

MLS YEAR IN REVIEW

1998

Residential Statistical Report



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

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CONTACT: Dan McEvoy, President, 797-4220
Gary E. Doran, Chief Executive Officer, 327-4218

1998 MLS Year End Residential Statistics

The Tucson Association of REALTORS® Multiple Listing Service, Inc. reports adjusted year end figures indicating an 18% increase in the number of residential home sales in 1998 (10,020 units) compared to 1997 (8,472 units). Total dollar volume rose by 23% in 1998 (\$1,375,979,968) compared to 1997 (\$1,119,115,902). The Northwest area continues to lead the market in both properties listed and sold. Average sale price for all Residential types increased by 4% from 1997 (\$132,096) to 1998 (\$137,323). Single Family homes sold for an average of \$149,512 in 1998, compared to \$144,579 in 1997.

Average market time dropped by 9% in 1998 (71 days) compared to 1997 (78 days). Residential listings took an average of 43 days to close escrow and sold for an average of 97% of the listed price.

The record year of 1998 was driven by many positive factors in the real estate industry coming together at the same time. Those factors include the lowest sustained mortgage interest rate in 30 years, ranging from six and one-half percent to seven percent for the entire year. Housing availability was also a large factor. Throughout the year there were approximately 4,600 residential units available for sale at any given time.

Another very strong factor was the favorable treatment of the Federal Capital Gains Tax on the sale of a personal residence whereby a married couple can sell their personal residence and have no tax to pay on the gains up to \$500,000. Other factors that have driven the record market are a continued influx of early retirees seeking quality of life, golf and fun in the sun, as well as job growth companies such as Raytheon, Allied Signal and Bombardier.

Another very important factor in the record year of 1998 includes the expansion of Tucson's luxury market to the far Northwest. Developments such as Stone Canyon, Dove Mountain, and the Estates at Honeybee Ridge, are attracting buyers from all over the world.

All of these factors, including technology which allows people to live here and conduct business throughout the world, are driving Tucson's vibrant real estate market. Again, these factors plus very favorable economic and demographic factors nationally will drive a very vibrant Tucson housing market for 1999 and beyond.

- Dan McEvoy, President

The Tucson Association of REALTORS®, with more than 3,800 members, is affiliated with the Arizona Association of REALTORS® and the National Association of REALTORS®. Only members of the Association can use the term REALTOR®. It's members provide professional real estate services to buyers and sellers and adhere to the organization's strict professional Code of Ethics.

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1998 MLS Year in Review Summary

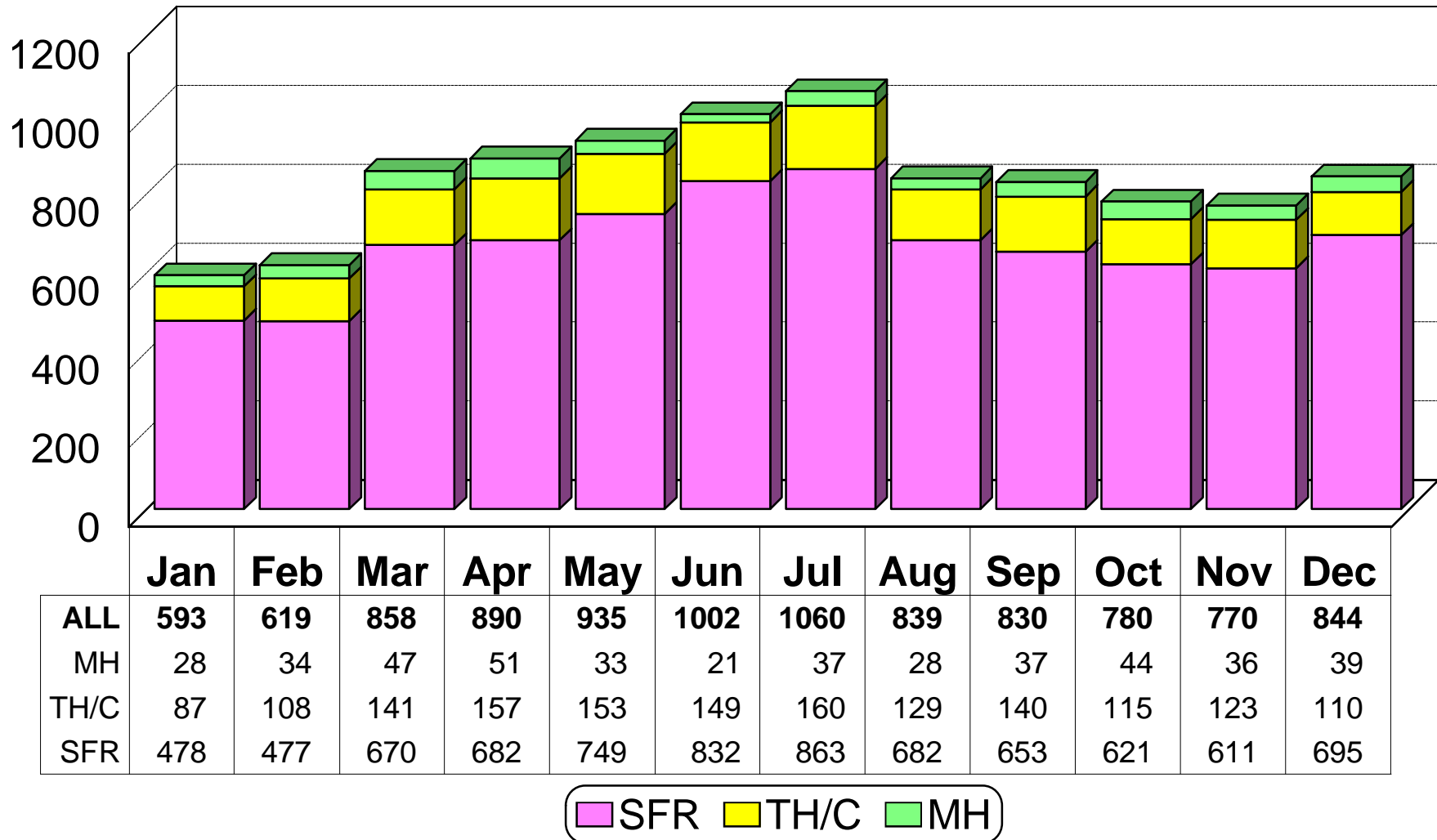
Residential

	1991	1992	1993	1994	1995	1996	1997	1998
Total Sales Volume	\$616,192,989	\$747,541,877	\$927,276,888	\$1,040,038,571	\$959,269,514	\$1,069,429,036	\$1,119,115,902	\$1,375,979,968
SFR Sales Volume	\$520,916,813	\$636,212,403	\$783,027,100	\$885,265,395	\$813,439,774	\$918,182,817	\$961,449,317	\$1,198,036,721
TH/CND Sales Volume	\$84,897,868	\$99,331,407	\$129,990,144	\$136,287,146	\$131,925,435	\$127,873,626	\$134,109,661	\$150,052,524
MH Sales Volume	\$10,378,308	\$11,998,067	\$14,259,644	\$18,486,030	\$13,904,305	\$23,372,593	\$23,556,924	\$27,890,723
Total Sales Units	6,440	7,699	8,815	9,023	8,121	8,386	8,472	10,020
SFR Sales Units	5,013	6,111	6,846	6,979	6,216	6,540	6,650	8,013
TH/CND Sales Units	1,169	1,298	1,641	1,662	1,538	1,436	1,444	1,572
MH Sales Units	258	290	328	382	367	410	378	435
Average Sale Price	\$97,352	\$97,095	\$105,193	\$115,265	\$118,861	\$127,526	\$132,096	\$137,323
Average Days on Market	96	79	67	56	57	67	78	71
Average Days in Escrow	n/a	n/a	n/a	51	45	43	39	43
Average % of LP received on Sales	n/a	n/a	96%	97%	97%	97%	97%	97%

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1998 ALL RES Total Sales Units

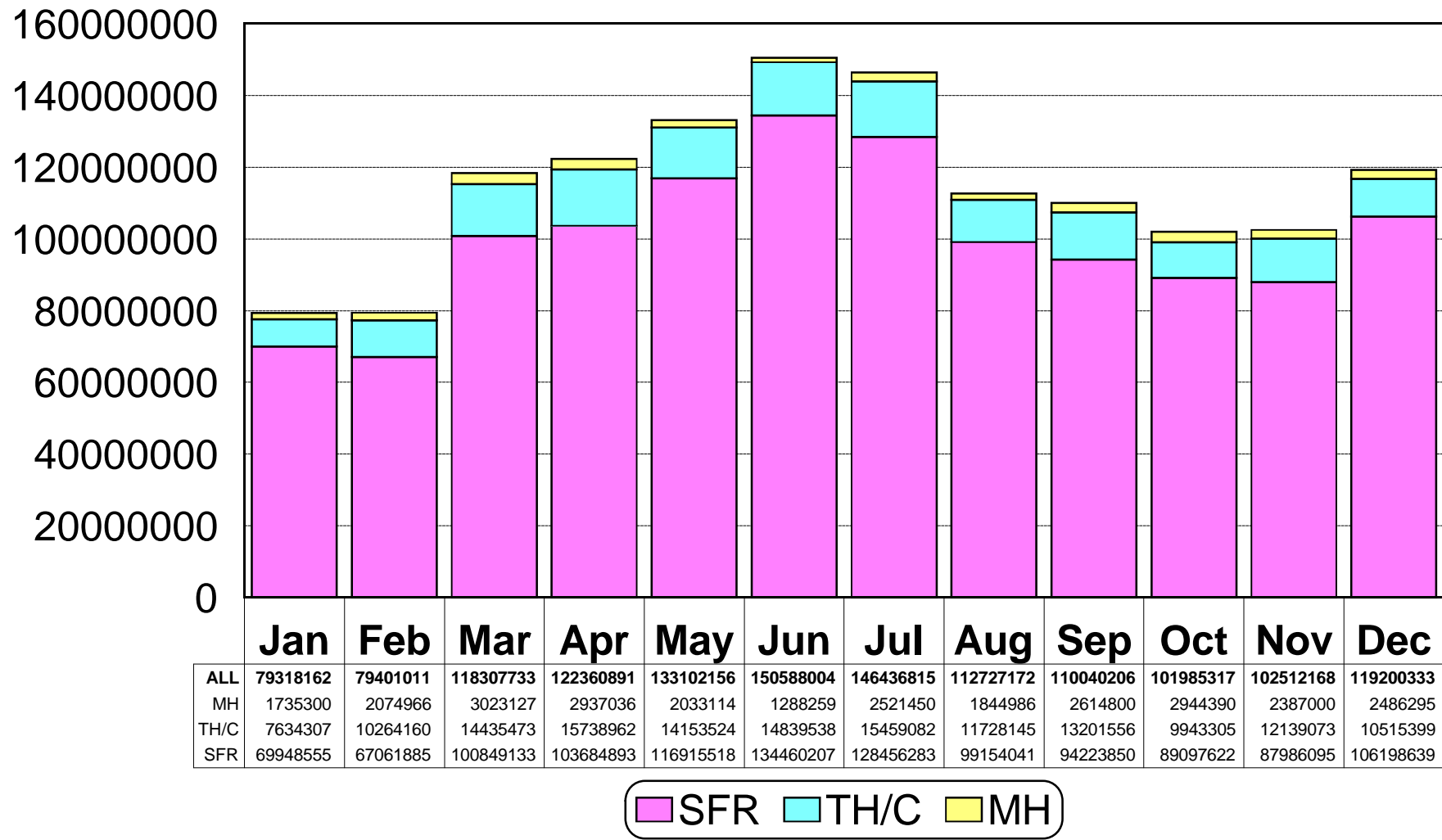
by Month and Type



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1998 ALL RES Total Sales Volume

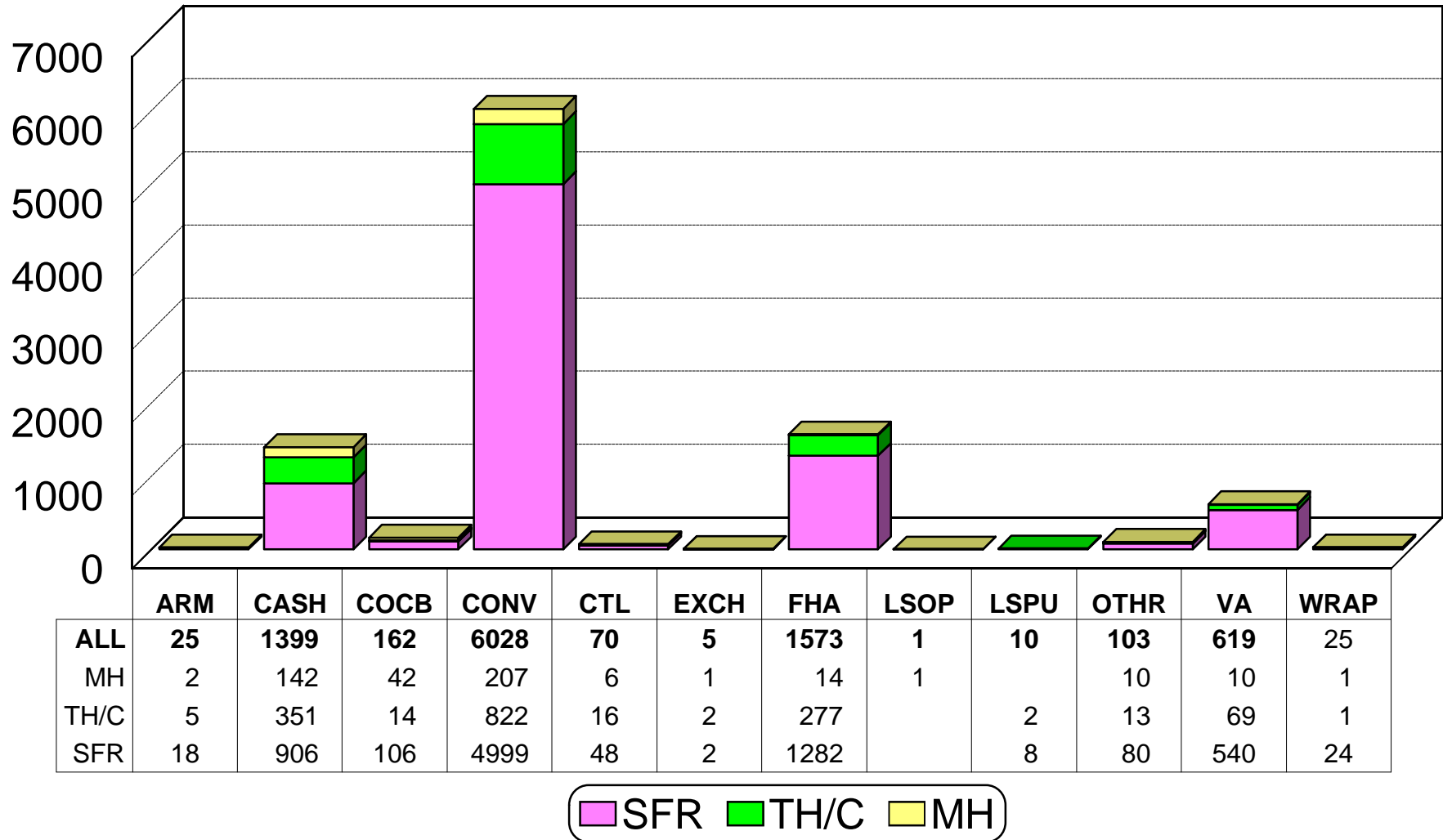
by Month and Type



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1998 ALL RES Terms of Sale

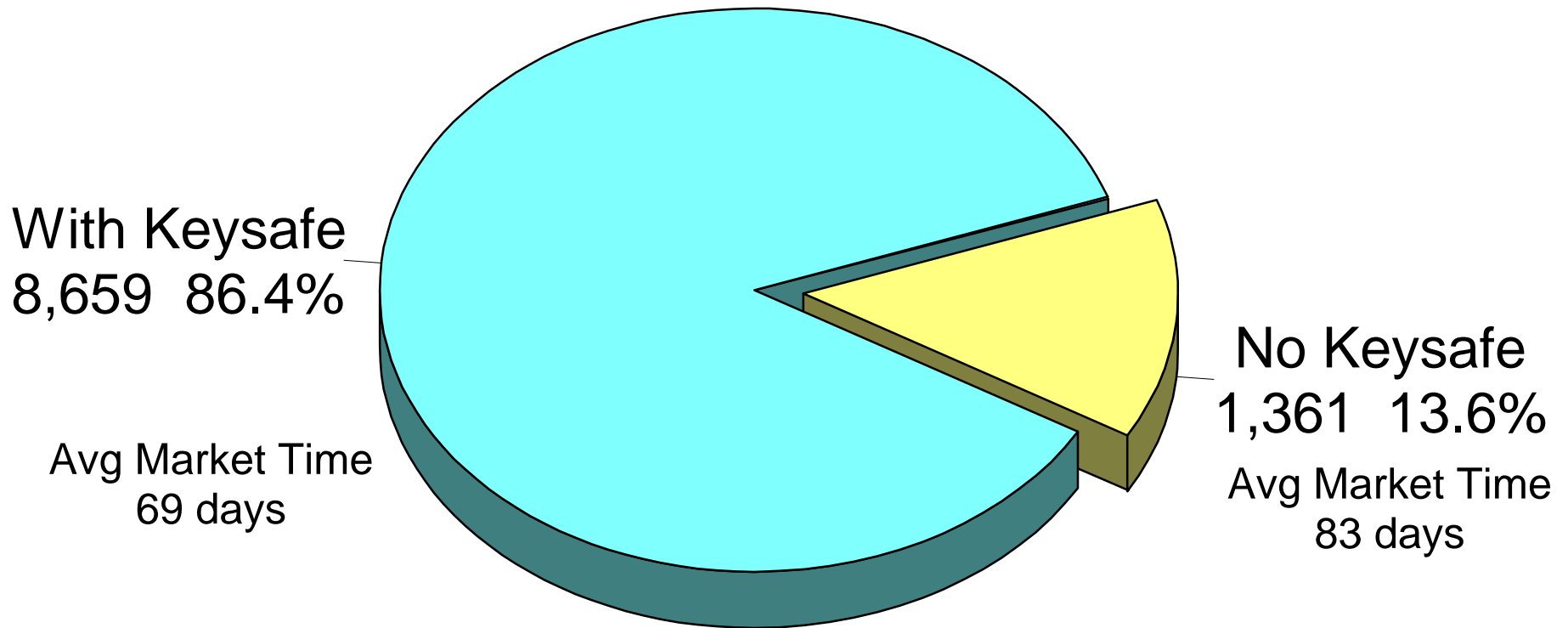
by Terms and Type



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1998 Sold Properties Keysafe Analysis

All Residential



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1998 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	12 BR	ALL BR
Area C	\$45,406	\$42,315	\$83,020	\$110,656	\$149,330	\$240,628	\$205,664			\$103,074
Area E		\$42,725	\$74,644	\$111,494	\$136,437	\$188,851	\$118,000			\$113,602
Area N		\$61,948	\$157,538	\$220,724	\$336,366	\$420,514	\$601,000	\$331,800		\$261,394
Area NE	\$17,875	\$42,643	\$97,503	\$166,681	\$229,718	\$280,735	\$308,167	\$250,000		\$176,540
Area NW		\$54,710	\$103,366	\$125,080	\$167,771	\$220,520	\$242,667			\$136,062
Area S		\$27,583	\$50,955	\$67,958	\$70,087	\$66,000				\$61,603
Area SE		\$45,805	\$69,828	\$94,745	\$109,348	\$128,823	\$130,000			\$96,125
Area SW		\$34,167	\$62,051	\$82,394	\$99,337	\$99,000				\$77,851
Area W		\$39,375	\$76,425	\$125,957	\$185,902	\$210,940	\$248,200			\$127,987
Area XNE		\$89,000	\$158,333	\$226,000	\$200,000					\$154,143
Area XNW		\$58,500	\$145,658	\$151,533	\$264,585	\$285,167				\$167,270
Area XS			\$85,270	\$119,870	\$149,450	\$98,500				\$112,016
Area XSE		\$65,167	\$108,833	\$142,375	\$201,227	\$250,000				\$152,207
Area XSW			\$90,591	\$102,823	\$133,132					\$101,853
Area XW		\$69,167	\$60,083	\$86,436	\$146,908	\$109,300				\$93,860
Area Other		\$108,650	\$152,278	\$142,588	\$132,005	\$245,000		\$172,667	\$835,000	\$148,585
ALL Areas	\$36,229	\$48,938	\$97,493	\$125,545	\$193,651	\$279,941	\$347,446	\$219,960	\$835,000	\$137,323

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1998 SFR Average Sale Price

by Area and Bedrooms

Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	12 BR	ALL BR
Area C	\$67,950	\$55,576	\$88,507	\$112,944	\$149,526	\$240,628	\$205,664			\$109,838
Area E			\$90,753	\$113,893	\$136,459	\$188,851	\$118,000			\$122,885
Area N			\$208,227	\$231,031	\$337,259	\$420,514	\$601,000	\$331,800		\$296,375
Area NE		\$159,000	\$172,419	\$176,294	\$230,084	\$280,735	\$308,167	\$250,000		\$208,179
Area NW			\$107,621	\$125,814	\$168,391	\$220,520	\$242,667			\$142,308
Area S		\$28,571	\$51,564	\$68,828	\$70,831	\$66,000				\$63,530
Area SE		\$87,159	\$77,709	\$95,828	\$109,348	\$128,823	\$130,000			\$98,672
Area SW		\$80,000	\$89,952	\$85,438	\$101,058	\$99,000				\$90,192
Area W		\$42,500	\$98,712	\$134,005	\$190,791	\$210,940	\$248,200			\$146,791
Area XNE		\$89,000	\$158,333	\$226,000	\$200,000					\$154,143
Area XNW		\$58,500	\$156,258	\$183,166	\$304,993	\$285,167				\$189,738
Area XS			\$88,231	\$121,622	\$149,450	\$98,500				\$116,408
Area XSE		\$85,000	\$130,750	\$167,583	\$235,000	\$250,000				\$183,100
Area XSW			\$133,500	\$127,524	\$162,199					\$131,579
Area XW		\$89,750	\$77,975	\$113,678	\$166,026	\$192,900				\$131,002
Area Other		\$108,650	\$157,885	\$152,893	\$144,013	\$245,000		\$172,667	\$835,000	\$156,696
ALL AREAS	\$67,950	\$66,042	\$110,966	\$128,395	\$195,764	\$281,498	\$347,446	\$219,960	\$835,000	\$149,512

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1998 TH/CND Average Sale Price

by Area and Bedrooms

Area	0 BR	1 BR	2 BR	3 BR	4 BR	ALL BR
Area C	\$7,833	\$32,476	\$71,054	\$90,277	\$139,000	\$73,011
Area E		\$42,725	\$71,875	\$89,595	\$130,000	\$74,707
Area N		\$61,948	\$133,970	\$189,710	\$162,250	\$152,328
Area NE	\$17,875	\$36,519	\$86,944	\$117,042	\$130,000	\$88,980
Area NW		\$55,243	\$106,186	\$129,146	\$118,563	\$108,021
Area S		\$25,250	\$49,461	\$52,429		\$46,925
Area SE		\$32,020	\$55,500	\$67,175		\$58,338
Area SW			\$58,376	\$53,000	\$73,000	\$57,981
Area W			\$68,464	\$73,494		\$69,633
Area XNW			\$126,138			\$126,138
Area XS			\$94,167	\$135,000		\$104,375
Area XSW			\$100,000	\$96,500		\$98,833
Area Other			\$143,633			\$143,633
ALL Areas	\$13,571	\$42,610	\$89,898	\$121,643	\$129,063	\$95,453

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1998 MH Average Sale Price

by Area and Bedrooms

Area	1 BR	2 BR	3 BR	4 BR	5 BR	ALL BR
Area C		\$11,000	\$76,000			\$43,500
Area NW	\$43,000	\$58,529	\$62,912	\$86,000		\$61,118
Area S	\$30,000	\$42,000	\$50,500	\$41,800		\$42,800
Area SE			\$100,250			\$100,250
Area SW	\$25,000	\$49,822	\$73,533	\$71,075		\$56,734
Area W	\$30,000	\$40,613	\$54,218	\$56,360		\$49,031
Area XNW		\$69,085	\$84,048	\$82,750		\$80,030
Area XS		\$68,975	\$90,300			\$78,114
Area XSE	\$55,250	\$65,000	\$77,555	\$111,167		\$80,914
Area XSW		\$52,500	\$71,007	\$75,000		\$66,347
Area XW	\$28,000	\$56,505	\$72,558	\$92,286	\$67,500	\$69,695
Area Other		\$46,333	\$73,889	\$86,975		\$69,369
ALL Areas	\$33,318	\$52,775	\$73,194	\$81,998	\$67,500	\$64,117

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1998 ALL RES Total Sales Units

by Area and Bedrooms

Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	12 BR	ALL BR
Area C	8	54	698	977	161	18	4			1,920
Area E		16	150	557	294	19	2			1,038
Area N		13	230	433	392	77	7	1		1,153
Area NE	4	20	170	339	273	49	3	1		859
Area NW		23	343	1,140	587	79	3			2,175
Area S		12	97	174	39	1				323
Area SE		4	62	415	157	9	1			648
Area SW		6	175	241	86	4				512
Area W		4	124	282	110	10	1			531
Area XNE		2	3	1	1					7
Area XNW		1	141	94	44	3				283
Area XS			20	46	5	1				72
Area XSE		3	3	25	11	1				43
Area XSW			11	31	3					45
Area XW		3	24	80	27	3				137
Area Other		8	127	115	19	1		3	1	274
ALL Areas	12	169	2,378	4,950	2,209	275	21	5	1	10,020

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1998 SFR Total Sales Units

by Area and Bedrooms

Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	12 BR	ALL BR
Area C	5	23	482	879	158	18	4			1,569
Area E			22	502	293	19	2			838
Area N			73	325	390	77	7	1		873
Area NE		1	21	284	272	49	3	1		631
Area NW			123	1,053	581	79	3			1,839
Area S		7	76	165	38	1				287
Area SE		1	40	397	157	9	1			605
Area SW		1	48	188	81	4				322
Area W		3	40	248	106	10	1			408
Area XNE		2	3	1	1					7
Area XNW		1	116	64	36	3				220
Area XS			13	42	5	1				61
Area XSE		1	2	18	8	1				30
Area XSW			4	17	2					23
Area XW		2	4	27	20	1				54
Area Other		8	118	100	15	1		3	1	246
ALL Areas	5	50	1,185	4,310	2,163	273	21	5	1	8,013

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1998 TH/CND Total Sales Units

by Area and Bedrooms

Area	0 BR	1 BR	2 BR	3 BR	4 BR	ALL BR
Area C	3	31	215	97	3	349
Area E		16	128	55	1	200
Area N		13	157	108	2	280
Area NE	4	19	149	55	1	228
Area NW		22	196	70	4	292
Area S		4	19	7		30
Area SE		3	22	16		41
Area SW			25	5	1	31
Area W			76	23		99
Area XNW			12			12
Area XS			3	1		4
Area XSW			2	1		3
Area Other			3			3
ALL Areas	7	108	1,007	438	12	1,572

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1998 MH Total Sales Units

by Area and Bedrooms

Area	1 BR	2 BR	3 BR	4 BR	5 BR	ALL BR
Area C		1	1			2
Area NW	1	24	17	2		44
Area S	1	2	2	1		6
Area SE			2			2
Area SW	5	102	48	4		159
Area W	1	8	11	4		24
Area XNW		13	30	8		51
Area XS		4	3			7
Area XSE	2	1	7	3		13
Area XSW		5	13	1		19
Area XW	1	20	53	7	2	83
Area Other		6	15	4		25
ALL Areas	11	186	202	34	2	435

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1998 ALL RES Avg Market Time

by Area and Bedrooms

Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	12 BR	ALL BR
Area C	227	72	59	59	60	88	150			60
Area E		120	59	55	67	57	80			60
Area N		112	81	71	79	87	91	150		77
Area NE	50	48	70	67	74	79	123	63		70
Area NW		98	84	68	76	63	23			72
Area S		96	70	55	52	125				61
Area SE		150	66	61	71	93	13			65
Area SW		87	87	81	79	45				82
Area W		25	72	71	67	58	32			70
Area XNE		136	77	14	154					96
Area XNW		84	83	107	117	162				97
Area XS			97	92	40	24				89
Area XSE		71	40	109	92	81				96
Area XSW			117	79	66					86
Area XW		48	70	81	97	156				84
Area Other		104	105	112	137	120		90	43	110
ALL Areas	163	85	73	67	74	77	89	98	43	71

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1998 SFR Avg Market Time

by Area and Bedrooms

Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	12 BR	ALL BR
Area C	313	54	51	59	60	88	150			58
Area E			37	56	67	57	80			59
Area N			94	68	78	87	91	150		77
Area NE		31	44	68	74	79	123	63		71
Area NW			67	66	76	63	23			69
Area S		70	70	55	51	125				59
Area SE		539	59	60	71	93	13			64
Area SW		53	74	74	79	45				75
Area W		24	42	73	67	58	32			67
Area XNE		136	77	14	154					96
Area XNW		84	79	108	120	162				95
Area XS			104	74	40	24				77
Area XSE		126	57	111	69	81				96
Area XSW			148	68	76					83
Area XW		13	53	70	89	48				73
Area Other		104	108	117	141	120		90	43	113
ALL Areas	313	76	67	65	74	76	89	98	43	69

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1998 TH/CND Avg Market Time

by Area and Bedrooms

Area	0 BR	1 BR	2 BR	3 BR	4 BR	ALL BR
Area C	113	85	76	59	56	72
Area E		120	62	52	108	65
Area N		112	75	81	160	80
Area NE	50	49	74	64	106	69
Area NW		98	97	84	82	94
Area S		147	66	36		70
Area SE		20	81	64		70
Area SW			96	91	178	98
Area W			81	46		73
Area XNW			124			124
Area XS			88	152		104
Area XSW			84	41		63
Area Other			109			109
ALL Areas	77	91	79	68	101	77

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1998 MH Avg Market Time

by Area and Bedrooms

Area	1 BR	2 BR	3 BR	4 BR	5 BR	ALL BR
Area C		5	49			27
Area NW	95	61	112	31		81
Area S	70	86	148	97		106
Area SE			218			218
Area SW	96	90	109	58		95
Area W	27	131	81	70		93
Area XNW		81	105	105		99
Area XS		82	327			187
Area XSE	43	8	103	154		98
Area XSW		98	95	47		93
Area XW	117	74	87	119	210	90
Area Other		41	81	123		78
ALL Areas	78	83	103	98	210	94

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1998 ALL RES Total Units Listed

by Area and Bedrooms

	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	23	ALL
Area C	8	83	990	1,392	289	42	12	3	1								2,820
Area E		20	248	880	471	52	8	1									1,680
Area N		23	404	711	663	150	16	3									1,970
Area NE	9	31	237	512	496	85	11	1						1	2		1,385
Area NW		30	533	1,958	1,067	150	8										3,746
Area S		30	166	273	70	9	1										549
Area SE		7	93	643	268	22	1			1							1,035
Area SW	1	11	343	477	161	6	3										1,002
Area W		10	220	496	194	21	4					1					946
Area XN				1													1
Area XNE		3	3	4	1												11
Area XNW	2	3	292	204	94	11	2	1									609
Area XS			31	95	17	1						1			1		146
Area XSE		3	25	78	33	5	1										145
Area XSW		6	47	71	22	6											152
Area XW		4	79	239	53	4	1									1	381
Area Other		23	251	272	67	7	5	5	1		1		1	1			634
ALL Areas	20	287	3,962	8,306	3,966	571	73	14	2	1	1	2	1	2	3	1	17,212

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1998 SFR Total Units Listed

by Area and Bedrooms

	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	23	ALL BR
Area C	5	32	621	1,238	284	42	12	3	1								2,238
Area E			40	787	469	52	8	1									1,357
Area N			105	559	660	150	16	3									1,493
Area NE		1	42	429	496	85	11	1						1	2		1,068
Area NW			201	1,808	1,057	150	8										3,224
Area S		18	118	252	67	9	1										465
Area SE			51	597	266	22	1			1							938
Area SW	1	4	93	342	144	5	3										592
Area W		5	75	417	187	21	4					1					710
Area XN				1													1
Area XNE		3	3	4	1												11
Area XNW	2	1	236	126	73	11	2	1									452
Area XS			18	76	13	1						1			1		110
Area XSE		1	10	50	26	5											92
Area XSW		3	21	35	15	5											79
Area XW		3	12	72	25	1	1									1	115
Area Other		16	221	223	54	7	5	5	1		1		1	1			535
ALL Areas	8	87	1,867	7,016	3,837	566	72	14	2	1	1	2	1	2	3	1	13,480

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1998 TH/CND Total Units Listed

by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	ALL BR
Area C	3	50	365	148	3	569
Area E		20	208	93	2	323
Area N		23	299	152	3	477
Area NE	9	30	195	83		317
Area NW		29	281	113	3	426
Area S		11	33	11		55
Area SE		7	38	35		80
Area SW			59	7		66
Area W		5	113	46		164
Area XNW			27	5		32
Area XS			5	1		6
Area XSE			1			1
Area XSW		2	6	1		9
Area Other		6	5			11
ALL Areas	12	183	1,635	695	11	2,536

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1998 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	2			13
Area NW	1	51	37	7			96
Area S	1	15	10	3			29
Area SE		4	11	2			17
Area SW	7	191	128	17	1		344
Area W		32	33	7			72
Area XNW	2	29	73	21			125
Area XS		8	18	4			30
Area XSE	2	14	28	7		1	52
Area XSW	1	20	35	7	1		64
Area XW	1	67	167	28	3		266
Area Other	1	25	49	13			88
ALL Areas	17	460	595	118	5	1	1196

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1998 ALL RES Total Listings Expired

by Area and Bedrooms

	0	1	2	3	4	5	6	7	14	21	23	ALL BR
Area C	1	17	157	231	56	7	6	2				477
Area E		10	49	159	86	17	4					325
Area N		6	96	146	166	30	7					451
Area NE	4	5	42	103	128	21	6	1	2			312
Area NW		6	119	394	234	22	1					776
Area S		13	54	75	20	3				1		166
Area SE		1	32	121	44	2						200
Area SW		7	101	145	58	1	2		1			315
Area W		5	66	104	52	5	2					234
Area XN				1								1
Area XNE		2	1	3								6
Area XNW		1	71	60	23	3		1				159
Area XS			8	25	5				1			39
Area XSE		1	10	31	12	3						57
Area XSW		1	18	37	9	1						66
Area XW		3	33	108	22	3		1			1	171
Area Other	2	6	80	123	38	2	4	3				258
ALL Areas	7	84	937	1,866	953	120	32	8	4	1	1	4,013

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1998 ALL RES Total Listings Released

by Area and Bedrooms

Area	0	1	2	3	4	5	6	7	13	19	ALL BR
Area C	1	10	132	227	55	9	3	1			438
Area E		3	33	116	88	7	2				249
Area N		2	70	147	142	32	3				396
Area NE	1	4	31	108	92	22	6		1		265
Area NW		3	90	393	230	42	1				759
Area S		6	17	46	15	3					87
Area SE		3	14	114	53	11					195
Area SW		2	44	98	32	2					178
Area W		2	41	86	41	9	1				180
Area XNE				1							1
Area XNW	1		45	47	10	3	3				109
Area XS			11	15	1						27
Area XSE			5	16	6	1					28
Area XSW		2	8	6	5						21
Area XW		1	12	69	13	1					96
Area Other		2	32	44	15	1		1		1	96
ALL AREAS	3	40	585	1,533	798	143	19	2	1	1	3,125

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1998 ALL RES Sales Avg % of List Price

by Area and Residential Type

Area	MH	SFR	TH/C	ALL TYPES
Area C	97.50%	96.79%	95.95%	96.64%
Area E		97.79%	97.18%	97.68%
Area N		96.32%	96.24%	96.30%
Area NE		96.96%	96.41%	96.82%
Area NW	99.79%	97.59%	96.73%	97.52%
Area S	93.93%	96.70%	96.49%	96.63%
Area SE	104.58%	98.14%	97.42%	98.12%
Area SW	93.87%	97.67%	97.10%	96.45%
Area W	89.93%	96.65%	96.34%	96.29%
Area XNE		92.22%		92.22%
Area XNW	95.23%	97.24%	98.87%	96.95%
Area XS	98.36%	96.21%	96.01%	96.41%
Area XSE	97.75%	96.84%		97.12%
Area XSW	92.97%	95.65%	96.60%	94.59%
Area XW	95.87%	96.60%		96.15%
Area Other	91.53%	95.46%	94.33%	95.09%
ALL Areas	94.87%	97.13%	96.49%	97.0%

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1998 ALL RES Avg List Price

by Area and Bedrooms

	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	23	ALL BR
Area C	\$62,694	\$53,110	\$86,373	\$117,382	\$162,991	\$236,751	\$318,675	\$341,333	\$575,000								\$112,158
Area E		\$48,832	\$80,619	\$116,202	\$155,060	\$241,123	\$287,725	\$124,500									\$125,730
Area N		\$58,516	\$163,629	\$257,229	\$386,001	\$516,489	\$737,688	\$383,000									\$302,886
Area NE	\$24,239	\$44,273	\$110,827	\$192,049	\$266,883	\$347,539	\$379,427	\$1,495,000						\$2,047,500	\$1,700,000		\$216,041
Area NW		\$53,526	\$109,573	\$136,515	\$187,066	\$237,298	\$471,750										\$151,167
Area S		\$38,372	\$54,727	\$71,511	\$75,560	\$74,855	\$115,000										\$65,275
Area SE		\$35,471	\$73,063	\$100,764	\$126,287	\$222,712	\$145,795		\$1,900,000								\$108,816
Area SW	\$45,000	\$71,627	\$68,755	\$89,102	\$107,029	\$121,300	\$148,333										\$85,152
Area W		\$40,510	\$81,030	\$133,761	\$204,102	\$211,962	\$233,325					\$175,000					\$137,138
Area XN				\$169,000													\$169,000
Area XNE		\$36,000	\$164,300	\$233,500	\$249,000												\$162,173
Area XNW	\$117,500	\$68,433	\$153,473	\$166,667	\$265,619	\$332,936	\$600,000	\$230,000									\$179,499
Area XS			\$93,031	\$132,345	\$157,943	\$105,000						\$525,000			\$525,000		\$132,169
Area XSE		\$68,267	\$162,808	\$195,079	\$192,097	\$276,675	\$157,900										\$188,770
Area XSW		\$82,967	\$93,338	\$122,086	\$145,821	\$234,967											\$119,544
Area XW		\$103,850	\$61,594	\$94,101	\$130,659	\$89,700	\$395,000									\$2,250,000	\$98,950
Area Other		\$118,300	\$144,966	\$135,148	\$148,390	\$429,500	\$337,800	\$236,280	\$795,000		\$495,000		\$875,000	\$150,000			\$148,268
ALL Areas	\$49,985	\$57,329	\$103,853	\$137,026	\$216,417	\$325,340	\$424,077	\$371,707	\$685,000	\$1,900,000	\$495,000	\$350,000	\$875,000	\$1,098,750	\$1,308,333	\$2,250,000	\$154,602

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1998 SFR Avg List Price

by Area and Bedrooms

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	12 BR	13 BR	14 BR	23 BR	ALL BR
Area C	\$94,870	\$82,081	\$93,021	\$120,179	\$163,824	\$236,751	\$318,675	\$341,333	\$575,000								\$121,332
Area E			\$102,993	\$119,019	\$155,216	\$241,123	\$287,725	\$124,500									\$136,734
Area N			\$212,177	\$272,993	\$386,902	\$516,489	\$737,688	\$383,000									\$348,735
Area NE		\$159,000	\$214,380	\$203,588	\$266,883	\$347,539	\$379,427	\$1,495,000						\$2,047,500	\$1,700,000		\$252,372
Area NW			\$120,740	\$137,384	\$187,682	\$237,298	\$471,750										\$158,315
Area S		\$40,192	\$57,060	\$68,917	\$76,619	\$74,855	\$115,000										\$66,120
Area SE			\$80,583	\$101,975	\$126,579	\$222,712	\$145,795			\$1,900,000							\$112,585
Area SW	\$45,000	\$135,250	\$92,136	\$92,813	\$110,019	\$134,560	\$148,333										\$97,731
Area W		\$36,280	\$104,518	\$146,221	\$209,147	\$211,962	\$233,325					\$175,000					\$160,091
Area XN				\$169,000													\$169,000
Area XNE		\$36,000	\$164,300	\$233,500	\$249,000												\$162,173
Area XNW	\$117,500	\$62,900	\$165,911	\$212,302	\$314,045	\$332,936	\$600,000	\$230,000									\$208,453
Area XS			\$104,336	\$138,196	\$179,902	\$105,000						\$525,000			\$525,000		\$144,315
Area XSE		\$89,900	\$258,360	\$256,507	\$217,223	\$276,675											\$244,891
Area XSW		\$102,833	\$129,557	\$169,929	\$178,419	\$262,960											\$164,149
Area XW		\$127,633	\$71,492	\$129,333	\$173,048	\$194,900	\$395,000									\$2,250,000	\$154,077
Area Other		\$115,869	\$155,098	\$146,463	\$155,176	\$429,500	\$337,800	\$236,280	\$795,000		\$495,000		\$875,000	\$150,000			\$159,557
ALL Areas	\$94,294	\$80,891	\$121,399	\$142,652	\$220,415	\$327,659	\$427,774	\$371,707	\$685,000	\$1,900,000	\$495,000	\$350,000	\$875,000	\$1,098,750	\$1,308,333	\$2,250,000	\$171,824

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1998 TH/CND Avg List Price

by Area and Bedrooms

Area	0 BR	1 BR	2 BR	3 BR	4 BR	ALL BR
Area C	\$9,067	\$34,730	\$75,556	\$96,170	\$158,167	\$77,415
Area E		\$48,832	\$76,316	\$92,364	\$118,500	\$79,496
Area N		\$58,516	\$146,581	\$199,255	\$187,933	\$159,380
Area NE	\$24,239	\$40,448	\$88,524	\$132,406		\$93,639
Area NW		\$53,769	\$109,953	\$142,837	\$144,167	\$115,092
Area S		\$35,745	\$51,994	\$52,345		\$48,815
Area SE		\$35,471	\$62,058	\$83,254		\$69,005
Area SW			\$61,785	\$61,907		\$61,798
Area W		\$44,740	\$74,344	\$75,849		\$73,863
Area XNW			\$126,119	\$151,500		\$130,084
Area XS			\$84,660	\$139,900		\$93,867
Area XSE			\$84,500			\$84,500
Area XSW		\$44,650	\$93,750	\$98,000		\$83,311
Area Other		\$107,000	\$131,340			\$118,064
ALL Areas	\$20,446	\$46,056	\$95,835	\$127,550	\$155,255	\$100,836

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1998 MH Avg List Price

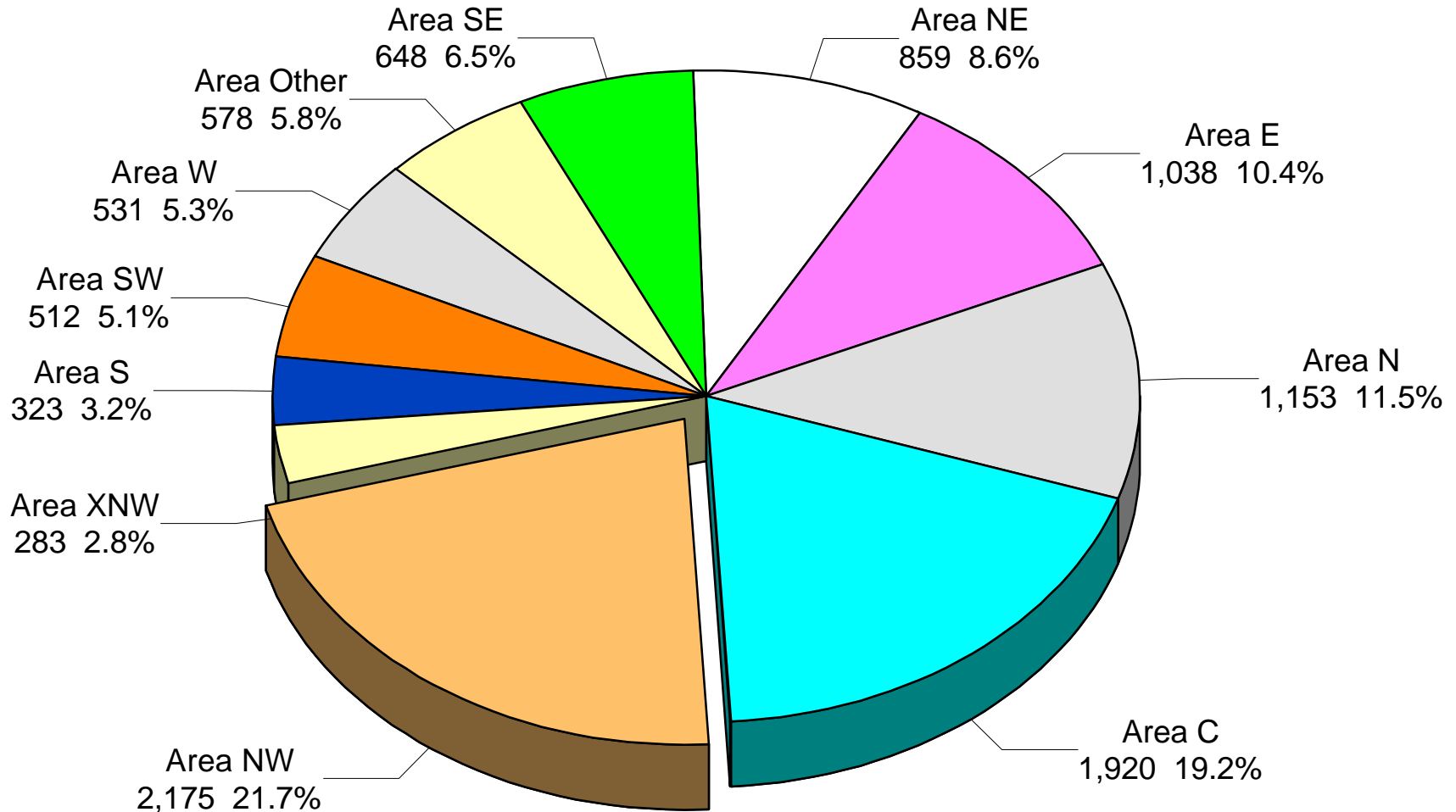
by Area and Bedrooms

Area	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	ALL BR
Area C	\$45,000	\$41,250	\$63,299	\$51,950			\$53,361
Area NW	\$46,500	\$63,466	\$74,715	\$112,471			\$71,198
Area S	\$34,500	\$42,383	\$157,960	\$51,900			\$82,950
Area SE		\$81,725	\$90,726	\$87,495			\$88,228
Area SW	\$35,271	\$59,523	\$80,675	\$81,703	\$55,000		\$67,983
Area W		\$49,587	\$57,037	\$69,329			\$54,921
Area XNW	\$71,200	\$77,721	\$88,939	\$97,280			\$87,454
Area XS		\$72,825	\$107,219	\$86,575			\$95,295
Area XSE	\$57,450	\$100,150	\$85,386	\$98,771		\$157,900	\$91,483
Area XSW	\$100,000	\$55,184	\$74,932	\$75,968	\$95,000		\$69,579
Area XW	\$32,500	\$59,821	\$78,910	\$92,811	\$54,633		\$75,117
Area Other	\$225,000	\$58,130	\$83,655	\$120,200			\$83,408
ALL Areas	\$58,100	\$61,139	\$81,754	\$92,117	\$62,780	\$157,900	\$74,495

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1998 ALL RES Sales Units % of Market

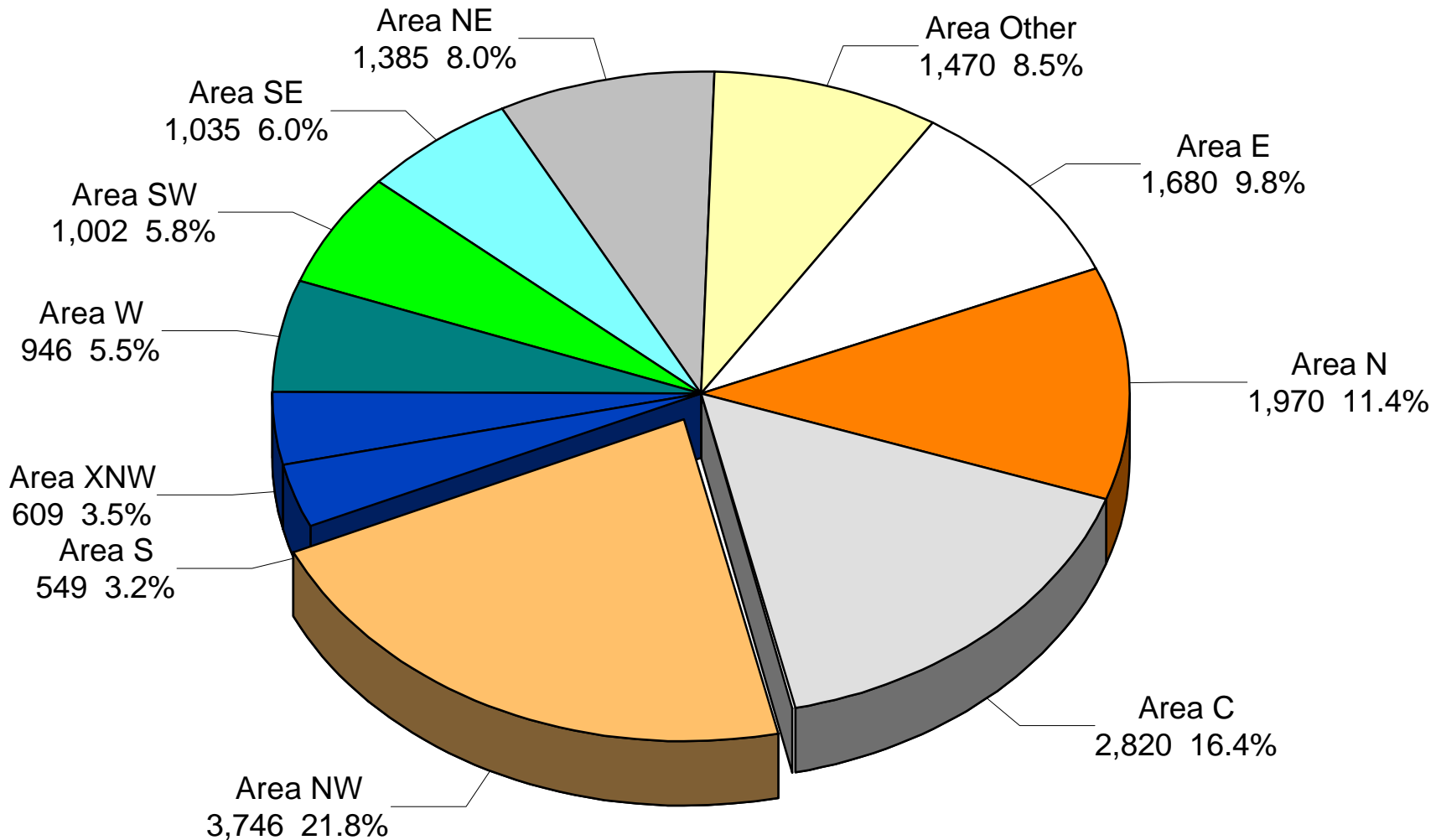
by Area



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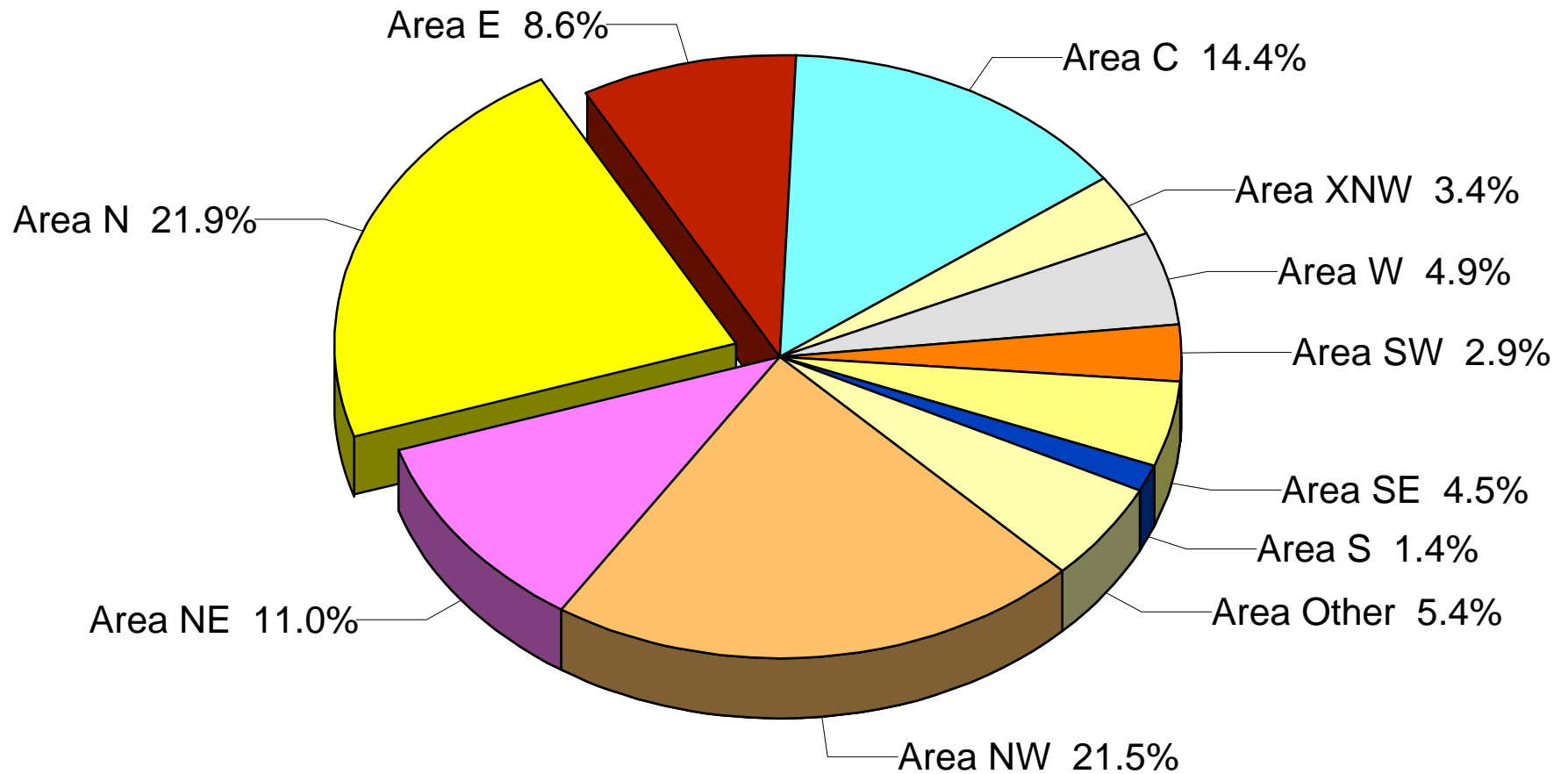
1998 ALL RES Units Listed % of Market

by Area



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1998 ALL RES Total Sales Volume % of Market by Area



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1998 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	14 BR	21 BR	23 BR	ALL BR
Area C	160	151.47	170.58	164.99	147.63	129	329.67	267.5				166.26
Area E		194.2	155.94	151.16	161.05	135.53	157					155.08
Area N		167	179.67	176.08	172.27	225	236.57					179.51
Area NE	160.25	112	153.51	181.73	183.74	156.86	179.33	359	94.5			175.72
Area NW		141.5	168.97	156.78	171.95	158.64	151					163.15
Area S		159.31	162.93	186.03	167.85	98.33				120		172.16
Area SE		91	152.53	153.12	145.75	163.5						151.19
Area SW		184.71	188.67	177.32	163.02	187	290		179			179.24
Area W		215.4	156.83	160.21	167.04	149	171.5					161.84
Area XN				153								153
Area XNE		138.5	351	216.33								212.83
Area XNW		124	177.46	189.38	185.64	25		268				180.47
Area XS			149	176.04	167.2				298			172.49
Area XSE		182	209.7	150.48	153.83	240.67						166.88
Area XSW		77	188.67	202.73	153.89	92						188.65
Area XW		172	171.42	209	229.45	133.67		365			312	203.89
Area Other	358	317.83	204.25	210.66	206.11	182	281.25	237				212.81
ALL Areas	216.71	173.13	173.94	171.7	171.65	166.24	235.53	279.75	166.5	120	312	173

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1998 ALL RES Total Sales Units

by Sale Price and Area

	C	E	N	NE	NW	Other	S	SE	SW	W	XNE	XNW	XS	XSE	XSW	XW	ALL
29,999 or under	35	4		13	3	5	12	1	17	5		3				3	101
30,000 - 39,999	20	10		14	16	7	22	4	30	15	1	1		1	3	12	156
40,000 - 49,999	33	14		20	22	14	46	6	36	12		2			2	11	218
50,000 - 59,999	112	22	11	15	24	16	76	13	38	48		5	2	1	3	9	395
60,000 - 69,999	217	30	9	10	19	18	88	45	68	44		8	6	2	5	17	586
70,000 - 79,999	315	71	14	18	79	18	52	91	95	41		11	3	4	3	16	831
80,000 - 89,999	241	148	10	33	205	19	19	136	102	56		16	9	2	5	14	1,015
90,000 - 99,999	179	139	20	27	266	11	4	118	55	37		11	7	3	6	8	891
100,000 - 119,999	259	236	63	83	459	15	1	161	36	49		21	16	3	10	15	1,427
120,000 - 139,999	214	191	56	101	295	18	2	50	12	49		55	15	2	3	11	1,074
140,000 - 159,999	105	73	91	113	251	22		5	10	30	3	46	11	6	1	10	777
160,000 - 179,999	75	39	94	91	155	18		6	7	30	1	33	2	10	2	3	566
180,000 - 199,999	29	25	99	63	119	22		2	4	31		16	1	1	1	4	417
200,000 - 249,999	47	24	208	119	147	44		4	2	40	2	22		3		3	665
250,000 - 299,999	18	2	154	64	70	13		4		26		11		3			365
300,000 - 399,999	12	4	158	44	35	9		2		13		12		2			291
400,000 - 499,999	5	6	79	18	6	2				3		3			1		123
500,000 - 749,999	4		69	10	3	1	1			2		4				1	95
750,000 - 999,999			12	2		2						3					19
1,000,000 and Over			6	1	1												8
ALL Price Ranges	1,920	1,038	1,153	859	2,175	274	323	648	512	531	7	283	72	43	45	137	10,020

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1998 ALL RES Total Units Listed

by List Price and Area

	C	E	N	NE	NW	Other	S	SE	SW	W	XN	XNE	XNW	XS	XSE	XSW	XW	ALL
29,999 or under	52	2		19	3	8	8	1	13	8			3			1	2	120
30,000 - 39,999	31	10		20	24	13	33	7	37	21		3	2		3	5	19	228
40,000 - 49,999	44	21		29	36	38	72	6	66	47			8	2	1	8	33	411
50,000 - 59,999	127	29	19	28	42	40	125	24	65	69			5	2	3	14	31	623
60,000 - 69,999	280	50	10	10	34	46	133	63	133	64			17	4	6	14	57	921
70,000 - 79,999	406	99	21	28	86	45	110	103	160	78			23	9	15	13	52	1,248
80,000 - 89,999	359	164	13	29	238	54	45	194	216	103			41	15	11	13	45	1,540
90,000 - 99,999	270	237	34	43	413	24	15	208	132	70			23	13	6	19	28	1,535
100,000 - 119,999	366	433	86	89	776	44	5	269	85	77			46	25	12	10	45	2,368
120,000 - 139,999	314	298	97	140	503	44	2	79	32	67			92	30	10	17	26	1,751
140,000 - 159,999	190	125	116	158	417	56		20	26	53		1	94	20	11	14	14	1,315
160,000 - 179,999	150	65	163	152	335	49		15	15	55	1	2	70	13	10	7	4	1,106
180,000 - 199,999	68	44	154	106	236	41		8	13	63			36	5	12	10	13	809
200,000 - 249,999	67	58	314	193	284	54		8	8	74		5	56	4	23	1	5	1,154
250,000 - 299,999	50	9	258	114	166	37		11	1	52			32	1	12	2	2	747
300,000 - 399,999	23	10	301	123	100	26		9		30			27	1	4	1	3	658
400,000 - 499,999	9	8	173	47	25	6		6		8			19		1	1		303
500,000 - 749,999	13	15	133	33	21	6		1		7			12	2	2	1	1	247
750,000 - 999,999	1	2	50	16	4	2	1	2					3		1			82
1,000,000 and Over		1	28	8	3	1		1							2	1	1	46
ALL Price Ranges	2,820	1,680	1,970	1,385	3,746	634	549	1,035	1,002	946	1	11	609	146	145	152	381	17,212

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1998 ALL RES Avg Market Time

by Sale Price and Area

	C	E	N	NE	NW	Other	S	SE	SW	W	XNE	XNW	XS	XSE	XSW	XW	ALL
29,999 or under	104	166		51	60	46	89	8	112	54		39				110	90
30,000 - 39,999	61	86		66	64	126	67	29	98	61	18	84		63	110	105	78
40,000 - 49,999	74	68		45	78	142	81	81	61	101		393			83	106	80
50,000 - 59,999	61	72	111	26	82	130	59	82	90	57		100	152	459	44	85	71
60,000 - 69,999	59	61	89	56	109	101	46	55	66	75		105	92	58	45	73	64
70,000 - 79,999	56	56	39	69	68	69	55	63	86	61		83	113	30	101	74	63
80,000 - 89,999	50	52	58	86	61	137	80	62	79	57		90	209	68	110	46	63
90,000 - 99,999	51	54	91	82	68	100	44	67	78	56		97	61	84	90	72	64
100,000 - 119,999	58	58	67	71	68	89	47	62	98	69		94	69	155	84	110	66
120,000 - 139,999	76	62	66	68	73	117	108	83	62	82		89	66	44	151	95	73
140,000 - 159,999	61	62	77	65	75	116		71	77	77	124	91	48	163	91	77	74
160,000 - 179,999	51	58	72	70	65	106		90	171	50	110	95	133	71	44	54	69
180,000 - 199,999	71	85	66	55	76	103		61	92	77		96	36	175	1	58	73
200,000 - 249,999	71	73	85	73	91	121		71	137	79	84	106		22		97	85
250,000 - 299,999	36	87	61	82	90	108			130	97		117		71			76
300,000 - 399,999	112	73	80	74	81	60			110	66		123		153			81
400,000 - 499,999	115	102	87	118	85	161				155		168			167		99
500,000 - 749,999	98		104	111	146	41	23			65		104				152	104
750,000 - 999,999			119	54		134						92					109
1,000,000 and Over			112	189	300												145
ALL Price Ranges	60	60	77	70	72	110	61	65	82	70	96	97	89	96	86	84	71

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1998 ALL RES Total Listings Expired

by List Price and Area

	C	E	N	NE	NW	Other	S	SE	SW	W	XN	XNE	XNW	XS	XSE	XSW	XW	ALL
29,999 or under	10	2		7		1	3		6	4						1	5	39
30,000 - 39,999	9	1		7	4	10	17	1	16	9		1	1		2	1	7	86
40,000 - 49,999	8	12		5	7	17	27	1	25	21			2			3	12	140
50,000 - 59,999	15	8	5	2	9	13	32	15	24	14				1	1	8	25	172
60,000 - 69,999	66	12	2	1	10	30	31	16	39	18			5	1	2	5	24	262
70,000 - 79,999	66	12	5	11	16	21	33	17	38	15		1	11	4	9	7	17	283
80,000 - 89,999	54	26	2	5	38	23	16	28	54	21			10	3	4	2	25	311
90,000 - 99,999	37	32	7	6	75	16	4	43	37	17			10	1	1	7	15	308
100,000 - 119,999	62	82	19	10	149	19	2	51	33	15			10	5	7	5	19	488
120,000 - 139,999	38	59	23	31	113	18	1	12	15	17			17	11	7	8	8	378
140,000 - 159,999	39	28	16	32	98	14		5	10	10			28	3	5	5	2	295
160,000 - 179,999	21	10	37	35	71	13		1	2	10	1	1	22	5		4	3	236
180,000 - 199,999	16	12	31	20	52	13			12	13			9		3	5	4	190
200,000 - 249,999	16	14	74	39	58	18		3	3	26		3	15	2	8	2		281
250,000 - 299,999	12	2	58	37	34	17		3		15			7		4	2		191
300,000 - 399,999	1	4	83	35	24	5		2		5			6	1	2		3	171
400,000 - 499,999	4	3	37	14	9	5		1	1	3			1			1		79
500,000 - 749,999	1	6	28	8	7	3		1		1			5	2			1	63
750,000 - 999,999	1		14	3	1	1									1			21
1,000,000 and Over	1		10	4	1	1									1		1	19
ALL Price Ranges	477	325	451	312	776	258	166	200	315	234	1	6	159	39	57	66	171	4,013

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1998 ALL RES Total Listings Released

by List Price and Area

	C	E	N	NE	NW	Other	S	SE	SW	W	XNE	XNW	XS	XSE	XSW	XW	ALL
29,999 or under	4			2		1				2							9
30,000 - 39,999	2			2	6	2	1	3	5	1		1				2	25
40,000 - 49,999	4	5		2	5	1	16		12	8		2		1	1	4	61
50,000 - 59,999	22	2	1	4	1	3	10	9	7	9		2	1	2	1	5	79
60,000 - 69,999	35	8	3	3	9	5	26	5	17	8		3	2		5	14	143
70,000 - 79,999	36	9	4	2	11	4	24	11	21	11		6	2		3	19	163
80,000 - 89,999	56	15	3	4	30	6	5	29	38	20		7	4	3	1	12	233
90,000 - 99,999	51	30	5	4	66	2	4	32	33	7		7	3		3	11	258
100,000 - 119,999	54	70	14	14	157	11		64	22	16		8	3	1	3	15	452
120,000 - 139,999	59	45	18	24	103	10		21	9	10		9	4	3	1	6	322
140,000 - 159,999	29	22	19	26	86	7		6	6	14		14	2		2	1	234
160,000 - 179,999	34	10	35	26	91	10		4	4	15		11	2	1	1	2	246
180,000 - 199,999	12	12	26	23	58	5		5		14		7	1	4		1	168
200,000 - 249,999	18	10	70	40	62	14		1	3	21	1	10	2	8		3	263
250,000 - 299,999	5	4	54	31	39	5			1	9		7	1	1			157
300,000 - 399,999	8	2	53	29	23	5		2		8		4		1			135
400,000 - 499,999	4	1	47	13	5	1		2		5		3					81
500,000 - 749,999	5	2	34	4	5	3				2		7				1	63
750,000 - 999,999		1	4	9	1		1	1				1					18
1,000,000 and Over		1	6	3	1	1								3			15
ALL Price Ranges	438	249	396	265	759	96	87	195	178	180	1	109	27	28	21	96	3,125

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1998 SFR Total Sales Units

by Sale Price and Area

	C	E	N	NE	NW	Other	S	SE	SW	W	XNE	XNW	XS	XSE	XSW	XW	ALL
29,999 or under	4					5	9		1	3		1					23
30,000 - 39,999	11				2	5	15		1	3	1					1	39
40,000 - 49,999	19					8	38	2	4	2						1	74
50,000 - 59,999	73	2				13	59		6	17		2	1				173
60,000 - 69,999	162	5			6	15	87	34	35	14		3	5		2	3	371
70,000 - 79,999	239	25			46	16	52	85	71	29		2	1			5	571
80,000 - 89,999	200	103	2		155	17	19	133	88	43			5	1	3	5	774
90,000 - 99,999	134	123	1	8	236	8	4	118	50	36		4	6		2	5	735
100,000 - 119,999	230	221	10	44	410	12	1	160	34	42		14	15	3	8	8	1,212
120,000 - 139,999	207	188	21	76	262	17	2	50	10	44		47	14	2	3	6	949
140,000 - 159,999	104	71	64	103	228	19		5	9	30	3	43	11	5	1	9	705
160,000 - 179,999	73	39	73	82	136	18		6	7	30	1	33	2	10	2	3	515
180,000 - 199,999	29	25	79	62	109	22		2	4	31		16	1	1	1	4	386
200,000 - 249,999	45	24	174	117	135	44		4	2	40	2	22		3		3	615
250,000 - 299,999	18	2	140	64	69	13		4		26		11		3			350
300,000 - 399,999	12	4	143	44	35	9		2		13		12		2			276
400,000 - 499,999	5	6	79	18	6	2				3		3			1		123
500,000 - 749,999	4		69	10	3	1	1			2		4				1	95
750,000 - 999,999			12	2		2						3					19
1,000,000 and Over			6	1	1												8
ALL Price Ranges	1,569	838	873	631	1,839	246	287	605	322	408	7	220	61	30	23	54	8,013

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1998 TH/CND Total Sales Units

by Sale Price and Area

	C	E	N	NE	NW	Other	S	SE	SW	W	XNW	XS	XSW	ALL
29,999 or under	30	4		13	2		3	1		1				54
30,000 - 39,999	9	10		14	10		5	4	1	4				57
40,000 - 49,999	14	14		20	12		5	4	12	7				88
50,000 - 59,999	39	20	11	15	14		16	13	5	26				159
60,000 - 69,999	55	25	9	10	10		1	11	9	25				155
70,000 - 79,999	75	46	14	18	27			6	1	10				197
80,000 - 89,999	41	45	8	33	42			2	2	13		2		188
90,000 - 99,999	45	16	19	19	29				1	1			2	132
100,000 - 119,999	29	15	53	39	49					7	3	1	1	197
120,000 - 139,999	7	3	35	25	32					5	7	1		115
140,000 - 159,999	1	2	27	10	23	3					2			68
160,000 - 179,999	2		21	9	19									51
180,000 - 199,999			20	1	10									31
200,000 - 249,999	2		34	2	12									50
250,000 - 299,999			14		1									15
300,000 - 399,999			15											15
ALL Price Ranges	349	200	280	228	292	3	30	41	31	99	12	4	3	1,572

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1998 MH Total Sales Units

by Sale Price and Area

	C	NW	Other	S	SE	SW	W	XNW	XS	XSE	XSW	XW	ALL
29,999 or under	1	1				16	1	2				3	24
30,000 - 39,999		4	2	2		28	8	1		1	3	11	60
40,000 - 49,999		10	6	3		20	3	2			2	10	56
50,000 - 59,999		10	3	1		27	5	3	1	1	3	9	63
60,000 - 69,999		3	3			24	5	5	1	2	3	14	60
70,000 - 79,999	1	6	2			23	2	9	2	4	3	11	63
80,000 - 89,999		8	2		1	12		16	2	1	2	9	53
90,000 - 99,999		1	3			4		7	1	3	2	3	24
100,000 - 119,999			3		1	2		4			1	7	18
120,000 - 139,999		1	1			2		1				5	10
140,000 - 159,999						1		1		1		1	4
ALL Price Ranges	2	44	25	6	2	159	24	51	7	13	19	83	435

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1998 SFR Total Units Listed

by List Price and Area

	C	E	N	NE	NW	Other	S	SE	SW	W	XN	XNE	XNW	XS	XSE	XSW	XW	ALL
29,999 or under	4					6	5			2			1					18
30,000 - 39,999	9					8	18		3	6		3						47
40,000 - 49,999	23	1			4	25	51	2	4	8			1				4	123
50,000 - 59,999	68	1				32	89	2	10	20			1			1	3	227
60,000 - 69,999	182	11	1		10	32	126	32	40	16			2	2	1	1	6	462
70,000 - 79,999	300	26			43	37	110	86	105	51			5	6	1	3	5	778
80,000 - 89,999	285	108	2	1	180	40	45	189	166	82			8	6	2	4	13	1,131
90,000 - 99,999	206	190	2	3	357	19	14	201	107	63			6	7	1	12	7	1,195
100,000 - 119,999	312	391	4	48	701	32	5	267	74	68			19	19	3	5	24	1,972
120,000 - 139,999	301	293	26	111	461	40	2	79	23	55			75	26	9	15	15	1,531
140,000 - 159,999	184	124	66	146	373	47		20	23	50		1	84	18	10	14	9	1,169
160,000 - 179,999	142	65	124	132	301	47		15	15	55	1	2	65	13	10	7	4	998
180,000 - 199,999	64	44	124	101	218	40		8	13	63			36	5	12	10	13	751
200,000 - 249,999	62	58	261	190	259	52		8	8	74		5	56	4	23	1	5	1,066
250,000 - 299,999	50	9	223	111	164	37		11	1	52			32	1	10	2	2	705
300,000 - 399,999	23	10	276	121	100	26		9		30			27	1	4	1	3	631
400,000 - 499,999	9	8	173	47	25	6		6		8			19		1	1		303
500,000 - 749,999	13	15	133	33	21	6				7			12	2	2	1	1	246
750,000 - 999,999	1	2	50	16	4	2		2					3		1			81
1,000,000 and Over		1	28	8	3	1		1							2	1	1	46
ALL Price Ranges	2,238	1,357	1,493	1,068	3,224	535	465	938	592	710	1	11	452	110	92	79	115	13,480

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1998 TH/CND Total Units Listed

by List Price and Area

	C	E	N	NE	NW	Other	S	SE	SW	W	XNW	XS	XSE	XSW	ALL
29,999 or under	46	2		19	1		2	1							71
30,000 - 39,999	21	10		20	18		9	7		7					92
40,000 - 49,999	18	20		29	15		12	4	18	18		1		2	137
50,000 - 59,999	57	28	19	28	21		32	22	15	38					260
60,000 - 69,999	95	39	9	10	14	2		29	21	35					254
70,000 - 79,999	106	73	21	28	33			14	6	18				1	300
80,000 - 89,999	73	56	11	28	49			2	1	18		2	1	2	243
90,000 - 99,999	63	47	32	40	47				5	7		1		2	244
100,000 - 119,999	54	42	82	41	69	4				8	13	1		2	316
120,000 - 139,999	13	5	71	29	39					12	10	1			180
140,000 - 159,999	6	1	50	12	41	5				3	6				124
160,000 - 179,999	8		39	20	34						3				104
180,000 - 199,999	4		30	5	18										57
200,000 - 249,999	5		53	3	25										86
250,000 - 299,999			35	3	2										40
300,000 - 399,999			25	2											27
400,000 - 499,999															0
500,000 - 749,999								1							1
ALL Price Ranges	569	323	477	317	426	11	55	80	66	164	32	6	1	9	2,536

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1998 MH Total Units Listed

by List Price and Area

	C	NW	Other	S	SE	SW	W	XNW	XS	XSE	XSW	XW	ALL
29,999 or under	2	2	2	1		13	6	2			1	2	31
30,000 - 39,999	1	6	5	6		34	8	2		3	5	19	89
40,000 - 49,999	3	17	13	9		44	21	7	1	1	6	29	151
50,000 - 59,999	2	21	8	4		40	11	4	2	3	13	28	136
60,000 - 69,999	3	10	12	7	2	72	13	15	2	5	13	51	205
70,000 - 79,999		10	8		3	49	9	18	3	14	9	47	170
80,000 - 89,999	1	9	14		3	49	3	33	7	8	7	32	166
90,000 - 99,999	1	9	5	1	7	20		17	5	5	5	21	96
100,000 - 119,999		6	8		2	11	1	14	5	9	3	21	80
120,000 - 139,999		3	4			9		7	3	1	2	11	40
140,000 - 159,999		3	4			3		4	2	1		5	22
160,000 - 179,999			2					2					4
180,000 - 199,999			1										1
200,000 - 249,999			2										2
250,000 - 299,999										2			2
750,000 - 999,999				1									1
ALL Price Ranges	13	96	88	29	17	344	72	125	30	52	64	266	1196

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1998 SFR Avg Market Time

by Sale Price and Area

	C	E	N	NE	NW	Other	S	SE	SW	W	XNE	XNW	XS	XSE	XSW	XW	ALL
29,999 or under	77					46	73		12	46		8					59
30,000 - 39,999	47				47	157	51		10	26	18					5	58
40,000 - 49,999	68					185	81	37	11	25							83
50,000 - 59,999	57	66				122	61		15	53		106	273				63
60,000 - 69,999	54	35			105	108	46	53	58	59		54	91		30	62	56
70,000 - 79,999	54	56			55	75	55	63	81	54		23	138			46	59
80,000 - 89,999	51	48			56	143	80	61	76	51			144	126	86	50	60
90,000 - 99,999	41	55	5	93	67	122	44	67	71	57		135	67		82	44	61
100,000 - 119,999	56	57	76	61	66	95	47	59	84	67		98	69	155	78	108	63
120,000 - 139,999	76	62	48	60	67	119	108	83	68	82		83	60	44	151	108	70
140,000 - 159,999	61	63	83	67	73	118		71	69	77	124	87	48	143	91	84	73
160,000 - 179,999	51	58	73	71	61	106		90	171	50	110	95	133	71	44	54	68
180,000 - 199,999	71	85	62	55	67	103		61	92	77		96	36	175	1	58	70
200,000 - 249,999	73	73	82	72	90	121		71	137	79	84	106		22		97	84
250,000 - 299,999	36	87	60	82	89	108		130		97		117		71			76
300,000 - 399,999	112	73	75	74	81	60		110		66		123		153			79
400,000 - 499,999	115	102	87	118	85	161				155		168			167		99
500,000 - 749,999	98		104	111	146	41	23			65		104				152	104
750,000 - 999,999			119	54		134						92					109
1,000,000 and Over			112	189	300												145
ALL Price Ranges	58	59	77	71	69	113	59	64	75	67	96	95	77	96	83	73	69

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1998 TH/CND Avg Market Time

by Sale Price and Area

	C	E	N	NE	NW	Area Other	S	SE	SW	W	XNW	XS	XSW	ALL
29,999 or under	111	166		51	83		136	8		68				99
30,000 - 39,999	79	86		66	57		99	29	205	52				71
40,000 - 49,999	82	68		45	100		89	104	74	121				77
50,000 - 59,999	68	73	111	26	80		43	82	81	53				65
60,000 - 69,999	75	66	89	56	99		76	60	98	74				75
70,000 - 79,999	64	56	39	69	89			65	178	80				66
80,000 - 89,999	47	62	58	86	76			116	179	80		101		69
90,000 - 99,999	80	38	96	77	77				121	32			63	77
100,000 - 119,999	74	62	65	83	92					80	35	63		77
120,000 - 139,999	65	90	77	92	123					84	142	152		97
140,000 - 159,999	58	36	63	50	97	109					266			78
160,000 - 179,999	30		69	58	103									76
180,000 - 199,999			84	15	164									108
200,000 - 249,999	43		100	118	101									98
250,000 - 299,999			72		176									79
300,000 - 399,999			131											131
ALL Price Ranges	72	65	80	69	94	109	70	70	98	73	124	104	63	77

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1998 MH Avg Market Time

by Sale Price and Area

	C	NW	Other	S	SE	SW	W	XNW	XS	XSE	XSW	XW	ALL
29,999 or under	5	13				119	65	54				110	100
30,000 - 39,999		92	48	112		97	79	84		63	110	114	96
40,000 - 49,999		52	85	78		64	105	393			83	106	82
50,000 - 59,999		86	162	175		109	91	96	31	459	44	85	104
60,000 - 69,999		149	67			64	123	136	96	58	55	76	82
70,000 - 79,999	49	79	29			99	80	96	100	30	101	87	87
80,000 - 89,999		90	94		15	83		90	477	10	146	43	97
90,000 - 99,999		149	49			149		76	28	84	125	143	97
100,000 - 119,999			67		420	327		122			137	113	157
120,000 - 139,999		35	74			38		5				85	59
140,000 - 159,999						149		68		259		14	123
ALL Price Ranges	27	81	78	106	218	95	93	99	187	98	93	90	94

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1998 SFR Total Listings Expired

by List Price and Area

	C	E	N	NE	NW	Other	S	SE	SW	W	XN	XNE	XNW	XS	XSE	XSW	XW	ALL
29,999 or under						1												1
30,000 - 39,999	1					4	7			3		1						16
40,000 - 49,999	4				1	10	12		1	1							2	31
50,000 - 59,999	10					11	24		4	3							2	54
60,000 - 69,999	36	1			2	21	27	4	8	7			2					108
70,000 - 79,999	49	2			5	15	33	10	17	8			1	3	1	2	2	148
80,000 - 89,999	41	14			25	17	16	28	39	17			2	1			4	204
90,000 - 99,999	27	25		1	63	14	3	41	27	13			4	1		4		223
100,000 - 119,999	46	71		7	132	17	2	51	25	14			3	4	3	2	13	390
120,000 - 139,999	37	59	4	26	98	16	1	12	12	12			12	8	4	6	5	312
140,000 - 159,999	36	28	5	28	91	13		5	9	9			25	2	5	5	1	262
160,000 - 179,999	16	10	28	34	64	13		1	2	10	1	1	18	5		4	2	209
180,000 - 199,999	13	12	25	18	47	13			11	13			9		3	5	4	173
200,000 - 249,999	12	14	58	39	52	17		3	3	26		3	15	2	8	2		254
250,000 - 299,999	12	2	49	36	34	17		3		15			7		3	2		180
300,000 - 399,999	1	4	76	35	24	5		2		5			6	1	2		3	164
400,000 - 499,999	4	3	36	14	9	5		1	1	3			1			1		78
500,000 - 749,999	1	6	28	8	7	3				1			5	2			1	62
750,000 - 999,999	1		14	3	1	1									1			21
1,000,000 and Over	1		10	4	1	1									1		1	19
ALL Price Ranges	348	251	333	253	656	214	125	161	159	160	1	5	110	29	31	33	40	2,909

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1998 TH/CND Totals Listings Expired

by List Price and Area

	C	E	N	NE	NW	Other	S	SE	SW	W	XNW	XS	XSE	XSW	ALL
29,999 or under	9	2		7						1					19
30,000 - 39,999	8	1		7	1	1	2	1		2					23
40,000 - 49,999	3	12		5	2	1	10	1	5	9					48
50,000 - 59,999	5	8	5	2	4		6	15	5	8					58
60,000 - 69,999	29	11	2	1	4	1		12	1	7					68
70,000 - 79,999	17	10	5	11	8			7	2	6				1	67
80,000 - 89,999	12	12	2	5	13					3		1	1		49
90,000 - 99,999	10	7	7	5	9			1	1	4				2	46
100,000 - 119,999	15	11	19	3	16						1				65
120,000 - 139,999	1		19	5	13	1				5	2				46
140,000 - 159,999	3		11	4	5					1	2				26
160,000 - 179,999	5		8	1	7						2				23
180,000 - 199,999	3		6	2	5										16
200,000 - 249,999	4		16		6										26
250,000 - 299,999			9	1											10
300,000 - 399,999			7												7
400,000 - 499,999			1												1
500,000 - 749,999								1							1
ALL Price Ranges	124	74	117	59	93	4	18	38	14	46	7	1	1	3	599

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1998 MH Total Listings Expired

by List Price and Area

	C	N	NW	Other	S	SE	SW	W	XNE	XNW	XS	XSE	XSW	XW	ALL
29,999 or under	1				3		6	3					1	5	19
30,000 - 39,999			3	5	8		16	4		1		2	1	7	47
40,000 - 49,999	1		4	6	5		19	11		2			3	10	61
50,000 - 59,999			5	2	2		15	3			1	1	8	23	60
60,000 - 69,999	1		4	8	4		30	4		3	1	2	5	24	86
70,000 - 79,999			3	6			19	1	1	10	1	8	4	15	68
80,000 - 89,999	1			6			15	1		8	1	3	2	21	58
90,000 - 99,999			3	2	1	1	9			6		1	1	15	39
100,000 - 119,999	1		1	2			8	1		6	1	4	3	6	33
120,000 - 139,999			2	1			3			3	3	3	2	3	20
140,000 - 159,999			2	1			1			1	1			1	7
160,000 - 179,999		1								2				1	4
180,000 - 199,999							1								1
200,000 - 249,999				1											1
250,000 - 299,999												1			1
ALL Price Ranges	5	1	27	40	23	1	142	28	1	42	9	25	30	131	505

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1998 SFR Total Listings Released

by List Price and Area

	C	E	N	NE	NW	Other	S	SE	SW	W	XNE	XNW	XS	XSE	XSW	XW	ALL
29,999 or under																	0
30,000 - 39,999	1					2				1							4
40,000 - 49,999	2						10		1	1							14
50,000 - 59,999	12					3	7		1	5							28
60,000 - 69,999	21	3	1		2	3	23	1	4	2			1		1	1	63
70,000 - 79,999	28	2			6	4	23	9	11	6		2	1				92
80,000 - 89,999	39	7			28	3	5	29	33	16		1	1	1		3	166
90,000 - 99,999	32	24			54	1	3	31	25	5		1			2	4	182
100,000 - 119,999	47	61	1	7	148	9		64	18	13		4	2		2	9	385
120,000 - 139,999	57	44	4	20	94	7		21	4	7		9	3	3	1	5	279
140,000 - 159,999	28	22	10	20	78	6		6	5	11		11	2		2	1	202
160,000 - 179,999	33	10	23	23	87	8		4	4	12		10	2	1	1	2	220
180,000 - 199,999	11	12	22	21	54	4		5		14		7	1	4		1	156
200,000 - 249,999	17	10	58	39	59	13		1	3	21	1	10	2	8		3	245
250,000 - 299,999	5	4	46	30	38	5			1	9		7	1	1			147
300,000 - 399,999	8	2	50	29	23	5		2		8		4		1			132
400,000 - 499,999	4	1	46	13	5	1		2		5		3					80
500,000 - 749,999	5	2	34	4	5	3				2		7				1	63
750,000 - 999,999		1	4	9	1			1				1					17
1,000,000 and Over		1	6	3	1	1								3			15
ALL Price Ranges	350	206	305	218	683	78	71	176	110	138	1	77	16	22	9	30	2,490

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1998 TH/CND Total Listings Released

by List Price and Area

	C	E	N	NE	NW	Other	S	SE	SW	W	XNW	XS	XSW	ALL
29,999 or under	4			2										6
30,000 - 39,999	1			2	4		1	3	1					12
40,000 - 49,999	2	5		2			5		1	3			1	19
50,000 - 59,999	10	2	1	4			2	9	4	4				36
60,000 - 69,999	13	5	2	3	5		1	3	1	4				37
70,000 - 79,999	8	7	4	2	2				2	3			1	29
80,000 - 89,999	17	8	3	4	2					2		1		37
90,000 - 99,999	19	6	5	4	8				2	2				46
100,000 - 119,999	7	9	13	7	9					3				48
120,000 - 139,999	2	1	14	4	8					3				32
140,000 - 159,999	1		9	6	8	1				3	2			30
160,000 - 179,999	1		12	3	4					3				23
180,000 - 199,999	1		4	2	4									11
200,000 - 249,999	1		12	1	3									17
250,000 - 299,999			8	1	1									10
300,000 - 399,999			3											3
ALL Price Ranges	87	43	91	47	58	1	9	15	11	30	2	1	2	397

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1998 MH Total Listings Released

by List Price and Area

	C	NW	Other	S	SE	SW	W	XNW	XS	Area XSE	Area XSW	Area XW	ALL
29,999 or under			1				2						3
30,000 - 39,999		2				4		1				2	9
40,000 - 49,999		5	1	1		10	4	2		1		4	28
50,000 - 59,999		1		1		2		2	1	2	1	5	15
60,000 - 69,999	1	2	2	2	1	12	2	3	1		4	13	43
70,000 - 79,999		3		1	2	8	2	4	1		2	19	42
80,000 - 89,999			3			5	2	6	2	2	1	9	30
90,000 - 99,999		4	1	1	1	6		6	3		1	7	30
100,000 - 119,999			2			4		4	1	1	1	6	19
120,000 - 139,999		1	3			5			1			1	11
140,000 - 159,999						1		1					2
160,000 - 179,999			2					1					3
180,000 - 199,999			1										1
200,000 - 249,999			1										1
750,000 - 999,999				1									1
ALL Price Ranges	1	18	17	7	4	57	12	30	10	6	10	66	238

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