

MLS YEAR IN REVIEW

1995

Residential Statistical Report

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The Tucson Association of REALTORS® Multiple Listing Service, Inc.

1995 MLS Year in Review Summary

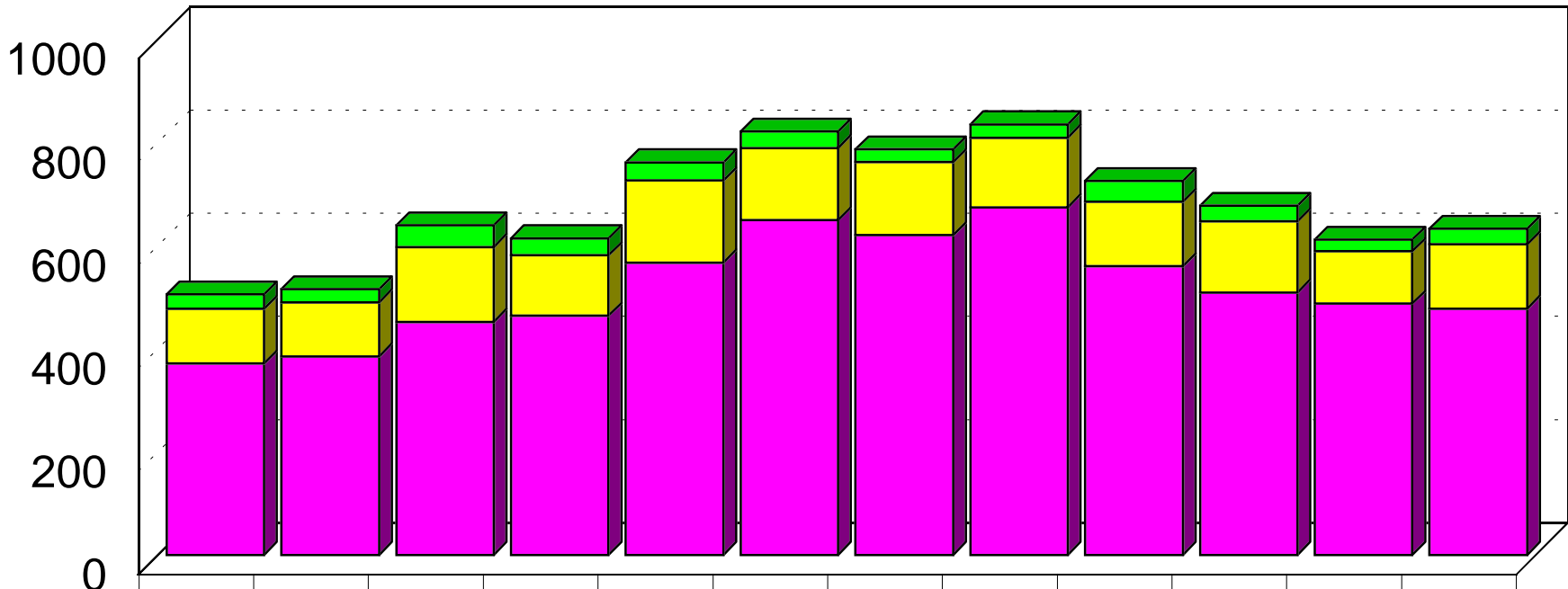
Residential

	1991	1992	1993	1994	1995
Total Sales Volume	\$616,192,989	\$747,541,877	\$927,276,888	\$1,040,038,571	\$965,266,514
SFR Sales Volume	\$520,916,813	\$636,212,403	\$783,027,100	\$885,265,395	\$813,439,774
TH/CND Sales Volume	\$84,897,868	\$99,331,407	\$129,990,144	\$136,287,146	\$131,925,435
MH Sales Volume	\$10,378,308	\$11,998,067	\$14,259,644	\$18,486,030	\$13,904,305
Total Sales Units	6,440	7,699	8,815	9,023	8,121
SFR Sales Units	5,013	6,111	6,846	6,979	6216
TH/CND Sales Units	1,169	1,298	1,641	1,662	1,538
MH Sales Units	258	290	328	382	367
Average Sale Price	\$97,352	\$97,095	\$105,193	\$115,265	\$118,861
Average Days on Market	96	79	67	56	57
Average Days in Escrow	n/a	n/a	n/a	51	45
Average % of LP received on Sales	n/a	n/a	96%	97%	97%

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1995 ALL RES Total Sales Units

by Month and Type



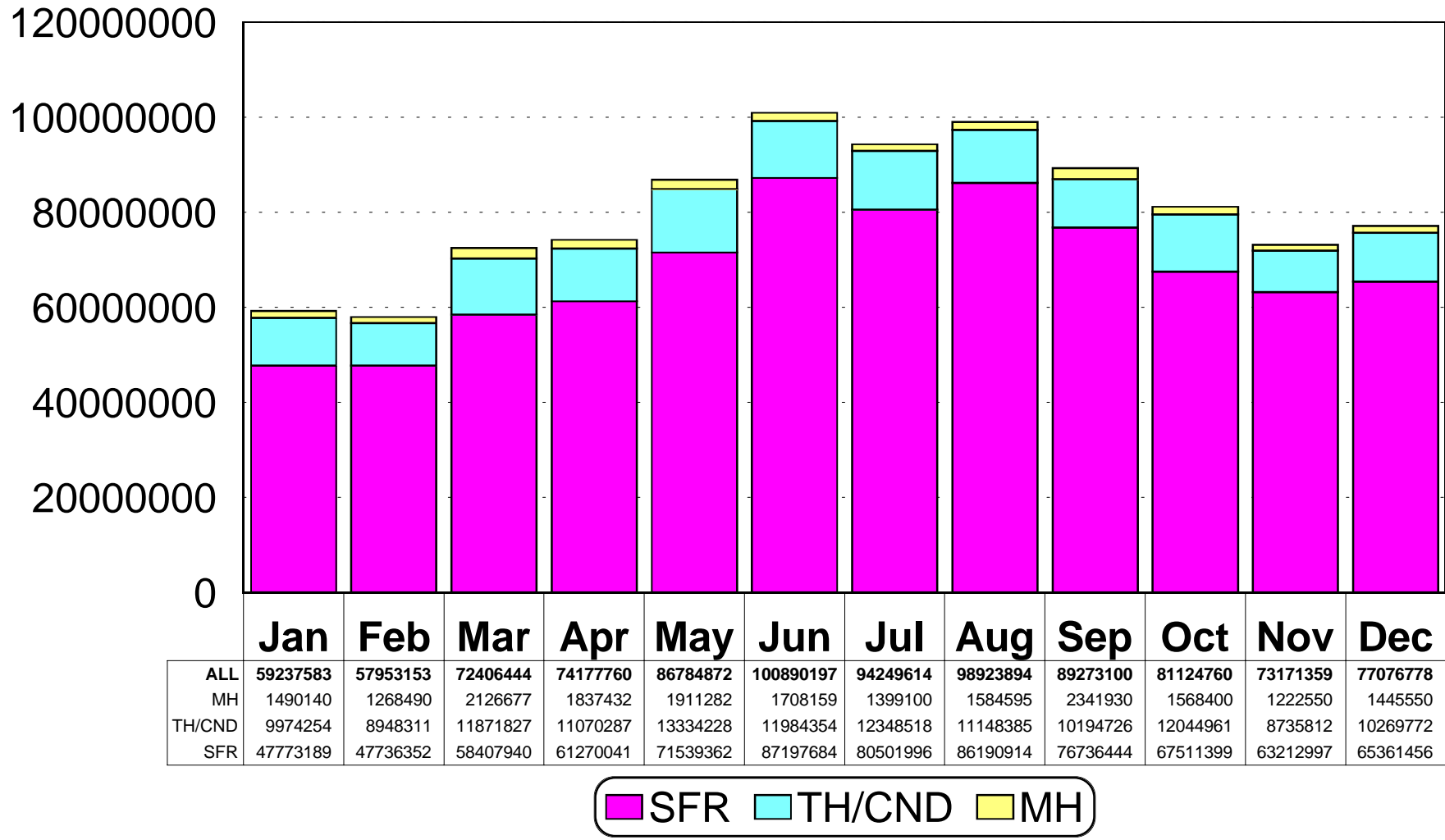
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
ALL	505	515	639	614	761	821	786	835	725	677	611	632
MH	28	25	42	33	35	32	24	26	40	30	22	30
TH/CND	106	105	145	117	159	140	142	135	125	138	102	124
SFR	371	385	452	464	567	649	620	674	560	509	487	478

SFR
 TH/CND
 MH

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1995 ALL RES Total Sales Volume

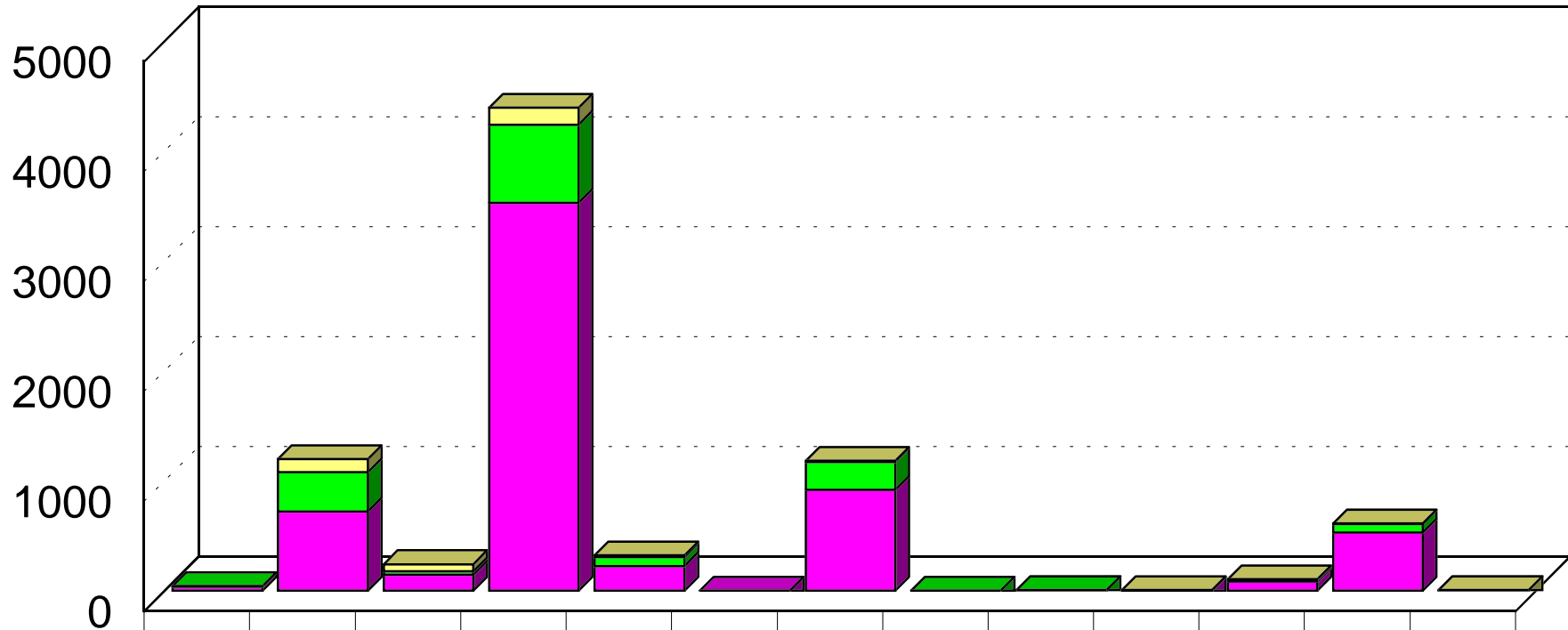
by Month and Type



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1995 ALL RES Terms of Sale

by Terms and Type



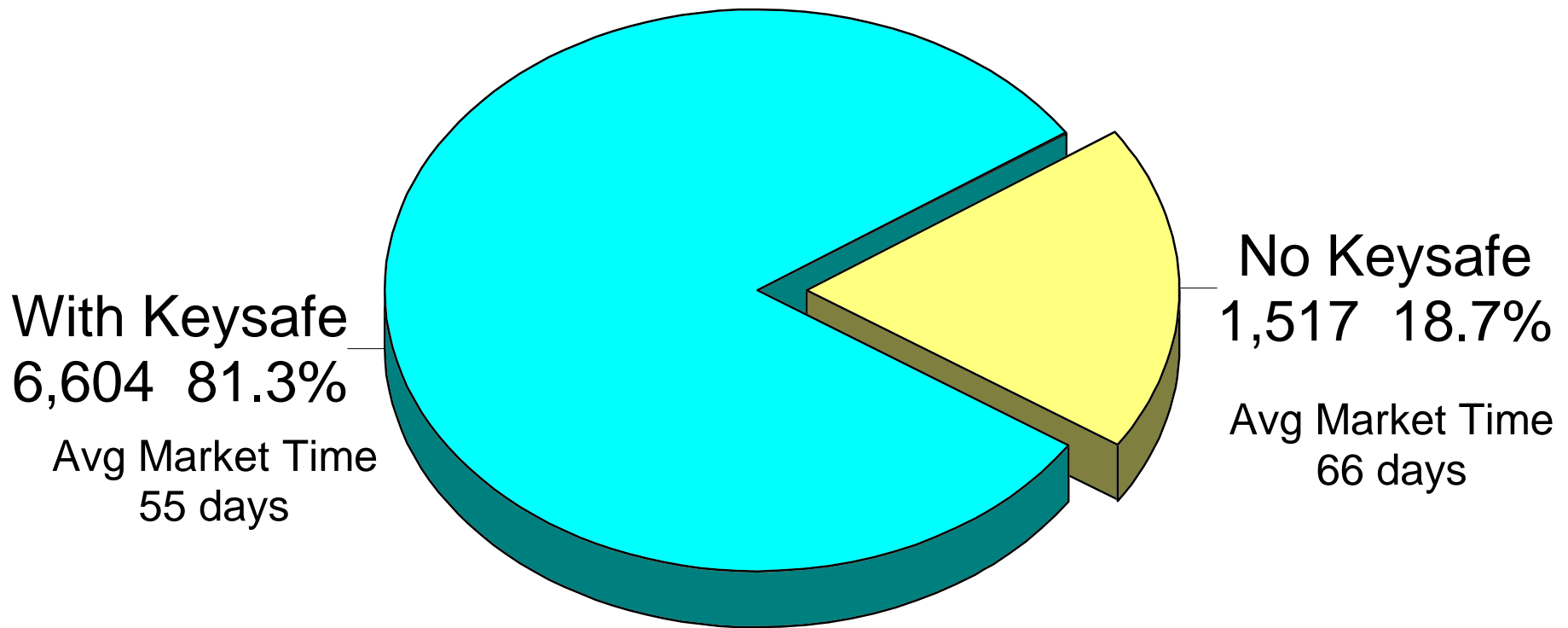
	ARM	CASH	COCB	CONV	CTL	EXCH	FHA	LSOP	LSPU	N2ND	OTHR	VA	WRAP
ALL	42	1199	242	4392	320	3	1182	2	7	4	106	614	8
MH		119	63	151	11		8			2	8	4	1
TH/CND	7	358	32	711	83		254	1	1		12	79	
SFR	35	722	147	3530	226	3	920	1	6	2	86	531	7

SFR
 TH/CND
 MH

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1995 Sold Properties Keysafe Analysis

All Residential



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1995 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	ALL BR
Area C	\$15,913	\$38,059	\$73,478	\$92,258	\$132,429	\$113,635	\$272,500	\$234,000	\$87,302
Area E	\$16,400	\$41,992	\$69,680	\$98,279	\$128,492	\$141,607			\$100,140
Area N		\$52,740	\$162,980	\$223,521	\$323,284	\$373,891	\$591,000	\$450,000	\$250,512
Area NE	\$17,750	\$46,290	\$86,369	\$159,258	\$211,535	\$255,699	\$258,000		\$160,712
Area NW		\$45,185	\$99,858	\$119,786	\$150,433	\$210,099	\$147,000		\$124,695
Area S		\$24,931	\$43,452	\$56,828	\$60,045	\$59,900			\$51,629
Area SE		\$22,000	\$62,996	\$84,698	\$98,776	\$199,250	\$238,605		\$86,346
Area SW		\$37,579	\$51,670	\$74,616	\$86,580	\$114,250			\$68,033
Area W		\$46,986	\$65,149	\$98,434	\$158,387	\$165,833	\$182,000		\$97,532
Area XNE		\$125,000	\$168,333	\$131,250	\$137,500				\$143,611
Area XNW		\$52,500	\$150,628	\$138,462	\$172,825	\$58,900			\$147,123
Area XS			\$126,442	\$107,074	\$116,500				\$114,791
Area XSE		\$70,000	\$69,563	\$123,304	\$158,325				\$114,725
Area XSW	\$135,670	\$33,000	\$86,867	\$108,787	\$180,000				\$102,941
Area XW		\$63,000	\$51,409	\$71,482	\$93,162	\$64,900			\$68,157
Area Other		\$120,000	\$89,733	\$152,776	\$340,000				\$135,142
ALL AREAS	\$31,403	\$43,467	\$85,094	\$112,414	\$174,161	\$235,046	\$340,263	\$342,000	\$118,861

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1995 SFR Average Sale Price

by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	ALL BR
Area C	\$37,000	\$49,452	\$75,366	\$92,726	\$132,512	\$113,635	\$272,500	\$234,000	\$91,355
Area E		\$100,000	\$90,256	\$100,188	\$128,492	\$141,607			\$109,645
Area N			\$232,989	\$237,916	\$324,397	\$373,891	\$591,000	\$450,000	\$287,616
Area NE			\$136,335	\$164,914	\$212,832	\$255,699	\$258,000		\$191,864
Area NW		\$158,050	\$105,322	\$121,186	\$151,989	\$210,099	\$147,000		\$131,099
Area S		\$120,000	\$98,590	\$152,776	\$340,000				\$140,418
Area SE		\$22,583	\$45,145	\$58,354	\$62,632	\$59,900			\$54,017
Area SW			\$79,759	\$87,701	\$98,776	\$199,250	\$238,605		\$91,819
Area W		\$46,300	\$64,065	\$78,641	\$87,062	\$114,250			\$78,573
Area XNE		\$61,000	\$79,978	\$108,022	\$158,387	\$222,500	\$182,000		\$116,342
Area XNW		\$125,000	\$168,333	\$131,250	\$137,500				\$143,611
Area XS		\$69,250	\$164,304	\$172,786	\$207,374	\$58,900			\$167,844
Area XSE			\$158,114	\$107,350	\$131,500				\$124,900
Area XSW		\$70,000	\$81,375	\$132,796	\$158,325				\$127,597
Area XW	\$135,670	\$33,000	\$147,000	\$129,217	\$180,000				\$134,812
Area Other		\$63,000	\$84,780	\$85,453	\$134,280				\$91,233
ALL AREAS	\$86,335	\$54,015	\$94,696	\$115,300	\$176,441	\$237,780	\$340,263	\$342,000	\$130,862

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1995 TH/CND Average Sale Price

by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	ALL BR
Area C	\$8,883	\$27,932	\$70,393	\$88,700	\$130,965	\$72,948
Area E	\$16,400	\$38,769	\$66,903	\$81,263		\$67,518
Area N		\$52,740	\$143,503	\$175,280	\$174,625	\$150,380
Area NE	\$17,750	\$46,290	\$80,031	\$122,328	\$144,100	\$82,533
Area NW		\$40,055	\$104,006	\$116,351	\$83,280	\$100,570
Area S		\$31,975	\$41,552	\$43,264	\$20,000	\$40,736
Area SE		\$22,000	\$54,980	\$58,242		\$55,884
Area SW		\$34,475	\$51,449	\$49,300		\$50,334
Area W		\$3,480	\$60,632	\$69,500		\$62,811
Area XNW			\$115,500			\$115,500
Area XS			\$76,000	\$225,000		\$150,500
Area XSW			\$64,900		\$81,939	\$64,900
ALL AREAS	\$13,092	\$39,188	\$83,821	\$103,588	\$121,613	85,777

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1995 MH Average Sale Price

by Area and Bedrooms

	1 BR	2 BR	3 BR	4 BR	5 BR	ALL BR
Area C		\$42,450	\$100,000			\$61,633
Area NW		\$50,789	\$60,012	\$80,000		\$56,490
Area S		\$31,612	\$29,600	\$28,325		\$30,642
Area SE			\$84,500			\$84,500
Area SW	\$30,100	\$46,738	\$58,382	\$68,750		\$49,702
Area W	\$28,450	\$38,534	\$55,102		\$52,500	\$43,214
Area XNW	\$19,000	\$56,092	\$73,627	\$89,909		\$68,190
Area XS		\$83,625	\$76,625	\$101,500		\$84,400
Area XSE		\$57,750	\$68,725			\$63,238
Area XSW		\$40,417	\$62,819			\$49,377
Area XW		\$45,450	\$62,686	\$76,030	\$64,900	\$57,976
Area Other		\$45,450				\$45,450
ALL AREAS	\$28,300	\$47,156	\$62,395	\$77,002	\$58,700	\$54,235

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1995 ALL RES Total Sales Units

by Area and Bedrooms

Stats Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	ALL BR
Area C	4	51	654	828	150	17	2	1	1,707
Area E	1	19	143	466	213	9			851
Area N		10	170	322	269	33	5	1	810
Area NE	2	33	151	256	265	20	3		730
Area NW		23	308	933	406	42	1		1,713
Area S		16	117	195	43	1			372
Area SE		1	68	315	132	2	2		520
Area SW		12	166	240	76	2			496
Area W		14	153	237	82	3	3		492
Area XNE		2	3	2	2				9
Area XNW		3	110	52	17	1			183
Area XS			12	19	4				35
Area XSE		1	8	27	4				40
Area XSW	1	1	12	13	2				29
Area XW		3	33	44	17	1			98
Area Other		2	12	21	1				36
ALL AREAS	8	191	2,120	3,970	1,683	131	16		8,121

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1995 SFR Total Sales Units

by Area and Bedrooms

Stats Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	ALL BR
Area C	1	24	417	729	142	17	2	1	1,333
Area E		1	17	419	213	9			659
Area N			37	248	267	33	5	1	591
Area NE			17	222	260	20	3		522
Area NW		1	121	861	397	42	1		1,423
Area S		12	84	178	40	1			315
Area SE			22	282	132	2	2		440
Area SW		5	38	195	74	2			314
Area W		7	54	181	82	2	3		329
Area XNE		2	3	2	2				9
Area XNW		2	95	34	12	1			144
Area XS			7	14	2				23
Area XSE		1	4	23	4				32
Area XSW	1	1	5	9	2				18
Area XW		3	5	17	5				30
Area Other		2	10	21	1				34
ALL AREAS	2	61	936	3,435	1,635	129	16	2	6,216

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1995 TH/CND Total Sales Units

by Area and Bedrooms

Stats Area	0 BR	1 BR	2 BR	3 BR	4 BR	ALL BR
Area C	3	27	235	98	8	371
Area E	1	18	126	47		192
Area N		10	133	74	2	219
Area NE	2	33	134	34	5	208
Area NW		22	160	55	5	242
Area S		4	25	14	1	44
Area SE		1	46	32		79
Area SW		2	34	6		42
Area W		5	83	48		136
Area XNW			2			2
Area XS			1	1		2
Area XSW			1			1
ALL AREAS	6	122	980	409	21	1,538

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1995 MH Total Sales Units

by Area and Bedrooms

Stats Area	1 BR	2 BR	3 BR	4 BR	5 BR	ALL BR
Area C		2	1			3
Area NW		27	17	4		48
Area S		8	3	2		13
Area SE			1			1
Area SW	5	94	39	2		140
Area W	2	16	8		1	27
Area XNW	1	13	18	5		37
Area XS		4	4	2		10
Area XSE		4	4			8
Area XSW		6	4			10
Area XW		28	27	12	1	68
Area Other		2				2
ALL AREAS	8	204	126	27	2	367

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1995 ALL RES Avg Market Time

by Area and Bedrooms

Stats Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	ALL BR
Area C	60	71	39	44	51	93	53	196	44
Area E	115	69	40	42	55	59			46
Area N		79	56	68	96	88	123	55	76
Area NE	34	50	48	58	68	84	101		60
Area NW		64	52	60	66	68	134		60
Area S		101	56	57	60	159			59
Area SE		10	37	40	51	70	144		43
Area SW		112	66	63	65	82			65
Area W		61	43	50	56	79	98		49
Area XNE		185	4	101	54				77
Area XNW		89	92	70	109	153			88
Area XS			81	74	34				72
AreaXSE		135	100	81	107				89
Area XSW	3	66	51	90	137				73
Area XW		28	103	73	76	65			82
Area Other		66	187	121	178				141
ALL AREAS	53	72	51	54	67	80	109	126	57

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1995 SFR Avg Market Time

by Area and Bedrooms

Stats Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	ALL BR
Area C	7	70	37	43	51	93	53	196	43
Area E		62	34	42	55	59			46
Area N			53	70	96	88	123	55	82
Area NE			42	57	69	84	101		64
Area NW		93	51	59	63	68	134		60
Area S		117	53	55	50	159			56
Area SE			41	40	51	70	144		44
Area SW		63	64	56	66	82			60
Area W		73	45	51	56	100	98		52
Area XNE		185	4	101	54				77
XNW		55	98	68	143	153			95
Area XS			90	79	41				79
Area XSE		135	101	70	107				80
Area XSW	3	66	53	91	137				79
Area XW		28	110	64	42				64
Area Other		66	220	121	178				148
ALL AREAS	5	81	52	53	66	80	109	126	57

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1995 TH/CND Avg Market Time

by Area and Bedrooms

Stats Area	0 BR	1 BR	2 BR	3 BR	4 BR	ALL BR
Area C	77	72	42	47	56	46
Area E	115	69	41	39		43
Area N		79	57	60	8	59
Area NE	34	50	49	67	49	52
Area NW		63	53	72	370	64
Area S		52	56	75	175	64
Area SE		10	35	41		37
Area SW		212	41	88		56
Area W		53	40	38		40
Area XNW			60			60
Area XS			83	82		83
Area XSW			101			101
ALL AREAS	69	65	47	54	130	51

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1995 MH Avg Market Time

by Area and Bedrooms

Stats Area	1 BR	2 BR	3 BR	4 BR	5 BR	ALL BR
Area C		103	99			101
Area NW		52	54	57		53
Area S		98	71	203		108
Area SE			41			41
Area SW	120	76	90	14		81
Area W	37	54	95		37	64
Area XNW	157	54	75	28		63
Area XS		65	56	28		54
Area XSE		100	147			124
Area XSW		41	88			60
Area XW		102	79	90	65	90
Area Other		22				22
ALL AREAS	104	73	81	72	51	76

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1995 ALL RES Total Units Listed

by Area and Bedrooms

Stats Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR	10 BR	20 BR	22 BR	ALL BR
Area C	7	74	843	1,188	212	30	5	2			1			2,362
Area E	1	34	183	697	347	23	2							1,287
Area N		22	367	764	729	148	12	2						2,044
Area NE	2	42	201	459	575	94	8	1						1,382
Area NW		29	458	1,830	1,010	146	8		1					3,482
Area S		26	164	269	72	1	1							533
Area SE		8	94	451	207	2	3							765
Area SW		23	282	433	189	7	1							935
Area W		18	215	459	198	12	3							905
Area XNE		2	3	7	3									15
Area XNW		6	298	146	40	6								496
Area XS		1	16	44	19		1							81
Area XSE		2	13	53	17	4								89
Area XSW	1	2	41	61	15		1						1	122
Area XW		3	79	126	26							1		235
Area Other	1	10	32	58	14	4	4	1		1				125
ALL AREAS	12	302	3,289	7,045	3,673	477	49	6	1	1	1	1	1	14,858

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1995 SFR Total Units Listed

by Area and Bedrooms

Stats Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR	10 BR	20 BR	22 BR	ALL BR
Area C	1	32	511	1,013	205	30	5	2			1			1,800
Area E			21	617	347	23	2							1,010
Area N			89	592	720	148	12	2						1,563
Area NE		1	27	395	568	94	8	1						1,094
Area NW		2	201	1,679	1,000	146	8		1					3,037
Area S		14	116	241	68	1	1							441
Area SE		3	32	413	206	2	3							659
Area SW		9	73	329	175	7								593
Area W		7	80	367	198	11	3							666
Area XNE		2	3	5	3									13
Area XNW		3	257	89	31	5								385
Area XS			8	33	16		1							58
Area XSE		2	6	43	14	4								69
Area XSW	1	2	17	36	11		1						1	69
Area XW		3	9	54	13							1		80
Area Other		10	22	56	13	4	4	1		1				111
ALL AREAS	2	90	1,472	5,962	3,588	475	48	6	1	1	1	1	1	11,648

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1995 TH/CND Total Units Listed

by Area and Bedrooms

Stats Area	0 BR	1 BR	2 BR	3 BR	4 BR	ALL BR
Area C	6	39	327	174	6	552
Area E	1	34	162	80		277
Area N		22	278	171	9	480
Area NE	2	41	174	64	7	288
Area NW		26	219	122	5	372
Area S		10	32	15	2	59
Area SE		5	59	38		102
Area SW		4	47	16	3	70
Area W		9	102	61		172
Area XNW			2	1		3
Area XS			3	2		5
Area XSW			1			1
Area XW			1			1
Area Other			1			1
ALL AREAS	9	190	1,408	744	32	2,383

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1995 MH Total Units Listed

by Area and Bedrooms

Stats Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	ALL BR
Area C		3	5	1	1			10
Area N				1				1
Area NW		1	38	29	5			73
Area S		2	16	13	2			33
AreaSE			3		1			4
Area SW		10	162	88	11		1	272
Area W		2	33	31		1		67
Area XNE				2				2
Area XNW		3	39	56	9	1		108
Area XS		1	5	9	3			18
Area XSE			7	10	3			20
Area XSW			23	25	4			52
Area XW			69	72	13			154
Area Other	1		9	2	1			13
ALL AREAS	1	22	409	339	53	2	1	827

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1995 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	9 BR	10 BR	11 BR	17 BR	ALL BR
Area C		12	86	146	49	9	2	1			1			306
Area E		4	16	63	52	5						1		141
Area N		2	58	187	187	35	6		1	1				477
Area NE		7	19	76	130	22	2		1					257
Area NW		2	81	285	203	26	3		1					601
Area S		4	43	50	17		2							116
Area SE		3	5	50	34	1								93
AreaSW		7	68	97	44	5	1							222
AreaW		3	39	77	47	8	3							177
Area XNE		1		5										6
AreaXNW		4	69	41	18	6								138
Area XS			6	16	6		1							29
AreaXSE				19	3	1	1							24
AreaXSW	1		25	24	7									57
Area XW			20	33	17									70
Area Other		2	13	18	5	5	3		1				1	48
ALL AREAS	1	51	548	1,187	819	123	24	1	4	1	1	1	1	2,762

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1995 ALL RES Total Listings Released

by Area and Bedrooms

Stats Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	10 BR	ALL BR
Area C		10	131	205	42	7	3			398
Area E		3	24	138	74	6				245
Area N		4	68	221	241	56	3	1		594
Area NE		7	23	122	166	33	3			354
Area NW			87	490	303	47	2			929
Area S		3	23	45	18	1				90
Area SE			15	88	43		1			147
Area SW		3	54	87	56	1			1	202
Area W		4	37	100	53	5	1			200
Area XNE					1					1
Area XNW		2	58	42	14	2				118
Area XS			1	12	4					17
Area XSE		1	7	13	4	4				29
Area XSW	1		4	11	2	1				19
Area XW		1	18	37	11					67
Area Other	1	1	3	10	5	2				22
ALL AREAS	2	39	553	1,621	1,037	165	13	1	1	3,432

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1995 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	97%	96%		97%
Area N	96%	97%		96%
Area NE	97%	97%		97%
Area NW	98%	97%	94%	97%
Area S	96%	97%	90%	93%
Area SE	97%	97%	100%	96%
Area SW	97%	97%	94%	97%
Area W	96%	98%	96%	96%
Area XNE	92%			97%
Area XNW	96%	95%	97%	92%
Area XS	96%	91%	95%	96%
Area XSE	96%		93%	96%
Area XSW	98%	100%	94%	95%
Area XW	98%		95%	97%
Area Other	93%		94%	96%
ALL AREAS	97%	97%	94%	97%

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1995 ALL RES Avg List Price

by Area and Bedrooms

Stats Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR	10 BR	20 BR	22 BR	ALL BR
Area C	\$13,857	\$42,414	\$78,936	\$105,625	\$161,707	\$221,943	\$195,800	\$275,000			\$225,000			\$100,743
Area E	\$17,500	\$40,299	\$76,777	\$108,678	\$145,910	\$259,917	\$312,000							\$115,322
Area N		\$56,541	\$195,644	\$260,938	\$383,502	\$468,352	\$641,983	\$670,000						\$308,383
Area NE	\$19,750	\$56,559	\$97,619	\$197,442	\$258,297	\$333,085	\$331,438	\$195,000						\$213,705
Area NW		\$52,726	\$114,274	\$137,727	\$176,207	\$216,674	\$361,763		\$710,000					\$149,085
Area S		\$33,012	\$47,049	\$59,693	\$67,844	\$65,000	\$54,900							\$55,603
Area SE		\$40,961	\$66,391	\$94,099	\$114,433	\$105,200	\$253,300							\$96,294
Area SW		\$50,609	\$58,286	\$83,462	\$100,138	\$100,621	\$87,900							\$78,565
Area W		\$52,117	\$77,037	\$120,355	\$192,231	\$174,304	\$191,467							\$125,383
Area XNE		\$121,250	\$182,833	\$140,636	\$199,167									\$158,197
Area XNW		\$87,653	\$163,798	\$147,508	\$163,531	\$155,358								\$157,958
Area XS		\$17,500	\$127,406	\$133,919	\$218,426		\$426,000							\$154,624
Area XSE		\$131,250	\$100,546	\$164,554	\$184,888	\$231,200								\$161,335
Area XSW	\$113,900	\$86,250	\$84,282	\$112,251	\$132,013		\$199,000						\$950,000	\$112,446
Area XW		\$68,000	\$61,722	\$85,287	\$109,974							\$1,800,000		\$87,173
Area Other	\$32,500	\$124,680	\$125,447	\$188,021	\$246,579	\$222,500	\$389,475	\$169,000		\$799,000				\$184,534
ALL AREAS	\$25,033	\$51,712	\$102,269	\$136,092	\$217,604	\$315,965	\$377,804	\$375,667	\$710,000	\$799,000	\$225,000	\$1,800,000	\$950,000	\$153,875

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1995 SFR Avg List Price

by Area and Bedrooms

Stats Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR	10 BR	20 BR	22 BR	ALL BR
Area C	\$42,000	\$52,531	\$80,180	\$105,049	\$162,807	\$221,943	\$195,800	\$275,000			\$225,000			\$106,054
Area E			\$122,993	\$111,628	\$145,910	\$259,917	\$312,000							\$127,416
Area N			\$280,252	\$281,884	\$385,411	\$468,352	\$641,983	\$670,000						\$350,399
Area NE		\$540,000	\$191,931	\$206,372	\$259,564	\$333,085	\$331,438	\$195,000						\$245,729
Area NW		\$173,999	\$129,447	\$138,696	\$176,760	\$216,674	\$361,763		\$710,000					\$155,165
Area S		\$30,071	\$49,227	\$61,726	\$69,586	\$65,000	\$54,900							\$58,637
Area SE		\$50,663	\$87,458	\$96,903	\$114,637	\$105,200	\$253,300							\$102,515
Area SW		\$77,422	\$72,319	\$88,744	\$101,777	\$100,621								\$90,536
Area W		\$66,929	\$101,433	\$134,326	\$192,231	\$184,705	\$191,467							\$147,971
Area XNE		\$121,250	\$182,833	\$172,000	\$199,167									\$172,962
Area XNW		\$144,983	\$179,087	\$186,377	\$184,920	\$168,630								\$180,840
Area XS			\$170,525	\$146,632	\$237,944		\$426,000							\$179,934
Area XSE		\$131,250	\$132,883	\$183,466	\$205,243	\$231,200								\$184,740
Area XSW	\$113,900	\$86,250	\$123,676	\$137,694	\$151,209		\$199,000						\$950,000	\$147,220
Area XW		\$68,000	\$113,956	\$102,796	\$136,042							\$1,800,000		\$129,364
Area Other		\$124,680	\$143,432	\$191,700	\$257,085	\$222,500	\$389,475	\$169,000		\$799,000				\$197,257
ALL AREAS	\$77,950	\$76,339	\$119,987	\$141,121	\$220,094	\$316,982	\$383,844	\$375,667	\$710,000	\$799,000	\$225,000	\$1,800,000	\$950,000	\$170,882

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1995 TH/CND Avg List Price

by Area and Bedrooms

Stats Area	0 BR	1 BR	2 BR	3 BR	4 BR	ALL BR
Area C	\$9,167	\$34,865	\$77,225	\$109,370	\$139,550	\$84,302
Area E	\$17,500	\$40,299	\$70,786	\$85,928		\$71,225
Area N		\$56,541	\$168,558	\$189,643	\$230,801	\$172,102
Area NE	\$19,750	\$44,768	\$82,985	\$142,328	\$155,539	\$92,056
Area NW		\$43,313	\$110,267	\$142,255	\$156,640	\$116,701
Area S		\$36,780	\$45,009	\$41,870	\$42,500	\$42,731
Area SE		\$35,140	\$55,586	\$63,621		\$57,577
Area SW		\$29,100	\$54,912	\$60,838	\$61,333	\$55,066
Area W		\$40,533	\$66,720	\$70,109		\$66,552
Area XNW			\$134,950	\$210,000		\$159,967
Area XS			\$106,267	\$204,900		\$145,720
Area XSW			\$64,900			\$64,900
Area XW			\$69,900			\$69,900
Area Other			\$165,000			\$165,000
ALL AREAS	\$12,444	\$41,895	\$97,416	\$125,959	\$157,984	\$102,393

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1995 MH Avg List Price

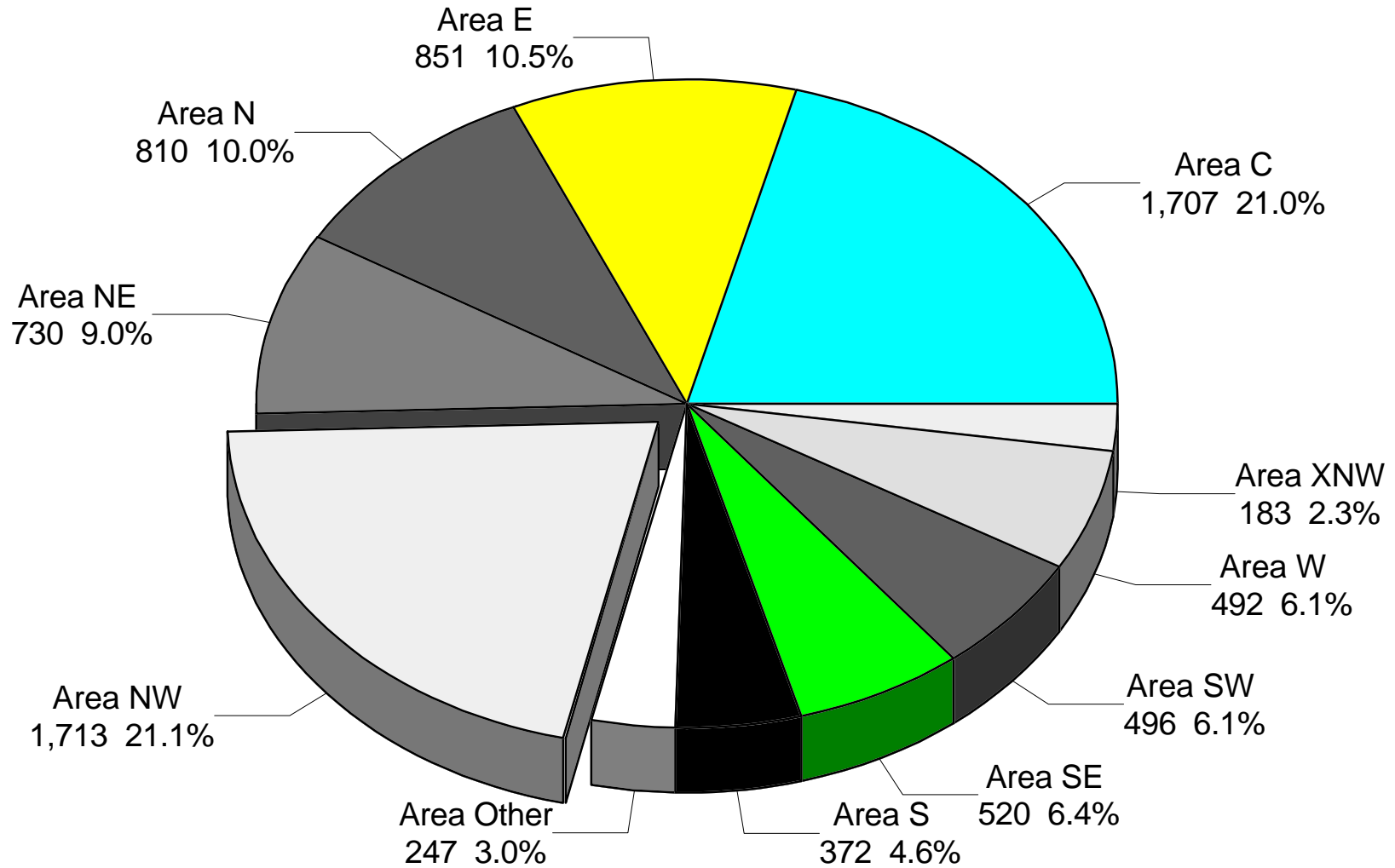
by Area and Bedrooms

Stats Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	ALL BR
Area C		\$32,633	\$63,620	\$38,000	\$69,000			\$52,300
Area N				\$52,000				\$52,000
Area NW		\$54,900	\$57,110	\$62,560	\$85,300			\$61,176
Area S		\$34,750	\$35,344	\$42,585	\$33,950			\$38,076
Area SE			\$54,167		\$72,500			\$58,750
Area SW		\$35,080	\$52,942	\$67,830	\$84,645		\$87,900	\$58,512
Area W		\$52,400	\$49,782	\$53,831		\$59,900		\$51,884
Area XNE				\$62,225				\$62,225
Area XNW		\$30,323	\$64,529	\$84,619	\$89,856	\$89,000		\$76,333
Area XS		\$17,500	\$71,100	\$71,533	\$114,333			\$75,544
Area XSE			\$72,829	\$83,230	\$89,900			\$80,590
Area XSW			\$56,007	\$75,612	\$79,225			\$67,218
Area XW			\$54,791	\$72,155	\$83,906			\$65,367
Area Other	\$32,500		\$77,089	\$85,000	\$110,000			\$77,408
ALL AREAS	\$32,500	\$35,744	\$55,208	\$69,883	\$85,020	\$74,450	\$87,900	\$62,675

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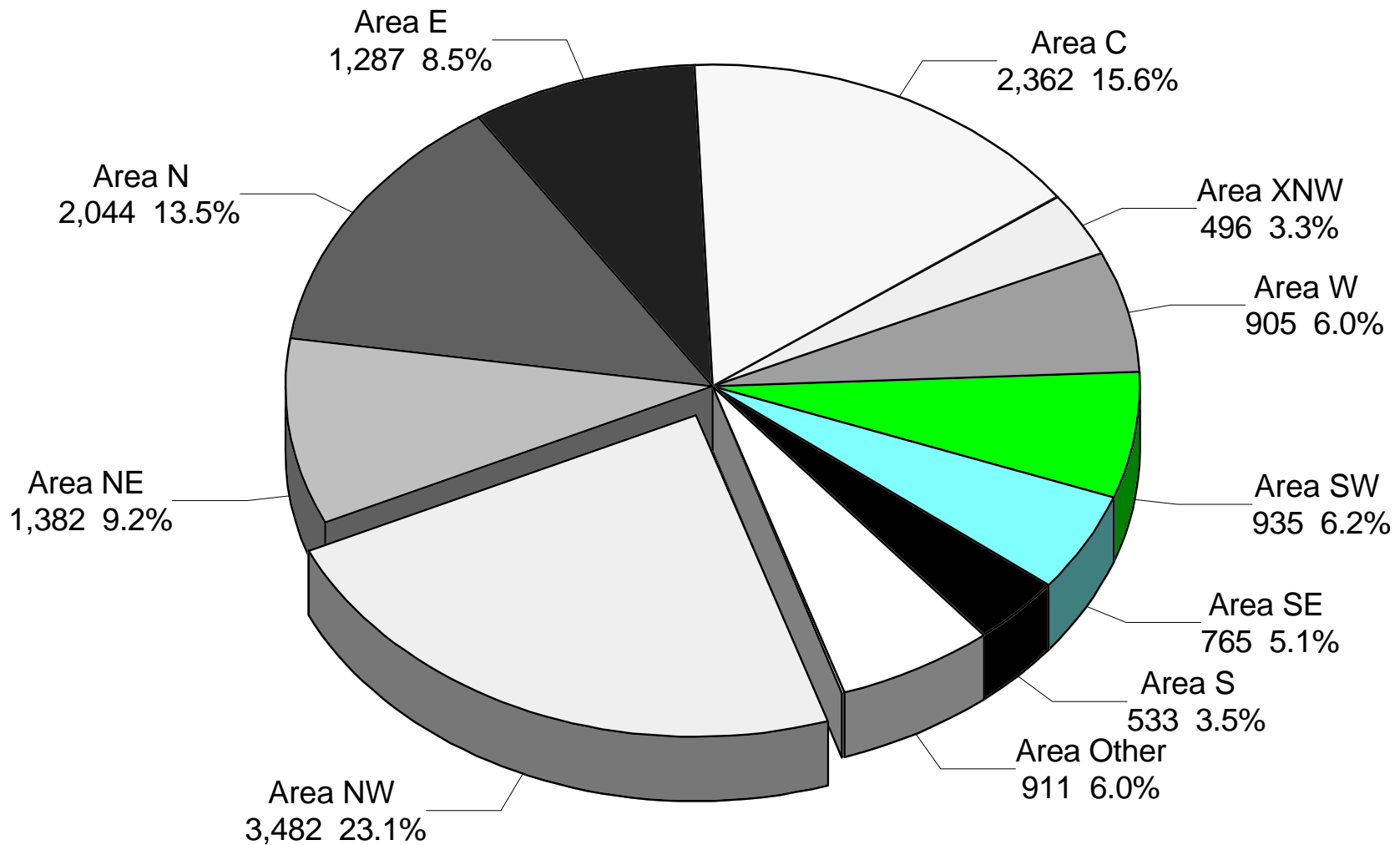
1995 ALL RES Sales Units % of Market

by Area



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1995 ALL RES Units Listed % of Market by Area



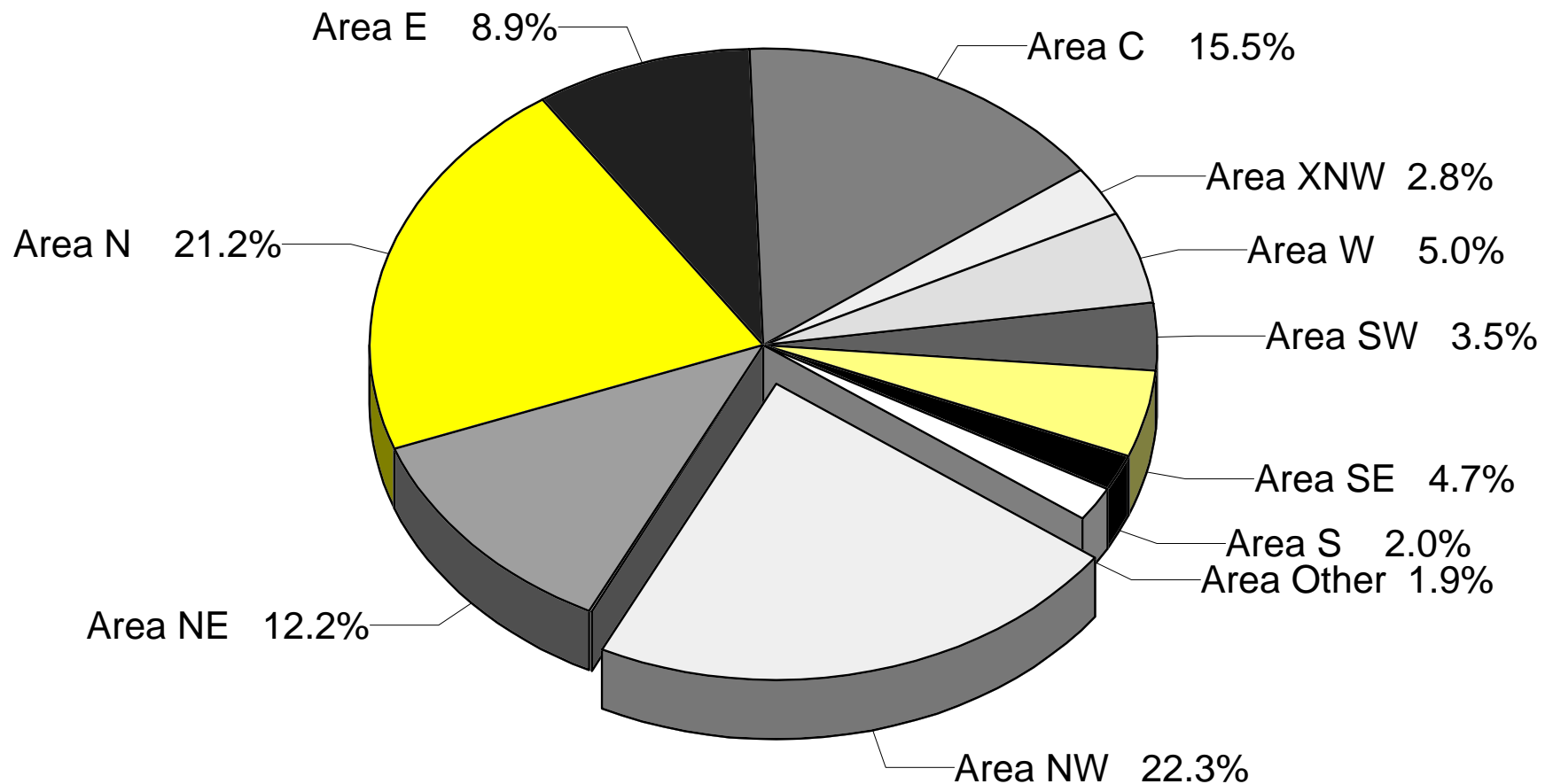
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1995 ALL RES Avg Market Time of Expireds by Area and Bedrooms

Stats Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR	10 BR	11 BR	17 BR	ALL BR
Area C		195	169	149	171	182	107	23			13			160
Area E		107	153	136	142	182						453		143
Area N		92	164	169	186	159	256		122	229				175
Area NE		169	170	171	171	174	366		404					173
Area NW		213	144	151	150	140	183		121					150
Area Other		132	187	203	211	273	243		153				515	212
Area S		146	162	154	148		181							156
Area SE		121	185	163	153	181								159
Area SW		180	154	164	148	189	180							159
Area W		192	192	164	150	204	242							170
Area XNE		88		198										180
Area XNW		178	184	159	152	116								169
Area XS			181	178	184		124							178
Area XSE				160	203	370	102							172
Area XSW	308		171	155	173									167
Area XW			172	228	212									208
ALL AREAS	308	165	166	161	165	169	219	23	200	229	13	453	515	164

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1995 ALL RES Total Sales Volume % of Market by Area



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1995 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
29,999 or under	37	6		8	14	36	2	23	12		1		1	1	2		143
30,000 - 39,999	38	12		22	15	45	1	44	20		4	1	2	3	14	1	222
40,000 - 49,999	65	21	5	12	17	78	19	49	56		4		1	3	18	3	351
50,000 - 59,999	185	38	6	30	23	99	44	67	52		11	2	2	1	12	1	573
60,000 - 69,999	296	48	4	10	37	74	74	84	47		4	2	1	5	9	2	697
70,000 - 79,999	305	99	5	31	90	31	91	75	48		7	8	5	1	19	3	818
80,000 - 89,999	208	157	11	26	212	6	108	83	49	1	13	1	3	1	12	2	893
90,000 - 99,999	147	130	21	19	235	2	77	33	43	1	5	5	3	3	2	3	729
100,000 - 119,999	152	163	53	76	376		73	29	41	2	15	6	3	3	4	4	1,000
120,000 - 139,999	136	97	43	97	224	1	17	6	27		24	4	6	1	3	3	689
140,000 - 159,999	53	36	57	100	141		2	1	33	1	28	3	5	2	1	4	467
160,000 - 179,999	37	14	69	84	106		1	1	19	1	18		7	1		6	364
180,000 - 199,999	17	11	76	57	60		2	1	13	2	19			1			259
200,000 - 249,999	16	9	144	65	94		3		23	1	17	1		1	2	1	377
250,000 - 299,999	6	4	107	36	54		3		5		9			2		1	227
300,000 - 399,999	6	3	118	41	14		3		3		2	1	1			1	193
400,000 - 499,999	3	3	47	10								1					64
500,00 or over			44	6	1				1		2					1	55
ALL PRICE RANGES	1,707	851	810	730	1,713	372	520	496	492	9	183	35	40	29	98	36	8,121

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1995 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	42	9		13	12	38	2	18	10		2	2		2	4		154
30,000 - 39,999	39	17		24	19	53	10	64	17		5	2	1	6	18	3	278
40,000 - 49,999	66	33	3	20	29	102	24	89	78	1	12		2	10	37		506
50,000 - 59,999	200	40	17	31	27	119	39	98	79		21	3	4	9	29	5	721
60,000 - 69,999	359	58	9	15	47	143	82	134	73		21	6	5	17	25	11	1,005
70,000 - 79,999	368	106	9	37	92	60	105	132	78	2	14	7	4	11	38	6	1,069
80,000 - 89,999	294	183	13	29	244	16	125	158	71		35	7	8	7	26	9	1,225
90,000 - 99,999	214	179	29	26	375		136	101	73	1	16	6	4	16	17	4	1,197
100,000 - 119,999	247	263	85	79	680	1	168	90	73	2	24	7	7	12	11	11	1,760
120,000 - 139,999	213	206	91	137	461		38	21	53	2	68	12	9	7	16	14	1,348
140,000 - 159,999	111	71	108	158	338		6	5	60	1	58	6	15	4	2	9	952
160,000 - 179,999	79	30	156	139	316		4	8	60		49	4	12	5	3	15	880
180,000 - 199,999	37	21	160	115	226	1	3	2	38	2	72	3	6	8		3	697
200,000 - 249,999	32	25	333	176	367		6	11	86	1	55	3	1	2	5	11	1,114
250,000 - 299,999	28	15	302	156	158		6	2	32	2	24	4	3	3	2	9	746
300,000 - 399,999	20	16	327	142	67		7	2	14	1	16	4	5	1		9	631
400,000 - 499,999	5	12	173	34	14		4		5		2	3		1	1		254
500,000 or over	8	3	229	51	10				5		2	2	3	1	1	6	321
ALL PRICE RANGES	2,362	1,287	2,044	1,382	3,482	533	765	935	905	15	496	81	89	122	235	125	14,858

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1995 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	68	30		92	67	100	22	107	79		157		131	35	81		83
30,000 - 39,999	51	85		52	116	80	52	76	65		47	108	99	101	101	13	74
40,000 - 49,999	58	40	21	33	165	50	38	43	40		79		97	20	97	226	57
50,000 - 59,999	38	51	113	40	47	49	49	64	43		93	119	59	8	68	31	48
60,000 - 69,999	36	27	33	23	40	46	27	62	39		36	20	152	71	77	45	40
70,000 - 79,999	36	30	24	44	30	55	37	56	42		82	56	155	67	67	91	40
80,000 - 89,999	43	38	77	32	46	58	39	71	40	128	44	54	100	21	97	148	46
90,000 - 99,999	49	41	52	42	48	255	44	66	48	98	76	49	101	30	27	120	48
100,000 - 119,999	43	45	38	40	66		49	57	41	0	90	58	107	86	71	163	54
120,000 - 139,999	44	59	36	54	59	137	59	121	53		81	65	41	3	50	52	55
140,000 - 159,999	64	40	59	52	75		90	116	62	201	78	138	49	94	158	86	64
160,000 - 179,999	60	95	68	58	73		68	77	57	241	63		91	241		200	70
180,000 - 199,999	57	164	78	67	67		60	101	77	5	131			78			79
200,000 - 249,999	89	67	73	83	58		151		77	12	136	82		42	70	132	75
250,000 - 299,999	33	103	68	124	75		113		75		116			190		131	82
300,000 - 399,999	198	90	99	90	118		185		124		25	208	28			178	103
400,000 - 499,999	100	128	127	89								75					119
500,000 or over			126	122	66				66		111					559	131
ALL PRICE RANGES	44	46	76	60	60	59	43	65	49	77	88	72	89	73	82	141	57

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1995 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	6			2	1	8		8	1		1			1	1	1	30
30,000 - 39,999	5	3		4	2	18	2	16	4			1		4	5	2	66
40,000 - 49,999	10	1	1	3	5	22		19	19	1	4			6	9	1	101
50,000 - 59,999	30	3	1	2	3	25	4	21	10		4	2		5	7	1	118
60,000 - 69,999	30	5			5	30	1	24	13		5	1	1	8	15	3	141
70,000 - 79,999	33	5		4	3	8	10	37	14		6			6	9		135
80,000 - 89,999	36	14	1		21	3	7	34	3		8	3	1	2	6	3	142
90,000 - 99,999	19	17	2	2	37		22	30	8		6			2	6	2	153
100,000 - 119,999	34	24	11	7	100	1	25	14	14		6	2	7	2	3	5	255
120,000 - 139,999	22	30	18	12	79		4	7	6		10	2	2	3	3	7	205
140,000 - 159,999	18	14	11	29	75		5	3	8	1	15	2	3	2		4	190
160,000 - 179,999	18	3	40	19	57	1	1	5	13		10	3	3	4	1	1	179
180,000 - 199,999	12	3	26	27	65		4	2	10	2	19		1	6		3	180
200,000 - 249,999	13	4	80	39	76		2	1	29	2	22	2		1	3	2	276
250,000 - 299,999	6	3	75	42	38		2		11		10	4	1	1	1	4	198
300,000 - 399,999	6	5	80	32	23		1		8		10	2		2		4	173
400,000 - 499,999	3	5	46	14	6		2		4		1	2		1			84
500,000 or over	5	2	85	19	5		1	1	2		1	3	5	1	1	5	136
ALL PRICE RANGES	306	141	477	257	601	116	93	222	177	6	138	29	24	57	70	48	2,762

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1995 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	5			2		1	1		2		2				1		14
30,000 - 39,999	9	1		6	1	14	1	11	1		1				2	1	48
40,000 - 49,999	12	4		5	2	12		13	13		1		1	2	7	1	73
50,000 - 59,999	29	3	3	2	3	19	11	19	15		5	2	2	1	4	1	119
60,000 - 69,999	47	12	3	3	6	26	11	22	15		6	1	1	2	15	1	171
70,000 - 79,999	51	11		1	13	13	15	25	11		4	2	1	4	11		162
80,000 - 89,999	45	25	1	1	38	5	13	42	15		6	1	1		12		205
90,000 - 99,999	34	33	7	3	60		28	24	18		5	2	2		6		222
100,000 - 119,999	35	58	7	13	161		35	32	13		1	1		1	2	2	361
120,000 - 139,999	34	51	16	26	139		13	7	12		16	1	2	1	4	1	323
140,000 - 159,999	40	8	30	30	112		6	1	12		8	3	8		2	3	263
160,000 - 179,999	26	10	24	27	102		1		19		14		2	1	1	2	229
180,000 - 199,999	8	7	47	37	62		1	1	9		21	1	4	2			200
200,000 - 249,999	6	7	89	47	144		2	5	27		20	1	2	3		3	356
250,000 - 299,999	8	3	95	55	59		2		11	1	6		1			4	245
300,000 - 399,999	6	4	115	72	22		3		2		2	1	1	1		1	230
400,000 - 499,999	2	5	75	13	2		4		3				1				105
500,000 or over	1	3	82	11	3				2			1		1		2	106
ALL PRICE RANGES	398	245	594	354	929	90	147	202	200	1	118	17	29	19	67	22	3,432

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1995 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	3					25		2	2								32
30,000 - 39,999	20					26		7	6			1	1	1			62
40,000 - 49,999	49		1			60	2	9	12		1		1		3	3	141
50,000 - 59,999	149	4	1		3	90	9	27	20		2	1	1		4		311
60,000 - 69,999	229	15			9	74	56	60	20		2	2		2		2	471
70,000 - 79,999	233	70			64	31	87	68	41		4	2	2	1	9	3	615
80,000 - 89,999	170	130	2	1	177	6	105	74	34	1	6	1	3		5	2	717
90,000 - 99,999	110	112	4	8	212	2	77	30	37	1	1	5	2	3	1	3	608
100,000 - 119,999	121	154	11	51	331		73	29	39	2	10	2	3	3	3	4	836
120,000 - 139,999	124	94	17	82	207	1	17	5	25		23	4	6	1	2	3	611
140,000 - 159,999	45	36	34	91	118		2	1	29	1	28	3	5	2	1	4	400
160,000 - 179,999	33	14	48	82	88		1	1	19	1	18		7	1		6	319
180,000 - 199,999	16	11	60	54	55		2	1	13	2	19			1			234
200,000 - 249,999	16	9	113	61	90		3		23	1	17			1	2	1	337
250,000 - 299,999	6	4	96	35	54		3		5		9			2		1	215
300,000 - 399,999	6	3	113	41	14		3		3		2	1	1			1	188
400,000 - 499,999	3	3	47	10								1					64
500,000 or over			44	6	1				1		2					1	55
ALL PRICE RANGES	1,333	659	591	522	1,423	315	440	314	329	9	144	23	32	18	30	34	6,216

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1995 TH/CND Total Sales Units

by Sale Price and Area

	C	E	N	NE	NW	S	SE	SW	W	XNW	XS	XSW	ALL AREAS
29,999 or under	34	6		8	11	5	2		2				68
30,000 - 39,999	17	12		22	7	13	1	6	9				87
40,000 - 49,999	15	21	4	12	8	17	17	15	40				149
50,000 - 59,999	36	34	5	30	13	9	35	15	27				204
60,000 - 69,999	67	33	4	10	16		18	6	25			1	180
70,000 - 79,999	72	29	5	31	24		4		5		1		171
80,000 - 89,999	38	27	9	25	29		2		15				145
90,000 - 99,999	37	18	17	11	23				5				111
100,000 - 119,999	30	9	42	25	45				2	1			154
120,000 - 139,999	12	3	26	15	16				2	1			75
140,000 - 159,999	8		23	9	23				4				67
160,000 - 179,999	4		21	2	18								45
180,000 - 199,999	1		16	3	5								25
200,000 - 249,999			31	4	4						1		40
250,000 - 299,999			11	1									12
300,000 - 399,999			5										5
ALL PRICE RANGES	371	192	219	208	242	44	79	42	136	2	2	1	1,538

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1995 MH Total Sales Units

by Sale Price and Area

	C	NW	S	SE	SW	W	XNW	XS	XSE	XSW	XW	Other	ALL AREAS
29,999 or under		3	6		21	8	1		1	1	2		43
30,000 - 39,999	1	8	6		31	5	4		1	2	14	1	73
40,000 - 49,999	1	9	1		25	4	3			3	15		61
50,000 - 59,999		7			25	5	9	1	1	1	8	1	58
60,000 - 69,999		12			18	2	2		1	2	9		46
70,000 - 79,999		2			7	2	3	5	3		10		32
80,000 - 89,999		6		1	9		7			1	7		31
90,000 - 99,999					3	1	4		1		1		10
100,000 - 119,999	1						4	4			1		10
140,000 - 159,999		1			1						1		3
ALL PRICE RANGES	3	48	13	1	140	27	37	10	8	10	68	2	367

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1995 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	3					21		3	1								28
30,000 - 39,999	16					27	2	4	2			1		1			53
40,000 - 49,999	48					70	2	11	15		1		2	2	4		155
50,000 - 59,999	158	2	1		4	105	6	32	25		4	1	2	3	4	4	351
60,000 - 69,999	255	13	2		11	140	54	86	34		4	4		5	4	10	622
70,000 - 79,999	277	66			63	60	97	102	64	1	5		1	5	15	5	761
80,000 - 89,999	230	146	2		200	16	122	141	49		10	6	1		12	6	941
90,000 - 99,999	157	149	4	11	333		134	85	64	1	4	6	4	11	12	4	979
100,000 - 119,999	185	241	11	46	616	1	168	83	70	2	20	4	6	11	7	8	1,479
120,000 - 139,999	191	202	32	113	422		38	17	48	2	64	10	9	7	11	13	1,179
140,000 - 159,999	102	70	64	138	295		6	4	55	1	56	5	15	3		9	823
160,000 - 179,999	69	30	104	126	290		4	8	59		49	4	11	5	2	14	775
180,000 - 199,999	32	20	115	110	209	1	3	2	38	2	71	3	6	8		3	623
200,000 - 249,999	25	25	270	168	348		6	11	86	1	54	1	1	2	5	11	1,014
250,000 - 299,999	19	15	257	156	157		6	2	32	2	23	4	3	3	2	9	690
300,000 - 399,999	20	16	304	141	65		7	2	14	1	16	4	5	1		9	605
400,000 - 499,999	5	12	169	34	14		4		5		2	3		1	1		250
500,000 or over	8	3	228	51	10				5		2	2	3	1	1	6	320
ALL PRICE RANGES	1,800	1,010	1,563	1,094	3,037	441	659	593	666	13	385	58	69	69	80	111	11,648

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1995 TH/CND Total Units Listed

by List Price and Area

	C	E	N	NE	NW	S	SE	SW	W	XNW	XS	XSW	XW	Other	ALL AREAS
29,999 or under	39	9		13	9	6	1	2	2						81
30,000 - 39,999	17	17		24	13	15	8	8	9						111
40,000 - 49,999	18	33	3	20	9	27	22	21	46						199
50,000 - 59,999	41	38	15	31	12	11	33	20	33						234
60,000 - 69,999	103	45	7	15	21		27	13	31			1	1		264
70,000 - 79,999	91	40	9	37	23		6	3	9		1				219
80,000 - 89,999	63	37	11	29	37		3	1	20		1				202
90,000 - 99,999	56	30	25	15	39		2	1	8						176
100,000 - 119,999	62	22	74	33	64				3						258
120,000 - 139,999	22	4	59	24	37				5	2					153
140,000 - 159,999	9	1	44	20	43			1	5		1				124
160,000 - 179,999	10		52	13	26				1					1	103
180,000 - 199,999	5	1	45	5	17										73
200,000 - 249,999	7		63	8	19					1	2				100
250,000 - 299,999	9		45		1										55
300,000 - 399,999			23	1	2										26
400,000-499,999			4												4
500,000 and above			1												1
ALL PRICE RANGES	552	277	480	288	372	59	102	70	172	3	5	1	1	1	2,383

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1995 MH Total Units Listed

by List Price and Area

	C	N	NW	S	SE	SW	W	XNE	XNW	XS	XSE	XSW	XW	Other	ALL AREAS
29,999 or under			3	11	1	13	7		2	2		2	4		45
30,000 - 39,999	6		6	11		52	6		5	1	1	5	18	3	114
40,000 - 49,999			20	5		57	17	1	11			8	33		152
50,000 - 59,999	1	1	11	3		46	21		17	2	2	6	25	1	136
60,000 - 69,999	1		15	3	1	35	8		17	2	5	11	20	1	119
70,000 - 79,999			6		2	27	5	1	9	6	3	6	23	1	89
80,000 - 89,999	1		7			16	2		25		7	7	14	3	82
90,000 - 99,999	1		3			15	1		12			5	5		42
100,000 - 119,999						7			4	3	1	1	4	3	23
120,000 - 139,999			2			4			2	2			5	1	16
140,000 - 159,999									2			1	2		5
160,000 - 179,999											1		1		2
180,000 - 199,000									1						1
250,000 - 299,000									1						1
ALL PRICE RANGES	10	1	73	33	4	272	67	2	108	18	20	52	154	13	827

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1995 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	8					96		71	47								83
30,000 - 39,999	53					70		45	63			108	30	66			61
40,000 - 49,999	60		48			51	55	48	49		152		97		116	226	60
50,000 - 59,999	39	2	6		40	49	66	57	58		119	114	81		31		46
60,000 - 69,999	34	21			26	46	29	53	52		52	20		7		45	38
70,000 - 79,999	36	34			34	55	37	52	43		95	55	170	67	44	91	40
80,000 - 89,999	45	37	89	29	46	58	39	68	40	128	54	54	100		78	148	46
90,000 - 99,999	47	41	62	34	50	255	44	66	49	98	82	49	119	30	39	120	49
100,000 - 119,999	43	44	37	36	66		49	57	41	0	98	92	107	86	81	163	54
120,000 - 139,999	42	58	47	47	58	137	59	143	49		85	65	41	3	44	52	54
140,000 - 159,999	61	40	63	51	78		90	116	53	201	78	138	49	94	158	86	64
160,000 - 179,999	59	95	56	54	71		68	77	57	241	63		91	241		200	67
180,000 - 199,999	50	164	69	66	67		60	101	77	5	131			78			76
200,000 - 249,999	89	67	78	84	59		151		77	12	136			42	70	132	78
250,000 - 299,999	33	103	69	116	75		113		75		116			190		131	82
300,000 - 399,999	198	90	97	90	118		185		124		25	208	28			178	102
400,000 - 499,999	100	128	127	89								75					119
500,000 or over			126	122	66				66		111					559	131
ALL PRICE RANGES	43	46	82	64	60	56	44	60	52	77	95	79	80	79	64	148	57

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1995 TH/CND Avg Market Time

by Sale Price and Area

	C	E	N	NE	NW	S	SE	SW	W	XNW	XS	XSW	ALL AREAS
29,999 or under	73	30		92	72	81	22		33				69
30,000 - 39,999	51	85		52	159	90	52	105	76				77
40,000 - 49,999	43	40	14	33	269	50	36	26	36				49
50,000 - 59,999	34	56	135	40	49	46	45	66	31				46
60,000 - 69,999	39	29	33	23	41		23	59	28			101	34
70,000 - 79,999	39	21	24	44	23		38		38		83		34
80,000 - 89,999	33	43	75	32	45		32		40				40
90,000 - 99,999	56	46	50	48	29				29				46
100,000 - 119,999	45	54	38	49	69				31	111			51
120,000 - 139,999	59	103	28	91	75				98	9			60
140,000 - 159,999	76		54	59	63				133				65
160,000 - 179,999	72		96	196	86								94
180,000 - 199,999	168		110	94	62								101
200,000 - 249,999			52	62	39						82		53
250,000 - 299,999			52	404									81
300,000 - 399,999			150										150
ALL PRICE RANGES	46	43	59	52	64	64	37	56	40	60	83	101	51

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1995 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		46	132		1111	99	157		131	35	81		105
30,000 - 39,999	0	77	102		78	48	47		167	118	101	13	81
40,000 - 49,999	205	73	4		52	52	55			20	94		66
50,000 - 59,999		46			72	47	87	123	36	8	87	31	70
60,000 - 69,999		47			94	35	20		152	119	77		75
70,000 - 79,999		4			101	35	64	51	146		87		79
80,000 - 89,999		41		41	96		36			21	110		71
90,000 - 99,999					60	128	74		65		14		69
100,000 - 119,999	99						66	41			41		57
120,000 - 139,999		0			8						63		24
ALL PRICE RANGES	101	53	108	41	81	64	63	54	124	60	90	22	76

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1995 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	1					5		2									8
30,000 - 39,999	2					9	1		1								13
40,000 - 49,999	3				1	8		1	5						1		19
50,000 - 59,999	22					24		5	4		1					1	57
60,000 - 69,999	22	2				28	1	12	8			1			6	3	83
70,000 - 79,999	25				2	7	9	25	12		4				2		86
80,000 - 89,999	27	12			17	3	6	29	3		1	2			3	2	105
90,000 - 99,999	16	15		1	32		22	28	7		1			1	2	2	127
100,000 - 119,999	20	21		4	93	1	25	14	13		5	1	7	1	2	4	211
120,000 - 139,999	17	28	5	10	72		4	5	6		10	2	2	3	1	6	171
140,000 - 159,999	17	14	8	24	66		5	3	8	1	13	1	3	2		4	169
160,000 - 179,999	17	2	26	18	52	1	1	5	12		10	3	3	4	1	1	156
180,000 - 199,999	12	3	23	25	62		4	2	10	2	19		1	6		3	172
200,000 - 249,999	11	4	68	38	68		2	1	29	2	22	1		1	2	1	250
250,000 - 299,999	6	3	63	42	35		2		11		10	4	1	1	1	4	183
300,000 - 399,999	6	5	75	31	23		1		8		10	2		2		4	167
400,000 - 499,999	3	5	46	14	6		2		4		1	2		1			84
500,000 or over	5	2	84	19	5		1	1	2		1	3	5	1	1	5	135
ALL PRICE RANGES	232	116	398	226	534	86	86	133	143	5	108	22	22	23	22	40	2,196

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1995 TH/CND Totals Listings Expired

by List Price and Area

	C	E	N	NE	NW	S	SE	SW	W	XS	XW	Other	ALL AREAS
29,999 or under	5			2	1							1	9
30,000 - 39,999	3	3		4		5	1	1					17
40,000 - 49,999	6	1	1	3	2	9		3	9			1	35
50,000 - 59,999	7	3	1	2	1		4	5	2				25
60,000 - 69,999	8	3						2	2		1		16
70,000 - 79,999	8	5		4	1								18
80,000 - 89,999	9	2	1		1		1			1			15
90,000 - 99,999	3	2	2	1	5								13
100,000 - 119,999	14	3	11	3	7					1			39
120,000 - 139,999	5	2	13	2	6								28
140,000 - 159,999	1		3	5	9					1			19
160,000 - 179,999	1	1	14	1	5				1				23
180,000 - 199,999			3	2	3								8
200,000 - 249,999	5		12	1	8					1			24
250,000 - 299,999			12		3								15
300,000 - 399,999			5	1									6
500,000 or over			1										1
ALL PRICE RANGES	72	25	79	31	52	14	6	11	14	4	1	2	311

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1995 MH Total Listings Expired

by List Price and Area

	C	NW	S	SE	SW	W	XNE	XNW	XS	XSE	XSW	XW	Other	ALL AREAS
29,999 or under			3		6	1		1			1	1		13
30,000 - 39,999		2	4		15	3			1		4	5	2	36
40,000 - 49,999	1	2	5		15	5	1	4			6	8		47
50,000 - 59,999	1	2	1		11	4		3	2		5	7		36
60,000 - 69,999		5	2		10	3		5		1	8	8		42
70,000 - 79,999			1	1	12	2		2			6	7		31
80,000 - 89,999		3			5			7		1	2	3	1	22
90,000 - 99,999					2	1		5			1	4		13
100,000 - 119,999						1		1			1	1	1	5
120,000 - 139,999		1			2							2	1	6
140,000 - 159,999								2						2
200,000 - 249,000												1	1	2
ALL PRICE RANGES	2	15	16	1	78	20	1	30	3	2	34	47	6	255

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1995 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						1											1
30,000 - 39,999	3					6		3									12
40,000 - 49,999	7					7		1	2				1		1	1	20
50,000 - 59,999	23					17		9	2			1	1			1	54
60,000 - 69,999	37	4			2	26	9	16	9					2	5	1	111
70,000 - 79,999	35	3			10	13	11	20	11		3			2	6		114
80,000 - 89,999	34	18			35	5	13	38	11		2	1			5		162
90,000 - 99,999	27	31	1	3	55		27	20	17		2	2	2		4		191
100,000 - 119,999	23	56		8	145		35	29	13		1	1		1	2	2	316
120,000 - 139,999	26	49	6	22	128		13	5	10		15	1	2	1	3	1	282
140,000 - 159,999	33	8	16	26	103		6	1	12		8	3	8			3	227
160,000 - 179,999	22	9	15	24	92		1		19		14		2	1	1	2	202
180,000 - 199,999	5	5	32	33	58		1	1	9		20	1	4	2			171
200,000 - 249,999	4	7	79	47	127		2	5	27		20		2	3		3	326
250,000 - 299,999	3	3	81	55	59		2		11	1	6		1			4	226
300,000 - 399,999	6	4	109	69	21		3		2		2	1	1	1		1	220
400,000 - 499,999	2	5	73	13	2		4		3				1				103
500,000 or over	1	3	82	11	3				2			1		1		2	106
ALL PRICE RANGES	291	205	494	311	840	75	127	148	160	1	93	12	25	14	27	21	2,844

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1995 TH/CND Total Listings Released

by List Price and Area

	C	E	N	NE	NW	S	SE	SW	W	XS	ALL AREAS
29,999 or under	5			2					1		8
30,000 - 39,999	4	1		6	1	4	1	3			20
40,000 - 49,999	5	4		5		5		5	8		32
50,000 - 59,999	6	3	2	2	1	1	11	4	6		36
60,000 - 69,999	10	8	3	3	1		1	1	3		30
70,000 - 79,999	16	8		1	1		2	1			29
80,000 - 89,999	11	7	1	1	3			1	2		26
90,000 - 99,999	7	2	6		5		1		1		22
100,000 - 119,999	12	2	7	5	16						42
120,000 - 139,999	8	2	10	4	11				2		37
140,000 - 159,999	7		14	4	8						33
160,000 - 179,999	4	1	9	3	10						27
180,000 - 199,999	3	2	15	4	4						28
200,000 - 249,999	2		10		17					1	30
250,000 - 299,999	5		14								19
300,000 - 399,999			6	3	1						10
ALL PRICE RANGES	105	40	99	43	79	10	16	15	23	1	431

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1995 MH Total Listings Released

by List Price and Area

	C	N	NW	S	SE	SW	W	XNW	XS	XSE	XSW	XW	Other	ALL AREAS
29,999 or under					1		1	2				1		5
30,000 - 39,999	2			4		5	1	1				2	1	16
40,000 - 49,999			2			7	3	1			2	6		21
50,000 - 59,999		1	2	1		6	7	5	1	1	1	4		29
60,000 - 69,999			3		1	5	3	6	1	1		10		30
70,000 - 79,999			2		2	4		1	2	1	2	5		19
80,000 - 89,999						3	2	4		1		7		17
90,000 - 99,999						4		3				2		9
100,000 - 119,999						3								3
120,000 - 139,999						2		1				1		4
140,000 - 159,999			1									2		3
180,000 - 199,999								1						1
ALL PRICE RANGES	2	1	10	5	4	39	17	25	4	4	5	40	1	157

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