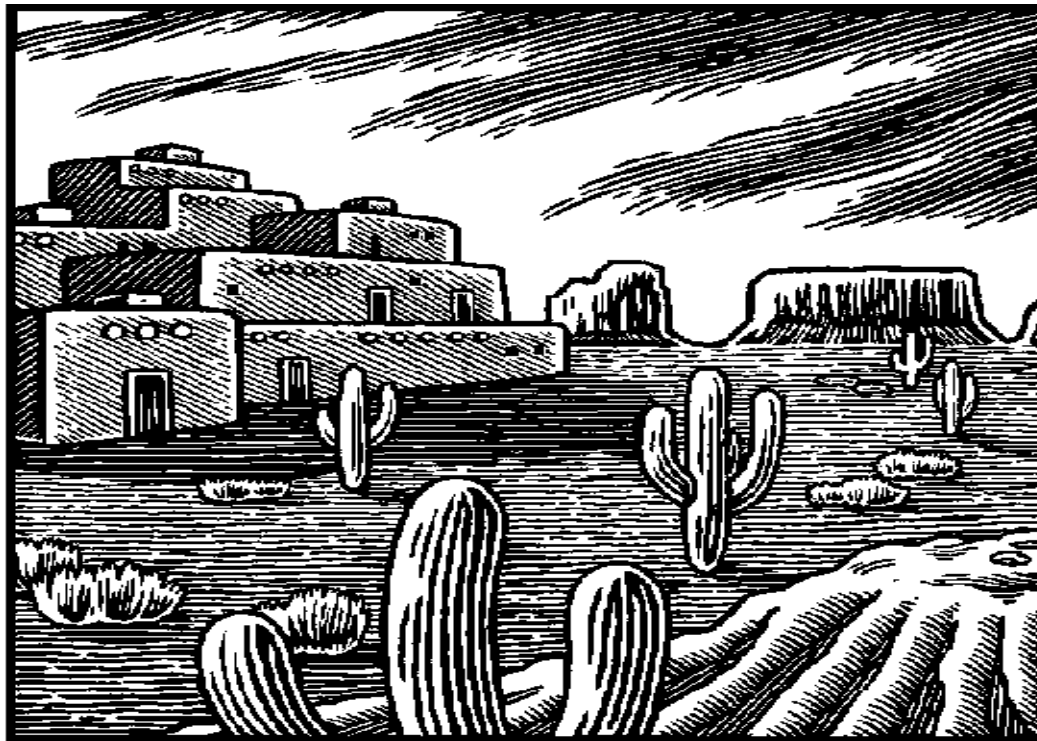


# ***MLS YEAR IN REVIEW***

1996

Residential Statistical Report



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# 1996 MLS Year in Review Summary

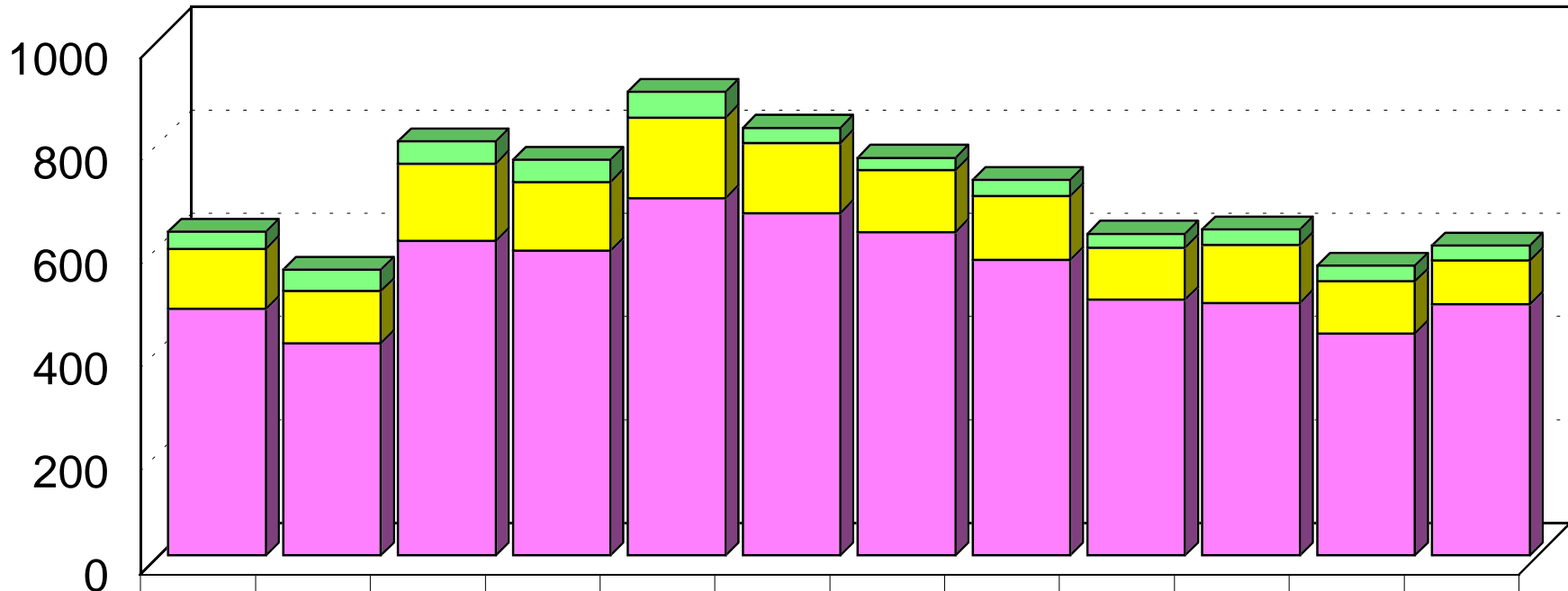
## Residential

	1991	1992	1993	1994	1995	1996
<b>Total Sales Volume</b>	<b>\$616,192,989</b>	<b>\$747,541,877</b>	<b>\$927,276,888</b>	<b>\$1,040,038,571</b>	<b>\$959,269,514</b>	<b>\$1,069,429,036</b>
SFR Sales Volume	\$520,916,813	\$636,212,403	\$783,027,100	\$885,265,395	\$813,439,774	\$918,182,817
TH/CND Sales Volume	\$84,897,868	\$99,331,407	\$129,990,144	\$136,287,146	\$131,925,435	\$127,873,626
MH Sales Volume	\$10,378,308	\$11,998,067	\$14,259,644	\$18,486,030	\$13,904,305	\$23,372,593
<b>Total Sales Units</b>	<b>6,440</b>	<b>7,699</b>	<b>8,815</b>	<b>9,023</b>	<b>8,121</b>	<b>8,386</b>
SFR Sales Units	5,013	6,111	6,846	6,979	6,216	6,540
TH/CND Sales Units	1,169	1,298	1,641	1,662	1,538	1,436
MH Sales Units	258	290	328	382	367	410
<b>Average Sale Price</b>	<b>\$97,352</b>	<b>\$97,095</b>	<b>\$105,193</b>	<b>\$115,265</b>	<b>\$118,861</b>	<b>\$127,526</b>
<b>Average Days on Market</b>	<b>96</b>	<b>79</b>	<b>67</b>	<b>56</b>	<b>57</b>	<b>67</b>
<b>Average Days in Escrow</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>51</b>	<b>45</b>	<b>43</b>
<b>Average % of LP received on Sales</b>	<b>n/a</b>	<b>n/a</b>	<b>96%</b>	<b>97%</b>	<b>97%</b>	<b>97%</b>

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# 1996 ALL RES Total Sales Units

by Month and Type



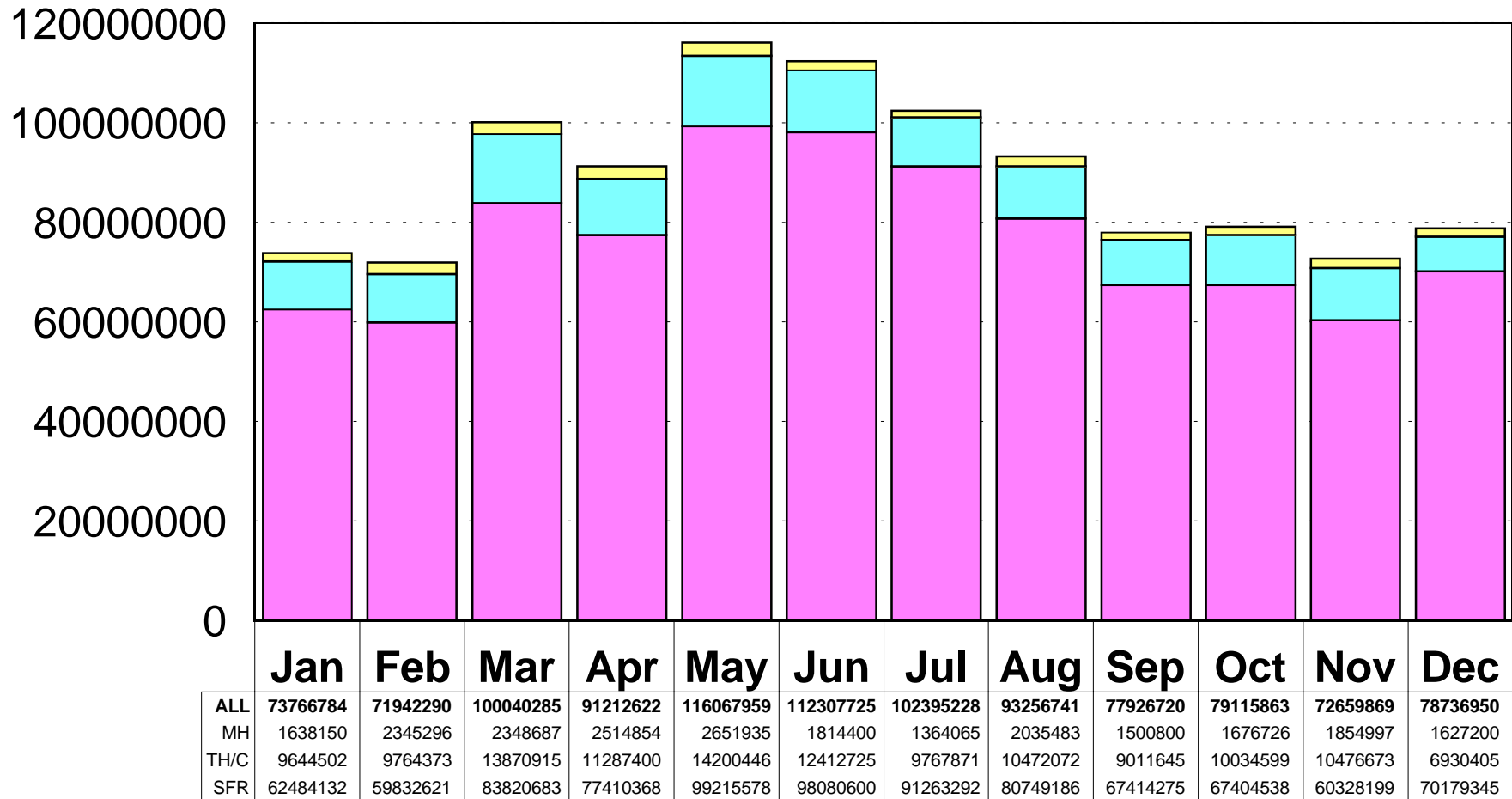
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>ALL</b>	<b>627</b>	<b>553</b>	<b>802</b>	<b>766</b>	<b>898</b>	<b>828</b>	<b>770</b>	<b>727</b>	<b>623</b>	<b>631</b>	<b>561</b>	<b>600</b>
MH	33	41	43	43	50	29	24	31	27	30	30	29
TH/CND	117	101	150	133	156	136	120	124	101	112	101	85
SFR	477	411	609	590	692	663	626	572	495	489	430	486

SFR
  TH/CND
  MH

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# 1996 ALL RES Total Sales Volume

by Month and Type

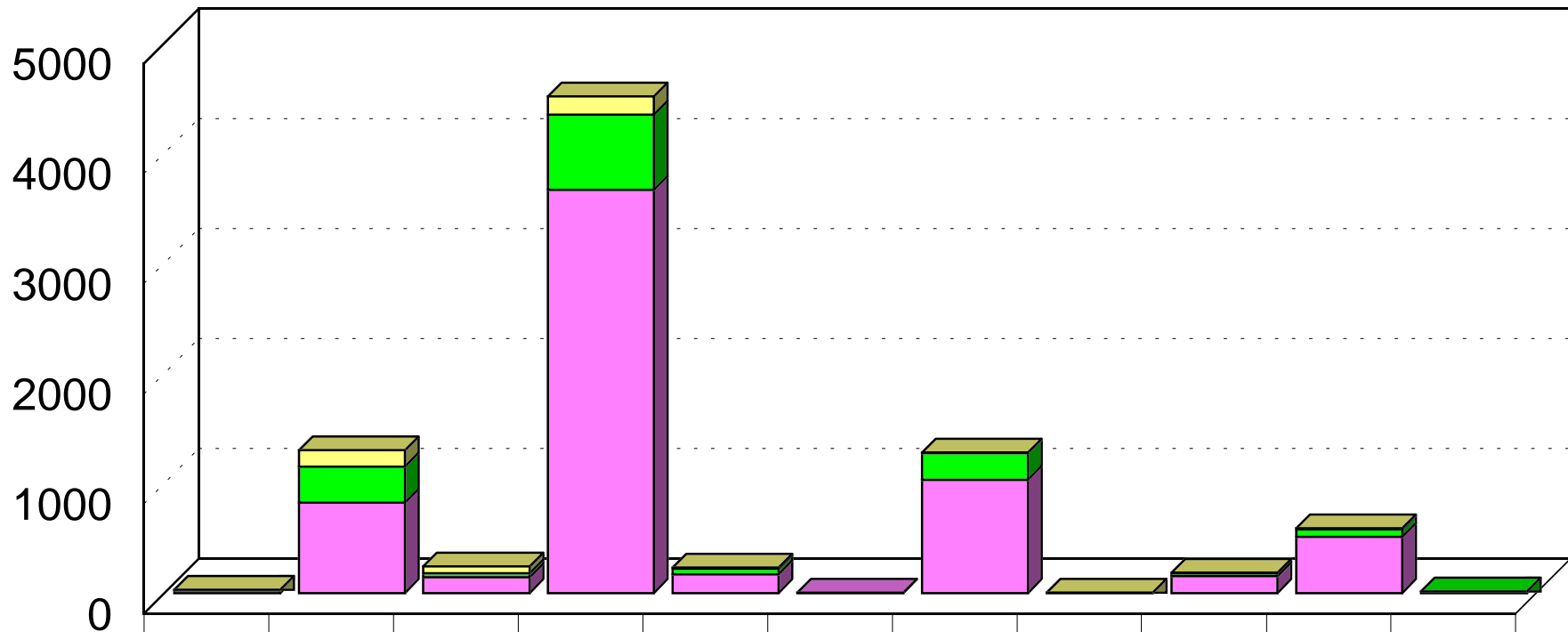


SFR
  TH/C
  MH

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# 1996 ALL RES Terms of Sale

by Terms and Type



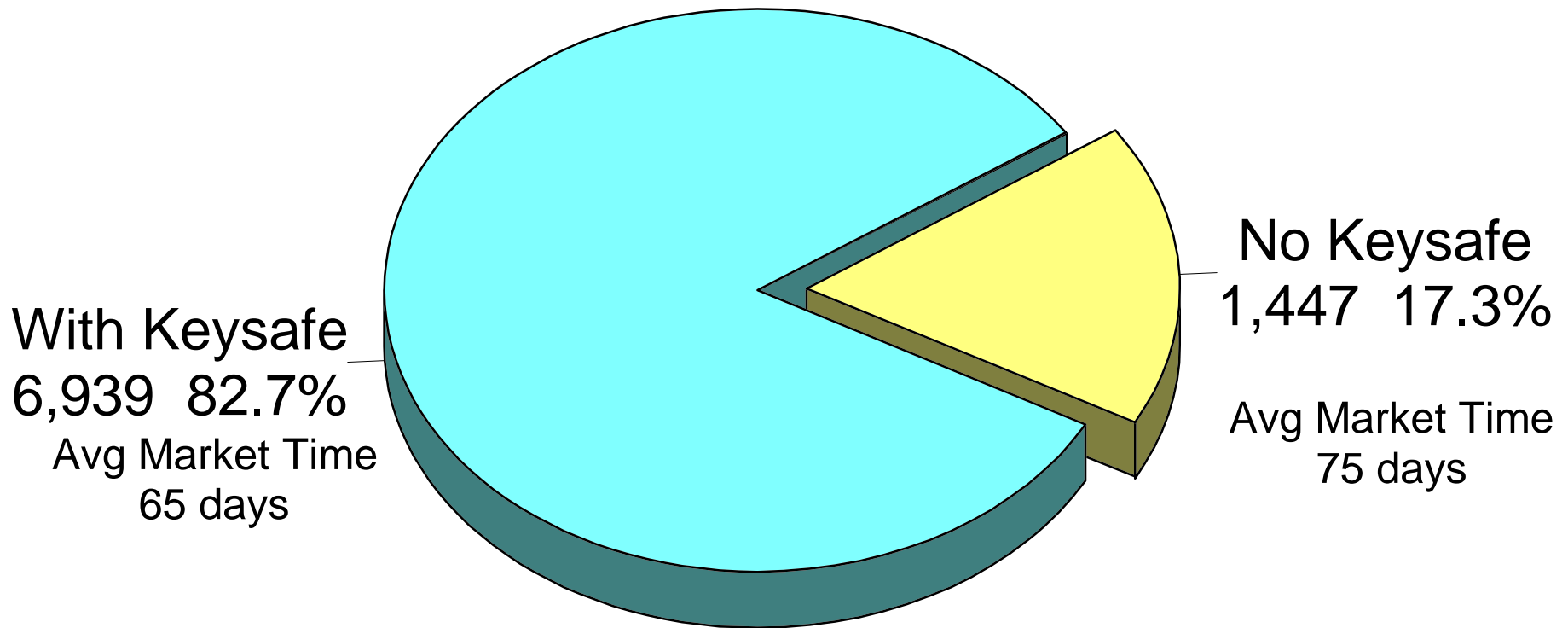
	ARM	CASH	COCB	CONV	CTL	EXCH	FHA	LSPU	OTHR	VA	WRAP
<b>ALL</b>	<b>28</b>	<b>1297</b>	<b>241</b>	<b>4511</b>	<b>230</b>	<b>5</b>	<b>1279</b>	<b>5</b>	<b>185</b>	<b>590</b>	<b>15</b>
MH	1	147	61	165	10		7	1	7	11	
TH/CND	2	330	35	683	49		241		27	68	1
SFR	25	820	145	3663	171	5	1031	4	151	511	14

SFR
  TH/CND
  MH

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# 1996 Sold Properties Keysafe Analysis

## All Residential



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# 1996 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	8 BR	22 BR	ALL BR
Area C	\$42,900	\$42,028	\$77,309	\$100,812	\$133,676	\$128,112	\$260,000	\$325,000			\$92,833
Area E		\$46,786	\$71,060	\$103,030	\$127,322	\$165,398	\$237,500				\$104,788
Area N		\$61,280	\$160,866	\$230,322	\$328,024	\$395,485	\$331,338				\$255,177
Area NE		\$42,488	\$94,621	\$159,704	\$221,024	\$289,856	\$155,000				\$171,554
Area NW		\$51,871	\$95,867	\$122,728	\$161,863	\$192,749	\$200,000				\$130,001
Area S		\$31,313	\$46,622	\$58,584	\$67,477						\$157,938
Area SE		\$38,300	\$61,925	\$87,231	\$102,737	\$112,575	\$86,792				\$54,601
Area SW		\$33,503	\$54,351	\$77,670	\$88,587	\$89,450					\$88,228
Area W		\$37,114	\$67,750	\$110,032	\$164,491	\$161,083			\$275,000		\$70,197
Area XNE		\$53,000	\$105,125	\$136,000							\$108,323
Area XNW		\$110,450	\$151,090	\$124,966	\$142,118	\$168,750					\$106,500
Area XS			\$133,243	\$123,319	\$133,583						\$144,826
Area XSE		\$100,000	\$114,333	\$145,455	\$197,850	\$154,500	\$269,500				\$127,290
Area XSW		\$62,000	\$77,240	\$107,697	\$99,300					\$800,000	\$156,636
Area XW		\$27,500	\$60,928	\$81,412	\$105,445	\$184,074					\$114,310
Area Other		\$75,000	\$122,705	\$185,909	\$154,382			\$153,000	\$705,000		\$77,911
ALL AREAS	\$42,900	\$45,216	\$91,083	\$119,435	\$181,440	\$266,233	\$234,647	\$239,000	\$490,000	\$800,000	\$127,526

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# 1996 SFR Average Sale Price

## by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	22 BR	ALL BR
Area C	\$95,000	\$58,848	\$80,361	\$101,447	\$133,709	\$128,112	\$260,000	\$325,000			\$97,506
Area E			\$86,732	\$105,426	\$127,541	\$165,398	\$237,500				\$114,487
Area N		\$145,000	\$226,900	\$242,671	\$328,595	\$395,485	\$331,338				\$291,978
Area NE			\$171,049	\$165,603	\$221,024	\$289,856	\$155,000				\$200,862
Area NW		\$96,045	\$105,545	\$124,030	\$162,645	\$192,749	\$200,000				\$136,444
Area S		\$25,647	\$47,975	\$60,958	\$67,477						\$173,516
Area SE		\$46,000	\$81,668	\$89,963	\$102,985	\$112,575	\$86,792				\$58,090
Area SW		\$37,500	\$71,379	\$82,733	\$88,635	\$89,900					\$93,363
Area W		\$31,500	\$83,260	\$117,683	\$164,491	\$161,083			\$275,000		\$82,528
Area XNE		\$53,000	\$105,125	\$136,000							\$125,235
Area XNW		\$110,450	\$161,974	\$165,130	\$177,892	\$168,750					\$106,500
Area XS			\$133,243	\$122,968	\$133,583						\$162,683
Area XSE		\$100,000	\$139,500	\$162,377	\$221,875	\$154,500	\$269,500				\$127,206
Area XSW		\$60,000	\$90,833	\$128,246	\$115,450					\$800,000	\$176,422
Area XW			\$121,640	\$111,620	\$121,007	\$184,074					\$140,869
Area Other		\$75,000	\$136,817	\$201,097	\$158,220			\$153,000	\$705,000		\$117,709
ALL AREAS	\$95,000	\$61,431	\$104,798	\$122,992	\$182,653	\$267,147	\$234,647	\$239,000	\$490,000	\$800,000	\$140,395

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# 1996 TH/CND Average Sale Price

## by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	ALL BR
Area C	\$8,167	\$27,367	\$70,848	\$95,985	\$129,000	\$74,120
Area E		\$46,786	\$69,054	\$86,217	\$79,000	\$72,488
Area N		\$55,300	\$142,107	\$182,596	\$155,000	\$149,581
Area NE		\$42,488	\$82,553	\$122,718		\$87,096
Area NW		\$39,250	\$94,647	\$120,552	\$155,000	\$98,758
Area S		\$34,210	\$44,921	\$36,691		\$40,888
Area SE		\$33,167	\$51,504	\$58,874		\$53,838
Area SW		\$32,658	\$55,422	\$66,539		\$55,647
Area W		\$33,325	\$62,693	\$77,648		\$65,183
Area XNW			\$132,000			\$132,000
Area XS				\$130,000		\$130,000
Area Other			\$133,333			\$133,333
<b>ALL AREAS</b>	<b>\$8,167</b>	<b>\$39,152</b>	<b>\$85,272</b>	<b>\$111,179</b>	<b>\$129,500</b>	<b>\$89,048</b>

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# 1996 MH Average Sale Price

## by Area and Bedrooms

	1 BR	2 BR	3 BR	4 BR	5 BR	ALL BR
Area C	\$26,000	\$67,500	\$77,500			\$59,625
Area N		\$22,000				\$22,000
Area NW		\$50,682	\$56,386	\$70,375		\$54,731
Area S	\$42,000	\$42,786	\$28,883			\$38,923
Area SE				\$70,000		\$70,000
Area SW	\$33,425	\$47,153	\$57,887	\$85,000	\$89,000	\$49,850
Area W	\$47,500	\$42,111	\$48,259			\$46,154
Area XNW		\$59,947	\$83,256	\$61,625		\$72,713
Area XSE		\$64,000	\$82,000	\$101,750		\$82,438
Area XSW	\$64,000	\$56,850	\$54,857	\$67,000		\$57,108
Area XW	\$27,500	\$52,000	\$70,375	\$70,432		\$63,041
Area Other		\$67,750	\$68,200	\$116,000		\$71,921
ALL Areas	\$37,279	\$50,192	\$64,828	\$75,068	\$89,000	\$57,006

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# 1996 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	8 BR	22 BR	ALL BR
Area C	5	45	660	786	141	10	1	1			1,649
Area E		14	141	457	222	16	3				853
Area N		15	197	360	304	58	2				936
Area NE		16	154	269	236	46	1				722
Area NW		18	288	999	482	49	1				1,837
Area S		18	90	153	41						302
Area SE		5	55	330	133	4	1				528
Area SW		13	169	230	76	2					490
Area W		7	122	276	80	6			1		492
Area XNE		1	4	2							7
Area XNW		2	177	53	13	2					247
Area XS			7	20	6						33
AreaXSE		1	6	19	10	1	1				38
Area XSW		2	10	25	3					1	41
Area XW		1	39	71	13	1					125
AreaOther		3	35	35	11			1	1		86
ALL AREAS	5	161	2,154	4,085	1,771	195	10	2	2	1	8,386

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# 1996 SFR Total Sales Units

## by Area and Bedrooms

Area - Stats	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	22 BR	ALL BR
Area C	2	21	449	698	140	10	1	1			1,322
Area E			16	400	221	16	3				656
Area N		1	45	286	303	58	2				695
Area NE			21	232	236	46	1				536
Area NW		4	121	920	477	49	1				1,572
Area S		7	55	139	41						242
Area SE		2	19	301	132	4	1				459
Area SW		1	41	180	75	1					298
Area W		1	39	235	80	6			1		362
Area XNE		1	4	2							7
Area XNW		2	156	27	9	2					196
Area XS			7	19	6						32
Area XSE		1	4	15	8	1	1				30
Area XSW		1	6	18	2					1	28
Area XW			5	19	9	1					34
Area Other		3	25	31	10			1	1		71
ALL AREAS	2	45	1,013	3,522	1,749	194	10	2	2	1	6,540

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# 1996 TH/CND Total Sales Units

## by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	ALL BR
Area C	3	23	209	87	1	323
Area E		14	125	57	1	197
Area N		14	151	74	1	240
Area NE		16	133	37		186
Area NW		14	145	63	1	223
Area S		10	28	11		49
Area SE		3	36	29		68
Area SW		4	27	9		40
Area W		4	74	25		103
Area XNW			3			3
Area XS				1		1
Area Other			3			3
ALL AREAS	3	102	934	393	4	1,436

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# 1996 MH Total Sales Units

## by Area and Bedrooms

	1 BR	2 BR	3 BR	4 BR	5 BR	ALL BR
Area C	1	2	1			4
Area N		1				1
Area NW		22	16	4		42
Area S	1	7	3			11
Area SE				1		1
Area SW	8	101	41	1	1	152
Area W	2	9	16			27
Area XNW		18	26	4		48
Area XSE		2	4	2		8
Area XSW	1	4	7	1		13
Area XW	1	34	52	4		91
Area Other		7	4	1		12
ALL AREAS	14	207	170	18	1	410

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# 1996 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	8 BR	22 BR	ALL BR
Area C	53	67	44	50	58	60	37	148			49
Area E		84	45	54	61	97	140				56
Area N		36	76	83	97	108	56				87
Area NE		57	70	66	83	104	18				75
Area NW		82	66	67	78	83	13				70
Area S		83	60	55	77						61
Area SE		72	45	50	59	47	34				52
Area SW		92	73	69	66	51					70
AreaW		141	49	71	78	102			73		68
Area XNE		39	83	68							73
Area XNW		260	101	82	99	179					99
Area XS			107	73	85						81
Area XSE		227	90	60	62	50	85				70
Area XSW		92	170	91	86					70	110
Area XW		10	103	73	78						83
Area Other		107	101	76	72			21	114		87
ALL AREAS	53	78	62	63	76	96	72	85	94	70	67

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# 1996 SFR Avg Market Time

## by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	22 BR	ALL BR
Area C	20	33	34	49	58	60	37	148			45
Area E			38	53	61	97	140				57
Area N		23	91	85	96	108	56				92
Area NE			95	68	83	104	18				78
Area NW		63	68	65	78	83	13				69
Area S		65	52	50	77						55
Area SE		86	41	52	59	47	34				53
Area SW		124	56	64	66	55					64
Area W		24	34	68	78	102			73		67
Area XNE		39	83	68							73
Area XNW		260	105	79	104	179					104
Area XS			107	76	85						84
Area XSE		227	125	61	66	50	85				77
Area XSW		170	173	96	115					70	117
Area XW			141	55	76						77
Area Other		107	120	82	73			21	114		95
ALL AREAS	20	67	59	61	76	96	72	85	94	70	66

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# 1996 TH/CND Avg Market Time

## by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	ALL BR
Area C	75	97	63	58	56	64
Area E		84	45	60	9	52
Area N		37	72	74	156	71
Area NE		57	65	57		63
AreaNW		87	60	93	12	71
Area S		86	75	127		89
Area SE		58	47	37		43
Area SW		139	48	78		64
Area W		45	59	70		61
Area XNW			62			62
Area XS				4		4
Area Other			40			40
ALL AREAS	75	78	61	69	58	64

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# 1996 MH Avg Market Time

## by Area and Bedrooms

	1 BR	2 BR	3 BR	4 BR	5 BR	ALL BR
Area C	97	98	192			121
Area N		6				6
Area NW		88	76	120		86
Area S	152	63	42			66
Area SE				103		103
Area SW	65	86	88	25	47	85
Area W	393	33	107			103
Area XNW		71	85	87		80
Area XSE		20	55	47		44
Area XSW	14	164	79	28		96
Area XW	10	98	79	83		85
Area Other		57	38	57		51
ALL AREAS	113	84	83	81	47	84

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# 1996 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	11 BR	13 BR	14 BR	22 BR	ALL BR
Area C	7	67	872	1,088	212	24	6	2	1	1					2,280
Area E	3	22	199	783	365	26	2	1							1,401
Area N		32	331	704	627	128	11	1							1,834
Area NE		22	231	449	407	91	15	1				1	1		1,218
Area NW	1	21	468	1,780	920	112	3								3,305
Area S	2	28	132	270	75	2	2								511
Area SE		10	73	480	219	9	1								792
Area SW		18	266	433	177	3	1								898
Area W		8	223	428	166	17	3		1						846
Area XNE		2	7	2	1										12
Area XNW	1	7	243	152	28	5									436
Area XS			22	58	12										92
Area XSE		3	17	59	34	4	1	1							119
Area XSW		2	33	60	17		1				1			1	115
Area XW		4	53	198	42	2		1							300
Area Other		14	111	116	27	6	3	1	1	1					280
ALL AREAS	14	260	3,281	7,060	3,329	429	49	8	3	2	1	1	1	1	14,439

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# 1996 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	11 BR	13 BR	14 BR	22 BR	ALL BR
Area C	4	31	568	952	207	24	6	2	1	1					1,796
Area E			20	683	363	26	2	1							1,095
Area N		3	83	567	619	128	11	1							1,412
Area NE		1	46	377	405	91	15	1				1	1		938
Area NW	1	4	194	1,615	911	111	3								2,839
Area S	2	12	88	254	73	2	2								433
Area SE		4	35	443	218	9	1								710
Area SW		3	75	323	166	1	1								569
Area W		4	67	367	164	16	3		1						622
Area XNE		2	6	2	1										11
Area XNW		2	208	95	20	5									330
Area XS			14	47	11										72
Area XSE		2	8	44	31	4	1	1							91
AreaXSW		1	12	35	14		1				1			1	65
Area XW			5	59	22	1									87
Area Other		12	89	108	25	6	3	1	1	1					246
ALL AREAS	7	81	1,518	5,971	3,250	424	49	7	3	2	1	1	1	1	11,316

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# 1996 TH/CND Total Units Listed

## by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	ALL BR
Area C	3	36	302	133	5	479
Area E	3	22	179	96	2	302
Area N		29	247	136	8	420
Area NE		21	185	72	2	280
Area NW		16	243	127	1	387
Area S		16	32	10		58
Area SE		6	37	35		78
Area SW		4	39	12		55
Area W		4	123	38		165
Area XNW			4			4
Area XS			5	1		6
Area XSE		1	2			3
Area XSW			1	1		2
Area Other		1	5			6
ALL AREAS	6	156	1,404	661	18	2,245

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# 1996 MH Total Units Listed

## by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	7 BR	ALL BR
Area C			2	3				5
Area E				4				4
Area N			1	1				2
Area NW		1	31	38	8	1		79
Area S			12	6	2			20
Area SE			1	2	1			4
Area SW		11	152	98	11	2		274
Area W			32	23	2	1		58
Area XNE			1					1
Area XNW	1	5	31	57	8			102
Area XS			3	10	1			14
AreaXSE			7	15	3			25
Area XSW		1	20	24	3			48
Area XW		4	48	139	20	1	1	213
Area Other		1	17	8	2			28
ALL AREAS	1	23	358	428	61	5	1	877

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# 1996 ALL RES Total Listings Expired

## by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR	11 BR	20 BR	22 BR	ALL BR
Area C	1	8	97	167	36	10		1	1					321
Area E	2	9	22	116	70	9								228
Area N		5	74	203	228	49	6	1						566
Area NE		2	32	98	109	25	2	2						270
Area NW		3	92	401	222	40	4							762
Area S	2	10	30	46	23		1							112
Area SE		5	8	67	31									111
Area SW		7	61	117	59	2								246
Area W		2	51	96	57	8	1							215
Area XNE			1	2										3
Area XNW		4	77	62	10	1								154
Area XS		1	5	12	5									23
Area XSE		2	7	22	10	1								42
Area XSW		1	17	28	7		2				1		1	57
Area XW		1	17	48	9							1		76
Area Other	1	4	23	38	11	3	3			1				84
ALL AREAS	6	64	614	1,523	887	148	19	4	1	1	1	1	1	3,270

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# 1996 ALL RES Total Listings Released

## by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	ALL BR
Area C	1	12	77	107	34	1	1		233
Area E		2	24	127	55	6		1	215
Area N		3	81	139	148	34	2		407
Area NE		3	31	66	89	21	2		212
Area NW		2	86	399	197	35			719
Area S		8	12	27	5				52
Area SE		2	14	56	33		1		106
Area SW		1	21	69	37				128
Area W		2	20	61	43				126
Area XNE					1				1
Area XNW	1	2	28	20	5				56
Area XS			2	4	2				8
Area XSE		1	1	10	12	2			26
AreaXSW			5	11	3				19
Area XW			6	38	9				53
Area Other		1	7	6	3	2		1	20
<b>ALL AREAS</b>	<b>2</b>	<b>39</b>	<b>415</b>	<b>1,140</b>	<b>676</b>	<b>101</b>	<b>6</b>	<b>2</b>	<b>2,381</b>

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# 1996 ALL RES Sales Avg % of List Price

## by Area and Residential Type

	MH	SFR	TH/C	ALL TYPES
Area C	92%	98%	96%	97%
Area E		97%	97%	97%
Area N	80%	96%	96%	96%
Area NE		97%	97%	97%
Area NW	92%	97%	97%	97%
Area S	95%	97%	97%	97%
Area SE	88%	98%	97%	98%
Area SW	93%	97%	97%	96%
Area W	92%	97%	98%	97%
Area XNE		86%		86%
Area XNW	95%	96%	99%	96%
Area XS		96%	96%	96%
Area XSE	96%	97%		97%
Area XSW	97%	101%		100%
Area XW	95%	98%		96%
Area Other	95%	94%	86%	94%
ALL AREAS	94%	97%	97%	97%

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# 1996 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	11 BR	13 BR	14 BR	22 BR	ALL BR
Area C	\$47,000	\$41,343	\$79,521	\$111,069	\$153,157	\$159,867	\$548,167	\$248,850	\$185,000	\$395,000					\$102,613
Area E	\$19,317	\$48,691	\$75,094	\$113,225	\$142,180	\$211,747	\$337,500	\$199,900							\$116,348
Area N		\$67,112	\$176,902	\$266,344	\$370,511	\$495,529	\$766,609	\$875,000							\$301,665
Area NE		\$71,000	\$114,591	\$175,523	\$259,157	\$344,591	\$695,948	\$189,000				\$1,750,000	\$2,400,000		\$212,196
Area NW	\$86,500	\$60,411	\$110,527	\$135,362	\$179,209	\$274,989	\$352,633								\$148,489
Area S	\$27,700	\$35,601	\$53,623	\$65,993	\$72,204	\$67,950	\$87,500								\$61,986
Area SE		\$44,695	\$75,877	\$95,989	\$116,422	\$193,049	\$90,000								\$100,233
Area SW		\$50,539	\$61,988	\$85,577	\$101,493	\$108,133	\$275,000								\$81,311
Area W		\$59,404	\$75,839	\$130,065	\$184,818	\$170,303	\$214,133		\$295,000						\$127,148
Area XNE		\$97,500	\$113,829	\$153,950	\$112,500										\$117,683
Area XNW	\$45,000	\$83,243	\$161,833	\$154,978	\$175,059	\$209,160									\$159,306
Area XS			\$111,718	\$136,469	\$146,233										\$131,824
Area XSE		\$93,033	\$102,029	\$167,623	\$219,007	\$218,575	\$295,000	\$1,000,000							\$180,831
Area XSW		\$60,500	\$76,743	\$114,281	\$143,988		\$165,000				\$188,000			\$950,000	\$115,315
Area XW		\$37,150	\$64,462	\$86,783	\$107,257	\$116,658		\$167,500							\$85,512
Area Other		\$148,489	\$157,594	\$187,440	\$201,148	\$429,667	\$438,000	\$159,900	\$775,000	\$650,000					\$186,510
ALL AREAS	\$40,989	\$57,897	\$102,046	\$136,094	\$208,225	\$337,414	\$547,964	\$386,125	\$418,333	\$522,500	\$188,000	\$1,750,000	\$2,400,000	\$950,000	\$151,446

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# 1996 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	11 BR	13 BR	14 BR	22 BR	ALL BR
Area C	\$75,675	\$56,597	\$83,571	\$112,440	\$153,492	\$159,867	\$548,167	\$248,850	\$185,000	\$395,000					\$109,434
Area E			\$98,540	\$115,633	\$142,502	\$211,747	\$337,500	\$199,900							\$126,992
Area N		\$151,250	\$263,205	\$282,537	\$372,369	\$495,529	\$766,609	\$875,000							\$344,002
Area NE		\$675,000	\$214,870	\$182,941	\$259,191	\$344,591	\$695,948	\$189,000				\$1,750,000	\$2,400,000		\$245,881
Area NW	\$86,500	\$101,963	\$124,110	\$136,971	\$180,183	\$276,264	\$352,633								\$155,565
Area S	\$27,700	\$33,492	\$55,516	\$67,374	\$72,883	\$67,950	\$87,500								\$64,866
Area SE		\$51,650	\$97,919	\$98,764	\$116,590	\$193,049	\$90,000								\$105,113
Area SW		\$130,800	\$77,310	\$90,261	\$103,499	\$94,500	\$275,000								\$92,962
AreaW		\$88,025	\$91,408	\$140,051	\$186,161	\$177,197	\$214,133		\$295,000						\$148,196
Area XNE		\$97,500	\$126,150	\$153,950	\$112,500										\$124,755
Area XNW		\$147,900	\$176,975	\$197,775	\$213,172	\$209,160									\$185,468
Area XS			\$125,679	\$144,528	\$150,627										\$141,794
Area XSE		\$104,800	\$127,038	\$194,138	\$229,085	\$218,575	\$295,000	\$1,000,000							\$209,219
Area XSW		\$55,000	\$113,644	\$137,120	\$159,893		\$165,000				\$188,000			\$950,000	\$150,145
Area XW			\$61,780	\$112,370	\$127,508	\$178,315									\$114,049
Area Other		\$161,988	\$173,120	\$195,815	\$206,500	\$429,667	\$438,000	\$159,900	\$775,000	\$650,000					\$199,752
ALL AREAS	\$63,514	\$90,659	\$120,491	\$141,487	\$210,740	\$340,265	\$547,964	\$417,357	\$418,333	\$522,500	\$188,000	\$1,750,000	\$2,400,000	\$950,000	\$168,085

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# 1996 TH/CND Avg List Price

## by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	ALL BR
Area C	\$8,767	\$28,207	\$72,040	\$102,016	\$139,310	\$77,375
Area E	\$19,317	\$48,691	\$72,474	\$95,866	\$83,700	\$77,724
Area N		\$58,408	\$148,506	\$200,423	\$226,700	\$160,585
Area NE		\$42,238	\$89,657	\$136,679	\$252,450	\$99,355
Area NW		\$51,018	\$106,363	\$135,212	\$52,500	\$113,403
Area S		\$37,183	\$48,797	\$43,610		\$44,699
Area SE		\$40,058	\$55,199	\$61,294		\$56,769
Area SW		\$36,775	\$54,800	\$68,996		\$56,586
Area W		\$30,784	\$72,969	\$76,743		\$72,816
Area XNW			\$129,350			\$129,350
Area XS			\$90,700	\$134,900		\$98,067
Area XSE		\$69,500	\$89,900			\$83,100
Area XSW			\$87,900	\$124,900		\$106,400
Area Other		\$110,000	\$144,400			\$138,667
ALL AREAS	\$14,042	\$43,390	\$92,963	\$126,516	\$179,719	\$99,882

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# 1996 MH Avg List Price

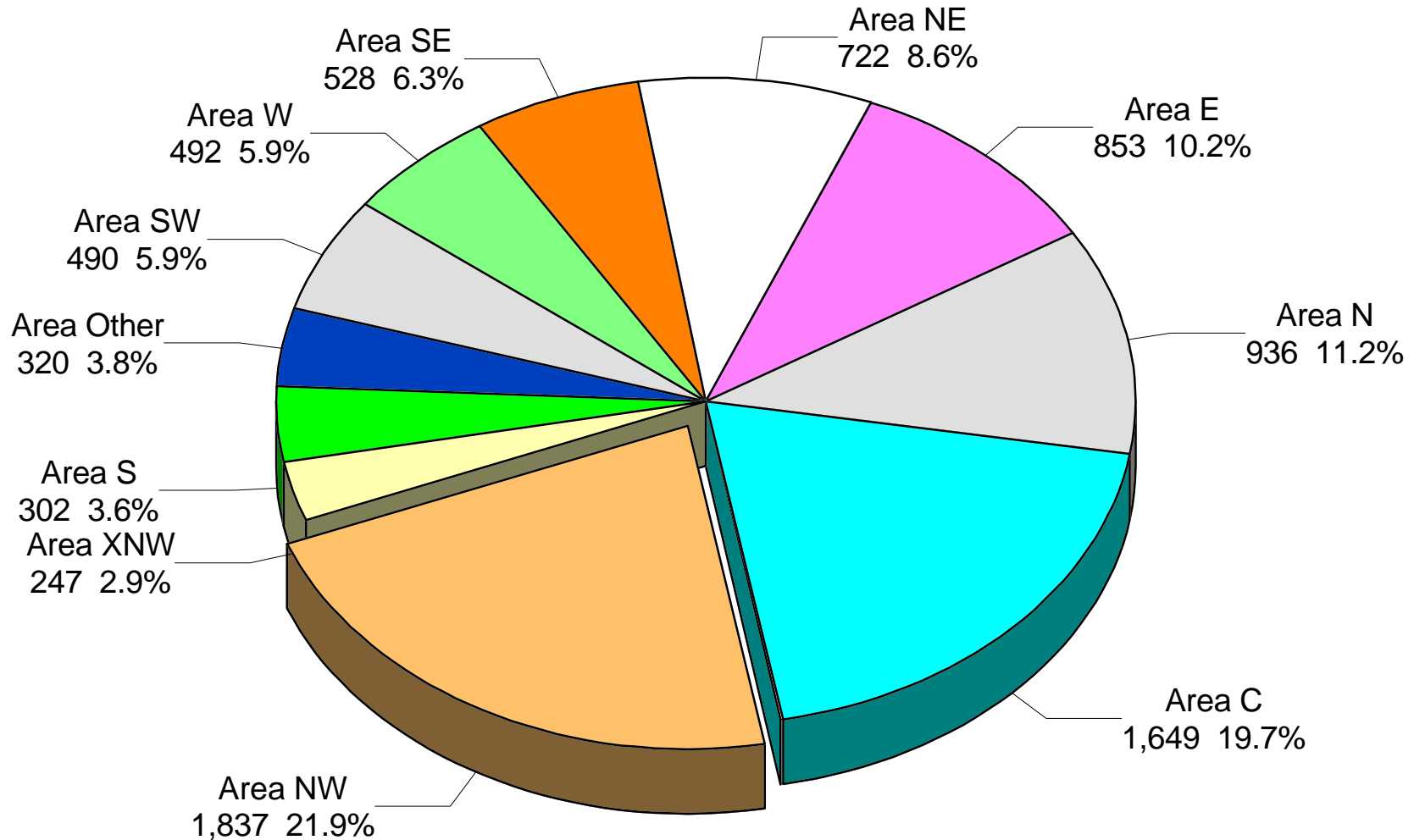
## by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	7 BR	ALL BR
Area C			\$59,000	\$77,433				\$70,060
Area E				\$118,788				\$118,788
Area N			\$27,500	\$49,900				\$38,700
Area NW		\$44,500	\$58,162	\$67,513	\$84,175	\$133,500		\$66,075
Area S			\$52,609	\$44,825	\$47,450			\$49,758
Area SE			\$69,500	\$88,475	\$79,900			\$81,588
Area SW		\$33,655	\$56,272	\$72,170	\$71,224	\$114,950		\$62,079
Area W			\$52,609	\$58,819	\$74,750	\$60,000		\$55,963
Area XNE			\$39,900					\$39,900
Area XNW	\$45,000	\$57,380	\$64,427	\$83,651	\$79,774			\$75,837
Area XS			\$81,600	\$98,750	\$97,900			\$95,014
Area XSE			\$76,914	\$89,847	\$114,859			\$89,227
Area XSW		\$66,000	\$54,045	\$80,532	\$69,767			\$68,520
Area XW		\$37,150	\$64,741	\$75,922	\$84,980	\$55,000	\$167,500	\$73,857
Area Other		\$25,000	\$80,188	\$74,375	\$134,250			\$80,418
ALL AREAS	\$45,000	\$40,922	\$59,381	\$75,651	\$82,610	\$95,680	\$167,500	\$68,766

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# 1996 ALL RES Sales Units % of Market

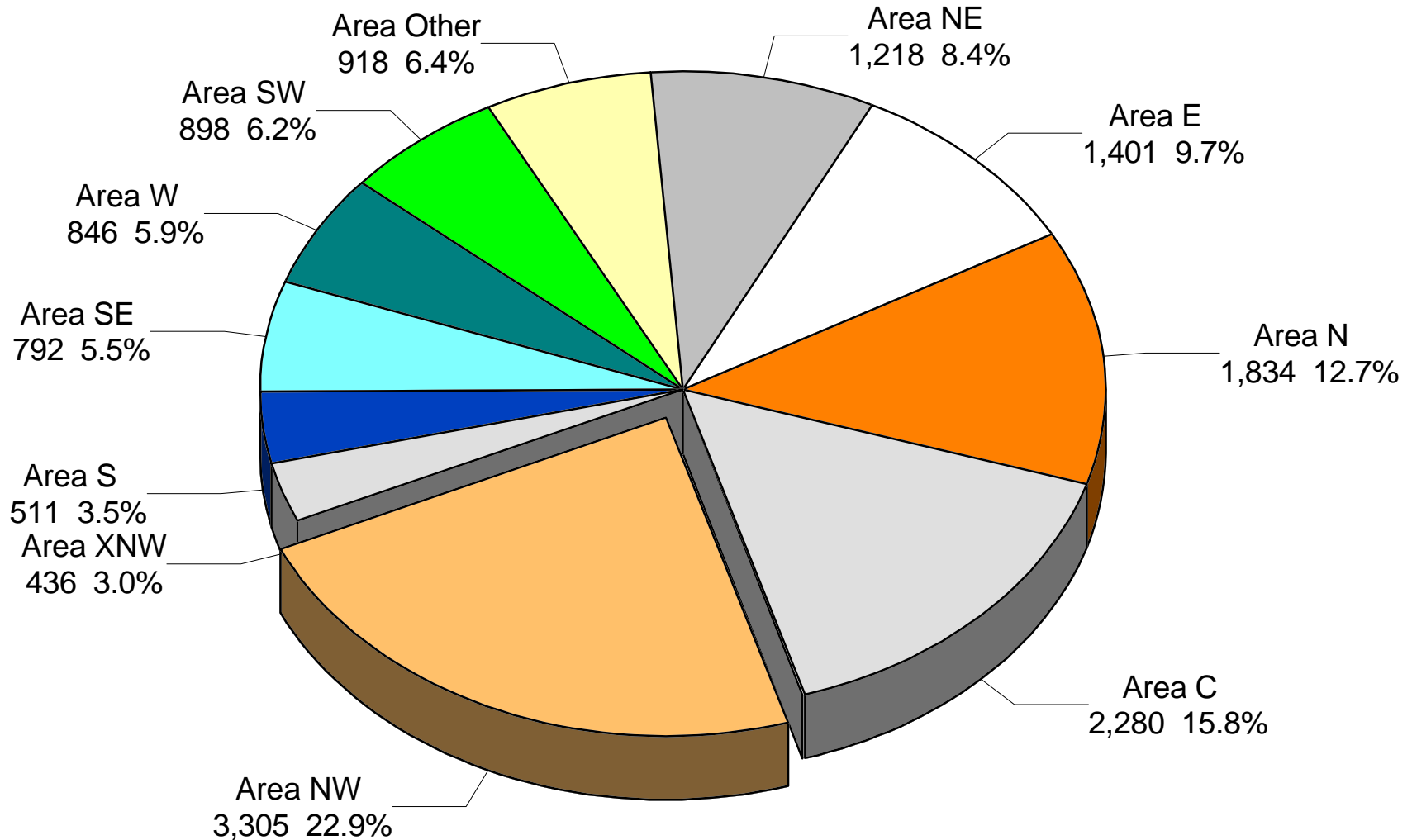
by Area



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# 1996 ALL RES Units Listed % of Market

by Area



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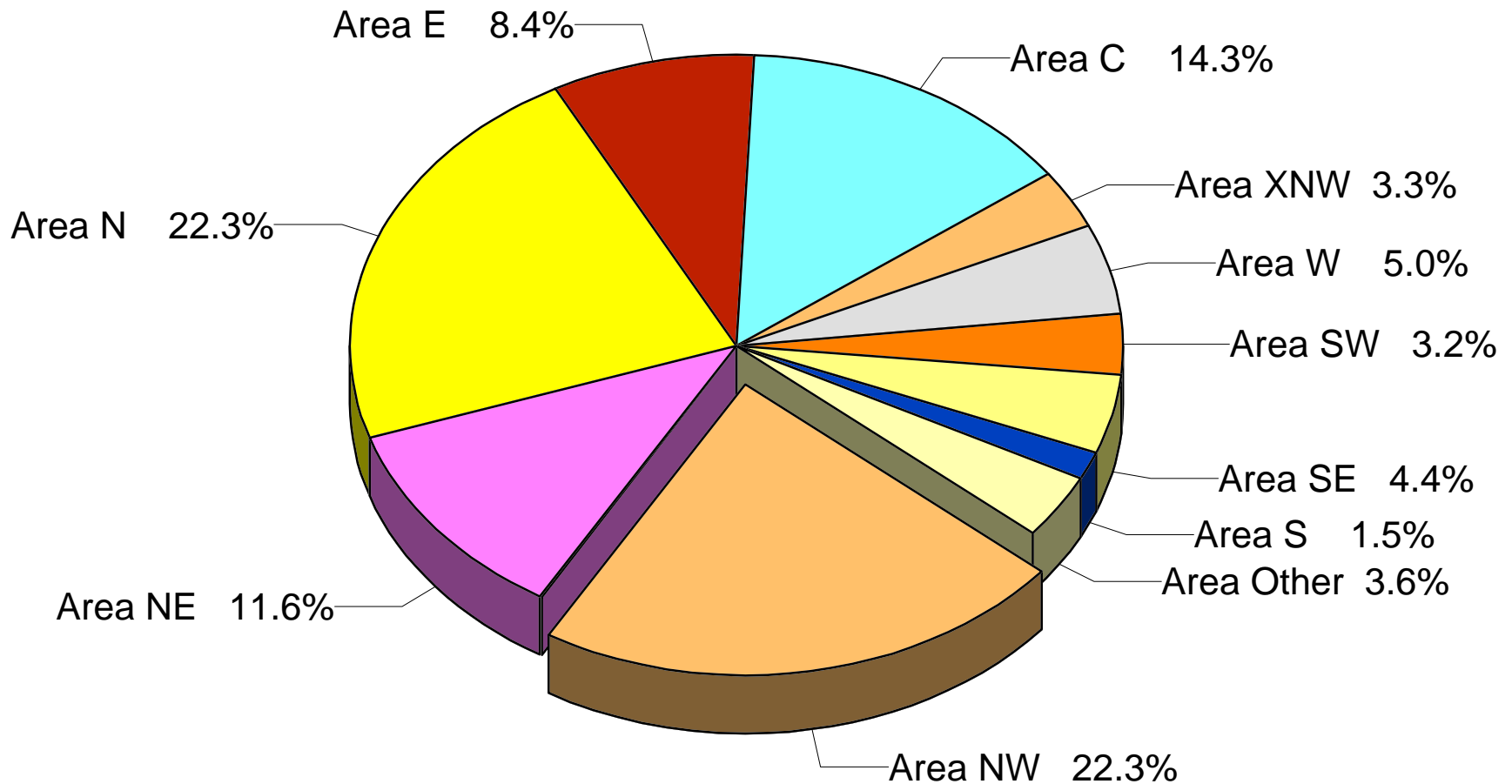
# 1996 ALL RES Avg Market Time of Expireds by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	ALL BR
Area C	60	68	94	107	93	99	19		98
Area E		113	94	104	92	152		86	101
Area N		149	117	128	152	170	271		139
Area NE		103	128	131	129	134	66		129
Area NW		39	125	123	118	110			121
Area S		108	114	98	377				130
Area SE		59	145	94	92		238		101
Area SW		90	103	101	106				103
Area W		59	124	143	165				146
Area XNE					119				119
Area XNW	672	51	150	121	170				147
Area XS			154	100	181				134
Area XSE		169	132	228	203	188			207
Area XSW			80	145	171				132
Area XW			111	121	73				112
Area Other		347	262	212	201	78		165	219
ALL AREAS	366	94	119	120	129	138	155	126	123

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# 1996 ALL RES Total Sales Volume % of Market by Area



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# 1996 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	34	3	2	6	3	24		21	6					2	7		108
30,000 - 39,999	21	14	1	15	24	29	5	49	14		3			1	5		181
40,000 - 49,999	50	18	1	19	12	55	18	44	22	1	6		1	4	16	4	271
50,000 - 59,999	123	21	12	13	24	75	39	53	55	1	9		1	1	20	5	452
60,000 - 69,999	247	41	7	11	36	79	48	80	58		3	2	1	4	14	9	640
70,000 - 79,999	281	74	12	32	68	27	82	75	54	1	15		4	2	14	6	747
80,000 - 89,999	242	143	9	13	217	10	100	77	42		10	4	2	5	12	9	895
90,000 - 99,999	171	145	23	26	251	2	90	41	38	1	10	5	2	3	7	3	818
100,000 - 119,999	190	207	45	60	374		113	35	48	1	15	7	9	7	19	11	1,141
120,000 - 139,999	122	95	50	109	221	1	24	8	30		48	5	4	6	2	8	733
140,000 - 159,999	65	35	70	84	177		3	3	22		35	4	5	3	4	7	517
160,000 - 179,999	37	17	85	89	141		2	4	33	1	33	4	3		2	6	457
180,000 - 199,999	15	17	71	55	94				20		28			1	1	3	305
200,000 - 249,999	27	10	169	72	121		3		34	1	21		2		2	8	470
250,000 - 299,999	11	6	114	54	50				13		7	1	1	1		2	260
300,000 - 399,999	9	5	146	45	23		1		3		4	1	1			3	241
400,000 - 499,999	2	1	51	11													65
500,00 or over	2	1	68	8	1								2	1		2	85
All Price Ranges	1,649	853	936	722	1,837	302	528	490	492	7	247	33	38	41	125	86	8,386

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# 1996 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	41	4	1	5	4	18	1	12	7					2	7	1	103
30,000 - 39,999	37	15		24	14	39	6	58	17	1	7			2	11	2	233
40,000 - 49,999	52	26	1	24	17	68	18	71	34		13		1	10	25	11	371
50,000 - 59,999	132	29	23	17	41	114	44	85	75	1	13	1	2	7	33	13	630
60,000 - 69,999	326	47	8	12	55	132	54	116	74	1	12	6	6	8	40	16	913
70,000 - 79,999	357	82	32	30	70	87	96	135	69	1	25	5	7	11	44	14	1,065
80,000 - 89,999	319	173	10	15	249	42	135	165	78		23	11	8	14	34	13	1,289
90,000 - 99,999	258	238	24	41	396	6	147	108	66	1	18	15	7	15	29	14	1,383
100,000 - 119,999	235	329	70	96	669	2	195	91	86	1	17	14	14	10	41	10	1,880
120,000 - 139,999	191	221	89	143	435	1	53	17	66	3	45	16	9	12	15	28	1,344
140,000 - 159,999	107	84	98	152	315	1	4	12	43		72	12	13	7	8	27	955
160,000 - 179,999	74	56	133	135	294		3	9	59	2	55	5	13	5	6	21	870
180,000 - 199,999	44	37	155	89	256		4	9	46		42	2	9	4	2	17	716
200,000 - 249,999	47	32	328	137	273		10	3	69	1	47	1	10	4	4	35	1,001
250,000 - 299,999	29	12	235	112	128	1	16	6	35		30	2	10		1	27	644
300,000 - 399,999	14	9	296	101	58		5		13		10	1	5	3		18	533
400,000 - 499,999	8	4	144	34	13		1	1	7		6		1			4	223
500,00 or over	9	3	187	51	18				2		1	1	4	1		9	286
All Price Ranges	2,280	1,401	1,834	1,218	3,305	511	792	898	846	12	436	92	119	115	300	280	14,439

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# 1996 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	74	113	33	111	96	104		85	24					167	80		85
30,000 - 39,999	47	74	18	55	82	61	113	88	91		75			7	126		75
40,000 - 49,999	61	70	15	80	117	56	39	69	66	118	62		20	113	106	47	68
50,000 - 59,999	46	58	38	68	68	49	42	65	67	39	118		21	701	68	58	57
60,000 - 69,999	48	43	40	6	45	52	35	62	54		65	67	45	81	102	78	51
70,000 - 79,999	38	36	43	90	59	73	46	71	53	65	96		15	120	96	66	50
80,000 - 89,999	43	53	121	61	55	48	46	69	55		100	36	58	73	54	61	53
90,000 - 99,999	42	50	75	58	60	68	50	60	48	69	53	62	92	17	64	48	53
100,000 - 119,999	49	55	63	56	69		63	70	60	10	115	103	76	68	49	127	62
120,000 - 139,999	75	51	72	61	72	854	68	121	62		90	60	64	81	97	66	70
140,000 - 159,999	61	54	78	46	66		86	48	79		107	51	57	46	43	32	65
160,000 - 179,999	52	139	69	68	74		124	92	89	136	129	111	41		153	90	79
180,000 - 199,999	60	68	86	87	101				121		104			473		112	94
200,000 - 249,999	55	87	78	74	85		236		101	71	97		40		173	111	82
250,000 - 299,999	50	74	84	137	100				79		61	70	85	324		104	96
300,000 - 399,999	69	259	102	112	119		191		119		23	338	413			175	110
400,000 - 499,999	154	81	132	112													128
500,00 or over	78	233	131	105	64								143	70		287	131
All Price Ranges	49	56	87	75	70	61	52	70	68	73	99	81	70	110	83	87	67

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# 1996 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	5		2	1	3		4	2			2		1	4		30
30,000 - 39,999	4	5		3	1	11	4	15	6	1				1	2	2	55
40,000 - 49,999	7	4		3	4	15	1	22	11		5			3	6	1	82
50,000 - 59,999	11	4	3	2	4	21	9	19	15		6	1	1	3	7	6	112
60,000 - 69,999	41	2	2	2	3	34	7	22	9		7		4	5	13	2	153
70,000 - 79,999	36	7	3	1	4	21	8	27	10	1	12	1		10	12	4	157
80,000 - 89,999	32	17	3	2	25	8	17	46	16		9			4	5	7	191
90,000 - 99,999	29	27	4	6	72	1	14	42	15		2	1	5	5	10	3	236
100,000 - 119,999	57	44	16	15	152	1	32	41	18		6	4	3	5	6	4	404
120,000 - 139,999	34	54	13	21	111		7	7	22	1	14	5	4	5	2	8	308
140,000 - 159,999	17	26	17	32	82	1	1	3	12		12	4	6	4		7	224
160,000 - 179,999	18	16	42	28	97		1	2	20		21	3	8	2	2	4	264
180,000 - 199,999	14	7	59	22	64	1	1	3	21		21		1	3	2	7	226
200,000 - 249,999	10	6	93	44	96		4	4	24		24		2	1	3	8	319
250,000 - 299,999	10	1	86	44	48		8	2	6	1	15		4	1	1	12	239
300,000 - 399,999	3	7	102	33	28		2		6		6	1	2	2		4	196
400,000 - 499,999		4	47	16	6				3		3	1		1	1	2	84
500,00 or over	6	2	93	22	6				4		1	1	3	1	1	4	144
All Price Ranges	335	238	583	298	804	117	116	259	220	4	164	24	43	57	77	85	3,424

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# 1996 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	6			2	1	6											15
30,000 - 39,999	5	1		1	1	8	2	4	3						2		27
40,000 - 49,999	2	3	1	1	2	8	1	9	1		4			5	4		41
50,000 - 59,999	18	3	1	0	4	6	7	8	4		2			2	7		62
60,000 - 69,999	16	6	3	1	5	11	5	15	9		4		2	1	5		83
70,000 - 79,999	32	4	5	6	11	6	8	27	8		3		1	1	11		123
80,000 - 89,999	26	16	2	1	18	7	12	23	3		4	2	7	4	7	3	135
90,000 - 99,999	26	37	5	4	60		21	16	10		1		1	3	7		191
100,000 - 119,999	22	56	17	11	148		30	17	10	1	4	1	2		4	1	324
120,000 - 139,999	23	37	15	13	105		7	3	10		5	3	5		5	5	236
140,000 - 159,999	17	15	16	23	63		4		9		6						153
160,000 - 179,999	12	14	30	20	82			2	7		8		3	1		4	183
180,000 - 199,999	6	4	31	13	73		2		7		4		2				142
200,000 - 249,999	6	8	53	31	84		1		20		4	1		1	1	1	211
250,000 - 299,999	4	6	59	26	31		2	3	16		5			1		1	154
300,000 - 399,999	5	2	76	25	19			1	9		1		3			1	142
400,000 - 499,999	2	2	41	15	4		2				1						67
500,00 or over	1		51	17	3							1				4	77
All Price Ranges	229	214	406	210	714	52	104	128	126	1	56	8	26	19	53	20	2,366

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# 1996 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	4		1	1		13		3									22
30,000 - 39,999	10	1	1			10	1	2	3								28
40,000 - 49,999	32				1	35		5	5	1			1	1		1	82
50,000 - 59,999	92	1			3	64	9	14	20	1	2			1	1	5	213
60,000 - 69,999	190	7	1		10	78	33	53	21			1		1	1	7	403
70,000 - 79,999	220	39	0	1	46	27	80	67	39	1	4		2	1	3	3	533
80,000 - 89,999	194	109		0	175	10	99	68	33		1	4		2	3	7	705
90,000 - 99,999	128	119	4	6	221	1	90	38	35	1	1	5	1	3	4	2	659
100,000 - 119,999	160	190	5	38	328		109	33	46	1	15	7	8	6	6	9	961
120,000 - 139,999	110	94	20	88	190	1	23	7	27		43	4	4	5	1	6	623
140,000 - 159,999	59	34	44	70	159		3	1	22		35	4	5	3	4	6	449
160,000 - 179,999	34	17	63	80	131		2	4	31	1	33	4	3		2	6	411
180,000 - 199,999	13	17	52	53	80				19		28			1	0	3	266
200,000 - 249,999	24	10	141	68	107		3		34	1	20		2		2	8	420
250,000 - 299,999	10	6	103	54	44				13		7	1	1	1		2	242
300,000 - 399,999	9	5	138	45	20		1		3		4	1	1			3	230
400,000 - 499,999	2	1	48	11													62
500,00 or over	2	1	68	8	1								2	1		2	85
All Price Ranges	1,293	651	689	523	1,516	239	453	295	351	7	193	31	30	26	27	70	6,394

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# 1996 TH/CND Total Sales Units

## by Sale Price and Area

	C	E	N	NE	NW	S	SE	SW	W	XNW	XS	Other	ALL Areas
29,999 or under	29	3		5	1	7		1	3				49
30,000 - 39,999	11	13		15	17	14	4	9	6				89
40,000 - 49,999	18	18	1	19	4	19	18	9	8				114
50,000 - 59,999	30	20	12	13	11	9	30	9	29				163
60,000 - 69,999	53	34	6	11	19		15	8	29				175
70,000 - 79,999	56	35	11	31	16		1	2	11				163
80,000 - 89,999	43	33	9	12	39				8				144
90,000 - 99,999	41	25	19	20	26				3				134
100,000 - 119,999	26	14	40	22	37				2				141
120,000 - 139,999	6	1	29	18	20				2	3	1	2	82
140,000 - 159,999	2	1	26	9	13			2				1	54
160,000 - 179,999	2		21	6	8				2				39
180,000 - 199,999	2		19	2	9								32
200,000 - 249,999	3		28	3	3								37
250,000 - 299,999	1		10										11
300,000 - 399,999			7										7
400,000 - 499,999			2										2
All Price Ranges	323	197	240	186	223	49	68	40	103	3	1	3	1,436

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# 1996 MH Total Sales Units

## by Sale Price and Area

	C	N	NW	S	SE	SW	W	XNW	XSE	XSW	XW	Other	ALL Areas
29,999 or under	1	1	2	3		17	3			2	7		36
30,000 - 39,999			7	5		38	5	3		1	5		64
40,000 - 49,999			7	1		29	9	6		3	16	3	74
50,000 - 59,999	1		10	1		30	5	7	1		19		74
60,000 - 69,999			7			18	5	3	1	3	13	2	52
70,000 - 79,999	2		6		1	6		10	2	1	11	3	42
80,000 - 89,999			1			9		9	2	3	8	2	34
90,000 - 99,999			2	1		3		8	1		3	1	19
100,000 - 119,999						1			1		9	1	12
120,000 - 139,999						1		2					3
All Price Ranges	4	1	42	11	1	152	27	48	8	13	91	12	410

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# 1996 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					11	1	2									17
30,000 - 39,999	9					17	1	5	4						1		37
40,000 - 49,999	25				1	44	2	6	7				1		1	8	95
50,000 - 59,999	91	2			1	95	10	19	24	1	2	1	1	1	1	10	259
60,000 - 69,999	246	5	1		15	128	35	71	28	1	2	6			3	13	554
70,000 - 79,999	277	36	2	1	40	87	90	109	42	1	6	1	2	5	6	10	715
80,000 - 89,999	264	119		1	203	42	134	127	55		5	5		7	10	12	984
90,000 - 99,999	197	186	4	9	335	5	147	100	56	1	4	10	5	10	14	8	1,091
100,000 - 119,999	197	301	5	52	599	1	194	82	80	1	12	11	11	8	23	7	1,584
120,000 - 139,999	180	213	27	114	373	1	53	13	59	3	37	14	6	11	11	24	1,139
140,000 - 159,999	100	82	64	130	274	1	4	8	39		71	12	13	6	7	24	835
160,000 - 179,999	69	54	99	119	283		3	9	56	2	55	5	13	5	5	21	798
180,000 - 199,999	41	37	119	86	242		4	8	46		42	2	9	4	2	17	659
200,000 - 249,999	39	32	279	132	261		10	3	69	1	47	1	10	4	3	34	925
250,000 - 299,999	27	12	218	109	123	1	16	6	35		30	2	10			27	616
300,000 - 399,999	14	9	266	100	58		5		13		10	1	5	3		18	502
400,000 - 499,999	8	4	141	34	13		1	1	7		6		1			4	220
500,00 or over	9	3	187	51	18				2		1	1	4	1		9	286
All Price Ranges	1,796	1,095	1,412	938	2,839	433	710	569	622	11	330	72	91	65	87	246	11,316

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# 1996 TH/CND Total Units Listed

## by List Price and Area

	C	E	N	NE	NW	S	SE	SW	W	XNW	XS	XSE	XSW	Other	ALL Areas
29,999 or under	38	4		5	2	6			3						58
30,000 - 39,999	28	15		24	12	15	5	9	6						114
40,000 - 49,999	27	26		24	1	19	16	12	11						136
50,000 - 59,999	39	27	23	17	25	16	34	16	42						239
60,000 - 69,999	80	42	7	12	19	2	18	14	35			1			230
70,000 - 79,999	77	46	30	29	20		4	2	22						230
80,000 - 89,999	55	54	10	14	42		1	1	20		3	2	1		203
90,000 - 99,999	61	51	20	32	57				8		2				231
100,000 - 119,999	38	27	65	44	66				5	1				1	247
120,000 - 139,999	11	7	62	29	60				6	3	1		1	2	182
140,000 - 159,999	7	1	34	22	41			1	4					3	113
160,000 - 179,999	5	2	34	16	11				3						71
180,000 - 199,999	3		36	3	14										56
200,000 - 249,999	8		49	5	12										74
250,000 - 299,999	2		17	3	5										27
300,000 - 399,999			30	1											31
400,000 - 499,999			3												3
All Price Ranges	479	302	420	280	387	58	78	55	165	4	6	3	2	6	2,245

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# 1996 MH Total Units Listed

## by List Price and Area

	C	E	N	NW	S	SE	SW	W	XNE	XNW	XS	XSE	XSW	XW	Other	ALL Areas
29,999 or under			1	2	1		10	4					2	7	1	28
30,000 - 39,999				2	7		44	7	1	7			2	10	2	82
40,000 - 49,999			1	15	5		53	16		13			10	24	3	140
50,000 - 59,999	2			15	3		50	9		11		1	6	32	3	132
60,000 - 69,999				21	2	1	31	11		10		5	8	37	3	129
70,000 - 79,999	3			10		2	24	5		19	4	5	6	38	4	120
80,000 - 89,999				4			37	3		18	3	6	6	24	1	102
90,000 - 99,999		1		4	1		8	2		14	3	2	5	15	6	61
100,000 - 119,999		1		4	1	1	9	1		4	3	3	2	18	2	49
120,000 - 139,999		1		2			4			5	1	3		4	2	22
140,000 - 159,999		1					3			1			1	1		7
160,000 - 179,999														1		1
180,000 - 199,999							1									1
200,000 - 249,999														1	1	2
250,000 - 299,999														1		1
All Price Ranges	5	4	2	79	20	4	274	58	1	102	14	25	48	213	28	877

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# 1996 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	96		60	393		62		21									78
30,000 - 39,999	47	81	18			44	168	73	37								51
40,000 - 49,999	39				97	47		29	55	118			20	88		44	45
50,000 - 59,999	40	40			142	46	32	38	54	39	172			701	17	58	49
60,000 - 69,999	41	30	17		39	52	37	58	41			67		170	88	87	46
70,000 - 79,999	33	33		28	62	73	46	67	53	65	143		16	70	77	69	47
80,000 - 89,999	39	54			54	48	46	67	55		317	36		73	68	74	51
90,000 - 99,999	40	49	84	38	59	68	50	59	46	69	102	62	86	17	80	30	52
100,000 - 119,999	44	55	76	57	68		63	70	61	10	115	103	80	68	51	135	62
120,000 - 139,999	75	51	74	61	69	854	68	119	58		85	74	64	81	97	74	69
140,000 - 159,999	62	55	80	44	67		86	97	79		107	51	57	46	43	32	66
160,000 - 179,999	54	139	69	69	73		124	92	83	136	129	111	41		153	90	79
180,000 - 199,999	67	68	83	88	94				121		104			473		112	92
200,000 - 249,999	50	87	80	74	83		236		101	71	97		40		173	111	83
250,000 - 299,999	42	74	84	137	100				79		61	70	85	324		104	97
300,000 - 399,999	69	259	103	112	119		191		119		23	338	413			175	111
400,000 - 499,999	154	81	128	112													125
500,00 or over	78	233	131	105	64								143	70		287	131
All Price Ranges	45	57	92	78	69	55	53	64	67	73	104	84	77	117	77	95	66

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# 1996 TH/CND Avg Market Time

## by Sale Price and Area

	C	E	N	NE	NW	S	SE	SW	W	XNW	XS	Other	ALL Areas
29,999 or under	70	113		55	73	198		245	33				90
30,000 - 39,999	48	74		55	82	83	94	59	98				71
40,000 - 49,999	101	70	15	80	137	66	39	73	59				72
50,000 - 59,999	64	59	38	68	36	61	46	67	56				55
60,000 - 69,999	76	45	44	6	46		31	43	54				54
70,000 - 79,999	49	38	43	94	42		5	60	56				50
80,000 - 89,999	59	48	121	61	54				56				59
90,000 - 99,999	50	55	73	64	59				63				58
100,000 - 119,999	83	45	61	55	79				37				67
120,000 - 139,999	72	52	70	62	96				124	62	4	42	74
140,000 - 159,999	50	3	75	60	54			23				36	63
160,000 - 179,999	23		69	55	92				186				75
180,000 - 199,999	15		93	58	165								106
200,000 - 249,999	106		68	83	165								79
250,000 - 299,999	128		83										87
300,000 - 399,999			86										86
400,000 - 499,999			215										215
All Price Ranges	64	52	71	63	71	89	43	64	61	62	4	40	64

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# 1996 MH Avg Market Time

## by Sale Price and Area

	C	N	NW	S	SE	SW	W	XNW	XSE	XSW	XW	Other	ALL Areas
29,999 or under	97	6	108	69		87	15			167	80		82
30,000 - 39,999			82	33		95	115	75		7	126		91
40,000 - 49,999			108	152		74	77	62		121	106	48	86
50,000 - 59,999	22		81	133		77	180	103	21		71		85
60,000 - 69,999			51			83	115	65	45	51	103	47	82
70,000 - 79,999	183		87		103	116		78	15	169	101	63	94
80,000 - 89,999			153			81		76	58	74	48	18	69
90,000 - 99,999			120			77		47	98		1	86	65
100,000 - 119,999						56			45		47	57	49
120,000 - 139,999						139		238					205
All Price Ranges	121	6	86	66	103	85	103	80	44	96	85	51	84

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# 1996 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						3											3
30,000 - 39,999	1					5		1	2								9
40,000 - 49,999	2					10	1		2		1			1		1	18
50,000 - 59,999	4					16	3	3	1		2	1	1	1	1	5	38
60,000 - 69,999	20					32	5	9	5				1	2	1	1	76
70,000 - 79,999	31	3			1	21	8	19	7	1	4	1		3	2	3	104
80,000 - 89,999	25	7			21	8	16	33	7						1	4	122
90,000 - 99,999	16	19	1		54	1	14	33	12				4	1	4	2	161
100,000 - 119,999	43	40	1	7	134		31	34	18		3	4	3	4	1	2	325
120,000 - 139,999	31	51	4	16	87		7	6	20	1	12	5	3	5	2	6	256
140,000 - 159,999	15	25	10	26	70	1	1	2	9		12	3	6	3		7	190
160,000 - 179,999	16	16	26	22	94		1	2	18		21	3	7	2	1	4	233
180,000 - 199,999	14	7	40	21	60	1	1	3	21		21		1	3	2	7	202
200,000 - 249,999	8	6	78	43	92		4	4	24		23		2	1	2	8	295
250,000 - 299,999	9	1	76	42	45		8	2	6	1	15		4	1		12	222
300,000 - 399,999	3	7	91	33	27		2		6		6	1	2	2		4	184
400,000 - 499,999		4	47	16	6				3		3	1		1	1	2	84
500,00 or over	6	2	92	22	6				4		1	1	3	1	1	4	143
All Price Ranges	244	188	466	248	697	98	102	151	165	3	124	20	37	31	19	72	2,665

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# 1996 TH/CND Totals Listings Expired

## by List Price and Area

	C	E	N	NE	NW	S	SE	SW	W	XNW	XS	Other	ALL Areas
29,999 or under	6	5		2				1					14
30,000 - 39,999	3	5		3	1	5	4	1	3				25
40,000 - 49,999	5	4		3		4		3	3				22
50,000 - 59,999	6	4	3	2	3	4	6	5	6				39
60,000 - 69,999	21	2	2	2			2	5	3				37
70,000 - 79,999	5	4	3	1	1				3				17
80,000 - 89,999	7	10	3	2	3		1	1	7				34
90,000 - 99,999	13	8	3	6	18			1	3				52
100,000 - 119,999	14	4	15	8	18								59
120,000 - 139,999	3	3	9	5	23				2	1		1	47
140,000 - 159,999	2	1	8	6	12				3		1		33
160,000 - 179,999	2		16	6	3				2				29
180,000 - 199,999			19	1	4								24
200,000 - 249,999	2		15	1	4					1			23
250,000 - 299,999	1		10	2	3								16
300,000 - 399,999			12	1	1								14
500,00 or over			1										1
All Price Ranges	90	50	119	51	94	13	13	17	35	2	1	1	486

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# 1996 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		1			3	2			2		1	4		13
30,000 - 39,999			1		13	1	1				1	2	2	21
40,000 - 49,999		4	1		19	6		4			2	6		42
50,000 - 59,999	1	1	1		11	8		4			2	6	1	35
60,000 - 69,999		3	2		8	1		7		3	3	12	1	40
70,000 - 79,999		2			8			8			7	10	1	36
80,000 - 89,999		1			12	2		9			4	4	3	35
90,000 - 99,999					8	1		2	1	1	4	6	1	24
100,000 - 119,999			1	1	7			3			1	5	2	20
120,000 - 139,999		1			1			1		1			1	5
140,000 - 159,999					1						1			2
160,000 - 179,999										1		1		2
200,000 - 249,999												1		1
250,000 - 299,999												1		1
All Price Ranges	1	13	6	1	91	21	1	38	3	6	26	58	12	277

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# 1996 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						2											2
30,000 - 39,999						3		1	1								5
40,000 - 49,999	1					6		1						1			9
50,000 - 59,999	13					4	1	1	1					1	1		22
60,000 - 69,999	9				2	9	1	9	1		1				2		34
70,000 - 79,999	27	3	1		7	6	8	21	5					1	6		85
80,000 - 89,999	24	5	1		14	7	13	21	2		1			2	3	3	96
90,000 - 99,999	16	29		2	52		21	15	9				1	2	6		153
100,000 - 119,999	13	49	1	3	137		30	15	10	1	4		1		1	1	266
120,000 - 139,999	18	37	3	11	97		7	2	9		4	3	4		4	3	202
140,000 - 159,999	13	14	12	18	50		4		9		5						125
160,000 - 179,999	12	12	25	19	76			2	7		8		3	1		3	168
180,000 - 199,999	7	4	27	12	70		2		7		4		2				135
200,000 - 249,999	4	8	46	29	80		1		20		4	1		1	1	1	196
250,000 - 299,999	4	6	50	26	31		2	3	16		5			1		1	145
300,000 - 399,999	5	2	71	25	19			1	9		1		3			1	137
400,000 - 499,999	2	2	39	15	4		2				1						65
500,00 or over	1		51	17	3							1				4	77
All Price Ranges	169	171	327	177	642	37	92	92	106	1	38	5	14	10	24	17	1,922

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# 1996 TH/CND Total Listings Released

## by List Price and Area

List Price Code	C	E	N	NE	NW	S	SE	SW	W	XS	XSW	Other	ALL Areas
29,999 or under	6			2									8
30,000 - 39,999	4	1		1	1	4	2	1	1				15
40,000 - 49,999	1	3		1		1	1	2					9
50,000 - 59,999	5	3	1	1	3	2	6	3	2				26
60,000 - 69,999	8	6	3	1	2	1	4	1	5				31
70,000 - 79,999	4	1	4	6	2				1				18
80,000 - 89,999	3	11	1	1	4		1			1	1		23
90,000 - 99,999	9	7	5	2	7				1				31
100,000 - 119,999	9	7	16	9	12								53
120,000 - 139,999	5		12	2	10				1				30
140,000 - 159,999	4		4	5	13								26
160,000 - 179,999	1	2	5	1	7							1	17
180,000 - 199,999			5	1	3								9
200,000 - 249,999	2		7	2	4								15
250,000 - 299,999			9										9
300,000 - 399,999			5										5
400,000 - 499,999			2										2
All Price Ranges	61	41	79	35	68	8	14	7	11	1	1	1	327

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# 1996 MH Total Listings Released

## by List Price and Area

	C	E	N	NW	S	SW	W	XNW	XS	XSE	XSW	XW	Other	ALL Areas
29,999 or under				1	4									5
30,000 - 39,999	1				1	2	1					2		7
40,000 - 49,999			1	2	1	6	1	4			4	4		23
50,000 - 59,999				1		4	1	2			1	6		15
60,000 - 69,999				1	1	5	3	3		2	1	3		19
70,000 - 79,999	1			2		6	2	3		1		5		20
80,000 - 89,999						2	1	3	1	7	1	4		19
90,000 - 99,999	1	1		1		1		1			1	1		7
100,000 - 119,999		1		1		2			1	1		3		9
120,000 - 139,999						1		1		1		1	2	6
140,000 - 159,999		1						1						2
All Price Ranges	3	3	1	9	7	29	9	18	2	12	8	29	2	132

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