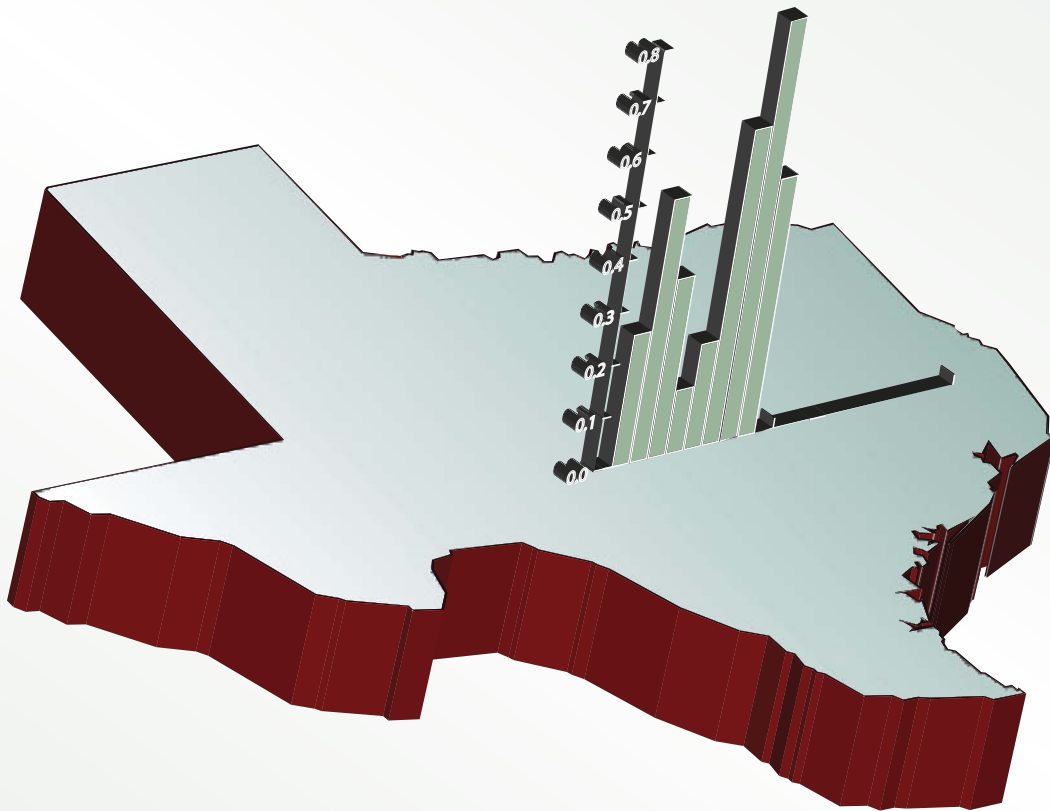


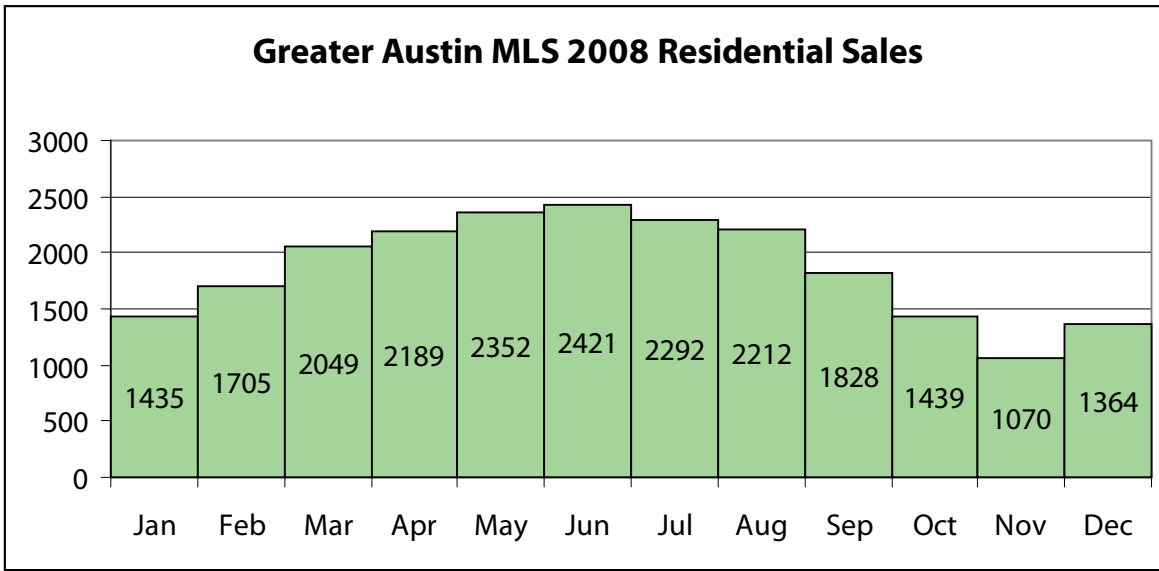
2008 Year-in-Review

MLS Area Statistics



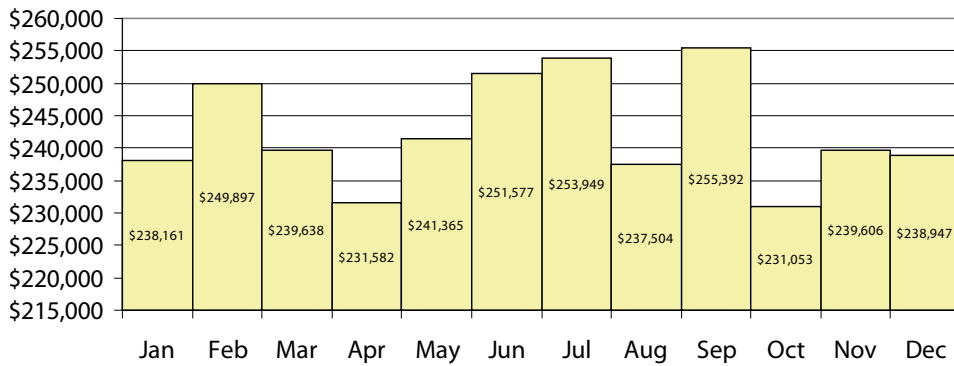
Gracy Title
— a Stewart company

Greater Austin MLS 2008 Residential Sales



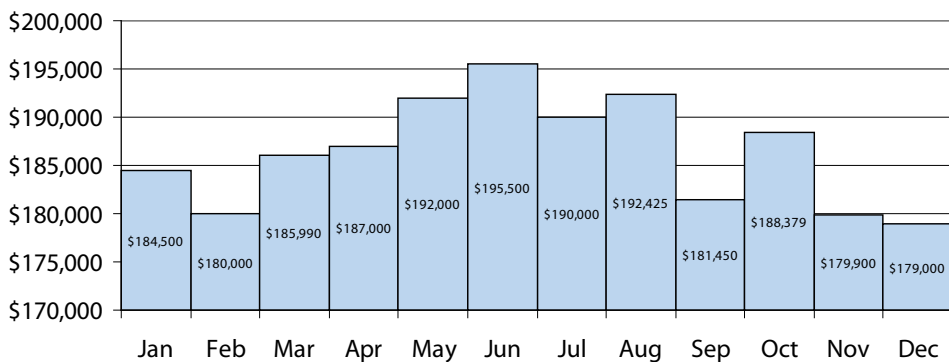
	Beds	Baths	SqFt	Listing Price	LP/SqFt	Selling Price	SP/SqFt	SP/LP	DOM
High	9	8	16,212	\$4,950,000	\$1,683.22	\$4,350,000	\$1,572.85	182.90%	1,274
Low	0	0	304	\$10,000	\$5.06	\$8,000	\$5.06	50.10%	0
Average	3	2	2,047	\$253,642	\$123.18	\$243,772	\$118.95	96.82%	67
Median	3	2	1,861	\$193,500	\$105.40	\$187,500	\$102.17	97.60%	45

2008 Average Sales Price

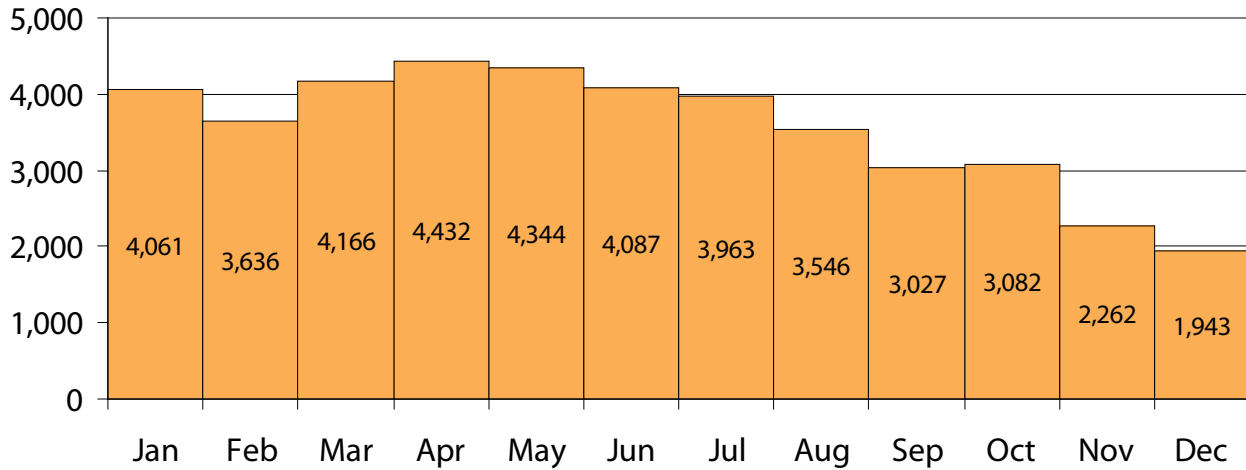


Price Range	Quantity	Average DOM
\$149,999 or under	6,769	53
\$150,000 - \$199,999	5,499	62
\$200,000 - \$249,999	3,164	70
\$250,000 - \$299,999	2,098	78
\$300,000 - \$349,999	1,307	78
\$350,000 - \$399,999	1,041	80
\$400,000 - \$449,999	632	80
\$450,000 - \$499,999	407	80
\$500,000 - \$549,999	284	89
\$550,000 - \$599,999	231	91
\$600,000 - \$699,999	307	94
\$700,000 - \$799,999	180	115
\$800,000 - \$899,999	138	93
\$900,000 - \$999,999	65	114
\$1,000,000 or over	242	134

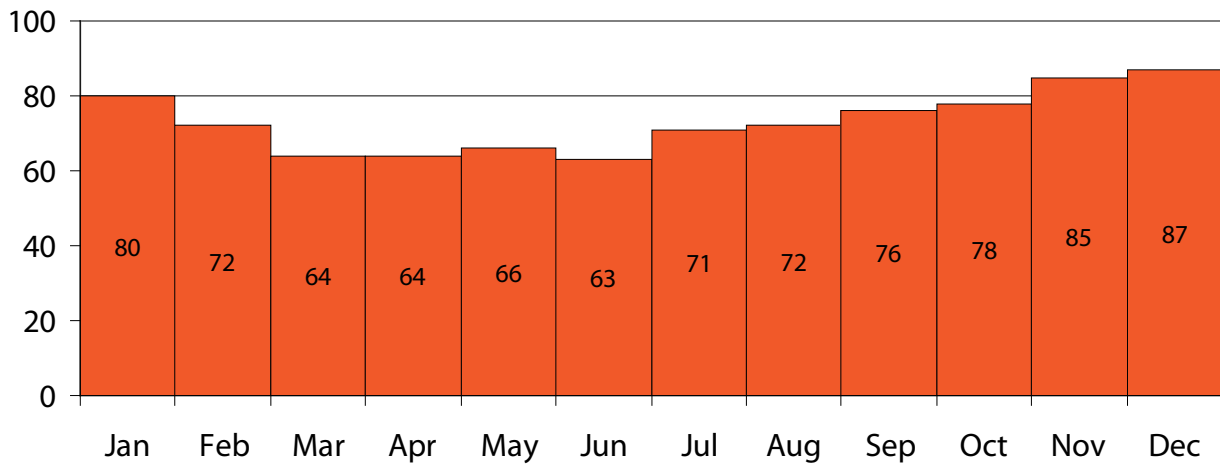
2008 Median Sales Price



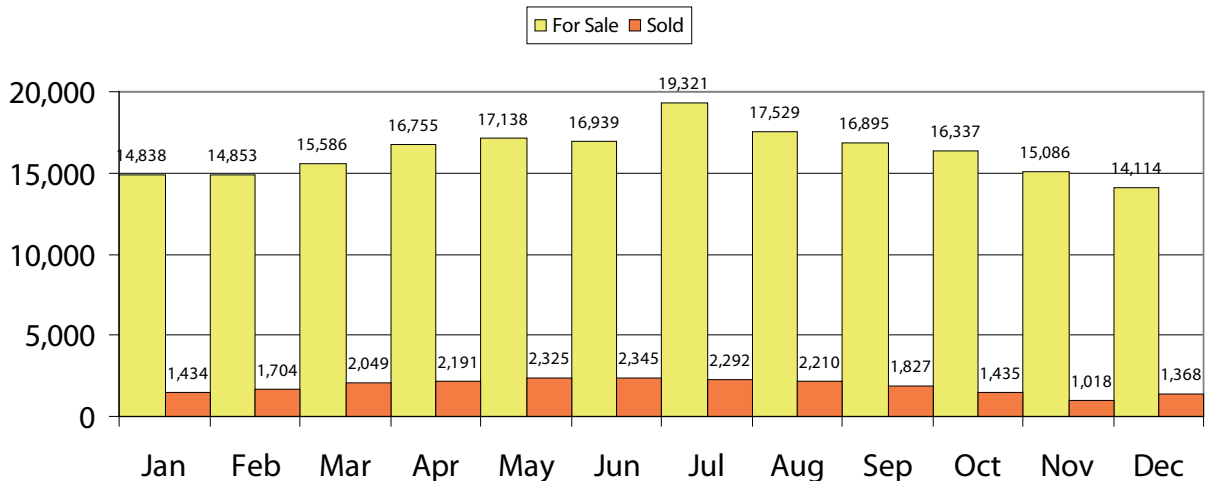
New Properties Listed by Month



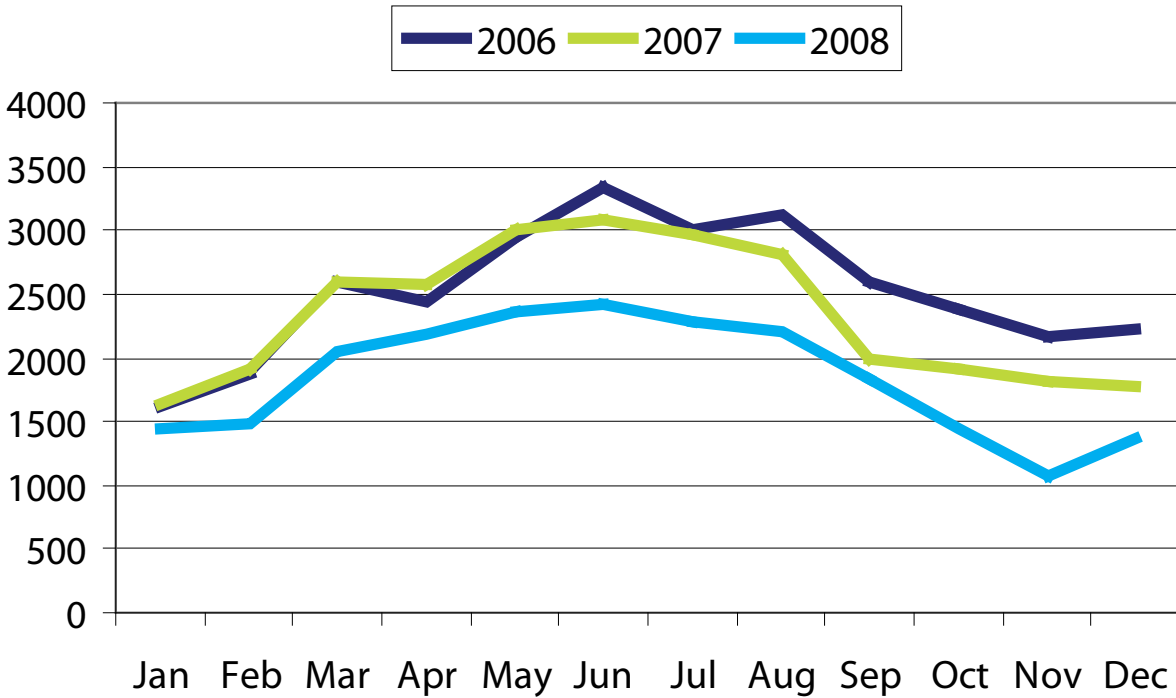
The Average Days on Market by Month



Supply and Demand by Month



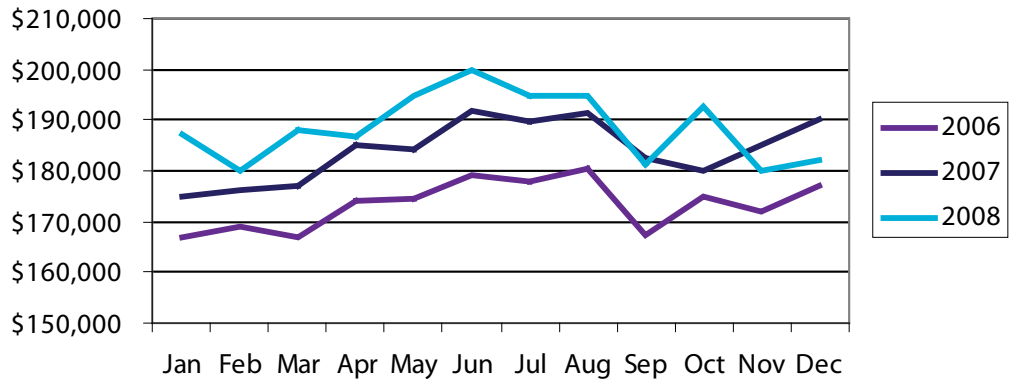
Residential Sales 2006 - 2008



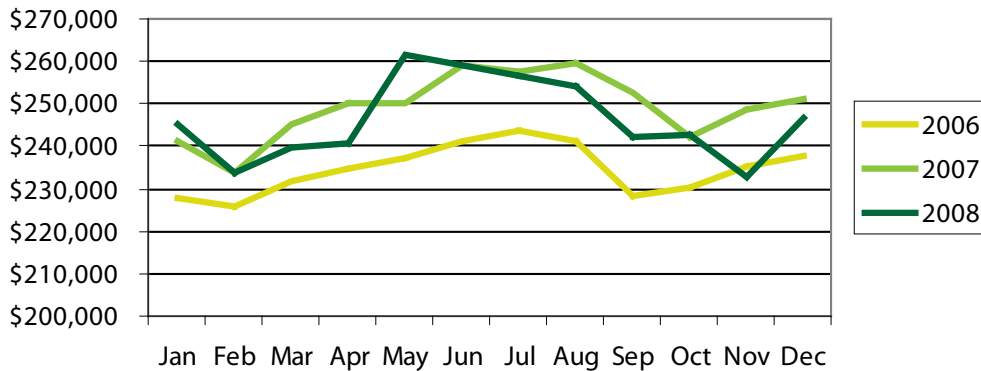
Median Sales Prices are still on a mostly upward trend despite the year's economic downturn. Still, the increase has been much less dramatic than in the past five years. See table below.

Year	Median Price
2004	\$152,500
2005	\$160,000
2006	\$171,500
2007	\$184,500
2008	\$187,500

Median Sales Price 2006-2008

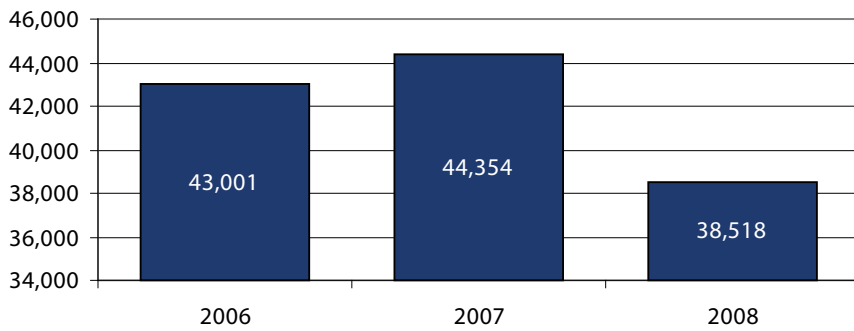


Average Sales Price 2006-2008



The Average Monthly Sales Prices have been under those of 2007 since July 2008. The yearly average sales price for 2008 dropped to \$243,989 from \$246,415 in 2007.

New Listings



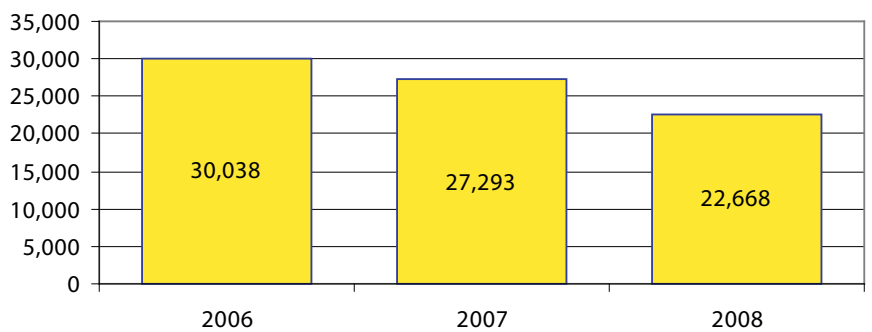
One Year
Change:
- 13.2%

Two Year
Change:
- 10.4%

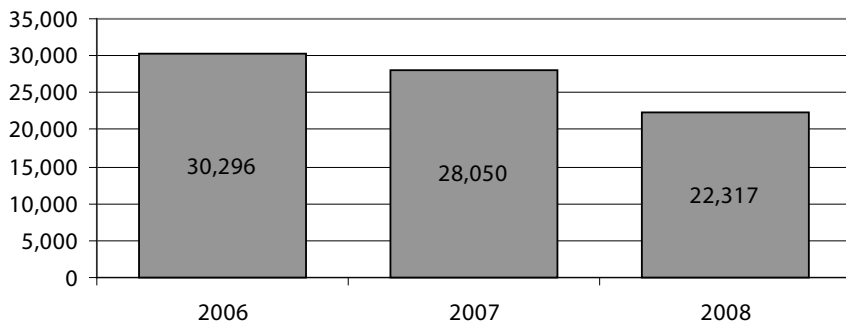
One Year
Change:
-16.9%

Two Year
Change:
-24.5%

Pending Sales



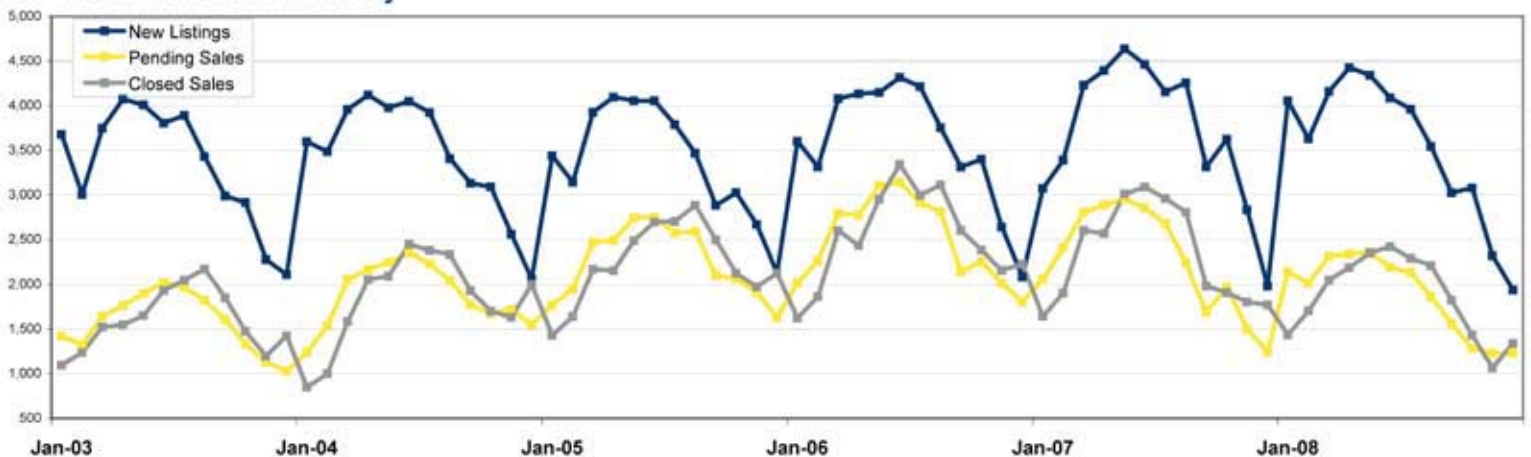
Closed Sales



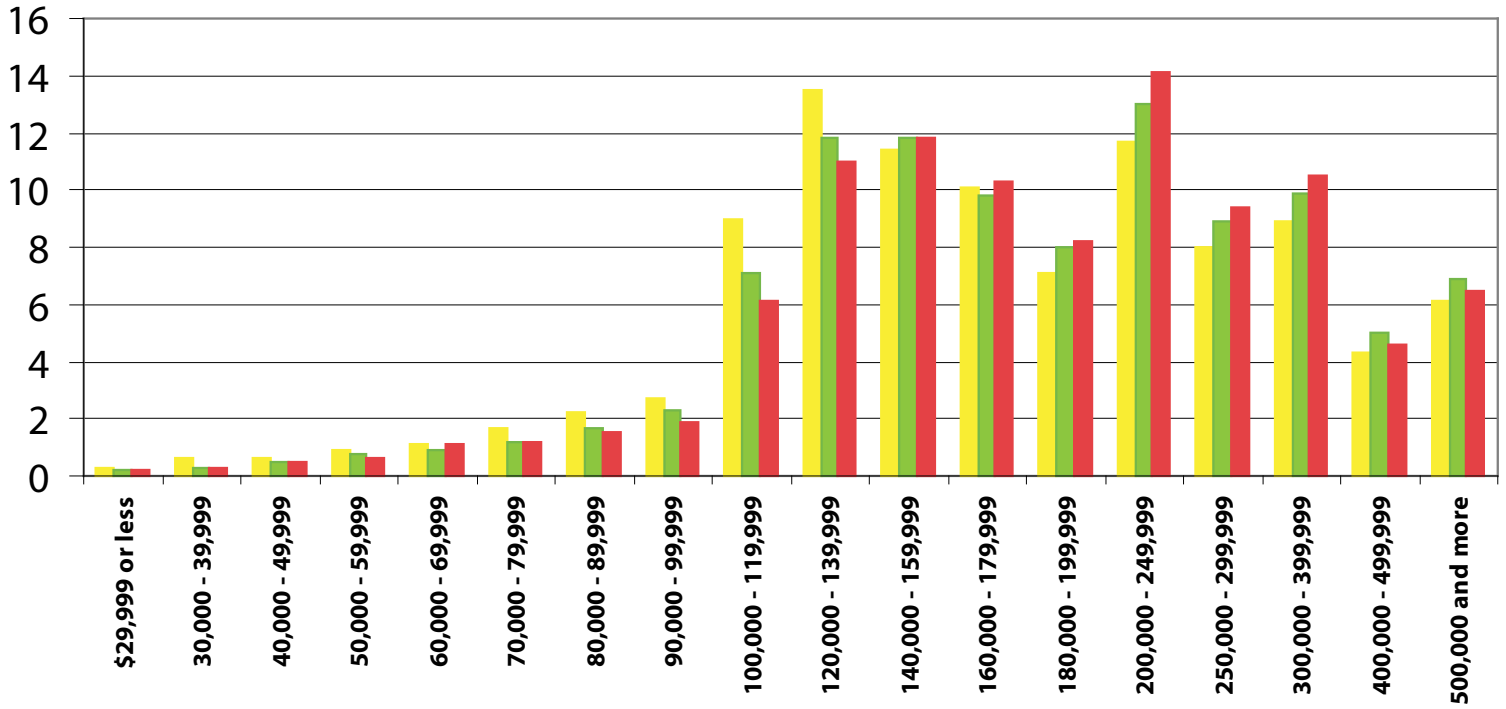
One Year
Change:
- 20.4%

Two Year
Change:
- 26.3%

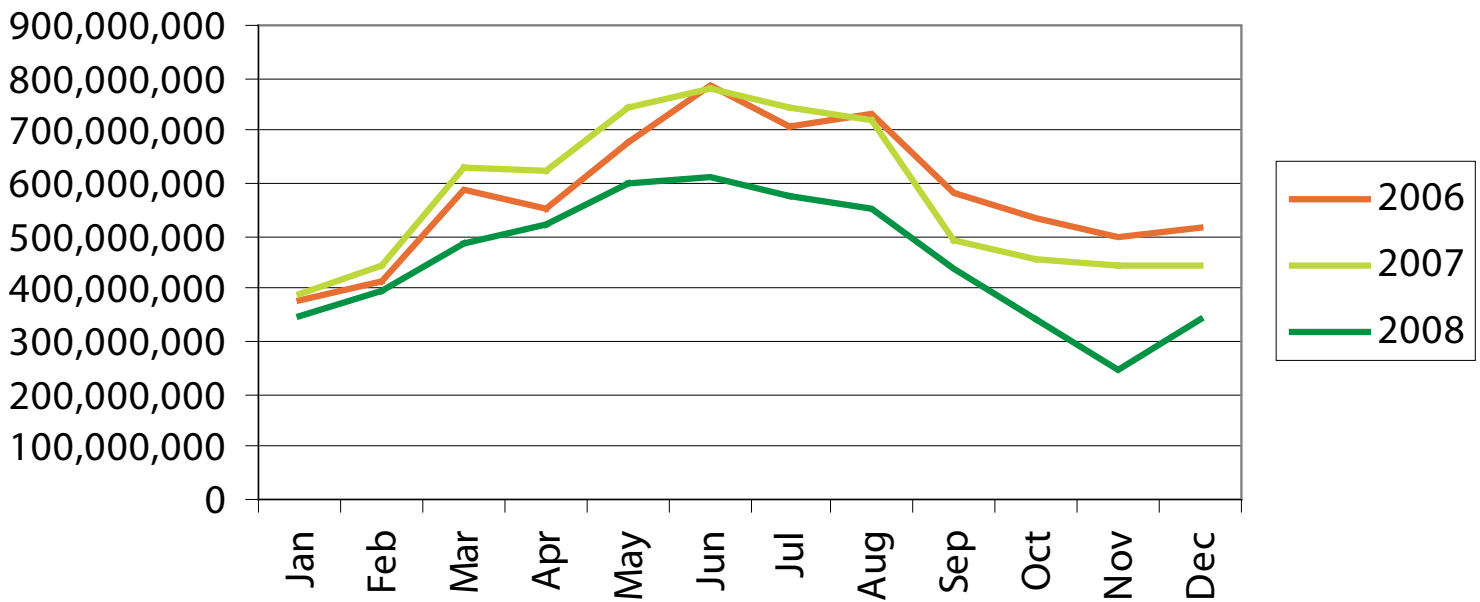
Historical Market Activity



Percent Price Distribution 2006-2008



Dollar Volume 2006-2008

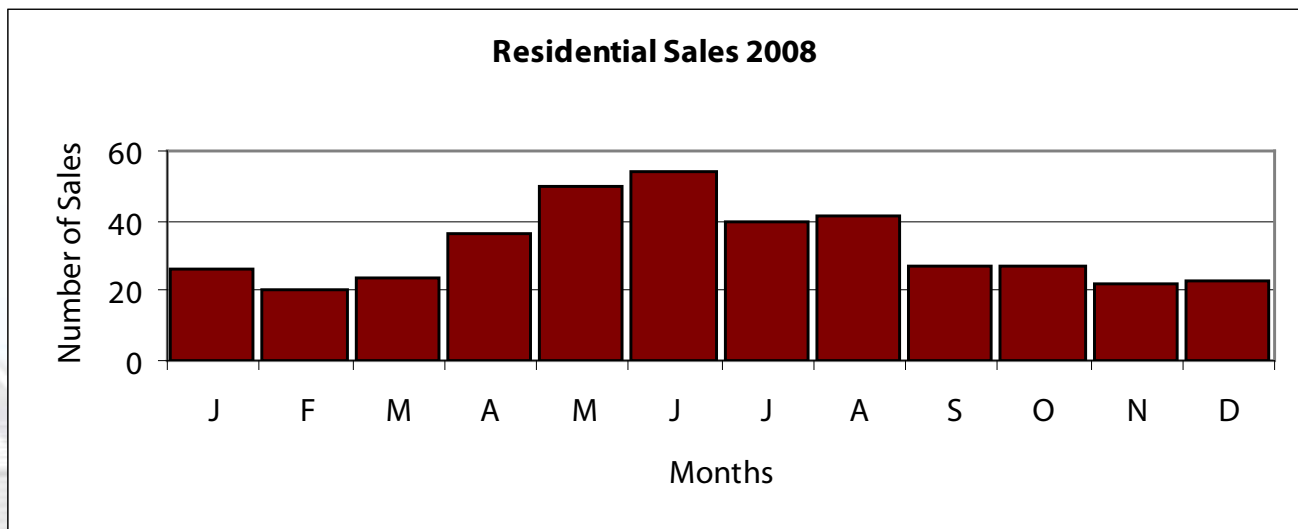


	2006	2007	2008
Total Dollar Volume	\$6,961,725,607	\$6,910,962,480	\$5,462,449,617

	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	6	6	1	1	2.9	2.9	3.0	3.0
	6.0	6.0	1.0	1.0	2.1	2.1	2.0	2.0
SqFt	5824.0	5601.0	545.0	545.0	2004.3	2015.9	1939.5	2015.0
List Prc.	\$1,385,000	\$1,900,000	\$85,000	\$79,000	\$358,854	\$359,899	\$343,700	\$359,000
LP/SqFt	\$346	\$391	\$42	\$92	\$173	\$172	\$170	\$170
Sold Prc.	\$1,200,000	\$1,845,240	\$80,000	\$73,720	\$346,366	\$352,343	\$330,852	\$354,600
SP/SqFt	\$300	\$345	\$41	\$92	\$167	\$169	\$165	\$168
SP/LP	103.5%	110.5%	75.8%	83.3%	96.9%	98.1%	97.3%	98.3%
DOM	502	416	0	0	59.8	43.1	36.0	23.0

Total Sales Volume:	
2007	\$168,772,456
2008	\$135,082,765

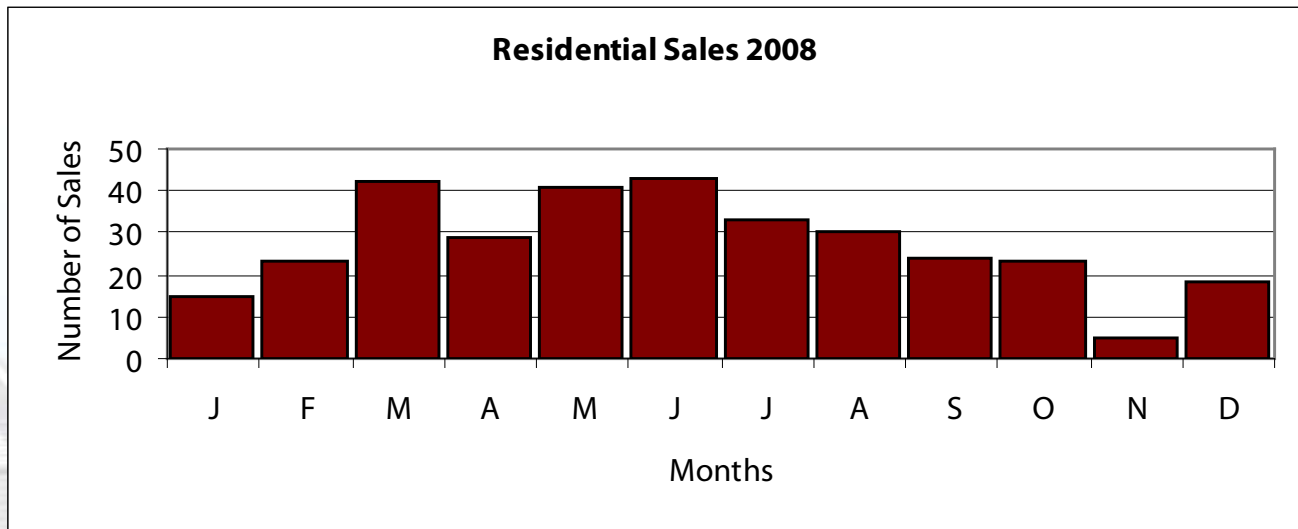
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	84	\$500,000- \$549,999	23
\$150,000- \$199,999	37	\$550,000- \$599,999	12
\$200,000- \$249,999	30	\$600,000- \$699,999	24
\$250,000- \$299,999	32	\$700,000- \$799,999	7
\$300,000- \$349,999	26	\$800,000- \$899,999	9
\$350,000- \$399,999	46	\$900,000 - \$999,999	4
\$400,000- \$449,999	28	\$1,000,000 or over	2
\$450,000- \$499,999	26	Total Sales:	390



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	5	6	1	0	2.8	2.9	3.0	3.0
Baths	6.0	6.0	1.0	1.0	2.2	2.3	2.0	2.0
SqFt	7823.0	6246.0	341.0	287.0	2077.3	2183.5	1821.5	2000.0
List Prc.	\$4,950,000	\$4,250,000	\$84,500	\$61,000	\$614,753	\$613,819	\$497,000	\$500,000
LP/SqFt	\$996	\$1,250	\$106	\$126	\$285	\$272	\$281	\$263
Sold Prc.	\$4,350,000	\$3,888,500	\$81,500	\$61,000	\$583,312	\$594,729	\$465,000	\$498,000
SP/SqFt	\$875	\$1,189	\$102	\$124	\$272	\$265	\$272	\$257
SP/LP	123.3%	118.2%	71.9%	74.4%	96.0%	97.6%	96.7%	98.1%
DOM	370	500	0	0	58.5	59.2	42.0	33.0

Total Sales Volume:	
2007	\$315,801,299
2008	\$190,159,831

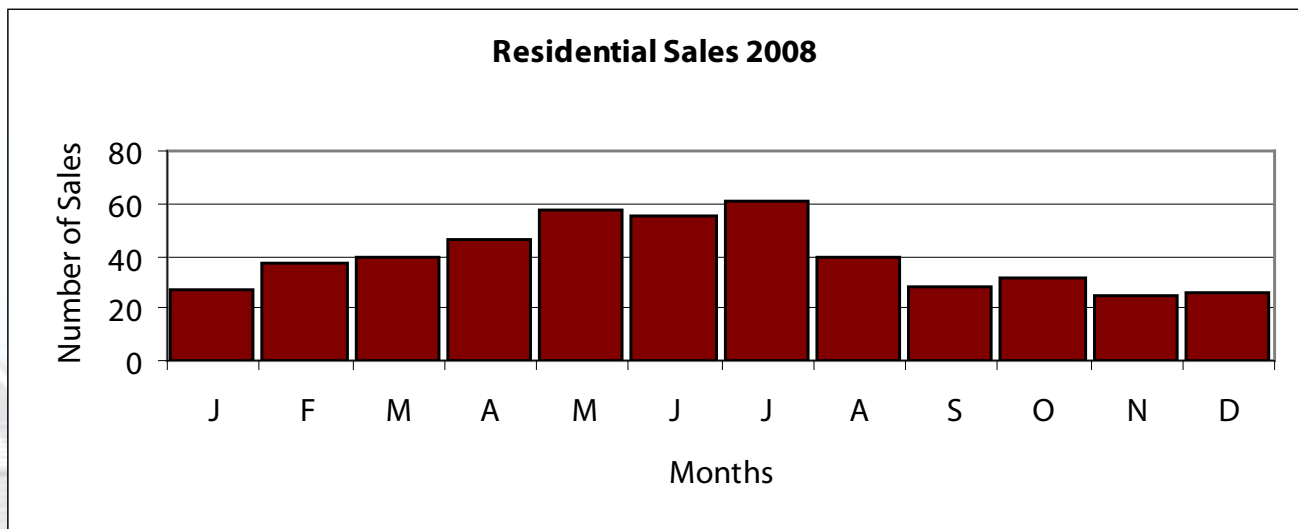
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	14	\$500,000- \$549,999	24
\$150,000- \$199,999	18	\$550,000- \$599,999	23
\$200,000- \$249,999	24	\$600,000- \$699,999	24
\$250,000- \$299,999	22	\$700,000- \$799,999	15
\$300,000- \$349,999	23	\$800,000- \$899,999	20
\$350,000- \$399,999	18	\$900,000 - \$999,999	10
\$400,000- \$449,999	33	\$1,000,000 or over	35
\$450,000- \$499,999	23	Total Sales:	326



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	6	7	0	1	3.3	3.3	3.0	3.0
Baths	4.0	4.0	1.0	1.0	2.2	2.2	2.0	2.0
SqFt	5407.0	5183.0	759.0	669.0	2042.1	2073.6	1909.5	1900.0
List Prc.	\$749,999	\$750,000	\$89,900	\$79,900	\$292,053	\$291,184	\$262,950	\$257,000
LP/SqFt	\$242	\$234	\$69	\$60	\$142	\$138	\$139	\$136
Sold Prc.	\$736,000	\$725,000	\$92,875	\$75,000	\$284,988	\$286,385	\$255,000	\$251,000
SP/SqFt	\$231	\$234	\$71	\$60	\$138	\$136	\$136	\$134
SP/LP	113.0%	115.2%	82.0%	75.0%	97.8%	98.5%	98.2%	98.7%
DOM	457	441	0	0	50.9	34.2	26.0	15.0

Total Sales Volume:	
2007	\$185,863,753
2008	\$135,084,256

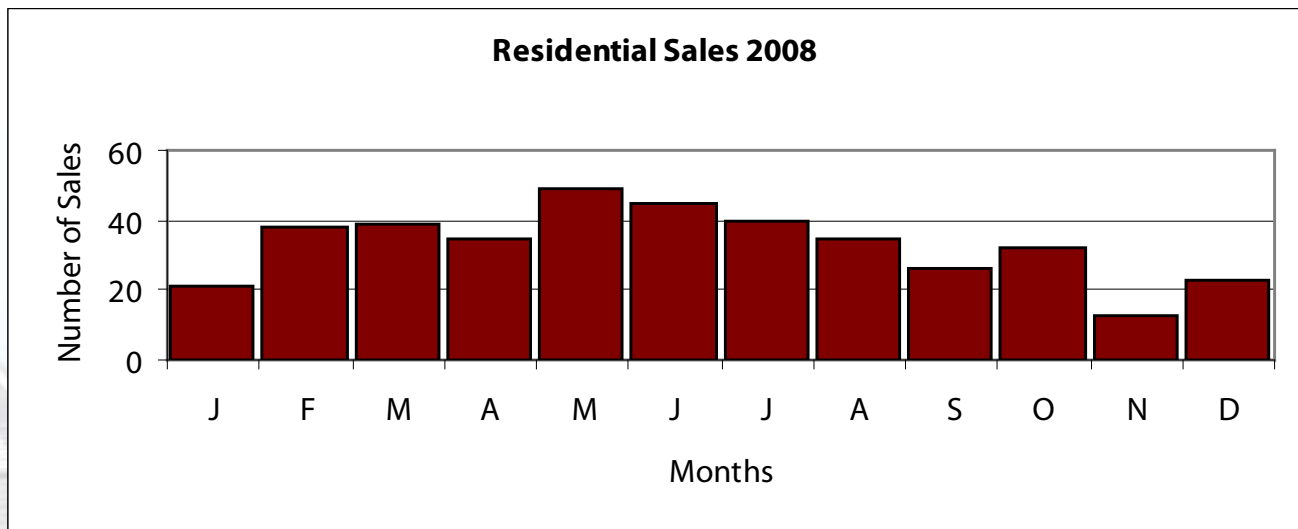
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	28	\$500,000- \$549,999	15
\$150,000- \$199,999	106	\$550,000- \$599,999	5
\$200,000- \$249,999	98	\$600,000- \$699,999	8
\$250,000- \$299,999	67	\$700,000- \$799,999	1
\$300,000- \$349,999	47	\$800,000- \$899,999	0
\$350,000- \$399,999	42	\$900,000 - \$999,999	0
\$400,000- \$449,999	33	\$1,000,000 or over	0
\$450,000- \$499,999	24	Total Sales:	474



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	5	6	0	1	2.7	2.7	3.0	3.0
Baths	4.0	3.0	0.0	1.0	1.6	1.6	2.0	2.0
SqFt	3282.0	2940.0	576.0	576.0	1329.2	1316.7	1279.0	1236.5
List Prc.	\$634,500	\$662,500	\$59,500	\$67,500	\$243,790	\$235,459	\$245,000	\$234,450
LP/SqFt	\$312	\$326	\$55	\$63	\$185	\$180	\$185	\$178
Sold Prc.	\$630,000	\$652,000	\$55,000	\$62,500	\$237,395	\$231,608	\$239,000	\$229,000
SP/SqFt	\$310	\$326	\$49	\$54	\$180	\$178	\$181	\$174
SP/LP	112.1%	122.3%	81.3%	78.2%	97.5%	98.6%	98.0%	99.0%
DOM	441	330	0	0	50.6	32.8	34.0	14.0

Total Sales Volume:	
2007	\$112,561,584
2008	\$94,008,254

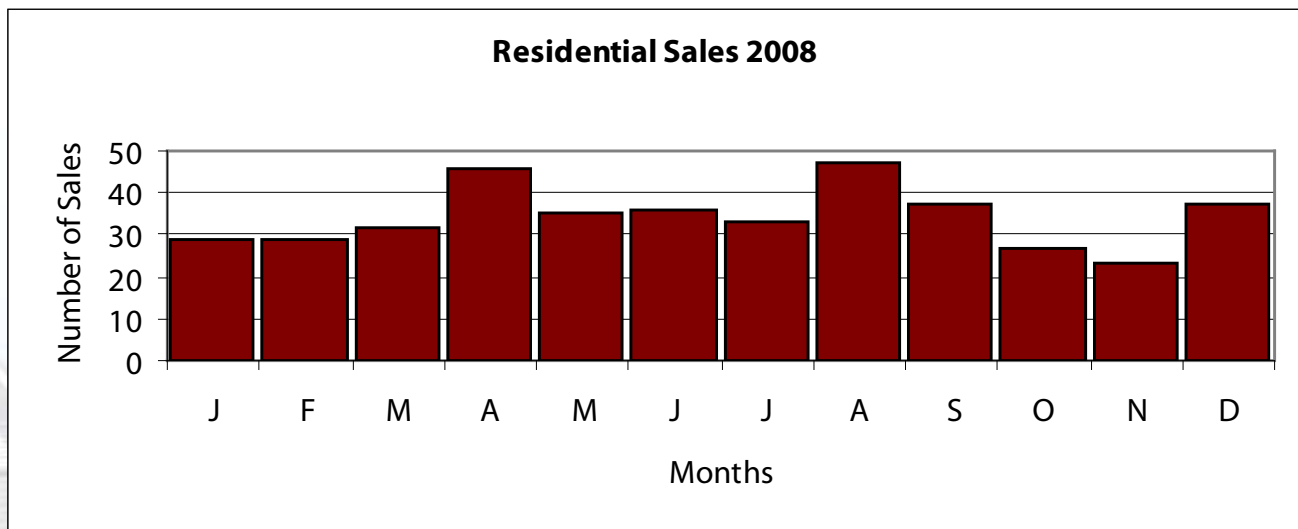
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	68	\$500,000- \$549,999	1
\$150,000- \$199,999	59	\$550,000- \$599,999	0
\$200,000- \$249,999	91	\$600,000- \$699,999	1
\$250,000- \$299,999	96	\$700,000- \$799,999	0
\$300,000- \$349,999	42	\$800,000- \$899,999	0
\$350,000- \$399,999	26	\$900,000 - \$999,999	0
\$400,000- \$449,999	8	\$1,000,000 or over	0
\$450,000- \$499,999	4	Total Sales:	396



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	6	5	0	1	2.8	2.7	3.0	3.0
Baths	3.0	3.0	1.0	1.0	1.8	1.7	2.0	2.0
SqFt	3482.0	2926.0	516.0	516.0	1364.2	1314.8	1309.0	1269.5
List Prc.	\$355,000	\$357,000	\$36,900	\$58,995	\$136,548	\$149,455	\$130,000	\$138,950
LP/SqFt	\$263	\$298	\$36	\$49	\$101	\$124	\$100	\$105
Sold Prc.	\$355,000	\$357,000	\$35,000	\$65,000	\$133,451	\$147,425	\$127,999	\$138,875
SP/SqFt	\$263	\$298	\$30	\$47	\$98	\$123	\$98	\$104
SP/LP	114.5%	110.2%	70.5%	74.1%	97.7%	98.6%	98.4%	100.0%
DOM	259	360	1	0	45.5	33.9	30.0	14.0

Total Sales Volume:	
2007	\$75,186,848
2008	\$54,848,515

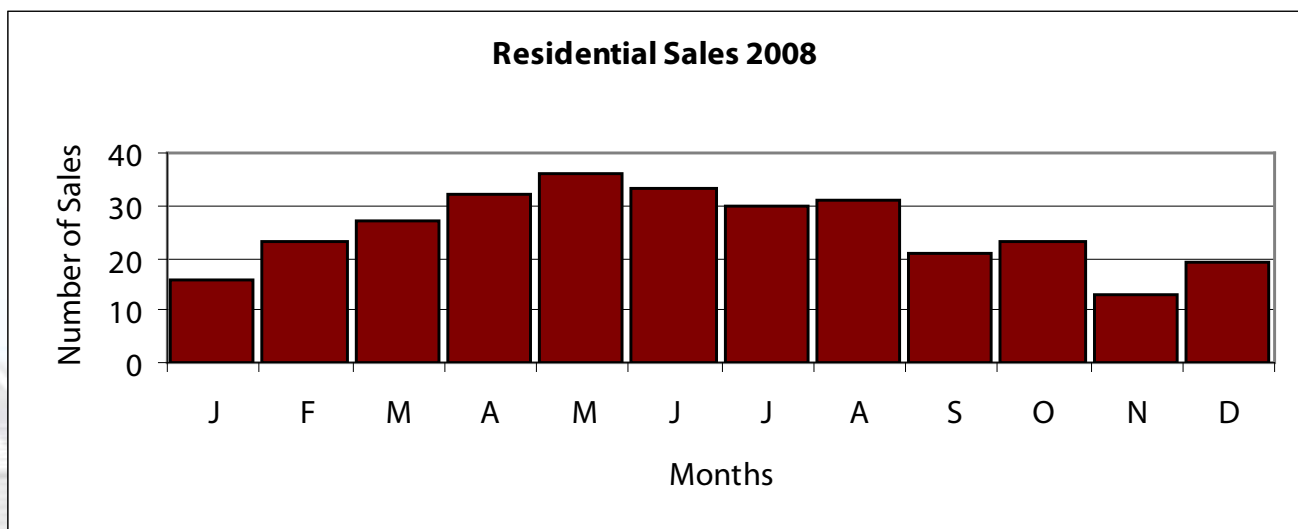
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	272	\$500,000- \$549,999	0
\$150,000- \$199,999	101	\$550,000- \$599,999	0
\$200,000- \$249,999	25	\$600,000- \$699,999	0
\$250,000- \$299,999	11	\$700,000- \$799,999	0
\$300,000- \$349,999	1	\$800,000- \$899,999	0
\$350,000- \$399,999	1	\$900,000 - \$999,999	0
\$400,000- \$449,999	0	\$1,000,000 or over	0
\$450,000- \$499,999	0	Total Sales:	411



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
	5	5	1	1	3.0	3.0	3.0	3.0
	4.0	3.0	1.0	1.0	1.8	1.7	2.0	2.0
	3151.0	2969.0	580.0	468.0	1530.5	1451.4	1457.0	1412.0
	\$540,990	\$500,000	\$44,900	\$40,000	\$227,990	\$200,193	\$214,900	\$190,000
	\$296	\$822	\$36	\$31	\$154	\$146	\$154	\$131
	\$535,990	\$459,000	\$30,000	\$40,000	\$220,226	\$195,438	\$206,950	\$190,000
	\$295	\$617	\$24	\$31	\$149	\$142	\$149	\$128
	110.5%	113.9%	66.8%	58.8%	96.3%	97.7%	97.4%	98.6%
	373	374	1	0	62.9	41.8	44.0	23.0

Total Sales Volume:	
2007	\$72,312,120
2008	\$66,948,770

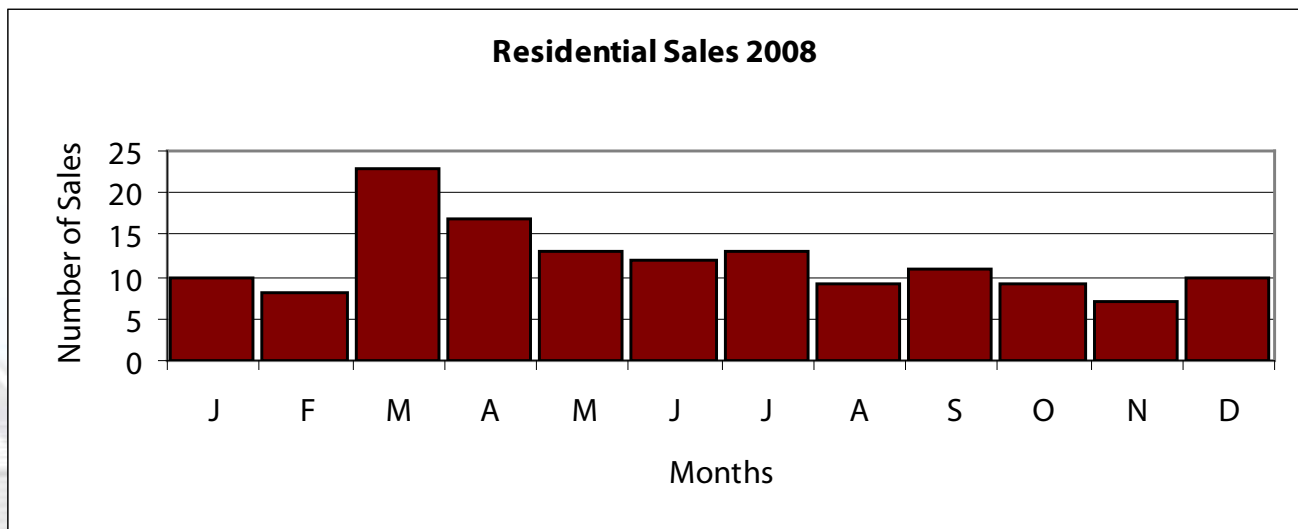
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	71	\$500,000- \$549,999	4
\$150,000- \$199,999	71	\$550,000- \$599,999	0
\$200,000- \$249,999	70	\$600,000- \$699,999	0
\$250,000- \$299,999	43	\$700,000- \$799,999	0
\$300,000- \$349,999	20	\$800,000- \$899,999	0
\$350,000- \$399,999	8	\$900,000 - \$999,999	0
\$400,000- \$449,999	11	\$1,000,000 or over	0
\$450,000- \$499,999	6	Total Sales:	304



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	5	5	1	1	3.2	3.2	3.0	3.0
Baths	6.0	3.0	1.0	1.0	2.0	1.9	2.0	2.0
SqFt	5902.0	2652.0	820.0	731.0	1598.0	1442.2	1526.5	1406.0
List Prc.	\$1,300,000	\$389,900	\$27,000	\$32,400	\$161,952	\$124,491	\$145,000	\$117,500
LP/SqFt	\$220	\$194	\$30	\$21	\$99	\$87	\$97	\$88
Sold Prc.	\$1,300,000	\$365,000	\$20,000	\$28,500	\$153,451	\$121,438	\$142,762	\$117,000
SP/SqFt	\$230	\$194	\$22	\$18	\$94	\$85	\$91	\$86
SP/LP	118.2%	128.6%	74.1%	74.1%	94.9%	97.8%	96.3%	99.2%
DOM	479	468	0	0	70.0	69.8	48.0	51.0

Total Sales Volume:	
2007	\$26,109,232
2008	\$21,790,052

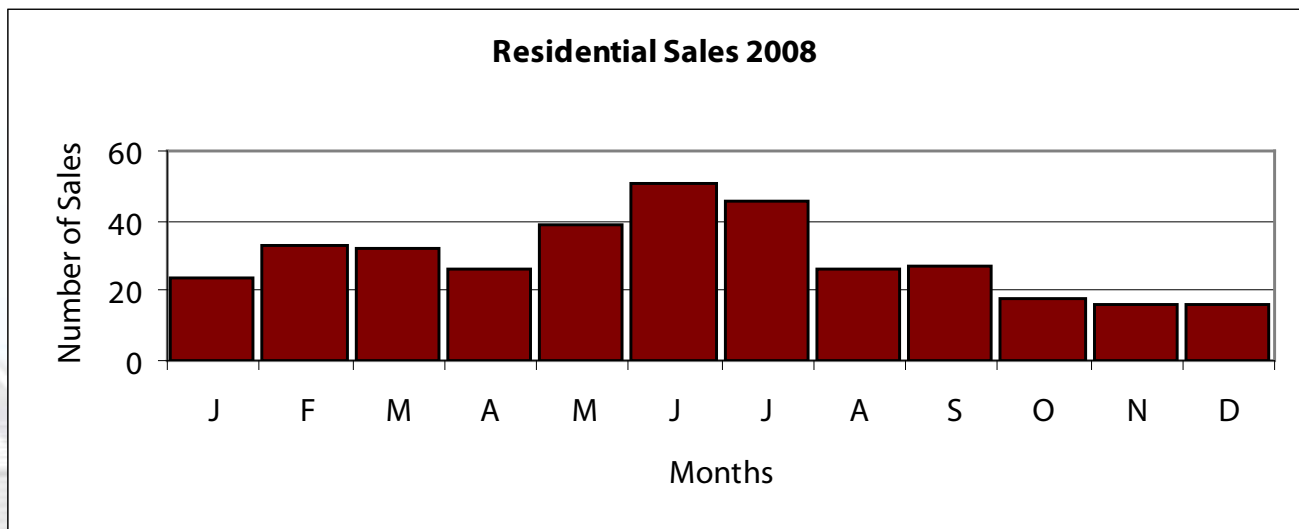
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	80	\$500,000- \$549,999	1
\$150,000- \$199,999	45	\$550,000- \$599,999	0
\$200,000- \$249,999	7	\$600,000- \$699,999	0
\$250,000- \$299,999	5	\$700,000- \$799,999	0
\$300,000- \$349,999	2	\$800,000- \$899,999	0
\$350,000- \$399,999	1	\$900,000 - \$999,999	0
\$400,000- \$449,999	0	\$1,000,000 or over	1
\$450,000- \$499,999	0	Total Sales:	142



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	6	10	0	0	2.5	2.5	3.0	3.0
	4.0	6.0	0.0	0.0	1.7	1.7	2.0	2.0
SqFt	5030.0	4126.0	387.0	365.0	1455.2	1382.5	1280.0	1283.0
List Prc.	\$1,995,000	\$879,900	\$82,000	\$57,500	\$343,650	\$319,098	\$325,000	\$299,500
LP/SqFt	\$533	\$436	\$52	\$103	\$241	\$235	\$239	\$234
Sold Prc.	\$1,700,000	\$900,000	\$72,500	\$55,000	\$331,400	\$312,573	\$315,000	\$293,500
SP/SqFt	\$502	\$446	\$52	\$90	\$232	\$230	\$231	\$231
SP/LP	107.7%	125.1%	67.5%	81.5%	96.7%	98.0%	97.3%	98.3%
DOM	473	527	0	0	60.1	50.0	39.0	26.0

Total Sales Volume:	
2007	\$150,347,377
2008	\$117,315,583

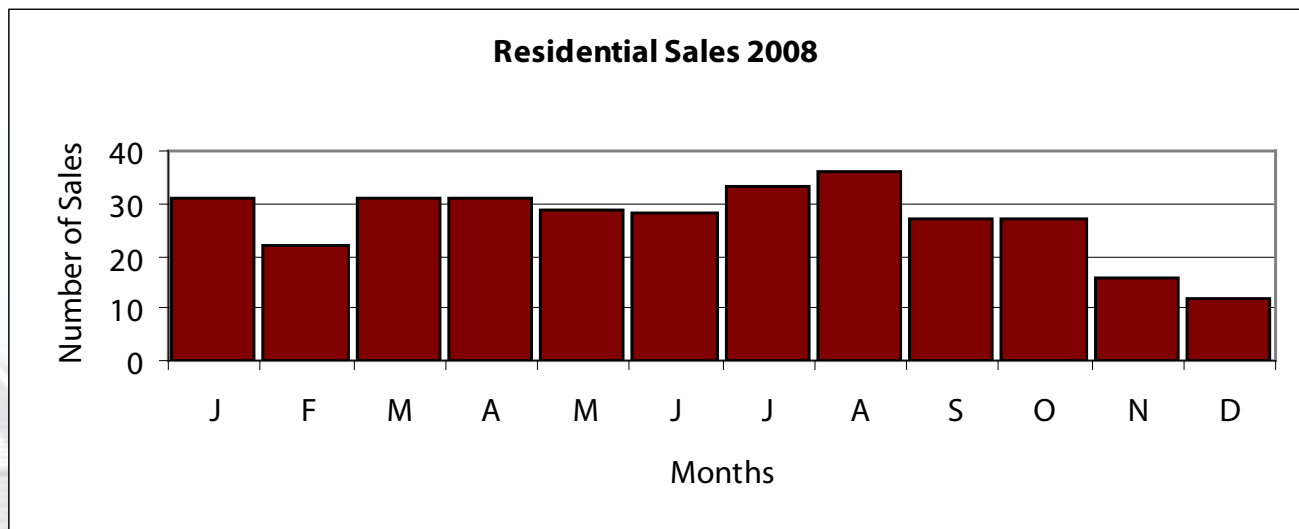
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	42	\$500,000- \$549,999	15
\$150,000- \$199,999	29	\$550,000- \$599,999	10
\$200,000- \$249,999	34	\$600,000- \$699,999	17
\$250,000- \$299,999	49	\$700,000- \$799,999	1
\$300,000- \$349,999	60	\$800,000- \$899,999	2
\$350,000- \$399,999	54	\$900,000 - \$999,999	0
\$400,000- \$449,999	24	\$1,000,000 or over	1
\$450,000- \$499,999	16	Total Sales:	354



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	6	7	0	0	2.6	2.6	3.0	3.0
	4.0	3.0	0.0	0.0	1.5	1.4	1.0	1.0
SqFt	3458.0	5219.0	410.0	420.0	1206.8	1178.4	1150.0	1110.0
List Prc.	\$699,000	\$799,900	\$35,777	\$47,000	\$198,901	\$186,899	\$183,000	\$169,950
LP/SqFt	\$912	\$488	\$33	\$46	\$174	\$167	\$162	\$161
Sold Prc.	\$600,000	\$726,500	\$35,000	\$47,000	\$190,073	\$180,757	\$175,000	\$165,000
SP/SqFt	\$815	\$476	\$26	\$43	\$166	\$161	\$154	\$154
SP/LP	117.5%	148.0%	53.3%	51.9%	95.4%	97.1%	96.9%	97.7%
DOM	481	599	0	0	71.3	53.8	49.0	26.0

Total Sales Volume:	
2007	\$73,567,932
2008	\$61,393,683

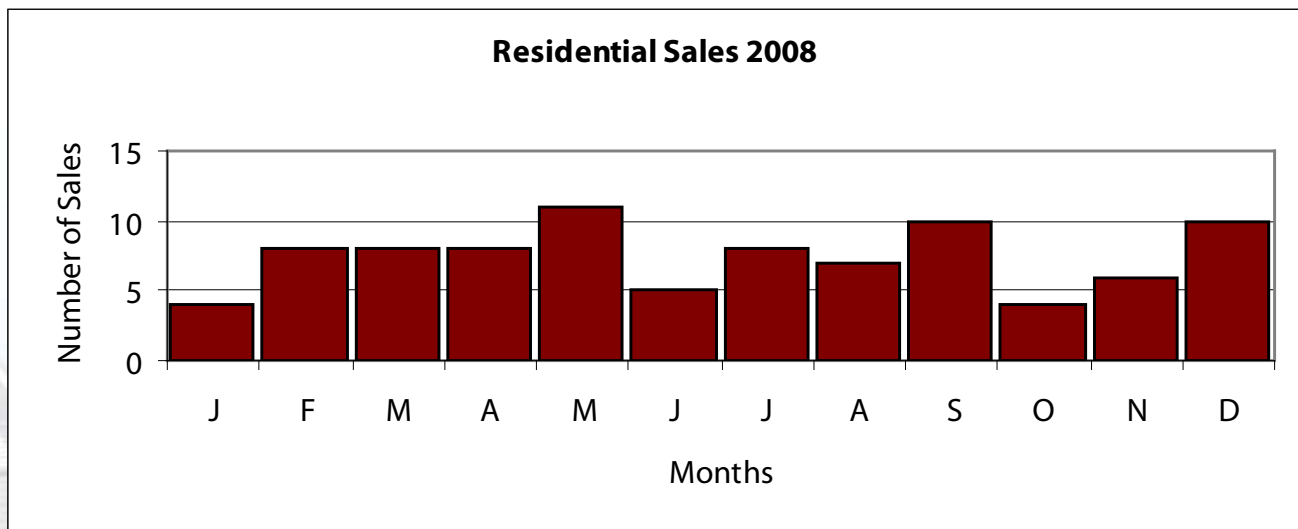
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	117	\$500,000- \$549,999	1
\$150,000- \$199,999	85	\$550,000- \$599,999	2
\$200,000- \$249,999	51	\$600,000- \$699,999	2
\$250,000- \$299,999	42	\$700,000- \$799,999	0
\$300,000- \$349,999	14	\$800,000- \$899,999	0
\$350,000- \$399,999	6	\$900,000 - \$999,999	0
\$400,000- \$449,999	2	\$1,000,000 or over	0
\$450,000- \$499,999	1	Total Sales:	323



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	5	4	1	2	3.3	3.1	3.0	3.0
Baths	3.0	3.0	2.0	1.0	2.1	1.9	2.0	2.0
SqFt	2627.0	2360.0	1075.0	810.0	1631.8	1499.1	1589.0	1468.0
List Prc.	\$169,990	\$162,228	\$65,000	\$42,500	\$112,023	\$108,892	\$109,900	\$109,900
LP/SqFt	\$112	\$105	\$50	\$27	\$70	\$74	\$66	\$73
Sold Prc.	\$164,155	\$158,249	\$50,000	\$46,000	\$109,798	\$107,527	\$109,000	\$109,900
SP/SqFt	\$112	\$113	\$42	\$29	\$69	\$73	\$66	\$74
SP/LP	111.1%	114.0%	73.6%	80.1%	98.0%	98.9%	99.2%	100.0%
DOM	302	279	0	3	54.0	52.1	37.0	30.5

Total Sales Volume:	
2007	\$10,537,681
2008	\$9,771,996

Price Range	Quantity	Price Range	Quantity
\$149,999 or under	85	\$500,000- \$549,999	0
\$150,000- \$199,999	4	\$550,000- \$599,999	0
\$200,000- \$249,999	0	\$600,000- \$699,999	0
\$250,000- \$299,999	0	\$700,000- \$799,999	0
\$300,000- \$349,999	0	\$800,000- \$899,999	0
\$350,000- \$399,999	0	\$900,000 - \$999,999	0
\$400,000- \$449,999	0	\$1,000,000 or over	0
\$450,000- \$499,999	0	Total Sales:	89



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	7	5	0	0	2.3	2.4	2.0	2.5
	3.0	4.0	1.0	0.0	1.6	1.6	1.0	2.0
SqFt	3581.0	66350.0	380.0	420.0	1303.6	1477.6	1170.0	1200.0
List Prc.	\$1,300,000	\$1,876,915	\$85,500	\$59,900	\$315,589	\$315,722	\$294,000	\$289,750
LP/SqFt	\$475	\$493	\$104	\$28	\$242	\$237	\$231	\$233
Sold Prc.	\$1,200,000	\$1,876,915	\$84,000	\$67,300	\$304,517	\$308,909	\$280,000	\$285,000
SP/SqFt	\$459	\$480	\$92	\$28	\$234	\$233	\$226	\$228
SP/LP	114.9%	145.0%	77.3%	73.8%	96.8%	98.2%	97.4%	98.5%
DOM	699	273	0	0	73.3	43.9	48.0	24.0

Total Sales Volume:	
2007	\$134,684,333
2008	\$105,058,513

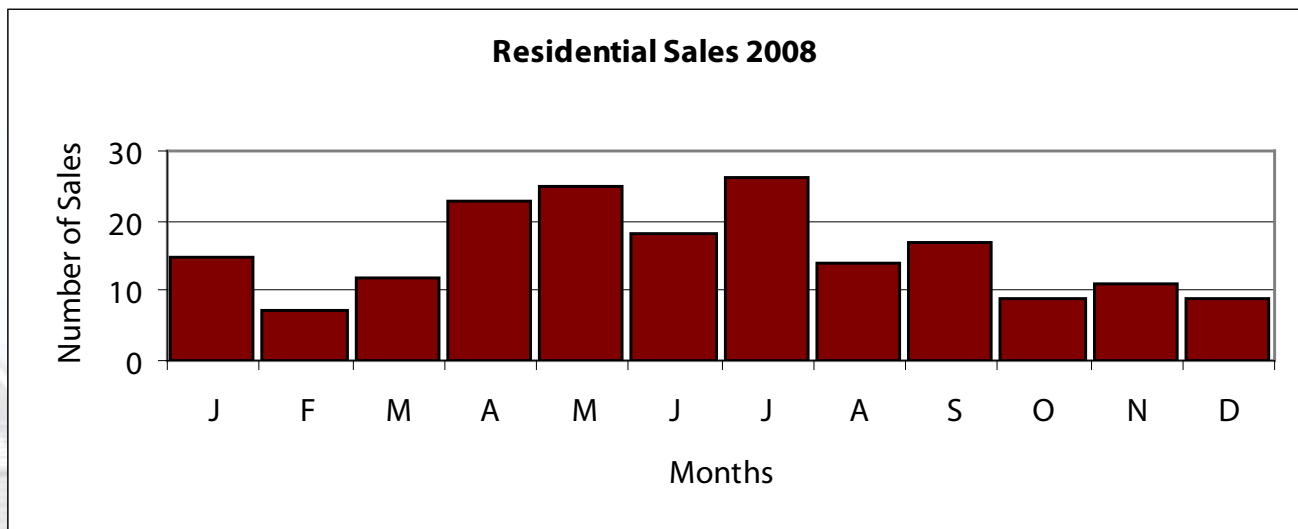
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	51	\$500,000- \$549,999	5
\$150,000- \$199,999	54	\$550,000- \$599,999	10
\$200,000- \$249,999	39	\$600,000- \$699,999	7
\$250,000- \$299,999	52	\$700,000- \$799,999	3
\$300,000- \$349,999	39	\$800,000- \$899,999	2
\$350,000- \$399,999	40	\$900,000 - \$999,999	3
\$400,000- \$449,999	22	\$1,000,000 or over	2
\$450,000- \$499,999	16	Total Sales:	345



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	5	4	0	0	2.6	2.6	3.0	3.0
	5.0	3.0	1.0	1.0	1.9	1.7	2.0	2.0
SqFt	4270.0	3530.0	436.0	433.0	1596.2	1526.4	1515.0	1425.0
List Prc.	\$1,750,000	\$995,000	\$109,500	\$125,000	\$393,921	\$365,118	\$359,000	\$358,000
LP/SqFt	\$453	\$471	\$146	\$146	\$246	\$246	\$244	\$243
Sold Prc.	\$1,662,500	\$965,000	\$110,500	\$125,000	\$380,528	\$357,637	\$345,672	\$350,000
SP/SqFt	\$430	\$439	\$114	\$135	\$238	\$242	\$238	\$236
SP/LP	114.0%	117.4%	70.7%	77.1%	96.8%	98.3%	97.3%	98.7%
DOM	715	287	0	0	81.6	48.1	45.5	24.0

Total Sales Volume:	
2007	\$74,030,882
2008	\$70,778,258

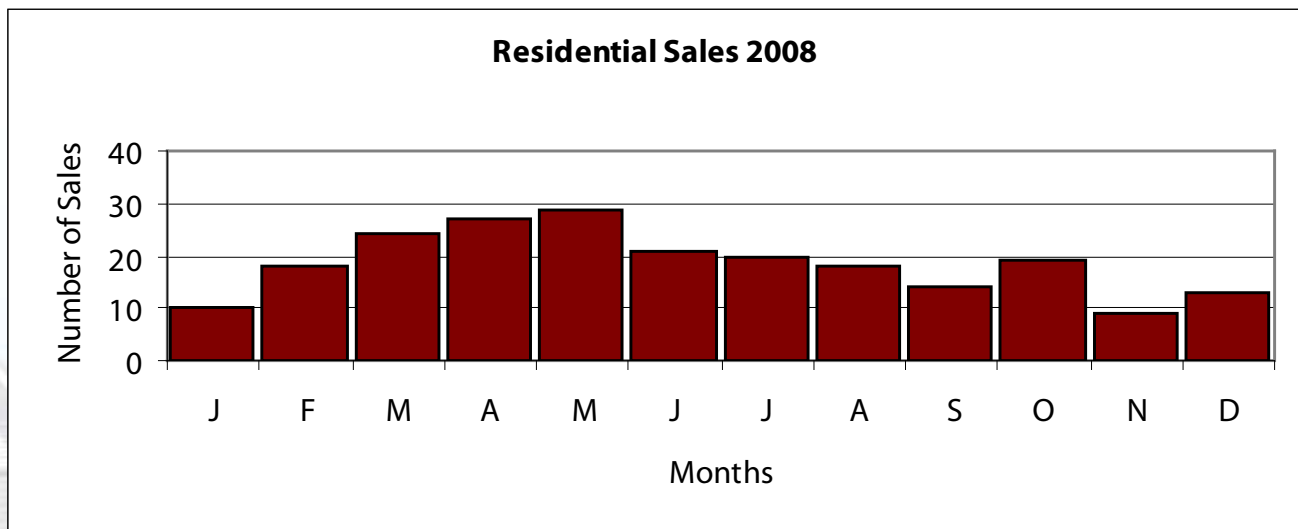
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	18	\$500,000- \$549,999	11
\$150,000- \$199,999	9	\$550,000- \$599,999	5
\$200,000- \$249,999	15	\$600,000- \$699,999	5
\$250,000- \$299,999	29	\$700,000- \$799,999	11
\$300,000- \$349,999	26	\$800,000- \$899,999	1
\$350,000- \$399,999	24	\$900,000 - \$999,999	0
\$400,000- \$449,999	15	\$1,000,000 or over	3
\$450,000- \$499,999	14	Total Sales:	186



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	6	7	1	2	3.6	3.7	4.0	4.0
Baths	6.0	7.0	1.0	1.0	2.8	3.0	3.0	3.0
SqFt	8811.0	12044.0	785.0	912.0	3062.5	3283.7	2820.0	2989.0
List Prc.	\$3,490,000	\$7,499,000	\$171,500	\$165,000	\$802,540	\$859,004	\$675,000	\$659,500
LP/SqFt	\$1,122	\$1,163	\$113	\$122	\$254	\$245	\$233	\$227
Sold Prc.	\$3,000,000	\$7,000,000	\$171,000	\$165,000	\$766,910	\$820,522	\$635,000	\$650,000
SP/SqFt	\$1,100	\$954	\$89	\$121	\$243	\$236	\$226	\$222
SP/LP	115.7%	120.3%	75.0%	74.7%	96.1%	97.0%	97.0%	97.7%
DOM	581	484	1	0	77.3	56.0	49.0	26.0

Total Sales Volume:	
2007	\$258,464,404
2008	\$170,253,951

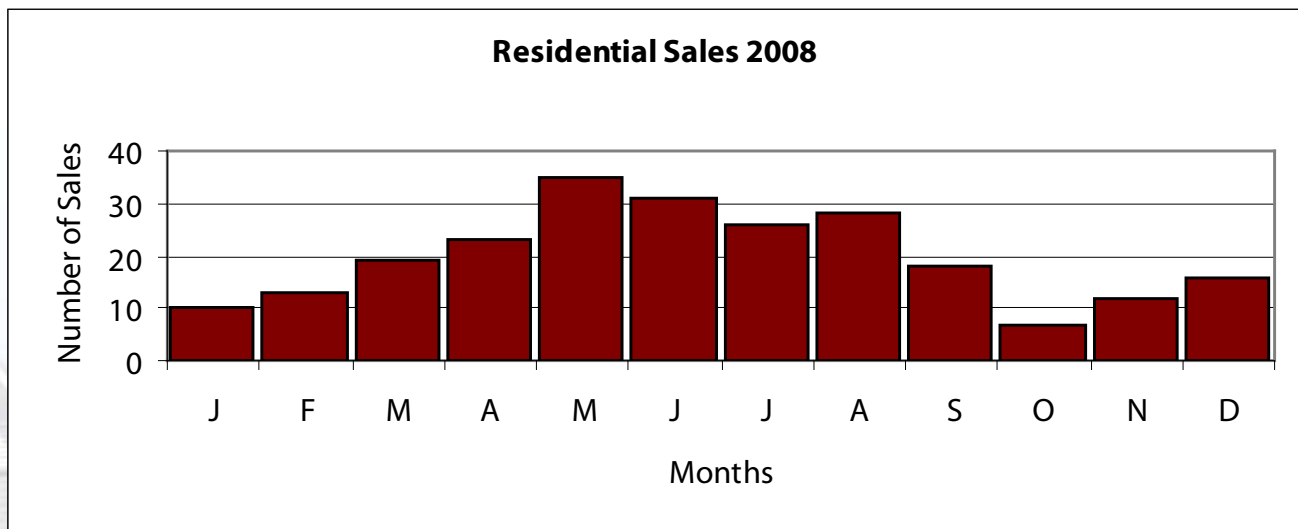
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	0	\$500,000- \$549,999	18
\$150,000- \$199,999	4	\$550,000- \$599,999	12
\$200,000- \$249,999	5	\$600,000- \$699,999	25
\$250,000- \$299,999	10	\$700,000- \$799,999	20
\$300,000- \$349,999	10	\$800,000- \$899,999	22
\$350,000- \$399,999	14	\$900,000 - \$999,999	11
\$400,000- \$449,999	17	\$1,000,000 or over	41
\$450,000- \$499,999	13	Total Sales:	222



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	6	7	0	1	3.9	4.0	4.0	4.0
Baths	8.0	11.0	0.0	1.0	2.9	3.0	3.0	3.0
SqFt	12264.0	8800.0	616.0	796.0	3219.3	3311.0	2813.0	3113.5
List Prc.	\$4,150,000	\$4,995,000	\$110,000	\$99,000	\$642,311	\$693,883	\$485,000	\$530,000
LP/SqFt	\$663	\$3,134	\$104	\$39	\$186	\$205	\$173	\$173
Sold Prc.	\$4,125,500	\$4,650,000	\$107,000	\$92,000	\$612,864	\$666,550	\$464,375	\$517,000
SP/SqFt	\$640	\$3,134	\$99	\$43	\$179	\$198	\$167	\$167
SP/LP	150.0%	115.4%	80.0%	76.7%	96.4%	97.0%	96.9%	97.5%
DOM	448	390	0	0	77.5	62.8	53.0	35.0

Total Sales Volume:	
2007	\$211,962,898
2008	\$145,861,514

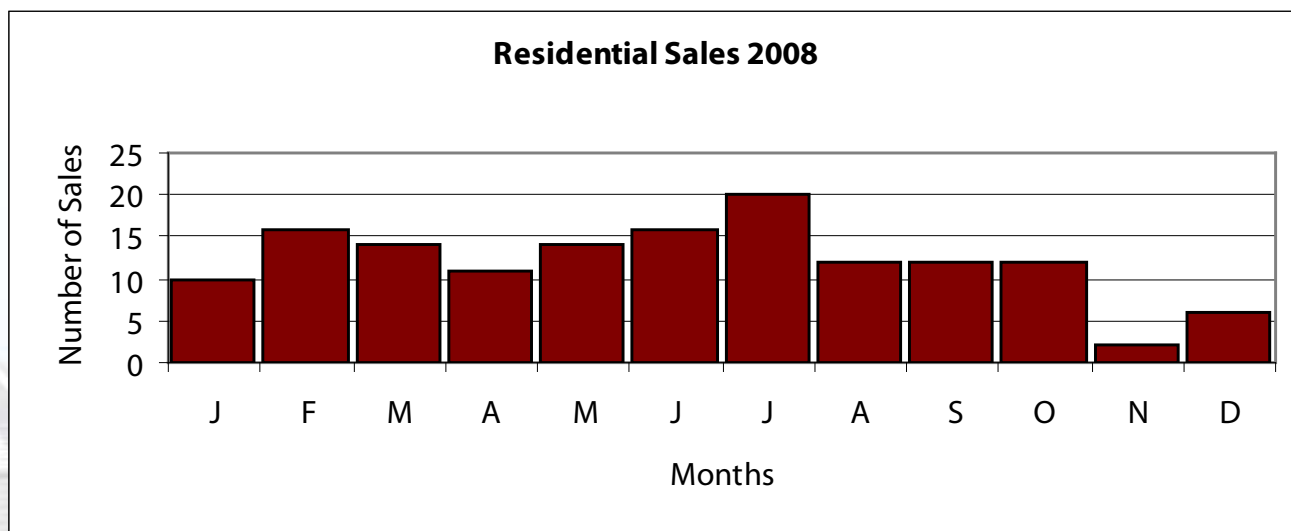
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	5	\$500,000- \$549,999	19
\$150,000- \$199,999	4	\$550,000- \$599,999	13
\$200,000- \$249,999	12	\$600,000- \$699,999	20
\$250,000- \$299,999	17	\$700,000- \$799,999	12
\$300,000- \$349,999	17	\$800,000- \$899,999	5
\$350,000- \$399,999	23	\$900,000 - \$999,999	6
\$400,000- \$449,999	29	\$1,000,000 or over	27
\$450,000- \$499,999	29	Total Sales:	238



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	5	5	0	1	2.2	2.3	2.0	2.0
Baths	4.0	4.0	1.0	1.0	1.6	1.6	2.0	2.0
SqFt	2840.0	2760.0	382.0	389.0	1098.4	1148.0	1040.0	1080.0
List Prc.	\$399,000	\$329,900	\$31,000	\$39,500	\$131,874	\$141,244	\$119,900	\$144,999
LP/SqFt	\$342	\$208	\$46	\$69	\$119	\$124	\$115	\$126
Sold Prc.	\$370,000	\$325,000	\$19,000	\$40,950	\$128,195	\$139,221	\$116,000	\$143,400
SP/SqFt	\$352	\$208	\$32	\$69	\$116	\$122	\$112	\$122
SP/LP	109.8%	110.9%	61.3%	73.2%	96.9%	98.7%	97.9%	100.0%
DOM	463	350	1	0	59.8	41.7	42.0	21.0

Total Sales Volume:	
2007	\$41,070,145
2008	\$18,588,291

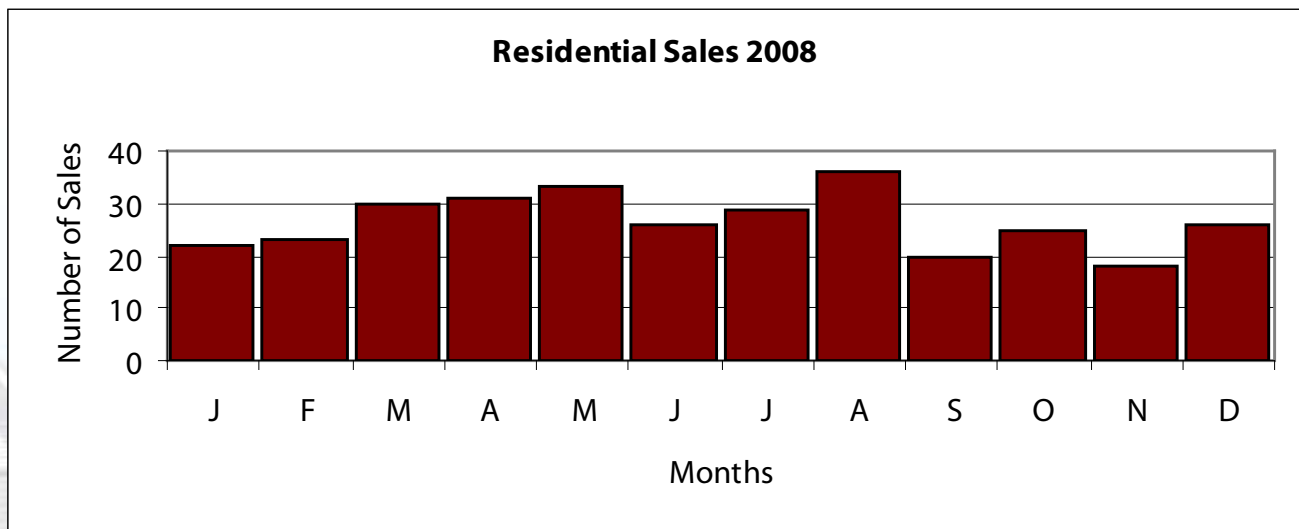
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	98	\$500,000- \$549,999	0
\$150,000- \$199,999	27	\$550,000- \$599,999	0
\$200,000- \$249,999	11	\$600,000- \$699,999	0
\$250,000- \$299,999	4	\$700,000- \$799,999	0
\$300,000- \$349,999	3	\$800,000- \$899,999	0
\$350,000- \$399,999	2	\$900,000 - \$999,999	0
\$400,000- \$449,999	0	\$1,000,000 or over	0
\$450,000- \$499,999	0	Total Sales:	145



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	5	6	0	0	2.9	3.0	3.0	3.0
Baths	4.0	4.0	1.0	1.0	1.8	1.7	2.0	2.0
SqFt	3372.0	4645.0	426.0	426.0	1409.0	1403.3	1346.0	1282.5
List Prc.	\$950,000	\$649,000	\$55,000	\$45,000	\$193,481	\$182,486	\$179,700	\$164,200
LP/SqFt	\$1,046	\$410	\$65	\$67	\$141	\$132	\$135	\$128
Sold Prc.	\$950,000	\$632,000	\$56,250	\$45,000	\$188,630	\$179,831	\$175,000	\$162,950
SP/SqFt	\$1,046	\$400	\$65	\$61	\$138	\$130	\$132	\$126
SP/LP	122.1%	122.4%	79.9%	81.0%	97.8%	99.0%	98.3%	99.7%
DOM	992	596	0	0	56.8	27.7	28.0	11.0

Total Sales Volume:	
2007	\$71,932,374
2008	\$60,172,895

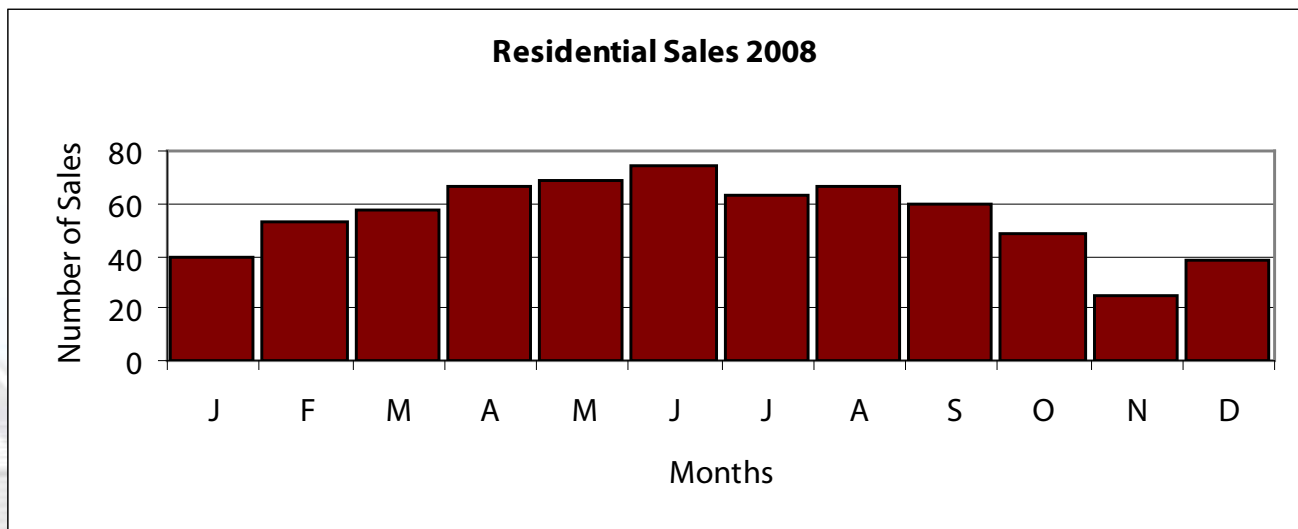
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	90	\$500,000- \$549,999	0
\$150,000- \$199,999	133	\$550,000- \$599,999	0
\$200,000- \$249,999	51	\$600,000- \$699,999	0
\$250,000- \$299,999	30	\$700,000- \$799,999	0
\$300,000- \$349,999	3	\$800,000- \$899,999	0
\$350,000- \$399,999	9	\$900,000 - \$999,999	1
\$400,000- \$449,999	2	\$1,000,000 or over	0
\$450,000- \$499,999	0	Total Sales:	319



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	5	5	0	1	3.1	3.2	3.0	3.0
Baths	4.0	3.0	1.0	1.0	2.0	2.0	2.0	2.0
SqFt	3562.0	3562.0	833.0	840.0	1605.1	1627.1	1524.0	1526.0
List Prc.	\$339,900	\$317,764	\$90,000	\$70,000	\$180,260	\$175,286	\$174,900	\$168,000
LP/SqFt	\$172	\$193	\$56	\$50	\$115	\$110	\$116	\$111
Sold Prc.	\$343,000	\$305,000	\$85,000	\$68,000	\$177,548	\$173,848	\$173,000	\$167,000
SP/SqFt	\$166	\$189	\$59	\$49	\$113	\$109	\$114	\$111
SP/LP	111.9%	127.1%	84.1%	82.4%	98.5%	99.4%	98.7%	100.0%
DOM	246	254	0	0	41.3	26.8	27.0	13.0

Total Sales Volume:	
2007	\$141,860,315
2008	\$117,181,659

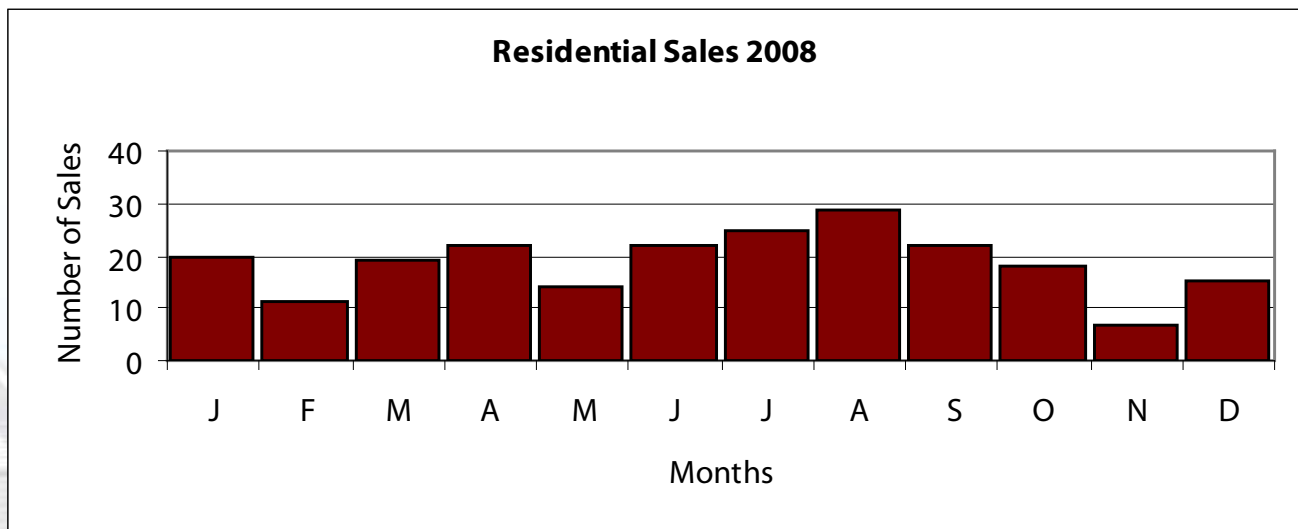
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	128	\$500,000- \$549,999	0
\$150,000- \$199,999	380	\$550,000- \$599,999	0
\$200,000- \$249,999	129	\$600,000- \$699,999	0
\$250,000- \$299,999	21	\$700,000- \$799,999	0
\$300,000- \$349,999	2	\$800,000- \$899,999	0
\$350,000- \$399,999	0	\$900,000 - \$999,999	0
\$400,000- \$449,999	0	\$1,000,000 or over	0
\$450,000- \$499,999	0	Total Sales:	660



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	8	6	0	2	3.1	3.1	3.0	3.0
Baths	3.0	3.0	1.0	1.0	1.9	1.9	2.0	2.0
SqFt	2796.0	2761.0	852.0	796.0	1408.6	1400.6	1321.0	1323.0
List Prc.	\$299,500	\$219,900	\$47,250	\$39,900	\$115,295	\$116,720	\$109,950	\$113,900
LP/SqFt	\$126	\$120	\$35	\$30	\$83	\$85	\$86	\$86
Sold Prc.	\$297,500	\$220,000	\$47,250	\$37,000	\$113,630	\$115,148	\$111,590	\$113,000
SP/SqFt	\$122	\$120	\$39	\$28	\$82	\$84	\$85	\$85
SP/LP	124.8%	119.0%	75.7%	75.9%	98.6%	98.6%	99.9%	99.3%
DOM	233	588	0	0	51.0	45.2	35.0	27.0

Total Sales Volume:	
2007	\$38,344,124
2008	\$25,453,187

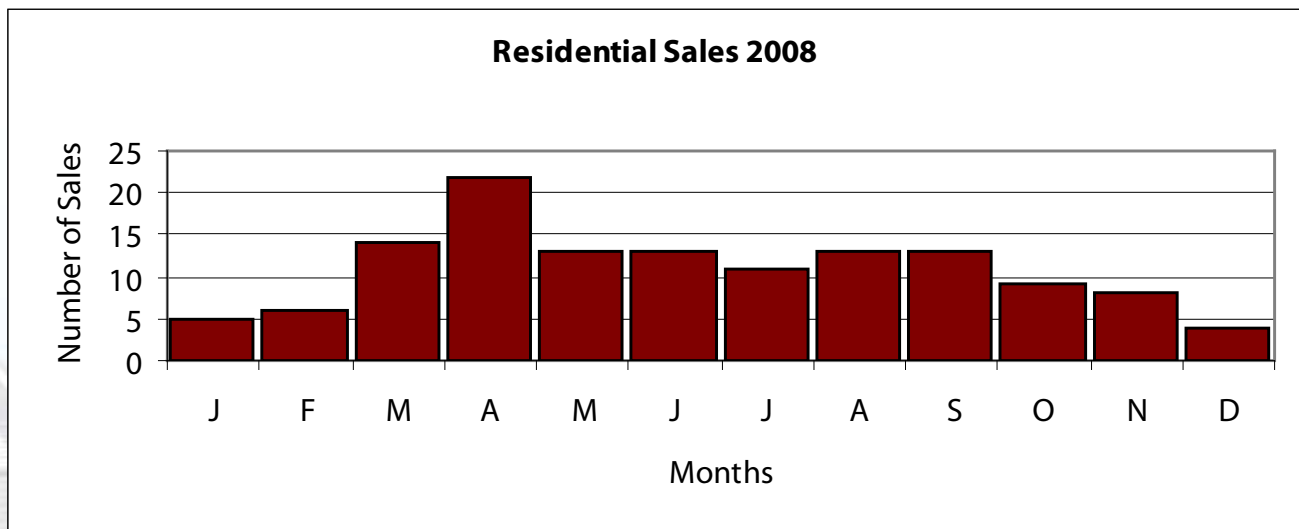
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	198	\$500,000- \$549,999	0
\$150,000- \$199,999	25	\$550,000- \$599,999	0
\$200,000- \$249,999	0	\$600,000- \$699,999	0
\$250,000- \$299,999	1	\$700,000- \$799,999	0
\$300,000- \$349,999	0	\$800,000- \$899,999	0
\$350,000- \$399,999	0	\$900,000 - \$999,999	0
\$400,000- \$449,999	0	\$1,000,000 or over	0
\$450,000- \$499,999	0	Total Sales:	224



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	4	4	1	0	1.6	1.6	2.0	2.0
Baths	3.0	4.0	1.0	1.0	1.5	1.6	1.0	2.0
SqFt	2669.0	6260.0	420.0	322.0	1132.0	1207.0	1164.0	1164.0
List Prc.	\$1,245,000	\$2,450,000	\$110,500	\$89,900	\$366,088	\$420,523	\$320,000	\$347,700
LP/SqFt	\$599	\$714	\$164	\$161	\$322	\$340	\$316	\$335
Sold Prc.	\$1,100,000	\$2,375,000	\$107,000	\$85,000	\$349,009	\$402,674	\$309,900	\$330,000
SP/SqFt	\$571	\$667	\$168	\$159	\$309	\$328	\$301	\$329
SP/LP	102.4%	105.5%	81.2%	80.0%	95.9%	96.8%	96.6%	97.3%
DOM	469	340	0	0	92.1	70.3	65.0	53.0

Total Sales Volume:	
2007	\$62,414,444
2008	\$45,720,237

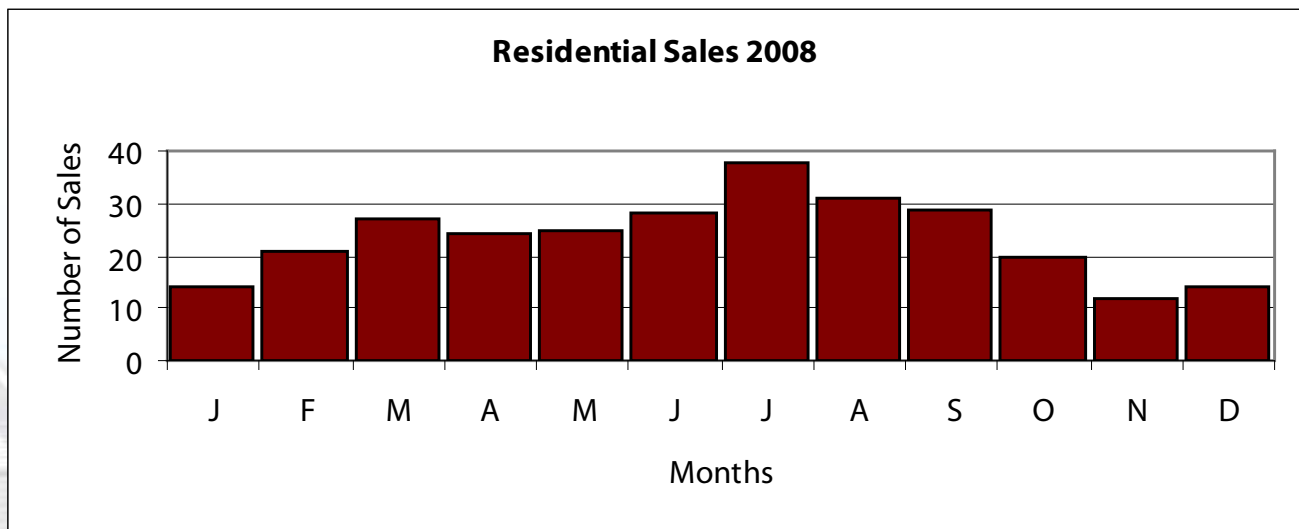
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	7	\$500,000- \$549,999	5
\$150,000- \$199,999	11	\$550,000- \$599,999	3
\$200,000- \$249,999	18	\$600,000- \$699,999	5
\$250,000- \$299,999	23	\$700,000- \$799,999	6
\$300,000- \$349,999	23	\$800,000- \$899,999	1
\$350,000- \$399,999	18	\$900,000 - \$999,999	0
\$400,000- \$449,999	9	\$1,000,000 or over	1
\$450,000- \$499,999	1	Total Sales:	131



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	5	7	1	1	2.9	3.1	3.0	3.0
Baths	5.0	8.0	1.0	1.0	2.2	2.2	2.0	2.0
SqFt	5088.0	13500.0	492.0	492.0	1882.1	1965.6	1720.0	1787.5
List Prc.	\$1,595,000	\$5,500,000	\$24,900	\$22,500	\$256,896	\$271,919	\$185,000	\$189,166
LP/SqFt	\$515	\$453	\$17	\$18	\$126	\$123	\$112	\$106
Sold Prc.	\$1,500,000	\$5,550,000	\$15,000	\$15,000	\$244,172	\$262,190	\$179,500	\$185,000
SP/SqFt	\$396	\$423	\$13	\$12	\$120	\$119	\$108	\$104
SP/LP	112.5%	131.1%	50.1%	55.8%	95.2%	96.6%	96.2%	97.3%
DOM	569	965	0	0	81.2	84.6	57.0	63.0

Total Sales Volume:	
2007	\$97,010,319
2008	\$69,100,796

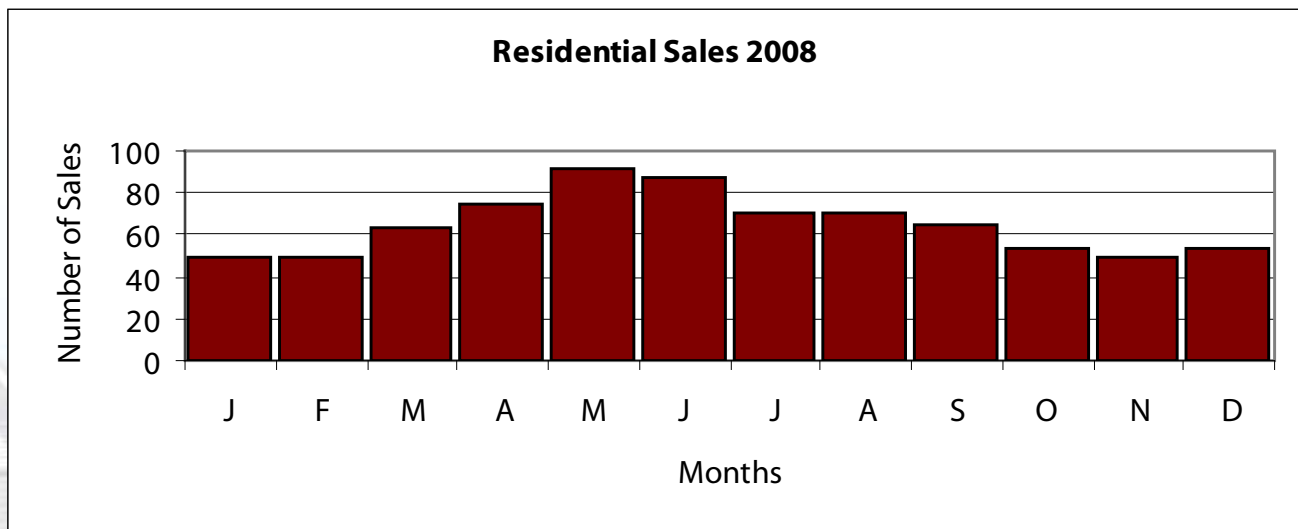
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	108	\$500,000- \$549,999	3
\$150,000- \$199,999	54	\$550,000- \$599,999	3
\$200,000- \$249,999	35	\$600,000- \$699,999	2
\$250,000- \$299,999	28	\$700,000- \$799,999	5
\$300,000- \$349,999	9	\$800,000- \$899,999	6
\$350,000- \$399,999	14	\$900,000 - \$999,999	2
\$400,000- \$449,999	5	\$1,000,000 or over	5
\$450,000- \$499,999	4	Total Sales:	283



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	9	6	0	0	3.5	3.5	3.0	3.0
Baths	7.0	21.0	1.0	0.0	2.6	2.6	2.0	2.0
SqFt	8600.0	8412.0	500.0	500.0	2766.6	2674.4	2536.0	2446.0
List Prc.	\$3,400,000	\$4,995,000	\$49,900	\$29,900	\$485,241	\$477,112	\$365,000	\$359,990
LP/SqFt	\$763	\$1,909	\$30	\$30	\$167	\$168	\$145	\$144
Sold Prc.	\$3,250,000	\$4,300,000	\$43,000	\$29,900	\$459,668	\$456,990	\$349,000	\$349,000
SP/SqFt	\$719	\$1,485	\$28	\$29	\$159	\$162	\$138	\$140
SP/LP	149.4%	125.5%	64.5%	62.5%	95.5%	96.7%	96.2%	97.3%
DOM	1043	1136	0	0	101.7	83.7	75.0	57.0

Total Sales Volume:	
2007	\$434,597,444
2008	\$358,081,623

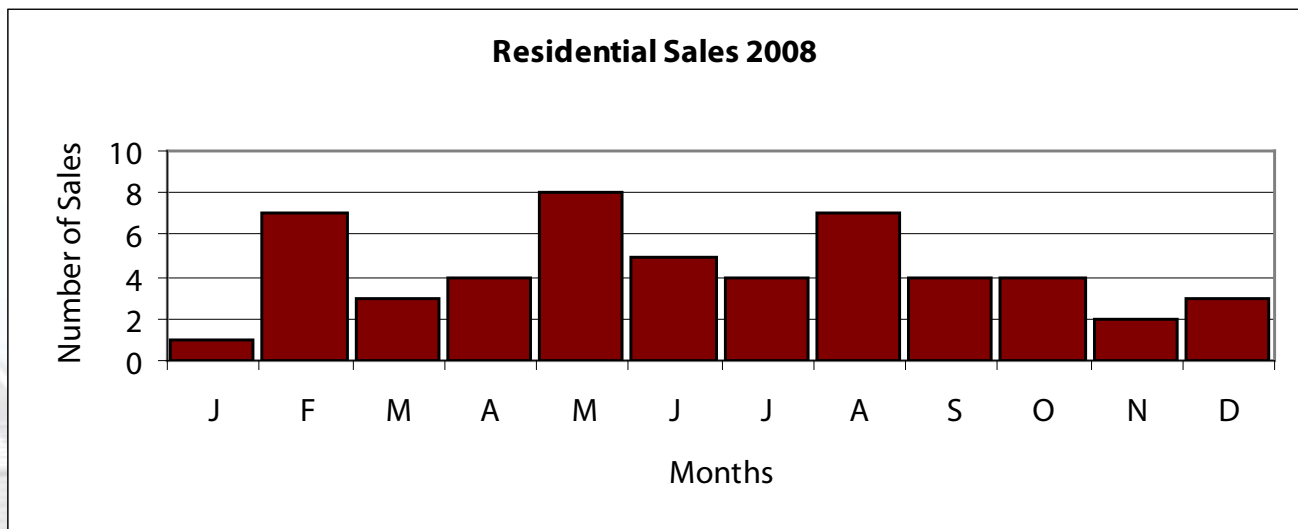
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	47	\$500,000- \$549,999	34
\$150,000- \$199,999	70	\$550,000- \$599,999	34
\$200,000- \$249,999	74	\$600,000- \$699,999	43
\$250,000- \$299,999	130	\$700,000- \$799,999	32
\$300,000- \$349,999	69	\$800,000- \$899,999	24
\$350,000- \$399,999	68	\$900,000 - \$999,999	8
\$400,000- \$449,999	51	\$1,000,000 or over	50
\$450,000- \$499,999	45	Total Sales:	779



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	5	6	2	1	3.2	3.2	3.0	3.0
Baths	5.0	5.0	1.0	1.0	2.5	2.5	2.0	2.0
SqFt	6140.0	7000.0	650.0	650.0	2506.4	2387.2	2389.0	1901.0
List Prc.	\$1,695,000	\$3,950,000	\$73,900	\$49,000	\$471,348	\$484,554	\$359,900	\$258,900
LP/SqFt	\$530	\$573	\$61	\$44	\$180	\$169	\$146	\$162
Sold Prc.	\$1,480,000	\$3,200,000	\$73,400	\$49,000	\$444,489	\$452,347	\$342,500	\$237,500
SP/SqFt	\$510	\$549	\$61	\$44	\$169	\$159	\$139	\$143
SP/LP	135.5%	108.0%	76.8%	70.7%	95.1%	94.6%	95.7%	95.7%
DOM	470	546	3	9	127.2	133.0	92.5	85.0

Total Sales Volume:	
2007	\$30,307,252
2008	\$23,113,445

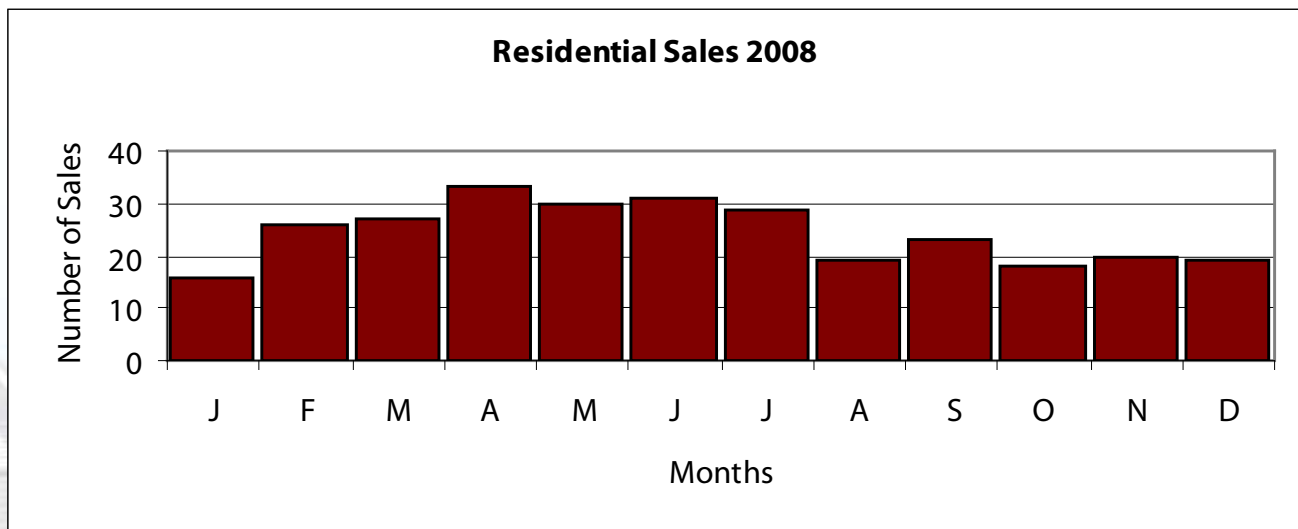
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	9	\$500,000- \$549,999	0
\$150,000- \$199,999	3	\$550,000- \$599,999	1
\$200,000- \$249,999	7	\$600,000- \$699,999	4
\$250,000- \$299,999	4	\$700,000- \$799,999	4
\$300,000- \$349,999	5	\$800,000- \$899,999	3
\$350,000- \$399,999	4	\$900,000 - \$999,999	3
\$400,000- \$449,999	1	\$1,000,000 or over	3
\$450,000- \$499,999	1	Total Sales:	52



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	5	6	0	2	3.4	3.4	3.0	3.0
Baths	3.0	4.0	1.0	1.0	2.1	2.1	2.0	2.0
SqFt	4298.0	4673.0	500.0	624.0	1928.1	1890.0	1766.0	1701.0
List Prc.	\$450,000	\$575,000	\$39,900	\$25,000	\$145,006	\$156,203	\$124,990	\$130,715
LP/SqFt	\$134	\$215	\$24	\$14	\$75	\$82	\$74	\$81
Sold Prc.	\$450,000	\$550,000	\$35,000	\$25,000	\$139,083	\$149,781	\$125,135	\$130,615
SP/SqFt	\$134	\$206	\$24	\$14	\$72	\$79	\$73	\$79
SP/LP	150.0%	112.4%	60.3%	73.1%	96.9%	97.0%	98.5%	97.6%
DOM	502	440	1	0	73.1	75.0	42.0	50.0

Total Sales Volume:	
2007	\$51,374,865
2008	\$40,473,203

Price Range	Quantity	Price Range	Quantity
\$149,999 or under	184	\$500,000- \$549,999	0
\$150,000- \$199,999	68	\$550,000- \$599,999	0
\$200,000- \$249,999	25	\$600,000- \$699,999	0
\$250,000- \$299,999	9	\$700,000- \$799,999	0
\$300,000- \$349,999	4	\$800,000- \$899,999	0
\$350,000- \$399,999	0	\$900,000 - \$999,999	0
\$400,000- \$449,999	0	\$1,000,000 or over	0
\$450,000- \$499,999	1	Total Sales:	291



Residential MLS Area Statistics

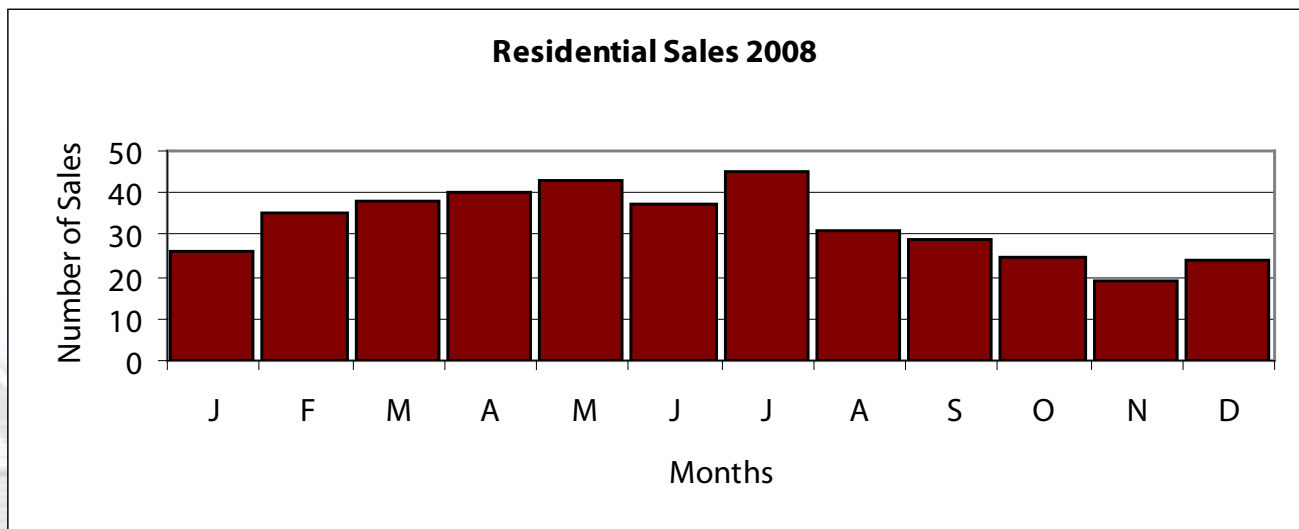
Area

N

	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	6	5	0	2	3.1	3.2	3.0	3.0
Baths	4.0	4.0	1.0	0.0	2.1	2.1	2.0	2.0
SqFt	4075.0	4530.0	810.0	950.0	1812.0	1841.0	1749.0	1760.0
List Prc.	\$629,000	\$669,000	\$99,999	\$75,000	\$191,821	\$188,619	\$184,900	\$180,000
LP/SqFt	\$175	\$172	\$66	\$63	\$108	\$105	\$107	\$105
Sold Prc.	\$585,000	\$625,000	\$93,570	\$72,000	\$188,180	\$186,551	\$182,000	\$180,000
SP/SqFt	\$166	\$168	\$62	\$54	\$106	\$103	\$104	\$103
SP/LP	107.5%	107.9%	86.8%	78.4%	98.2%	98.9%	98.5%	99.0%
DOM	280	431	0	0	43.0	33.4	27.0	16.0

Total Sales Volume:	
2007	\$106,893,649
2008	\$73,766,588

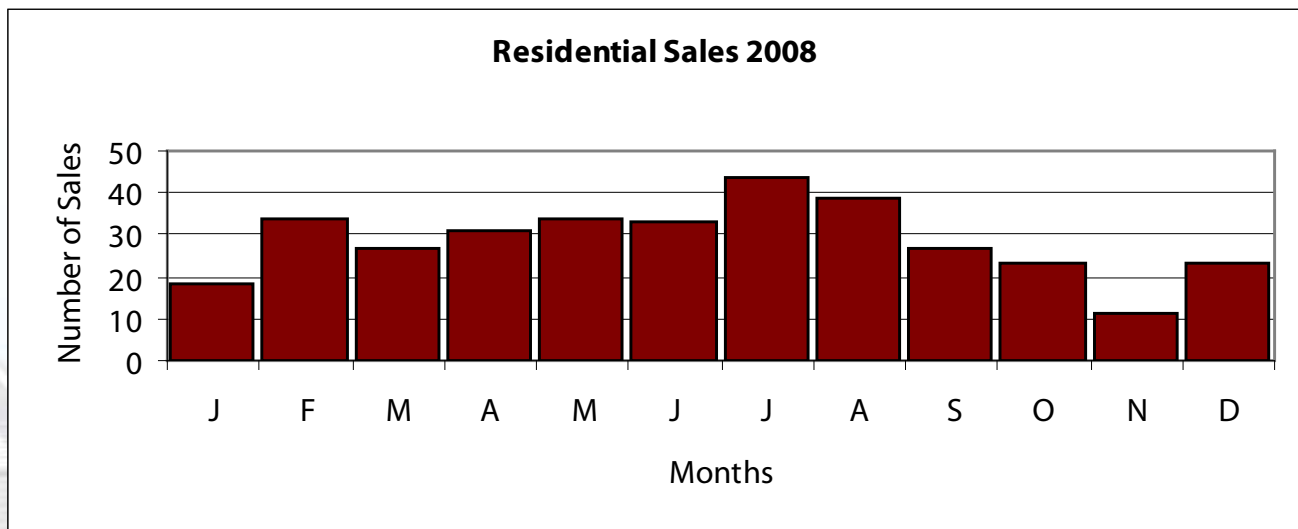
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	76	\$500,000- \$549,999	0
\$150,000- \$199,999	180	\$550,000- \$599,999	2
\$200,000- \$249,999	111	\$600,000- \$699,999	0
\$250,000- \$299,999	20	\$700,000- \$799,999	0
\$300,000- \$349,999	1	\$800,000- \$899,999	0
\$350,000- \$399,999	1	\$900,000 - \$999,999	0
\$400,000- \$449,999	1	\$1,000,000 or over	0
\$450,000- \$499,999	0	Total Sales:	392



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	6	6	1	1	3.2	3.1	3.0	3.0
Baths	4.0	3.0	1.0	1.0	2.0	1.9	2.0	2.0
SqFt	5105.0	4051.0	565.0	565.0	1764.2	1689.0	1722.0	1626.0
List Prc.	\$349,777	\$258,900	\$65,000	\$57,900	\$156,673	\$149,762	\$154,900	\$150,525
LP/SqFt	\$223	\$133	\$35	\$35	\$93	\$92	\$93	\$93
Sold Prc.	\$322,000	\$258,900	\$65,000	\$57,900	\$150,761	\$146,561	\$150,619	\$150,000
SP/SqFt	\$179	\$133	\$35	\$43	\$90	\$90	\$91	\$92
SP/LP	110.4%	123.2%	79.1%	72.3%	96.8%	98.1%	98.1%	99.1%
DOM	588	619	0	0	57.5	59.0	42.0	35.0

Total Sales Volume:	
2007	\$66,685,383
2008	\$51,861,761

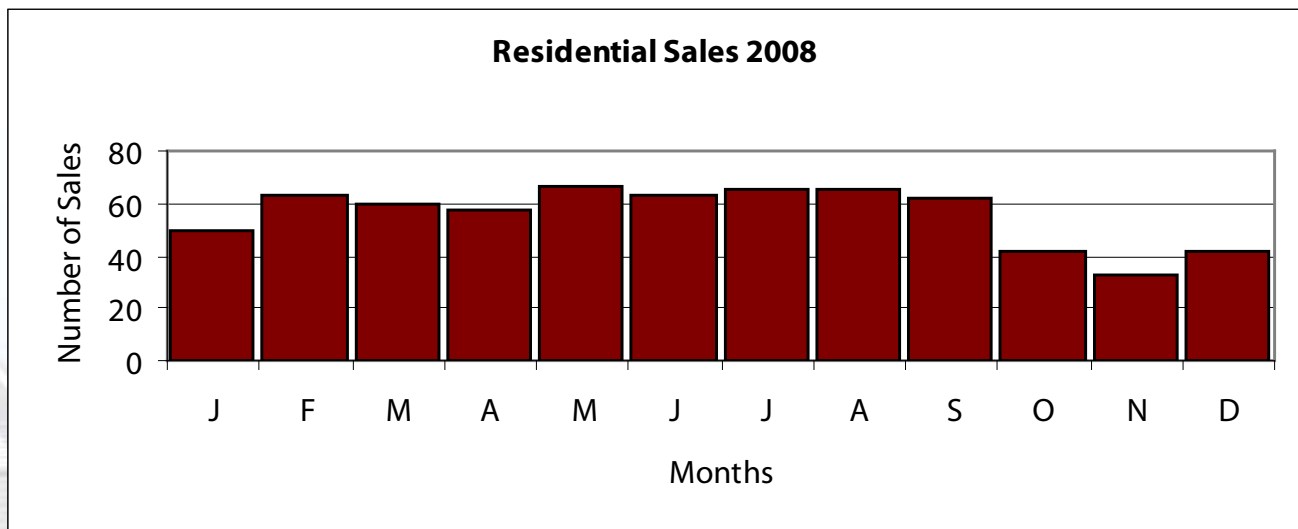
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	165	\$500,000- \$549,999	0
\$150,000- \$199,999	153	\$550,000- \$599,999	0
\$200,000- \$249,999	21	\$600,000- \$699,999	0
\$250,000- \$299,999	4	\$700,000- \$799,999	0
\$300,000- \$349,999	1	\$800,000- \$899,999	0
\$350,000- \$399,999	0	\$900,000 - \$999,999	0
\$400,000- \$449,999	0	\$1,000,000 or over	0
\$450,000- \$499,999	0	Total Sales:	344



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	6	6	0	1	3.4	3.5	3.0	3.0
Baths	4.0	4.0	1.0	1.0	2.2	2.2	2.0	2.0
SqFt	4980.0	4761.0	772.0	673.0	2102.3	2146.9	1992.0	2057.0
List Prc.	\$800,000	\$786,000	\$51,900	\$65,000	\$241,486	\$239,162	\$204,900	\$199,900
LP/SqFt	\$232	\$220	\$55	\$60	\$113	\$111	\$110	\$107
Sold Prc.	\$762,000	\$771,000	\$53,000	\$58,505	\$235,699	\$236,124	\$201,000	\$198,700
SP/SqFt	\$219	\$220	\$54	\$60	\$111	\$110	\$107	\$105
SP/LP	118.2%	109.1%	59.7%	82.2%	97.6%	98.8%	98.2%	99.0%
DOM	435	363	0	0	47.2	38.2	27.0	18.0

Total Sales Volume:	
2007	\$195,982,834
2008	\$157,682,954

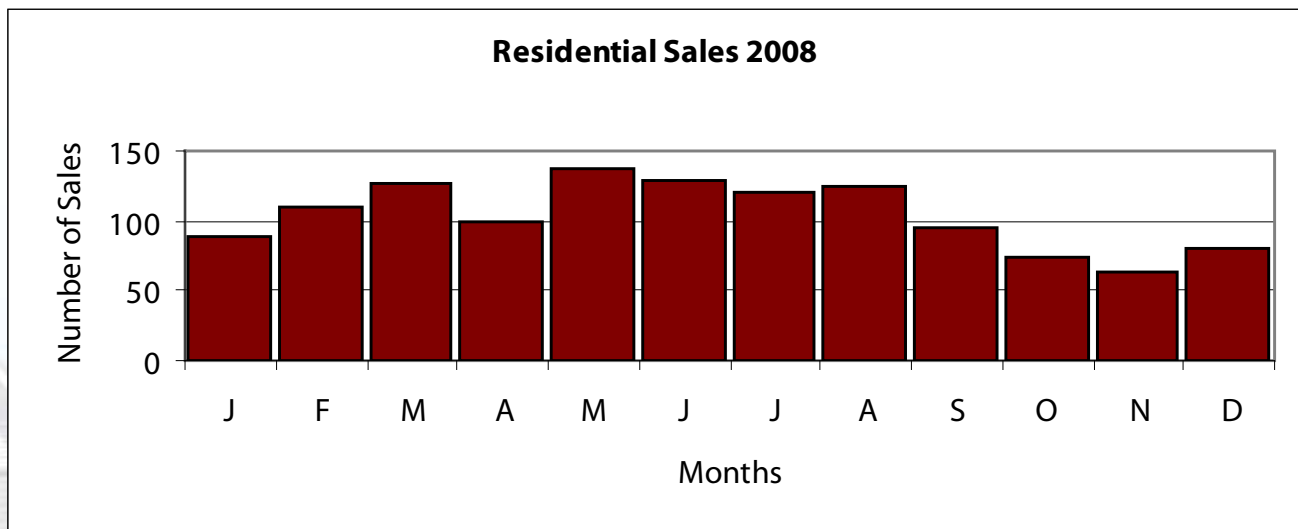
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	109	\$500,000- \$549,999	5
\$150,000- \$199,999	218	\$550,000- \$599,999	2
\$200,000- \$249,999	116	\$600,000- \$699,999	7
\$250,000- \$299,999	64	\$700,000- \$799,999	2
\$300,000- \$349,999	52	\$800,000- \$899,999	0
\$350,000- \$399,999	52	\$900,000 - \$999,999	0
\$400,000- \$449,999	27	\$1,000,000 or over	0
\$450,000- \$499,999	15	Total Sales:	669



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	6	7	0	2	3.4	3.5	3.0	3.0
Baths	5.0	4.0	1.0	1.0	2.1	2.1	2.0	2.0
SqFt	4693.0	5383.0	872.0	810.0	2004.3	2041.8	1860.0	1900.0
List Prc.	\$550,000	\$500,000	\$55,000	\$39,999	\$170,079	\$169,138	\$157,500	\$159,000
LP/SqFt	\$155	\$271	\$43	\$35	\$87	\$85	\$87	\$85
Sold Prc.	\$450,000	\$450,000	\$53,900	\$42,000	\$164,751	\$165,032	\$154,900	\$155,000
SP/SqFt	\$149	\$244	\$41	\$29	\$85	\$83	\$85	\$83
SP/LP	132.1%	114.9%	71.0%	71.2%	97.4%	97.9%	98.4%	98.6%
DOM	484	691	0	0	61.9	59.8	42.0	41.0

Total Sales Volume:	
2007	\$257,615,238
2008	\$205,444,168

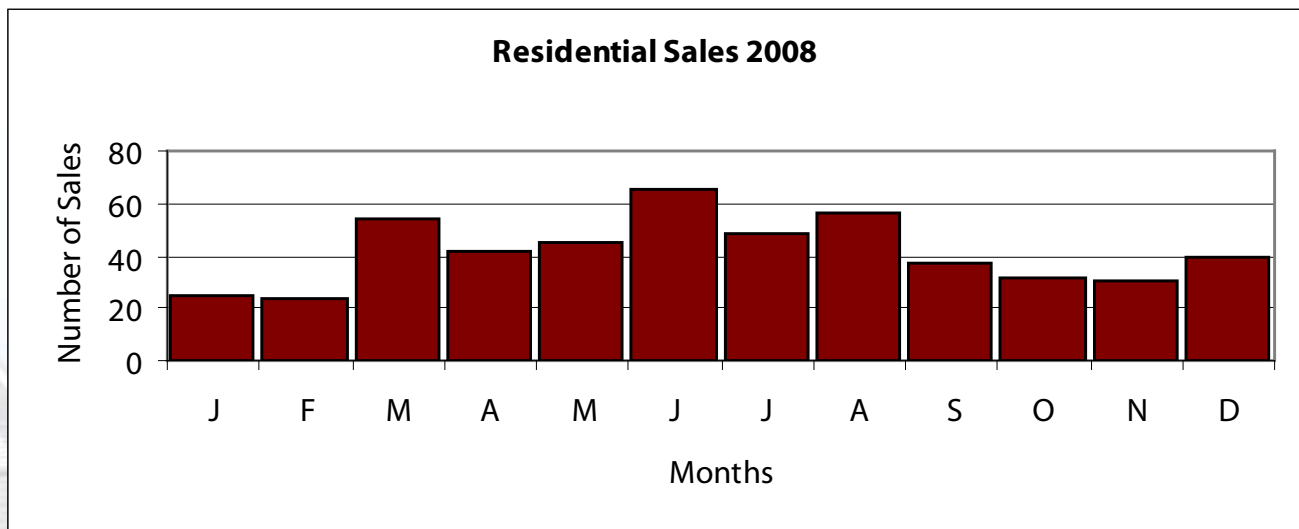
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	562	\$500,000- \$549,999	0
\$150,000- \$199,999	454	\$550,000- \$599,999	0
\$200,000- \$249,999	175	\$600,000- \$699,999	0
\$250,000- \$299,999	42	\$700,000- \$799,999	0
\$300,000- \$349,999	13	\$800,000- \$899,999	0
\$350,000- \$399,999	0	\$900,000 - \$999,999	0
\$400,000- \$449,999	0	\$1,000,000 or over	0
\$450,000- \$499,999	1	Total Sales:	1247



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	7	7	1	1	3.8	3.9	4.0	4.0
Baths	6.0	7.0	1.0	1.0	2.9	2.9	3.0	3.0
SqFt	10454.0	9194.0	607.0	607.0	3149.8	3202.8	3137.0	3154.0
List Prc.	\$3,999,000	\$2,975,000	\$109,900	\$129,900	\$526,416	\$530,191	\$400,000	\$439,450
LP/SqFt	\$548	\$1,053	\$75	\$56	\$160	\$163	\$143	\$145
Sold Prc.	\$3,750,000	\$2,875,000	\$109,900	\$129,900	\$496,115	\$512,291	\$385,000	\$427,975
SP/SqFt	\$519	\$1,061	\$70	\$75	\$152	\$158	\$136	\$140
SP/LP	109.3%	135.6%	62.2%	77.1%	95.4%	97.3%	96.7%	97.8%
DOM	532	648	0	0	90.8	76.9	64.0	54.0

Total Sales Volume:	
2007	\$319,669,677
2008	\$246,569,252

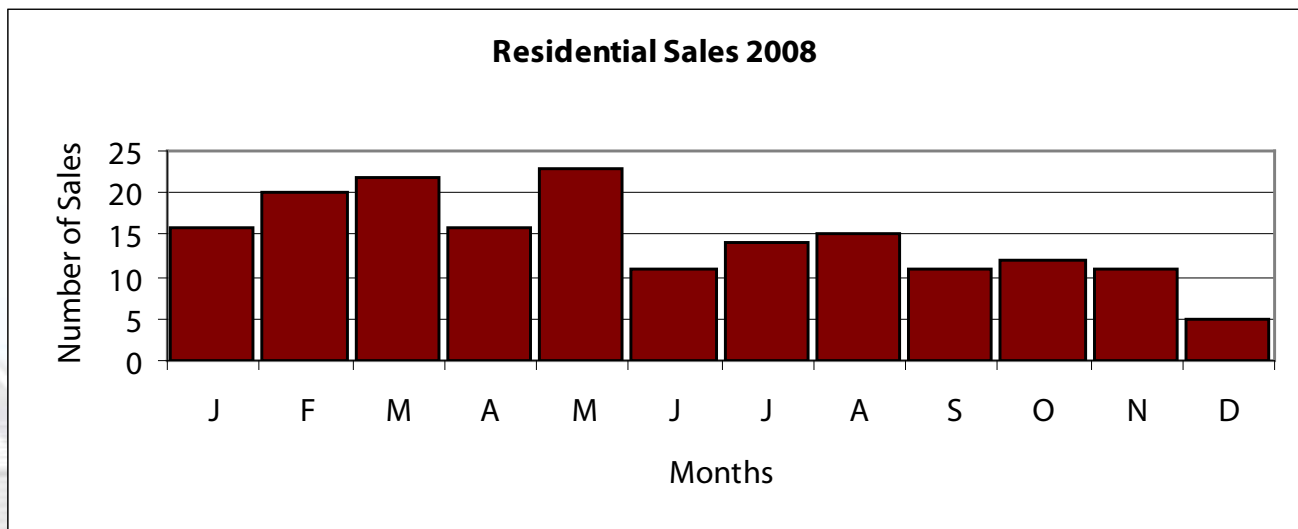
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	15	\$500,000- \$549,999	21
\$150,000- \$199,999	23	\$550,000- \$599,999	29
\$200,000- \$249,999	31	\$600,000- \$699,999	47
\$250,000- \$299,999	59	\$700,000- \$799,999	17
\$300,000- \$349,999	70	\$800,000- \$899,999	21
\$350,000- \$399,999	63	\$900,000 - \$999,999	3
\$400,000- \$449,999	35	\$1,000,000 or over	32
\$450,000- \$499,999	31	Total Sales:	497



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	5	5	2	2	3.3	3.3	3.0	3.0
Baths	5.0	4.0	1.0	1.0	2.1	2.1	2.0	2.0
SqFt	4698.0	4571.0	867.0	960.0	2084.1	2138.8	2081.0	2068.0
List Prc.	\$569,000	\$499,000	\$54,000	\$40,000	\$183,889	\$196,357	\$156,312	\$168,990
LP/SqFt	\$183	\$162	\$26	\$29	\$88	\$92	\$89	\$93
Sold Prc.	\$525,000	\$499,000	\$45,000	\$40,000	\$179,052	\$191,674	\$156,421	\$164,310
SP/SqFt	\$175	\$161	\$27	\$26	\$86	\$90	\$87	\$91
SP/LP	111.7%	117.9%	70.7%	72.7%	97.6%	98.1%	98.4%	98.6%
DOM	317	393	2	0	52.8	58.6	36.5	35.0

Total Sales Volume:	
2007	\$45,043,482
2008	\$31,513,076

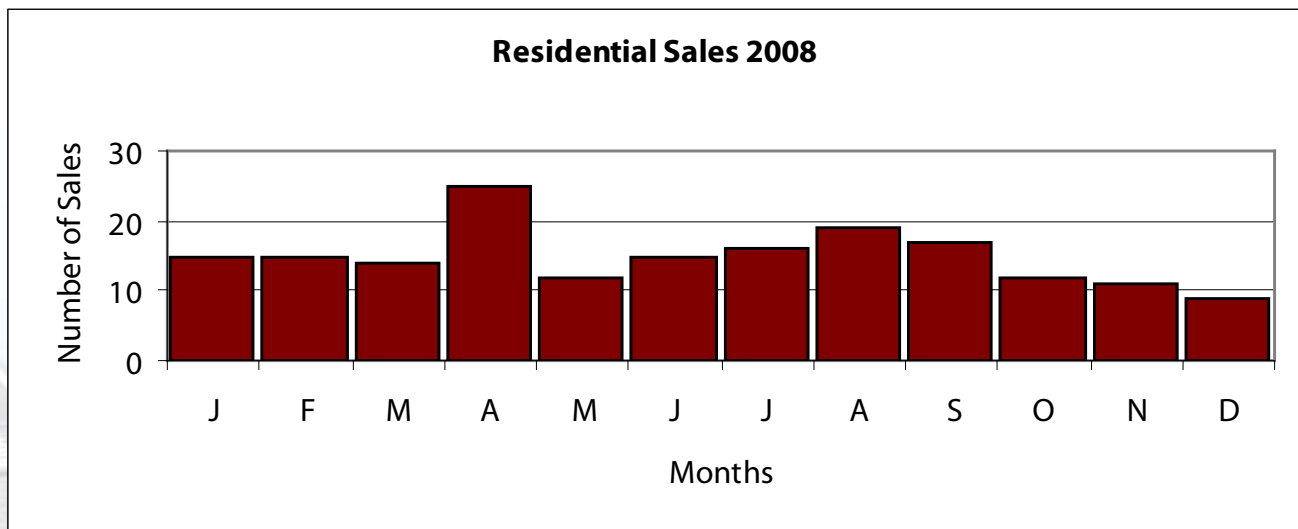
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	85	\$500,000- \$549,999	2
\$150,000- \$199,999	39	\$550,000- \$599,999	0
\$200,000- \$249,999	23	\$600,000- \$699,999	0
\$250,000- \$299,999	13	\$700,000- \$799,999	0
\$300,000- \$349,999	8	\$800,000- \$899,999	0
\$350,000- \$399,999	5	\$900,000 - \$999,999	0
\$400,000- \$449,999	1	\$1,000,000 or over	0
\$450,000- \$499,999	0	Total Sales:	176



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	7	4	1	2	3.3	3.2	3.0	3.0
Baths	5.0	3.0	1.0	1.0	2.0	2.0	2.0	2.0
SqFt	5816.0	3812.0	875.0	624.0	1814.5	1734.2	1676.0	1561.0
List Prc.	\$360,000	\$299,000	\$39,500	\$28,350	\$129,129	\$124,337	\$130,750	\$120,500
LP/SqFt	\$156	\$176	\$27	\$17	\$75	\$76	\$74	\$75
Sold Prc.	\$340,000	\$279,900	\$36,500	\$28,300	\$122,748	\$120,260	\$125,200	\$119,063
SP/SqFt	\$169	\$163	\$23	\$17	\$72	\$73	\$68	\$73
SP/LP	111.3%	119.5%	61.0%	75.3%	95.7%	97.5%	96.9%	97.9%
DOM	427	358	2	0	59.8	43.1	39.0	29.0

Total Sales Volume:	
2007	\$24,773,464
2008	\$22,094,576

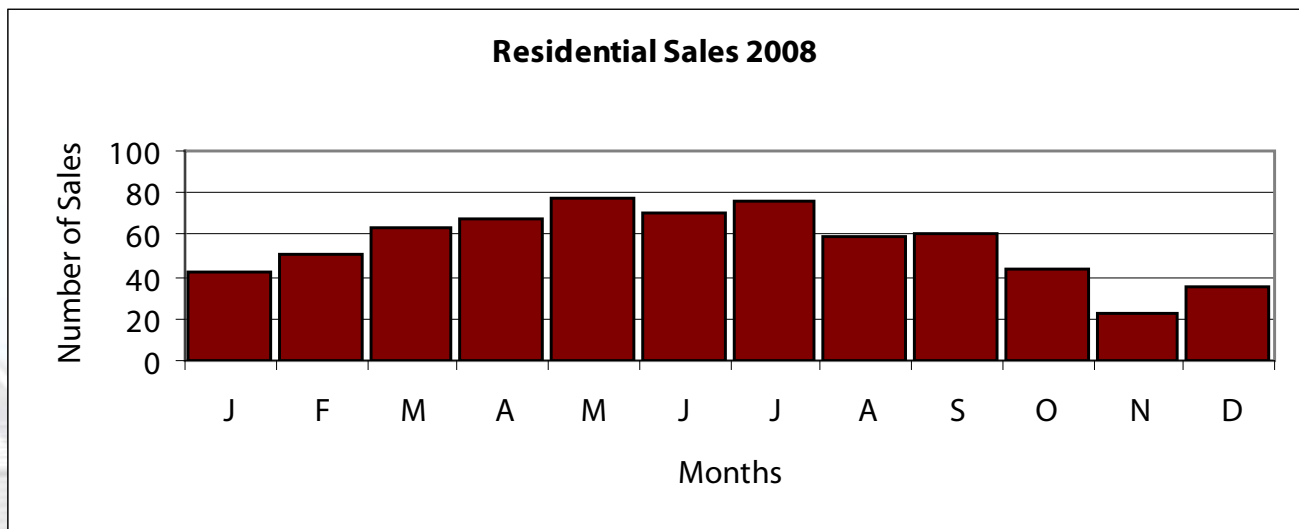
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	157	\$500,000- \$549,999	0
\$150,000- \$199,999	21	\$550,000- \$599,999	0
\$200,000- \$249,999	0	\$600,000- \$699,999	0
\$250,000- \$299,999	1	\$700,000- \$799,999	0
\$300,000- \$349,999	1	\$800,000- \$899,999	0
\$350,000- \$399,999	0	\$900,000 - \$999,999	0
\$400,000- \$449,999	0	\$1,000,000 or over	0
\$450,000- \$499,999	0	Total Sales:	180



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	6	5	2	2	3.5	3.5	3.0	3.0
Baths	5.0	5.0	1.0	1.0	2.2	2.2	2.0	2.0
SqFt	6188.0	4603.0	766.0	782.0	2156.1	2156.8	2014.0	2074.0
List Prc.	\$995,000	\$800,000	\$85,000	\$74,900	\$241,660	\$235,782	\$220,763	\$220,000
LP/SqFt	\$217	\$228	\$49	\$44	\$113	\$110	\$113	\$110
Sold Prc.	\$950,000	\$814,000	\$71,500	\$75,000	\$234,094	\$230,958	\$217,000	\$217,000
SP/SqFt	\$216	\$222	\$47	\$38	\$110	\$108	\$110	\$109
SP/LP	119.4%	128.2%	79.2%	82.3%	97.3%	98.3%	98.0%	98.6%
DOM	362	334	0	0	51.8	47.4	36.0	30.0

Total Sales Volume:	
2007	\$158,899,267
2008	\$156,140,770

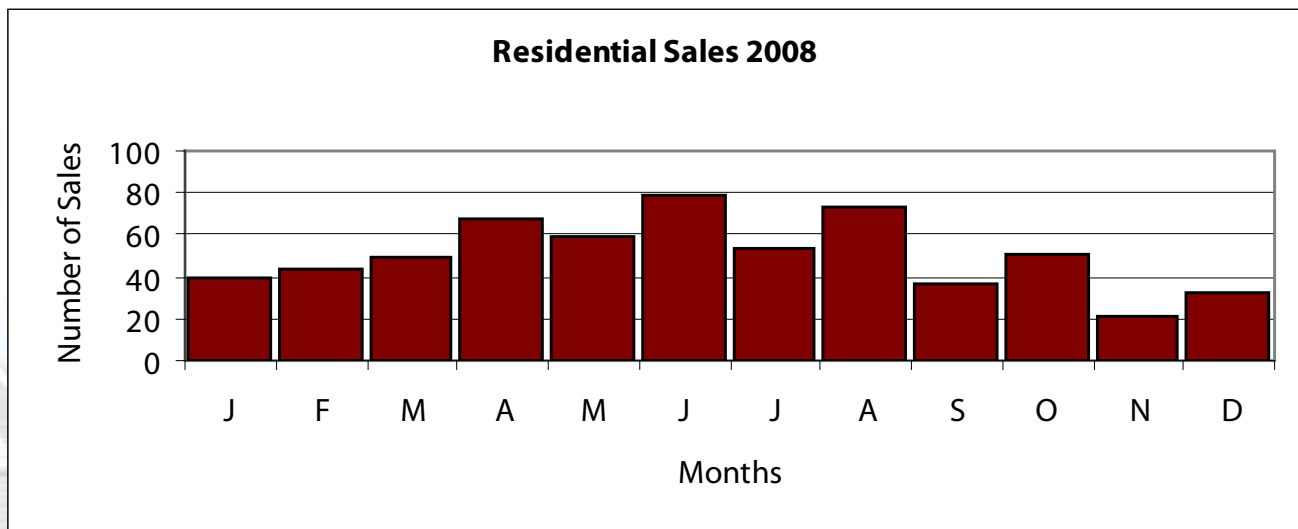
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	47	\$500,000- \$549,999	8
\$150,000- \$199,999	223	\$550,000- \$599,999	3
\$200,000- \$249,999	187	\$600,000- \$699,999	3
\$250,000- \$299,999	107	\$700,000- \$799,999	0
\$300,000- \$349,999	50	\$800,000- \$899,999	0
\$350,000- \$399,999	19	\$900,000 - \$999,999	1
\$400,000- \$449,999	12	\$1,000,000 or over	0
\$450,000- \$499,999	7	Total Sales:	667



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	5	6	1	2	3.6	3.6	4.0	4.0
Baths	5.0	6.0	1.0	1.0	2.3	2.3	2.0	2.0
SqFt	4713.0	5783.0	768.0	924.0	2449.6	2447.4	2362.0	2348.0
List Prc.	\$719,000	\$1,000,000	\$65,000	\$55,000	\$305,347	\$302,596	\$279,500	\$282,000
LP/SqFt	\$294	\$236	\$69	\$60	\$126	\$125	\$124	\$123
Sold Prc.	\$730,000	\$935,000	\$55,000	\$55,000	\$297,772	\$295,841	\$274,000	\$278,825
SP/SqFt	\$293	\$227	\$69	\$60	\$123	\$122	\$121	\$121
SP/LP	110.0%	109.7%	84.6%	77.8%	97.6%	98.1%	98.0%	98.5%
DOM	408	355	0	0	54.9	39.7	36.0	23.0

Total Sales Volume:	
2007	\$235,489,505
2008	\$180,747,808

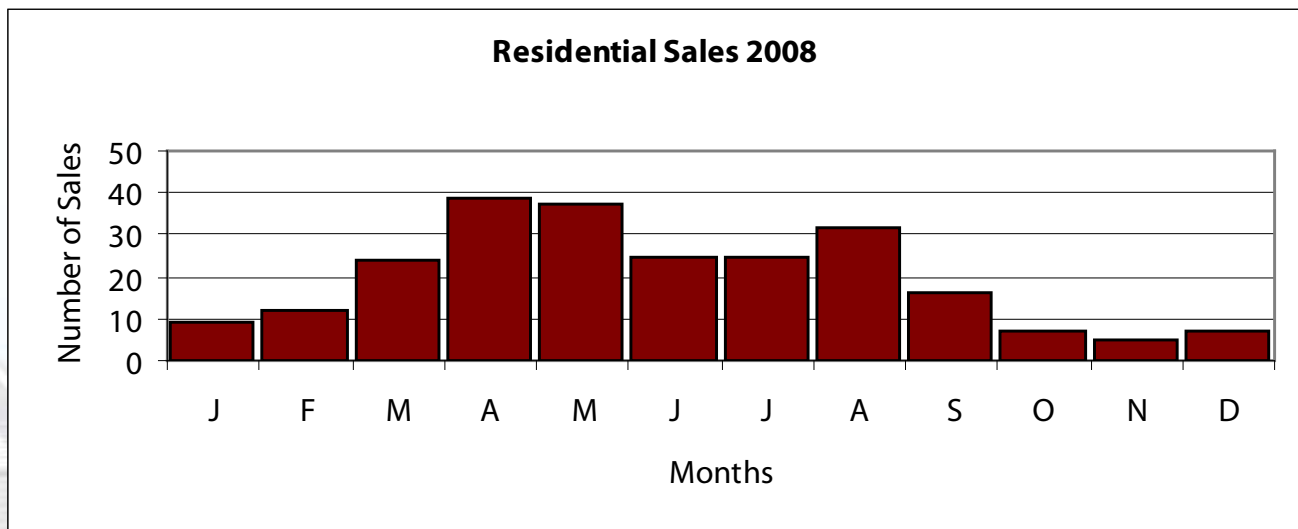
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	3	\$500,000- \$549,999	5
\$150,000- \$199,999	46	\$550,000- \$599,999	7
\$200,000- \$249,999	171	\$600,000- \$699,999	14
\$250,000- \$299,999	144	\$700,000- \$799,999	1
\$300,000- \$349,999	113	\$800,000- \$899,999	0
\$350,000- \$399,999	69	\$900,000 - \$999,999	0
\$400,000- \$449,999	23	\$1,000,000 or over	0
\$450,000- \$499,999	11	Total Sales:	607



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	8	7	0	0	2.0	1.9	2.0	2.0
Baths	6.0	5.0	1.0	1.0	1.7	1.6	2.0	2.0
SqFt	16212.0	5099.0	304.0	351.0	1123.8	1000.4	912.0	894.0
List Prc.	\$1,500,000	\$1,385,000	\$65,000	\$69,000	\$265,296	\$230,371	\$209,925	\$187,500
LP/SqFt	\$763	\$406	\$5	\$146	\$250	\$230	\$245	\$222
Sold Prc.	\$1,250,000	\$1,207,500	\$62,500	\$72,000	\$255,586	\$224,675	\$204,250	\$186,000
SP/SqFt	\$708	\$406	\$5	\$144	\$242	\$226	\$239	\$219
SP/LP	106.1%	108.7%	83.3%	80.6%	97.0%	98.5%	97.3%	99.1%
DOM	466	858	0	0	56.5	39.8	39.0	13.0

Total Sales Volume:	
2007	\$65,829,732
2008	\$60,829,460

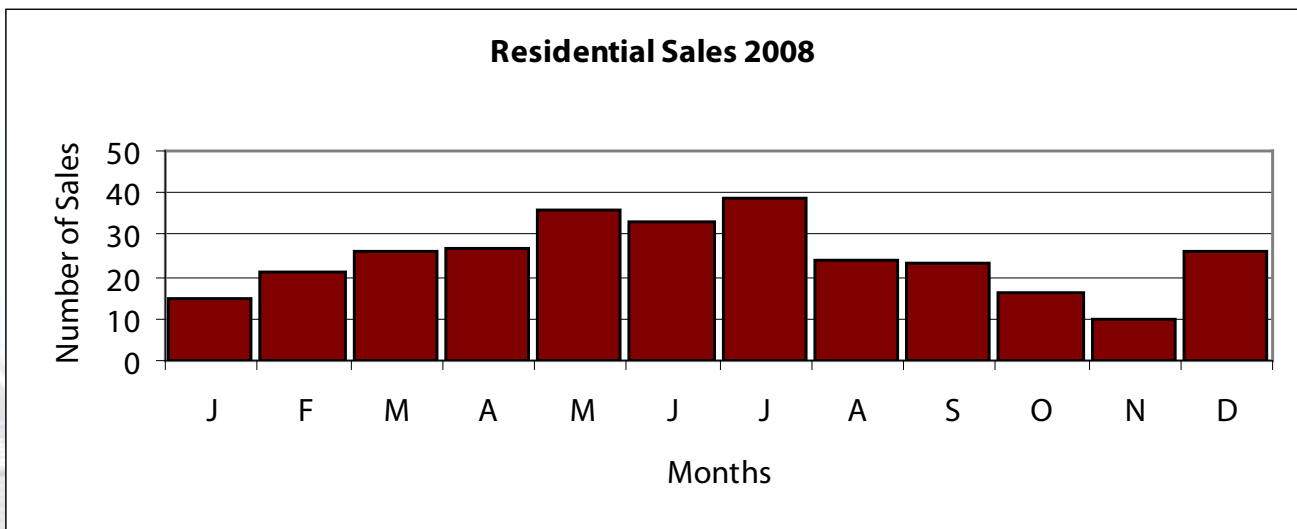
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	46	\$500,000- \$549,999	3
\$150,000- \$199,999	72	\$550,000- \$599,999	4
\$200,000- \$249,999	29	\$600,000- \$699,999	4
\$250,000- \$299,999	31	\$700,000- \$799,999	3
\$300,000- \$349,999	13	\$800,000- \$899,999	0
\$350,000- \$399,999	18	\$900,000 - \$999,999	1
\$400,000- \$449,999	8	\$1,000,000 or over	1
\$450,000- \$499,999	5	Total Sales:	238



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	7	6	1	1	3.5	3.6	3.0	4.0
Baths	6.0	7.0	1.0	1.0	2.5	2.6	2.0	2.0
SqFt	8784.0	10235.0	930.0	1072.0	2669.0	2870.6	2337.5	2530.0
List Prc.	\$4,395,000	\$4,875,000	\$75,500	\$89,500	\$455,424	\$532,152	\$337,750	\$355,000
LP/SqFt	\$508	\$532	\$62	\$70	\$156	\$161	\$141	\$137
Sold Prc.	\$3,400,000	\$4,600,000	\$72,000	\$90,000	\$429,644	\$508,618	\$326,450	\$345,000
SP/SqFt	\$393	\$476	\$59	\$68	\$150	\$155	\$139	\$135
SP/LP	131.3%	138.1%	63.4%	81.7%	96.6%	97.1%	97.2%	97.7%
DOM	510	470	0	0	70.5	65.9	49.0	36.0

Total Sales Volume:	
2007	\$188,697,236
2008	\$127,174,607

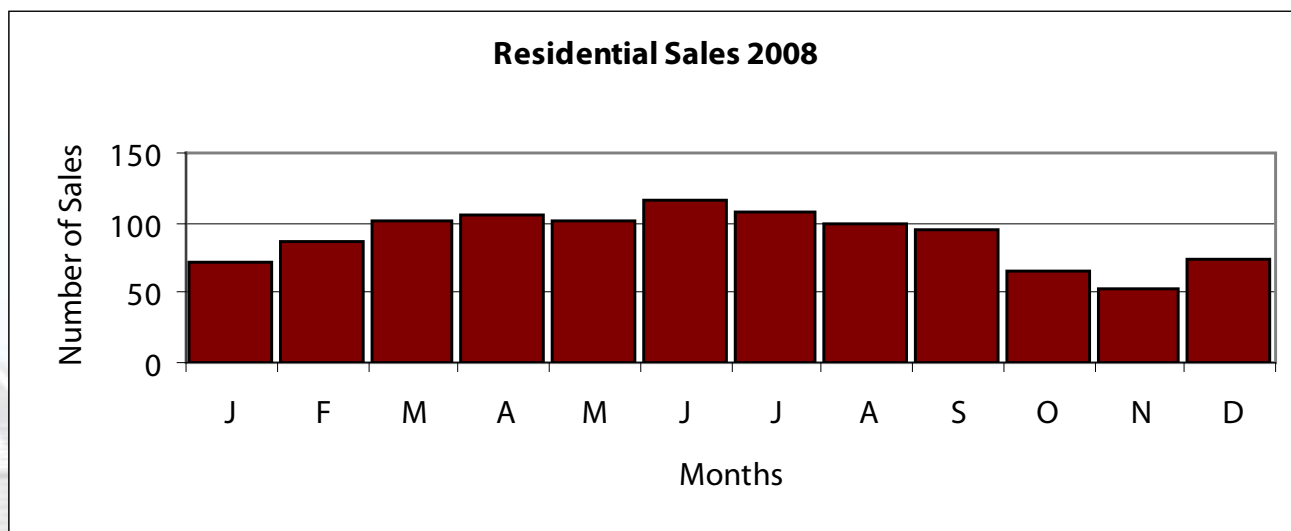
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	14	\$500,000- \$549,999	2
\$150,000- \$199,999	51	\$550,000- \$599,999	2
\$200,000- \$249,999	15	\$600,000- \$699,999	9
\$250,000- \$299,999	39	\$700,000- \$799,999	17
\$300,000- \$349,999	45	\$800,000- \$899,999	11
\$350,000- \$399,999	44	\$900,000 - \$999,999	6
\$400,000- \$449,999	17	\$1,000,000 or over	14
\$450,000- \$499,999	10	Total Sales:	296



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	8	7	0	1	3.4	3.4	3.0	3.0
Baths	5.0	5.0	1.0	1.0	2.1	2.1	2.0	2.0
SqFt	6857.0	5498.0	880.0	784.0	2010.9	1956.5	1848.0	1813.0
List Prc.	\$1,550,000	\$850,000	\$29,000	\$42,000	\$181,895	\$171,323	\$158,665	\$150,000
LP/SqFt	\$226	\$197	\$32	\$31	\$90	\$88	\$88	\$86
Sold Prc.	\$1,690,000	\$812,500	\$20,000	\$42,000	\$176,279	\$167,707	\$155,000	\$149,900
SP/SqFt	\$246	\$188	\$22	\$30	\$88	\$86	\$86	\$85
SP/LP	112.6%	114.5%	69.0%	80.0%	97.5%	98.2%	98.3%	98.7%
DOM	474	480	0	0	59.3	51.2	38.0	33.0

Total Sales Volume:	
2007	\$219,192,437
2008	\$190,029,007

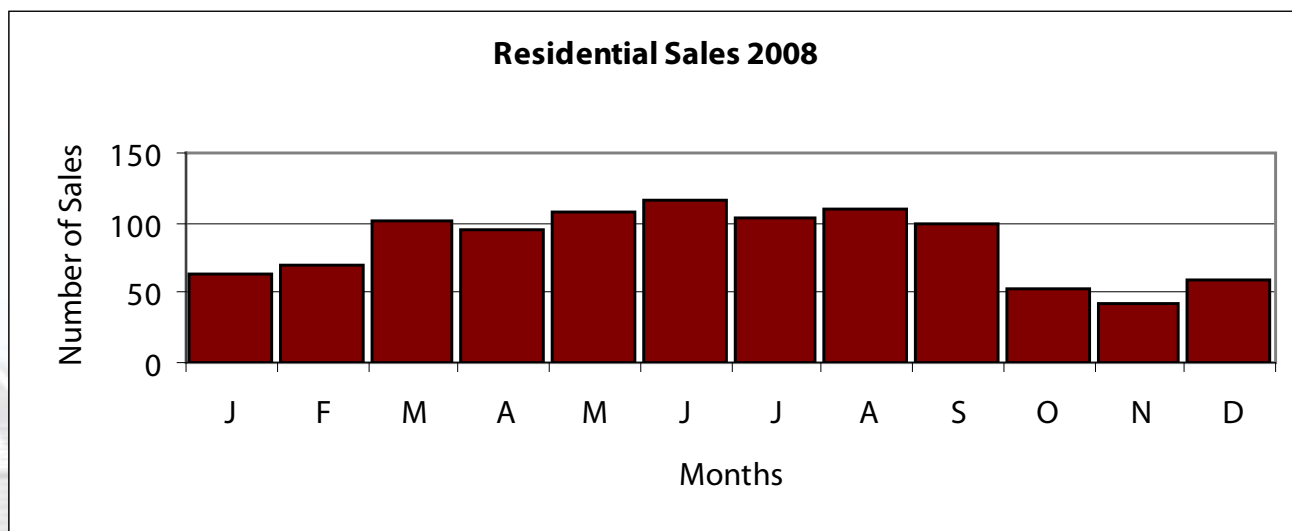
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	465	\$500,000- \$549,999	5
\$150,000- \$199,999	417	\$550,000- \$599,999	4
\$200,000- \$249,999	90	\$600,000- \$699,999	3
\$250,000- \$299,999	40	\$700,000- \$799,999	1
\$300,000- \$349,999	21	\$800,000- \$899,999	0
\$350,000- \$399,999	16	\$900,000 - \$999,999	1
\$400,000- \$449,999	10	\$1,000,000 or over	1
\$450,000- \$499,999	4	Total Sales:	1078



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	6	6	0	1	3.5	3.6	3.0	3.0
Baths	5.0	4.0	1.0	1.0	2.3	2.3	2.0	2.0
SqFt	5891.0	4900.0	840.0	480.0	2347.7	2340.3	2214.0	2200.0
List Prc.	\$1,389,000	\$1,750,000	\$49,900	\$44,900	\$244,181	\$240,645	\$219,900	\$215,000
LP/SqFt	\$408	\$729	\$51	\$31	\$104	\$103	\$102	\$99
Sold Prc.	\$1,310,000	\$1,600,000	\$50,000	\$42,000	\$235,193	\$234,233	\$215,000	\$209,950
SP/SqFt	\$375	\$677	\$48	\$29	\$100	\$101	\$99	\$97
SP/LP	113.3%	108.9%	76.9%	73.8%	96.9%	97.7%	97.6%	98.2%
DOM	462	419	0	0	68.7	56.1	50.0	38.0

Total Sales Volume:	
2007	\$281,548,332
2008	\$240,132,341

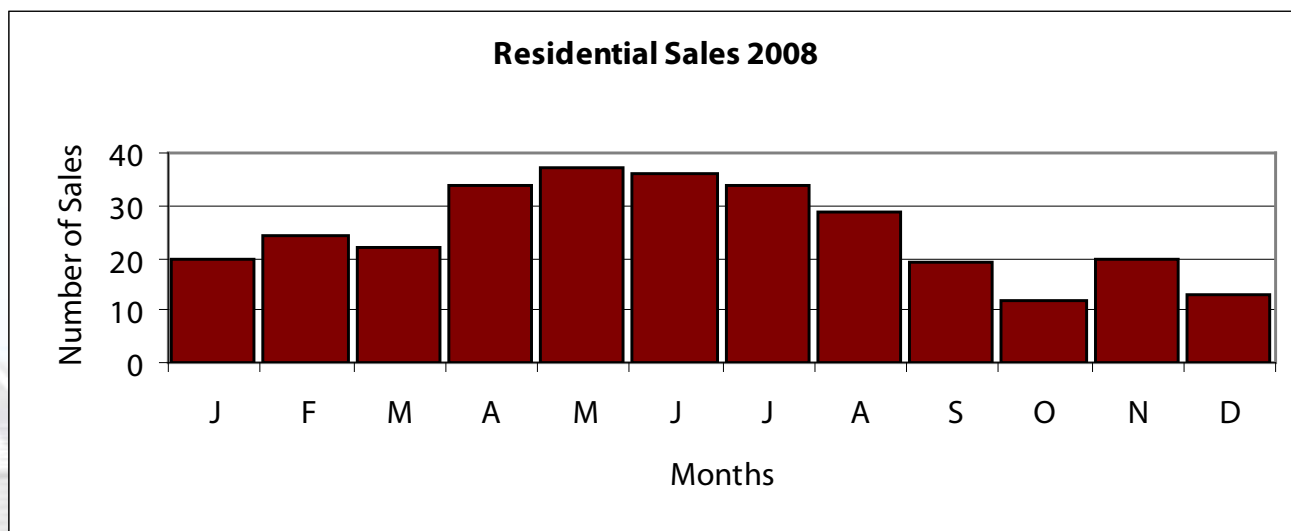
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	108	\$500,000- \$549,999	6
\$150,000- \$199,999	299	\$550,000- \$599,999	3
\$200,000- \$249,999	294	\$600,000- \$699,999	3
\$250,000- \$299,999	168	\$700,000- \$799,999	2
\$300,000- \$349,999	70	\$800,000- \$899,999	3
\$350,000- \$399,999	35	\$900,000 - \$999,999	1
\$400,000- \$449,999	15	\$1,000,000 or over	4
\$450,000- \$499,999	10	Total Sales:	1021



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	5	8	0	2	3.2	3.2	3.0	3.0
Baths	4.0	5.0	1.0	1.0	2.0	2.0	2.0	2.0
SqFt	4068.0	5965.0	736.0	720.0	1817.7	1719.3	1704.5	1587.0
List Prc.	\$790,000	\$1,254,086	\$29,900	\$32,000	\$165,260	\$155,709	\$150,600	\$137,900
LP/SqFt	\$771	\$458	\$26	\$16	\$94	\$91	\$87	\$87
Sold Prc.	\$675,000	\$1,254,086	\$26,100	\$25,100	\$160,644	\$152,452	\$152,000	\$135,700
SP/SqFt	\$659	\$395	\$26	\$13	\$91	\$89	\$85	\$86
SP/LP	125.0%	125.6%	68.2%	50.9%	97.7%	98.1%	98.2%	98.6%
DOM	1274	1002	0	0	74.6	62.4	43.5	33.0

Total Sales Volume:	
2007	\$60,828,479
2008	\$48,193,132

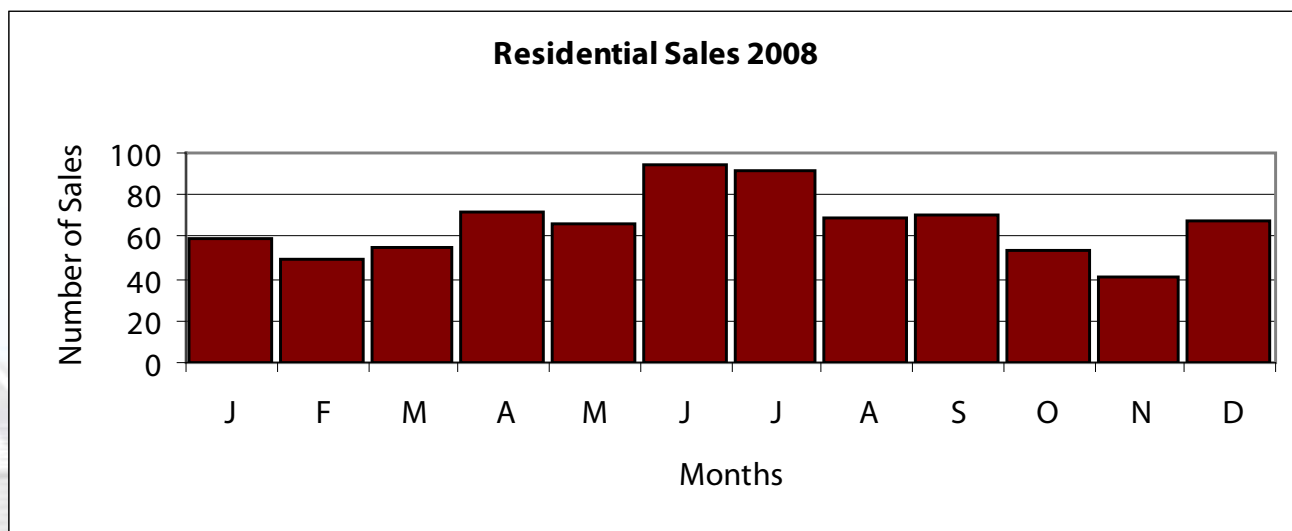
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	146	\$500,000- \$549,999	0
\$150,000- \$199,999	107	\$550,000- \$599,999	0
\$200,000- \$249,999	24	\$600,000- \$699,999	1
\$250,000- \$299,999	7	\$700,000- \$799,999	0
\$300,000- \$349,999	5	\$800,000- \$899,999	0
\$350,000- \$399,999	6	\$900,000 - \$999,999	0
\$400,000- \$449,999	3	\$1,000,000 or over	0
\$450,000- \$499,999	1	Total Sales:	300



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	6	8	0	1	3.1	3.2	3.0	3.0
Baths	6.0	31.0	1.0	1.0	2.2	2.3	2.0	2.0
SqFt	5762.0	6483.0	0.0	915.0	2218.6	2269.5	2026.0	2070.0
List Prc.	\$1,550,000	\$1,100,000	\$69,900	\$62,900	\$258,663	\$262,581	\$220,000	\$224,900
LP/SqFt	\$283	\$252	\$32	\$31	\$113	\$113	\$110	\$111
Sold Prc.	\$1,350,000	\$1,100,000	\$65,550	\$62,395	\$247,413	\$255,108	\$213,556	\$218,000
SP/SqFt	\$234	\$242	\$30	\$32	\$109	\$110	\$105	\$108
SP/LP	108.3%	125.0%	69.8%	73.4%	96.1%	97.3%	96.7%	97.7%
DOM	646	481	0	0	88.4	72.9	62.0	49.0

Total Sales Volume:	
2007	\$220,923,498
2008	\$194,961,467

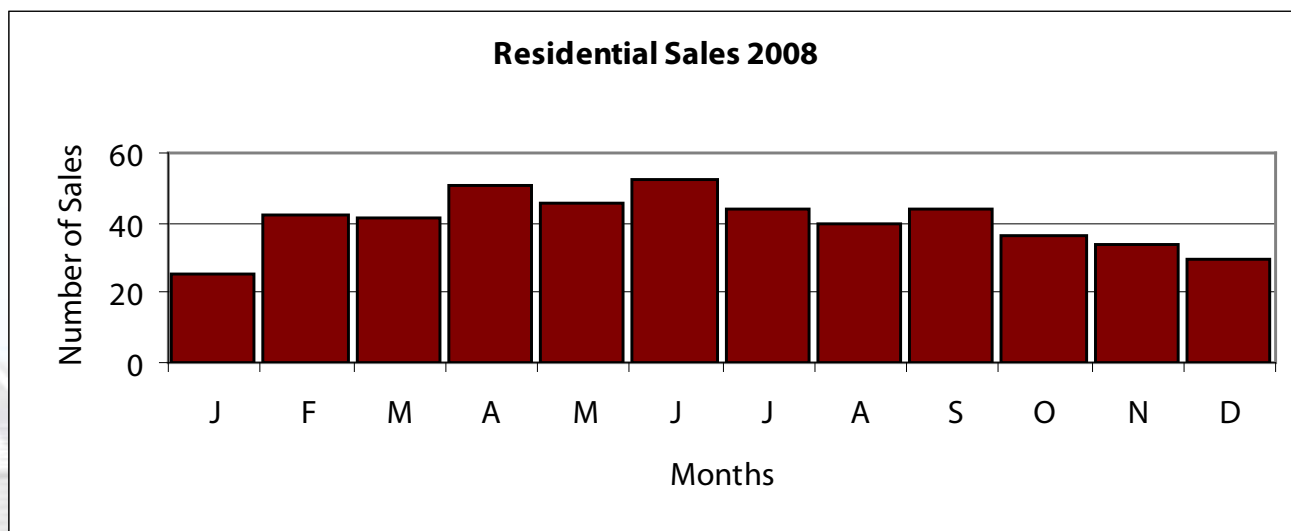
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	140	\$500,000- \$549,999	11
\$150,000- \$199,999	206	\$550,000- \$599,999	6
\$200,000- \$249,999	172	\$600,000- \$699,999	6
\$250,000- \$299,999	98	\$700,000- \$799,999	6
\$300,000- \$349,999	50	\$800,000- \$899,999	3
\$350,000- \$399,999	46	\$900,000 - \$999,999	0
\$400,000- \$449,999	27	\$1,000,000 or over	3
\$450,000- \$499,999	14	Total Sales:	788



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	6	6	0	2	3.5	3.4	3.0	3.0
Baths	4.0	4.0	1.0	1.0	2.1	2.1	2.0	2.0
SqFt	4856.0	6300.0	572.0	842.0	1971.7	1892.2	1860.0	1754.0
List Prc.	\$495,000	\$875,000	\$48,000	\$36,900	\$154,367	\$149,876	\$142,100	\$139,000
LP/SqFt	\$420	\$171	\$30	\$25	\$80	\$80	\$79	\$79
Sold Prc.	\$490,000	\$850,000	\$43,000	\$35,000	\$149,756	\$145,717	\$140,000	\$139,000
SP/SqFt	\$378	\$158	\$23	\$24	\$78	\$78	\$76	\$77
SP/LP	118.1%	140.7%	68.5%	70.6%	97.5%	97.8%	98.3%	98.6%
DOM	371	482	0	0	59.4	64.1	41.0	48.0

Total Sales Volume:	
2007	\$100,544,749
2008	\$72,631,433

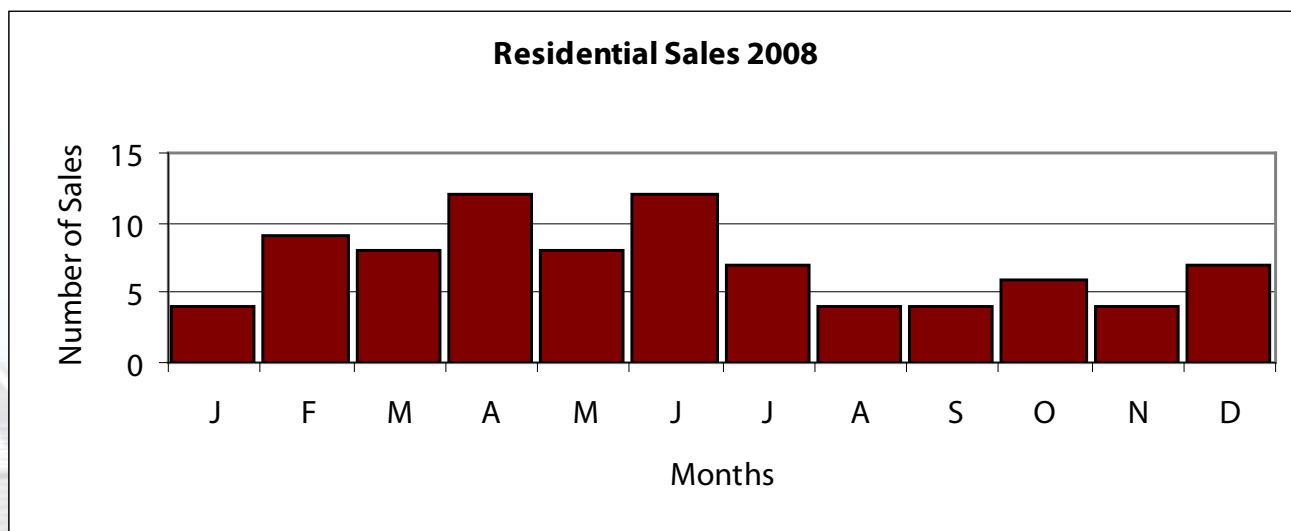
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	303	\$500,000- \$549,999	0
\$150,000- \$199,999	133	\$550,000- \$599,999	0
\$200,000- \$249,999	32	\$600,000- \$699,999	0
\$250,000- \$299,999	7	\$700,000- \$799,999	0
\$300,000- \$349,999	3	\$800,000- \$899,999	0
\$350,000- \$399,999	3	\$900,000 - \$999,999	0
\$400,000- \$449,999	2	\$1,000,000 or over	0
\$450,000- \$499,999	2	Total Sales:	485



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	8	5	2	1	3.3	3.1	3.0	3.0
Baths	3.0	3.0	1.0	1.0	2.0	2.0	2.0	2.0
SqFt	3401.0	3490.0	990.0	783.0	1619.1	1691.0	1564.0	1653.0
List Prc.	\$499,950	\$475,000	\$26,900	\$25,500	\$129,333	\$144,642	\$113,490	\$123,900
LP/SqFt	\$158	\$149	\$12	\$23	\$78	\$83	\$75	\$78
Sold Prc.	\$468,700	\$450,000	\$25,000	\$24,500	\$129,386	\$140,913	\$117,490	\$124,354
SP/SqFt	\$157	\$146	\$11	\$22	\$78	\$81	\$76	\$78
SP/LP	107.9%	112.6%	87.1%	64.7%	100.8%	97.7%	102.1%	98.6%
DOM	352	235	0	0	70.2	74.4	49.0	61.0

Total Sales Volume:	
2007	\$12,259,447
2008	\$10,997,848

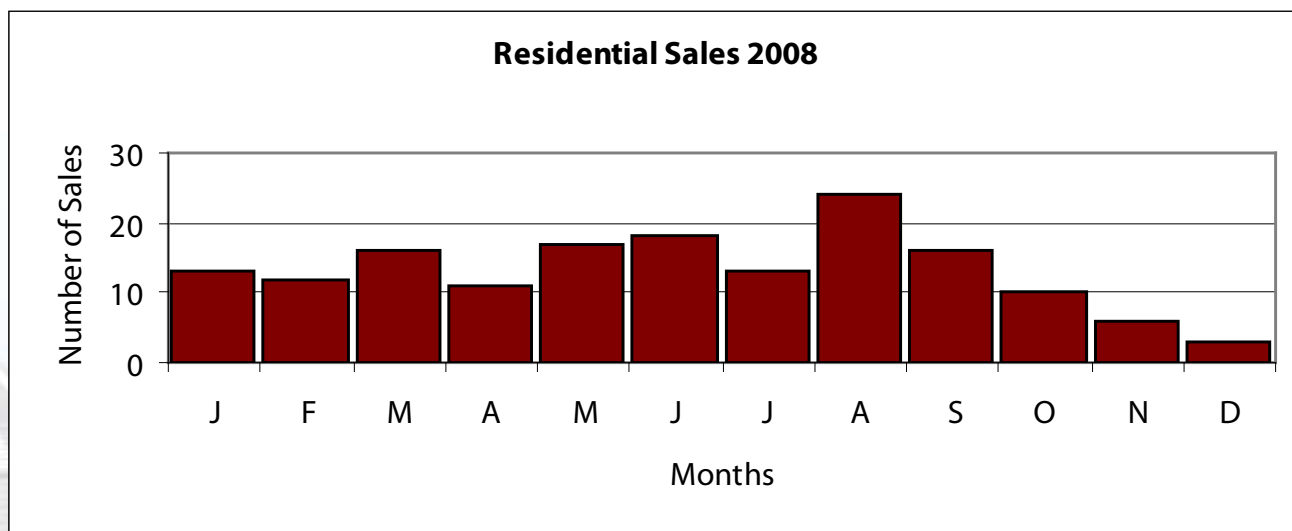
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	74	\$500,000- \$549,999	0
\$150,000- \$199,999	6	\$550,000- \$599,999	0
\$200,000- \$249,999	1	\$600,000- \$699,999	0
\$250,000- \$299,999	0	\$700,000- \$799,999	0
\$300,000- \$349,999	1	\$800,000- \$899,999	0
\$350,000- \$399,999	1	\$900,000 - \$999,999	0
\$400,000- \$449,999	1	\$1,000,000 or over	0
\$450,000- \$499,999	1	Total Sales:	85



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	7	6	1	2	3.3	3.4	3.0	3.0
Baths	5.0	4.0	1.0	1.0	2.2	2.2	2.0	2.0
SqFt	5191.0	4888.0	616.0	960.0	2115.7	2177.4	1940.0	2074.0
List Prc.	\$1,300,000	\$640,000	\$12,900	\$18,000	\$234,281	\$236,687	\$214,777	\$243,990
LP/SqFt	\$380	\$346	\$9	\$19	\$107	\$107	\$104	\$111
Sold Prc.	\$1,075,000	\$630,000	\$17,000	\$15,000	\$225,178	\$230,491	\$212,000	\$236,500
SP/SqFt	\$350	\$319	\$12	\$16	\$103	\$104	\$101	\$109
SP/LP	131.8%	116.8%	81.8%	72.6%	97.2%	96.9%	97.4%	98.0%
DOM	476	418	0	0	88.6	73.9	65.0	50.0

Total Sales Volume:	
2007	\$31,577,282
2008	\$35,803,240

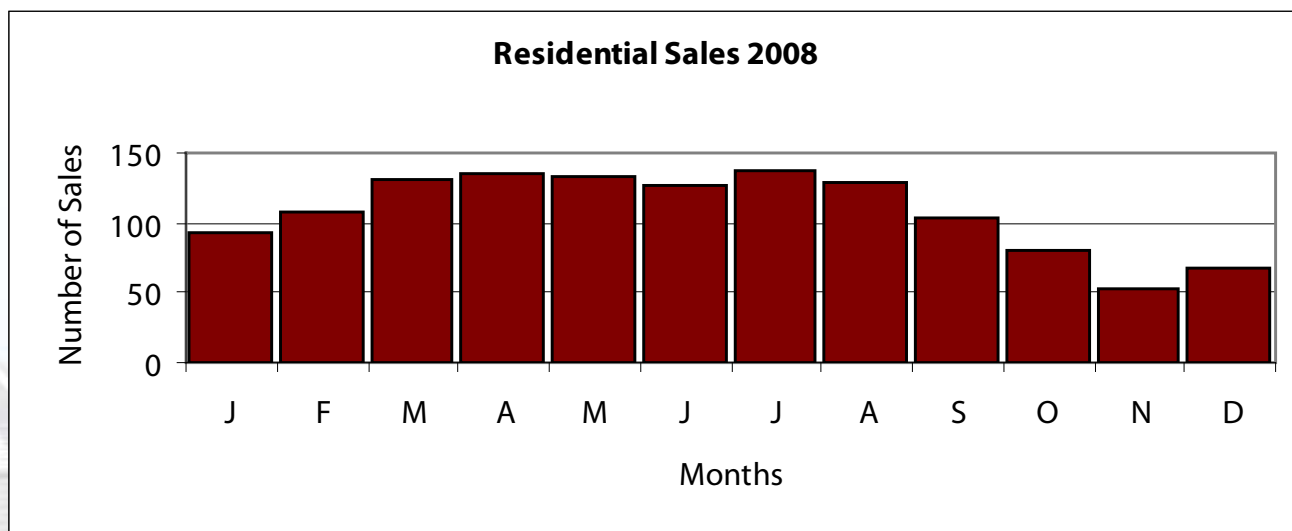
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	53	\$500,000- \$549,999	1
\$150,000- \$199,999	23	\$550,000- \$599,999	0
\$200,000- \$249,999	25	\$600,000- \$699,999	0
\$250,000- \$299,999	27	\$700,000- \$799,999	0
\$300,000- \$349,999	18	\$800,000- \$899,999	0
\$350,000- \$399,999	3	\$900,000 - \$999,999	2
\$400,000- \$449,999	2	\$1,000,000 or over	1
\$450,000- \$499,999	4	Total Sales:	159



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	6	6	0	1	3.5	3.5	3.0	3.0
Baths	5.0	5.0	1.0	1.0	2.2	2.2	2.0	2.0
SqFt	5580.0	6568.0	795.0	736.0	2203.5	2136.8	2005.0	1937.0
List Prc.	\$749,950	\$799,000	\$72,000	\$45,900	\$192,868	\$188,890	\$164,900	\$159,900
LP/SqFt	\$239	\$163	\$40	\$30	\$88	\$88	\$87	\$87
Sold Prc.	\$730,000	\$769,000	\$64,000	\$43,500	\$185,720	\$183,355	\$160,100	\$157,100
SP/SqFt	\$236	\$163	\$35	\$37	\$85	\$86	\$85	\$85
SP/LP	118.7%	126.7%	70.6%	70.0%	97.0%	97.7%	97.9%	98.5%
DOM	542	415	0	0	68.6	59.2	47.0	39.0

Total Sales Volume:	
2007	\$300,335,791
2008	\$241,064,163

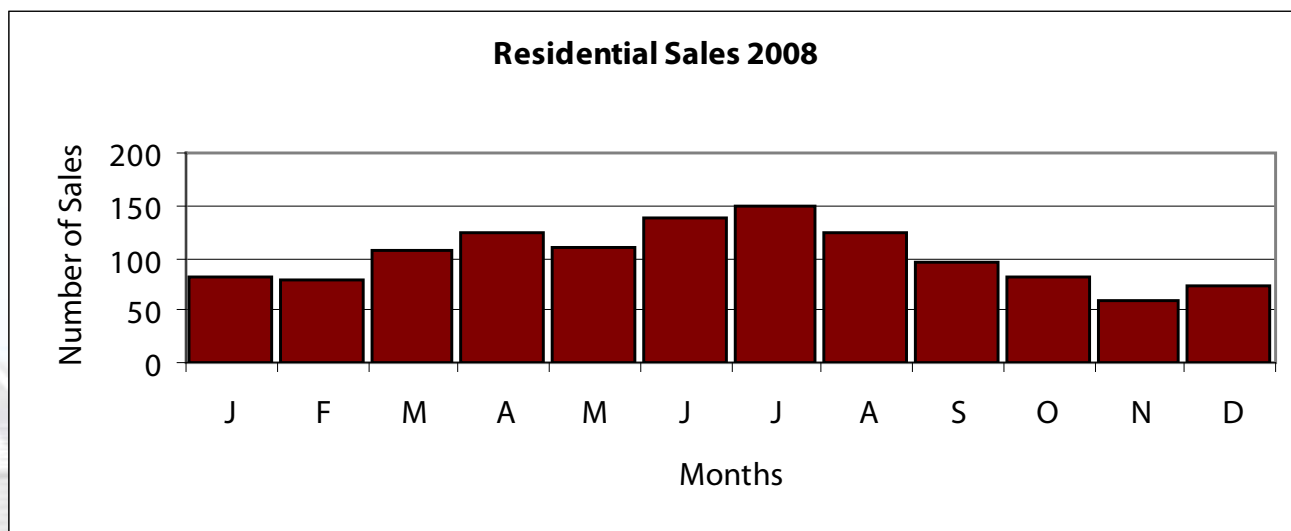
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	522	\$500,000- \$549,999	4
\$150,000- \$199,999	381	\$550,000- \$599,999	6
\$200,000- \$249,999	190	\$600,000- \$699,999	0
\$250,000- \$299,999	87	\$700,000- \$799,999	1
\$300,000- \$349,999	58	\$800,000- \$899,999	0
\$350,000- \$399,999	26	\$900,000 - \$999,999	0
\$400,000- \$449,999	17	\$1,000,000 or over	0
\$450,000- \$499,999	6	Total Sales:	1298



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	6	7	0	1	3.7	3.7	4.0	4.0
Baths	5.0	5.0	1.0	1.0	2.4	2.4	2.0	2.0
SqFt	4881.0	5505.0	864.0	940.0	2548.7	2519.8	2466.0	2447.0
List Prc.	\$725,000	\$819,900	\$79,900	\$32,000	\$255,200	\$249,290	\$234,990	\$229,500
LP/SqFt	\$164	\$200	\$52	\$29	\$99	\$98	\$97	\$96
Sold Prc.	\$725,000	\$735,000	\$60,000	\$32,000	\$243,550	\$240,556	\$227,000	\$223,325
SP/SqFt	\$159	\$184	\$52	\$29	\$95	\$95	\$94	\$94
SP/LP	111.9%	109.0%	74.7%	70.5%	96.3%	97.2%	97.5%	98.1%
DOM	389	798	0	0	69.2	56.8	50.0	36.0

Total Sales Volume:	
2007	\$354,579,392
2008	\$298,348,946

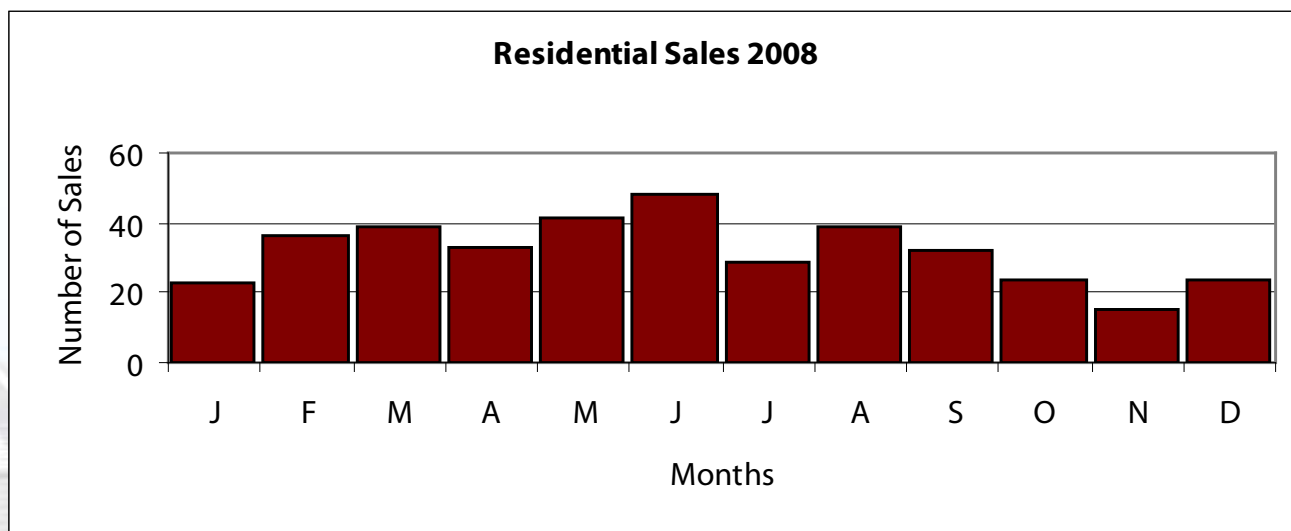
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	161	\$500,000- \$549,999	9
\$150,000- \$199,999	301	\$550,000- \$599,999	5
\$200,000- \$249,999	266	\$600,000- \$699,999	7
\$250,000- \$299,999	192	\$700,000- \$799,999	1
\$300,000- \$349,999	136	\$800,000- \$899,999	0
\$350,000- \$399,999	100	\$900,000 - \$999,999	0
\$400,000- \$449,999	40	\$1,000,000 or over	0
\$450,000- \$499,999	7	Total Sales:	1225



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	7	6	2	1	3.8	3.8	4.0	4.0
Baths	6.0	5.0	1.0	0.0	2.6	2.6	3.0	2.0
SqFt	5535.0	8055.0	855.0	600.0	2895.6	2831.3	2900.0	2839.0
List Prc.	\$1,925,000	\$12,500,000	\$17,500	\$45,000	\$373,326	\$398,041	\$354,985	\$340,450
LP/SqFt	\$460	\$1,552	\$16	\$38	\$129	\$133	\$124	\$125
Sold Prc.	\$1,550,000	\$12,000,000	\$32,000	\$46,000	\$354,363	\$383,725	\$339,500	\$329,000
SP/SqFt	\$433	\$1,490	\$29	\$33	\$123	\$128	\$117	\$122
SP/LP	182.9%	116.0%	74.5%	76.8%	95.5%	96.6%	96.6%	97.4%
DOM	469	639	0	0	100.2	88.9	76.0	64.5

Total Sales Volume:	
2007	\$166,536,855
2008	\$135,721,060

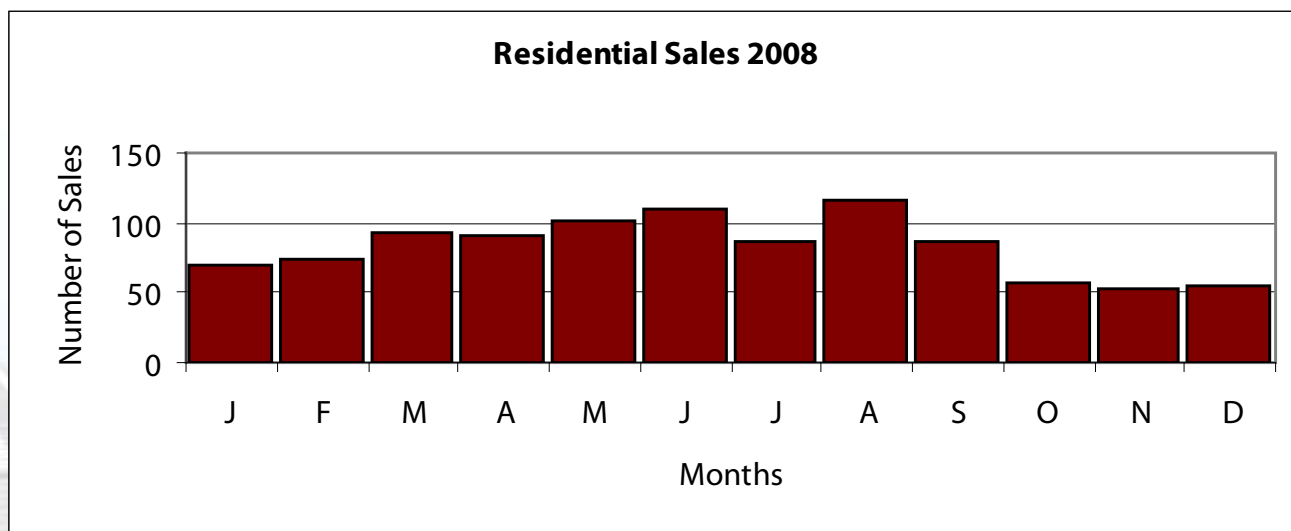
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	10	\$500,000- \$549,999	13
\$150,000- \$199,999	21	\$550,000- \$599,999	10
\$200,000- \$249,999	34	\$600,000- \$699,999	5
\$250,000- \$299,999	77	\$700,000- \$799,999	1
\$300,000- \$349,999	61	\$800,000- \$899,999	1
\$350,000- \$399,999	60	\$900,000 - \$999,999	1
\$400,000- \$449,999	54	\$1,000,000 or over	3
\$450,000- \$499,999	32	Total Sales:	383



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	6	6	0	1	3.5	3.4	3.0	3.0
Baths	5.0	5.0	1.0	1.0	2.1	2.1	2.0	2.0
SqFt	5012.0	5400.0	672.0	630.0	2065.4	1976.7	1912.0	1854.0
List Prc.	\$1,300,000	\$980,000	\$32,900	\$30,000	\$181,008	\$171,142	\$156,462	\$154,900
LP/SqFt	\$458	\$817	\$22	\$19	\$87	\$87	\$86	\$86
Sold Prc.	\$1,205,000	\$866,900	\$30,800	\$28,127	\$174,278	\$165,783	\$152,700	\$149,990
SP/SqFt	\$428	\$722	\$20	\$18	\$84	\$85	\$83	\$84
SP/LP	142.5%	118.6%	50.1%	55.5%	96.8%	97.2%	97.8%	98.1%
DOM	635	505	0	0	64.7	63.6	45.0	42.0

Total Sales Volume:	
2007	\$206,399,432
2008	\$173,232,756

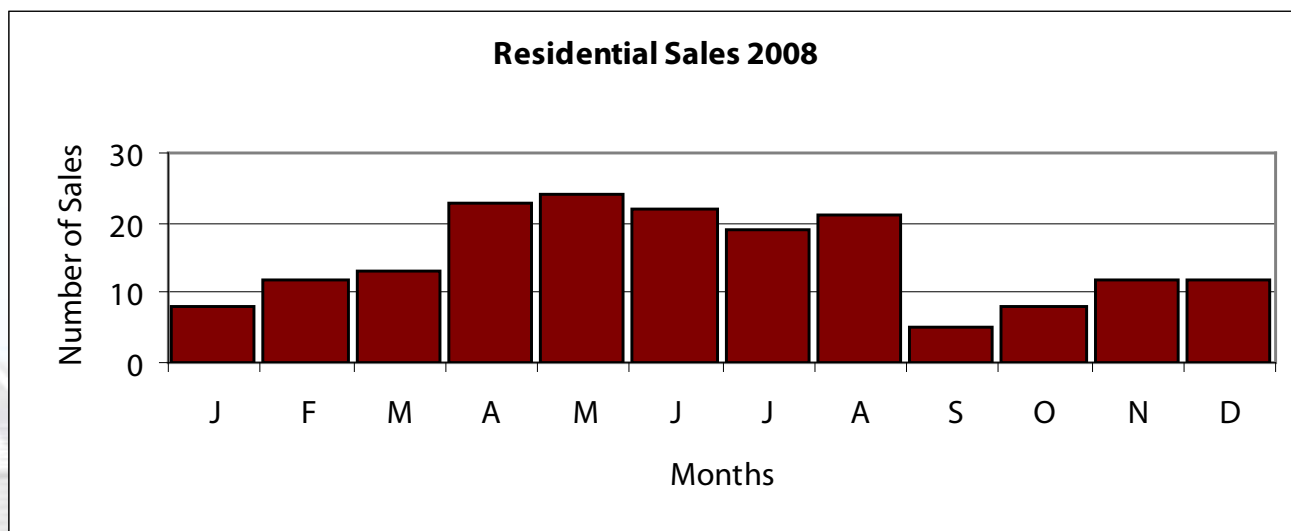
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	473	\$500,000- \$549,999	4
\$150,000- \$199,999	323	\$550,000- \$599,999	1
\$200,000- \$249,999	110	\$600,000- \$699,999	2
\$250,000- \$299,999	32	\$700,000- \$799,999	2
\$300,000- \$349,999	10	\$800,000- \$899,999	1
\$350,000- \$399,999	12	\$900,000 - \$999,999	1
\$400,000- \$449,999	13	\$1,000,000 or over	3
\$450,000- \$499,999	7	Total Sales:	994



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	5	6	0	1	3.0	3.1	3.0	3.0
Baths	4.0	5.0	1.0	1.0	2.0	2.0	2.0	2.0
SqFt	4800.0	4354.0	441.0	441.0	1757.4	1832.5	1629.0	1752.0
List Prc.	\$524,900	\$659,900	\$33,500	\$34,000	\$170,194	\$174,901	\$150,000	\$149,900
LP/SqFt	\$186	\$163	\$20	\$26	\$97	\$93	\$96	\$93
Sold Prc.	\$524,900	\$575,000	\$25,000	\$30,000	\$164,812	\$169,147	\$148,000	\$148,250
SP/SqFt	\$192	\$151	\$15	\$22	\$94	\$90	\$94	\$90
SP/LP	112.5%	111.2%	73.3%	75.2%	96.9%	97.1%	97.3%	97.9%
DOM	368	366	2	0	66.2	65.5	45.0	52.5

Total Sales Volume:	
2007	\$37,550,524
2008	\$29,501,305

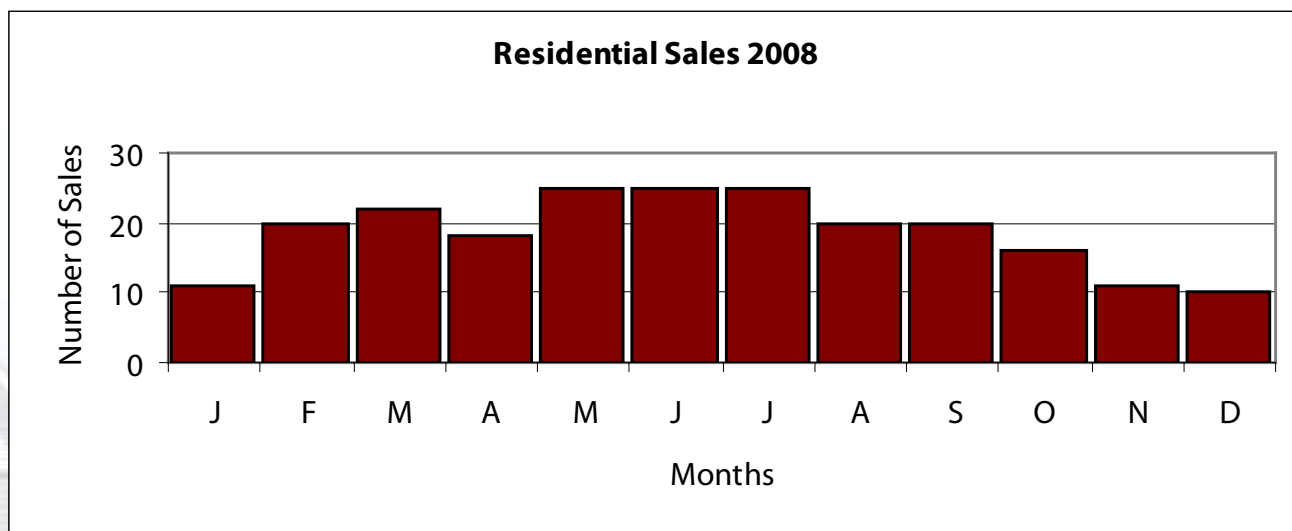
Price Range	Quantity	Price Range	Quantity
\$149,999 or under	93	\$500,000- \$549,999	1
\$150,000- \$199,999	48	\$550,000- \$599,999	0
\$200,000- \$249,999	11	\$600,000- \$699,999	0
\$250,000- \$299,999	13	\$700,000- \$799,999	0
\$300,000- \$349,999	9	\$800,000- \$899,999	0
\$350,000- \$399,999	3	\$900,000 - \$999,999	0
\$400,000- \$449,999	1	\$1,000,000 or over	0
\$450,000- \$499,999	0	Total Sales:	179



	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	5	6	1	1	3.0	3.1	3.0	3.0
Baths	4.0	5.0	1.0	0.0	2.1	2.2	2.0	2.0
SqFt	7948.0	8675.0	728.0	384.0	1993.1	2046.6	1863.0	1847.5
List Prc.	\$1,650,000	\$1,995,000	\$49,500	\$24,900	\$246,843	\$280,419	\$199,000	\$209,950
LP/SqFt	\$436	\$734	\$24	\$22	\$120	\$130	\$113	\$110
Sold Prc.	\$1,550,000	\$1,900,000	\$34,768	\$20,000	\$236,004	\$267,975	\$194,500	\$200,340
SP/SqFt	\$409	\$700	\$20	\$17	\$115	\$125	\$110	\$108
SP/LP	108.1%	130.6%	50.5%	64.0%	95.9%	96.3%	96.9%	97.1%
DOM	405	624	0	0	86.8	87.9	66.0	55.5

Total Sales Volume:	
2007	\$77,712,637
2008	\$52,628,816

Price Range	Quantity	Price Range	Quantity
\$149,999 or under	49	\$500,000- \$549,999	0
\$150,000- \$199,999	72	\$550,000- \$599,999	3
\$200,000- \$249,999	32	\$600,000- \$699,999	1
\$250,000- \$299,999	22	\$700,000- \$799,999	2
\$300,000- \$349,999	19	\$800,000- \$899,999	0
\$350,000- \$399,999	8	\$900,000 - \$999,999	0
\$400,000- \$449,999	9	\$1,000,000 or over	2
\$450,000- \$499,999	4	Total Sales:	223



Residential MLS Area Statistics

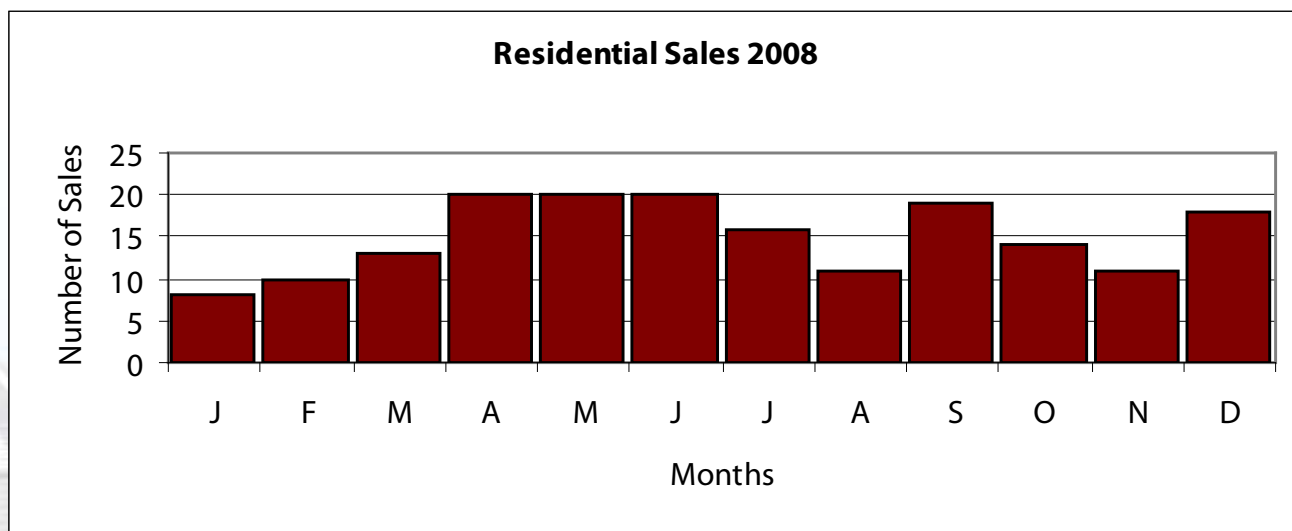
Area

CC

	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	5	5	0	1	3.0	3.1	3.0	3.0
Baths	5.0	3.0	0.0	0.0	1.9	1.8	2.0	2.0
SqFt	4514.0	4500.0	504.0	560.0	1673.4	1625.9	1509.5	1567.5
List Prc.	\$429,000	\$599,778	\$12,000	\$15,000	\$123,673	\$123,213	\$109,700	\$114,700
LP/SqFt	\$173	\$396	\$17	\$19	\$74	\$76	\$73	\$74
Sold Prc.	\$462,500	\$525,000	\$8,000	\$13,000	\$118,158	\$118,437	\$104,880	\$109,700
SP/SqFt	\$167	\$381	\$12	\$15	\$70	\$73	\$72	\$72
SP/LP	118.6%	155.4%	53.3%	60.0%	95.3%	95.7%	96.4%	96.8%
DOM	859	701	1	0	80.0	90.1	50.0	57.0

Total Sales Volume:	
2007	\$28,898,604
2008	\$21,268,459

Price Range	Quantity	Price Range	Quantity
\$149,999 or under	137	\$500,000- \$549,999	0
\$150,000- \$199,999	23	\$550,000- \$599,999	0
\$200,000- \$249,999	10	\$600,000- \$699,999	0
\$250,000- \$299,999	6	\$700,000- \$799,999	0
\$300,000- \$349,999	3	\$800,000- \$899,999	0
\$350,000- \$399,999	0	\$900,000 - \$999,999	0
\$400,000- \$449,999	0	\$1,000,000 or over	0
\$450,000- \$499,999	1	Total Sales:	180



Residential MLS Area Statistics

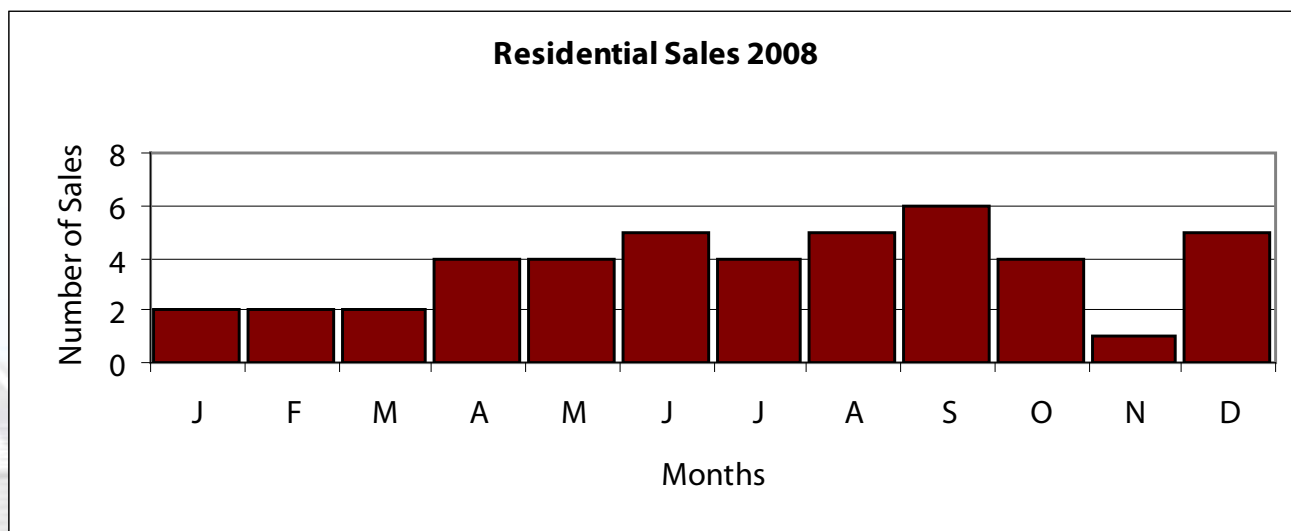
Area

CM

	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	6	5	2	2	3.3	3.2	3.0	3.0
Baths	4.0	5.0	1.0	0.0	2.1	2.4	2.0	2.0
SqFt	4000.0	4000.0	720.0	792.0	2177.7	2135.2	2157.0	1762.0
List Prc.	\$699,500	\$1,249,900	\$79,900	\$24,900	\$266,980	\$322,424	\$242,450	\$260,750
LP/SqFt	\$239	\$409	\$47	\$28	\$121	\$144	\$118	\$124
Sold Prc.	\$675,000	\$1,000,000	\$79,000	\$24,900	\$251,822	\$300,266	\$222,500	\$244,000
SP/SqFt	\$224	\$341	\$44	\$22	\$114	\$134	\$107	\$122
SP/LP	101.3%	100.1%	72.5%	77.9%	94.2%	94.1%	95.7%	96.5%
DOM	527	660	6	0	111.9	85.4	83.0	48.0

Total Sales Volume:	
2007	\$10,209,050
2008	\$11,080,166

Price Range	Quantity	Price Range	Quantity
\$149,999 or under	11	\$500,000- \$549,999	0
\$150,000- \$199,999	7	\$550,000- \$599,999	1
\$200,000- \$249,999	6	\$600,000- \$699,999	2
\$250,000- \$299,999	9	\$700,000- \$799,999	0
\$300,000- \$349,999	1	\$800,000- \$899,999	0
\$350,000- \$399,999	7	\$900,000 - \$999,999	0
\$400,000- \$449,999	0	\$1,000,000 or over	0
\$450,000- \$499,999	0	Total Sales:	44



Residential MLS Area Statistics

Area

BA

	High		Low		Average		Median	
	2008	2007	2008	2007	2008	2007	2008	2007
Beds	6	5	1	1	3.1	3.2	3.0	3.0
Baths	4.0	5.0	1.0	1.0	2.0	2.0	2.0	2.0
SqFt	4282.0	6435.0	450.0	668.0	1804.8	1793.8	1758.0	1733.0
List Prc.	\$575,000	\$695,000	\$38,900	\$29,000	\$150,887	\$148,337	\$141,500	\$136,000
LP/SqFt	\$178	\$189	\$18	\$13	\$85	\$82	\$87	\$84
Sold Prc.	\$565,000	\$622,000	\$24,500	\$26,000	\$146,942	\$144,547	\$139,000	\$133,900
SP/SqFt	\$163	\$183	\$18	\$11	\$82	\$80	\$84	\$81
SP/LP	140.2%	127.5%	61.3%	75.0%	97.5%	97.5%	97.9%	98.4%
DOM	570	657	0	0	72.2	67.2	44.0	45.0

Total Sales Volume:	
2007	\$57,096,250
2008	\$45,405,001

Price Range	Quantity	Price Range	Quantity
\$149,999 or under	175	\$500,000- \$549,999	0
\$150,000- \$199,999	80	\$550,000- \$599,999	1
\$200,000- \$249,999	34	\$600,000- \$699,999	0
\$250,000- \$299,999	15	\$700,000- \$799,999	0
\$300,000- \$349,999	4	\$800,000- \$899,999	0
\$350,000- \$399,999	0	\$900,000 - \$999,999	0
\$400,000- \$449,999	0	\$1,000,000 or over	0
\$450,000- \$499,999	0	Total Sales:	309

Residential Sales 2008

