

# ***MLS YEAR IN REVIEW***

1999

Residential Statistical Report



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

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## **1999 MLS Year End Residential Statistics**

The Tucson Association of REALTORS® Multiple Listing Service, Inc. reports adjusted year-end figures indicating a 12% increase in the number of residential home sales in 1999 (11,244 units) compared to 1998 (10,020 units). Total dollar volume rose by 20% in 1999 (\$1,654,889,074) compared to 1998 (\$1,375,979,968). The Northwest area continues to lead the market in both properties listed and sold. Average sale price for all Residential types increased by 7% from 1998 (\$137,323) to 1999 (\$147,180). Single Family homes sold for an average of \$161,323 in 1999, compared to \$149,512 in 1998.

Average market time dropped by 13% in 1999 (62 days) compared to 1998 (71 days). Residential listings took an average of 41 days to close escrow and sold for an average of 97% of the listed price.

The underlying push in the Tucson area market may well be vacant land, which is not included in these statistics. However, a quick check reveals the following numbers for all parcels listed in the Tucson MLS with a minimum of 2 acres.

Total number of sales for 1999 was 528 parcels, compared to 457 in 1998 (15% increase). The total dollar volume of vacant land sales was \$59,637,511 in 1999, compared to \$51,302,529 in 1998 (16% increase). 1999 land sales averaged 44 per month in 1999 and 38 per month in 1998.

With our attractive weather and friendly perspective, combined with a strong economy and technologic advances that allow remote work it is no wonder that people from all over the world want to call Tucson their home. This trend should continue well into the new century as we learn to work with environmental needs as well as needs of the people and communities we serve.

Donna Gallagher  
2000 TAR President

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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®. Its members provide professional real estate services to buyers and sellers and adhere to the organization's strict professional Code of Ethics.

# 1999 MLS Year in Review Summary

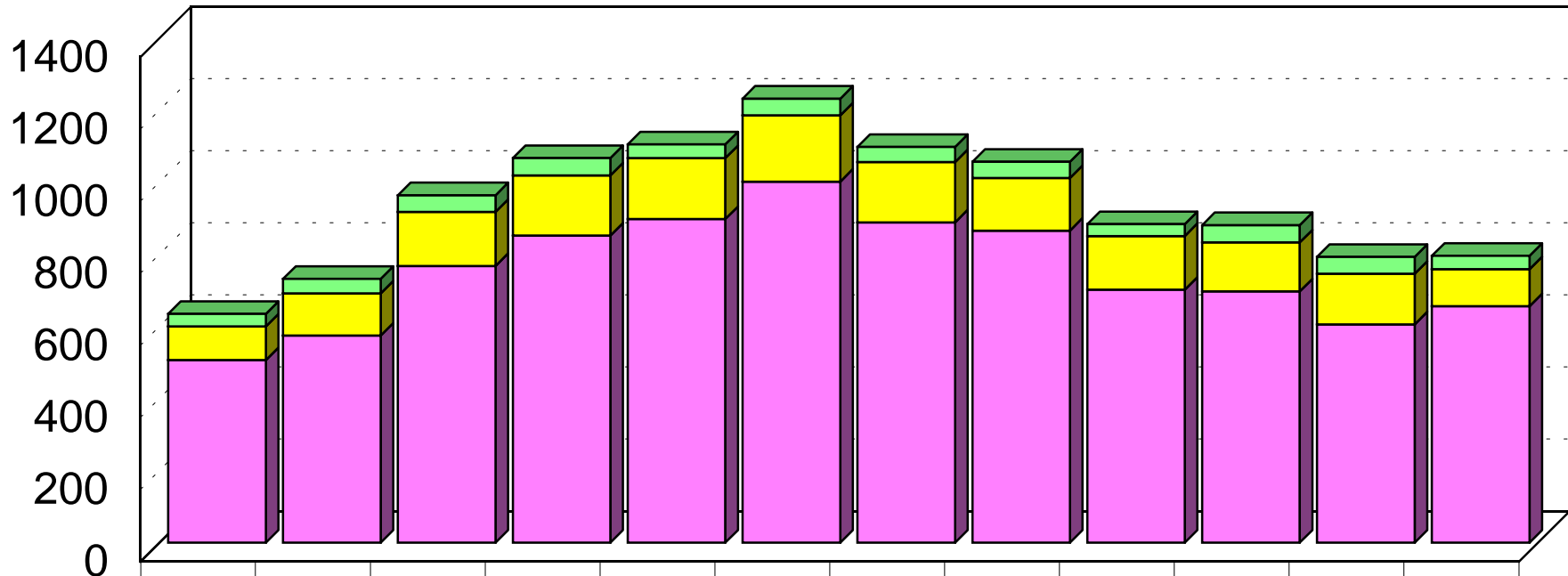
## Residential

	1992	1993	1994	1995	1996	1997	1998	1999
<b>Total Sales Volume</b>	\$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	\$1,654,889,074
SFR Sales Volume	\$636,212,403	\$783,027,100	\$885,265,395	\$813,439,774	\$918,182,817	\$961,449,317	\$1,198,036,721	\$1,454,807,690
TH/CND Sales Volume	\$99,331,407	\$129,990,144	\$136,287,146	\$131,925,435	\$127,873,626	\$134,109,661	\$150,052,524	\$167,840,141
MH Sales Volume	\$11,998,067	\$14,259,644	\$18,486,030	\$13,904,305	\$23,372,593	\$23,556,924	\$27,890,723	\$32,241,243
<b>Total Sales Units</b>	<b>7,699</b>	<b>8,815</b>	<b>9,023</b>	<b>8,121</b>	<b>8,386</b>	<b>8,472</b>	<b>10,020</b>	<b>11,244</b>
SFR Sales Units	6,111	6,846	6,979	6,216	6,540	6,650	8,013	9,018
TH/CND Sales Units	1,298	1,641	1,662	1,538	1,436	1,444	1,572	1,721
MH Sales Units	290	328	382	367	410	378	435	505
<b>Average Sale Price</b>	<b>\$97,095</b>	<b>\$105,193</b>	<b>\$115,265</b>	<b>\$118,861</b>	<b>\$127,526</b>	<b>\$132,096</b>	<b>\$137,323</b>	<b>\$147,180</b>
<b>Average Days on Market</b>	<b>79</b>	<b>67</b>	<b>56</b>	<b>57</b>	<b>67</b>	<b>78</b>	<b>71</b>	<b>62</b>
<b>Average Days in Escrow</b>	n/a	n/a	51	45	43	39	43	41
<b>Average % of LP received on Sales</b>	n/a	96%	97%	97%	97%	97%	97%	97%

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# 1999 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>635</b>	<b>732</b>	<b>964</b>	<b>1067</b>	<b>1105</b>	<b>1232</b>	<b>1098</b>	<b>1057</b>	<b>884</b>	<b>881</b>	<b>793</b>	<b>796</b>
MH	35	40	46	48	38	46	42	45	33	48	47	37
TH/C	93	117	150	167	169	184	167	146	149	136	140	103
SFR	507	575	768	852	898	1002	889	866	702	697	606	656

SFR
  TH/C
  MH

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# 1999 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	8 BR	11 BR	13 BR	ALL BR
Area C	3	56	734	993	176	21	5	2			1	1,991
Area E	2	15	194	657	310	32	4	1				1,215
Area N		17	242	446	412	82	4	2	1			1,206
Area NE	1	9	162	352	359	58	3	3				947
Area NW		20	322	1,365	686	109	4					2,506
Area S		17	105	185	53	5						365
Area SE			69	483	205	9						766
Area SW		9	190	264	85	2	1					551
Area W		10	148	349	120	7	3			1		638
Area XNE		1	3									4
Area XNW			177	133	54	5	2					371
Area XS			14	45	10	2						71
Area XSE		1	11	35	16							63
Area XSW		2	13	33	9	6						63
Area XW	2	2	48	94	26	5		1				178
Other Areas		15	147	126	20	1						309
ALL Areas	8	174	2,579	5,560	2,541	344	26	9	1	1	1	11,244

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# 1999 ALL RES Total Sales Units

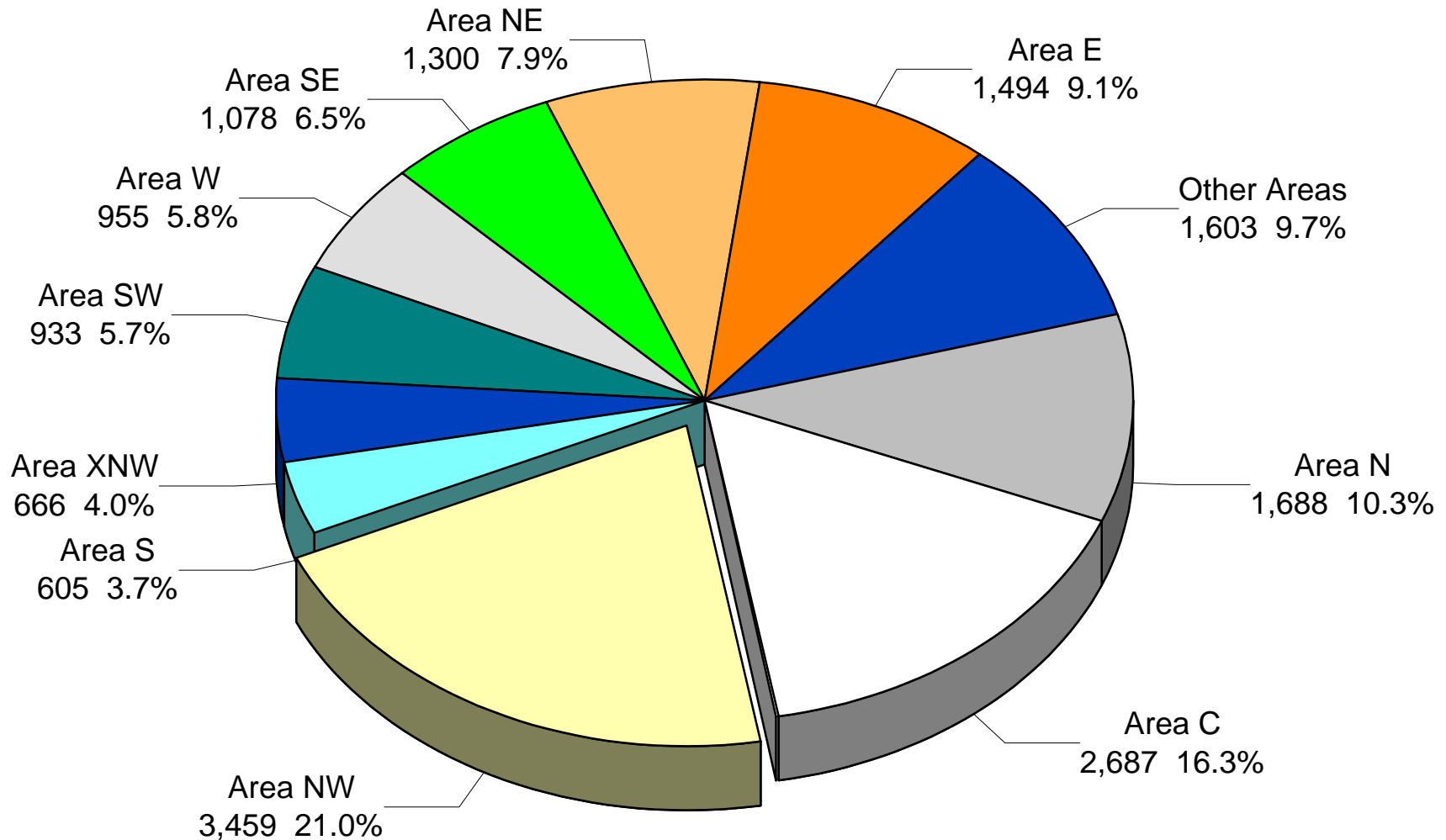
## by Sale Price and Area

	C	E	N	NE	NW	Other	S	SE	SW	W	XNE	XNW	XS	XSE	XSW	XW	ALL Areas
29,999 or under	33	6	1	3	3	10	11		16	6		1		1	1		92
30,000 - 39,999	24	10		13	18	5	23	1	22	14	1	2			2	13	148
40,000 - 49,999	39	13	2	15	19	18	50	7	40	22		6	1		2	16	250
50,000 - 59,999	91	33	13	21	32	16	71	22	31	38		3			3	20	394
60,000 - 69,999	192	47	6	6	19	19	89	50	72	48	1	1	2	4	5	30	591
70,000 - 79,999	276	86	9	14	62	15	54	74	106	56		14	5	3	8	17	799
80,000 - 89,999	285	120	10	21	149	22	49	114	125	78		13	7	7	5	20	1,025
90,000 - 99,999	185	163	15	27	277	13	15	130	60	49		3	4	4	6	10	961
100,000 - 119,999	295	288	37	78	513	16	3	217	32	64	1	31	9		7	12	1,603
120,000 - 139,999	207	195	75	98	322	18		83	13	47		70	13	3	7	17	1,168
140,000 - 159,999	147	103	80	105	296	26		26	17	34		66	16	9	7	5	937
160,000 - 179,999	96	53	107	96	233	37		14	10	35		44	6	2	2	4	739
180,000 - 199,999	41	39	91	76	150	25		3	4	42		31	5	10	4	4	525
200,000 - 249,999	39	33	183	132	203	39		7	3	54	1	41	2	12	3	7	759
250,000 - 299,999	21	5	156	96	107	18		8		26		14	1	2	1	2	457
300,000 - 399,999	8	8	212	90	69	10		9		19		10		3		1	439
400,000 - 499,999	5	6	94	29	22	2		1		2		13		2			176
500,000 - 749,999	4	6	83	21	10					4		7		1			136
750,000 - 999,999	3	1	22	2	1							1					30
1,000,000 and Over			10	4	1												15
ALL Price Ranges	1,991	1,215	1,206	947	2,506	309	365	766	551	638	4	371	71	63	63	178	11,244

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# 1999 ALL RES Units Listed % of Market

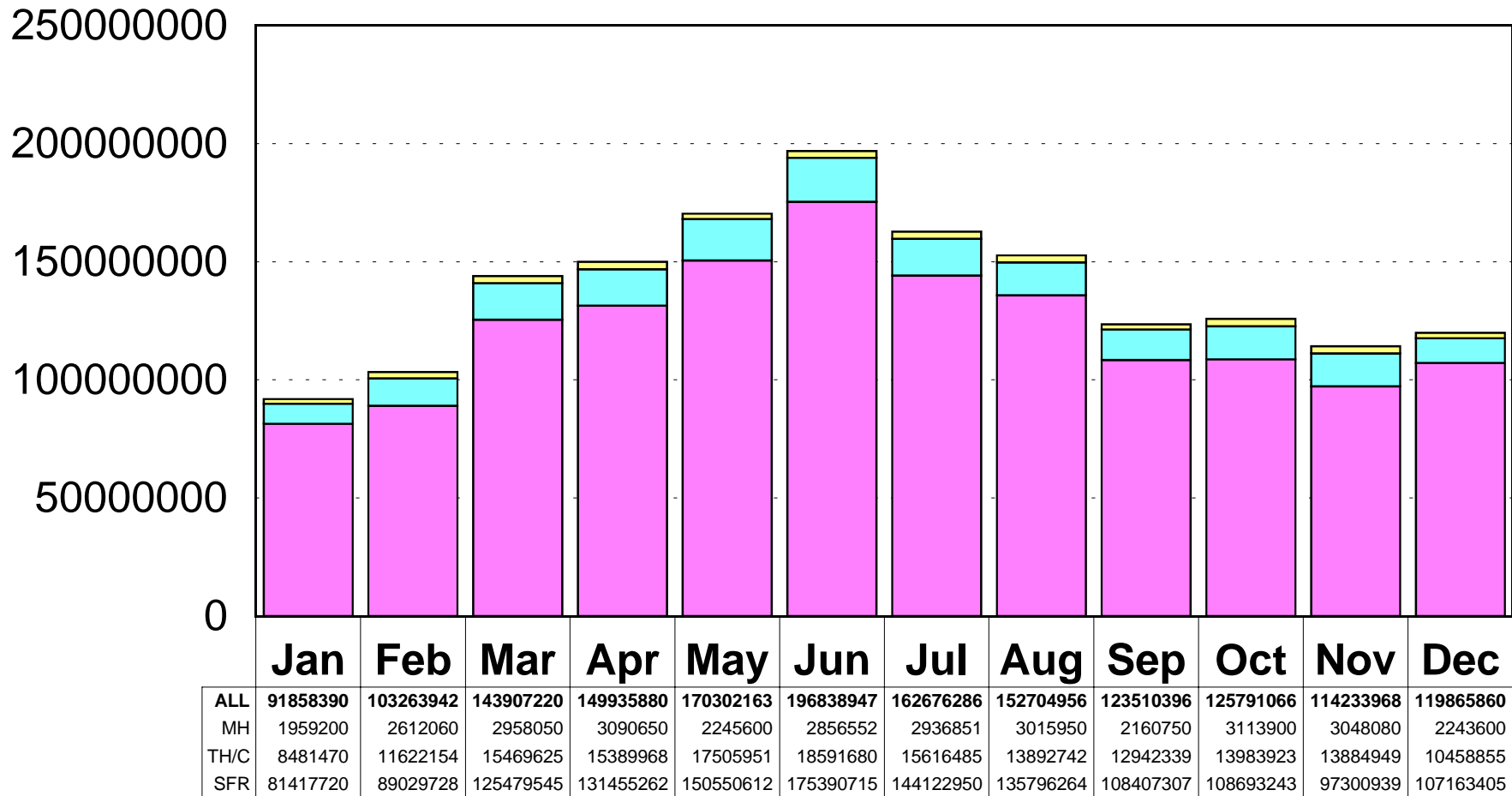
by Area



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# 1999 ALL RES Total Sales Volume

by Month and Type

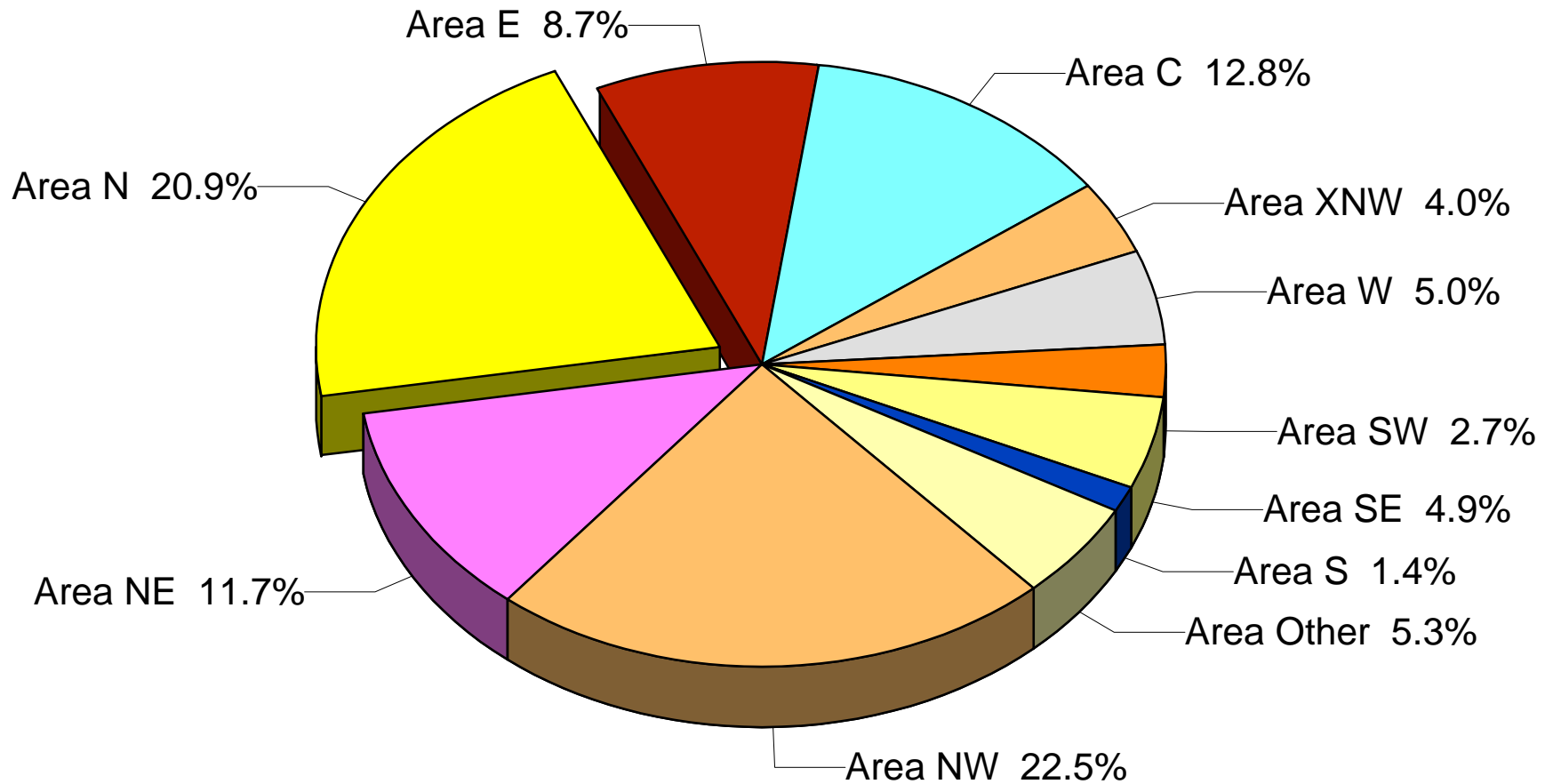


SFR
  TH/C
  MH

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# 1999 ALL RES Total Sales Volume % of Market by Area



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# 1999 ALL RES Average Sale Price

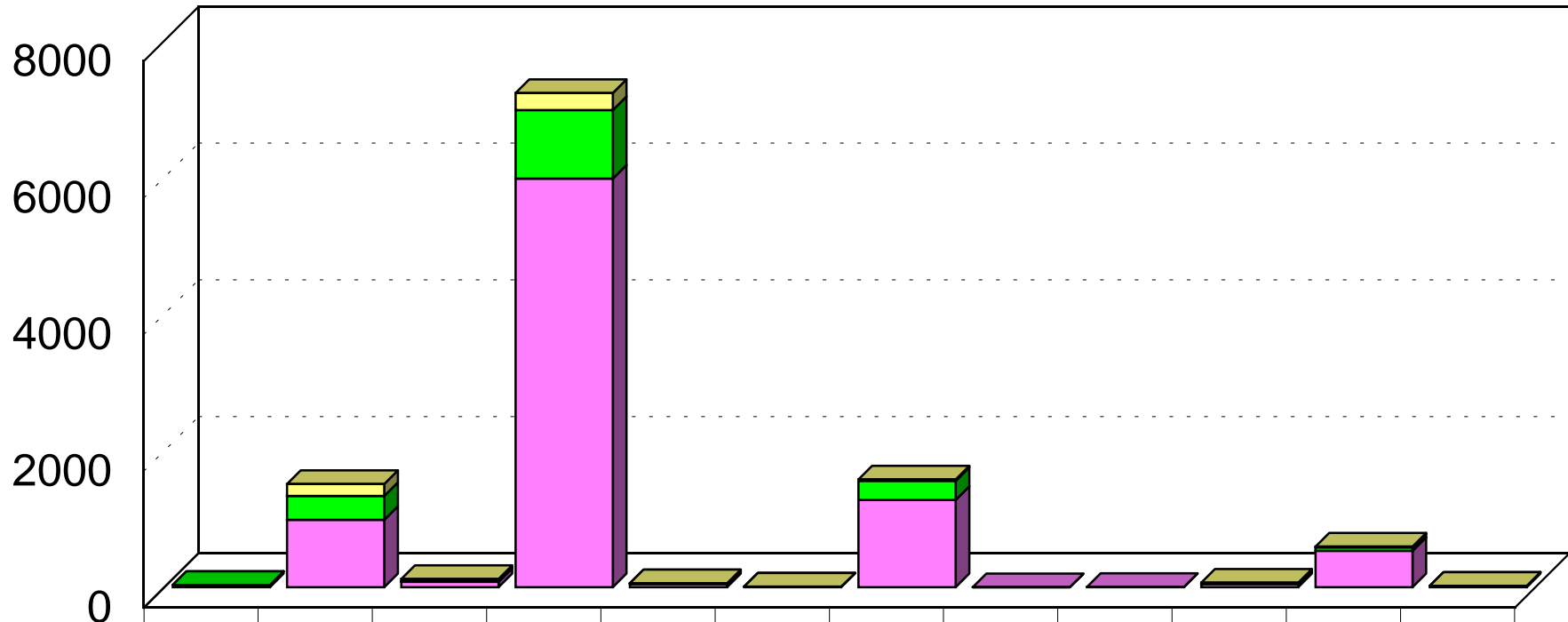
## by Area and Bedrooms

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	11 BR	13 BR	ALL BR
Area C	\$56,967	\$46,882	\$83,810	\$114,430	\$157,250	\$201,324	\$306,000	\$360,000			\$230,000	\$106,642
Area E	\$52,900	\$42,628	\$76,471	\$114,362	\$147,225	\$212,507	\$334,938	\$118,000				\$119,024
Area N		\$55,456	\$169,268	\$247,313	\$365,541	\$484,462	\$635,750	\$294,000	\$385,000			\$286,942
Area NE	\$24,000	\$59,426	\$109,939	\$180,772	\$252,065	\$286,417	\$530,967	\$985,000				\$204,490
Area NW		\$53,246	\$99,993	\$135,244	\$185,483	\$242,333	\$312,687					\$148,754
Area S		\$34,726	\$50,629	\$68,696	\$74,859	\$77,980						\$62,938
Area SE			\$75,948	\$99,254	\$126,736	\$194,556						\$105,629
Area SW		\$40,111	\$70,453	\$83,768	\$93,744	\$141,000	\$148,000					\$80,327
Area W		\$45,790	\$82,919	\$126,091	\$195,068	\$278,234	\$221,667			\$175,000		\$129,987
Area XNE		\$32,000	\$130,000									\$105,500
Area XNW			\$149,065	\$176,096	\$259,680	\$375,740	\$136,500					\$177,843
Area XS			\$89,600	\$137,011	\$154,540	\$205,250						\$132,053
Area XSE		\$435,000	\$132,468	\$172,894	\$199,521							\$176,758
Area XSW		\$93,500	\$83,073	\$112,088	\$127,326	\$154,567						\$111,733
Area XW	\$90,000	\$51,750	\$53,944	\$99,190	\$126,590	\$134,100		\$75,000				\$91,199
Area Other		\$118,033	\$151,316	\$137,624	\$133,550	\$181,500						\$143,065
ALL Areas	\$60,087	\$56,003	\$100,402	\$133,107	\$208,125	\$297,150	\$359,323	\$495,111	\$385,000	\$175,000	\$230,000	\$147,180

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# 1999 ALL RES Terms of Sale

by Terms and Type



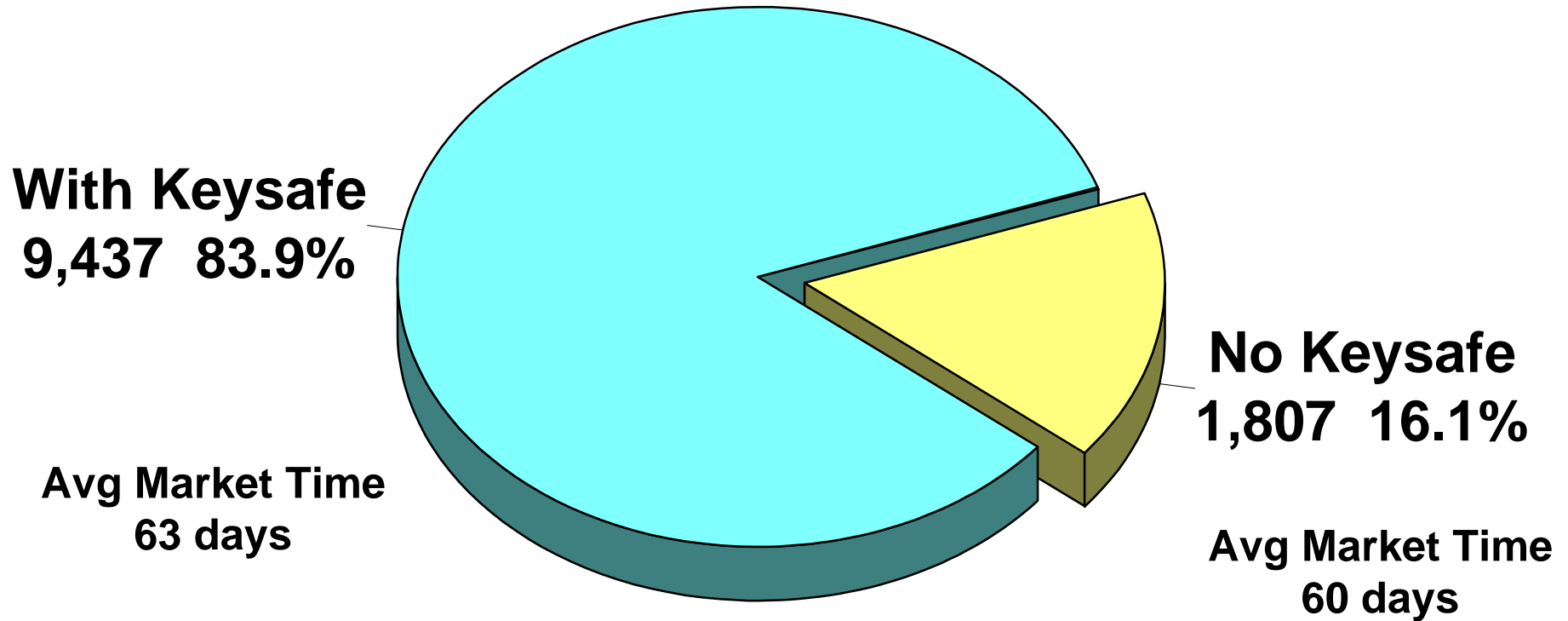
	ARM	CASH	COCB	CONV	CTL	EXCH	FHA	LSOP	LSPU	OTHR	VA	WRAP
<b>ALL</b>	<b>36</b>	<b>1510</b>	<b>122</b>	<b>7234</b>	<b>61</b>	<b>11</b>	<b>1580</b>	<b>1</b>	<b>6</b>	<b>66</b>	<b>594</b>	<b>23</b>
MH		172	34	251	3	1	22			9	10	3
TH/C	3	352	9	1002	11	2	280			9	51	2
SFR	33	986	79	5981	47	8	1278	1	6	48	533	18

SFR
  TH/C
  MH

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# 1999 Sold Properties Keysafe Analysis

All Residential



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# 1999 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	8 BR	11 BR	13 BR	ALL BR
Area C	90	69	53	56	62	104	100	63			0	56
Area E	51	121	53	52	61	97	137	125				57
Area N		73	71	62	67	71	113	115	21			67
Area NE	88	57	54	54	53	56	91	102				54
Area NW		67	69	60	61	65	28					62
Area S		47	62	53	45	125						55
Area SE			45	48	51	60						49
Area SW		70	77	72	58	64	40					71
Area W		31	59	64	71	68	58					64
Area XNE		181	113							54		130
Area XNW			73	74	78	95	83					75
Area XS			77	89	87	60						85
Area XSE		38	91	137	84							114
Area XSW		44	86	89	101	125						92
Area XW	166	64	92	116	74	65		209				103
Other Areas		77	94	99	115	29						96
ALL Areas	99	70	64	61	62	72	87	110	21	54	0	62

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# 1999 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 Areas
29,999 or under	96	170	34	88	75	72	78		140	114				78	32		100
30,000 - 39,999	67	89		58	76	125	49	4	71	56	181	100			0	101	73
40,000 - 49,999	54	77		50	103	105	59	94	94	45		244	175		251	65	76
50,000 - 59,999	58	62	77	52	96	73	61	40	90	77		194			44	90	69
60,000 - 69,999	67	57	27	56	62	127	49	49	61	59		161	57	43	84	102	64
70,000 - 79,999	56	42	46	68	66	104	52	50	65	67		71	143	87	109	199	62
80,000 - 89,999	45	49	51	45	54	116	51	51	66	60	293	87	100	32	58	85	55
90,000 - 99,999	44	54	100	43	54	119	78	55	83	57		107	57	138	133	94	57
100,000 - 119,999	48	59	97	49	62	97	45	46	57	48	25	77	125		69	74	57
120,000 - 139,999	59	54	45	43	62	87		34	70	63		67	80	55	77	116	57
140,000 - 159,999	58	48	66	52	54	99		40	98	76		62	58	91	94	46	59
160,000 - 179,999	60	61	64	55	64	116		76	28	55		89	98	125	70	59	66
180,000 - 199,999	88	42	58	45	59	81		15	89	61		63	93	64	102	59	60
200,000 - 249,999	63	102	62	62	64	71		94	22	76	20	67	17	149	74	86	68
250,000 - 299,999	81	67	62	43	68	94		86		68		54	3	95	340	96	64
300,000 - 399,999	58	112	66	64	80	97		61		79		45		788		197	73
400,000 - 499,999	117	39	71	77	88	0		134		40		75		91			74
500,000 - 749,999	97	108	79	75	39					175		120		141			83
750,000 - 999,999	104	182	116	93	257							0					114
1,000,000 and Over			112	112	85												110
ALL Price Ranges	56	57	67	54	62	96	55	49	71	64	130	75	85	114	92	103	62

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# 1999 ALL RES Sales Avg % of List Price

## by Area and Residential Type

Area	MH	SFR	TH/C	ALL TYPES
Area C	92.45%	97.24%	98.08%	97.39%
Area E		98.06%	96.98%	97.84%
Area N	88.76%	96.91%	96.73%	96.86%
Area NE		97.59%	97.21%	97.51%
Area NW	94.08%	97.86%	96.99%	97.70%
Area S	92.0%	97.19%	97.98%	97.10%
Area SE	93.59%	98.41%	97.49%	98.29%
Area SW	93.88%	98.0%	96.20%	96.74%
Area W	93.35%	96.97%	97.13%	96.81%
Area XNE		86.14%		86.14%
Area XNW	94.21%	97.81%	104.17%	98.45%
Area XS	97.28%	97.44%	94.37%	97.29%
Area XSE	94.0%	96.34%		95.74%
Area XSW	95.10%	96.92%	95.24%	96.32%
Area XW	97.12%	97.79%	95.59%	97.34%
Other Areas	92.21%	95.53%	96.17%	95.14%
ALL Areas	94.55%	97.54%	97.52%	97.40%

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# 1999 ALL RES Total Units Listed

## by Area and Bedrooms

Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	10 BR	13 BR	17 BR	21 BR	ALL BR
Area C	2	77	972	1,330	256	31	10	6	2		1			2,687
Area E	2	36	241	777	394	37	6	1						1,494
Area N		18	299	643	587	131	7	2	1					1,688
Area NE	4	20	190	498	491	84	9	4						1,300
Area NW		33	478	1,829	954	155	10							3,459
Area S		29	149	311	105	9	2							605
Area SE	1	3	102	682	281	9								1,078
Area SW	2	15	289	465	155	3	4							933
Area W		10	230	485	210	14	6							955
Area XNE		1	5	2			2							10
Area XNW		4	308	245	90	14	4		1					666
Area XS			28	84	27	2						1		142
Area XSE		2	19	76	36	5								138
Area XSW		6	50	98	22	6								182
Area XW	2	8	92	216	62	9	1							390
Other Areas	2	32	275	330	71	20	6	2	1	1			1	741
ALL Areas	15	294	3,727	8,071	3,741	529	67	15	5	1	1	1	1	16,468

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# 1999 ALL RES Total Units Listed

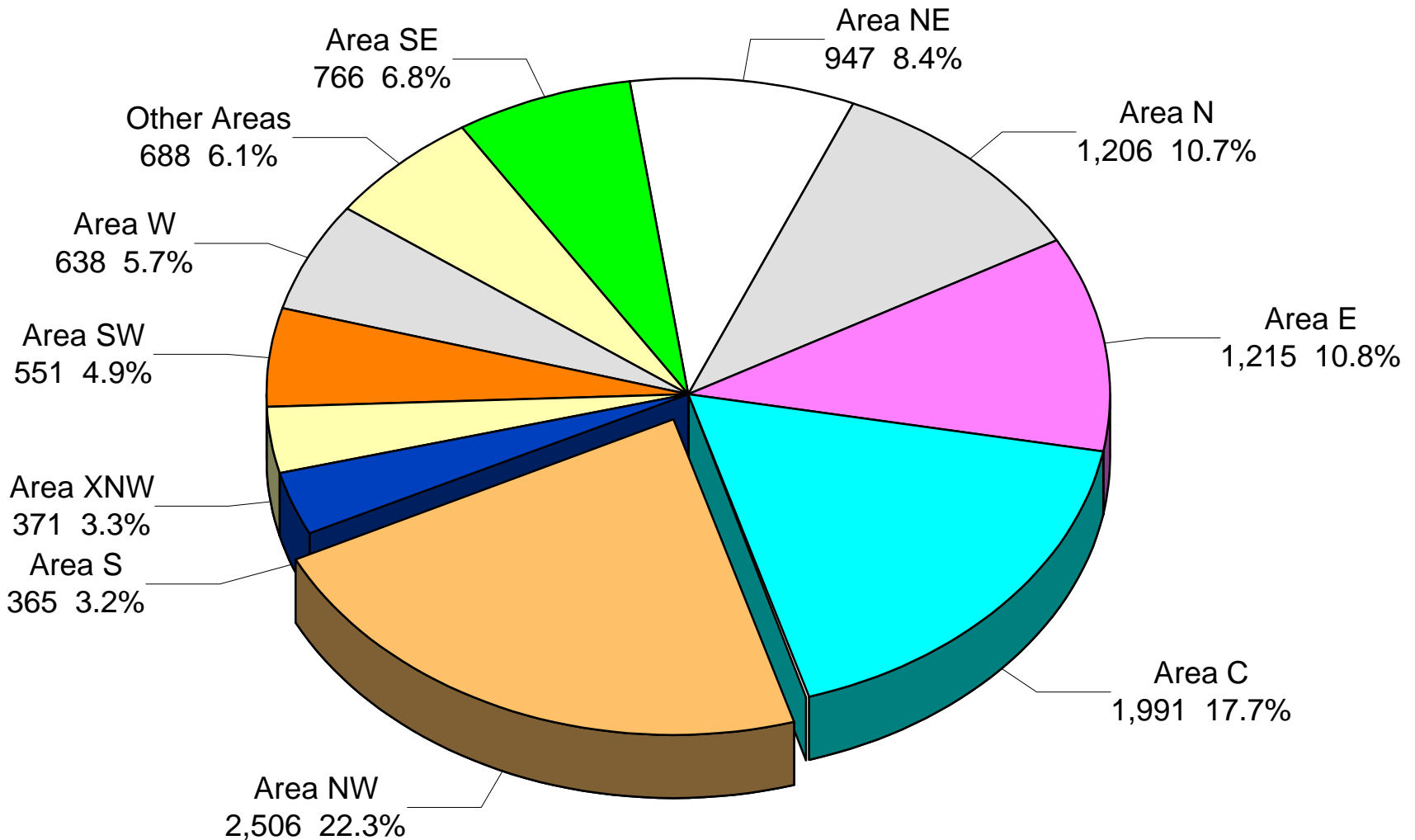
## by List Price and Area

	C	E	N	NE	NW	Other	S	SE	SW	W	XNE	XNW	XS	XSE	XSW	XW	ALL Areas
29,999 or under	48	11	1	8	3	14	10		10	4				1	3	1	114
30,000 - 39,999	31	16		23	17	24	37	3	36	14		3			4	19	227
40,000 - 49,999	47	20		20	25	39	71	6	59	41		5		1	10	36	380
50,000 - 59,999	105	41	14	28	43	40	99	27	52	51		5	1	2	17	32	557
60,000 - 69,999	248	49	5	10	34	60	129	61	117	69		11	3	9	16	60	881
70,000 - 79,999	312	93	14	14	63	59	115	89	143	74		16	10	4	13	49	1,068
80,000 - 89,999	364	121	11	12	151	54	87	166	220	90	1	24	12	19	15	45	1,392
90,000 - 99,999	251	202	15	30	342	28	37	162	124	73		21	16	11	16	41	1,369
100,000 - 119,999	402	341	41	93	649	35	6	315	83	93	2	43	13	13	19	38	2,186
120,000 - 139,999	297	246	88	121	480	43	5	120	39	73		112	18	6	26	29	1,703
140,000 - 159,999	214	134	83	129	412	46	3	53	20	50	2	110	20	10	13	12	1,311
160,000 - 179,999	154	89	116	109	327	51	1	19	11	45		66	15	5	11	3	1,022
180,000 - 199,999	70	44	107	116	237	55	2	11	4	48	2	64	13	14	5	9	801
200,000 - 249,999	58	44	258	178	290	65	1	11	13	88	1	67	12	20	5	7	1,118
250,000 - 299,999	46	9	242	153	192	48	2	7	1	67		22	4	12	5	5	815
300,000 - 399,999	18	15	298	133	115	36		23	1	50		32	4	4		3	732
400,000 - 499,999	11	9	155	53	50	12		4		11		28		3	3		339
500,000 - 749,999	8	9	159	47	26	16				13		15	1	4	1		299
750,000 - 999,999	2	1	56	17	3	11		1		1	2	7					101
1,000,000 and Over	1		25	6		5						15				1	53
ALL Price Ranges	2,687	1,494	1,688	1,300	3,459	741	605	1,078	933	955	10	666	142	138	182	390	16,468

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# 1999 ALL RES Sales Units % of Market

by Area



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# 1999 ALL RES 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	10 BR	13 BR	17 BR	21 BR	ALL BR
Area C	\$70,000	\$54,792	\$88,007	\$120,675	\$164,889	\$256,772	\$243,140	\$350,800	\$542,000		\$230,000			\$114,039
Area E	\$52,963	\$45,078	\$77,974	\$122,547	\$153,685	\$234,031	\$185,317	\$150,000						\$124,640
Area N		\$68,619	\$184,327	\$277,859	\$417,945	\$578,356	\$623,843	\$339,500	\$449,900					\$332,705
Area NE	\$28,072	\$49,425	\$110,130	\$197,393	\$286,105	\$341,367	\$678,033	\$816,750						\$229,884
Area NW		\$62,638	\$108,940	\$146,070	\$196,228	\$266,640	\$334,770							\$159,925
Area S		\$38,250	\$58,196	\$71,649	\$80,187	\$92,389	\$110,000							\$68,652
Area SE	\$79,000	\$36,067	\$79,125	\$103,965	\$141,748	\$277,678								\$112,701
Area SW	\$80,000	\$40,715	\$74,543	\$88,003	\$101,169	\$94,933	\$160,000							\$85,574
Area W		\$58,915	\$84,603	\$144,313	\$234,272	\$269,618	\$207,817							\$151,056
Area XNE		\$180,000	\$142,100	\$168,465			\$850,000							\$292,743
Area XNW		\$79,650	\$157,006	\$215,638	\$326,876	\$885,607	\$399,725		\$369,000					\$218,157
Area XS			\$106,921	\$150,574	\$169,821	\$207,450						\$542,000		\$149,184
Area XSE		\$264,250	\$117,918	\$170,707	\$172,359	\$422,220								\$174,338
Area XSW		\$82,617	\$91,815	\$107,609	\$195,609	\$213,100								\$116,561
Area XW	\$84,900	\$67,849	\$60,340	\$98,717	\$122,991	\$143,972	\$395,000							\$94,623
Other Areas	\$162,500	\$145,500	\$152,352	\$158,382	\$190,147	\$511,595	\$432,067	\$572,250	\$890,000	\$990,000			\$350,000	\$173,877
ALL Areas	\$72,801	\$65,549	\$106,394	\$144,575	\$228,426	\$373,362	\$384,379	\$489,687	\$558,580	\$990,000	\$230,000	\$542,000	\$350,000	\$162,365

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# 1999 ALL RES Total Listings Expired

## by Area and Bedrooms

Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	9 BR	10 BR	13 BR	ALL BR
Area C	2	15	144	187	55	9	3	2				417
Area E		8	44	93	62	13	1	1				222
Area N		3	63	127	103	27	6					329
Area NE	4	6	38	78	80	15	1	1			1	224
Area NW		7	80	298	162	27	5					579
Area S		8	36	68	25	1	1					139
Area SE	1		19	108	46	5			1			180
Area SW	1	3	95	121	45		2					267
Area W			50	93	35	4	2					184
Area XNE			2	1			1					4
Area XNW	1	3	87	57	24	2	1					175
Area XS			4	26	8							38
Area XSE		1	11	29	14	4						59
Area XSW		3	25	47	12	3						90
Area XW			30	78	22							130
Other Areas		5	68	116	30	6	1			1		227
ALL Areas	9	62	796	1,527	723	116	24	4	1	1	1	3,264

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# 1999 ALL RES Total Listings Expired

## by List Price and Area

	C	E	N	NE	NW	Other	S	SE	SW	W	XNE	XNW	XS	XSE	XSW	XW	ALL Areas
29,999 or under	14	2		5		3	2		4	1					1	1	33
30,000 - 39,999	6	4		10	1	8	6		5	2					1	5	48
40,000 - 49,999	10	8		5	7	18	19		17	15		3		1	7	22	132
50,000 - 59,999	17	6	3	6	13	10	25	5	19	11		6	1	1	7	10	140
60,000 - 69,999	39	7	2	3	5	24	24	15	44	16		5		6	11	17	218
70,000 - 79,999	55	11	1	4	12	17	34	18	36	12		3	3	5	8	12	231
80,000 - 89,999	47	14	3		13	24	17	30	63	14		3	2	5	11	14	260
90,000 - 99,999	27	30	4	3	29	9	5	30	34	9		9	5	3	7	16	220
100,000 - 119,999	51	64	5	7	96	15	2	36	20	12	1	12	2	8	7	13	351
120,000 - 139,999	38	28	7	13	82	13	2	19	11	13		36	6	3	13	8	292
140,000 - 159,999	34	16	16	16	81	18	1	7	3	8	1	30	6	2	8	4	251
160,000 - 179,999	27	5	17	20	59	14	1	4	5	7		10	7	5	1	1	183
180,000 - 199,999	15	7	20	17	43	9		5	2	10		12	2	2	3	4	151
200,000 - 249,999	13	7	48	35	60	13	1	2	3	16		14	1	10	1	1	225
250,000 - 299,999	13	2	56	22	38	10		2	1	18		8	2	5		1	178
300,000 - 399,999	7	4	57	28	19	9		3		11	1	11	1	2	1		154
400,000 - 499,999	1	2	25	13	11	4		2		6		7					71
500,000 - 749,999	2	5	35	13	7	4				3		5		1	2		77
750,000 - 999,999			17	2	1	3		1			1	1					26
1,000,000 and Over	1		13	2	2	2		1							1	1	23
ALL Price Ranges	417	222	329	224	579	227	139	180	267	184	4	175	38	59	90	130	3,264

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# 1999 ALL RES Avg Market Time of Expireds

## by Area and Bedrooms

Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 Br	7 BR	9 BR	10 BR	13 BR	ALL BR
Area C	198	158	152	146	157	150	132	190				150
Area E		197	165	139	158	179	69	183				153
Area N		139	175	181	196	183	201					185
Area NE	180	187	160	146	168	166	183	288			180	160
Area NW		170	162	159	162	162	155					160
Area S		170	172	179	148	184	148					171
Area SE	88		153	160	167	244			360			164
Area SW	240	190	176	168	154		135					169
Area W			170	174	166	228	121					172
Area XNE			72	960			89					291
Area XNW	199	177	160	175	173	181	180					168
Area XS			279	158	188							177
Area XSE		122	186	157	148	212						163
Area XSW		171	204	199	275	348						214
Area XW			167	184	185							180
Other Areas		190	205	201	178	221	342			361		201
ALL Areas	182	173	169	167	170	184	162	213	360	361	180	169

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# 1999 ALL RES Total Listings Released

## by Area and Bedrooms

Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	11 BR	21 BR	ALL BR
Area C		9	126	201	61	13	2		1			413
Area E		6	39	122	65	3	2					237
Area N		3	54	131	124	33		2				347
Area NE		5	26	93	95	14	2					235
Area NW		5	81	324	193	38	2					643
Area S		2	27	43	11	3	1					87
Area SE			14	136	48	1						199
Area SW		2	47	100	38	2	2					191
Area W		2	29	66	37	2						136
Area XNW			51	46	26	2			1			126
Area XS		1	8	20	7					1		37
Area XSE			2	14	7	2	1					26
Area XSW		1	12	19	4	2						38
Area XW		2	13	50	14		2					81
Other Areas	1	7	35	53	11	5	5		1		1	119
ALL Areas	1	45	564	1,418	741	120	19	2	3	1	1	2,915

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# 1999 ALL RES Total Listings Released

## by List Price and Area

	C	E	N	NE	NW	Other	S	SE	SW	W	XNW	XS	XSE	XSW	XW	ALL Areas
29,999 or under	5	2			1				1					2		11
30,000 - 39,999	6	2		4	1	1	4		5	3					3	29
40,000 - 49,999	10	1		5		4	9	1	9	4		1		1	3	48
50,000 - 59,999	15	5	2	3	9	7	17	2	9	9			1	4	1	84
60,000 - 69,999	37	3	1	1	7	7	24	4	19	10	2	1		2	14	132
70,000 - 79,999	31	16		2	8	11	17	13	31	11	1	1	1	3	13	159
80,000 - 89,999	43	9	1	1	23	3	8	27	45	17	9	4	2	3	7	202
90,000 - 99,999	37	24	2	7	54	5	2	41	37	9	6	3	7	6	12	252
100,000 - 119,999	59	69	7	16	124	9	1	64	21	9	5	3	2	5	10	404
120,000 - 139,999	44	39	20	17	80	10	1	21	8	14	18	2	4	2	7	287
140,000 - 159,999	43	23	8	26	73	7	1	11	2	6	14	4	2	2	2	224
160,000 - 179,999	34	17	21	14	59	8		6	1	5	13	4		5		187
180,000 - 199,999	17	10	16	19	53	6	1	2	1	2	12	3	1	2	3	148
200,000 - 249,999	10	7	60	34	61	10		3	2	12	16	7	1		1	224
250,000 - 299,999	11		50	20	38	11	2			13	8	2	3		2	160
300,000 - 399,999	3	4	59	24	31	7		3		8	8	1	1		3	152
400,000 - 499,999	5	4	40	15	12	4		1		2	6			1		90
500,000 - 749,999	3	2	35	15	9	5				2	5	1	1			78
750,000 - 999,999			19	11		4					2					36
1,000,000 and Over			6	1							1					8
ALL Price Ranges	413	237	347	235	643	119	87	199	191	136	126	37	26	38	81	2,915

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# 1999 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	8 BR	11 BR	13 BR	ALL BR
Area C	2	21	460	893	173	21	5	2			1	1,578
Area E	1		30	593	310	32	4	1				971
Area N			70	356	411	82	4	2	1			926
Area NE		1	30	297	359	58	3	3				751
Area NW			115	1,283	681	108	4					2,191
Area S		9	76	181	50	5						321
Area SE			38	443	203	9						693
Area SW		1	69	211	83	2	1					367
Area W		6	54	294	114	7	3			1		479
Area XNE		1	3									4
Area XNW			128	82	45	4	1					260
Area XS			10	38	9	2						59
Area XSE		1	5	27	14							47
Area XSW		1	5	24	7	5						42
Area XW	2	1	7	35	13	2						60
Other Areas		12	133	106	17	1						269
ALL Areas	5	54	1,233	4,863	2,489	338	25	8	1	1	1	9,018

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# 1999 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 Areas
29,999 or under	1	1				6	7			2							17
30,000 - 39,999	8	1				4	16		1	3	1					1	35
40,000 - 49,999	24				1	10	39	1	3	4		1					83
50,000 - 59,999	50	4		1	1	13	55	1	7	8						2	142
60,000 - 69,999	115	12	1		6	14	84	20	29	17	1			1	1	3	304
70,000 - 79,999	202	33		2	26	11	54	62	87	34		6	5		2	4	528
80,000 - 89,999	228	68	1	2	112	14	49	112	112	56		2	3	3	4	3	769
90,000 - 99,999	147	138	1	3	244	12	15	129	54	41		1	3	1	5	4	798
100,000 - 119,999	254	268	4	43	473	14	2	217	29	59	1	15	7		7	7	1,400
120,000 - 139,999	196	192	24	74	298	16		83	11	43		51	11	3	7	13	1,022
140,000 - 159,999	143	103	53	96	272	25		26	17	30		45	16	8	7	5	846
160,000 - 179,999	92	53	77	86	218	37		14	10	35		37	6	2	2	4	673
180,000 - 199,999	41	39	69	75	144	24		3	4	42		23	5	10	4	4	487
200,000 - 249,999	36	33	149	128	186	39		7	3	54	1	34	2	11	2	7	692
250,000 - 299,999	21	5	141	96	107	18		8		26		14	1	2	1	2	442
300,000 - 399,999	8	8	197	89	69	10		9		19		10		3		1	423
400,000 - 499,999	5	6	94	29	22	2		1		2		13		2			176
500,000 - 749,999	4	6	83	21	10					4		7		1			136
750,000 - 999,999	3	1	22	2	1							1					30
1,000,000 and Over			10	4	1												15
ALL Price Ranges	1,578	971	926	751	2,191	269	321	693	367	479	4	260	59	47	42	60	9,018

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# 1999 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	8 BR	11 BR	13 BR	ALL BR
Area C	\$80,450	\$60,100	\$90,582	\$116,706	\$158,497	\$201,324	\$306,000	\$360,000			\$230,000	\$114,979
Area E	\$95,799		\$96,312	\$117,435	\$147,225	\$2,212,507	\$334,938	\$118,000				\$130,300
Area N			\$214,407	\$261,774	\$365,798	\$484,462	\$635,750	\$294,000	\$385,000			\$325,902
Area NE		\$188,338	\$208,707	\$191,410	\$252,065	\$286,417	\$530,967	\$985,000				\$232,956
Area NW			\$110,874	\$135,755	\$186,240	\$243,799	\$312,687					\$155,790
Area S		\$34,239	\$50,236	\$68,943	\$76,961	\$77,980						\$64,930
Area SE			\$90,470	\$102,180	\$127,251	\$194,556						\$110,082
Area SW		\$121,000	\$97,537	\$88,099	\$94,292	\$141,000	\$148,000					\$91,815
Area W		\$50,500	\$103,559	\$137,155	\$202,357	\$278,234	\$221,667			\$175,000		\$150,470
Area XNE		\$32,000	\$130,000									\$105,500
Area XNW			\$159,035	\$206,401	\$289,158	\$447,925	\$114,000					\$200,766
Area XS			\$95,260	\$143,135	\$164,322	\$205,250						\$140,358
Area XSE		\$435,000	\$210,050	\$192,348	\$217,667							\$206,936
Area XSW		\$128,000	\$112,890	\$127,088	\$142,205	\$170,980						\$133,164
Area XW	\$90,000	\$70,000	\$79,936	\$139,946	\$169,473	\$193,000						\$138,280
Other Areas		\$126,750	\$161,685	\$148,319	\$143,059	\$181,500						\$153,756
ALL Areas	\$87,340	\$80,900	\$116,409	\$136,943	\$210,714	\$300,862	\$367,336	\$547,625	\$385,000	\$175,000	\$230,000	\$161,323

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# 1999 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	8 BR	11 BR	13 BR	ALL BR
Area C	130	37	41	54	61	104	100	63			0	52
Area E	0		48	51	61	97	137	125				56
Area N			63	60	67	71	113	115	21			65
Area NE		14	57	54	53	56	91	102				54
Area NW			56	59	61	66	28					60
Area S		58	53	52	44	125						52
Area SE			39	45	50	60						46
Area SW		54	56	66	57	64	40					62
Area W		32	59	62	70	68	58			54		63
Area XNE		181	113									130
Area XNW			80	78	74	103	143					79
Area XS			59	88	58	60						78
Area XSE		38	108	161	86							131
Area XSW		61	72	87	106	111						91
Area XW	166	124	60	80	72	111						80
Other Areas		73	92	98	115	29						95
ALL Areas	118	52	57	58	61	73	90	98	21	54	0	59

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# 1999 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 Areas
29,999 or under	77	134				71	45			31							60
30,000 - 39,999	50	9				168	52		9	53	181					5	65
40,000 - 49,999	41				71	133	58	5	31	22		370					63
50,000 - 59,999	49	50		82	30	58	46	10	105	53						32	51
60,000 - 69,999	48	56	2		97	121	54	33	47	58	293			44	156	53	55
70,000 - 79,999	52	38		6	63	128	46	40	58	74		44	64		35	131	54
80,000 - 89,999	40	44	5	7	52	97	54	49	63	61		119	95	141	78	84	51
90,000 - 99,999	44	51	18	67	54	101	76	57	70	52		181	47	119	95	109	55
100,000 - 119,999	48	60	46	43	60	95	44	42	63	45	25	100	132		118	77	55
120,000 - 139,999	62	52	49	41	60	89		35	88	68		81	78	105	63	79	58
140,000 - 159,999	53	48	51	48	59	91		37	65	73		71	58	96	80	48	57
160,000 - 179,999	56	54	64	55	56	109		79	58	62		70	99	55	58	72	62
180,000 - 199,999	83	56	59	47	57	93		15	67	58		132	100	70	88	46	64
200,000 - 249,999	73	106	64	62	64	74		82	22	76	20	63	17	129	82	101	69
250,000 - 299,999	69	60	57	50	69	84		96		69		62	3	105	340	139	63
300,000 - 399,999	52	112	61	60	81	94		61		78		30		573		120	70
400,000 - 499,999	102	59	81	82	80	0		134		40		74		23			78
500,000 - 749,999	111	101	72	77	42					175		112		273			79
750,000 - 999,999	104	182	116	27	257							0					112
1,000,000 and Over			112	112	85												110
ALL Price Ranges	52	56	65	54	60	95	52	46	62	63	130	79	78	131	91	80	59

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# 1999 SFR Total Units Listed

## by Area and Bedrooms

Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	10 BR	13 BR	17 BR	21 BR	ALL BR
Area C	1	24	602	1,203	254	30	10	6	2		1			2,133
Area E	1	1	31	704	394	37	6	1						1,175
Area N		1	91	516	585	131	7	2	1					1,334
Area NE		1	34	422	487	84	9	4						1,041
Area NW			166	1,713	946	154	10							2,989
Area S		15	108	287	99	8	2							519
Area SE			54	623	277	9								963
Area SW	2	1	94	322	146	2	3							570
Area W		5	79	410	201	14	6							715
Area XNE		1	5	2			2							10
Area XNW		2	226	151	71	13	3		1					467
Area XS			17	63	22	2						1		105
Area XSE		1	9	44	22	5								81
Area XSW		4	19	54	16	4								97
Area XW	2	5	12	49	28	4	1							101
Other Areas	2	27	224	267	62	20	6	2	1	1			1	613
ALL Areas	8	88	1,771	6,830	3,610	517	65	15	5	1	1	1	1	12,913

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# 1999 SFR Total Units Listed

## 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	1					8	7			1							17
30,000 - 39,999	4					9	21		1	2						2	39
40,000 - 49,999	28				2	27	42		3	13					2	1	118
50,000 - 59,999	50	3	1	1	1	31	77	5	7	6					3	3	188
60,000 - 69,999	149	7	1		4	47	120	17	42	20		1	1	1	2	6	418
70,000 - 79,999	245	36		2	22	38	114	60	100	39		7	7		6	5	681
80,000 - 89,999	302	65			98	38	87	157	168	71	1	6	5	2	5	3	1,008
90,000 - 99,999	196	153	2	4	277	20	34	161	109	52		1	8		8	11	1,036
100,000 - 119,999	329	314	4	41	598	27	5	315	67	79	2	17	4	3	13	12	1,830
120,000 - 139,999	272	244	21	89	438	36	5	120	28	66		79	11	5	20	21	1,455
140,000 - 159,999	206	134	53	116	372	42	2	53	16	49	2	80	20	9	11	9	1,174
160,000 - 179,999	146	88	85	96	298	47	1	19	11	39		54	15	5	9	3	916
180,000 - 199,999	67	44	82	113	223	53	1	10	4	48	2	45	13	14	5	9	733
200,000 - 249,999	56	44	207	174	271	63	1	11	12	88	1	58	12	19	4	7	1,028
250,000 - 299,999	43	9	219	150	191	47	2	7	1	67		22	4	12	5	5	784
300,000 - 399,999	18	15	273	132	115	36		23	1	50		32	4	4		3	706
400,000 - 499,999	11	9	146	53	50	12		4		11		28		3	3		330
500,000 - 749,999	8	9	159	47	26	16				13		15	1	4	1		299
750,000 - 999,999	2	1	56	17	3	11		1		1	2	7					101
1,000,000 and Over			25	6		5						15				1	52
ALL Price Ranges	2,133	1,175	1,334	1,041	2,989	613	519	963	570	715	10	467	105	81	97	101	12,913

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# 1999 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	10 BR	13 BR	17 BR	21 BR	ALL BR
Area C	\$130,000	\$86,645	\$94,729	\$122,519	\$165,593	\$206,998	\$243,140	\$350,800	\$542,000		\$230,000			\$122,244
Area E	\$93,925	\$174,900	\$102,719	\$125,620	\$153,685	\$234,031	\$185,317	\$150,000						\$138,180
Area N		\$58,500	\$240,270	\$293,375	\$418,306	\$578,356	\$623,843	\$339,500	\$449,900					\$374,268
Area NE		\$190,000	\$218,720	\$208,824	\$287,494	\$341,367	\$678,033	\$816,750						\$263,020
Area NW			\$124,693	\$147,174	\$197,174	\$267,689	\$334,770							\$168,587
Area S		\$38,610	\$60,414	\$73,224	\$79,421	\$91,444	\$110,000							\$71,162
Area SE			\$94,717	\$106,989	\$142,587	\$277,678								\$118,136
Area SW	\$80,000	\$70,000	\$100,555	\$93,158	\$101,139	\$107,450	\$138,333							\$96,623
Area W		\$76,490	\$108,273	\$156,966	\$241,665	\$269,618	\$207,817							\$177,466
Area XNE		\$180,000	\$142,100	\$168,465			\$850,000							\$292,743
Area XNW		\$99,400	\$168,412	\$269,069	\$385,119	\$946,846	\$479,967		\$369,000					\$247,710
Area XS			\$120,671	\$165,364	\$184,285	\$207,450						\$542,000		\$166,481
Area XSE		\$469,000	\$172,838	\$226,021	\$218,513	\$422,220								\$233,183
Area XSW		\$94,975	\$118,190	\$128,656	\$234,481	\$279,925								\$148,911
Area XW	\$84,900	\$88,558	\$83,150	\$163,836	\$155,628	\$206,238	\$395,000							\$150,652
Other Areas	\$162,500	\$160,907	\$170,035	\$175,304	\$202,646	\$511,595	\$432,067	\$572,250	\$890,000	\$990,000			\$350,000	\$193,028
ALL Areas	\$109,841	\$108,517	\$126,237	\$151,182	\$233,085	\$376,720	\$390,298	\$489,687	\$558,580	\$990,000	\$230,000	\$542,000	\$350,000	\$181,243

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# 1999 SFR Total Listings Expired

## 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						2											2
30,000 - 39,999						5	1										6
40,000 - 49,999	5				1	11	7			6						1	31
50,000 - 59,999	5					8	18		1	1		1			1	1	36
60,000 - 69,999	23	1	1		2	19	22	2	6	4				1	1	1	83
70,000 - 79,999	44	1			3	14	33	9	21	5		2	1		5		138
80,000 - 89,999	39	6			6	16	17	26	39	13			1		2	1	166
90,000 - 99,999	20	17			23	7	5	28	30	8		3	3		2	5	151
100,000 - 119,999	45	60		4	86	12	2	34	15	10	1	3		1	4	3	280
120,000 - 139,999	36	27	1	9	71	12	2	19	8	12		26	4	2	12	4	245
140,000 - 159,999	32	16	8	14	66	16	1	7	3	8	1	25	5	2	7	1	212
160,000 - 179,999	23	5	11	16	50	14	1	4	5	6		9	7	5	1	1	158
180,000 - 199,999	15	7	16	15	38	9		4	2	10		12	2	2	3	4	139
200,000 - 249,999	11	7	41	33	55	12	1	2	3	16		14	1	10	1	1	208
250,000 - 299,999	12	2	48	21	37	10		2	1	18		8	2	4		1	166
300,000 - 399,999	7	4	51	27	19	9		3		11	1	11	1	2	1		147
400,000 - 499,999	1	2	24	13	11	4		2		6		7					70
500,000 - 749,999	2	5	35	13	7	4				3		5		1	2		77
750,000 - 999,999			17	2	1	3		1			1	1					26
1,000,000 and Over			13	2	2	2		1							1	1	22
ALL Price Ranges	320	160	266	169	478	189	110	144	134	137	4	127	27	30	43	25	2,363

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# 1999 SFR Total Listings Released

## by List Price and Area

	C	E	N	NE	NW	Other	S	SE	SW	W	XNW	XS	XSE	XSW	XW	ALL
29,999 or under	1															1
30,000 - 39,999	1					1	1								1	4
40,000 - 49,999	2					4	5			1				1		13
50,000 - 59,999	7					6	12							2		27
60,000 - 69,999	22					6	21	1	5	1		1			1	58
70,000 - 79,999	28	4			4	7	17	5	21	5		1			1	93
80,000 - 89,999	35	6			12	3	8	25	35	15	3	1		2	1	146
90,000 - 99,999	30	12	1		45	3	2	40	32	9		1		3	2	180
100,000 - 119,999	49	58		6	109	4	1	64	16	7	3		1	5	1	324
120,000 - 139,999	41	39	4	12	77	7	1	21	5	12	17	2	4	1	4	247
140,000 - 159,999	42	23	6	23	65	6	1	11	1	6	12	4	1	2	2	205
160,000 - 179,999	34	17	14	14	53	7		6	1	5	13	4		4		172
180,000 - 199,999	15	10	11	18	50	6		2	1	2	12	3	1	2	3	136
200,000 - 249,999	10	7	44	34	55	10		3	1	12	16	7	1		1	201
250,000 - 299,999	11		44	20	38	11	2			13	8	2	3		2	154
300,000 - 399,999	3	4	52	24	31	7		3		8	8	1	1		3	145
400,000 - 499,999	5	4	36	15	12	4		1		2	6			1		86
500,000 - 749,999	3	2	35	15	9	5				2	5	1	1			78
750,000 - 999,999			19	11		4					2					36
1,000,000 and Over			6	1							1					8
ALL Price Ranges	339	186	272	193	560	101	71	182	118	100	106	28	13	23	22	2,314

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# 1999 TH/CND Total Sales Units

## by Area and Bedrooms

Area	0 BR	1 BR	2 BR	3 BR	4 BR	ALL BR
Area C	1	34	272	97	1	405
Area E	1	15	164	64		244
Area N		17	172	89	1	279
Area NE	1	8	132	55		196
Area NW		20	181	69	1	271
Area S		7	23	3		33
Area SE			30	36	1	67
Area SW			24	5		29
Area W		3	82	38	2	125
Area XNW			39	25		64
Area XS			3			3
Area XSW			1			1
Area XW			1			1
Other Areas		1	1	1		3
ALL Areas	3	105	1,125	482	6	1,721

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# 1999 TH/CND Total Sales Units

## by Sale Price and Area

	C	E	N	NE	NW	Other	S	SE	SW	W	XNW	XS	XSW	XW	ALL Areas
29,999 or under	32	5		3	1										41
30,000 - 39,999	13	9		13	11		5	1	1	3					56
40,000 - 49,999	12	13	2	15	9		9	6	10	11		1			88
50,000 - 59,999	40	29	13	20	21		15	20	6	26					190
60,000 - 69,999	77	35	5	6	9		3	29	9	25				1	199
70,000 - 79,999	73	53	9	12	30			10	1	19					207
80,000 - 89,999	57	52	9	19	34			1	1	20		2			195
90,000 - 99,999	38	25	14	24	32				1	8					142
100,000 - 119,999	41	20	33	35	40		1			5	11				186
120,000 - 139,999	11	3	51	24	23	1				4	13				130
140,000 - 159,999	4		27	9	23	1				4	18				86
160,000 - 179,999	4		30	10	15						7				66
180,000 - 199,999			22	1	6	1					8				38
200,000 - 249,999	3		34	4	17						7		1		66
250,000 - 299,999			15												15
300,000 - 399,999			15	1											16
ALL Price Ranges	405	244	279	196	271	3	33	67	29	125	64	3	1	1	1,721

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# 1999 TH/CND Average Sale Price

## by Area and Bedrooms

Area	0 BR	1 BR	2 BR	3 BR	4 BR	ALL BR
Area C	\$10,000	\$39,024	\$72,697	\$95,444	\$160,000	\$75,379
Area E	\$10,000	\$42,628	\$72,841	\$85,896		\$74,151
Area N		\$55,456	\$150,897	\$192,080	\$260,000	\$158,610
Area NE	\$24,000	\$43,312	\$87,492	\$123,325		\$95,420
Area NW		\$53,246	\$100,394	\$138,816	\$53,500	\$106,524
Area S		\$36,743	\$55,057	\$58,033		\$51,442
Area SE			\$58,286	\$64,996	\$73,000	\$62,111
Area SW			\$56,997	\$56,000		\$56,825
Area W		\$41,467	\$73,929	\$76,670	\$42,000	\$73,472
Area XNW			\$136,980	\$176,541		\$152,434
Area XS			\$70,633			\$70,633
Area XSW			\$200,000			\$200,000
Area XW			\$65,000			\$65,000
Other Areas		\$154,500	\$138,500	\$180,000		\$157,667
ALL Areas	\$14,667	\$46,252	\$92,264	\$121,395	\$105,083	\$97,525

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# 1999 TH/CND Avg Market Time

## by Area and Bedrooms

Area	0 BR	1 BR	2 BR	3 BR	4 BR	ALL BR
Area C	9	83	74	70	21	73
Area E	101	121	54	65		61
Area N		73	74	70	161	73
Area NE	88	62	53	51		53
Area NW		67	72	75	75	73
Area S		35	68	48		59
Area SE			52	59	81	56
Area SW			68	84		71
Area W		36	55	56	54	55
Area XNW			42	23		34
Area XS			114			114
Area XSW			114			114
Area XW			58			58
Other Areas		190	230	85		168
ALL Areas	66	79	65	64	74	66

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# 1999 TH/CND Avg Market Time

## by Sale Price and Area

	C	E	N	NE	NW	Other	S	SE	SW	W	XNW	XS	XSW	XW	ALL
29,999 or under	93	143		88	136										100
30,000 - 39,999	71	87		53	61		43	4	42	75					63
40,000 - 49,999	54	96	232	54	143		49	83	61	39		175			75
50,000 - 59,999	74	55	53	48	65		84	60	59	34					59
60,000 - 69,999	97	66	37	70	79		14	55	60	77				58	77
70,000 - 79,999	71	48	46	68	56			37	35	52					58
80,000 - 89,999	52	51	111	51	57			85	122	50		83			56
90,000 - 99,999	57	69	92	49	52				344	72					63
100,000 - 119,999	51	65	90	54	90		0			52	53				68
120,000 - 139,999	77	31	54	49	79	230				46	58				60
140,000 - 159,999	143		73	61	66	190				96	17				64
160,000 - 179,999	126		73	55	93						55				76
180,000 - 199,999			57	28	107	85					7				54
200,000 - 249,999	139		63	3	74						16		114		61
250,000 - 299,999			108												108
300,000 - 399,999			95	102											96
ALL Price Ranges	73	61	73	53	73	168	59	56	71	55	34	114	114	58	66

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# 1999 TH/CND Total Units Listed

## by Area and Bedrooms

Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	ALL BR
Area C	1	53	366	122	1	1	544
Area E	1	34	210	73			318
Area N		17	208	126	2		353
Area NE	4	19	156	76	4		259
Area NW		28	256	87	2		373
Area S		12	33	12			57
Area SE		3	45	48	1		97
Area SW		4	43	11			58
Area W		4	116	48	2		170
Area XNW			59	40			99
Area XS			5	1			6
Area XSW			7	2			9
Area XW			1				1
Other Areas			7	2			9
ALL Areas	6	174	1,512	648	12	1	2,353

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# 1999 TH/CND Total Units Listed

## by List Price and Area

	C	E	N	NE	NW	Other	S	SE	SW	W	XNW	XS	XSW	XW	ALL
29,999 or under	46	10		8	1					2					67
30,000 - 39,999	24	16		23	8		9	3	4	3					90
40,000 - 49,999	17	20		20	7		22	6	15	13					120
50,000 - 59,999	54	38	13	27	20		20	21	14	36					243
60,000 - 69,999	98	42	4	10	15	1	5	41	21	29				1	267
70,000 - 79,999	65	57	14	12	32			24		25		1			230
80,000 - 89,999	62	56	11	12	44			1	1	18		2	2		209
90,000 - 99,999	55	49	13	26	60	2		1	2	19		1			228
100,000 - 119,999	73	27	37	52	48		1		1	13	11	2	1		266
120,000 - 139,999	25	2	67	32	38	1				6	23		4		198
140,000 - 159,999	8		30	13	38					1	26				116
160,000 - 179,999	8	1	31	13	29	3				5	11		1		102
180,000 - 199,999	3		25	3	13	2					19				65
200,000 - 249,999	2		51	4	19						9		1		86
250,000 - 299,999	3		23	3	1										30
300,000 - 399,999			25	1											26
400,000 - 499,999			9												9
1,000,000 and Over	1														1
ALL Price Ranges	544	318	353	259	373	9	57	97	58	170	99	6	9	1	2,353

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# 1999 TH/CND Avg List Price

## by Area and Bedrooms

Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	ALL BR
Area C	\$10,000	\$40,368	\$77,523	\$104,892	\$109,000	\$1,750,000	\$83,049
Area E	\$12,000	\$41,850	\$74,321	\$92,921			\$74,923
Area N		\$69,215	\$159,852	\$216,388	\$312,500		\$176,532
Area NE	\$28,072	\$42,026	\$86,463	\$133,921	\$116,950		\$96,698
Area NW		\$66,387	\$109,326	\$145,818	\$62,750		\$114,365
Area S		\$39,342	\$54,055	\$52,374			\$50,603
Area SE		\$36,067	\$60,614	\$68,613	\$74,900		\$63,960
Area SW		\$40,418	\$60,067	\$56,879			\$58,107
Area W		\$43,925	\$77,524	\$79,509	\$48,450		\$76,952
Area XNW			\$141,796	\$182,238			\$158,136
Area XS			\$95,760	\$89,900			\$94,783
Area XSW			\$124,829	\$149,700			\$130,356
Area XW			\$68,000				\$68,000
Other Areas			\$143,814	\$142,750			\$143,578
ALL Areas	\$22,382	\$47,782	\$96,287	\$132,774	\$124,925	\$1,750,000	\$103,409

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# 1999 TH/CND Totals Listings Expired

## by List Price and Area

	C	E	N	NE	NW	Other	S	SE	SW	W	XNW	XS	XSW	ALL
29,999 or under	14	2		5					1	1				22
30,000 - 39,999	5	4		10			3		3	1				24
40,000 - 49,999	5	8		5			8		5	3			1	33
50,000 - 59,999	11	6	3	6	4		5	5	12	8				53
60,000 - 69,999	16	6	1	3	1	1		11		4				55
70,000 - 79,999	11	10	1	4	5			5		4		1		41
80,000 - 89,999	8	8	3						1	1		1	3	24
90,000 - 99,999	7	13	4	3	4	1				1				34
100,000 - 119,999	6	4	5	3	8					1	4			31
120,000 - 139,999	2	1	6	4	9					1	5			28
140,000 - 159,999	2		8	2	15						4			31
160,000 - 179,999	4		6	4	9									23
180,000 - 199,999			4	2	5									11
200,000 - 249,999	2		7	2	5									16
250,000 - 299,999	1		8	1	1									11
300,000 - 399,999			6	1										7
400,000 - 499,999			1											1
1,000,000 and Over	1													1
ALL Price Ranges	95	62	63	55	66	2	16	21	22	25	13	2	4	446

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# 1999 TH/CND Total Listings Released

## by List Price and Area

	C	E	N	NE	NW	Other	S	SE	SW	W	XNW	XSW	ALL
29,999 or under	4	1			1								6
30,000 - 39,999	4	2		4	1		1		1	2			15
40,000 - 49,999	8	1		5			2	1	3				20
50,000 - 59,999	8	5	2	3	5		5	2	2	6			38
60,000 - 69,999	14	3	1	1	2	1	1	2	4	6			35
70,000 - 79,999	3	12		2	2			7		1			27
80,000 - 89,999	8	3	1	1	9					1		1	24
90,000 - 99,999	6	12	1	7	8								34
100,000 - 119,999	10	11	7	10	11	4				2			55
120,000 - 139,999	3		16	5	3					1	1	1	30
140,000 - 159,999	1		2	3	7						2		15
160,000 - 179,999			7		6	1							14
180,000 - 199,999	2		5	1	3								11
200,000 - 249,999			16		6								22
250,000 - 299,999			6										6
300,000 - 399,999			7										7
400,000 - 499,999			4										4
ALL Price Ranges	71	50	75	42	64	6	9	12	10	19	3	2	363

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# 1999 MH Total Sales Units

## by Area and Bedrooms

Area	1 BR	2 BR	3 BE	4 BR	5 BR	6 BR	7 BR	ALL BR
Area C	1	2	3	2				8
Area N			1					1
Area NW		26	13	4	1			44
Area S	1	6	1	3				11
Area SE		1	4	1				6
Area SW	8	97	48	2				155
Area W	1	12	17	4				34
Area XNW		10	26	9	1	1		47
Area XS		1	7	1				9
Area XSE		6	8	2				16
Area XSW	1	7	9	2	1			20
Area XW	1	40	59	13	3		1	117
Other Areas	2	13	19	3				37
ALL Areas	15	221	215	46	6	1	1	505

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# 1999 MH Total Sales Units

## by Sale Price and Area

	C	N	NW	Other	S	SE	SW	W	XNW	XS	XSE	XSW	XW	ALL
29,999 or under		1	2	4	4		16	4	1		1	1		34
30,000 - 39,999	3		7	1	2		20	8	2			2	12	57
40,000 - 49,999	3		9	8	2		27	7	5			2	16	79
50,000 - 59,999	1		10	3	1	1	18	4	3			3	18	62
60,000 - 69,999			4	5	2	1	34	6	1	2	3	4	26	88
70,000 - 79,999	1		6	4		2	18	3	8		3	6	13	64
80,000 - 89,999			3	8		1	12	2	11	2	4	1	17	61
90,000 - 99,999			1	1		1	5		2	1	3	1	6	21
100,000 - 119,999				2			3		5	2			5	17
120,000 - 139,999			1	1			2		6	2			4	16
140,000 - 159,999			1						3		1			5
200,000 - 249,999											1			1
ALL Price Ranges	8	1	44	37	11	6	155	34	47	9	16	20	117	505

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# 1999 MH Average Sale Price

## by Area and Bedrooms

Area	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	ALL BR
Area C	\$36,500	\$37,500	\$50,633	\$48,000				\$44,925
Area N			\$15,000					\$15,000
Area NW		\$49,072	\$65,792	\$89,500	\$84,000			\$58,481
Area S	\$25,000	\$38,633	\$56,000	\$39,833				\$39,300
Area SE		\$54,000	\$83,475	\$76,000				\$77,317
Area SW	\$30,000	\$54,517	\$67,620	\$71,000				\$57,522
Area W	\$30,500	\$51,475	\$45,229	\$63,850				\$49,191
Area XNW		\$68,580	\$80,091	\$112,289	\$87,000	\$159,000		\$85,634
Area XS		\$89,900	\$103,764	\$66,500				\$98,083
Area XSE		\$67,817	\$107,238	\$72,500				\$88,113
Area XSW	\$59,000	\$45,071	\$72,089	\$75,250	\$72,500			\$62,315
Area XW	\$33,500	\$49,120	\$75,012	\$83,708	\$94,833		\$75,000	\$67,280
Area Other	\$47,500	\$46,223	\$75,728	\$79,667				\$64,155
ALL Areas	\$34,633	\$52,517	\$72,589	\$81,450	\$88,000	\$159,000	\$75,000	\$63,844

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# 1999 MH Avg Market Time

## by Area and Bedrooms

Area	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	ALL BR
Area C	291	28	103	101				107
Area N			34					34
Area NW		101	97	70	33			96
Area S	33	148	192	55				116
Area SE		43	298	171				235
Area SW	72	94	96	107				94
Area W	10	80	116	121				101
Area XNW		106	109	101	61	22		104
Area XS		138	94	345				127
Area XSE		78	55	68				65
Area XSW	26	92	93	87	194			93
Area XW	3	98	138	76	34		209	114
Other Areas	43	102	108	114				103
ALL Areas	68	96	114	96	65	22	209	103

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# 1999 MH Avg Market Time

## by Sale Price and Area

	C	N	NW	Other	S	SE	SW	W	XNW	XS	XSE	XSW	XW	ALL
29,999 or under		34	75	69	147		108	121	413		78	32		111
30,000 - 39,999	132		85	186	44		108	71	99			180	105	102
40,000 - 49,999	57		108	78	190		89	54	235			72	68	93
50,000 - 59,999	146		132	66	192	43	108	281	56			58	111	118
60,000 - 69,999			27	142	16	2	88	65	14	201	43	66	109	89
70,000 - 79,999	143		118	144		379	72	140	85		69	139	83	105
80,000 - 89,999			80	89		70	85	37	119	122	55	40	193	118
90,000 - 99,999			70	363		535	123		21	107	66	28	94	120
100,000 - 119,999				73			52		52	110			70	67
120,000 - 139,999			26	23			123		72	85			233	114
140,000 - 159,999			14						63		51			51
200,000 - 249,999											155			155
ALL Price Ranges	107	34	96	103	116	235	94	101	104	127	65	93	114	103

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# 1999 MH Total Units Listed

## by List Price and Area

	C	E	N	NW	Other	S	SE	SW	W	XNW	XS	XSE	XSW	XW	ALL
29,999 or under	1	1	1	2	6	3		10	1			1	3	1	30
30,000 - 39,999	3			9	15	7		31	9	3			4	17	98
40,000 - 49,999	2			16	12	7		41	15	5		1	8	35	142
50,000 - 59,999	1			22	9	2	1	31	9	5	1	2	14	29	126
60,000 - 69,999	1			15	12	4	3	54	20	10	2	8	14	53	196
70,000 - 79,999	2			9	21	1	5	43	10	9	2	4	7	44	157
80,000 - 89,999				9	16		8	51	1	18	5	17	8	42	175
90,000 - 99,999				5	6	3		13	2	20	7	11	8	30	105
100,000 - 119,999				3	8			15	1	15	7	10	5	26	90
120,000 - 139,999				4	6			11	1	10	7	1	2	8	50
140,000 - 159,999				2	4	1		4		4		1	2	3	21
160,000 - 179,999					1				1	1			1		4
180,000 - 199,999				1		1	1								3
200,000 - 249,999					2			1				1			4
250,000 - 299,999					1										1
ALL Price Ranges	10	1	1	97	119	29	18	305	70	100	31	57	76	288	1202

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# 1999 MH Total Units Listed

## by Area and Bedrooms

Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	ALL BR
Area C			4	5	1			10
Area E		1						1
Area N				1				1
Area NW		5	56	29	6	1		97
Area S		2	8	12	6	1		29
Area SE	1		3	11	3			18
Area SW		10	152	132	9	1	1	305
Area W		1	35	27	7			70
Area XNW		2	23	54	19	1	1	100
Area XS			6	20	5			31
Area XSE		1	10	32	14			57
Area XSW		2	24	42	6	2		76
Area XW		3	79	167	34	5		288
Other Areas		5	44	61	9			119
ALL Areas	1	32	444	593	119	11	2	1202

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# 1999 MH Avg List Price

## by Area and Bedrooms

Area	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	ALL BR
Area C			\$35,725	\$62,220	\$42,000			\$49,600
Area E		\$25,000						\$25,000
Area N				\$16,900				\$16,900
Area NW		\$41,640	\$60,477	\$81,559	\$91,533	\$105,000		\$68,189
Area S		\$29,000	\$45,338	\$53,267	\$92,825	\$99,950		\$59,200
Area SE	\$79,000		\$76,133	\$86,909	\$86,600			\$84,622
Area SW		\$37,905	\$62,552	\$78,021	\$101,656	\$69,900	\$225,000	\$70,149
Area W		\$31,000	\$54,637	\$67,389	\$75,065			\$61,261
Area XNW		\$59,900	\$83,948	\$90,967	\$109,232	\$89,500	\$159,000	\$92,867
Area XS			\$77,266	\$107,019	\$106,180			\$101,125
Area XSE		\$59,500	\$68,490	\$94,650	\$99,832			\$90,717
Area XSW		\$57,900	\$61,305	\$78,544	\$91,950	\$79,450		\$73,639
Area XW		\$33,333	\$56,778	\$79,611	\$96,113	\$94,160		\$75,066
Other Areas		\$62,298	\$63,691	\$84,826	\$104,042			\$77,518
ALL Areas	\$79,000	\$43,995	\$61,665	\$81,376	\$97,548	\$90,368	\$192,000	\$74,966

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# 1999 MH Total Listings Expired

## by List Price and Area

	C	NW	Other	S	SE	SW	W	XNW	XS	XSE	XSW	XW	ALL
29,999 or under			1	2		4					1	1	9
30,000 - 39,999	1	1	3	2		4	1				1	5	18
40,000 - 49,999		6	7	4		14	6	3		1	6	21	68
50,000 - 59,999	1	9	2	2		13	2	5	1	1	6	9	51
60,000 - 69,999		2	4	2	2	26	8	5		5	10	16	80
70,000 - 79,999		4	3	1	4	15	3	1	1	5	3	12	52
80,000 - 89,999		7	8		4	24		3		5	6	13	70
90,000 - 99,999		2	1		2	3		6	2	3	5	11	35
100,000 - 119,999		2	3		2	5	1	5	2	7	3	10	40
120,000 - 139,999		2	1			3		5	2	1	1	4	19
140,000 - 159,999			2					1	1		1	3	8
160,000 - 179,999							1	1					2
180,000 - 199,999					1								1
200,000 - 249,999			1										1
250,000 - 299,999										1			1
ALL Price Ranges	2	35	36	13	15	111	22	35	9	29	43	105	455

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# 1999 MH Total Listings Released

## by List Price and Area

	C	E	NW	Other	S	SE	SW	W	XNW	XS	XSE	XSW	XW	ALL
29,999 or under		1					1					2		4
30,000 - 39,999	1				2		4	1					2	10
40,000 - 49,999					2		6	3		1			3	15
50,000 - 59,999			4	1			7	3			1	2	1	19
60,000 - 69,999	1		5		2	1	10	3	2			2	13	39
70,000 - 79,999			2	4		1	10	5	1		1	3	12	39
80,000 - 89,999			2			2	10	1	6	3	2		6	32
90,000 - 99,999	1		1	2		1	5		6	2	7	3	10	38
100,000 - 119,999			4	1			5		2	3	1		9	25
120,000 - 139,999				3			3	1					3	10
140,000 - 159,999			1	1			1				1			4
160,000 - 179,999												1		1
180,000 - 199,999					1									1
200,000 - 249,999							1							1
ALL Price Ranges	3	1	19	12	7	5	63	17	17	9	13	13	59	238

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