

MLS YEAR IN REVIEW

2004

Residential Statistics Report



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2004 MLS YEAR IN REVIEW

Residential Sales Statistics Report

For Immediate Release: **March 24, 2005**
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The 2004 Tucson Residential Housing Market experienced dramatic increases in total homes sold, total dollar volume of homes sold, and an average sales price increase of 15.2%, creating a record breaking year. These statistics prove that Tucson real estate is a profitable investment...whether as a primary residence, second home, retirement home, or simply a good investment opportunity. The Northwest area of Tucson led the market with 4,557 total residential units sold, and the Central area followed with 2,388 residential units sold.

Most predictions are that Tucson's strong real estate market will continue. However, year to date in 2005, we are seeing significant decreases in number of pending transactions, active listings and new listings added to the inventory. This is representative of the lean property inventory currently causing challenges for buyers, and adding to factors causing average sales prices to increase at unprecedented levels.

Judy Lowe
2005 TAR/MLS President

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2004 MLS Year in Review Summary

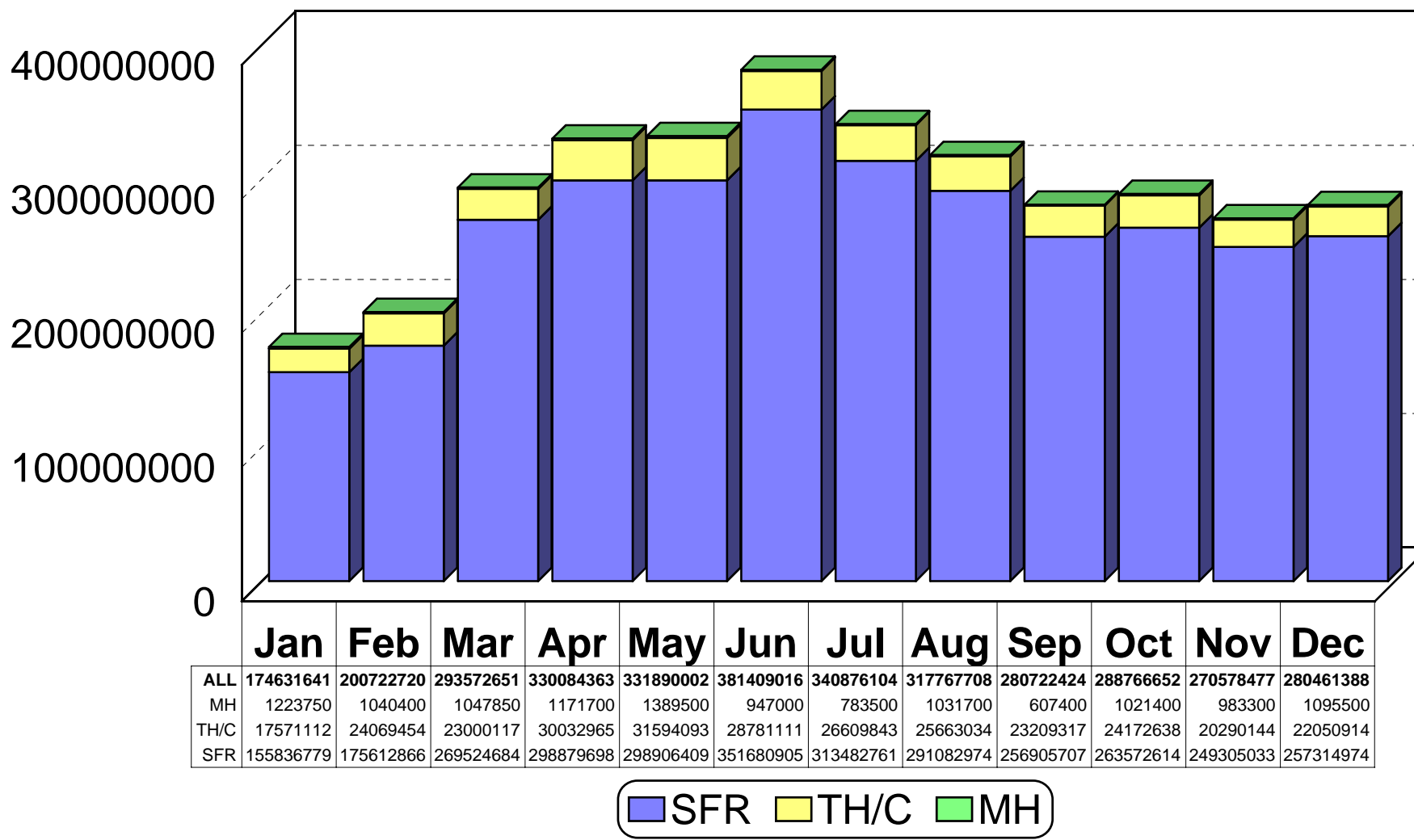
All Residential Types

| | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------------|
| Total Sales Volume | \$1,119,115,902 | \$1,375,979,968 | \$1,654,889,074 | \$1,726,987,130 | \$1,946,358,205 | \$2,240,252,067 | \$2,604,509,985 | \$3,491,483,146 |
| | | | | | | | | |
| Total Sales Units | 8,472 | 10,020 | 11,244 | 11,077 | 12,142 | 13,251 | 14,618 | 17,016 |
| | | | | | | | | |
| Average Sale Price | \$132,096 | \$137,323 | \$147,180 | \$155,907 | \$160,300 | \$169,063 | \$178,171 | \$205,188 |
| | | | | | | | | |
| Average Days on Market | 78 | 71 | 62 | 55 | 52 | 53 | 54 | 49 |
| | | | | | | | | |
| Average Days in Escrow | 39 | 43 | 41 | 37 | 40 | 39 | 36 | 32 |
| | | | | | | | | |
| Average % of LP received on Sales | 97% | 97% | 97% | 98% | 97% | 97% | 97% | 98% |

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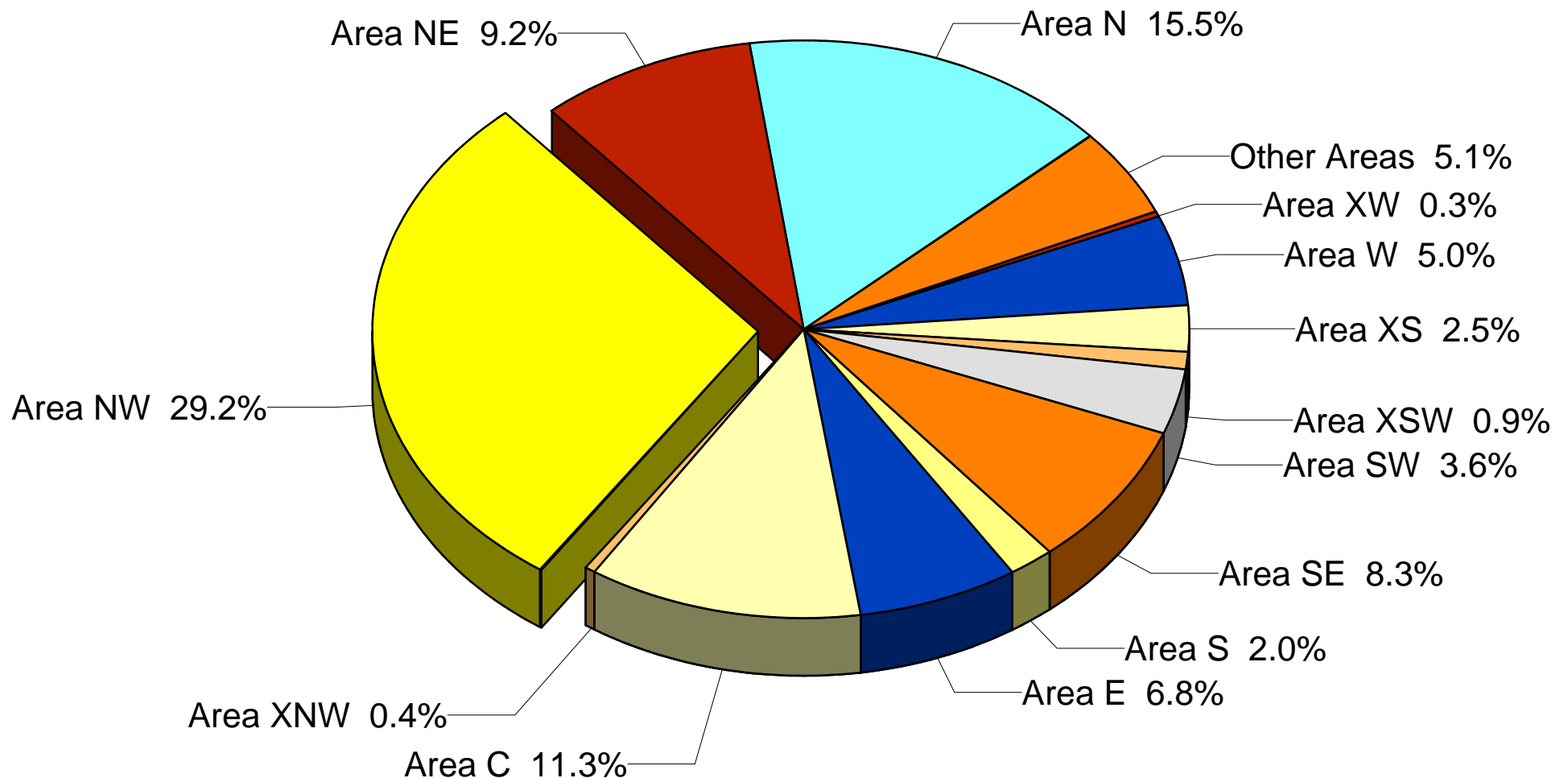
2004 All Residential Total Sales Volume

by Month and Type



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2004 All Residential Total Sales Volume % of Market by Area



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2004 All Residential Total Sales Units

by Area and Bedrooms

| Area | 0-2 BR | 3 BR | 4 BR | 5+ BR | ALL BR |
|-------------|--------|-------|-------|-------|--------|
| Area N | 323 | 465 | 435 | 108 | 1,331 |
| Area NE | 210 | 468 | 315 | 111 | 1,104 |
| Area NW | 910 | 2,245 | 1,223 | 179 | 4,557 |
| Area XNE | 1 | 3 | 1 | | 5 |
| Area XNW | 24 | 97 | 29 | 1 | 151 |
| Area C | 885 | 1,163 | 292 | 48 | 2,388 |
| Area E | 298 | 832 | 353 | 41 | 1,524 |
| Area S | 158 | 432 | 79 | 10 | 679 |
| Area SE | 114 | 1,007 | 480 | 33 | 1,634 |
| Area SW | 276 | 593 | 223 | 12 | 1,104 |
| Area XSW | 124 | 83 | 27 | 2 | 236 |
| Area XS | 103 | 190 | 105 | 21 | 419 |
| Area W | 205 | 514 | 190 | 19 | 928 |
| Area XW | 15 | 68 | 19 | 1 | 103 |
| Other Areas | 396 | 389 | 50 | 18 | 853 |
| ALL Areas | 4,042 | 8,549 | 3,821 | 604 | 17,016 |

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2004 SFR Total Sales Units

by Area and Bedrooms

| Area | 0-2 BR | 3 BR | 4 BR | 5+ BR | ALL BR |
|-------------|--------|-------|-------|-------|--------|
| Area N | 70 | 368 | 434 | 108 | 980 |
| Area NE | 35 | 412 | 310 | 111 | 868 |
| Area NW | 566 | 2,162 | 1,220 | 179 | 4,127 |
| Area XNE | 1 | 3 | 1 | | 5 |
| Area XNW | 20 | 92 | 27 | 1 | 140 |
| Area C | 555 | 1,073 | 289 | 48 | 1,965 |
| Area E | 34 | 733 | 352 | 41 | 1,160 |
| Area S | 111 | 413 | 77 | 10 | 611 |
| Area SE | 66 | 962 | 479 | 33 | 1,540 |
| Area SW | 126 | 552 | 220 | 12 | 910 |
| Area XSW | 79 | 80 | 27 | 2 | 188 |
| Area XS | 75 | 189 | 102 | 21 | 387 |
| Area W | 91 | 467 | 190 | 19 | 767 |
| Area XW | 12 | 66 | 19 | 1 | 98 |
| Other Areas | 366 | 379 | 50 | 18 | 813 |
| ALL Areas | 2,207 | 7,951 | 3,797 | 604 | 14,559 |

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2004 TH/CND Total Sales Units

by Area and Bedrooms

| Area | 0-2 BR | 3 BR | 4 BR | 5+ BR | ALL BR |
|-------------|--------|------|------|-------|--------|
| Area N | 253 | 97 | 1 | | 351 |
| Area NE | 175 | 56 | 5 | | 236 |
| Area NW | 325 | 69 | 2 | | 396 |
| Area XNW | 1 | | | | 1 |
| Area C | 330 | 89 | 3 | | 422 |
| Area E | 264 | 99 | 1 | | 364 |
| Area S | 44 | 17 | 2 | | 63 |
| Area SE | 46 | 43 | 1 | | 90 |
| Area SW | 54 | 22 | 2 | | 78 |
| Area XSW | 40 | 2 | | | 42 |
| Area XS | 28 | 1 | | | 29 |
| Area W | 110 | 44 | | | 154 |
| Other Areas | 16 | 3 | | | 19 |
| ALL Areas | 1,686 | 542 | 17 | | 2,245 |

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2004 MH Total Sales Units

by Area and Bedrooms

| Area | 0-2 BR | 3 BR | 4 BR | 5+ BR | ALL BR |
|-------------|--------|------|------|-------|--------|
| Area NW | 19 | 14 | 1 | | 34 |
| Area XNW | 3 | 5 | 2 | | 10 |
| Area C | | 1 | | | 1 |
| Area S | 3 | 2 | | | 5 |
| Area SE | 2 | 2 | | | 4 |
| Area SW | 96 | 19 | 1 | | 116 |
| Area XSW | 5 | 1 | | | 6 |
| Area XS | | | 3 | | 3 |
| Area W | 4 | 3 | | | 7 |
| Area XW | 3 | 2 | | | 5 |
| Other Areas | 14 | 7 | | | 21 |
| ALL Areas | 149 | 56 | 7 | | 212 |

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2004 All Residential Total Sales Units

by Sale Price and Area

| | N | NE | NW | XNE | XNW | C | E | S | SE | SW | XSW | XS | W | XW | Other Areas | ALL Areas |
|--------------------|-------|-------|-------|-----|-----|-------|-------|-----|-------|-------|-----|-----|-----|-----|-------------|-----------|
| 29,999 or under | | 5 | 3 | 1 | 6 | 25 | 2 | 6 | 1 | 10 | 6 | 1 | 3 | 2 | 19 | 90 |
| 30,000 - 39,999 | | 10 | 14 | | 9 | 10 | 5 | 8 | 2 | 26 | 17 | 2 | 7 | 5 | 31 | 146 |
| 40,000 - 49,999 | | 10 | 21 | | 9 | 10 | 8 | 17 | 5 | 38 | 4 | 1 | 9 | 4 | 39 | 175 |
| 50,000 - 59,999 | | 12 | 21 | | 15 | 20 | 27 | 35 | 12 | 39 | 10 | 5 | 17 | 8 | 39 | 260 |
| 60,000 - 69,999 | | 9 | 36 | 1 | 19 | 42 | 23 | 39 | 14 | 38 | 6 | | 15 | 12 | 53 | 307 |
| 70,000 - 79,999 | 5 | 19 | 32 | 1 | 13 | 43 | 21 | 75 | 23 | 58 | 13 | 6 | 27 | 15 | 45 | 396 |
| 80,000 - 89,999 | 4 | 17 | 40 | | 8 | 108 | 57 | 73 | 43 | 64 | 6 | 10 | 34 | 13 | 45 | 522 |
| 90,000 - 99,999 | 3 | 3 | 29 | 1 | 13 | 123 | 38 | 89 | 49 | 85 | 10 | 7 | 45 | 10 | 28 | 533 |
| 100,000 - 119,999 | 22 | 19 | 141 | | 19 | 314 | 111 | 192 | 139 | 213 | 14 | 23 | 88 | 10 | 36 | 1,341 |
| 120,000 - 139,999 | 24 | 35 | 456 | | 10 | 419 | 253 | 95 | 286 | 292 | 21 | 44 | 126 | 15 | 49 | 2,125 |
| 140,000 - 159,999 | 56 | 58 | 702 | | 11 | 331 | 294 | 36 | 355 | 124 | 49 | 45 | 105 | 3 | 28 | 2,197 |
| 160,000 - 179,999 | 73 | 62 | 715 | | 8 | 196 | 248 | 9 | 260 | 42 | 17 | 57 | 100 | 1 | 55 | 1,843 |
| 180,000 - 199,999 | 41 | 88 | 487 | | 6 | 184 | 148 | 5 | 141 | 38 | 14 | 48 | 65 | 2 | 51 | 1,318 |
| 200,000 - 249,999 | 131 | 221 | 774 | | 2 | 234 | 162 | | 167 | 24 | 22 | 80 | 92 | 1 | 98 | 2,008 |
| 250,000 - 299,999 | 172 | 131 | 437 | | 1 | 136 | 57 | | 63 | 7 | 14 | 35 | 61 | 1 | 82 | 1,197 |
| 300,000 - 399,999 | 280 | 195 | 375 | 1 | 2 | 116 | 41 | | 47 | 6 | 10 | 44 | 72 | 1 | 91 | 1,281 |
| 400,000 - 499,999 | 160 | 101 | 115 | | | 33 | 16 | | 13 | | 1 | 9 | 46 | | 38 | 532 |
| 500,000 - 749,999 | 216 | 78 | 119 | | | 35 | 11 | | 13 | | 2 | 2 | 14 | | 19 | 509 |
| 750,000 - 999,999 | 84 | 20 | 24 | | | 9 | 2 | | 1 | | | | 2 | | 1 | 143 |
| 1,000,000 and Over | 60 | 11 | 16 | | | | | | | | | | | | 6 | 93 |
| ALL Price Ranges | 1,331 | 1,104 | 4,557 | 5 | 151 | 2,388 | 1,524 | 679 | 1,634 | 1,104 | 236 | 419 | 928 | 103 | 853 | 17,016 |

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2004 SFR Total Sales Units

by Sale Price and Area

| | N | NE | NW | XNE | XNW | C | E | S | SE | SW | XSW | XS | W | XW | Other Areas | ALL Areas |
|--------------------|-----|-----|-------|-----|-----|-------|-------|-----|-------|-----|-----|-----|-----|----|-------------|-----------|
| 29,999 or under | | | 2 | 1 | 3 | | | 2 | 1 | 3 | 3 | 1 | 1 | 2 | 16 | 35 |
| 30,000 - 39,999 | | | 6 | | 9 | 3 | | 5 | 2 | 7 | 8 | | 2 | 4 | 23 | 69 |
| 40,000 - 49,999 | | | 12 | | 9 | 4 | | 12 | 4 | 11 | 4 | 1 | 5 | 3 | 36 | 101 |
| 50,000 - 59,999 | | 1 | 10 | | 13 | 7 | | 30 | 10 | 15 | 9 | 5 | 9 | 7 | 38 | 154 |
| 60,000 - 69,999 | | | 19 | 1 | 17 | 23 | 1 | 24 | 8 | 13 | 5 | | 7 | 12 | 51 | 181 |
| 70,000 - 79,999 | | | 14 | 1 | 13 | 27 | 1 | 50 | 10 | 35 | 8 | 5 | 12 | 15 | 42 | 233 |
| 80,000 - 89,999 | | | 24 | | 8 | 60 | 1 | 65 | 23 | 41 | 4 | 9 | 12 | 13 | 44 | 304 |
| 90,000 - 99,999 | | 1 | 19 | 1 | 12 | 69 | 7 | 87 | 24 | 60 | 9 | 5 | 24 | 9 | 26 | 353 |
| 100,000 - 119,999 | 2 | | 112 | | 16 | 240 | 44 | 191 | 117 | 197 | 10 | 18 | 56 | 9 | 34 | 1,046 |
| 120,000 - 139,999 | 1 | 4 | 371 | | 10 | 345 | 191 | 95 | 284 | 288 | 10 | 34 | 97 | 15 | 49 | 1,794 |
| 140,000 - 159,999 | 2 | 17 | 638 | | 11 | 288 | 264 | 36 | 355 | 124 | 44 | 38 | 102 | 3 | 28 | 1,950 |
| 160,000 - 179,999 | 6 | 39 | 668 | | 8 | 180 | 238 | 9 | 258 | 42 | 16 | 57 | 99 | 1 | 48 | 1,669 |
| 180,000 - 199,999 | 13 | 70 | 446 | | 6 | 177 | 130 | 5 | 140 | 38 | 13 | 47 | 61 | 2 | 49 | 1,197 |
| 200,000 - 249,999 | 78 | 202 | 720 | | 2 | 220 | 156 | | 167 | 23 | 19 | 80 | 85 | 1 | 94 | 1,847 |
| 250,000 - 299,999 | 132 | 129 | 423 | | 1 | 132 | 57 | | 63 | 7 | 13 | 33 | 61 | 1 | 80 | 1,132 |
| 300,000 - 399,999 | 234 | 195 | 369 | 1 | 2 | 114 | 41 | | 47 | 6 | 10 | 43 | 72 | 1 | 91 | 1,226 |
| 400,000 - 499,999 | 153 | 101 | 115 | | | 32 | 16 | | 13 | | 1 | 9 | 46 | | 38 | 524 |
| 500,000 - 749,999 | 215 | 78 | 119 | | | 35 | 11 | | 13 | | 2 | 2 | 14 | | 19 | 508 |
| 750,000 - 999,999 | 84 | 20 | 24 | | | 9 | 2 | | 1 | | | | 2 | | 1 | 143 |
| 1,000,000 and Over | 60 | 11 | 16 | | | | | | | | | | | | 6 | 93 |
| ALL Price Ranges | 980 | 868 | 4,127 | 5 | 140 | 1,965 | 1,160 | 611 | 1,540 | 910 | 188 | 387 | 767 | 98 | 813 | 14,559 |

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2004 TH/CND Total Sales Units

by Sale Price and Area

| | N | NE | NW | C | E | S | SE | SW | XSW | XS | W | Other Areas | ALL Areas |
|-------------------|-----|-----|-----|-----|-----|----|----|----|-----|----|-----|-------------|-----------|
| 29,999 or under | | 5 | | 25 | 2 | | | | | | 2 | 0 | 34 |
| 30,000 - 39,999 | | 10 | 2 | 7 | 5 | 2 | | | 9 | 2 | 3 | 0 | 40 |
| 40,000 - 49,999 | | 10 | 8 | 6 | 8 | 5 | 1 | 3 | | | 2 | 0 | 43 |
| 50,000 - 59,999 | | 11 | 5 | 13 | 27 | 5 | 2 | 6 | | | 6 | 0 | 75 |
| 60,000 - 69,999 | | 9 | 10 | 18 | 22 | 15 | 4 | 10 | | | 8 | 2 | 98 |
| 70,000 - 79,999 | 5 | 19 | 13 | 16 | 20 | 25 | 12 | 8 | 5 | 1 | 15 | 0 | 139 |
| 80,000 - 89,999 | 4 | 17 | 12 | 48 | 56 | 8 | 19 | 16 | 1 | 1 | 22 | 0 | 204 |
| 90,000 - 99,999 | 3 | 2 | 8 | 54 | 31 | 2 | 25 | 18 | 1 | 2 | 20 | 1 | 167 |
| 100,000 - 119,999 | 20 | 19 | 28 | 74 | 67 | 1 | 22 | 13 | 4 | 5 | 32 | 2 | 287 |
| 120,000 - 139,999 | 23 | 31 | 84 | 74 | 62 | | 2 | 3 | 11 | 7 | 29 | 0 | 326 |
| 140,000 - 159,999 | 54 | 41 | 64 | 43 | 30 | | | | 5 | 7 | 3 | 0 | 247 |
| 160,000 - 179,999 | 67 | 23 | 47 | 16 | 10 | | 2 | | 1 | | 1 | 7 | 174 |
| 180,000 - 199,999 | 28 | 18 | 41 | 7 | 18 | | 1 | | 1 | 1 | 4 | 2 | 121 |
| 200,000 - 249,999 | 53 | 19 | 54 | 14 | 6 | | | 1 | 3 | | 7 | 4 | 161 |
| 250,000 - 299,999 | 40 | 2 | 14 | 4 | | | | | 1 | 2 | | 2 | 65 |
| 300,000 - 399,999 | 46 | | 6 | 2 | | | | | | 1 | | | 55 |
| 400,000 - 499,999 | 7 | | | 1 | | | | | | | | | 8 |
| 500,000 - 749,999 | 1 | | | | | | | | | | | | 1 |
| ALL Price Ranges | 351 | 236 | 396 | 422 | 364 | 63 | 90 | 78 | 42 | 29 | 154 | 20 | 2,245 |

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2004 MH Total Sales Units

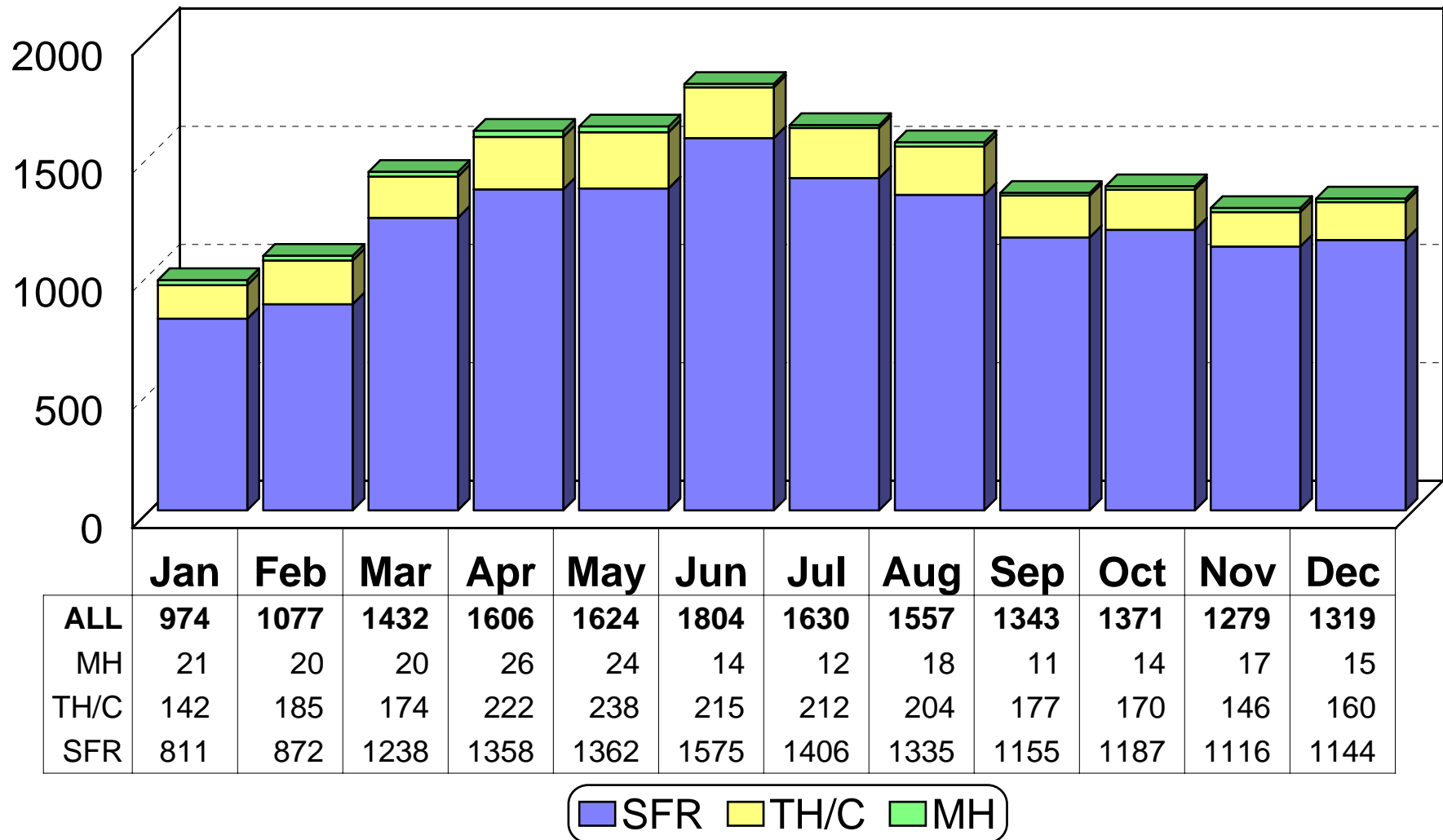
by Sale Price and Area

| | NW | XNW | C | S | SE | SW | XSW | XS | W | XW | Other Areas | ALL Areas |
|-------------------|----|-----|---|---|----|-----|-----|----|---|----|-------------|-----------|
| 29,999 or under | 1 | 3 | | 4 | | 7 | 3 | | | | 3 | 21 |
| 30,000 - 39,999 | 6 | | | 1 | | 19 | | | 2 | 1 | 8 | 37 |
| 40,000 - 49,999 | 1 | | | | | 24 | | | 2 | 1 | 3 | 31 |
| 50,000 - 59,999 | 6 | 2 | | | | 18 | 1 | | 2 | 1 | 1 | 31 |
| 60,000 - 69,999 | 7 | 2 | 1 | | 2 | 15 | 1 | | | | | 28 |
| 70,000 - 79,999 | 5 | | | | 1 | 15 | | | | | 3 | 24 |
| 80,000 - 89,999 | 4 | | | | 1 | 7 | 1 | | | | 1 | 14 |
| 90,000 - 99,999 | 2 | | | | | 7 | | | 1 | 1 | 2 | 13 |
| 100,000 - 119,999 | 1 | 3 | | | | 3 | | | | 1 | | 8 |
| 120,000 - 139,999 | 1 | | | | | 1 | | 3 | | | | 5 |
| 140,000 - 159,999 | | | | | | | | | | | | |
| 160,000 - 179,999 | | | | | | | | | | | | |
| 200,000 - 249,999 | | | | | | | | | | | | |
| ALL Price Ranges | 34 | 10 | 1 | 5 | 4 | 116 | 6 | 3 | 7 | 5 | 21 | 212 |

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2004 All Residential Total Sales Units

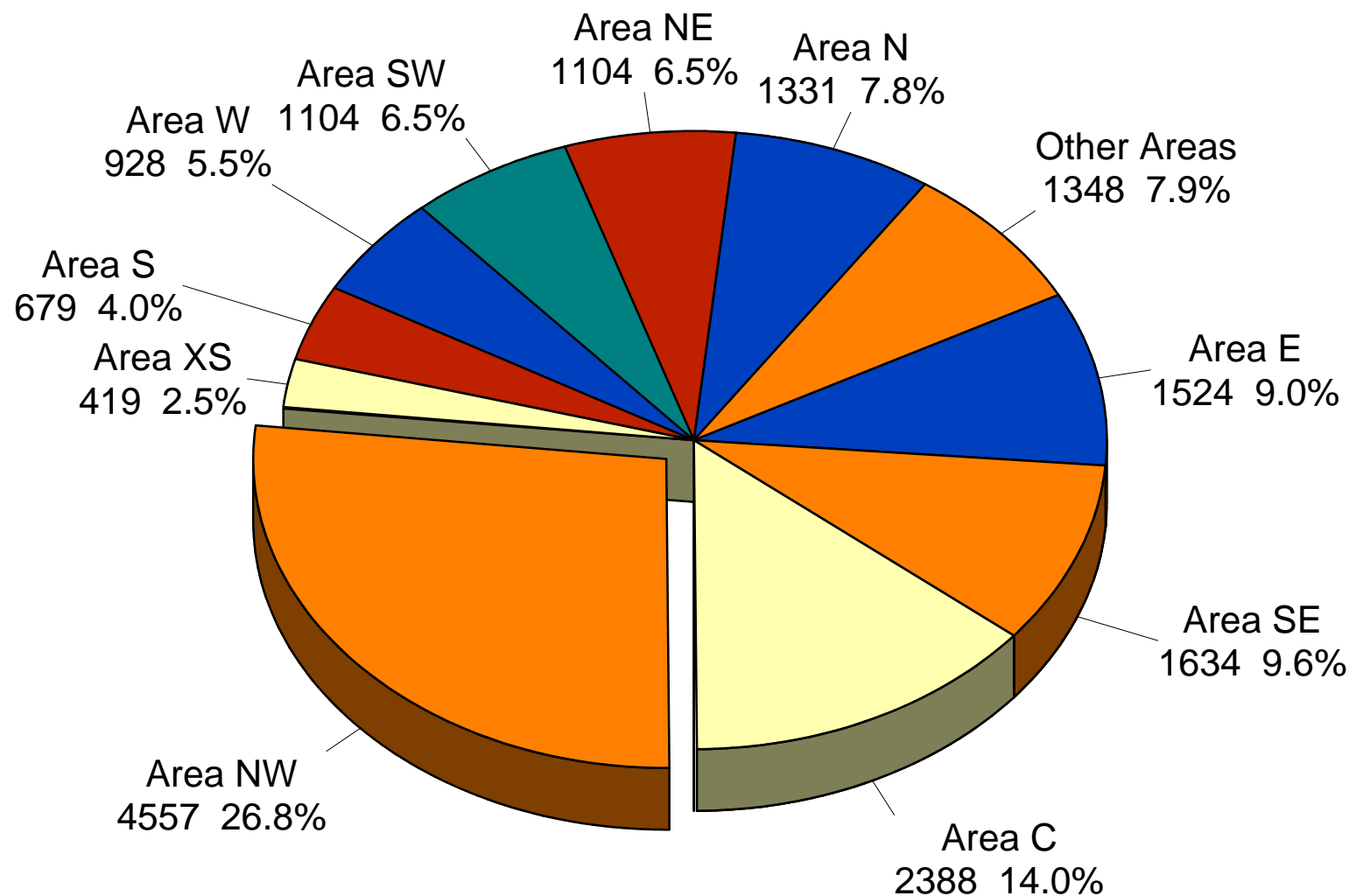
by Month and Type



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2004 All Residential Sales Units % of Market

by Area



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2004 All Residential Average Sale Price

by Area and Bedrooms

| Area | 0-2 BR | 3 BR | 4 BR | 5+ BR | ALL BR |
|-------------|-----------|-----------|-----------|-----------|-----------|
| Area N | \$217,901 | \$365,767 | \$553,781 | \$781,945 | \$425,130 |
| Area NE | \$128,678 | \$270,685 | \$360,527 | \$488,468 | \$291,204 |
| Area NW | \$165,239 | \$194,742 | \$273,777 | \$386,589 | \$217,598 |
| Area XNE | \$325,000 | \$60,833 | \$77,175 | | \$116,935 |
| Area XNW | \$76,279 | \$96,402 | \$115,045 | \$172,000 | \$97,285 |
| Area C | \$127,264 | \$176,250 | \$256,122 | \$318,988 | \$170,736 |
| Area E | \$100,234 | \$166,479 | \$206,744 | \$302,179 | \$166,503 |
| Area S | \$76,720 | \$103,661 | \$108,748 | \$123,214 | \$98,272 |
| Area SE | \$114,900 | \$156,204 | \$193,816 | \$275,974 | \$166,790 |
| Area SW | \$81,793 | \$120,415 | \$145,979 | \$166,488 | \$116,424 |
| Area XSW | \$131,546 | \$160,511 | \$190,291 | \$123,000 | \$148,381 |
| Area XS | \$158,570 | \$198,738 | \$221,344 | \$288,419 | \$199,023 |
| Area W | \$110,929 | \$183,477 | \$271,985 | \$338,877 | \$188,754 |
| Area XW | \$81,893 | \$96,343 | \$92,511 | \$110,000 | \$93,664 |
| Other Areas | \$158,928 | \$146,681 | \$223,522 | \$632,389 | \$239,364 |
| ALL Areas | \$141,390 | \$185,299 | \$279,072 | \$446,235 | \$205,188 |

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2004 SFR Average Sale Price

by Area and Bedrooms

| Area | 0-2 BR | 3 BR | 4 BR | 5+ BR | ALL BR |
|-------------|-----------|-----------|-----------|-----------|-----------|
| Area N | \$324,211 | \$393,964 | \$554,531 | \$781,945 | \$502,847 |
| Area NE | \$230,639 | \$284,059 | \$363,408 | \$488,468 | \$336,384 |
| Area NW | \$178,321 | \$196,119 | \$273,972 | \$386,589 | \$224,953 |
| Area XNE | \$325,000 | \$60,833 | \$77,175 | | \$116,935 |
| Area XNW | \$79,760 | \$98,741 | \$115,126 | \$172,000 | \$99,712 |
| Area C | \$142,591 | \$179,520 | \$256,037 | \$318,988 | \$193,750 |
| Area E | \$145,232 | \$170,092 | \$206,925 | \$302,179 | \$185,209 |
| Area S | \$81,045 | \$105,483 | \$109,501 | \$123,214 | \$101,840 |
| Area SE | \$132,617 | \$259,082 | \$194,001 | \$275,974 | \$171,314 |
| Area SW | \$101,165 | \$123,457 | \$146,570 | \$166,488 | \$126,526 |
| Area XSW | \$146,707 | \$162,143 | \$190,291 | \$123,000 | \$159,283 |
| Area XS | \$167,754 | \$198,414 | \$224,084 | \$288,419 | \$204,122 |
| Area W | \$127,705 | \$190,436 | \$271,985 | \$338,877 | \$206,872 |
| Area XW | \$90,817 | \$96,037 | \$92,511 | \$110,000 | \$94,856 |
| Other Areas | \$161,134 | \$147,418 | \$223,522 | \$632,389 | \$237,329 |
| ALL Areas | \$161,454 | \$187,874 | \$279,814 | \$446,235 | \$218,566 |

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2004 TH/CND Average Sale Price

by Area and Bedrooms

| Area | 0-2 BR | 3 BR | 4 BR | 5+ BR | ALL BR |
|-------------|-----------|-----------|-----------|-------|-----------|
| Area N | \$188,487 | \$258,792 | \$267,400 | | \$208,141 |
| Area NE | \$108,286 | \$172,288 | \$181,900 | | \$125,032 |
| Area NW | \$148,684 | \$176,078 | \$257,500 | | \$154,007 |
| Area XNW | \$90,000 | | | | \$90,000 |
| Area C | \$101,488 | \$168,196 | \$264,333 | | \$110,387 |
| Area E | \$94,439 | \$139,733 | \$143,000 | | \$106,891 |
| Area S | \$69,422 | \$68,810 | \$79,750 | | \$69,585 |
| Area SE | \$90,835 | \$96,062 | \$105,000 | | \$93,489 |
| Area SW | \$85,861 | \$88,794 | \$97,650 | | \$86,988 |
| Area XSW | \$112,870 | \$142,000 | | | \$114,257 |
| Area XS | \$133,971 | \$260,000 | | | \$138,316 |
| Area W | \$99,495 | \$117,857 | | | \$104,741 |
| Other Areas | \$173,265 | \$216,833 | | | \$175,297 |
| ALL Areas | \$122,948 | \$159,902 | \$181,629 | | \$132,314 |

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2004 MH Average Sale Price

by Area and Bedrooms

| Area | 0-2 BR | 3 BR | 4 BR | 5+ BR | ALL BR |
|-------------|----------|-----------|-----------|-------|-----------|
| Area NW | \$58,737 | \$747,107 | \$68,900 | | \$65,365 |
| Area XNW | \$48,500 | \$53,380 | \$113,950 | | \$64,030 |
| Area C | | \$66,000 | | | \$66,000 |
| Area S | \$23,717 | \$23,750 | | | \$23,730 |
| Area SE | \$83,750 | \$64,750 | | | \$74,250 |
| Area SW | \$54,077 | \$68,647 | \$112,500 | | \$56,967 |
| Area XSW | \$41,400 | \$67,000 | | | \$45,667 |
| Area XS | | | \$128,167 | | \$128,167 |
| Area W | \$43,725 | \$62,667 | | | \$51,843 |
| Area XW | \$43,200 | \$106,450 | | | \$70,300 |
| Other Areas | \$52,371 | \$52,556 | | | \$47,853 |
| ALL Areas | \$52,880 | \$65,537 | \$113,400 | | \$58,222 |

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2004 All Residential Sales Avg % of List Price

by Area and Residential Type

| Area | MH | SFR | TH/C | ALL TYPES |
|-------------|--------|--------|---------|-----------|
| Area N | | 96.79% | 98.09% | 96.96% |
| Area NE | | 97.57% | 98.57% | 97.66% |
| Area NW | 94.55% | 98.18% | 98.12% | 98.17% |
| Area XNE | | 91.48% | | 91.48% |
| Area XNW | 93.09% | 96.76% | 100.00% | 96.62% |
| Area C | 71.74% | 98.09% | 98.98% | 98.19% |
| Area E | | 98.75% | 99.67% | 98.89% |
| Area S | 90.99% | 99.75% | 98.46% | 99.64% |
| Area SE | 97.19% | 98.97% | 99.46% | 98.99% |
| Area SW | 92.45% | 98.90% | 99.10% | 98.56% |
| Area XSW | 93.87% | 97.32% | 96.72% | 97.21% |
| Area XS | 96.37% | 97.88% | 98.42% | 97.90% |
| Area W | 97.92% | 98.10% | 99.29% | 98.21% |
| Area XW | 95.83% | 96.92% | | 96.88% |
| Other Areas | 90.64% | 94.99% | 97.31% | 92.99% |
| ALL Areas | 93.13% | 97.90% | 98.59% | 97.94% |

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2004 All Residential Avg Market Time

by Area and Bedrooms

| Area | 0-2 BR | 3 BR | 4 BR | 5+ BR | ALL BR |
|-------------|--------|------|------|-------|--------|
| Area N | 45 | 52 | 59 | 78 | 55 |
| Area NE | 31 | 39 | 53 | 68 | 45 |
| Area NW | 47 | 42 | 51 | 56 | 46 |
| Area XNE | 16 | 62 | 62 | | 29 |
| Area XNW | 121 | 90 | 77 | 102 | 92 |
| Area C | 32 | 38 | 47 | 44 | 37 |
| Area E | 33 | 33 | 36 | 46 | 34 |
| Area S | 52 | 55 | 59 | 37 | 54 |
| Area SE | 35 | 32 | 39 | 45 | 34 |
| Area SW | 79 | 57 | 53 | 56 | 62 |
| Area XSW | 73 | 99 | 86 | 69 | 83 |
| Area XS | 75 | 74 | 70 | 54 | 72 |
| Area W | 34 | 40 | 55 | 81 | 42 |
| Area XW | 62 | 65 | 74 | 16 | 66 |
| Other Areas | 81 | 94 | 87 | 66 | 102 |
| ALL Areas | 50 | 47 | 51 | 64 | 49 |

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2004 SFR Avg Market Time

by Area and Bedrooms

| Area | 0-2 BR | 3 BR | 4 BR | 5+ BR | ALL BR |
|-------------|--------|------|------|-------|--------|
| Area N | 45 | 52 | 59 | 78 | 58 |
| Area NE | 42 | 41 | 53 | 68 | 49 |
| Area NW | 48 | 41 | 51 | 56 | 46 |
| Area XNE | 16 | 32 | 32 | | 29 |
| Area XNW | 122 | 92 | 81 | 102 | 94 |
| Area C | 32 | 39 | 47 | 44 | 38 |
| Area E | 22 | 32 | 36 | 46 | 34 |
| Area S | 53 | 56 | 59 | 37 | 55 |
| Area SE | 32 | 32 | 39 | 45 | 35 |
| Area SW | 58 | 55 | 54 | 56 | 55 |
| Area XSW | 63 | 98 | 86 | 69 | 81 |
| Area XS | 67 | 75 | 70 | 54 | 70 |
| Area W | 29 | 41 | 55 | 81 | 44 |
| Area XW | 57 | 65 | 74 | 16 | 65 |
| Other Areas | 99 | 105 | 101 | 142 | 108 |
| ALL Areas | 54 | 47 | 51 | 64 | 50 |

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2004 TH/CND Avg Market Time

by Area and Bedrooms

| Area | 0-2 BR | 3 BR | 4 BR | 5+ BR | ALL BR |
|-------------|--------|------|------|-------|--------|
| Area N | 45 | 49 | 86 | | 46 |
| Area NE | 29 | 30 | 32 | | 29 |
| Area NW | 45 | 46 | 7 | | 45 |
| Area XNW | 33 | | | | 33 |
| Area C | 31 | 31 | 28 | | 31 |
| Area E | 34 | 38 | 7 | | 35 |
| Area S | 53 | 39 | 50 | | 49 |
| Area SE | 38 | 21 | 4 | | 30 |
| Area SW | 60 | 85 | 17 | | 66 |
| Area XSW | 95 | 34 | | | 93 |
| Area XS | 99 | 95 | | | 99 |
| Area W | 37 | 26 | | | 34 |
| Other Areas | 137 | 94 | | | 138 |
| ALL Areas | 41 | 39 | 29 | | 41 |

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2004 MH Avg Market Time

by Area and Bedrooms

| Area | 0-2 BR | 3 BR | 4 BR | 5+ BR | ALL BR |
|-------------|--------|------|------|-------|--------|
| Area NW | 38 | 89 | 49 | | 34 |
| Area XNW | 143 | 58 | 22 | | 76 |
| Area C | | 20 | | | 20 |
| Area S | 21 | 28 | | | 23 |
| Area SE | 48 | 70 | | | 59 |
| Area SW | 117 | 104 | 34 | | 114 |
| Area XSW | 62 | 261 | | | 95 |
| Area XS | | | 85 | | 85 |
| Area W | 66 | 104 | | | 82 |
| Area XW | 86 | 81 | | | 84 |
| Other Areas | 104 | 74 | | | 89 |
| ALL Areas | 99 | 89 | 55 | | 95 |

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2004 All Residential Avg Market Time

by Sale Price and Area

| | N | NE | NW | XNE | XNW | C | E | S | SE | SW | XSW | XS | W | XW | Other Areas | ALL Areas |
|--------------------|----|-----|-----|-----|-----|----|-----|-----|-----|-----|-----|-----|-----|----|-------------|-----------|
| 29,999 or under | | 13 | 92 | 10 | 40 | 71 | 50 | 17 | 14 | 109 | 46 | 235 | 113 | 10 | 165 | 82 |
| 30,000 - 39,999 | | 66 | 48 | | 68 | 39 | 45 | 100 | 92 | 70 | 144 | 793 | 40 | 49 | 106 | 87 |
| 40,000 - 49,999 | | 33 | 83 | | 71 | 28 | 61 | 77 | 75 | 115 | 77 | 97 | 62 | 93 | 131 | 91 |
| 50,000 - 59,999 | | 17 | 63 | | 82 | 43 | 50 | 59 | 42 | 92 | 83 | 64 | 43 | 72 | 126 | 71 |
| 60,000 - 69,999 | | 17 | 50 | 5 | 121 | 47 | 48 | 63 | 46 | 105 | 119 | | 52 | 71 | 75 | 73 |
| 70,000 - 79,999 | 49 | 48 | 52 | 32 | 102 | 27 | 48 | 59 | 54 | 95 | 65 | 30 | 37 | 74 | 68 | 61 |
| 80,000 - 89,999 | 11 | 25 | 51 | | 116 | 42 | 29 | 42 | 37 | 75 | 75 | 38 | 30 | 69 | 109 | 50 |
| 90,000 - 99,999 | 7 | 2 | 62 | 80 | 80 | 36 | 33 | 47 | 32 | 55 | 99 | 74 | 27 | 74 | 82 | 48 |
| 100,000 - 119,999 | 45 | 21 | 36 | | 108 | 35 | 29 | 65 | 41 | 51 | 76 | 57 | 36 | 62 | 97 | 46 |
| 120,000 - 139,999 | 52 | 31 | 34 | | 72 | 33 | 31 | 41 | 26 | 47 | 50 | 60 | 28 | 57 | 80 | 37 |
| 140,000 - 159,999 | 48 | 28 | 33 | | 125 | 30 | 27 | 40 | 22 | 45 | 67 | 68 | 34 | 54 | 142 | 34 |
| 160,000 - 179,999 | 42 | 27 | 38 | | 57 | 28 | 32 | 23 | 32 | 58 | 86 | 50 | 38 | 12 | 70 | 38 |
| 180,000 - 199,999 | 29 | 30 | 45 | | 107 | 36 | 32 | 80 | 36 | 64 | 89 | 65 | 38 | 74 | 107 | 44 |
| 200,000 - 249,999 | 38 | 39 | 48 | | 37 | 40 | 37 | | 40 | 69 | 61 | 81 | 54 | 22 | 130 | 49 |
| 250,000 - 299,999 | 45 | 42 | 56 | | 10 | 44 | 37 | | 60 | 88 | 87 | 61 | 48 | 64 | 89 | 55 |
| 300,000 - 399,999 | 56 | 48 | 55 | 16 | 92 | 48 | 56 | | 56 | 161 | 172 | 81 | 51 | 99 | 151 | 61 |
| 400,000 - 499,999 | 52 | 58 | 72 | | | 63 | 51 | | 100 | | 184 | 186 | 69 | | 166 | 68 |
| 500,000 - 749,999 | 68 | 75 | 86 | | | 84 | 111 | | 121 | | 141 | 132 | 147 | | 192 | 84 |
| 750,000 - 999,999 | 78 | 129 | 103 | | | 37 | 179 | | 89 | | | | 76 | | 317 | 94 |
| 1,000,000 and Over | 97 | 127 | 110 | | | | | | | | | | | | 42 | 111 |
| ALL Price Ranges | 55 | 45 | 46 | 29 | 92 | 37 | 34 | 54 | 34 | 62 | 83 | 72 | 42 | 66 | 108 | 49 |

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2004 SFR Avg Market Time

by Sale Price and Area

| | N | NE | NW | XNE | XNW | C | E | S | SE | SW | XSW | XS | W | XW | Other Areas | ALL Areas |
|--------------------|-----|-----|-----|-----|-----|----|-----|-----|-----|-----|-----|-----|-----|----|-------------|-----------|
| 29,999 or under | | | 117 | 10 | 62 | | | 11 | 14 | 46 | 67 | 235 | 47 | 10 | 172 | 117 |
| 30,000 - 39,999 | | | 43 | | 68 | 34 | | 135 | 92 | 36 | 105 | | 34 | 56 | 84 | 74 |
| 40,000 - 49,999 | | | 110 | | 71 | 19 | | 95 | 86 | 50 | 77 | 97 | 55 | 72 | 136 | 97 |
| 50,000 - 59,999 | | 18 | 54 | | 91 | 23 | | 60 | 46 | 57 | 85 | 64 | 41 | 70 | 132 | 76 |
| 60,000 - 69,999 | | | 50 | 5 | 107 | 66 | 417 | 57 | 50 | 127 | 90 | | 61 | 71 | 75 | 84 |
| 70,000 - 79,999 | | | 72 | 32 | 102 | 25 | 132 | 67 | 47 | 117 | 61 | 33 | 29 | 74 | 81 | 71 |
| 80,000 - 89,999 | | | 71 | | 116 | 48 | 153 | 43 | 50 | 58 | 79 | 42 | 39 | 69 | 111 | 60 |
| 90,000 - 99,999 | | 0 | 62 | 80 | 84 | 37 | 24 | 47 | 38 | 40 | 101 | 101 | 27 | 66 | 109 | 51 |
| 100,000 - 119,999 | 19 | | 36 | | 125 | 39 | 27 | 65 | 45 | 51 | 79 | 61 | 43 | 67 | 112 | 51 |
| 120,000 - 139,999 | 116 | 45 | 64 | | 72 | 34 | 31 | 41 | 26 | 48 | 38 | 57 | 32 | 57 | 82 | 38 |
| 140,000 - 159,999 | 6 | 35 | 61 | | 125 | 31 | 28 | 40 | 22 | 45 | 66 | 69 | 34 | 54 | 171 | 34 |
| 160,000 - 179,999 | 28 | 29 | 37 | | 57 | 29 | 31 | 23 | 31 | 58 | 87 | 50 | 36 | 12 | 67 | 38 |
| 180,000 - 199,999 | 20 | 29 | 43 | | 107 | 36 | 31 | 80 | 36 | 64 | 76 | 66 | 33 | 74 | 101 | 43 |
| 200,000 - 249,999 | 36 | 40 | 48 | | 37 | 39 | 35 | | 40 | 70 | 66 | 81 | 50 | 22 | 115 | 49 |
| 250,000 - 299,999 | 44 | 42 | 56 | | 10 | 45 | 37 | | 60 | 88 | 92 | 61 | 48 | 64 | 88 | 55 |
| 300,000 - 399,999 | 56 | 48 | 56 | 16 | 92 | 48 | 56 | | 56 | 161 | 721 | 82 | 51 | 99 | 156 | 62 |
| 400,000 - 499,999 | 51 | 58 | 72 | | | 64 | 51 | | 100 | | 184 | 186 | 69 | | 226 | 68 |
| 500,000 - 749,999 | 68 | 75 | 86 | | | 84 | 11 | | 120 | | 141 | 132 | 147 | | 1445 | 94 |
| 750,000 - 999,999 | 78 | 129 | 103 | | | 37 | 179 | | 89 | | | | 151 | | 0 | 94 |
| 1,000,000 and Over | 97 | 127 | 110 | | | | | | | | | | | | 42 | 111 |
| ALL Price Ranges | 58 | 49 | 46 | 29 | 94 | 38 | 34 | 55 | 35 | 55 | 81 | 70 | 44 | 65 | 175 | 50 |

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2004 TH/CND Avg Market Time

by Sale Price and Area

| | N | NE | NW | C | E | S | SE | SW | XSW | XS | W | Other Areas | ALL Areas |
|-------------------|----|----|----|----|----|----|----|----|-----|-----|-----|-------------|-----------|
| 29,999 or under | | 13 | | 71 | 50 | | | | | | 146 | | 61 |
| 30,000 - 39,999 | | 63 | 30 | 42 | 45 | 44 | | | 179 | 783 | 56 | | 116 |
| 40,000 - 49,999 | | 33 | 51 | 33 | 61 | 36 | 32 | 89 | | | 9 | | 45 |
| 50,000 - 59,999 | | 17 | 62 | 54 | 50 | 52 | 18 | 23 | | | 27 | | 42 |
| 60,000 - 69,999 | | 17 | 57 | 25 | 31 | 72 | 28 | 40 | | | 44 | 132 | 41 |
| 70,000 - 79,999 | 49 | 48 | 40 | 30 | 43 | 43 | 61 | 36 | 73 | 17 | 44 | | 44 |
| 80,000 - 89,999 | 11 | 25 | 18 | 34 | 26 | 36 | 21 | 92 | 84 | 4 | 25 | | 32 |
| 90,000 - 99,999 | 7 | 4 | 22 | 36 | 35 | 32 | 26 | 97 | 81 | 7 | 24 | 33 | 38 |
| 100,000 - 119,999 | 48 | 21 | 35 | 21 | 31 | 51 | 23 | 52 | 70 | 43 | 23 | 28 | 29 |
| 120,000 - 139,999 | 50 | 29 | 34 | 24 | 31 | | 28 | 38 | 61 | 61 | 15 | | 31 |
| 140,000 - 159,999 | 49 | 25 | 50 | 23 | 16 | | | | 72 | 60 | 38 | | 37 |
| 160,000 - 179,999 | 44 | 26 | 48 | 16 | 79 | | 52 | | 75 | 27 | 155 | 90 | 45 |
| 180,000 - 199,999 | 33 | 32 | 68 | 42 | 42 | | 22 | | 255 | | 113 | 14 | 51 |
| 200,000 - 249,999 | 42 | 36 | 44 | 46 | 87 | | | 42 | 29 | | 97 | 190 | 50 |
| 250,000 - 299,999 | 49 | 31 | 52 | 27 | | | | | 13 | 59 | | 42 | 47 |
| 300,000 - 399,999 | 56 | | 38 | 51 | | | | | | 63 | | | 54 |
| 400,000 - 499,999 | 64 | | | 14 | | | | | | | | | 59 |
| 500,000 - 749,999 | 24 | | | | | | | | | | | | 24 |
| ALL Price Ranges | 46 | 29 | 45 | 31 | 35 | 49 | 30 | 66 | 93 | 99 | 34 | 83 | 41 |

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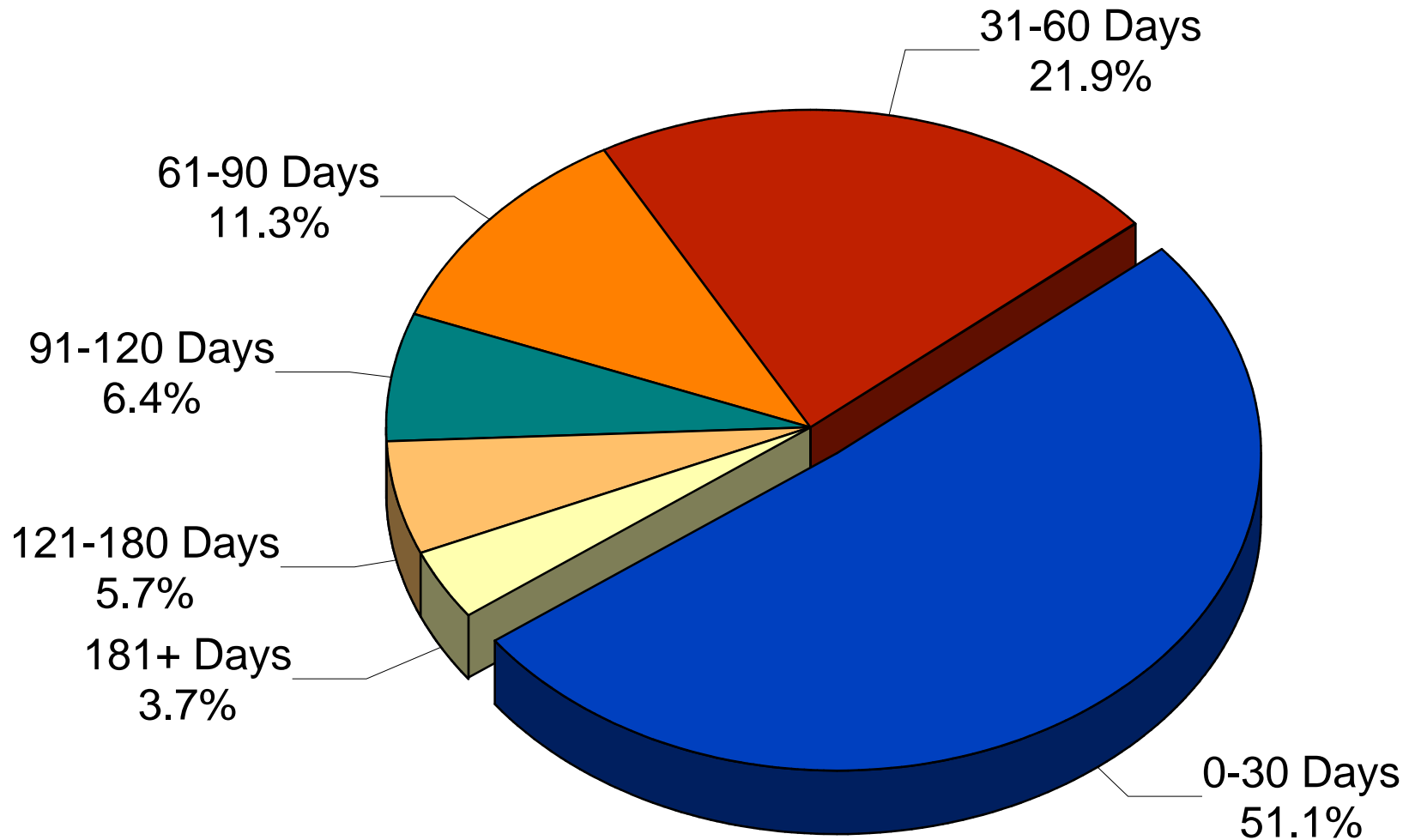
2004 MH Avg Market Time

by Sale Price and Area

| | NW | XNW | C | S | SE | SW | XSW | XS | W | XW | Other Areas | ALL Areas |
|-------------------|-----|-----|----|----|----|-----|-----|----|-----|-----|-------------|-----------|
| 29,999 or under | 41 | 47 | | 21 | | 136 | | | | | 69 | 63 |
| 30,000 - 39,999 | 59 | | | 35 | | 82 | 54 | | 22 | 23 | 109.5 | 79 |
| 40,000 - 49,999 | 19 | | | | | 148 | | | 131 | 153 | 66 | 136 |
| 50,000 - 59,999 | 79 | 22 | | | | 143 | 61 | | 102 | 81 | 65 | 113 |
| 60,000 - 69,999 | 37 | 242 | 20 | | 70 | 129 | 261 | | | | | 111 |
| 70,000 - 79,999 | 24 | | | | 40 | 73 | | | | | 69 | 63 |
| 80,000 - 89,999 | 34 | | | | | 133 | 48 | | | | 42 | 86 |
| 90,000 - 99,999 | 223 | | | | 55 | 76 | | | 66 | 139 | 80 | 103 |
| 100,000 - 119,999 | 71 | 19 | | | | 29 | | | | 22 | | 30 |
| 120,000 - 139,999 | 92 | | | | | 16 | | 85 | | | | 73 |
| ALL Price Ranges | 59 | 76 | 20 | 23 | 59 | 114 | 95 | 85 | 82 | 84 | 72 | 95 |

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2004 All Residential Days on Market Statistics



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2004 All Residential Avg List Price

by Area and Bedrooms

| Area | 0-2 BR | 3 BR | 4 BR | 5+ BR | ALL BR |
|-------------|-----------|-----------|-----------|-----------|-----------|
| Area N | \$222,245 | \$376,836 | \$571,101 | \$816,192 | \$438,461 |
| Area NE | \$130,584 | \$276,488 | \$370,051 | \$502,617 | \$298,166 |
| Area NW | \$168,317 | \$198,049 | \$278,950 | \$397,656 | \$221,665 |
| Area XNE | \$355,000 | \$65,742 | \$86,900 | | \$127,825 |
| Area XNW | \$80,024 | \$99,745 | \$118,067 | \$184,900 | \$100,693 |
| Area C | \$129,385 | \$179,422 | \$261,281 | \$328,625 | \$173,887 |
| Area E | \$101,417 | \$168,242 | \$209,226 | \$306,710 | \$168,377 |
| Area S | \$77,605 | \$103,811 | \$109,063 | \$123,836 | \$98,619 |
| Area SE | \$115,827 | \$158,008 | \$195,415 | \$278,965 | \$168,497 |
| Area SW | \$84,862 | \$121,504 | \$147,442 | \$171,850 | \$118,130 |
| Area XSW | \$135,072 | \$165,166 | \$196,048 | \$135,450 | \$152,635 |
| Area XS | \$163,613 | \$202,973 | \$225,775 | \$288,296 | \$203,287 |
| Area W | \$112,316 | \$186,878 | \$277,145 | \$348,762 | \$192,203 |
| Area XW | \$85,233 | \$99,081 | \$96,165 | \$115,000 | \$96,681 |
| Other Areas | \$169,820 | \$152,136 | \$231,113 | \$726,177 | \$268,576 |
| ALL Areas | \$144,436 | \$188,728 | \$284,948 | \$461,756 | \$209,505 |

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2004 SFR Avg List Price

by Area and Bedrooms

| Area | 0-2 BR | 3 BR | 4 BR | 5+ BR | ALL BR |
|-------------|-----------|-----------|-----------|-----------|-----------|
| Area N | \$331,831 | \$406,479 | \$571,772 | \$816,192 | \$519,500 |
| Area NE | \$234,420 | \$290,306 | \$373,028 | \$502,617 | \$344,747 |
| Area NW | \$181,549 | \$199,407 | \$279,153 | \$397,656 | \$229,130 |
| Area XNE | \$355,000 | \$65,742 | \$86,900 | | \$127,825 |
| Area XNW | \$83,489 | \$101,911 | \$118,387 | \$184,900 | \$103,049 |
| Area C | \$145,355 | \$182,758 | \$261,392 | \$328,625 | \$187,322 |
| Area E | \$148,511 | \$172,217 | \$209,400 | \$306,710 | \$187,559 |
| Area S | \$81,903 | \$105,541 | \$109,886 | \$123,936 | \$102,094 |
| Area SE | \$133,456 | \$160,967 | \$195,603 | \$278,965 | \$173,089 |
| Area SW | \$103,891 | \$124,450 | \$148,057 | \$171,850 | \$127,936 |
| Area XSW | \$150,054 | \$166,872 | \$196,048 | \$135,450 | \$163,661 |
| Area XS | \$173,820 | \$202,671 | \$228,503 | \$288,419 | \$208,535 |
| Area W | \$129,640 | \$194,147 | \$277,145 | \$348,762 | \$210,884 |
| Area XW | \$94,300 | \$98,751 | \$96,165 | \$115,000 | \$97,871 |
| Other Areas | \$172,265 | \$152,883 | \$231,113 | \$726,245 | \$269,587 |
| ALL Areas | \$165,314 | \$191,391 | \$285,725 | \$461,756 | \$223,257 |

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2004 TH/CND Avg List Price

by Area and Bedrooms

| Area | 0-2 BR | 3 BR | 4 BR | 5+ BR | ALL BR |
|-------------|-----------|-----------|-----------|-------|-----------|
| Area N | \$191,924 | \$264,377 | \$279,900 | | \$212,197 |
| Area NE | \$109,817 | \$174,824 | \$185,480 | | \$126,845 |
| Area NW | \$151,482 | \$179,859 | \$257,500 | | \$156,962 |
| Area XNW | \$90,000 | | | | \$90,000 |
| Area C | \$102,527 | \$140,190 | \$250,633 | | \$111,523 |
| Area E | \$95,352 | \$128,558 | \$148,000 | | \$107,247 |
| Area S | \$70,306 | \$70,855 | \$77,245 | | \$70,675 |
| Area SE | \$91,769 | \$96,130 | \$105,000 | | \$94,000 |
| Area SW | \$86,761 | \$89,518 | \$96,000 | | \$87,776 |
| Area XSW | \$116,767 | \$145,500 | | | \$118,135 |
| Area XS | \$136,272 | \$259,900 | | | \$140,535 |
| Area W | \$100,408 | \$118,191 | | | \$105,489 |
| Other Areas | \$177,485 | \$221,133 | | | \$179,466 |
| ALL Areas | \$124,819 | \$161,921 | \$180,805 | | \$134,200 |

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2004 MH Avg List Price

by Area and Bedrooms

| Area | 0-2 BR | 3 BR | 4 BR | 5+ BR | ALL BR |
|-------------|----------|-----------|-----------|-------|-----------|
| Area NW | \$62,121 | \$78,079 | \$74,900 | | \$69,068 |
| Area XNW | \$53,600 | \$59,900 | \$116,750 | | \$68,780 |
| Area C | | \$92,000 | | | \$92,000 |
| Area S | \$25,633 | \$26,750 | | | \$26,080 |
| Area SE | \$87,400 | \$65,400 | | | \$76,400 |
| Area SW | \$58,819 | \$72,947 | \$115,000 | | \$61,618 |
| Area XSW | \$44,780 | \$68,000 | | | \$48,650 |
| Area XS | | | \$133,000 | | \$133,000 |
| Area W | \$45,675 | \$62,633 | | | \$52,943 |
| Area XW | \$48,967 | \$109,950 | | | \$73,360 |
| Other Areas | \$56,967 | \$58,148 | | | \$52,779 |
| ALL Areas | \$57,151 | \$70,019 | \$116,629 | | \$62,514 |

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2004 All Residential Total Units Listed

by Area and Bedrooms

| Area | 0-2 BR | 3 BR | 4 BR | 5+ BR | ALL BR |
|-------------|--------|--------|-------|-------|--------|
| Area N | 376 | 613 | 654 | 218 | 1,861 |
| Area NE | 211 | 590 | 422 | 172 | 1,395 |
| Area NW | 987 | 2,688 | 1,509 | 249 | 5,433 |
| Area XNE | 2 | 3 | 2 | | 7 |
| Area XNW | 53 | 175 | 61 | 8 | 297 |
| Area C | 1,056 | 1,481 | 388 | 88 | 3,013 |
| Area E | 325 | 950 | 442 | 55 | 1,772 |
| Area S | 195 | 558 | 129 | 16 | 898 |
| Area SE | 144 | 1,212 | 615 | 59 | 2,030 |
| Area SW | 320 | 816 | 294 | 20 | 1,450 |
| Area XSW | 180 | 172 | 42 | 6 | 400 |
| Area XS | 120 | 296 | 154 | 27 | 597 |
| Area W | 236 | 620 | 292 | 35 | 1,183 |
| Area XW | 24 | 146 | 41 | 4 | 215 |
| Other Areas | 527 | 620 | 120 | 39 | 1,306 |
| All Areas | 4,756 | 10,940 | 5,165 | 996 | 21,857 |

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2004 SFR Total Units Listed

by Area and Bedrooms

| Area | 0-2 BR | 3 BR | 4 BR | 5+ BR | ALL BR |
|-------------|--------|--------|-------|-------|--------|
| Area N | 91 | 507 | 652 | 218 | 1,468 |
| Area NE | 38 | 515 | 415 | 172 | 1,140 |
| Area NW | 637 | 2,588 | 1,502 | 249 | 4,976 |
| Area XNE | 2 | 3 | 2 | | 7 |
| Area XNW | 42 | 168 | 58 | 7 | 275 |
| Area C | 659 | 1,372 | 385 | 88 | 2,504 |
| Area E | 42 | 845 | 440 | 55 | 1,382 |
| Area S | 141 | 531 | 128 | 14 | 814 |
| Area SE | 79 | 1,156 | 614 | 59 | 1,908 |
| Area SW | 162 | 762 | 288 | 19 | 1,231 |
| Area XSW | 123 | 165 | 40 | 6 | 334 |
| Area XS | 92 | 292 | 152 | 27 | 563 |
| Area W | 111 | 567 | 290 | 35 | 1,003 |
| Area XW | 19 | 141 | 41 | 4 | 205 |
| Other Areas | 487 | 588 | 115 | 35 | 1,225 |
| All Areas | 2,520 | 10,201 | 5,125 | 989 | 19,035 |

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2004 TH/CND Total Units Listed

by Area and Bedrooms

| Area | 0-2 BR | 3 BR | 4 BR | 5+ BR | ALL BR |
|-------------|--------|------|------|-------|--------|
| Area N | 285 | 106 | 2 | | 393 |
| Area NE | 173 | 74 | 7 | | 254 |
| Area NW | 321 | 73 | 5 | | 399 |
| Area XNW | 1 | | | | 1 |
| Area C | 397 | 108 | 3 | | 508 |
| Area E | 283 | 106 | 2 | | 391 |
| Area S | 50 | 16 | 1 | 2 | 69 |
| Area SE | 58 | 51 | 1 | | 110 |
| Area SW | 55 | 24 | 2 | | 81 |
| Area XSW | 48 | 3 | | | 51 |
| Area XS | 26 | 1 | | | 27 |
| Area W | 115 | 47 | | | 162 |
| Other Areas | 26 | 8 | 0 | 3 | 37 |
| ALL Areas | 1,838 | 617 | 23 | 5 | 2,483 |

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2004 MH Total Units Listed

by Area and Bedrooms

| Area | 0-2 BR | 3 BR | 4 BR | 5+ BR | ALL BR |
|-------------|--------|------|------|-------|--------|
| Area NW | 29 | 27 | 2 | | 58 |
| Area XNW | 10 | 7 | 3 | 1 | 21 |
| Area C | | 1 | | | 1 |
| Area S | 4 | 11 | | | 15 |
| Area SE | 7 | 5 | | | 12 |
| Area SW | 103 | 30 | 4 | 1 | 138 |
| Area XSW | 9 | 4 | 2 | | 15 |
| Area XS | 2 | 3 | 2 | | 7 |
| Area W | 10 | 6 | 2 | | 18 |
| Area XW | 5 | 5 | | | 10 |
| Other Areas | 19 | 23 | 2 | | 44 |
| ALL Areas | 198 | 122 | 17 | 2 | 339 |

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2004 All Residential Total Units Listed

by List Price and Area

| | N | NE | NW | XNE | XNW | C | E | S | SE | SW | XSW | XS | W | XW | Other Areas | ALL Areas |
|--------------------|-------|-------|-------|-----|-----|-------|-------|-----|-------|-------|-----|-----|-------|-----|-------------|-----------|
| 29,999 or under | | 5 | 3 | 1 | 9 | 30 | 1 | 6 | 2 | 8 | 3 | | 3 | 2 | 23 | 96 |
| 30,000 - 39,999 | | 7 | 13 | | 13 | 11 | 4 | 8 | 2 | 26 | 19 | 1 | 9 | 7 | 30 | 150 |
| 40,000 - 49,999 | | 9 | 30 | | 17 | 13 | 8 | 15 | 6 | 47 | 12 | | 15 | 5 | 37 | 214 |
| 50,000 - 59,999 | | 19 | 30 | | 27 | 22 | 29 | 46 | 13 | 56 | 14 | 4 | 16 | 13 | 54 | 343 |
| 60,000 - 69,999 | | 9 | 48 | 1 | 20 | 44 | 32 | 48 | 13 | 48 | 22 | 4 | 15 | 20 | 71 | 395 |
| 70,000 - 79,999 | 3 | 14 | 45 | 1 | 32 | 46 | 17 | 102 | 29 | 79 | 22 | 7 | 34 | 35 | 75 | 541 |
| 80,000 - 89,999 | 4 | 18 | 61 | | 28 | 122 | 53 | 88 | 53 | 76 | 17 | 12 | 38 | 27 | 72 | 669 |
| 90,000 - 99,999 | 4 | 3 | 46 | 1 | 29 | 115 | 40 | 102 | 63 | 100 | 15 | 14 | 58 | 20 | 57 | 667 |
| 100,000 - 119,999 | 23 | 15 | 143 | | 34 | 335 | 115 | 230 | 144 | 252 | 31 | 27 | 101 | 28 | 79 | 1,557 |
| 120,000 - 139,999 | 29 | 33 | 473 | | 24 | 481 | 248 | 154 | 315 | 341 | 46 | 44 | 136 | 30 | 86 | 2,440 |
| 140,000 - 159,999 | 48 | 62 | 723 | | 20 | 417 | 308 | 64 | 409 | 166 | 63 | 47 | 109 | 6 | 57 | 2,499 |
| 160,000 - 179,999 | 78 | 67 | 731 | | 14 | 264 | 306 | 20 | 319 | 89 | 26 | 75 | 109 | 3 | 61 | 2,162 |
| 180,000 - 199,999 | 53 | 96 | 530 | | 13 | 233 | 194 | 11 | 173 | 81 | 13 | 72 | 79 | 4 | 59 | 1,611 |
| 200,000 - 249,999 | 146 | 238 | 882 | | 7 | 344 | 231 | 3 | 228 | 49 | 41 | 104 | 110 | 2 | 131 | 2,516 |
| 250,000 - 299,999 | 185 | 163 | 567 | 1 | 1 | 197 | 79 | | 101 | 16 | 19 | 69 | 95 | 5 | 115 | 1,613 |
| 300,000 - 399,999 | 319 | 251 | 523 | 2 | 6 | 185 | 55 | | 89 | 11 | 25 | 82 | 116 | 6 | 131 | 1,801 |
| 400,000 - 499,999 | 239 | 142 | 200 | | 1 | 72 | 22 | 1 | 32 | 5 | 6 | 30 | 72 | | 76 | 898 |
| 500,000 - 749,999 | 344 | 132 | 242 | | 1 | 56 | 26 | | 30 | | 3 | 4 | 56 | | 47 | 941 |
| 750,000 - 999,999 | 189 | 72 | 70 | | 0 | 21 | 3 | | 7 | | 2 | 1 | 9 | | 23 | 397 |
| 1,000,000 and Over | 197 | 40 | 73 | | 1 | 5 | 1 | | 2 | | 1 | | 3 | 2 | 22 | 347 |
| ALL Price Ranges | 1,861 | 1,395 | 5,433 | 7 | 297 | 3,013 | 1,772 | 898 | 2,030 | 1,450 | 400 | 597 | 1,183 | 215 | 1,306 | 21,857 |

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2004 SFR Total Units Listed

by List Price and Area

| | N | NE | NW | XNE | XNW | C | E | S | SE | SW | XSW | XS | W | XW | Other Areas | ALL Areas |
|--------------------|------|------|------|-----|-----|------|------|-----|------|------|-----|-----|------|-----|-------------|-----------|
| 29,999 or under | | | 1 | 1 | 5 | 1 | | 3 | 2 | 4 | 1 | | 1 | 2 | 17 | 38 |
| 30,000 - 39,999 | | | 5 | | 11 | 3 | | 6 | 2 | 7 | 11 | | 2 | 6 | 22 | 74 |
| 40,000 - 49,999 | | | 15 | | 15 | 4 | | 8 | 5 | 15 | 9 | | 4 | 4 | 32 | 111 |
| 50,000 - 59,999 | | 1 | 15 | | 24 | 9 | 1 | 38 | 10 | 26 | 11 | 4 | 7 | 12 | 50 | 208 |
| 60,000 - 69,999 | | | 28 | 1 | 18 | 22 | | 33 | 7 | 20 | 20 | 3 | 8 | 19 | 60 | 239 |
| 70,000 - 79,999 | | | 21 | 1 | 31 | 29 | | 70 | 12 | 55 | 16 | 5 | 17 | 31 | 69 | 357 |
| 80,000 - 89,999 | | | 42 | | 27 | 73 | | 77 | 31 | 52 | 14 | 11 | 15 | 27 | 68 | 437 |
| 90,000 - 99,999 | | 1 | 35 | 1 | 27 | 62 | 7 | 99 | 37 | 70 | 13 | 11 | 34 | 19 | 52 | 469 |
| 100,000 - 119,999 | 2 | | 115 | | 31 | 254 | 43 | 227 | 111 | 232 | 23 | 23 | 64 | 27 | 77 | 1229 |
| 120,000 - 139,999 | 1 | 3 | 392 | | 22 | 398 | 178 | 154 | 308 | 335 | 28 | 36 | 102 | 30 | 81 | 2068 |
| 140,000 - 159,999 | 2 | 16 | 656 | | 19 | 369 | 280 | 64 | 407 | 166 | 60 | 41 | 107 | 6 | 55 | 2248 |
| 160,000 - 179,999 | 7 | 42 | 689 | | 13 | 243 | 293 | 20 | 317 | 89 | 25 | 75 | 108 | 3 | 57 | 1981 |
| 180,000 - 199,999 | 15 | 70 | 492 | | 14 | 224 | 172 | 11 | 172 | 81 | 12 | 70 | 78 | 4 | 55 | 1470 |
| 200,000 - 249,999 | 82 | 213 | 825 | | 7 | 307 | 222 | 3 | 228 | 47 | 37 | 102 | 106 | 2 | 125 | 2306 |
| 250,000 - 299,999 | 137 | 157 | 551 | 1 | 2 | 187 | 79 | | 99 | 16 | 16 | 66 | 95 | 5 | 112 | 1523 |
| 300,000 - 399,999 | 268 | 251 | 510 | 2 | 6 | 167 | 55 | | 89 | 12 | 25 | 81 | 115 | 6 | 126 | 1713 |
| 400,000 - 499,999 | 229 | 142 | 199 | | 1 | 70 | 22 | 1 | 32 | 4 | 7 | 30 | 72 | 0 | 76 | 885 |
| 500,000 - 749,999 | 339 | 132 | 242 | | 1 | 56 | 26 | | 30 | | 3 | 4 | 56 | 0 | 46 | 935 |
| 750,000 - 999,999 | 189 | 72 | 70 | | 0 | 21 | 3 | | 7 | | 1 | 1 | 9 | 0 | 24 | 397 |
| 1,000,000 and Over | 197 | 40 | 73 | | 1 | 5 | 1 | | 2 | | 2 | | 3 | 2 | 21 | 347 |
| ALL Price Ranges | 1468 | 1140 | 4976 | 7 | 275 | 2504 | 1382 | 814 | 1908 | 1231 | 334 | 563 | 1003 | 205 | 1225 | 19035 |

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2004 TH/CND Total Units Listed

by List Price and Area

| | N | NE | NW | C | E | S | SE | SW | XSW | XS | W | Other Areas | ALL Areas |
|-------------------|-----|-----|-----|-----|-----|----|-----|----|-----|----|-----|-------------|-----------|
| 29,999 or under | | 5 | | 29 | 1 | | | | | | 1 | | 36 |
| 30,000 - 39,999 | | 7 | 2 | 8 | 4 | | | | 6 | 1 | 3 | | 31 |
| 40,000 - 49,999 | | 9 | 10 | 9 | 8 | 7 | 1 | 2 | 1 | | 8 | | 55 |
| 50,000 - 59,999 | | 18 | 6 | 13 | 28 | 7 | 3 | 4 | 1 | | 7 | | 87 |
| 60,000 - 69,999 | | 9 | 11 | 21 | 32 | 14 | 4 | 11 | | | 5 | 9 | 116 |
| 70,000 - 79,999 | 3 | 14 | 13 | 17 | 17 | 26 | 14 | 8 | 5 | 1 | 15 | 2 | 135 |
| 80,000 - 89,999 | 4 | 18 | 14 | 49 | 53 | 11 | 20 | 14 | 1 | 1 | 20 | 2 | 207 |
| 90,000 - 99,999 | 4 | 2 | 11 | 53 | 33 | 2 | 25 | 22 | 2 | 2 | 23 | 1 | 180 |
| 100,000 - 119,999 | 21 | 15 | 26 | 81 | 72 | 2 | 30 | 16 | 7 | 3 | 37 | 2 | 312 |
| 120,000 - 139,999 | 28 | 30 | 79 | 83 | 70 | | 6 | 3 | 17 | 5 | 34 | 2 | 357 |
| 140,000 - 159,999 | 46 | 46 | 60 | 48 | 28 | | 2 | | 3 | 6 | 2 | 3 | 244 |
| 160,000 - 179,999 | 71 | 25 | 42 | 21 | 13 | | 2 | | 1 | | 1 | 3 | 179 |
| 180,000 - 199,999 | 38 | 26 | 38 | 9 | 22 | | 1 | | 1 | 2 | 1 | 3 | 141 |
| 200,000 - 249,999 | 64 | 24 | 57 | 37 | 10 | | | 1 | 4 | 2 | 4 | 5 | 208 |
| 250,000 - 299,999 | 48 | 6 | 16 | 10 | | | 2 | | 2 | 3 | | 3 | 90 |
| 300,000 - 399,999 | 51 | | 13 | 18 | | | | | | 1 | 1 | 2 | 86 |
| 400,000 - 499,999 | 10 | | 1 | 2 | | | | | | | | | 13 |
| 500,000 - 749,999 | 5 | | | | | | | | | | | 1 | 6 |
| ALL Price Ranges | 393 | 254 | 399 | 508 | 391 | 69 | 110 | 81 | 51 | 27 | 162 | 38 | 2,483 |

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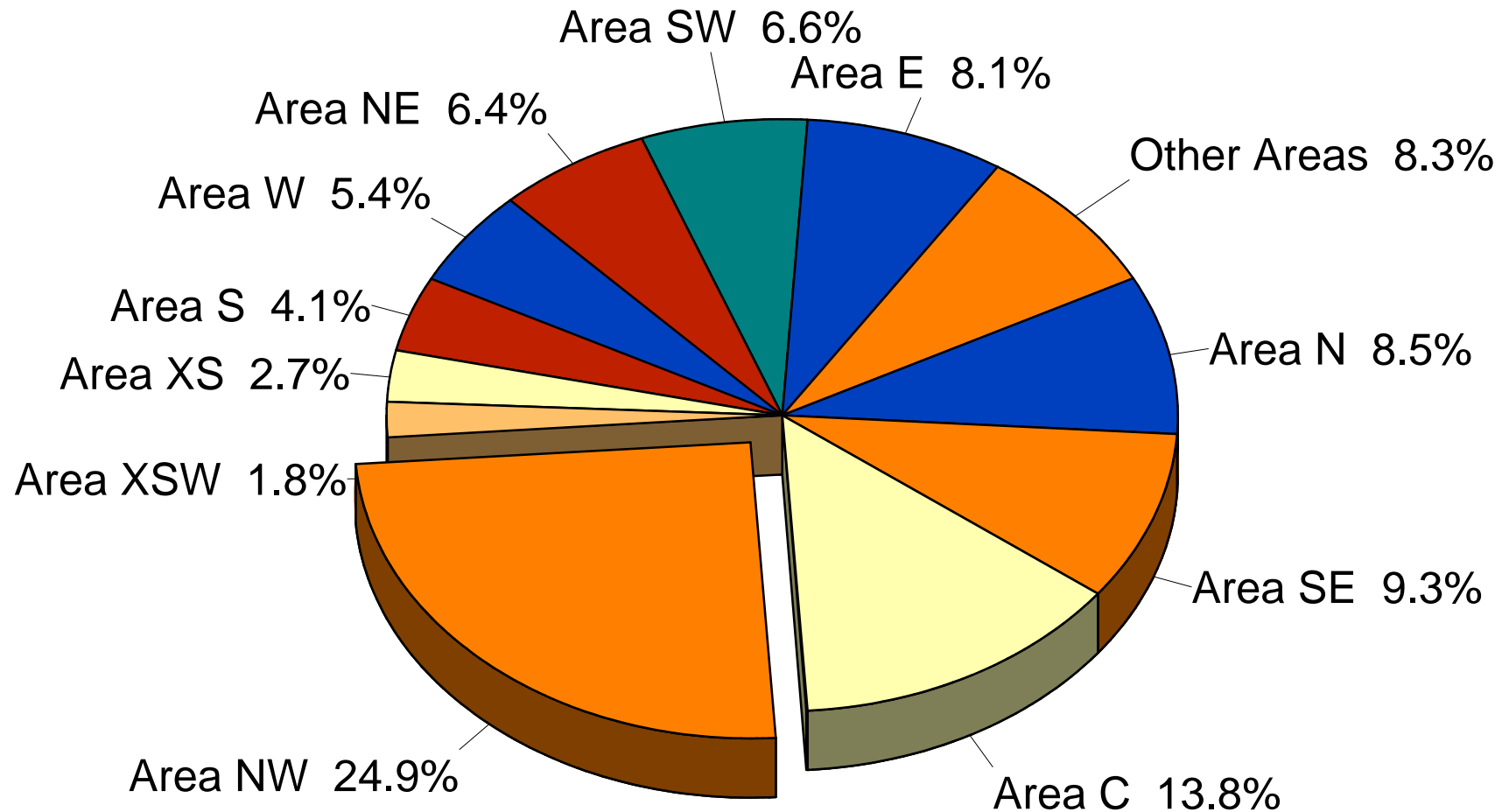
2004 MH Total Units Listed

by List Price and Area

| | NW | XNW | C | S | SE | SW | XSW | XS | W | XW | Other Areas | ALL Areas |
|-------------------|----|-----|---|----|----|-----|-----|----|----|----|-------------|-----------|
| 29,999 or under | 2 | 4 | | 3 | | 4 | 2 | | 1 | | 6 | 22 |
| 30,000 - 39,999 | 6 | 2 | | 2 | | 19 | 2 | | 4 | 1 | 9 | 45 |
| 40,000 - 49,999 | 5 | 2 | | | | 30 | 2 | | 3 | 1 | 5 | 48 |
| 50,000 - 59,999 | 9 | 3 | | 1 | | 26 | 2 | | 2 | 1 | 4 | 48 |
| 60,000 - 69,999 | 9 | 2 | 1 | 1 | 2 | 17 | 2 | 1 | 2 | 1 | 2 | 40 |
| 70,000 - 79,999 | 11 | 1 | | 6 | 3 | 16 | 1 | 1 | 2 | 4 | 4 | 49 |
| 80,000 - 89,999 | 5 | 1 | | | 2 | 10 | 2 | | 3 | | 2 | 25 |
| 90,000 - 99,999 | | 1 | | 1 | 1 | 8 | | 1 | 1 | 1 | 4 | 18 |
| 100,000 - 119,999 | 2 | 3 | | 1 | 3 | 4 | 1 | 1 | | 1 | 1 | 17 |
| 120,000 - 139,999 | 2 | 2 | | | 1 | 3 | 1 | 3 | | | 2 | 14 |
| 140,000 - 159,999 | 7 | | | | | | | | | | | 7 |
| 160,000 - 179,999 | | | | | | | | | | | 2 | 2 |
| 200,000 - 249,999 | | | | | | 1 | | | | | 1 | 2 |
| 300,000 - 399,999 | | | | | | | | | | | 2 | 2 |
| ALL Price Ranges | 58 | 21 | 1 | 15 | 12 | 138 | 15 | 7 | 18 | 10 | 44 | 339 |

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2004 All Residential Units Listed % of Market by Area



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2004 All Residential Total Listings Expired

by Area and Bedrooms

| Area | 0-2 BR | 3 BR | 4 BR | 5+ BR | ALL BR |
|-------------|--------|-------|------|-------|--------|
| Area N | 25 | 63 | 104 | 54 | 246 |
| Area NE | 6 | 45 | 51 | 28 | 130 |
| Area NW | 63 | 173 | 161 | 24 | 421 |
| Area XNE | 1 | | 1 | | 2 |
| Area XNW | 14 | 46 | 20 | 3 | 83 |
| Area C | 50 | 92 | 29 | 13 | 184 |
| Area E | 11 | 46 | 26 | 3 | 86 |
| Area S | 22 | 77 | 16 | 1 | 116 |
| Area SE | 10 | 84 | 50 | 6 | 150 |
| Area SW | 45 | 104 | 34 | 5 | 188 |
| Area XSW | 29 | 57 | 11 | 2 | 99 |
| Area XS | 23 | 48 | 13 | 3 | 87 |
| Area W | 18 | 50 | 38 | 11 | 117 |
| Area XW | 5 | 40 | 9 | 2 | 56 |
| Other Areas | 101 | 166 | 39 | 14 | 320 |
| ALL Areas | 423 | 1,091 | 602 | 139 | 2,285 |

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2004 All Residential Total Listings Expired

by List Price and Area

| | N | NE | NW | XNE | XNW | C | E | S | SE | SW | XSW | XS | W | XW | Other Areas | ALL Areas |
|--------------------|-----|-----|-----|-----|-----|-----|----|-----|-----|-----|-----|----|-----|----|-------------|-----------|
| 29,999 or under | | 1 | 2 | | | 5 | 1 | 1 | | | | | | | 7 | 17 |
| 30,000 - 39,999 | | | 2 | | 2 | 1 | | 2 | | 1 | 4 | 2 | | | 9 | 23 |
| 40,000 - 49,999 | | | 1 | | 7 | 1 | 1 | 1 | | 6 | 8 | | 2 | | 9 | 36 |
| 50,000 - 59,999 | | | 10 | | 4 | 2 | 1 | 7 | 2 | 13 | 4 | | 2 | 2 | 12 | 59 |
| 60,000 - 69,999 | | | 5 | | 4 | 2 | | 12 | 4 | 9 | 10 | 3 | 5 | 3 | 14 | 71 |
| 70,000 - 79,999 | | | 11 | | 11 | 6 | 1 | 22 | 5 | 23 | 8 | 2 | 2 | 13 | 22 | 126 |
| 80,000 - 89,999 | | | 17 | | 9 | 10 | | 11 | 5 | 17 | 9 | 3 | 4 | 10 | 23 | 118 |
| 90,000 - 99,999 | | 1 | 5 | | 13 | 4 | | 24 | 8 | 10 | 3 | 4 | 10 | 6 | 15 | 103 |
| 100,000 - 119,999 | 1 | 1 | 8 | | 12 | 14 | 5 | 16 | 16 | 34 | 10 | 9 | 5 | 10 | 20 | 161 |
| 120,000 - 139,999 | 2 | | 33 | | 8 | 16 | 16 | 14 | 20 | 23 | 8 | 7 | 7 | 6 | 26 | 186 |
| 140,000 - 159,999 | 3 | | 25 | | 3 | 17 | 9 | 2 | 13 | 14 | 11 | 5 | 1 | 1 | 22 | 126 |
| 160,000 - 179,999 | 6 | 1 | 27 | | 2 | 10 | 14 | 1 | 17 | 13 | 3 | 9 | 5 | 1 | 12 | 121 |
| 180,000 - 199,999 | 1 | 5 | 19 | | 1 | 10 | 10 | 1 | 13 | 6 | 1 | 8 | 7 | 2 | 12 | 96 |
| 200,000 - 249,999 | 3 | 13 | 63 | | 3 | 24 | 12 | | 15 | 7 | 7 | 11 | 8 | | 24 | 190 |
| 250,000 - 299,999 | 7 | 6 | 40 | 1 | | 16 | 5 | 1 | 7 | 7 | 5 | 4 | 13 | 1 | 26 | 139 |
| 300,000 - 399,999 | 30 | 22 | 46 | 1 | 3 | 19 | 6 | 1 | 7 | 4 | 5 | 14 | 14 | 1 | 28 | 201 |
| 400,000 - 499,999 | 25 | 21 | 23 | | 1 | 13 | 1 | | 7 | 1 | 2 | 4 | 15 | | 15 | 128 |
| 500,000 - 749,999 | 71 | 32 | 45 | | | 10 | 3 | | 7 | | | 2 | 17 | | 13 | 200 |
| 750,000 - 999,999 | 42 | 18 | 15 | | | 3 | 1 | | 1 | | 1 | | | | 4 | 85 |
| 1,000,000 and Over | 55 | 9 | 24 | | | 1 | | | 3 | | | | | | 7 | 99 |
| ALL Price Ranges | 246 | 130 | 421 | 2 | 83 | 184 | 86 | 116 | 150 | 188 | 99 | 87 | 117 | 56 | 320 | 2,285 |

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2004 SFR Total Listings Expired

by List Price and Area

| | N | NE | NW | XNE | XNW | C | E | S | SE | SW | XSW | XS | W | XW | Other Areas | ALL Areas |
|--------------------|-----|-----|-----|-----|-----|-----|----|-----|-----|-----|-----|----|-----|----|-------------|-----------|
| 29,999 or under | | | 1 | | | | | 1 | | | | | | | 6 | 8 |
| 30,000 - 39,999 | | | | | 1 | | | 2 | | | 2 | | | | 8 | 13 |
| 40,000 - 49,999 | | | 1 | | 5 | | | 1 | | 1 | 6 | | | | 9 | 23 |
| 50,000 - 59,999 | | | 4 | | 4 | | 1 | 5 | 2 | 3 | 2 | | 1 | 2 | 11 | 35 |
| 60,000 - 69,999 | | | 4 | | 2 | 2 | | 10 | 4 | 4 | 6 | 2 | 3 | 2 | 11 | 50 |
| 70,000 - 79,999 | | | 8 | | 11 | 4 | | 15 | 2 | 18 | 7 | 2 | 2 | 7 | 21 | 97 |
| 80,000 - 89,999 | | | 12 | | 8 | 9 | | 9 | 4 | 13 | 8 | 3 | 1 | 10 | 22 | 99 |
| 90,000 - 99,999 | | 1 | 4 | | 13 | 4 | | 24 | 8 | 10 | 3 | 4 | 7 | 6 | 15 | 99 |
| 100,000 - 119,999 | | | 8 | | 12 | 13 | | 16 | 16 | 32 | 7 | 8 | 5 | 10 | 20 | 147 |
| 120,000 - 139,999 | | | 30 | | 7 | 15 | 8 | 14 | 18 | 20 | 7 | 6 | 7 | 6 | 24 | 162 |
| 140,000 - 159,999 | | | 23 | | 3 | 17 | 9 | 2 | 12 | 13 | 10 | 5 | 1 | 1 | 20 | 116 |
| 160,000 - 179,999 | | 1 | 26 | | 2 | 10 | 14 | 1 | 17 | 13 | 3 | 9 | 5 | 1 | 11 | 113 |
| 180,000 - 199,999 | 1 | 4 | 18 | | 1 | 10 | 9 | 1 | 13 | 6 | 1 | 7 | 7 | 2 | 11 | 91 |
| 200,000 - 249,999 | 1 | 11 | 60 | | 3 | 20 | 11 | | 15 | 7 | 7 | 11 | 8 | | 24 | 178 |
| 250,000 - 299,999 | 5 | 6 | 38 | 1 | | 16 | 5 | 1 | 7 | 7 | 5 | 4 | 13 | 1 | 26 | 135 |
| 300,000 - 399,999 | 24 | 22 | 45 | 1 | 3 | 19 | 6 | 1 | 7 | 4 | 5 | 14 | 14 | 1 | 26 | 192 |
| 400,000 - 499,999 | 24 | 21 | 23 | | 1 | 13 | 1 | | 7 | 1 | 2 | 4 | 15 | | 15 | 127 |
| 500,000 - 749,999 | 70 | 32 | 45 | | | 10 | 3 | | 7 | | | 2 | 17 | | 13 | 199 |
| 750,000 - 999,999 | 42 | 18 | 15 | | | 3 | 1 | | 1 | | 1 | | | | 4 | 85 |
| 1,000,000 and Over | 55 | 9 | 24 | | | 1 | | | 3 | | | | | | 7 | 99 |
| ALL Price Ranges | 222 | 125 | 389 | 2 | 76 | 166 | 68 | 103 | 143 | 152 | 82 | 81 | 106 | 49 | 304 | 2,068 |

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2004 TH/CND Totals Listings Expired

by List Price and Area

| | N | NE | NW | C | E | S | SE | SW | XSW | XS | W | Other Areas | ALL Areas |
|-------------------|----|----|----|----|----|---|----|----|-----|----|---|-------------|-----------|
| 29,999 or under | | 1 | | 5 | 1 | | | | | | | | 7 |
| 30,000 - 39,999 | | | | 1 | | | | | 1 | 2 | | | 4 |
| 40,000 - 49,999 | | | | 1 | 1 | | | | 1 | | 1 | | 4 |
| 50,000 - 59,999 | | | 4 | 2 | | 1 | | | | | 1 | | 8 |
| 60,000 - 69,999 | | | 1 | | | 1 | | | 1 | | 1 | 2 | 6 |
| 70,000 - 79,999 | | | 1 | 2 | 1 | 5 | 1 | 1 | | | | 1 | 12 |
| 80,000 - 89,999 | | | 1 | 1 | | | | 1 | 1 | | | 1 | 5 |
| 90,000 - 99,999 | | | 1 | | | | | | | | 3 | | 4 |
| 100,000 - 119,999 | 1 | 1 | | 1 | 5 | | | | 1 | | | | 9 |
| 120,000 - 139,999 | 2 | | 2 | 1 | 8 | | 2 | | 1 | | | 1 | 17 |
| 140,000 - 159,999 | 3 | | 2 | | | | 1 | | | | | 1 | 7 |
| 160,000 - 179,999 | 6 | | 1 | | | | | | | | | | 7 |
| 180,000 - 199,999 | | 1 | 1 | | 1 | | | | | 1 | | 1 | 5 |
| 200,000 - 249,999 | 2 | 2 | 3 | 4 | 1 | | | | | | | | 12 |
| 250,000 - 299,999 | 2 | | 2 | | | | | | | | | | 4 |
| 300,000 - 399,999 | 6 | | 1 | | | | | | | | | 1 | 8 |
| 400,000 - 499,999 | 1 | | | | | | | | | | | | 1 |
| 500,000 - 749,999 | 1 | | | | | | | | | | | | 1 |
| ALL Price Ranges | 24 | 5 | 20 | 18 | 18 | 7 | 4 | 2 | 6 | 3 | 6 | 8 | 121 |

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2004 MH Total Listings Expired

by List Price and Area

| | NW | XNW | S | SE | SW | XSW | XS | W | XW | Other Areas | ALL Areas |
|-------------------|----|-----|---|----|----|-----|----|---|----|-------------|-----------|
| 29,999 or under | 1 | | | | | | | | | 1 | 2 |
| 30,000 - 39,999 | 2 | 1 | | | 1 | 1 | | | | 1 | 6 |
| 40,000 - 49,999 | | 2 | | | 5 | 1 | | 1 | | | 9 |
| 50,000 - 59,999 | 2 | | 1 | | 10 | 2 | | | | 1 | 16 |
| 60,000 - 69,999 | | 2 | 1 | | 5 | 3 | 1 | 1 | 1 | 1 | 15 |
| 70,000 - 79,999 | 2 | | 2 | 2 | 4 | 1 | | | 6 | | 17 |
| 80,000 - 89,999 | 4 | 1 | 2 | 1 | 3 | | | 3 | | | 14 |
| 90,000 - 99,999 | | | | | | | | | | | |
| 100,000 - 119,999 | | | | | 2 | 2 | 1 | | | | 5 |
| 120,000 - 139,999 | 1 | 1 | | | 3 | | 1 | | | 1 | 7 |
| 140,000 - 159,999 | | | | | 1 | 1 | | | | 1 | 3 |
| 160,000 - 179,999 | | | | | | | | | | 1 | 1 |
| 180,000 - 199,999 | | | | | | | | | | | |
| 200,000 - 249,999 | | | | | | | | | | | |
| 300,000 - 399,999 | | | | | | | | | | 1 | 1 |
| ALL Price Ranges | 12 | 7 | 6 | 3 | 34 | 11 | 3 | 5 | 7 | 8 | 96 |

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2004 All Residential Total Listings Released

by Area and Bedrooms

| Area | 0-2 BR | 3 BR | 4 BR | 5+ BR | ALL BR |
|-------------|--------|-------|-------|-------|--------|
| Area N | 61 | 121 | 166 | 63 | 411 |
| Area NE | 23 | 109 | 104 | 42 | 278 |
| Area NW | 111 | 422 | 303 | 64 | 900 |
| Area XNW | 15 | 32 | 16 | 1 | 64 |
| Area C | 103 | 251 | 73 | 22 | 449 |
| Area E | 40 | 134 | 70 | 10 | 154 |
| Area S | 35 | 94 | 24 | 3 | 156 |
| Area SE | 21 | 141 | 100 | 13 | 275 |
| Area SW | 42 | 135 | 47 | 5 | 229 |
| Area XSW | 16 | 41 | 15 | | 72 |
| Area XS | 10 | 44 | 27 | 2 | 83 |
| Area W | 28 | 97 | 60 | 12 | 197 |
| Area XW | 8 | 37 | 11 | 1 | 57 |
| Other Areas | 75 | 89 | 26 | 9 | 199 |
| ALL Areas | 588 | 1,747 | 1,042 | 247 | 3,624 |

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2004 All Residential Total Listings Released

by List Price and Area

| | N | NE | NW | XNW | C | E | S | SE | SW | XSW | XS | W | XW | Other Areas | ALL Areas |
|--------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|-----|----|-------------|-----------|
| 29,999 or under | | 1 | | 1 | 3 | | 1 | | 1 | | | 1 | | 2 | 10 |
| 30,000 - 39,999 | | | 1 | 5 | 2 | | 1 | | 6 | 1 | | 3 | 3 | 2 | 24 |
| 40,000 - 49,999 | | 1 | 4 | 5 | 1 | 1 | 1 | | 3 | 1 | | 3 | 1 | 7 | 28 |
| 50,000 - 59,999 | | 3 | 6 | 3 | 4 | 6 | 9 | | 12 | 1 | | | 6 | 9 | 59 |
| 60,000 - 69,999 | | | 8 | 9 | 5 | 5 | 18 | 4 | 9 | 4 | 2 | | 4 | 5 | 73 |
| 70,000 - 79,999 | | 1 | 13 | 5 | 5 | | 19 | 5 | 11 | 3 | | 4 | 10 | 9 | 85 |
| 80,000 - 89,999 | | 1 | 14 | 7 | 16 | 6 | 18 | 5 | 10 | 5 | 1 | 4 | 9 | 8 | 104 |
| 90,000 - 99,999 | 1 | | 12 | 8 | 18 | 5 | 22 | 8 | 19 | 9 | 8 | 10 | 2 | 8 | 130 |
| 100,000 - 119,999 | 5 | 1 | 12 | 6 | 45 | 10 | 34 | 17 | 40 | 2 | 1 | 13 | 7 | 19 | 212 |
| 120,000 - 139,999 | 6 | 2 | 49 | 5 | 68 | 17 | 23 | 31 | 55 | 13 | 4 | 15 | 6 | 11 | 305 |
| 140,000 - 159,999 | 4 | 7 | 66 | 1 | 57 | 24 | 5 | 47 | 20 | 7 | 9 | 11 | 3 | 7 | 268 |
| 160,000 - 179,999 | 9 | 10 | 88 | 1 | 37 | 54 | 2 | 30 | 13 | 10 | 12 | 11 | 1 | 6 | 284 |
| 180,000 - 199,999 | 10 | 16 | 82 | 4 | 29 | 41 | 2 | 28 | 16 | 2 | 7 | 15 | | 6 | 258 |
| 200,000 - 249,999 | 18 | 32 | 148 | 1 | 47 | 42 | | 40 | 5 | 7 | 8 | 16 | | 18 | 382 |
| 250,000 - 299,999 | 28 | 30 | 110 | 1 | 36 | 11 | | 24 | 5 | 2 | 12 | 22 | 2 | 20 | 303 |
| 300,000 - 399,999 | 58 | 56 | 123 | 2 | 32 | 14 | | 18 | 3 | 2 | 13 | 35 | 3 | 26 | 385 |
| 400,000 - 499,999 | 62 | 35 | 55 | | 21 | 6 | 1 | 8 | 1 | 2 | 5 | 12 | | 15 | 223 |
| 500,000 - 749,999 | 87 | 39 | 59 | | 16 | 12 | | 6 | | | 1 | 18 | | 8 | 246 |
| 750,000 - 999,999 | 60 | 26 | 28 | | 6 | | | 4 | | | | 4 | | 9 | 137 |
| 1,000,000 and Over | 63 | 17 | 22 | | 1 | | | | | 1 | | | | 4 | 108 |
| ALL Price Ranges | 411 | 278 | 900 | 64 | 449 | 254 | 156 | 275 | 229 | 72 | 83 | 197 | 57 | 199 | 3,624 |

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2004 SFR Total Listings Released

by List Price and Area

| | N | NE | NW | XNW | C | E | S | SE | SW | XSW | XS | W | XW | Other Areas | ALL Areas |
|--------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|-----|----|-------------|-----------|
| 29,999 or under | | | | 1 | 1 | | | | | | | | | 1 | 3 |
| 30,000 - 39,999 | | | | 3 | 1 | | 1 | | 1 | 1 | | | 3 | 2 | 12 |
| 40,000 - 49,999 | | | 3 | 2 | | | 1 | | 1 | 1 | | | 1 | 6 | 15 |
| 50,000 - 59,999 | | | 4 | 3 | 2 | | 7 | | 7 | 1 | | | 5 | 9 | 38 |
| 60,000 - 69,999 | | | 6 | 7 | | | 16 | 2 | 4 | 4 | 2 | | 3 | 5 | 49 |
| 70,000 - 79,999 | | | 8 | 4 | 4 | | 17 | 3 | 10 | 3 | | 4 | 10 | 9 | 72 |
| 80,000 - 89,999 | | | 13 | 6 | 13 | | 16 | 3 | 7 | 5 | 1 | 2 | 9 | 8 | 83 |
| 90,000 - 99,999 | | | 9 | 8 | 17 | | 21 | 8 | 15 | 9 | 7 | 7 | 2 | 7 | 110 |
| 100,000 - 119,999 | | | 9 | 6 | 41 | 2 | 31 | 12 | 40 | 1 | 1 | 10 | 7 | 18 | 178 |
| 120,000 - 139,999 | | 1 | 40 | 4 | 63 | 11 | 23 | 30 | 53 | 7 | 4 | 11 | 6 | 10 | 263 |
| 140,000 - 159,999 | | 2 | 59 | 1 | 53 | 23 | 5 | 46 | 20 | 7 | 9 | 11 | 3 | 7 | 246 |
| 160,000 - 179,999 | | 4 | 83 | 1 | 33 | 45 | 2 | 29 | 13 | 10 | 12 | 11 | 1 | 5 | 249 |
| 180,000 - 199,999 | 3 | 12 | 77 | 4 | 29 | 28 | 2 | 28 | 16 | 2 | 7 | 15 | | 6 | 229 |
| 200,000 - 249,999 | 9 | 31 | 140 | 1 | 43 | 42 | | 40 | 5 | 7 | 8 | 15 | | 18 | 359 |
| 250,000 - 299,999 | 19 | 27 | 109 | 1 | 35 | 11 | | 24 | 5 | 2 | 12 | 22 | 2 | 20 | 289 |
| 300,000 - 399,999 | 51 | 56 | 118 | 2 | 32 | 14 | | 18 | 3 | 2 | 13 | 35 | 3 | 25 | 372 |
| 400,000 - 499,999 | 59 | 35 | 55 | | 21 | 6 | 1 | 8 | 1 | 2 | 5 | 12 | | 15 | 220 |
| 500,000 - 749,999 | 87 | 39 | 59 | | 16 | 12 | | 6 | | | 1 | 18 | | 8 | 246 |
| 750,000 - 999,999 | 60 | 26 | 28 | | 6 | | | 4 | | | | 4 | | 9 | 137 |
| 1,000,000 and Over | 63 | 17 | 22 | | 1 | | | | | 1 | | | | 4 | 108 |
| ALL Price Ranges | 351 | 250 | 842 | 54 | 411 | 194 | 143 | 261 | 201 | 65 | 82 | 177 | 55 | 192 | 3,278 |

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2004 TH/CND Total Listings Released

by List Price and Area

| | N | NE | NW | C | E | S | SE | SW | XSW | W | Other Areas | ALL Areas |
|-------------------|----|----|----|----|----|---|----|----|-----|----|-------------|-----------|
| 29,999 or under | | 1 | | 2 | | | | | | | | 3 |
| 30,000 - 39,999 | | | 1 | 1 | | | | | | 1 | | 3 |
| 40,000 - 49,999 | | 1 | | 1 | 1 | | | 1 | | 2 | | 6 |
| 50,000 - 59,999 | | 3 | | 2 | 6 | 2 | | | | | | 13 |
| 60,000 - 69,999 | | | 1 | 5 | 5 | 2 | 1 | 1 | | | | 15 |
| 70,000 - 79,999 | | 1 | 2 | 1 | | 1 | 1 | | | | | 6 |
| 80,000 - 89,999 | | 1 | | 3 | 6 | 2 | 2 | | | 1 | | 15 |
| 90,000 - 99,999 | 1 | | 2 | 1 | 5 | | | 3 | | 3 | | 15 |
| 100,000 - 119,999 | 5 | 1 | 3 | 4 | 8 | 2 | 2 | | 1 | 3 | | 29 |
| 120,000 - 139,999 | 6 | 1 | 9 | 5 | 6 | | 1 | | 6 | 4 | | 38 |
| 140,000 - 159,999 | 4 | 5 | 5 | 4 | 1 | | 1 | | | | | 20 |
| 160,000 - 179,999 | 9 | 6 | 5 | 4 | 9 | | 1 | | | | | 34 |
| 180,000 - 199,999 | 7 | 4 | 5 | | 13 | | | | | | | 29 |
| 200,000 - 249,999 | 9 | 1 | 8 | 4 | | | | | | 1 | | 23 |
| 250,000 - 299,999 | 9 | 3 | 1 | 1 | | | | | | | | 14 |
| 300,000 - 399,999 | 7 | | 5 | | | | | | | | 1 | 13 |
| 400,000 - 499,999 | 3 | | | | | | | | | | | 3 |
| ALL Price Ranges | 60 | 28 | 47 | 38 | 60 | 9 | 9 | 5 | 7 | 15 | 1 | 279 |

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2004 MH Total Listings Released

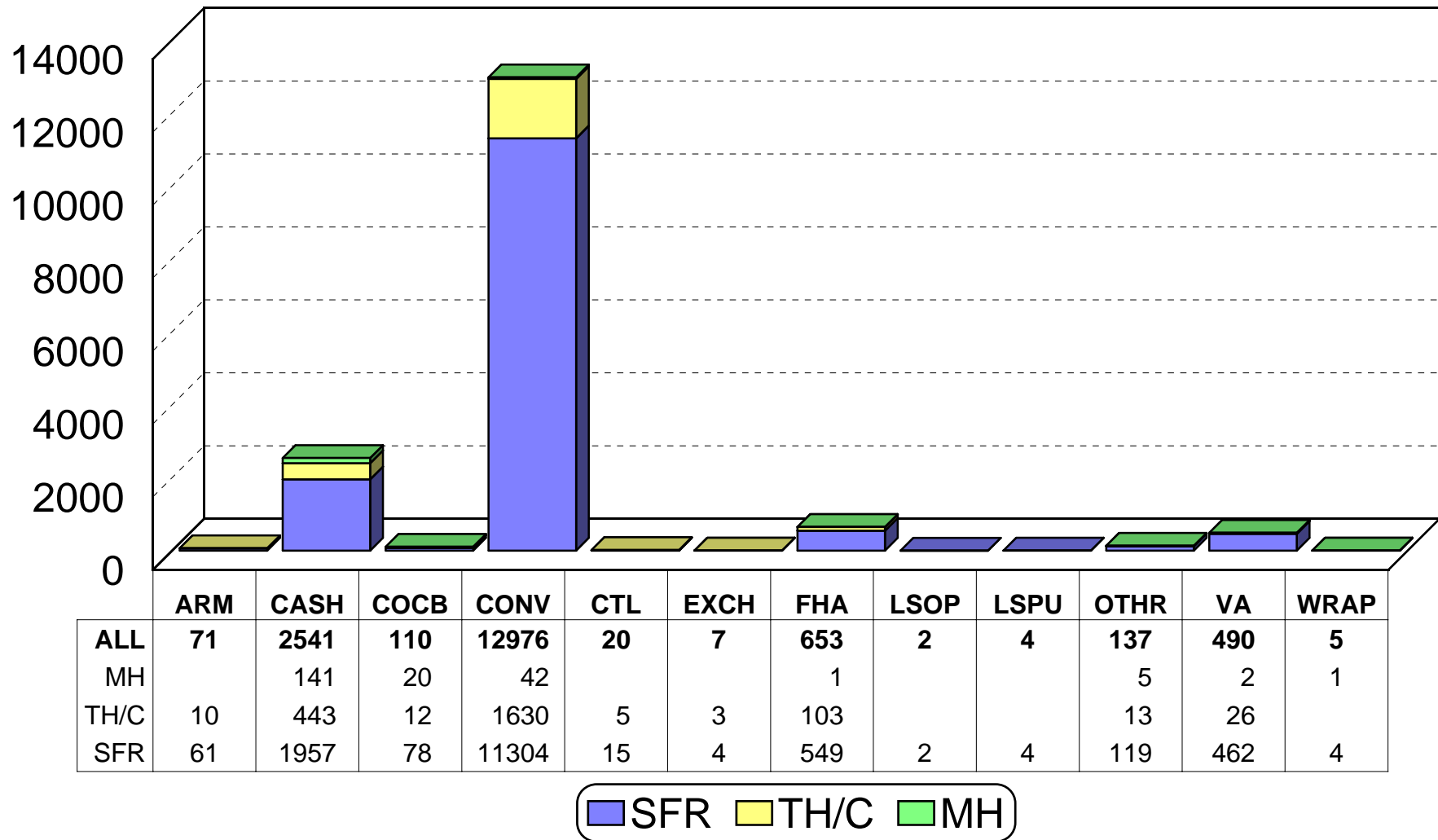
by List Price and Area

| | NW | XNW | S | SE | SW | XS | W | XW | Other Areas | ALL Areas |
|-------------------|----|-----|---|----|----|----|---|----|-------------|-----------|
| 29,999 or under | | | 1 | | 1 | | 1 | | 1 | 4 |
| 30,000 - 39,999 | | 2 | | | 5 | | 2 | | | 9 |
| 40,000 - 49,999 | 1 | 3 | | | 1 | | 1 | | 1 | 7 |
| 50,000 - 59,999 | 2 | | | | 5 | | | 1 | | 8 |
| 60,000 - 69,999 | 1 | 2 | | 1 | 4 | | | 1 | | 9 |
| 70,000 - 79,999 | 3 | 1 | 1 | 1 | 1 | | | | | 7 |
| 80,000 - 89,999 | 1 | 1 | | | 3 | | 1 | | | 6 |
| 90,000 - 99,999 | 1 | | 1 | | 1 | 1 | | | 1 | 5 |
| 100,000 - 119,999 | | | 1 | 3 | | | | | 1 | 5 |
| 120,000 - 139,999 | | 1 | | | 2 | | | | 1 | 4 |
| 140,000 - 159,999 | 2 | | | | | | | | | 2 |
| 160,000 - 179,999 | | | | | | | | | 1 | 1 |
| ALL Price Ranges | 11 | 10 | 4 | 5 | 23 | 1 | 5 | 2 | 6 | 67 |

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2004 All Residential Terms of Sale

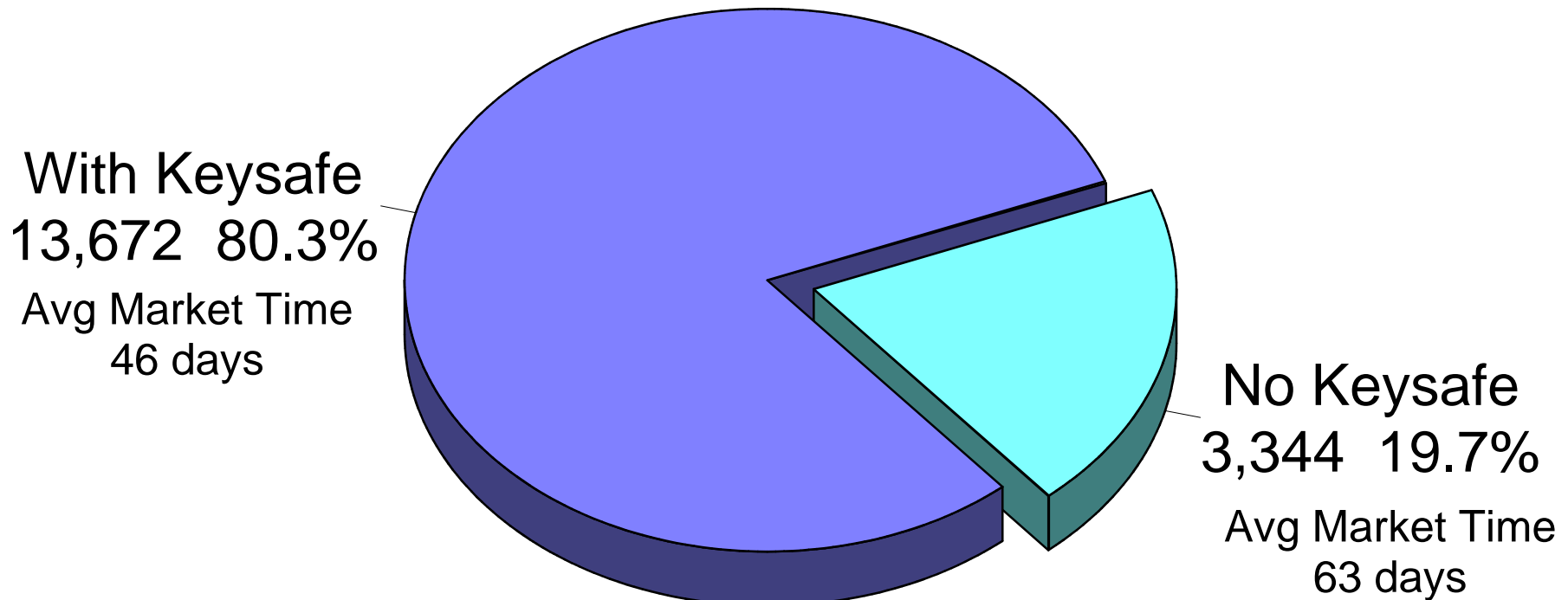
by Terms and Type



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2004 Sold Properties Keysafe Analysis

All Residential



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