

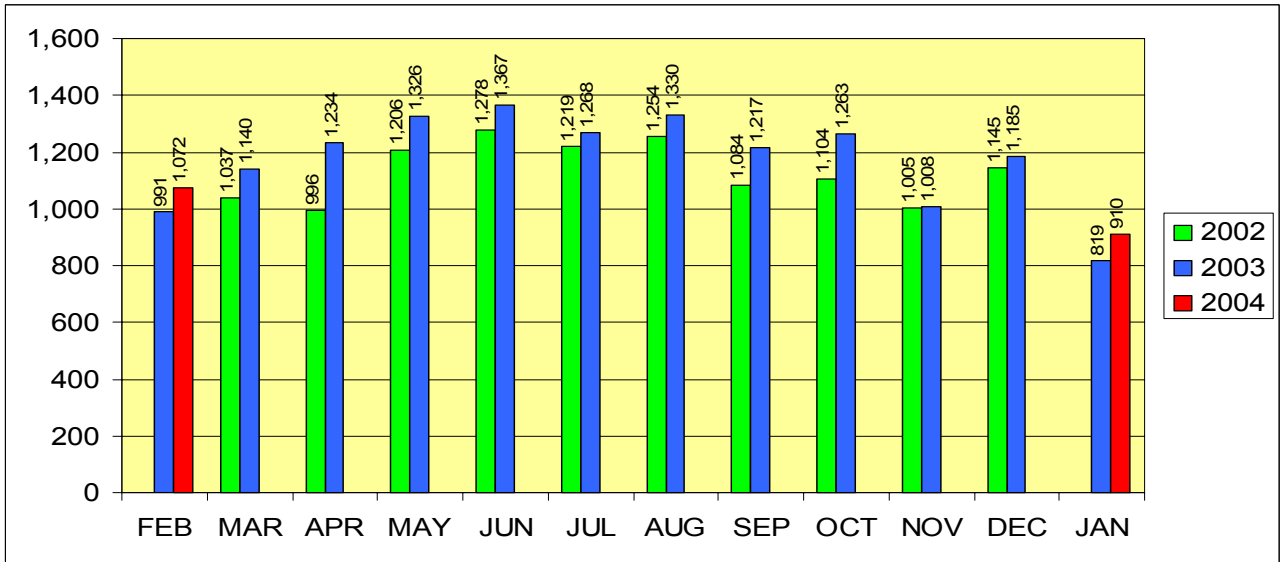


MEMPHIS AREA ASSOCIATION OF REALTORS®

## February 2004 Home Sales

Time on Market	Units
1-30 days	277
31-60 days	137
61-90 days	169
91-120 days	128
More than 120 days	333
Total units sold	1,072
Average market time	100.5 days

Financing of Sales	
Type	# Units
FHA	133
VA	34
Conventional	688
Assumption	0
Cash	179
Owner Financed	0
Other Terms	38



TYPE/Price Class	ACTIVE LISTINGS			SOLD					Total Month	Total YTD
	S/FAM Units	Condo/Co-Op	Duplexes	0-2 Bdrms	3 Bdrms	4+ Bdrms	Duplexes	Condo/Co-Op		
\$ 19,999 or under	151	6	3	21	32	6	2	4	65	109
\$ 20,000 - 29,999	158	10	17	11	18	2	0	4	35	62
\$ 30,000 - 39,999	225	12	23	7	16	4	3	2	32	66
\$ 40,000 - 49,999	271	24	18	7	13	2	1	1	24	55
\$ 50,000 - 59,999	386	19	22	2	21	0	3	1	27	60
\$ 60,000 - 69,999	386	20	8	6	30	4	1	1	42	78
\$ 70,000 - 79,999	340	12	9	12	47	3	1	6	69	120
\$ 80,000 - 89,999	387	14	5	3	42	9	0	1	55	94
\$ 90,000 - 99,999	383	10	2	2	40	2	0	0	44	82
\$100,000 - 119,999	666	8	2	6	70	11	1	1	89	167
\$120,000 - 139,999	745	7	6	11	89	15	1	3	119	221
\$140,000 - 159,999	540	16	2	6	54	18	0	2	80	157
\$160,000 - 179,999	541	9	4	0	52	35	0	3	90	167
\$180,000 - 199,999	407	4	1	0	19	37	0	1	57	107
\$200,000 - 249,999	682	12	0	3	22	74	1	2	102	189
\$250,000 - 299,999	401	11	1	1	6	44	0	0	51	93
\$300,000 - 399,999	407	5	1	1	10	46	1	0	58	106
\$400,000 - 499,999	182	5	0	1	2	12	0	0	15	32
\$500,000 - 749,999	187	2	1	0	0	14	0	0	14	31
\$750,000 - 999,999	69	0	0	1	0	1	0	0	2	9
\$1,000,000 or over	53	3	0	0	1	1	0	0	2	3
<b>Total Types</b>	<b>7,567</b>	<b>209</b>	<b>125</b>	<b>101</b>	<b>584</b>	<b>340</b>	<b>15</b>	<b>32</b>	<b>1,072</b>	<b>2,008</b>
<b>Average Price</b>	<b>\$178,000</b>	<b>\$148,100</b>	<b>\$69,800</b>	<b>\$85,700</b>	<b>\$116,100</b>	<b>\$236,300</b>	<b>\$86,200</b>	<b>\$87,000</b>	<b>\$150,100</b>	<b>\$153,100</b>
<b>Median Price</b>	<b>\$132,000</b>	<b>\$82,500</b>	<b>\$50,000</b>	<b>\$63,000</b>	<b>\$109,500</b>	<b>\$213,000</b>	<b>\$52,500</b>	<b>\$70,000</b>	<b>\$127,000</b>	<b>\$127,500</b>