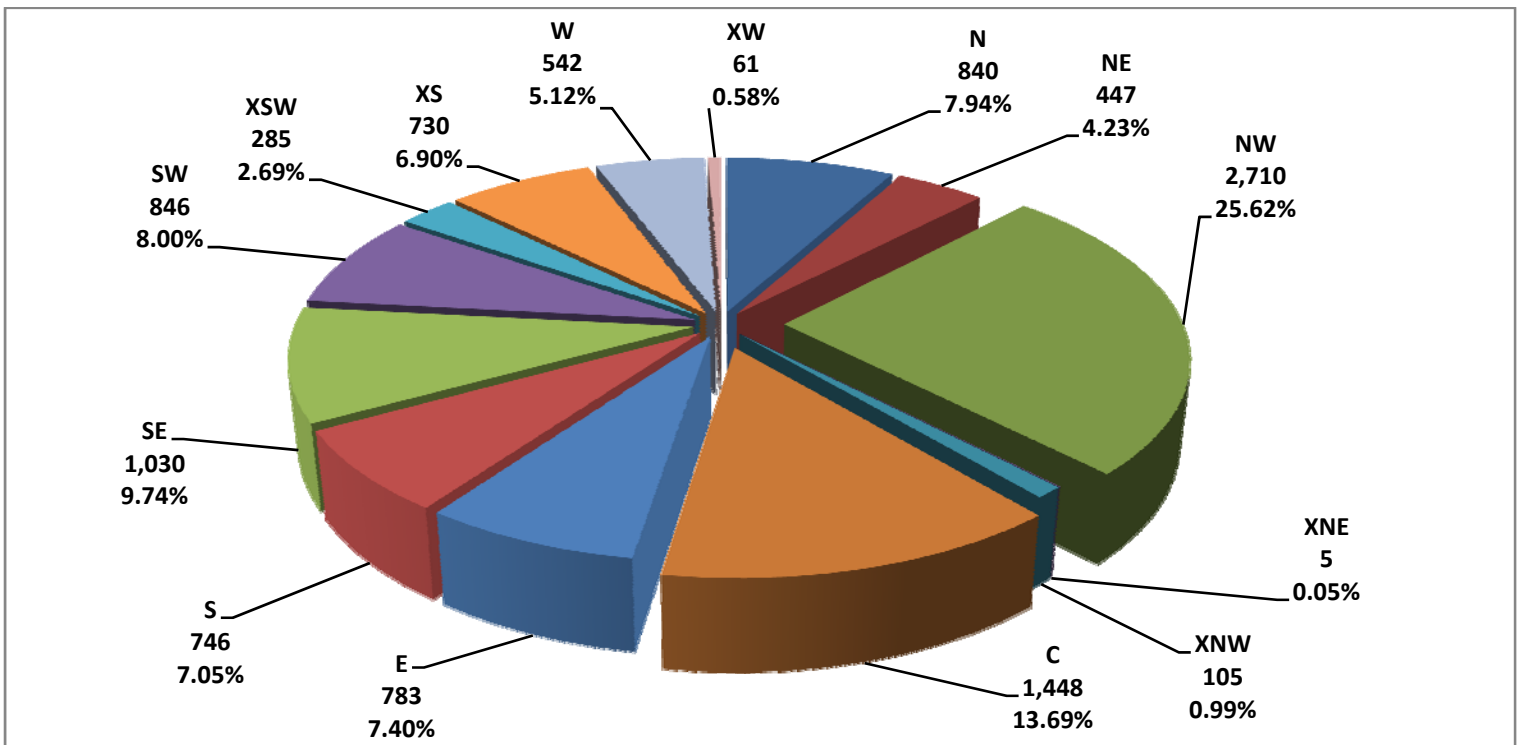
	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under															
30,000 - 39,999			1		2			1			2				6
40,000 - 49,999			1		2			4		5	6	1	2	2	23
50,000 - 59,999			4		2			3	1	5	1			1	17
60,000 - 69,999			3		2			3	1	2	4		2	1	18
70,000 - 79,999			4		7			2	3	4	2	3	4	1	30
80,000 - 89,999			4		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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