

MLS YEAR IN REVIEW

1994

Residential and Land Statistical Report

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1994 MLS Year in Review Summary

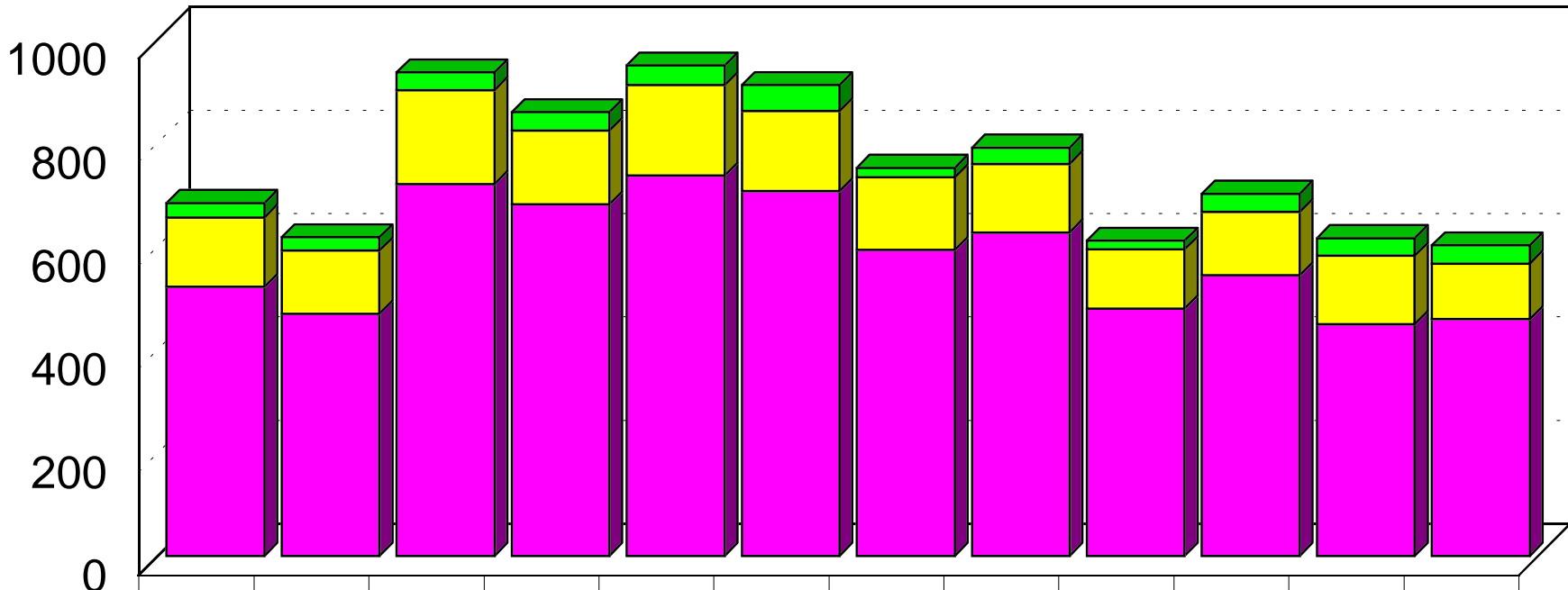
Residential

	1991	1992	1993	1994
Total Sales Volume	\$616,192,989	\$747,541,877	\$927,276,888	\$1,040,038,571
SFR Sales Volume	\$520,916,813	\$636,212,403	\$783,027,100	\$885,265,395
TH/CND Sales Volume	\$84,897,868	\$99,331,407	\$129,990,144	\$136,287,146
MH Sales Volume	\$10,378,308	\$11,998,067	\$14,259,644	\$18,486,030
Total Sales Units	6,440	7,699	8,815	9,023
SFR Sales Units	5,013	6,111	6,846	6,979
TH/CND Sales Units	1,169	1,298	1,641	1,662
MH Sales Units	258	290	328	382
Average Sale Price	\$97,352	\$97,095	\$105,193	\$115,265
Average Days on Market	96	79	67	56
Average Days in Escrow	n/a	n/a	n/a	51
Average % of LP received on Sales	n/a	n/a	96%	97%

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1994 ALL RES Total Sales Units

by Month and Type



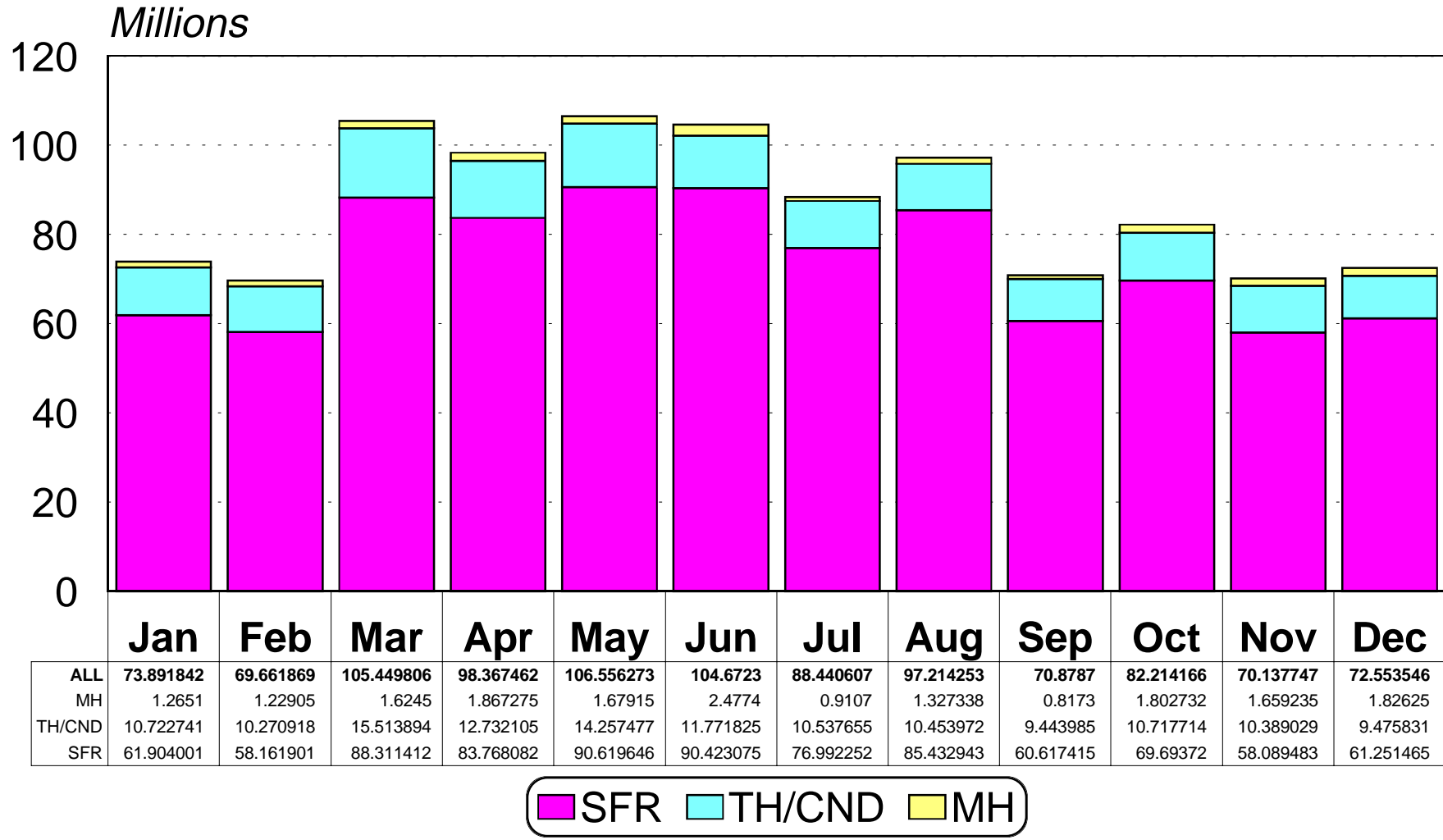
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
ALL	683	617	936	859	949	911	751	790	610	701	615	601
MH	28	26	34	36	38	50	18	31	17	35	34	35
TH/CND	134	122	182	143	175	155	141	133	114	123	132	108
SFR	521	469	720	680	736	706	592	626	479	543	449	458

SFR
 TH/CND
 MH

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1994 ALL RES Total Sales Volume

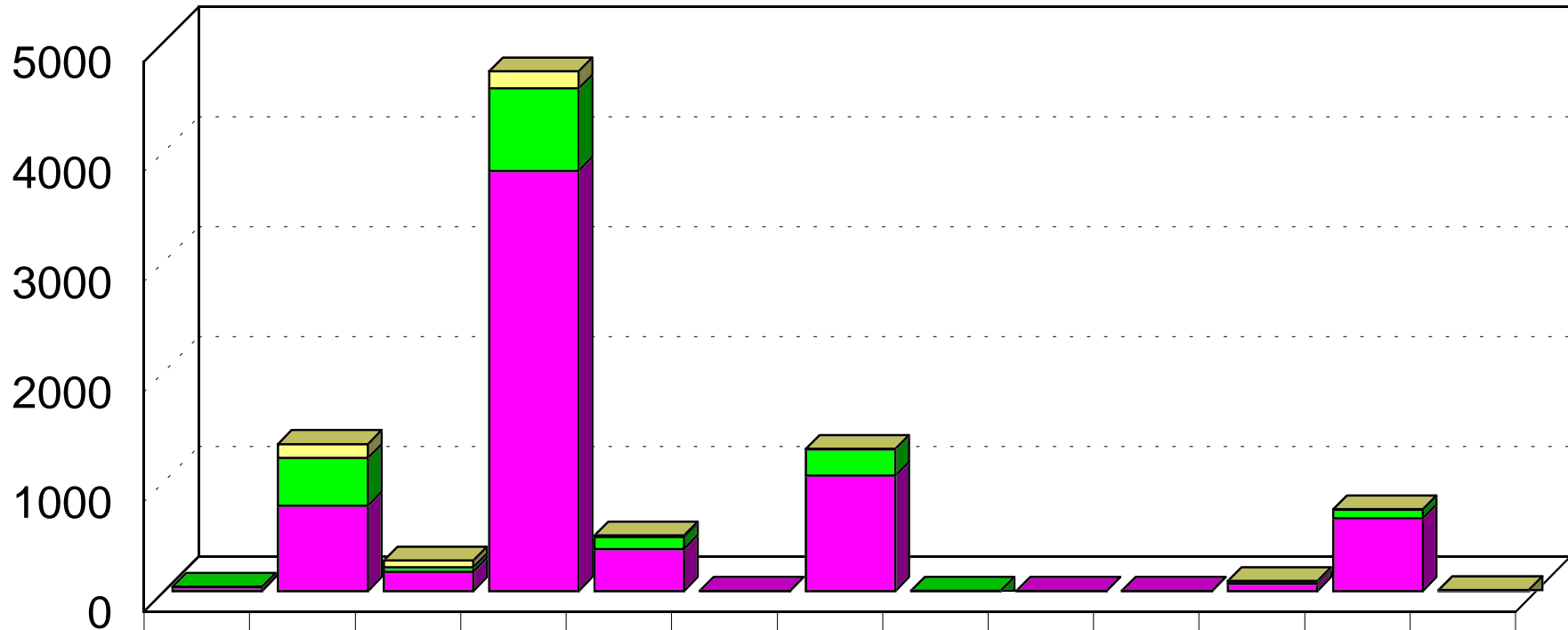
by Month and Type



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1994 ALL RES Terms of Sale

by Month and Type



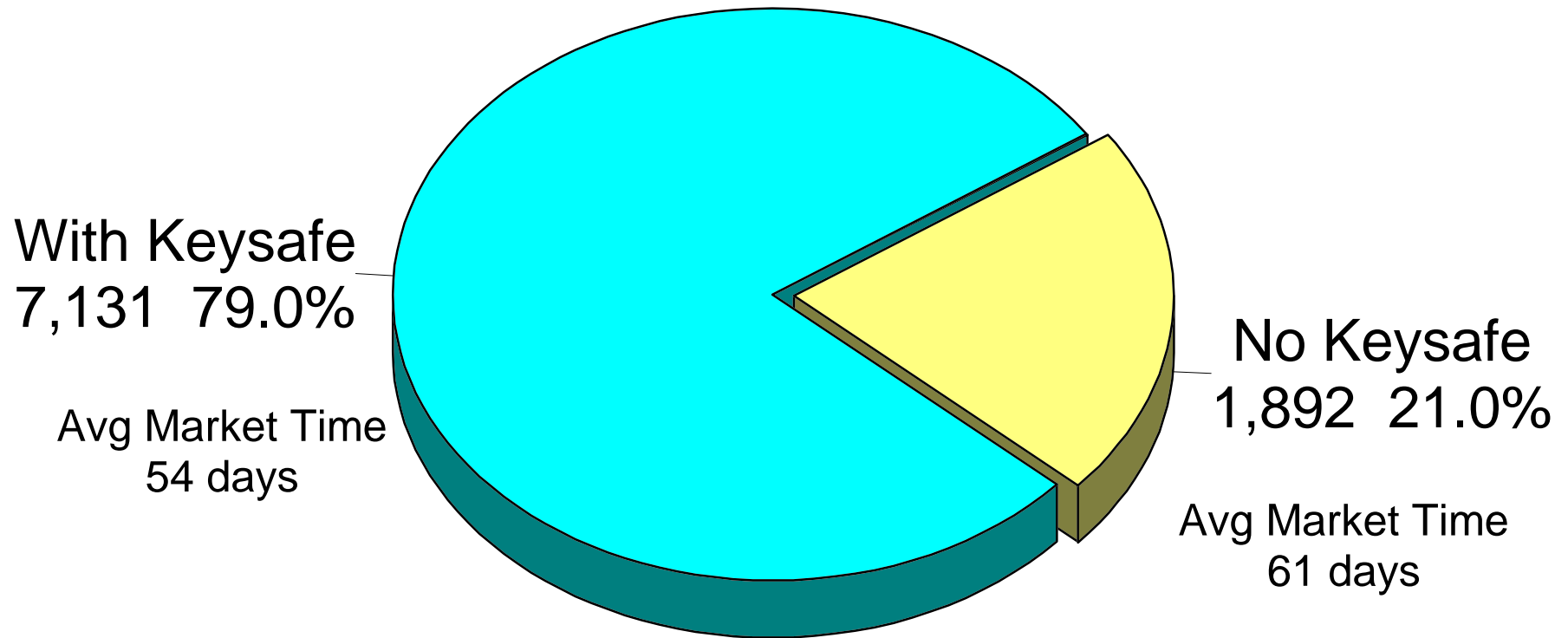
	ARM	CASH	COCB	CONV	CTL	EXCH	FHA	LSOP	LSPU	N2ND	OTHR	VA	WRAP
ALL	39	1336	278	4726	504	3	1292	1	1	2	91	741	9
MH		128	65	156	16		3				8	4	2
TH/CND	6	431	37	748	105		239	1			16	79	
SFR	33	777	176	3822	383	3	1050	1	1	2	67	658	7

■ SFR
 ■ TH/CND
 ■ MH

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1994 Sold Properties Keysafe Analysis

All Residential



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1994 ALL RES Average Sale Price

by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	15 BR	ALL BR
Area C	\$5,583	\$39,587	\$66,295	\$89,284	\$120,265	\$149,818	\$159,469	\$288,750		\$80,863
Area E		\$53,679	\$66,373	\$95,237	\$114,676	\$117,799	\$189,000	\$250,000		\$94,491
Area N		\$61,914	\$148,955	\$219,716	\$312,689	\$355,801		\$360,000		\$233,240
Area NE		\$41,430	\$87,729	\$155,111	\$213,817	\$268,851	\$357,750		\$475,000	\$165,659
Area NW		\$44,789	\$98,660	\$116,928	\$146,506	\$197,510	\$272,450	\$332,000		\$121,934
Area S		\$27,667	\$37,940	\$52,762	\$58,286	\$56,250				\$48,199
Area SE		\$35,130	\$56,629	\$78,263	\$96,955	\$97,717	\$113,000			\$79,950
Area SW		\$42,129	\$49,803	\$75,345	\$83,205	\$104,000				\$68,522
Area W		\$29,891	\$61,897	\$98,045	\$149,374	\$179,000	\$110,000			\$95,041
Are XNE			\$87,667	\$144,417						\$125,500
Area XNW		\$75,500	\$135,268	\$119,561	\$144,556	\$152,500				\$128,989
Area XS		\$51,633	\$80,879	\$131,994	\$104,853	\$275,000				\$108,438
Area XSE			\$94,745	\$136,990	\$211,413					\$140,258
Area XSW		\$36,200	\$61,577	\$109,679	\$107,250	\$245,000				\$94,388
Area XW			\$44,843	\$70,579	\$80,711	\$111,250				\$60,003
Area OTHER	\$135,000	\$47,833	\$79,160	\$201,881	\$196,310					\$149,636
ALL AREAS	\$37,938	\$42,794	\$79,247	\$111,941	\$168,168	\$226,698	\$238,859	\$303,900	\$475,000	\$115,265

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1994 SFR Average Sale Price

by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	15 BR	ALL BR
Area C		\$51,600	\$68,036	\$89,995	\$120,225	\$149,818	\$159,469	\$288,750		\$85,028
Area E		\$158,000	\$87,214	\$96,605	\$114,782	\$117,799	\$189,000	\$250,000		\$102,611
Area N			\$186,698	\$229,469	\$313,457	\$355,801		\$360,000		\$264,852
Area NE		\$177,500	\$146,155	\$164,200	\$213,817	\$268,851	\$357,750		\$475,000	\$193,994
Area NW		\$120,000	\$106,546	\$117,811	\$147,008	\$197,510	\$272,450	\$332,000		\$127,669
Area S		\$24,667	\$39,613	\$53,066	\$59,265	\$56,250				\$50,661
Area SE			\$66,401	\$81,304	\$96,955	\$97,717	\$113,000			\$84,890
Area SW		\$78,250	\$61,138	\$81,772	\$84,309	\$104,000				\$79,324
Area W		\$31,500	\$86,675	\$106,074	\$149,374	\$179,000	\$110,000			\$114,268
Area XNE			\$87,667	\$144,417						\$125,500
Area XNW		\$75,500	\$157,096	\$147,518	\$173,600	\$152,500				\$153,578
Area XS		\$53,900	\$95,850	\$141,886	\$133,279	\$275,000				\$128,795
Area XSE			\$136,317	\$160,956	\$231,200					\$172,814
Area XSW		\$32,900	\$83,969	\$141,735	\$107,250	\$245,000				\$123,898
Area XW			\$62,980	\$95,554	\$87,250					\$86,216
Area OTHER	\$135,000	\$47,833	\$81,950	\$201,881	\$196,310					\$155,332
ALL AREAS	\$135,000	\$58,978	\$85,738	\$115,293	\$169,516	\$227,433	\$238,859	\$303,900	\$475,000	\$126,847

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1994 TH/CND Average Sale Price

by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	ALL BR
Area C	\$5,583	\$30,320	\$62,618	\$84,399	\$121,622	\$65,548
Area E		\$39,770	\$63,921	\$82,356	\$93,000	\$66,679
Area N		\$61,914	\$134,491	\$174,334	\$84,500	\$141,970
Area NE		\$34,268	\$78,809	\$108,796		\$82,339
Area NW		\$41,370	\$99,897	\$114,510	\$40,450	\$98,037
Area S		\$28,875	\$36,819	\$41,471	\$36,000	\$36,482
Area SE		\$35,130	\$48,657	\$51,818		\$49,305
Area SW		\$29,900	\$51,260	\$49,018	\$38,500	\$49,890
Area W		\$27,614	\$54,718	\$70,011		\$57,717
Area XS			\$73,000			\$73,000
Area XSW		\$39,500	\$73,000			\$56,250
Area OTHER			\$98,000			\$98,000
ALL AREAS	\$5,583	\$37,442	\$79,807	\$100,831	\$81,939	\$82,002

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1994 MH Average Sale Price

by Area and Bedrooms

	1 BR	2 BR	3 BR	4 BR	5 BR	ALL BR
Area C			\$52,000			\$52,000
Area NW		\$44,583	\$58,983			\$49,520
Area S	\$27,000	\$29,082	\$67,525	\$20,850		\$37,521
Area SE			\$83,500			\$83,500
Area SW	\$27,125	\$41,856	\$49,610	\$49,250		\$44,203
Area W	\$41,000	\$34,993	\$47,661			\$41,105
Area XNW		\$57,146	\$60,292	\$57,425		\$58,808
Area XS	\$50,500	\$58,500	\$85,833	\$48,000		\$63,545
Area XSE		\$44,860	\$60,300	\$72,900		\$54,427
Area XSW		\$44,746	\$59,305			\$52,586
Area XW		\$42,095	\$55,594	\$75,480	\$111,250	\$50,673
Area OTHER		\$53,000				\$53,000
ALL AREAS	\$34,688	\$43,050	\$55,429	\$60,525	\$111,250	\$48,393

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1994 ALL RES Total Sales Units

by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	15 BR	ALL BR
Area C	3	62	800	864	139	15	3	2		1,888
Area E		17	152	500	206	8	1	1		885
Area N		14	231	424	298	31		1		999
Area NE		20	151	317	268	35	4		1	796
Area NW		23	335	1,031	425	50	2	1		1,867
Area S		12	126	191	63	4				396
Area SE		5	69	367	136	6	1			584
Area SW		7	186	301	105	2				601
Area W		11	168	295	96	2	1			573
Are XNE			3	6						9
Area XNW		2	87	78	16	2				185
Area XS		3	14	17	3	1				38
Area XSE			11	21	8					40
Area XSW		2	11	18	4	1				36
Area XW			38	32	9	1				80
Area OTHER	1	3	15	21	6					46
ALL AREAS	4	181	2,397	4,483	1,782	158	12	5	1	9,023

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1994 SFR Total Sales Units

by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	15 BR	ALL BR
Area C		27	543	760	135	15	3	2		1,485
Area E		2	16	452	205	8	1	1		685
Area N			64	349	297	31		1		742
Area NE		1	20	265	268	35	4		1	594
Area NW		1	129	957	423	50	2	1		1,563
Area S		3	81	177	61	4				326
Area SE			31	327	136	6	1			501
Area SW		2	63	241	102	2				410
Area W		3	47	238	96	2	1			387
Are XNE			3	6						9
Area XNW		2	68	53	12	2				137
Area XS		1	8	14	2	1				26
Area XSE			6	16	7					29
Area XSW		1	4	11	4	1				21
Area XW			5	12	4					21
Area OTHER	1	3	12	21	6					43
ALL AREAS	1	46	1,100	3,899	1,758	157	12	5	1	6,979

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1994 TH/CND Total Sales Units

by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	ALL BR
Area C	3	35	257	103	4	402
Area E		15	136	48	1	200
Area N		14	167	75	1	257
Area NE		19	131	52		202
Area NW		22	183	62	2	269
Area S			1			1
Area SE		8	34	10	1	53
Area SW		5	38	38		81
Area W		1	28	8	1	38
Area XS		7	106	43		156
Area XSW			1			1
Area OTHER		1	1			2
ALL AREAS	3	127	1,083	439	10	1,662

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1994 MH Total Sales Units

by Area and Bedrooms

	1 BR	2 BR	3 BR	4 BR	5 BR	ALL BR
Area C			1			1
Area NW		23	12			35
Area S	1	11	4	1		17
Area SE			2			2
Area SW	4	95	52	2		153
Area W	1	15	14			30
Area XNW		19	25	4		48
Area XS	2	5	3	1		11
Area XSE		5	5	1		11
Area XSW		6	7			13
Area XW		33	20	5	1	59
Area OTHER		2				2
ALL AREAS	8	214	145	14	1	382

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1994 ALL RES Avg Market Time

by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	15 BR	ALL BR
Area C	44	61	49	46	65	103	118	10		50
Area E		87	47	35	43	42	17	84		40
Area N		66	64	64	87	101		84		72
Area NE		97	52	39	57	62	240		365	52
Area NW		67	46	48	54	54	51	319		50
Area S		75	58	73	71	111				69
Area SE		126	39	37	42	30	27			39
Area SW		62	77	69	71	110				72
Area W		45	57	55	60	50	76			57
Are XNE			65	90						81
Area XNW		130	89	83	55	160				84
Area XS		22	89	105	56	8				86
Area XSE			55	120	223					123
Area XSW		5	105	145	95	36				116
Area XW			73	86	78	14				78
Area OTHER	133	220	162	100	235					146
ALL AREAS	67	73	56	51	62	71	128	101	365	56

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1994 SFR Avg Market Time

by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	15 BR	ALL BR
Area C		54	44	45	67	103	118	10		48
Area E		0	35	34	43	42	17	84		37
Area N			74	66	87	101		84		77
Area NE		138	48	38	57	62	240		365	50
Area NW		0	48	46	51	54	51	319		48
Area S		39	51	67	71	111				64
Area SE			33	37	42	30	27			38
Area SW		41	68	65	72	110				67
Area W		43	48	53	60	50	76			54
Are XNE			65	90						81
Area XNW		130	80	72	64	160				78
Area XS		3	121	113	62	8				103
Area XSE			41	79	228					107
Area XSW		4	135	161	95	36				130
Area XW			52	87	64					74
Area OTHER	133	220	171	100	235					148
ALL AREAS	133	62	53	49	62	71	128	101	365	54

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1994 TH/CND Avg Market Time

by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	ALL BR
Area C	44	67	60	49	6	57
Area E		98	49	44	10	51
Area N		66	60	55	11	59
Area NE		95	53	49		56
Area NW		70	42	70	646	56
Area S		94	60	160	83	85
Area SE		126	44	34		44
Area SW		60	55	108	9	65
Area W		51	60	63		61
Area XS			27			27
Area XSW		5	158			82
Area OTHER			228			228
ALL AREAS	44	78	54	56	143	57

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1994 MH Avg Market Time

by Area and Bedrooms

	1 BR	2 BR	3 BR	4 BR	5 BR	ALL BR
Area C			124			124
Area NW		61	73			65
Area S	35	103	109	63		98
Area SE			13			13
Area SW	73	88	81	52		85
Area W	11	65	79			70
Area XNW		119	105	25		104
Area XS	32	50	70	43		51
Area XSE		72	249	185		163
Area XSW		76	120			100
Area XW		76	85	90	14	79
Area OTHER		70				70
ALL AREAS	50	84	92	67	14	85

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1994 ALL RES Total Units Listed

by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR	10 BR	11 BR	ALL BR
Area C	2	82	960	1,109	226	28	2	8					2,417
Area E		18	175	586	265	17	2	1				1	1,065
Area N		15	291	676	591	103	14	1	2	1			1,694
Area NE		30	178	433	465	70	4		1				1,181
Area NW		24	450	1,458	703	82	3						2,720
Area S		30	215	267	89	5	2						608
Area SE		4	100	456	176	11	2						749
Area SW		20	266	452	170	5	1				1		915
Area W		16	227	384	149	10	8						794
Area XNE		1	2	8	1								12
Area XNW		7	178	136	35	7							363
Area XS		3	25	26	13	2							69
Area XSE		2	18	50	16	6	1						93
Area XSW	2	3	23	37	11	4	1						81
Area XW		2	57	83	34	3							179
Area OTHER	1	4	29	46	16	4	1		1				102
ALL AREAS	5	261	3,194	6,207	2,960	357	41	10	4	1	1	1	13,042

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1994 SFR Total Units Listed

by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR	10 BR	11 BR	ALL BR
Area C		31	640	964	216	28	2	8					1,889
Area E		3	25	530	264	17	2	1				1	843
Area N			89	580	588	103	14	1	2	1			1,378
Area NE			23	363	463	70	4		1				924
Area NW		2	183	1,362	699	82	3						2,331
Area S		12	148	241	83	5	2						491
Area SE			38	403	175	11	2						629
Area SW		9	82	339	163	4					1		598
Area W		7	79	309	146	9	8						558
Area XNE		1	2	8	1								12
Area XNW		6	142	92	26	6							272
Area XS		1	12	22	11	2							48
Area XSE		2	11	42	16	6	1						78
Area XSW	2	2	4	20	10	4	1						43
Area XW		1	9	26	15	1							52
Area OTHER	1	2	22	46	15	4	1		1				92
ALL AREAS	3	79	1,509	5,347	2,891	352	40	10	4	1	1	1	10,238

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1994 TH/CND Total Units Listed

by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	ALL BR
Area C	2	50	316	139	10	517
Area E		15	150	56	1	222
Area N		15	202	96	3	316
Area NE		30	155	69	2	256
Area NW		22	230	70	1	323
Area S		17	48	18	2	85
Area SE		4	62	51		117
Area SW		4	45	16	2	67
Area W		7	119	55		181
Area XNW			1			1
Area XS			7	1		8
Area XSW		1				1
Area Other		1	2			3
ALL AREAS	2	166	1,337	571	21	2,097

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1994 MH Total Units Listed

by Area and Bedrooms

	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	ALL BR
Area C	1	4	6				11
Area NE			1				1
Area NW		37	26	3			66
Area S	1	19	8	4			32
Area SE			2	1			3
Area SW	7	139	97	5	1	1	250
Area W	2	29	20	3	1		55
Area XNW	1	35	44	9	1		90
Area XS	2	6	3	2			13
Area XSE		7	8				15
Area XSW		19	17	1			37
Area XW	1	48	57	19	2		127
Area Other	1	5		1			7
ALL AREAS	16	348	289	48	5	1	707

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1994 ALL RES Total Listings Expired

by Area and Bedrooms

Stats Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	10 BR	ALL BR
Area C		13	96	116	35	8		4			272
Area E	1	2	19	58	23	3					106
Area N		2	39	116	140	25	7		3		332
Area NE		9	15	56	75	17	3				175
Area NW		3	46	153	94	18	1				315
Area S		5	50	58	25	2					140
Area SE		1	8	36	16	2					63
Area SW		11	71	106	48	4					240
Area W		4	27	70	30		3				134
Area XNE		1		1							2
Area XNW		1	56	43	16	4		1			121
Area XS			2	10	7	1					20
Area XSE			5	12	6	2	1				26
Area XSW		3	7	13	3	2	1			1	30
Area XW	1	1	17	28	7	1					55
Area Other		1	17	23	10	2	3				56
ALL AREAS	2	57	475	899	535	91	19	5	3	1	2,087

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1994 ALL RES Total Listings Released

by Area and Bedrooms

	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	ALL BR
Area C	18	106	158	32	7	1	3		325
Area E	3	23	63	38					127
Area N	3	60	137	154	47	7			408
Area NE	3	20	65	85	16	1		1	191
Area NW	2	38	222	131	16	1			410
Area S	8	35	48	20	1	1	1		114
Area SE		25	67	17	4				113
Area SW	2	51	107	41	1	2			204
Area W	1	44	63	27	2	1			138
Area XNE			2						2
Area XNW		35	23	5	4				67
Area XS		4	2	4					10
Area XSE	1	2	3	4	3				13
Area XSW		6	4	3					13
Area XW		10	14	3	2				29
Area Other		3	11	1		1			16
ALL AREAS	41	462	989	565	103	15	4	1	2,180

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1994 ALL RES Sales Avg % of List Price

by Area and Residential Type

	SFR	TH/CND	MH	ALL RES
Area C	97%	97%	95%	97%
Area E	98%	97%		97%
Area N	97%	97%		97%
Area NE	98%	97%		98%
Area NW	98%	98%	96%	98%
Area S	96%	96%	94%	96%
Area SE	97%	97%	96%	97%
Area SW	97%	96%	92%	96%
Area W	97%	97%	93%	97%
Area XNE	93%			93%
Area XNW	96%		95%	96%
Area XS	95%		94%	95%
Area XSE	93%		97%	94%
Area XSW	95%	89%	95%	95%
Area XW	94%		95%	95%
Area Other	88%	95%	98%	89%
ALL AREAS	97%	97%	95%	97%

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1994 ALL RES Avg List Price

by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR	10 BR	11 BR	ALL BR
Area C	\$6,500	\$38,776	\$70,959	\$98,967	\$143,666	\$161,071	\$287,250	\$238,013					\$91,239
Area E		\$58,539	\$70,031	\$105,486	\$140,741	\$210,852	\$2,394,500	\$288,500				\$1,850,000	\$115,429
Area N		\$66,660	\$183,539	\$274,838	\$380,626	\$481,987	\$707,143	\$995,000	\$485,000	\$792,500			\$311,343
Area NE		\$38,977	\$89,935	\$195,239	\$258,233	\$345,744	\$302,000		\$1,700,000				\$210,758
Area NW		\$43,390	\$118,659	\$134,253	\$165,831	\$217,177	\$437,300						\$141,867
Area S		\$29,553	\$45,343	\$56,417	\$63,620	\$55,960	\$60,450						\$52,239
Area SE		\$39,625	\$59,686	\$87,144	\$124,021	\$173,445	\$272,450						\$93,652
Area SW		\$58,790	\$58,431	\$76,023	\$89,758	\$131,920	\$59,500				\$150,000		\$73,452
Area W		\$45,744	\$67,099	\$113,853	\$179,389	\$266,430	\$210,850						\$114,393
Area XNE		\$180,000	\$93,500	\$176,988	\$268,000								\$170,908
Area XNW		\$119,479	\$165,077	\$145,791	\$207,041	\$153,829							\$160,801
Area XS		\$55,900	\$106,538	\$222,908	\$263,431	\$189,500							\$180,150
Area XSE		\$61,250	\$159,213	\$154,840	\$225,831	\$401,325	\$650,000						\$187,114
Area XSW	\$855,000	\$65,633	\$88,471	\$152,113	\$194,136	\$275,150	\$159,900						\$160,073
Area XW		\$47,450	\$60,570	\$75,324	\$117,437	\$86,600							\$78,503
Area Other	\$135,000	\$70,824	\$144,821	\$298,230	\$217,013	\$289,875	\$138,000		\$850,000				\$234,867
ALL AREAS	\$371,600	\$47,043	\$92,194	\$133,888	\$211,139	\$312,731	\$515,693	\$318,760	\$880,000	\$792,500	\$150,000	\$1,850,000	\$146,217

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1994 SFR Avg List Price

by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR	10 BR	11 BR	ALL BR
Area C		\$48,777	\$72,656	\$98,955	\$144,466	\$161,071	\$287,250	\$238,013					\$96,134
Area E		\$140,333	\$82,514	\$106,812	\$140,922	\$210,852	\$2,394,500	\$288,500				\$1,850,000	\$126,702
Area N			\$239,240	\$288,040	\$381,932	\$481,987	\$707,143	\$995,000	\$485,000	\$792,500			\$344,872
Area NE			\$157,748	\$208,541	\$258,604	\$345,744	\$302,000		\$1,700,000				\$244,775
Area NW		\$82,500	\$136,330	\$135,576	\$166,422	\$217,177	\$437,300						\$148,098
Area S		\$27,308	\$48,002	\$57,993	\$64,967	\$55,960	\$60,450						\$55,400
Area SE			\$68,621	\$91,007	\$124,507	\$173,445	\$272,450						\$100,993
Area SW		\$87,311	\$66,766	\$82,646	\$91,053	\$152,675					\$150,000		\$83,411
Area W		\$63,186	\$92,776	\$125,944	\$180,353	\$289,144	\$210,850						\$138,547
Area XNE		\$180,000	\$93,500	\$176,988	\$268,000								\$170,908
Area XNW		\$135,242	\$190,233	\$181,902	\$254,981	\$164,633							\$191,826
Area XS		\$53,900	\$133,050	\$240,282	\$297,964	\$189,500							\$220,694
Area XSE		\$61,250	\$231,608	\$170,048	\$225,831	\$401,325	\$650,000						\$211,326
Area XSW	\$855,000	\$77,450	\$236,100	\$221,700	\$208,060	\$275,150	\$159,900						\$246,149
Area XW		\$55,000	\$115,178	\$106,010	\$164,147	\$79,900							\$122,884
Area Other	\$135,000	\$104,400	\$177,841	\$298,230	\$216,813	\$289,875	\$138,000		\$850,000				\$254,072
ALL AREAS	\$615,000	\$66,335	\$104,828	\$139,984	\$214,107	\$316,094	\$527,098	\$318,760	\$880,000	\$792,500	\$150,000	\$1,850,000	\$163,567

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1994 TH/CND Avg List Price

by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	ALL BR
Area C	\$6,500	\$32,561	\$67,828	\$99,836	\$126,380	\$73,918
Area E		\$42,180	\$67,951	\$92,937	\$93,000	\$72,625
Area N		\$66,660	\$158,997	\$192,627	\$124,633	\$164,505
Area NE		\$38,977	\$79,873	\$126,793	\$172,400	\$88,449
Area NW		\$39,834	\$115,314	\$135,228	\$41,900	\$114,261
Area S		\$31,118	\$40,361	\$42,347	\$42,500	\$38,983
Area SE		\$39,625	\$54,210	\$56,439		\$54,683
Area SW		\$34,575	\$56,443	\$54,281	\$43,250	\$54,227
Area W		\$30,657	\$55,089	\$66,941		\$57,745
Area XNW			\$108,000			\$108,000
Area XS			\$102,864	\$259,900		\$122,494
Area XSW		\$42,000				\$42,000
Area Other		\$44,500	\$51,000			\$48,833
ALL AREAS	\$6,500	\$38,754	\$88,235	\$112,503	\$108,995	\$91,056

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1994 MH Avg List Price

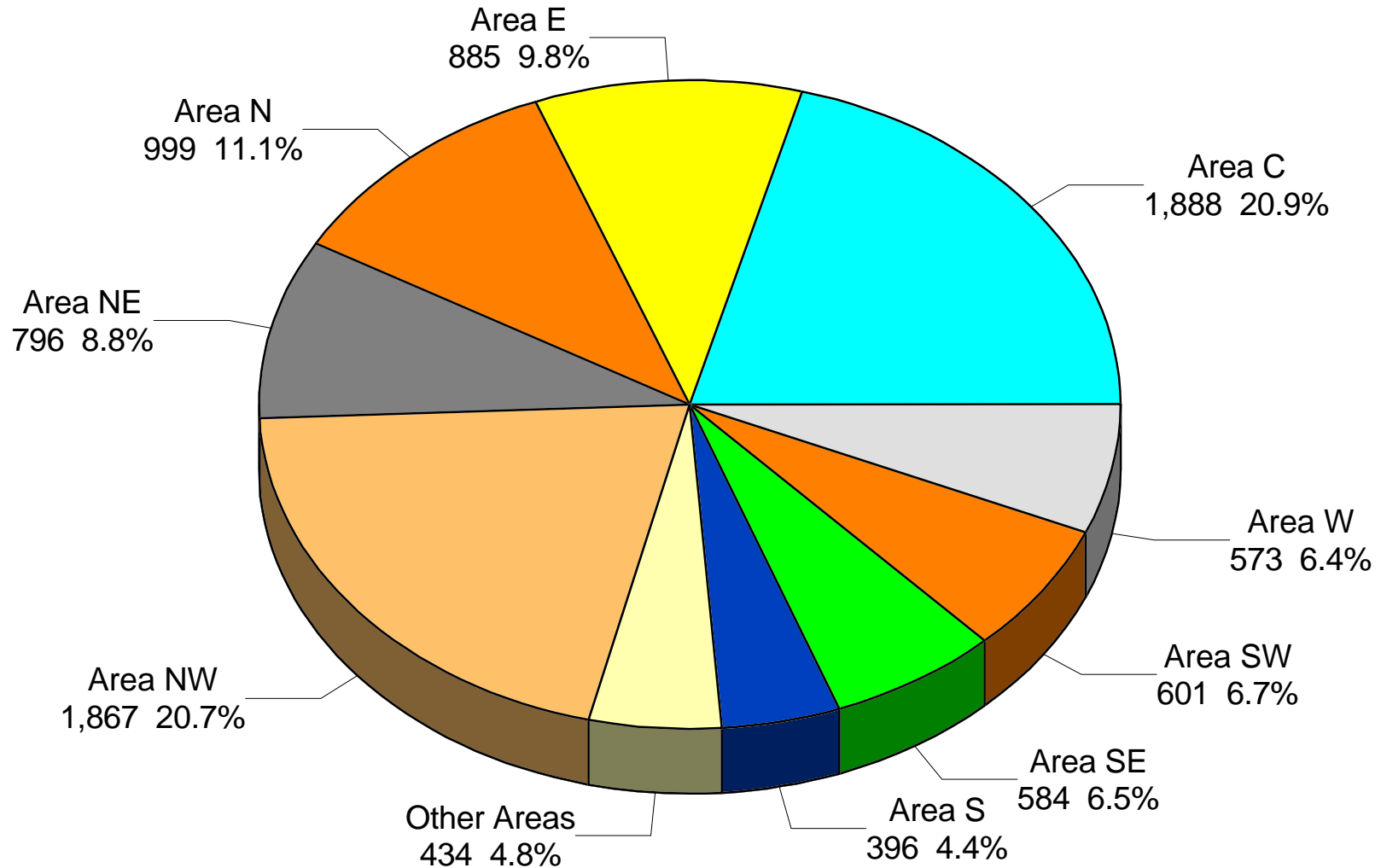
by Area and Bedrooms

	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	ALL BR
Area C	\$39,500	\$46,750	\$80,650				\$64,582
Area NE			\$89,500				\$89,500
Area NW		\$52,053	\$62,341	\$69,333			\$56,891
Area S	\$29,900	\$37,211	\$40,588	\$46,213			\$38,952
Area SE			\$91,750	\$39,000			\$74,167
Area SW	\$35,957	\$54,157	\$56,465	\$66,140	\$48,900	\$59,500	\$54,783
Area W	\$37,500	\$46,436	\$56,055	\$75,633	\$62,000		\$51,484
Area XNW	\$24,900	\$64,649	\$70,286	\$68,550	\$89,000		\$67,624
Area XS	\$56,900	\$57,800	\$83,167	\$73,500			\$65,931
Area XSE		\$45,450	\$75,000				\$61,210
Area XSW		\$57,391	\$70,246	\$54,900			\$63,230
Area XW	\$39,900	\$50,331	\$61,328	\$80,560	\$89,950		\$60,331
Area Other	\$29,995	\$37,060		\$220,000			\$62,185
ALL AREAS	\$37,793	\$52,625	\$62,050	\$74,145	\$75,960	\$59,500	\$57,778

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1994 ALL RES Sales Units % of Market

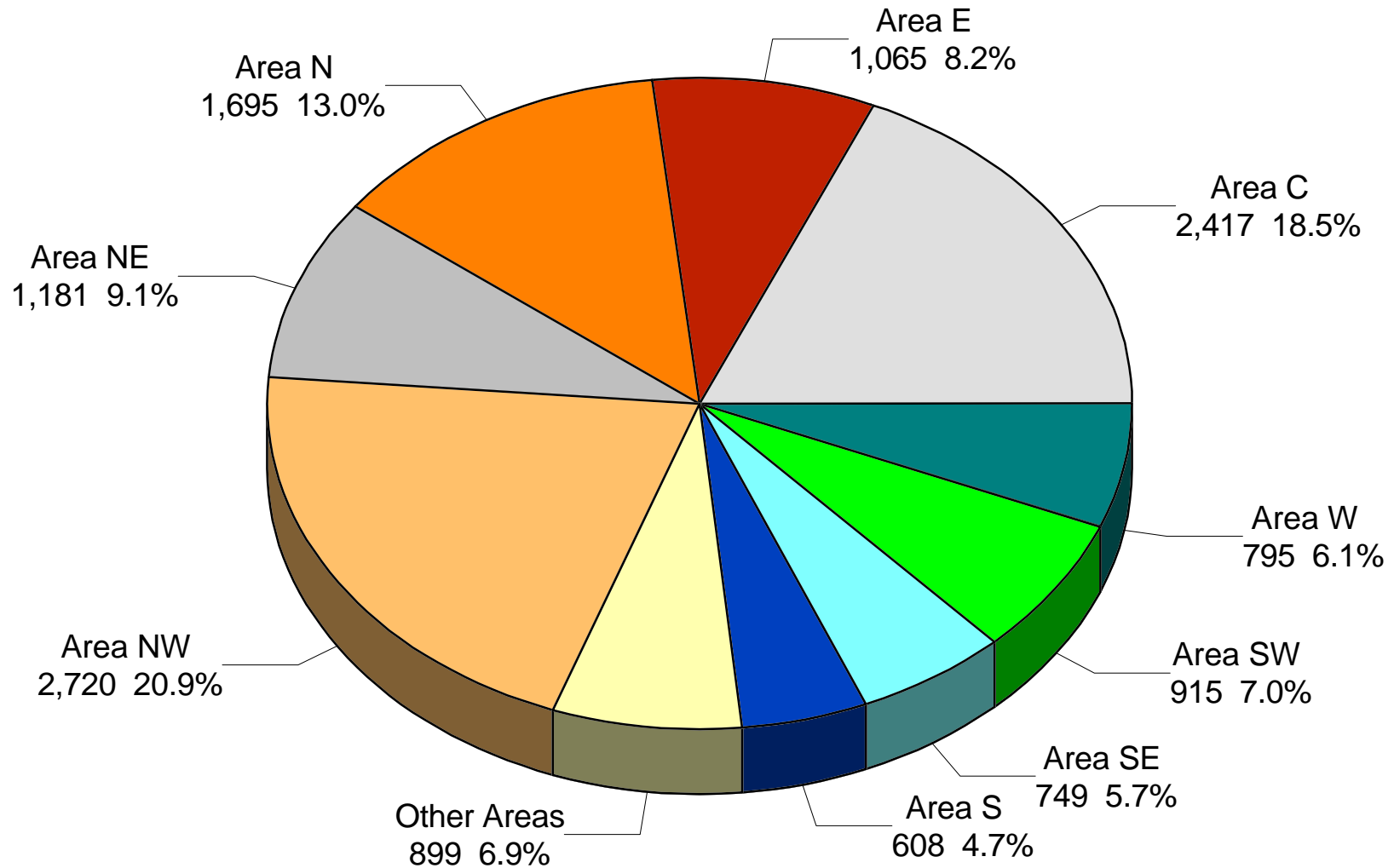
by Area



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1994 ALL RES Units Listed % of Market

by Area



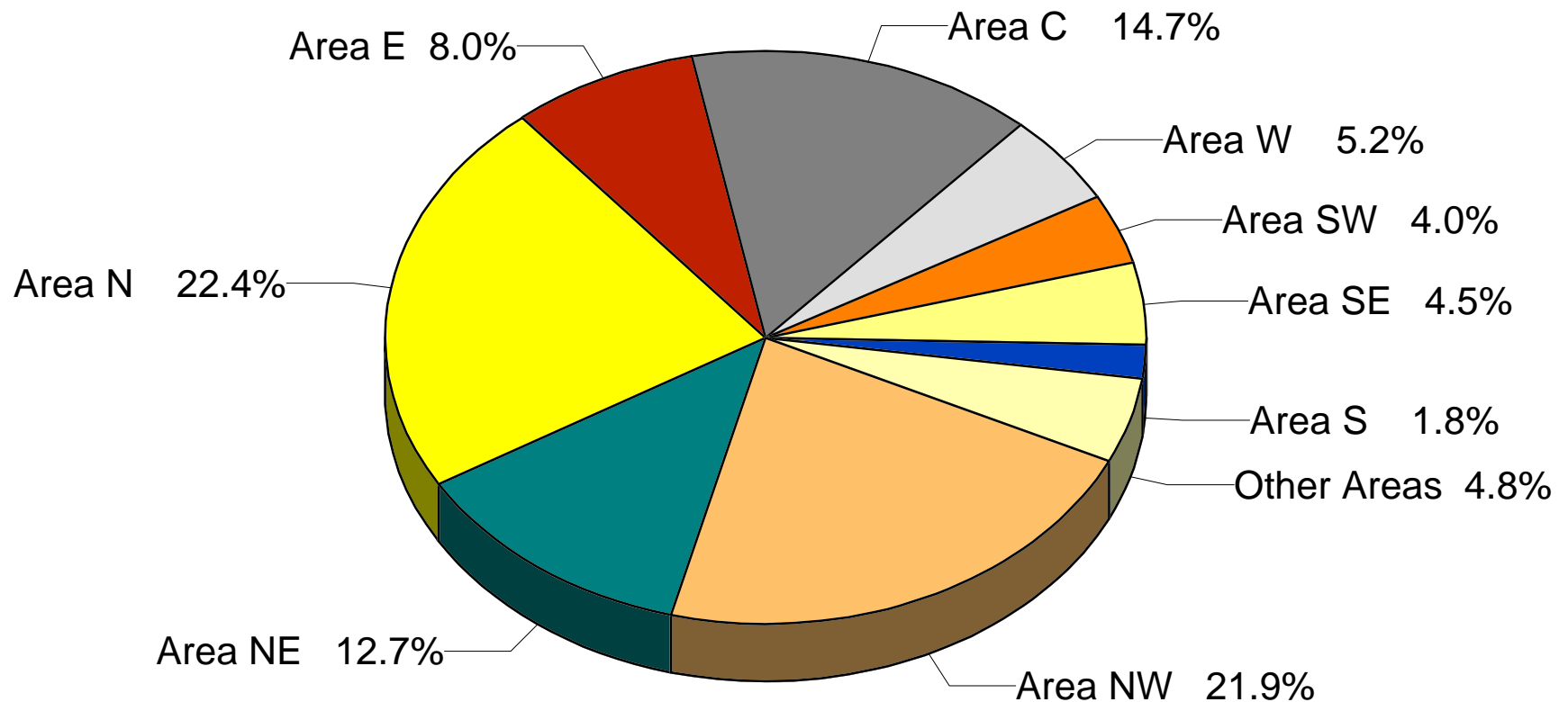
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1994 ALL RES Avg Market Time of Expireds by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	10 BR	ALL BR
Area C		150	162	161	172	186		128			163
Area E	182	171	182	146	159	165					156
Area N		219	194	187	193	179	204		163		190
Area NE		270	193	155	166	190	191				173
Area NW		163	197	166	136	170	89				161
Area S		168	182	157	164	182					168
Area SE		154	171	161	135	197					156
Area SW		207	166	171	151	222					168
Area W		157	161	169	188		161				171
Area XNE		365		197							281
Area XNW		287	164	171	231	271		270			181
Area XS			174	152	160	179					158
Area XSE			301	142	246	234	102				202
Area XSW		387	141	238	236	181	179			332	228
Area XW	184	120	217	168	143	700					189
Area Other		174	235	236	263	139	436				247
ALL AREAS	183	204	179	169	171	192	219	156	163	332	174

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1994 ALL RES Total Sales Volume % of Market by Area



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1994 ALL RES Total Sales Units

by Sale Price and Area

	C	E	N	NE	NW	S	SE	SW	W	XNE	XNW	XS	XSE	XSW	XW	Other	ALL AREAS
29,999 or under	66	7		15	16	40	2	38	16		3	1		1	8	7	220
30,000 - 39,999	64	23		30	11	74	15	50	23		4	1	2	3	15	5	320
40,000 - 49,999	140	18	6	19	26	92	31	51	80		11	2	4	6	12	5	503
50,000 - 59,999	265	37	5	10	22	109	57	93	64		12	2		4	9	3	692
60,000 - 69,999	364	70	13	4	56	61	95	106	72		18	4	2	5	14	1	885
70,000 - 79,999	269	121	11	17	155	18	121	104	60		12	6	4	3	8	2	911
80,000 - 89,999	215	170	23	28	251	1	94	71	50	1	7	5	4	2	5		927
90,000 - 99,999	130	129	37	33	239		93	39	31	2	7	5	2	6	3	2	758
100,000 - 119,999	151	165	55	92	332		53	31	44	1	14	1	5	1	3	2	950
120,000 - 139,999	82	91	74	107	239		14	3	27	3	23	2	2	1		6	674
140,000 - 159,999	64	29	82	103	188	1		4	24		21	3	3		2	2	526
160,000 - 179,999	22	7	94	87	115		2	1	28		15	1	4	1		3	380
180,000 - 199,999	23	6	73	52	69		2	1	15	1	11	1	2			1	257
200,000 - 249,999	14	6	186	83	93		1	7	23	1	18	1	3	2	1	2	441
250,000 - 299,999	8	4	120	60	34		4	2	9		7	2				1	251
300,000 - 399,999	8	1	127	36	20				5		1	1	1			1	201
400,000 - 499,999	2	1	52	9	1								1			1	67
500,00 or over	1		41	11					2		1		1	1		2	60
ALL PRICE RANGES	1,888	885	999	796	1,867	396	584	601	573	9	185	38	40	36	80	46	9,023

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1994 ALL RES Total Units Listed

by List Price and Area

	C	E	N	NE	NW	S	SE	SW	W	XNE	XNW	XS	XSE	XSW	XW	Other	ALL AREAS
29,999 or under	70	6		15	16	49		29	14		5	1	1	2	9	3	220
30,000 - 39,999	61	19		35	18	108	8	66	24		8	1	2	3	22	4	379
40,000 - 49,999	140	17	3	25	24	141	27	83	114		14	3	5	11	23	6	636
50,000 - 59,999	299	35	4	19	31	150	93	124	67		13	3	1	5	20	2	866
60,000 - 69,999	427	62	12	5	52	104	94	146	84		18	3	3	7	30	2	1,049
70,000 - 79,999	344	120	11	28	131	39	134	164	71		25	7	3	8	30		1,115
80,000 - 89,999	259	181	17	24	268	5	124	145	55	1	19	8	6	2	16	5	1,135
90,000 - 99,999	184	165	39	31	294	3	112	64	45	1	12	6	5	7	8	5	981
100,000 - 119,999	211	208	52	101	487	2	81	59	66		20	5	13	6	7	8	1,326
120,000 - 139,999	157	132	78	111	351	2	25	17	44	2	32	7	8	5	2	5	978
140,000 - 159,999	83	38	85	120	288	2	6	5	33	2	30	4	10	3	3	7	719
160,000 - 179,999	58	14	111	104	216	1	4	2	35		32	3	5	1	1	2	589
180,000 - 199,999	46	17	115	92	146		9	4	31	2	30	1	6	2	2	11	514
200,000 - 249,999	28	13	268	166	200		10	4	62	3	60	3	6	5	3	15	846
250,000 - 299,999	22	15	254	143	109	2	14	2	27	1	26	6	5	5	1	10	642
300,000 - 399,999	13	8	286	92	76		1		13		13	2	4	4		9	521
400,000 - 499,999	8	10	168	29	8		6		6		3	1	3	1	1	2	246
500,000 or over	7	5	191	41	5		1	1	3		3	5	7	4	1	6	280
ALL PRICE RANGES	2,417	1,065	1,694	1,181	2,720	608	749	915	794	12	363	69	93	81	179	102	13,042

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1994 ALL RES Avg Market Time by Sale Price and Area

	C	E	N	NE	NW	S	SE	SW	W	XNE	XNW	XS	XSE	XSW	XW	Other	ALL AREAS
29,999 or under	90	68		112	57	73	177	89	46		86	14		135	64	52	80
30,000 - 39,999	77	91		70	168	73	49	73	92		73	4	81	117	91	56	79
40,000 - 49,999	79	63	48	34	82	64	34	62	59		81	45	297	101	82	274	70
50,000 - 59,999	51	63	81	31	49	70	42	79	61		120	44		73	64	60	60
60,000 - 69,999	41	43	138	28	39	67	34	69	59		99	111	101	102	66	120	51
70,000 - 79,999	37	41	29	33	41	59	34	72	45		64	37	149	137	42	109	44
80,000 - 89,999	41	30	45	49	40	80	31	69	62	66	89	49	41	94	85		42
90,000 - 99,999	37	33	47	32	46		39	71	60	65	76	77	23	91	232	223	45
100,000 - 119,999	42	32	45	42	49		59	71	49	326	43	152	64	281	9	177	46
120,000 - 139,999	36	45	55	21	41		45	64	44	47	86	202	134	68		150	43
140,000 - 159,999	64	52	45	39	44	39		129	48		85	77	60		122	447	50
160,000 - 179,999	71	21	64	41	59		23	1	46		61	47	180	126		87	56
180,000 - 199,999	74	65	56	50	76		15	1	61	36	102	761	117			119	67
200,000 - 249,999	65	67	72	57	68		74	25	53	34	91	45	73	232	136	49	68
250,000 - 299,999	84	62	74	91	74		103	2	83		103	10				135	79
300,000 - 399,999	130	12	89	89	96				81		239	123	165			298	93
400,000 - 499,999	285	52	135	137	187								407			47	142
500,000 or over	110		136	220					20		53		42	212		321	151
ALL PRICE RANGES	50	40	72	52	50	69	39	72	57	81	84	86	123	116	78	146	56

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1994 ALL RES Total Listings Expired

by List Price and Area

	C	E	N	NE	NW	S	SE	SW	W	XNE	XNW	XS	XSE	XSW	XW	Other	ALL AREAS
29,999 or under	12	2		8	4	10		11	4		5				2	1	59
30,000 - 39,999	7	6		7	5	25	3	13	4		5			2	10	4	91
40,000 - 49,999	26	2	2	2	6	30	4	29	16		4			5	7	3	136
50,000 - 59,999	21	9		1	5	37	4	31	14		4		1	3	9	1	140
60,000 - 69,999	42	4		1	4	24	9	47	15		4	2		2	6		160
70,000 - 79,999	23	5	1		4	7	9	40	8		9			2	5	1	114
80,000 - 89,999	27	10			14	1	6	28	9	1	2	2	2		4	2	108
90,000 - 99,999	19	17	1	5	25		10	6	4		4	2		1		2	96
100,000 - 119,999	22	18	4	10	45		5	18	10		5	2	2	1	4	2	148
120,000 - 139,999	17	11	9	4	23	2	2	3	7	1	9	4		2	3	3	100
140,000 - 159,999	13	3	7	8	31	1	1	2	4		7	1	4	2	2	1	87
160,000 - 179,999	12	1	16	6	36			3	5		12		1	1		4	97
180,000 - 199,999	4	2	16	13	20		5	1	6		9		3	4		6	89
200,000 - 249,999	7	2	34	34	34		3	6	14		22	1	3	1		7	168
250,000 - 299,999	7	6	53	31	29	2	2	2	8		13	2	6	1	1	7	170
300,000 - 399,999	6	2	72	20	23				4		7	1	1	1		5	142
400,000 - 499,999	3	2	51	8	4	1			2						2	2	75
500,000 or over	4	4	66	17	3							3	3	2		5	107
ALL PRICE RANGES	272	106	332	175	315	140	63	240	134	2	121	20	26	30	55	56	2,087

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1994 ALL RES Total Listings Released

by List Price and Area

	C	E	N	NE	NW	S	SE	SW	W	XNE	XNW	XS	XSE	XSW	XW	Other	ALL AREAS
29,999 or under	16	1		1	2	4		5	1					1	2		33
30,000 - 39,999	8	4		6	2	21	1	11	4		4				3		64
40,000 - 49,999	21	2	1	3	1	21	1	19	19		2	1	2	1	2		96
50,000 - 59,999	48	5		2	3	29	28	23	13				1	1	5	1	159
60,000 - 69,999	63	8	1		2	26	9	24	10		3	1	1	1	4		153
70,000 - 79,999	43	11	3	3	12	7	12	45	13		6	3		2	7		167
80,000 - 89,999	29	16	4	1	28	2	23	48	11		4				3		169
90,000 - 99,999	15	19	4	4	39	2	16	14	10		1		1		1	2	128
100,000 - 119,999	25	23	11	9	73	1	13	6	16			2	1	1	1	4	186
120,000 - 139,999	15	16	11	13	36		1	2	6		3			5			108
140,000 - 159,999	6	3	15	12	52	1	1	2	5		5					1	103
160,000 - 179,999	6	4	18	20	35			1	6	1	9	1	1				102
180,000 - 199,999	10	5	17	9	29				5		6		1		1	2	85
200,000 - 249,999	3	3	51	33	47			4	9	1	14	1	1			1	168
250,000 - 299,999	11	2	62	29	25		5				6	1	1	1		3	146
300,000 - 399,999	4	2	85	22	19		1		6		3		1			1	144
400,000 - 499,999	1	2	53	9	1		2		3				1				72
500,000 or over	1	1	72	15	4				1		1		1			1	97
ALL PRICE RANGES	325	127	408	191	410	114	113	204	138	2	67	10	13	13	29	16	2,180

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1994 SFR Total Sales Units

by Sale Price and Area

	C	E	N	NE	NW	S	SE	SW	W	XNE	XNW	XS	XSE	XSW	XW	Other	ALL AREAS
29,999 or under	12	1				21			4							7	45
30,000 - 39,999	42			1		45	2	8	5					2	2	4	111
40,000 - 49,999	99	2			1	74	10	15	13		3				1	5	223
50,000 - 59,999	221	6			1	106	20	52	23		4	1		2	2	3	441
60,000 - 69,999	286	33			31	61	89	84	54		7	4		2	3		654
70,000 - 79,999	226	85	1	1	123	18	118	98	53		5	2	1	1	3	2	737
80,000 - 89,999	164	146	4	4	224	1	94	69	35	1	1	3	4	2	3		755
90,000 - 99,999	99	110	7	18	217		92	37	28	2	6	4	2	6	2	1	631
100,000 - 119,999	127	162	12	53	277		53	29	44	1	14	1	5	1	2	2	783
120,000 - 139,999	75	89	49	95	211		14	3	27	3	23	2	2	1		6	600
140,000 - 159,999	61	26	59	98	164			4	20		21	3	3		2	2	463
160,000 - 179,999	20	7	71	78	108		2	1	27		15	1	4	1		3	338
180,000 - 199,999	22	6	62	49	63		2	1	15	1	11	1	2			1	236
200,000 - 249,999	13	6	162	81	88		1	7	23	1	18	1	3	2	1	2	409
250,000 - 299,999	7	4	103	60	34		4	2	9		7	2				1	233
300,000 - 399,999	8	1	119	36	20				5		1	1	1			1	193
400,000 - 499,999	2	1	52	9	1								1			1	67
500,000 or over	1		41	11					2		1		1	1		2	60
ALL PRICE RANGES	1,485	685	742	594	1,563	326	501	410	387	9	137	26	29	21	21	43	6,979

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1994 TH/CND Total Sales Units

by Sale Price and Area

	C	E	N	NE	NW	S	SE	SW	W	XS	XSW	Other	ALL AREAS
29,999 or under	54	6		15	11	11	2	2	6				107
30,000 - 39,999	22	23		29	5	23	13	4	8		1		128
40,000 - 49,999	41	16	6	19	15	17	21	12	59				206
50,000 - 59,999	43	31	5	10	17	2	37	16	38				199
60,000 - 69,999	78	37	13	4	20		6	3	17				178
70,000 - 79,999	43	36	10	16	30		2	1	7	1	1		147
80,000 - 89,999	51	24	19	24	25				14				157
90,000 - 99,999	31	19	30	15	21				2			1	119
100,000 - 119,999	24	3	43	39	55								164
120,000 - 139,999	7	2	25	12	28								74
140,000 - 159,999	3	3	23	5	24				4				62
160,000 - 179,999	2		23	9	7				1				42
180,000 - 199,999	1		11	3	6								21
200,000 - 249,999	1		24	2	5								32
250,000 - 299,999	1		17										18
300,000 - 399,999			8										8
ALL PRICE RANGES	402	200	257	202	269	53	81	38	156	1	2	1	1,662

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1994 MH Total Sales Units

by Sale Price and Area

	C	NW	S	SE	SW	W	XNW	XS	XSE	XSW	XW	ALL AREAS
29,999 or under		5	8		36	6	3	1		1	8	68
30,000 - 39,999		6	6		38	10	4	1	2		13	81
40,000 - 49,999		10	1		24	8	8	2	4	6	11	74
50,000 - 59,999	1	4	1		25	3	8	1		2	7	52
60,000 - 69,999		5			19	1	11		2	3	11	53
70,000 - 79,999		2		1	5		7	3	3	1	5	27
80,000 - 89,999		2			2	1	6	2			2	15
90,000 - 99,999		1		1	2	1	1	1			1	8
100,000 - 119,999					2						1	3
140,000 - 159,999			1									1
ALL AREAS	1	35	17	2	153	30	48	11	11	13	59	382

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1994 SFR Total Units Listed

by List Price and Area

	C	E	N	NE	NW	S	SE	SW	W	XNE	XNW	XS	XSE	XSW	XW	Other	ALL AREAS
29,999 or under	727	299	863	511	1,147	274	237	310	290	5	187	32	60	31	37	81	5,091
30,000 - 39,999	28			1		35		7	2					1	2		76
40,000 - 49,999	67	1			1	52	7	8	9		1				2	1	149
50,000 - 59,999	167	5			1	70	14	38	11		2	1				1	310
60,000 - 69,999	229	18			24	43	70	60	35		3	1		1	2		486
70,000 - 79,999	189	62		1	85	16	93	71	38		3	1			2	1	562
80,000 - 89,999	135	118	4	2	163	1	78	54	25	1	1	2	2	1	2		589
90,000 - 99,999	78	87	3	11	171		76	23	22	1	5	4	1	5	1		488
100,000 - 119,999	100	140	5	38	226		36	24	33		11		4		2		619
120,000 - 139,999	69	72	32	73	166		11	1	22	3	15	1	1	1		1	468
140,000 - 159,999	48	20	49	63	131			2	16		13	2	3		2		349
160,000 - 179,999	15	7	47	58	75		2		20		9	1	1	1		3	239
180,000 - 199,999	20	4	46	35	44		2		10	1	5		2			1	170
200,000 - 249,999	9	5	118	62	62		1		16	1	11	1	2	1		2	291
250,000 - 299,999	4	3	81	38	21		2		5		4	2					160
300,000 - 399,999	3	1	77	23	14				2		1		1				122
400,000 - 499,999	1	1	29	5												1	37
500,000 or over			24	3					2		1		1	1			32
ALL PRICE RANGES	1,889	843	1,378	924	2,331	491	629	598	558	12	272	48	78	43	52	92	10,238

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1994 TH/CND Total Units Listed

by List Price and Area

	C	E	N	NE	NW	S	SE	SW	W	XNW	XS	XSW	Other	ALL AREAS
29,999 or under	57	6		15	12	11		1	5				1	108
30,000 - 39,999	26	19		34	5	31	7	10	9					141
40,000 - 49,999	44	14	3	25	13	38	19	18	77			1	1	253
50,000 - 59,999	47	30	4	19	14	5	72	20	33					244
60,000 - 69,999	97	37	12	5	18		14	14	25					222
70,000 - 79,999	60	38	11	28	26		4	2	11		3			183
80,000 - 89,999	47	37	14	19	27		1	1	15		1			162
90,000 - 99,999	45	25	34	19	18				3				1	145
100,000 - 119,999	50	7	41	44	67					1	2			212
120,000 - 139,999	16	4	38	13	35									106
140,000 - 159,999	10	2	30	10	35			1	1					89
160,000 - 179,999	10	2	28	10	18				1		1			70
180,000 - 199,999	3	1	20	9	13				1					47
200,000 - 249,999	3		31	4	19									57
250,000 - 299,999	2		27		3						1			33
300,000 - 399,999			22	2										24
500,000 or over			1											1
ALL PRICE RANGES	517	222	316	256	323	85	117	67	181	1	8	1	3	2,097

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1994 MH Total Units Listed

by List Price and Area

	C	NE	NW	S	SE	SW	W	XNW	XS	XSE	XSW	XW	Other	ALL AREAS
29,999 or under			4	7		27	7	5	1	1	2	9	1	64
30,000 - 39,999	2		12	11	1	45	8	8	1	2	2	22	4	118
40,000 - 49,999	1		10	11		47	15	12	3	4	10	19	1	133
50,000 - 59,999	5		15	2		43	10	10	1		5	16		107
60,000 - 69,999	1		12			42	8	16	1	3	6	23		112
70,000 - 79,999			5	1		19	2	12	1	2	7	19		68
80,000 - 89,999		1	4		1	15	2	13	2	2	2	11		53
90,000 - 99,999			3		1	7	2	8	3			4		28
100,000 - 119,999	1					4	1	4		1	1	2		14
120,000 - 139,999						1		1			2	1		5
140,000 - 159,999	1		1					1						3
200,000 - 249,999												1	1	2
ALL PRICE RANGES	11	1	66	32	3	250	55	90	13	15	37	127	7	707

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1994 SFR Avg Market Time

by Sale Price and Area

	C	E	N	NE	NW	S	SE	SW	W	XNE	XNW	XS	XSE	XSW	XW	Other	ALL AREAS
29,999 or under	47	27				61			49							52	54
30,000 - 39,999	72			3		61	48	31	114					173	27	65	66
40,000 - 49,999	68	63			134	58	39	61	85		48				23	274	68
50,000 - 59,999	49	35			13	70	41	62	52		38	3		71	45	60	55
60,000 - 69,999	43	50			28	67	33	68	55		92	111		121	37		49
70,000 - 79,999	38	46	12	117	43	59	34	74	47		58	23	352	112	22	109	46
80,000 - 89,999	41	28	17	27	40	80	31	69	60	66	51	60	41	94	75		41
90,000 - 99,999	38	33	54	25	48		39	71	59	65	51	57	23	91	301	218	45
100,000 - 119,999	41	31	44	38	47		59	70	49	326	43	152	64	281	7	177	45
120,000 - 139,999	38	45	63	19	43		45	64	44	47	86	202	134	68		150	44
140,000 - 159,999	64	53	39	35	43			129	39		85	77	60		122	447	49
160,000 - 179,999	73	21	68	37	52		23	1	43		61	47	180	126		87	54
180,000 - 199,999	76	65	57	48	73		15	1	61	36	102	761	117			119	67
200,000 - 249,999	60	67	69	55	65		74	25	53	34	91	45	73	232	136	49	65
250,000 - 299,999	90	62	71	91	74		103	2	83		103	10				135	78
300,000 - 399,999	130	12	94	89	96				81		239	123	165			298	96
400,000 - 499,999	285	52	135	137	187								407			47	142
500,000 or over	110		136	220					20		53		42	212		321	151
ALL PRICE RANGES	48	37	77	50	48	64	38	67	54	81	78	103	107	130	74	148	54

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1994 TH/CND Avg Market Time

by Sale Price and Area

	C	E	N	NE	NW	S	SE	SW	W	XS	XSW	Other	ALL AREAS
29,999 or under	99	75		112	71	93	177	37	57				94
30,000 - 39,999	86	91		72	261	88	49	20	57		5		83
40,000 - 49,999	105	63	48	34	88	79	32	65	56				66
50,000 - 59,999	61	68	81	31	53	48	42	83	66				59
60,000 - 69,999	33	38	138	28	47		46	70	70				48
70,000 - 79,999	35	30	31	28	31		42	8	33	27	158		32
80,000 - 89,999	39	42	51	53	32				66				44
90,000 - 99,999	34	32	45	39	32				27			228	38
100,000 - 119,999	49	85	45	48	55								50
120,000 - 139,999	15	38	38	44	29								33
140,000 - 159,999	54	49	60	104	50				95				61
160,000 - 179,999	59		51	76	160				109				76
180,000 - 199,999	38		49	81	108								70
200,000 - 249,999	131		95	153	106								102
250,000 - 299,999	43		91										88
300,000 - 399,999			22										22
ALL PRICE RANGES	57	51	59	56	56	85	44	65	61	27	82	228	57

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1994 MH Avg Market Time

by Sale Price and Area

	C	NW	S	SE	SW	W	XNW	XS	XSE	XSW	XW	Other	ALL AREAS
29,999 or under		26	80		92	34	86	14		135	64		76
30,000 - 39,999		90	110		87	108	73	4	81		101	19	91
40,000 - 49,999		68	201		61	40	93	45	297	101	87		84
50,000 - 59,999	124	43	130		113	71	162	85		75	69		105
60,000 - 69,999		78			71	91	104		101	89	74	120	83
70,000 - 79,999		100		6	56		68	50	81	141	55		65
80,000 - 89,999		79			91	53	95	33			100		82
90,000 - 99,999		9		19	67	138	222	156			95		97
100,000 - 119,999					84						14		60
140,000 - 159,999			39										39
ALL PRICE RANGES	124	65	98	13	85	70	104	51	163	100	79	70	85

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1994 SFR Total Listings Expired

by List Price and Area

	C	E	N	NE	NW	S	SE	SW	W	XNE	XNW	XS	XSE	XSW	XW	Other	ALL AREAS
29,999 or under	2					3		2	2								9
30,000 - 39,999	4					17	1	2	1							2	27
40,000 - 49,999	15					19	3	5	4						1	2	49
50,000 - 59,999	18	2				37	2	11	2								72
60,000 - 69,999	31	3			1	24	8	21	10		2	1					101
70,000 - 79,999	19	3			4	7	8	34	7		5				1	1	89
80,000 - 89,999	22	10			13	1	6	21	7	1	1	2	1		2	1	88
90,000 - 99,999	17	12		2	23		10	4	3			1		1		2	75
100,000 - 119,999	16	16	2	6	40		5	16	10		5	2	1	1	2	2	124
120,000 - 139,999	15	11	5	2	22	2	2	3	7	1	7	4		2	1	2	86
140,000 - 159,999	11	3	3	7	23	1	1	2	4		6	1	4	2	2	1	71
160,000 - 179,999	10	1	13	5	32			3	5		12		1	1		4	87
180,000 - 199,999	4	2	12	11	18		5	1	5		9		3	4		5	79
200,000 - 249,999	7	2	30	31	31		3	6	14		22	1	3	1		7	158
250,000 - 299,999	6	6	49	30	28	2	2	2	8		13	2	6	1	1	7	163
300,000 - 399,999	6	2	68	20	23				4		7	1	1	1		5	138
400,000 - 499,999	3	2	50	8	4	1			2						2	2	74
500,000 or over	4	4	65	17	3							3	3	2		5	106
ALL PRICE RANGES	210	79	297	139	265	114	56	133	95	2	89	18	23	16	12	48	1,596

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1994 TH/CND Totals Listings Expired

by List Price and Area

	C	E	N	NE	NW	S	SE	SW	W	Other	ALL AREAS
29,999 or under	10	2		8	3	5			1		29
30,000 - 39,999	2	6		7	1	3	2	3	2		26
40,000 - 49,999	11	2	2	2	3	6	1	8	9		44
50,000 - 59,999	3	7		1			2	3	7		23
60,000 - 69,999	11	1		1			1	6	3		23
70,000 - 79,999	4	2	1				1				8
80,000 - 89,999	5				1				2	1	9
90,000 - 99,999	2	5	1	3	1				1		13
100,000 - 119,999	6	2	2	4	5						19
120,000 - 139,999	2		4	2	1						9
140,000 - 159,999	1		4	1	8						14
160,000 - 179,999	2		3	1	4						10
180,000 - 199,999			4	2	2				1		9
200,000 - 249,999			4	3	3						10
250,000 - 299,999	1		4	1	1						7
300,000 - 399,999			4								4
400,000 - 499,999			1								1
500,000 or over			1								1
ALL PRICE RANGES	60	27	35	36	33	14	7	20	26	1	259

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1994 MH Total Listings Expired

by List Price and Area

	C	NW	S	SW	W	XNW	XS	XSE	XSW	XW	Other	ALL AREAS
29,999 or under		1	2	9	1	5				2	1	21
30,000 - 39,999	1	4	5	8	1	5			2	10	2	38
40,000 - 49,999		3	5	16	3	4			5	6	1	43
50,000 - 59,999		5		17	5	4		1	3	9	1	45
60,000 - 69,999		3		20	2	2	1		2	6		36
70,000 - 79,999				6	1	4			2	4		17
80,000 - 89,999				7		1		1		2		11
90,000 - 99,999		1		2		4	1					8
100,000 - 119,999				2				1		2		5
120,000 - 139,999						2				2	1	5
140,000 - 159,999	1					1						2
180,000 - 199,999											1	1
ALL PRICE RANGES	2	17	12	87	13	32	2	3	14	43	7	232

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1994 SFR Total Listings Released

by List Price and Area

	C	E	N	NE	NW	S	SE	SW	W	XNE	XNW	XS	XSE	XSW	XW	Other	ALL AREAS
29,999 or under	4					3		1									8
30,000 - 39,999	5					14		2	1								22
40,000 - 49,999	16	1				14	1	5	6								43
50,000 - 59,999	40					26	5	13	4				1		2	1	92
60,000 - 69,999	52	3			1	26	6	17	7		1	1					114
70,000 - 79,999	38	9		1	7	7	11	39	8		2	1			5		128
80,000 - 89,999	24	10	1		24	2	23	44	6		2				1		137
90,000 - 99,999	12	15	1	2	36	2	16	12	8		1					1	106
100,000 - 119,999	20	23	6	6	66	1	13	6	15			1	1		1	4	163
120,000 - 139,999	14	16	5	12	35		1	2	6		3			2			96
140,000 - 159,999	6	3	9	10	51	1	1	1	5		5					1	93
160,000 - 179,999	6	4	15	19	33			1	6	1	9	1	1				96
180,000 - 199,999	9	5	15	7	28				5		6		1		1	2	79
200,000 - 249,999	3	3	47	32	44			4	9	1	14	1	1			1	160
250,000 - 299,999	9	2	50	29	25		5				6	1	1	1		3	132
300,000 - 399,999	4	2	75	22	19		1		6		3		1			1	134
400,000 - 499,999	1	2	53	9	1		2		3				1				72
500,000 or over	1	1	72	15	4				1		1		1			1	97
ALL PRICE RANGES	264	99	349	164	374	96	85	147	96	2	53	6	9	3	10	15	1,772

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1994 TH/CND Total Listings Released

by List Price and Area

	C	E	N	NE	NW	S	SE	SW	W	XS	Other	ALL AREAS
29,999 or under	12	1		1	2	1						17
30,000 - 39,999	3	4		6	2	7		2	2			26
40,000 - 49,999	5	1	1	3	1	7		7	10			35
50,000 - 59,999	5	5		2	1	1	23	2	5			44
60,000 - 69,999	10	5	1		1		3	1	2			23
70,000 - 79,999	5	2	3	2	4		1		3	1		21
80,000 - 89,999	5	6	3	1	2				4			21
90,000 - 99,999	3	4	3	2	3						1	16
100,000 - 119,999	5		5	3	7					1		21
120,000 - 139,999	1		6	1	1							9
140,000 - 159,999			6	2	1			1				10
160,000 - 179,999			3	1	2							6
180,000 - 199,999	1		2	2	1							6
200,000 - 249,999			4	1	3							8
250,000 - 299,999	2		12									14
300,000 - 399,999			10									10
ALL PRICE RANGES	57	28	59	27	31	16	27	13	26	2	1	287

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1994 MH Total Listings Released

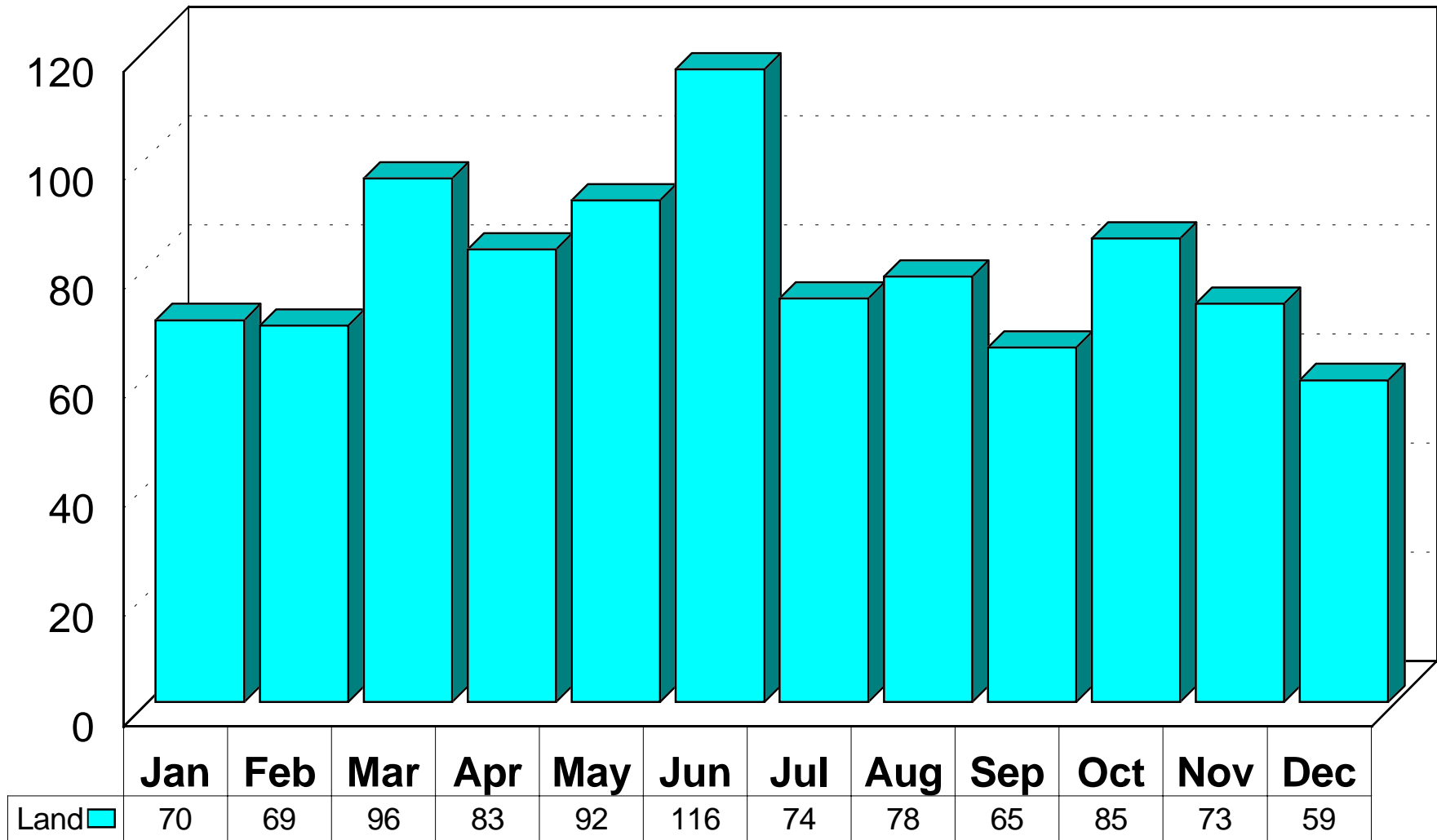
by List Price and Area

	C	NW	S	SE	SW	W	XNW	XS	XSE	XSW	XW	ALL AREAS
29,999 or under					4	1				1	2	8
30,000 - 39,999				1	7	1	4				3	16
40,000 - 49,999					7	3	2	1	2	1	2	18
50,000 - 59,999	3	2	2		8	4				1	3	23
60,000 - 69,999	1				6	1	2		1	1	4	16
70,000 - 79,999		1			6	2	4	1		2	2	18
80,000 - 89,999		2			4	1	2				2	11
90,000 - 99,999					2	2			1		1	6
100,000 - 119,999						1				1		2
120,000 - 139,999										3		3
ALL PRICE RANGES	4	5	2	1	44	16	14	2	4	10	19	121

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1994 Total Sales Units

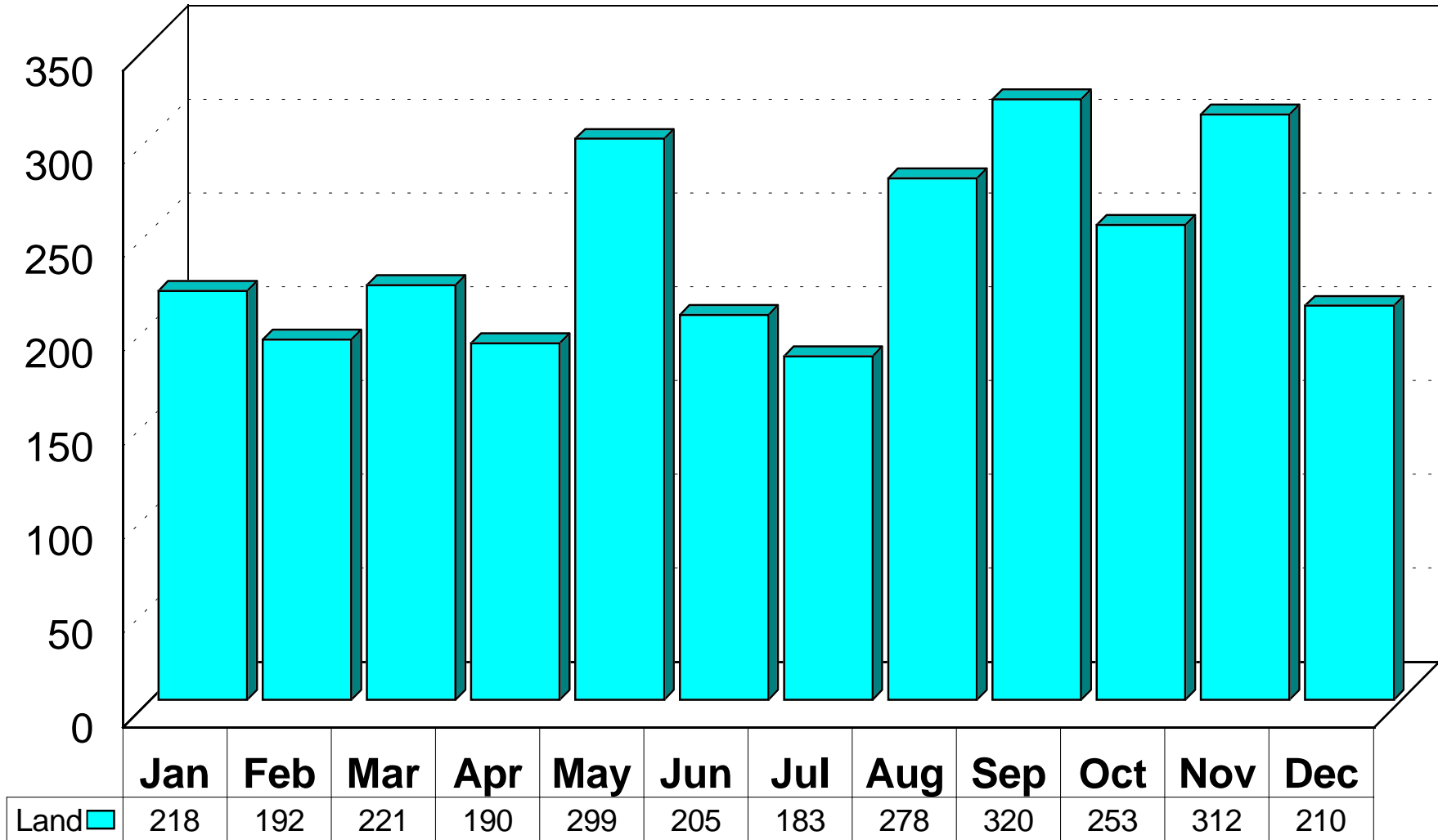
LAND/LOT



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Total Units Listed

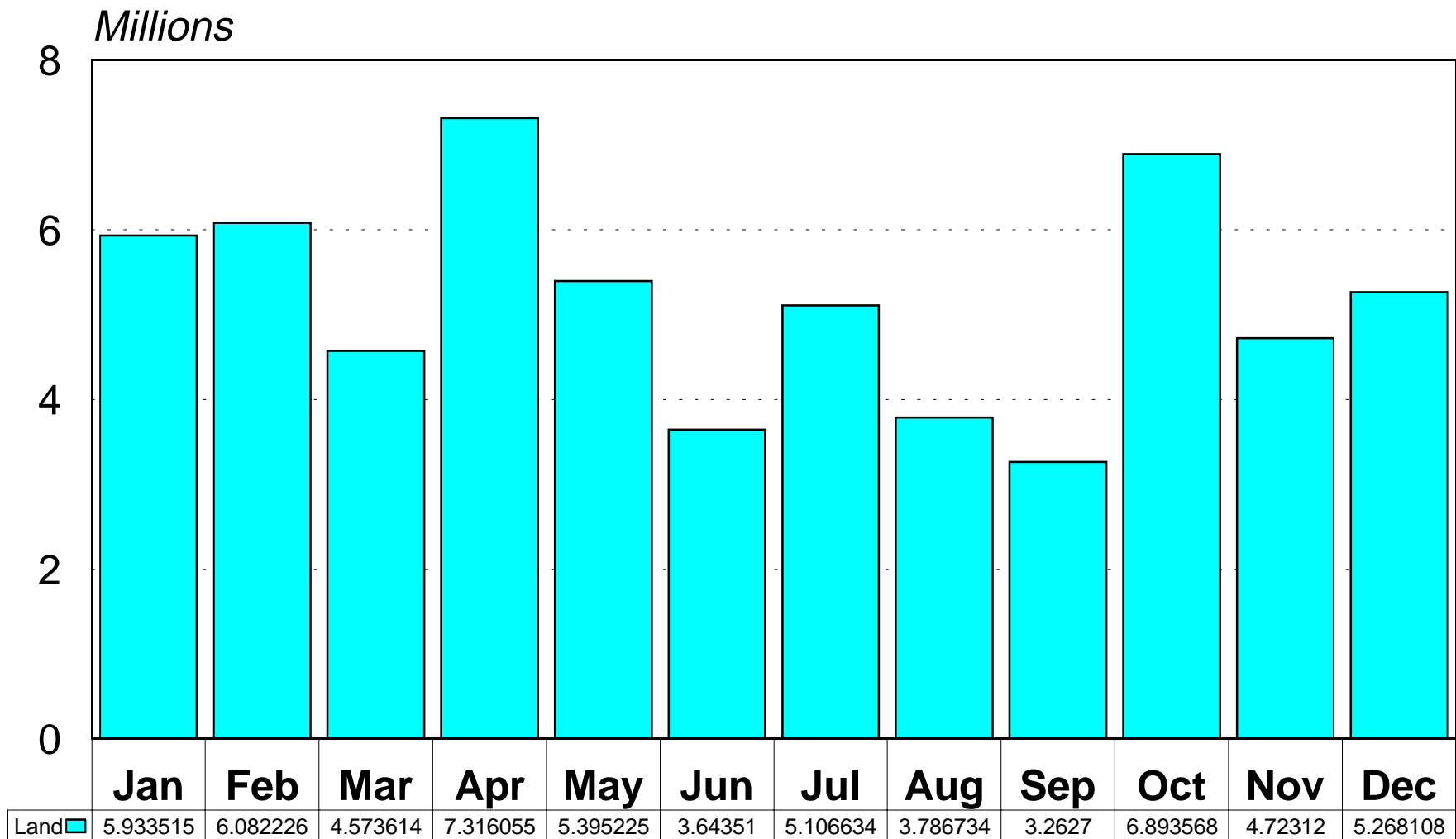
LAND/LOT



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1994 Total Sales Volume

Land/Lot



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1994 Land/Lot Average Sales Price per Acre

by Area and Zoning

Zoning	C	E	N	NE	NW	S	SE	SW	W	XNE	XNW	XS	XSE	XSW	XW	Other	ALL AREAS
B1		\$25,000				\$5,417			\$11,500								\$16,729
B2	\$11,364																\$11,364
B2A	\$12,250					\$5,939			\$5,773				\$6,667				\$7,822
CALL						\$212					\$76	\$1,195	\$1,790			\$480	\$565
CB2											\$9,091						\$9,091
CR1			\$9,403	\$7,136	\$4,525		\$3,573	\$1,078	\$2,950		\$2,098	\$1,076	\$2,101	\$220	\$1,262		\$5,748
CR2			\$27,605	\$6,500		\$3,000		\$3,375	\$9,750							\$2,986	\$13,053
CR3					\$3,667							\$13,307	\$8,000				\$9,931
CR4			\$17,138														\$17,138
CR5			\$18,150														\$18,150
GR																\$1,000	\$1,000
GR1					\$1,113	\$875		\$1,454			\$2,305	\$1,570	\$1,175	\$1,211	\$1,555	\$173	\$1,581
I1									\$15,688								\$15,688
MH						\$9,912	\$353	\$550									\$5,198
MLZ										\$7,400							\$7,400
MU						\$12,000			\$12,333		\$3,409				\$142		\$9,269
PAD					\$7,735												\$7,735
R1	\$7,111		\$4,847	\$7,882	\$3,900	\$5,875			\$7,495								\$7,132
R1144					\$3,284												\$3,284
R136					\$6,909												\$6,909
R143					\$6,751												\$6,751
R2	\$17,159					\$4,495			\$4,000								\$10,206
R3	\$12,722	\$3,951		\$12,500					\$5,080								\$6,602
RH					\$740		\$366	\$422	\$729	\$88	\$777	\$338	\$527	\$276	\$630	\$292	\$551
RX1		\$4,912															\$4,912
SH					\$4,277			\$2,650	\$1,409		\$1,639	\$663	\$727	\$159	\$1,289		\$1,520
SR	\$2,515	\$2,856	\$4,589	\$3,068	\$1,424		\$1,803	\$685	\$1,307		\$938		\$869	\$654	\$1,169	\$1,198	\$1,825
SR1						\$6,500											\$6,500
TH								\$5,000									\$5,000
ALL ZONINGS	\$11,641	\$5,676	\$10,691	\$5,165	\$3,925	\$5,639	\$2,175	\$1,331	\$2,776	\$3,744	\$1,729	\$2,086	\$1,320	\$628	\$1,263	\$577	\$3,610

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