

Sales Summary

	February Total MLS Sales			YTD Total MLS Sales		
	2009	2008	% change	2009	2008	% change
Units	798	1,064	-25.0%	1,522	1,968	-22.7%
Average Sales Price	\$132,000	\$137,000	-3.6%	\$130,000	\$138,000	-5.8%
Median Sales Price	\$99,000	\$112,000	-11.6%	\$91,000	\$110,000	-17.3%

Sales by Type and Price Range

Price Range	Single Family			Duplex	Condo	Total Month Sales	Total YTD Sales
	0-2 Bdrms	3 Bdrms	4+ Bdrms				
\$ 19,99 or under	19	64	18	1	5	107	240
\$ 20,000 - 29,999	2	37	4	0	0	43	93
\$ 30,000 - 39,999	3	41	8	0	0	52	99
\$ 40,000 - 49,999	5	30	7	1	1	44	88
\$ 50,000 - 59,999	2	19	13	1	1	36	78
\$ 60,000 - 69,999	1	20	6	0	0	27	47
\$ 70,000 - 79,999	2	31	5	0	0	38	61
\$ 80,000 - 89,999	0	18	7	0	1	26	46
\$ 90,000 - 99,999	4	25	6	0	0	35	63
\$100,000 - 119,999	4	42	12	0	0	58	99
\$120,000 - 139,999	4	35	13	0	1	53	99
\$140,000 - 159,999	3	17	21	0	0	41	80
\$160,000 - 179,999	1	15	26	1	1	44	70
\$180,000 - 199,999	2	13	21	0	1	37	61
\$200,000 - 249,999	3	12	38	0	5	58	97
\$250,000 - 299,999	0	7	23	0	0	30	69
\$300,000 - 399,999	0	5	30	0	0	35	63
\$400,000 - 499,999	0	1	14	0	0	15	32
\$500,000 - 749,999	0	0	13	0	0	13	22
\$750,000 - 999,999	0	0	4	0	0	4	9
\$1,000,000 and over	0	0	2	0	0	2	6
Total Types	55	432	291	4	16	798	1522
Average Sale Price	\$71,000	\$84,000	\$216,000	\$69,000	\$115,000	\$132,000	\$130,000
Median Sale Price	\$46,000	\$70,000	\$178,000	\$48,000	\$108,000	\$99,000	\$91,000

Time on Market	Units
1 to 30 days	157
31 to 60 days	116
61 to 90 days	108
91 to 120 days	99
More than 120 days	297
Average Market Time	124.5

Price Group	Sales	% of Total
0 - \$99,999	408	51.1%
\$100,000 - 199,999	233	29.2%
\$200,000 - 399,999	123	15.4%
\$400,000 and above	34	4.3%