

PASCO COUNTY - Residential Sales & Listing Analysis - DECEMBER 2006

DECEMBER 2006

LISTINGS	
SF	Condo

Single Family Unit Sales		
Price Class	YTD Total	% of YTD
\$29,999 or under	30	0.40%
\$30,000 - \$39,999	51	0.68%
\$40,000 - \$49,999	83	1.10%
\$50,000 - \$59,999	81	1.08%
\$60,000 - \$69,999	93	1.24%
\$70,000 - \$79,999	114	1.51%
\$80,000 - \$89,999	111	1.47%
\$90,000 - \$99,999	135	1.79%
\$100,000 - \$119,999	514	6.83%
\$120,000 - \$139,999	812	10.79%
\$140,000 - \$159,999	683	9.08%
\$160,000 - \$179,999	520	6.91%
\$180,000 - \$199,999	421	5.59%
\$200,000 - \$249,999	1,342	17.83%
\$250,000 - \$299,999	1,050	13.95%
\$300,000 - \$399,999	946	12.57%
\$400,000 - \$499,999	308	4.09%
\$500,000 - \$599,999	110	1.46%
\$600,000 - \$699,999	67	0.89%
\$700,000 - \$799,999	24	0.32%
\$800,000 - \$899,999	10	0.13%
\$900,000 - \$999,999	10	0.13%
Over \$1,000,000	11	0.15%
2006 Total	7,526	

Price Class		
Price Class	SF	Condo
\$29,999 or under	7	0
\$30,000 - \$39,999	23	1
\$40,000 - \$49,999	44	1
\$50,000 - \$59,999	56	3
\$60,000 - \$69,999	60	6
\$70,000 - \$79,999	78	27
\$80,000 - \$89,999	73	53
\$90,000 - \$99,999	103	47
\$100,000 - \$119,999	372	103
\$120,000 - \$139,999	704	80
\$140,000 - \$159,999	649	30
\$160,000 - \$179,999	528	21
\$180,000 - \$199,999	485	30
\$200,000 - \$249,999	1195	36
\$250,000 - \$299,999	1118	41
\$300,000 - \$399,999	1073	23
\$400,000 - \$499,999	446	12
\$500,000 - \$599,999	223	0
\$600,000 - \$699,999	128	0
\$700,000 - \$799,999	79	0
\$800,000 - \$899,999	46	0
\$900,000 - \$999,999	29	0
Over \$1,000,000	76	0
Totals	7595	514

Condo Unit Sales		
Price Class	YTD Total	% of YTD
\$29,999 or under	1	0.24%
\$30,000 - \$39,999	4	0.96%
\$40,000 - \$49,999	1	0.24%
\$50,000 - \$59,999	10	2.41%
\$60,000 - \$69,999	17	4.10%
\$70,000 - \$79,999	28	6.75%
\$80,000 - \$89,999	45	10.84%
\$90,000 - \$99,999	36	8.67%
\$100,000 - \$119,999	102	24.58%
\$120,000 - \$139,999	73	17.59%
\$140,000 - \$159,999	30	7.23%
\$160,000 - \$179,999	18	4.34%
\$180,000 - \$199,999	15	3.61%
\$200,000 - \$249,999	24	5.78%
\$250,000 - \$299,999	9	2.17%
\$300,000 - \$399,999	2	0.48%
\$400,000 - \$499,999	0	0.00%
\$500,000 - \$599,999	0	0.00%
\$600,000 - \$699,999	0	0.00%
\$700,000 - \$799,999	0	0.00%
\$800,000 - \$899,999	0	0.00%
\$900,000 - \$999,999	0	0.00%
Over \$1,000,000	0	0.00%
2006 Total	415	

Absorption Rate**								
	Single Family				Condo			
	2003	2004	2005	2006	2003	2004	2005	2006
Jan	14.4%	17.3%	23.5%	11.2%	18.2%	30.6%	19.0%	9.4%
Feb	17.1%	25.4%	34.3%	10.6%	22.3%	32.1%	33.0%	15.1%
Mar	22.3%	39.1%	43.4%	12.9%	26.2%	53.7%	42.2%	17.0%
Apr	24.0%	41.3%	46.3%	10.6%	31.4%	52.3%	36.5%	11.3%
May	25.3%	41.2%	52.8%	10.7%	31.2%	49.0%	85.9%	11.5%
Jun	28.0%	45.6%	53.1%	9.6%	30.7%	61.7%	98.3%	7.9%
Jul	29.2%	42.0%	51.5%	8.0%	29.6%	48.7%	70.5%	6.6%
Aug	28.3%	38.2%	43.2%	7.5%	37.5%	48.9%	0.0%	6.7%
Sep	27.0%	30.4%	35.7%	7.4%	28.8%	40.8%	48.9%	8.6%
Oct	27.8%	27.0%	25.5%	6.3%	28.2%	39.4%	41.2%	4.5%
Nov	20.9%	30.1%	21.5%	6.7%	24.2%	38.2%	28.1%	4.1%
Dec	28.4%	21.2%	21.7%	7.0%	47.1%	23.1%	23.4%	3.3%

**Pinellas Realtor®
Organization**

Additional Information

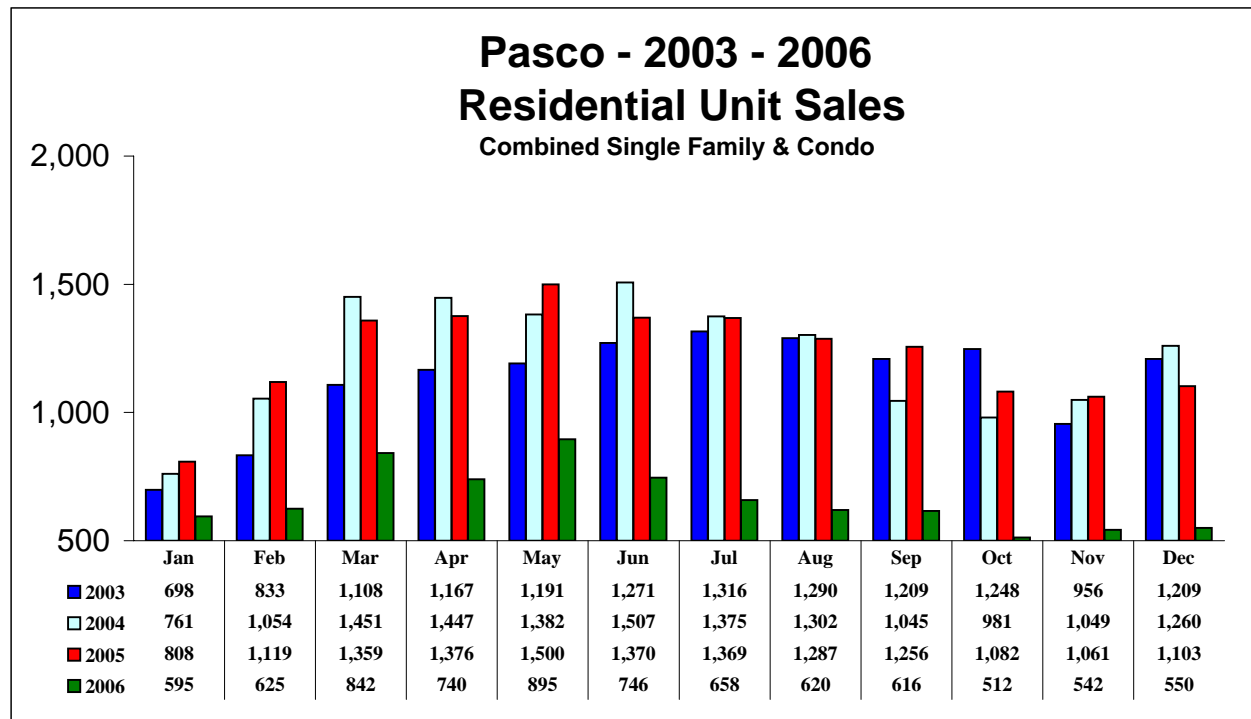
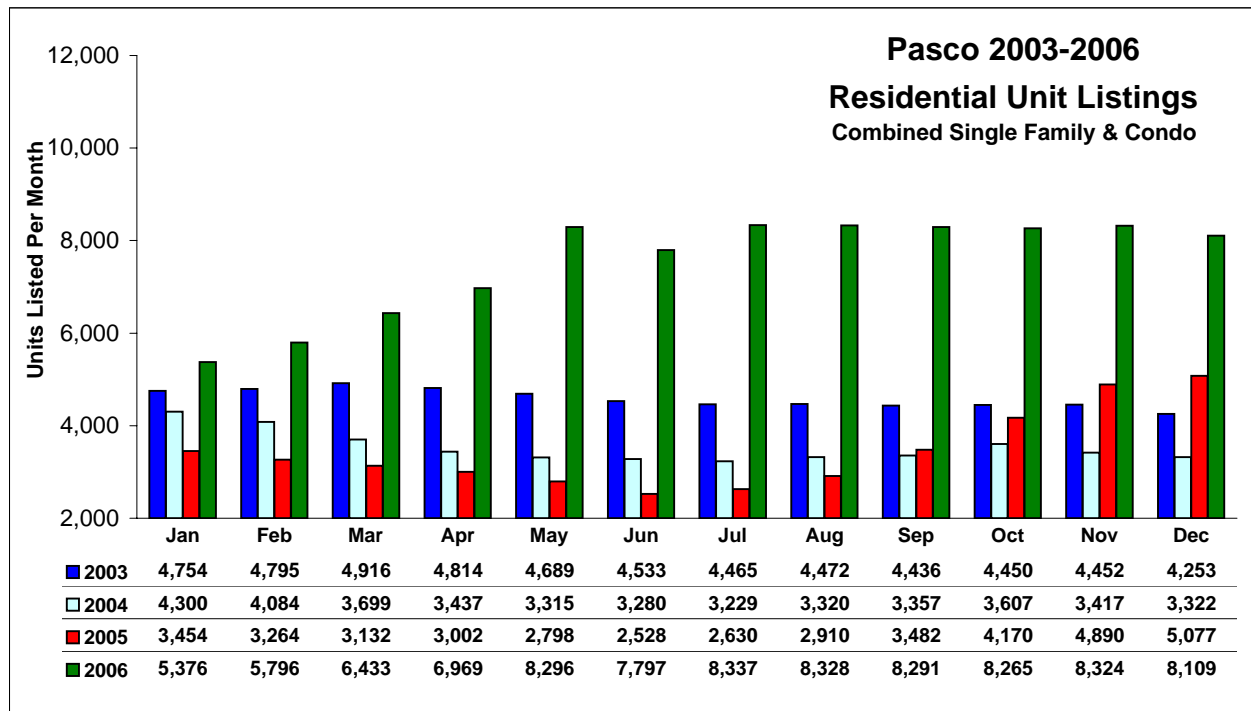
Absorption Rate (Inventory Turnover) is determined by dividing the number of units sold during the month by the total number of listings in the MLS.

Residential Graphical data represents the combined Single Family & Condo Sales data.

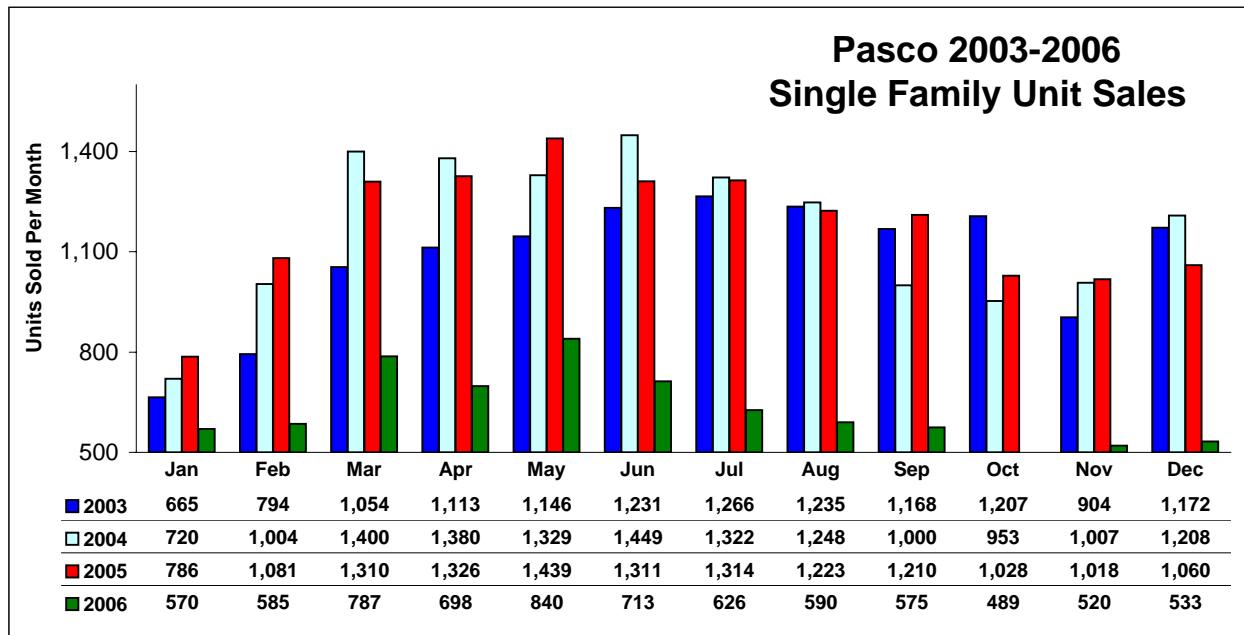
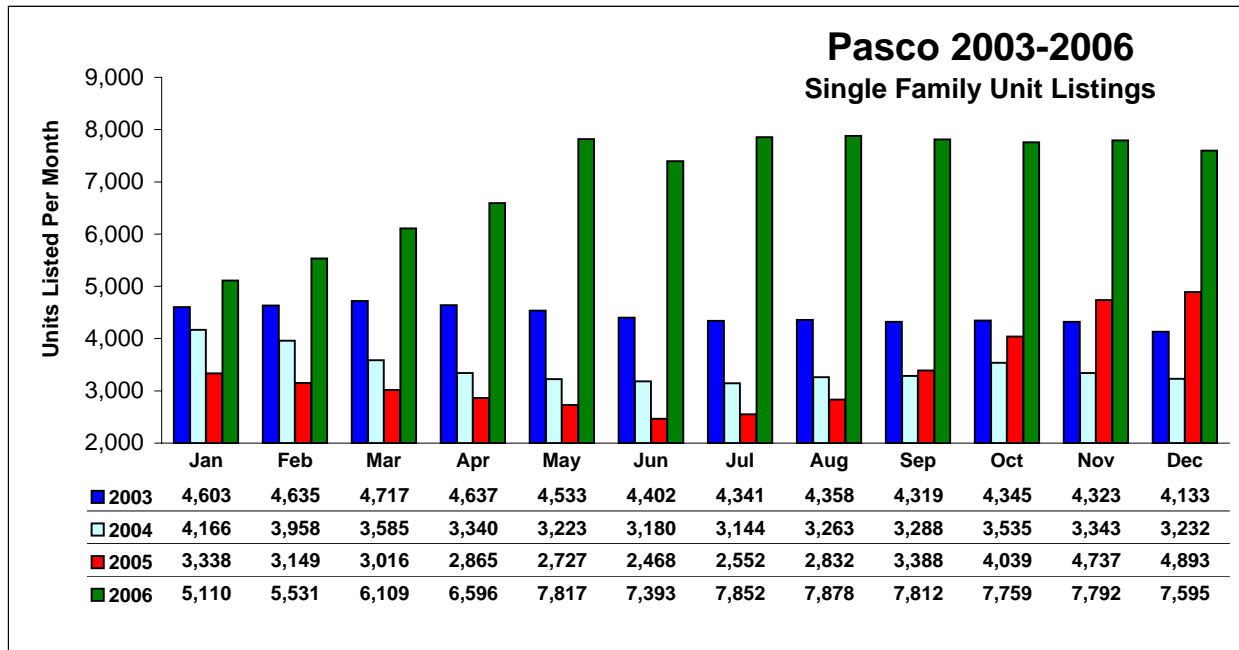
Pasco Statistics

Residential Listing and Sales Comparison by Unit

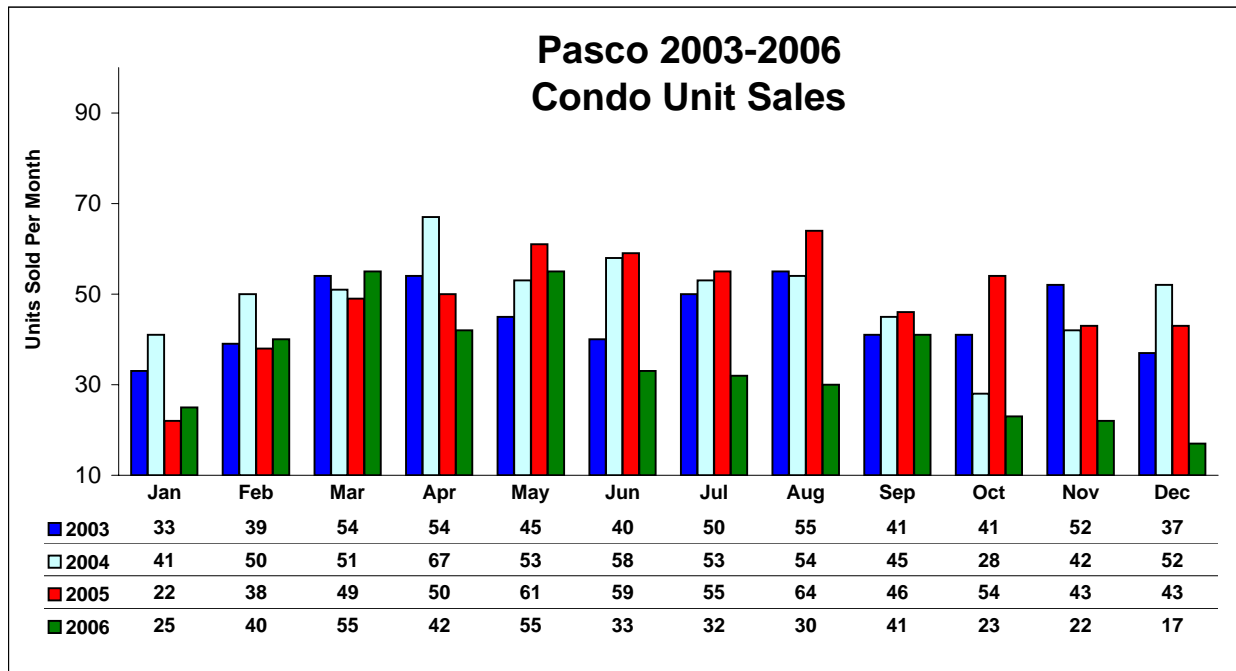
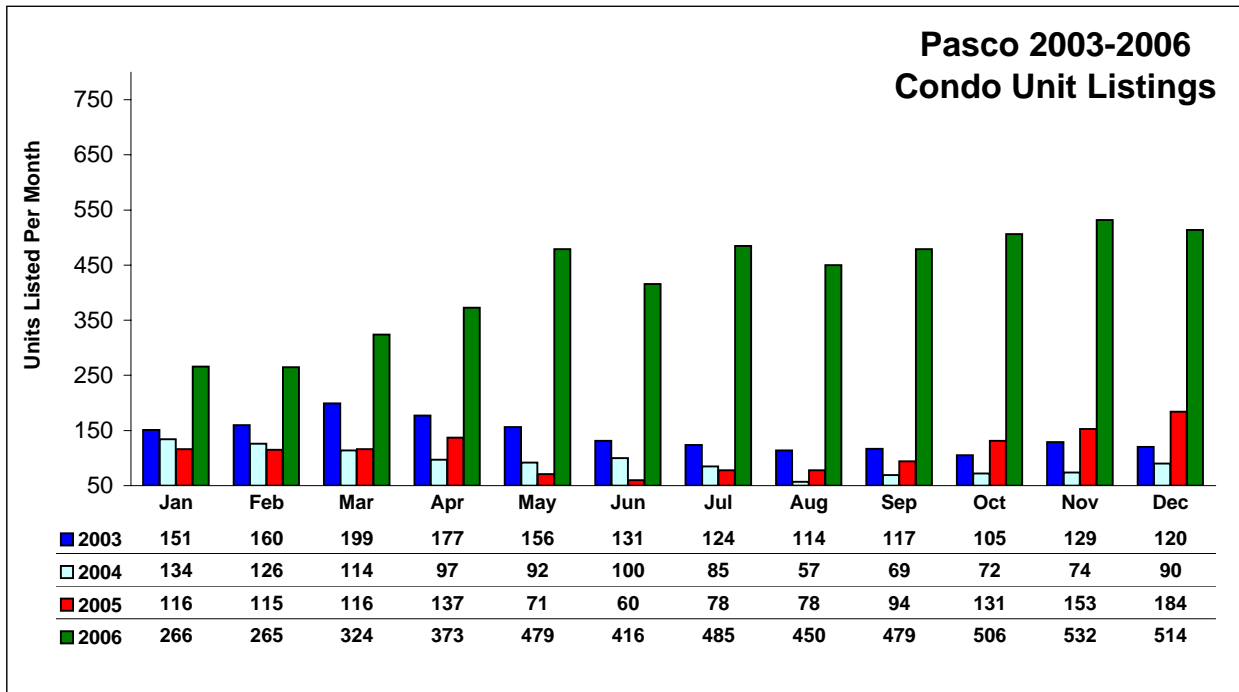
Combined Single Family and Condo Data



Single Family Listing and Sales Comparison by Unit



Condo Listing and Sales Comparison by Unit



**2006 Residential
Sales Trends**
(Single Family and Condo)

2006 Residential Unit Sales

Combined Single Family/Condo

MTD Comparison		YTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2005 Units	14,690	Units	808	1,119	1,359	1,376	1,500	1,370	1,369	1,287	1,256	1,082	1,061	1,103
	-46.0%	% of YTD	5.5%	7.6%	9.3%	9.4%	10.2%	9.3%	9.3%	8.8%	8.6%	7.4%	7.2%	7.5%
2006 Units	7,941	Units	595	625	842	740	895	746	658	620	616	512	542	550
	-50.1%	% Change	-26.4%	-44.1%	-38.0%	-46.2%	-40.3%	-45.5%	-51.9%	-51.8%	-51.0%	-52.7%	-48.9%	-50.1%

YTD Comparison		MTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2005 MTD	14,690	Units	808	1,927	3,286	4,662	6,162	7,532	8,901	10,188	11,444	12,526	13,587	14,690
2006 MTD	7,939	Units	595	1,220	2,062	2,802	3,697	4,441	5,099	5,719	6,335	6,847	7,389	7,939
	-46.0%	% Change	-26.4%	-36.7%	-37.2%	-39.9%	-40.0%	-41.0%	-42.7%	-43.9%	-44.6%	-45.3%	-45.6%	-46.0%

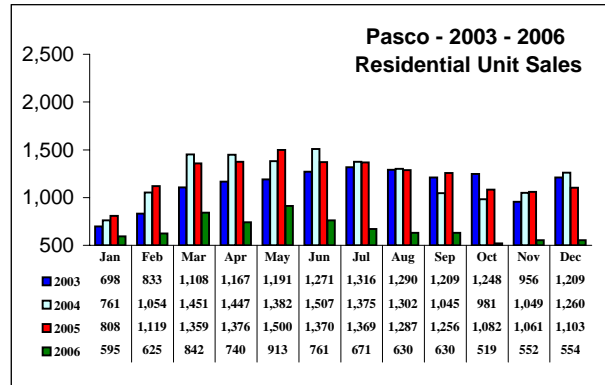
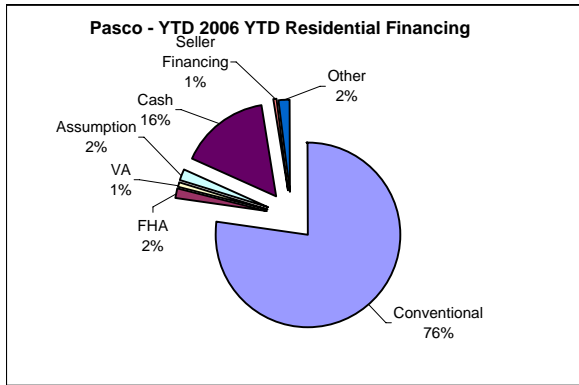
2006 Price		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Median Sales Price	Thousands	\$219.7	\$175.0	\$174.9	\$184.0	\$192.0	\$192.0	\$195.0	\$212.0	\$197.0	\$171.5	\$199.9	\$205.0
Mean Sales Price	Thousands	\$184.9	\$209.7	\$204.4	\$215.0	\$217.3	\$220.2	\$260.0	\$228.1	\$213.6	\$210.2	\$219.3	\$219.7

Residential Sales		YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
\$29,999 or under	33	0.41%	2	1	4	1	8	5	2	1	4	2	2	1	
\$30,000 - \$39,999	60	0.75%	4	5	10	7	7	4	2	3	2	5	8	3	
\$40,000 - \$49,999	96	1.20%	6	12	18	13	6	5	7	4	6	3	6	10	
\$50,000 - \$59,999	99	1.23%	6	11	8	13	12	8	11	6	4	4	12	4	
\$60,000 - \$69,999	114	1.42%	9	7	19	13	7	9	9	9	8	12	4	8	
\$70,000 - \$79,999	148	1.84%	12	17	17	9	22	10	15	8	13	10	6	9	
\$80,000 - \$89,999	166	2.07%	8	11	18	18	24	16	14	9	14	8	10	16	
\$90,000 - \$99,999	175	2.18%	18	17	14	13	13	24	13	8	11	11	16	17	
\$100,000 - \$119,999	625	7.78%	42	53	76	54	70	56	43	43	52	51	43	42	
\$120,000 - \$139,999	899	11.19%	67	77	94	93	111	76	68	69	80	67	50	47	
\$140,000 - \$159,999	722	8.99%	61	53	82	68	74	70	74	43	61	54	44	38	
\$160,000 - \$179,999	543	6.76%	38	44	63	52	58	66	49	41	33	29	36	34	
\$180,000 - \$199,999	438	5.45%	32	37	44	51	51	36	25	36	29	29	34	34	
\$200,000 - \$249,999	1,366	17.01%	98	94	145	105	146	121	113	120	130	86	105	103	
\$250,000 - \$299,999	1,061	13.21%	80	74	101	102	121	106	91	96	73	64	72	81	
\$300,000 - \$399,999	947	11.79%	73	77	77	71	120	98	88	86	71	51	63	72	
\$400,000 - \$499,999	308	3.83%	14	21	31	35	35	30	27	30	24	18	22	21	
\$500,000 - \$599,999	110	1.37%	11	4	11	10	20	9	10	8	9	7	7	4	
\$600,000 - \$699,999	67	0.83%	10	6	8	4	4	7	2	8	2	4	7	5	
\$700,000 - \$799,999	24	0.30%	2	3	1	4	2	1	3	0	2	1	3	2	
\$800,000 - \$899,999	10	0.12%	0	0	0	2	0	1	1	1	1	2	0	2	
\$900,000 - \$999,999	10	0.12%	0	0	0	1	1	2	2	1	1	0	1	1	
Over \$1,000,000	11	0.14%	2	1	1	1	1	1	2	0	0	1	1	0	
2006 Total	8,032		595	625	842	740	913	761	671	630	630	519	552	554	

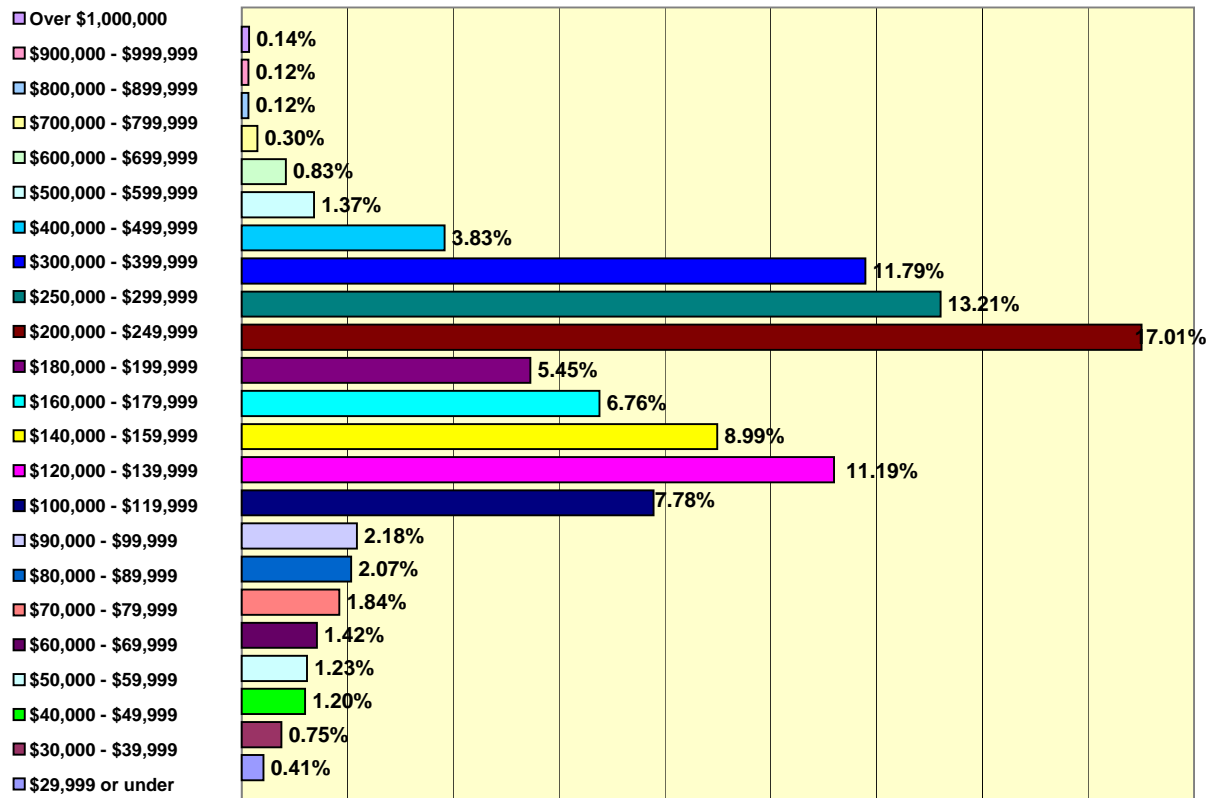
Days On Market		YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1-30	2,454	35.48%	231	241	334	256	277	219	177	157	175	135	125	127	
31-60	1,612	23.31%	128	133	160	156	202	175	134	123	109	96	101	95	
61-90	1,084	15.67%	71	79	128	83	112	128	95	95	88	61	77	67	
91-120	752	10.87%	45	56	70	61	79	63	84	68	68	61	50	47	
120+	1,014	14.66%	36	47	70	91	102	81	91	90	100	94	108	104	

Financing		YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Conventional	6,025	77.22%	427	444	618	551	693	573	515	476	483	406	420	419	
FHA	126	1.61%	7	11	10	9	8	20	12	10	14	10	8	7	
VA	67	0.86%	1	3	5	6	10	8	6	4	7	6	5	6	
Assumption	163	2.09%	8	6	13	8	28	23	16	26	12	8	10	5	
Cash	1,235	15.83%	123	129	158	117	126	106	88	82	76	67	75	88	
Seller Financing	42	0.54%	0	2	2	5	4	3	5	3	6	3	6	3	
Other	144	1.85%	13	12	10	14	16	9	14	7	16	12	10	11	

2006 Residential Sales Trends (Single Family and Condo)



2006 YTD Residential Sales - Price Class Analysis

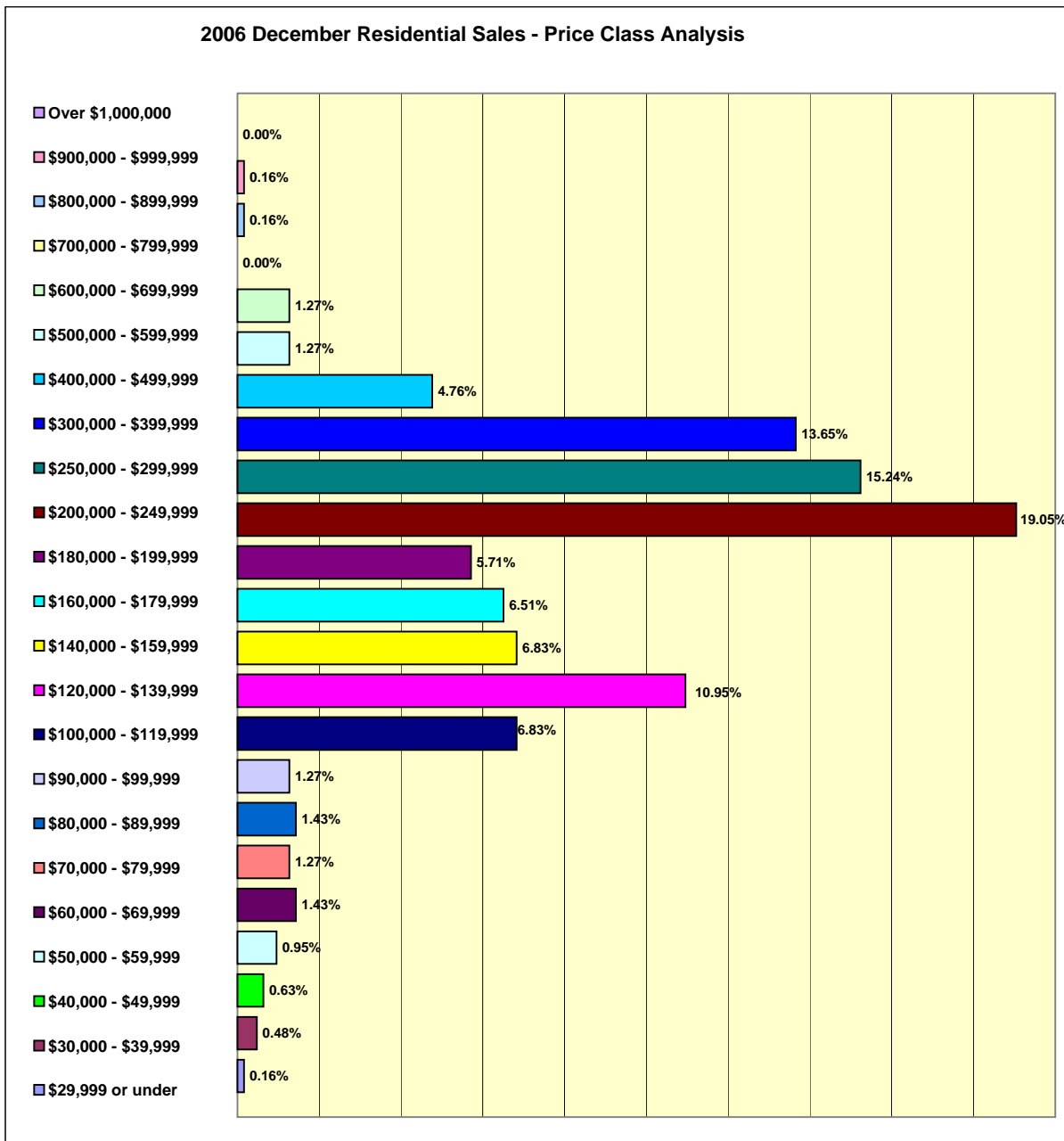
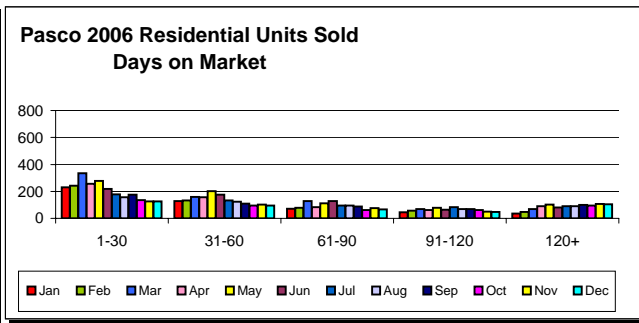
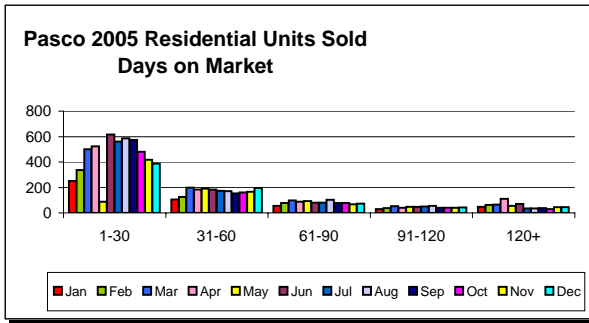


Pinellas Realtor Organization - PRO - Suncoast MLS

Data reported here represents the combined Single Family and Condominium/Co-op Sales.

Reported sales are dependent upon timeliness of sales and totality of information reported by participants. The data reflects only the sales published through the Pinellas Realtor Organization MLS and does not include all sales in the reported areas. Neither PRO nor the Suncoast MLS is in any way responsible for its accuracy.

2006 Residential Sales Trends (Single Family and Condo)



2006 Single Family Unit Sales

YTD Comparisons		YTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2005 Units	14,106	Units	786	1,081	1,310	1,326	1,439	1,311	1,314	1,223	1,210	1,028	1,018	1,060
			5.6%	7.7%	9.3%	9.4%	10.2%	9.3%	9.3%	8.7%	8.6%	7.3%	7.2%	7.5%
2006 Units	7,526	Units	570	585	787	698	840	713	626	590	575	489	520	533
	41.4%	% Change	-27.5%	-45.9%	-39.9%	-47.4%	-41.6%	-45.6%	-52.4%	-51.8%	-52.5%	-52.4%	-48.9%	-49.7%
2005 Median Price	(thousands)		\$216.7	\$225.7	\$229.1	\$242.2	\$243.8	\$251.7	\$256.6	\$262.6	\$255.6	\$276.0	\$259.0	\$268.0
2006 Median Price			\$223.4	\$189.9	\$189.9	\$193.0	\$210.0	\$207.7	\$212.7	\$224.9	\$209.2	\$190.0	\$208.0	\$214.9
		% Change	3.1%	-15.8%	-17.1%	-20.3%	-13.9%	-17.5%	-17.1%	-14.4%	-18.2%	-31.2%	-19.7%	-19.8%
2005 Mean Price	(thousands)		\$294.5	\$281.5	\$288.3	\$299.4	\$319.4	\$318.6	\$319.0	\$317.7	\$310.0	\$354.2	\$326.5	\$346.9
2006 Mean Price			\$200.9	\$214.7	\$211.0	\$219.9	\$226.3	\$227.4	\$270.3	\$235.8	\$222.1	\$215.6	\$227.4	\$224.6
		% Change	-31.8%	-23.7%	-26.8%	-26.5%	-29.2%	-28.6%	-15.3%	-25.8%	-28.3%	-39.1%	-30.3%	-35.3%

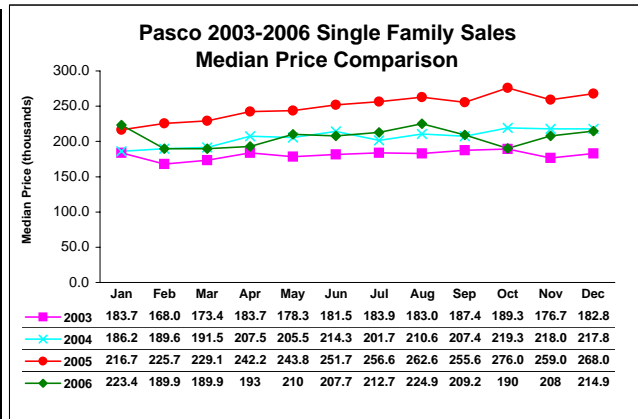
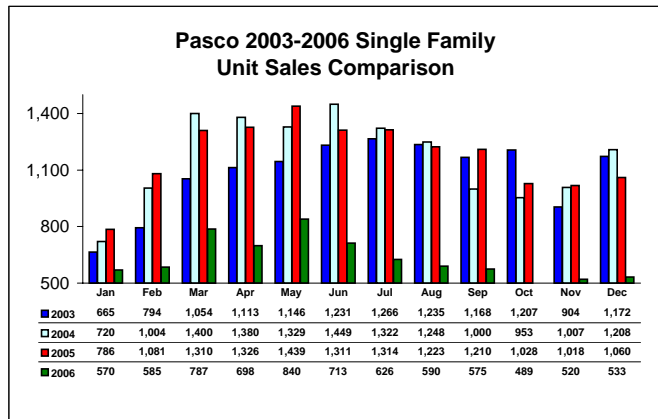
2005 YTD Median/Mean - average of Bedroom Count Median/Mean Prices.

MTD Comparisons		MTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2005 MTD	4,503	Units	786	1,867	3,177	4,503	5,942	7,253	8,567	9,790	11,000	12,028	13,046	14,106
2006 MTD	2,640	Units	570	1,155	1,942	2,640	3,480	4,193	4,819	5,409	5,984	6,473	6,993	7,526
% Change 2006 MTD	-41.4%		-27.5%	-38.1%	-38.9%	-41.4%	-41.4%	-42.2%	-43.7%	-44.7%	-45.6%	-46.2%	-46.4%	-46.6%

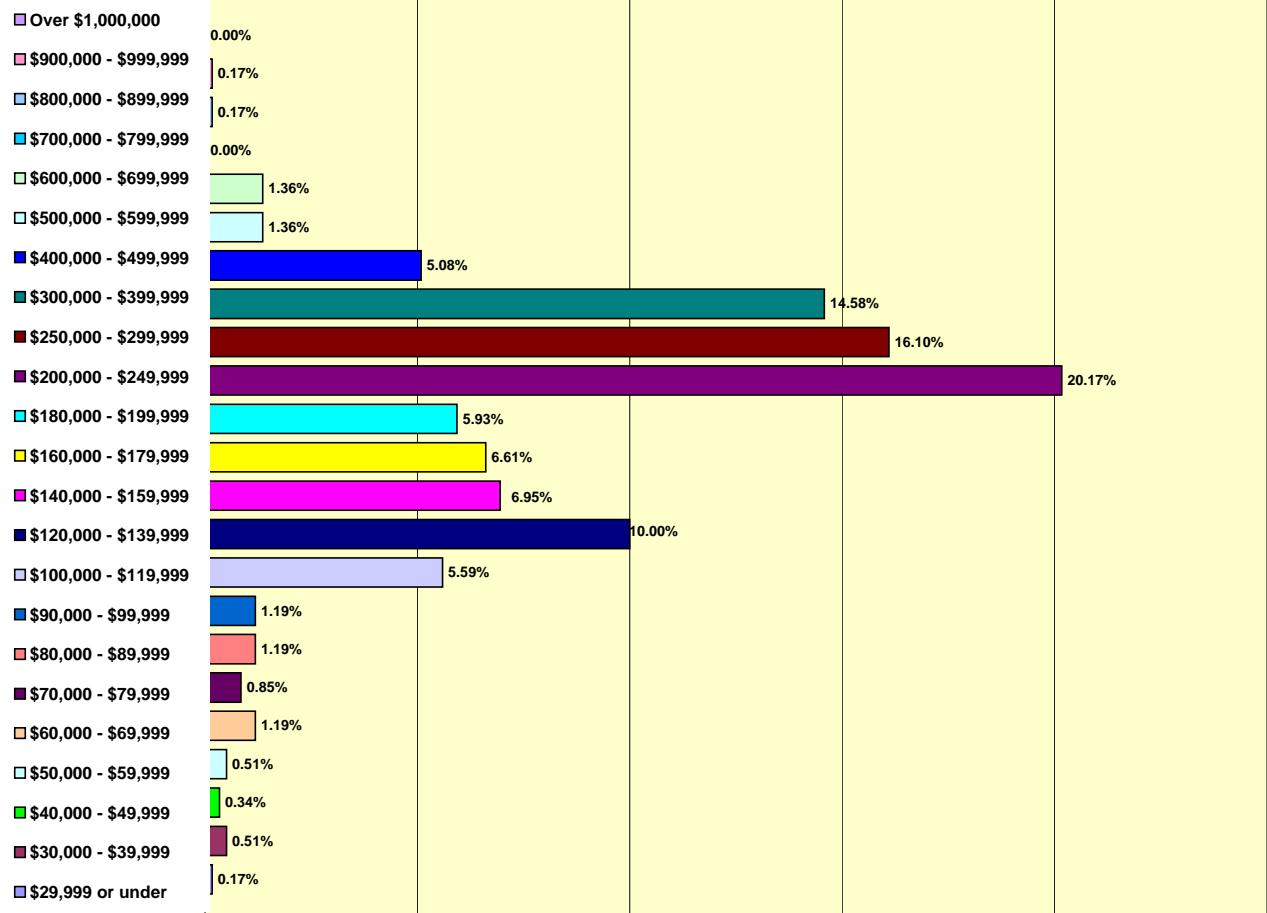
Prices by Bedroom		YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2006 Prices		(thousands)													
2 or Less	Median Price	142.7	131.0	135.0	133.9	129.9	137.0	132.0	134.2	128.0	125.0	130.0	127.0		
	Mean Price	135.0	137.9	140.0	141.2	132.2	138.3	140.9	145.6	131.9	127.7	138.1	132.9		
3	Median Price	216.5	217.5	219.0	215.0	223.0	222.0	225.0	223.0	214.0	213.4	210.0	212.0		
	Mean Price	214.9	220.0	218.2	218.6	227.3	229.0	338.1	223.6	216.6	219.0	217.9	213.1		
4 or More	Median Price	341.6	310.0	300.4	318.0	320.0	317.6	313.0	310.0	300.1	297.2	302.0	299.9		
	Mean Price	300.0	347.2	328.9	353.6	341.0	346.3	339.0	333.4	324.9	333.4	346.1	327.6		

Single Family Unit Sales

Price Class	YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
\$29,999 or under	30	0.40%	2	1	4	1	8	5	2	1	3	1	2	0
\$30,000 - \$39,999	51	0.68%	4	5	10	7	6	4	2	3	1	5	2	2
\$40,000 - \$49,999	83	1.10%	6	12	17	13	5	4	5	2	5	2	4	8
\$50,000 - \$59,999	81	1.08%	6	11	6	13	11	5	7	3	4	3	8	4
\$60,000 - \$69,999	93	1.24%	9	5	16	12	5	7	8	7	5	10	3	6
\$70,000 - \$79,999	114	1.51%	10	14	16	6	14	9	10	5	9	9	4	8
\$80,000 - \$89,999	111	1.47%	6	8	13	10	15	8	10	7	8	5	8	13
\$90,000 - \$99,999	135	1.79%	17	14	8	11	5	17	11	7	9	9	13	14
\$100,000 - \$119,999	514	6.83%	35	42	60	47	53	47	35	33	41	45	37	39
\$120,000 - \$139,999	812	10.79%	62	72	80	87	98	67	59	59	70	65	48	45
\$140,000 - \$159,999	683	9.08%	59	51	77	65	69	67	71	41	55	49	43	36
\$160,000 - \$179,999	520	6.91%	35	41	61	49	56	64	46	39	33	27	35	34
\$180,000 - \$199,999	421	5.59%	31	34	44	47	49	35	25	35	26	28	33	34
\$200,000 - \$249,999	1,342	17.83%	98	89	145	101	143	119	111	119	126	85	104	102
\$250,000 - \$299,999	1,050	13.95%	79	74	101	101	120	106	89	95	70	62	72	81
\$300,000 - \$399,999	946	12.57%	72	77	77	71	120	98	88	86	71	51	63	72
\$400,000 - \$499,999	308	4.09%	14	21	31	35	35	30	27	30	24	18	22	21
\$500,000 - \$599,999	110	1.46%	11	4	11	10	20	9	10	8	9	7	7	4
\$600,000 - \$699,999	67	0.89%	10	6	8	4	4	7	2	8	2	4	7	5
\$700,000 - \$799,999	24	0.32%	2	3	1	4	2	1	3	0	2	1	3	2
\$800,000 - \$899,999	10	0.13%	0	0	0	2	0	1	1	1	1	2	0	2
\$900,000 - \$999,999	10	0.13%	0	0	0	1	1	2	2	1	1	0	1	1
Over \$1,000,000	11	0.15%	2	1	1	1	1	1	2	0	0	1	1	0
2006 Total	7,526		570	585	787	698	840	713	626	590	575	489	520	533



2006 December Single Family Sales - Price Class Analysis

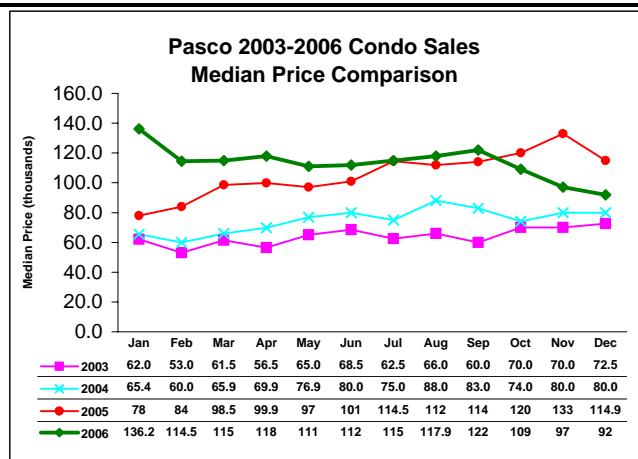
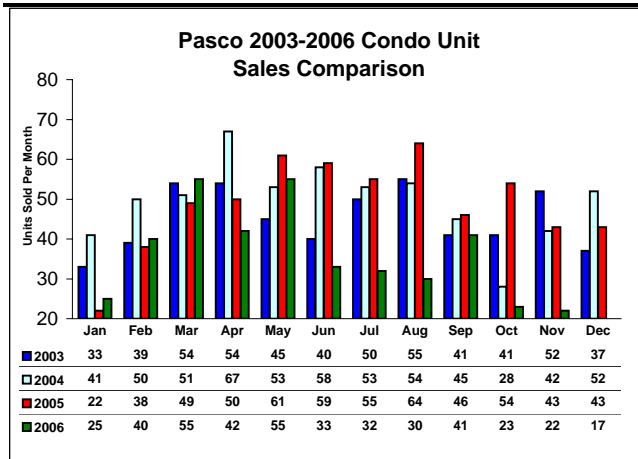


2006 Condo/Co-op Unit Sales

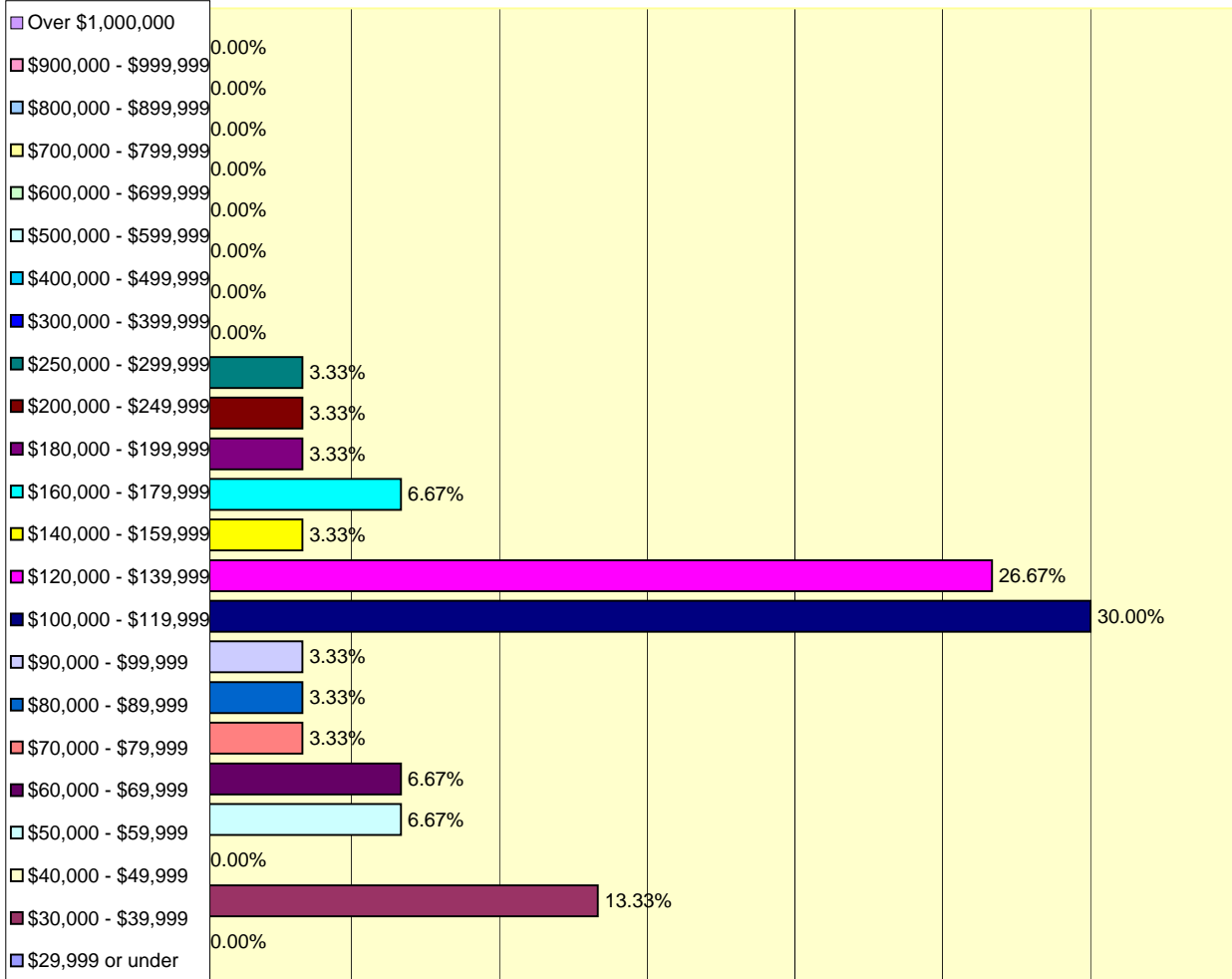
YTD Comparisons	YTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2005 Units	584		22	38	49	50	61	59	55	64	46	54	43	43
		% of YTD	3.8%	6.5%	8.4%	8.6%	10.4%	10.1%	9.4%	11.0%	7.9%	9.2%	7.4%	7.4%
2006 Units	415		25	40	55	42	55	33	32	30	41	23	22	17
	-22.1%	% Change	13.6%	5.3%	12.2%	-16.0%	-9.8%	-44.1%	-41.8%	-53.1%	-10.9%	-57.4%	-48.8%	-60.5%
2005 Median Price	(thousands)		\$78.0	\$84.0	\$98.5	\$99.9	\$97.0	\$101.0	\$114.5	\$112.0	\$114.0	\$120.0	\$133.0	\$114.9
2006 Median Price			\$136.2	\$114.5	\$115.0	\$118.0	\$111.0	\$112.0	\$115.0	\$117.9	\$122.0	\$109.0	\$97.0	\$92.0
		% Change	74.6%	36.3%	16.8%	18.1%	14.4%	10.9%	0.4%	5.3%	7.0%	-9.2%	-27.1%	-19.9%
2005 Mean Price	(thousands)		\$106.2	\$101.4	\$132.2	\$127.0	\$124.9	\$153.4	\$162.8	\$132.4	\$143.3	\$134.5	\$135.6	\$157.4
2006 Mean Price			\$122.0	\$130.3	\$110.5	\$132.5	\$117.1	\$119.9	\$126.1	\$121.6	\$133.5	\$122.2	\$95.6	\$101.7
		% Change	14.9%	28.5%	-16.4%	4.3%	-6.2%	-21.8%	-22.5%	-8.2%	-6.8%	-9.1%	-29.5%	-35.4%

MTD Comparisons	MTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2005 MTD	398	Units	22	60	109	159	220	279	334	398	444	498	541	584
2006 MTD	310	Units	25	65	120	162	217	248	280	310	351	374	396	413
% Change 2006 MTD	-22.1%		13.6%	8.3%	10.1%	1.9%	-1.4%	-11.1%	-16.2%	-22.1%	-20.9%	-24.9%	-26.8%	-29.3%

Condo Unit Sales				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Price Class	YTD Total	% of YTD													
\$29,999 or under	1	0.24%		0	0	0	0	0	0	0	0	0	0	0	1
\$30,000 - \$39,999	4	0.96%		0	0	0	0	0	0	0	0	0	0	4	0
\$40,000 - \$49,999	1	0.24%		0	0	1	0	0	0	0	0	0	0	0	0
\$50,000 - \$59,999	10	2.41%		0	0	2	0	1	1	2	2	0	1	1	0
\$60,000 - \$69,999	17	4.10%		0	2	3	1	1	1	2	1	2	1	2	2
\$70,000 - \$79,999	28	6.75%		2	3	1	3	6	0	4	1	4	1	2	1
\$80,000 - \$89,999	45	10.84%		2	3	5	8	7	7	2	1	3	3	1	3
\$90,000 - \$99,999	36	8.67%		1	3	6	2	6	6	2	1	2	1	3	3
\$100,000 - \$119,999	102	24.58%		7	11	16	7	17	6	6	9	10	5	5	3
\$120,000 - \$139,999	75	17.59%		5	5	14	6	6	7	8	8	8	2	2	2
\$140,000 - \$159,999	30	7.23%		2	2	5	3	4	1	1	1	4	5	1	1
\$160,000 - \$179,999	18	4.34%		3	3	2	3	1	1	2	2	0	0	1	0
\$180,000 - \$199,999	15	3.61%		1	3	0	4	2	0	0	1	3	1	0	0
\$200,000 - \$249,999	24	5.78%		0	5	0	4	3	2	2	1	4	1	1	1
\$250,000 - \$299,999	9	2.17%		1	0	0	1	1	0	2	1	2	1	0	0
\$300,000 - \$399,999	2	0.48%		1	0	0	0	0	1	0	0	0	0	0	0
\$400,000 - \$499,999	0	0.00%		0	0	0	0	0	0	0	0	0	0	0	0
\$500,000 - \$599,999	0	0.00%		0	0	0	0	0	0	0	0	0	0	0	0
\$600,000 - \$699,999	0	0.00%		0	0	0	0	0	0	0	0	0	0	0	0
\$700,000 - \$799,999	0	0.00%		0	0	0	0	0	0	0	0	0	0	0	0
\$800,000 - \$899,999	0	0.00%		0	0	0	0	0	0	0	0	0	0	0	0
\$900,000 - \$999,999	0	0.00%		0	0	0	0	0	0	0	0	0	0	0	0
Over \$1,000,000	0	0.00%		0	0	0	0	0	0	0	0	0	0	0	0
2006 Total	415			25	40	55	42	55	33	32	30	41	23	22	17



2006 December Condo Sales - Price Class Analysis



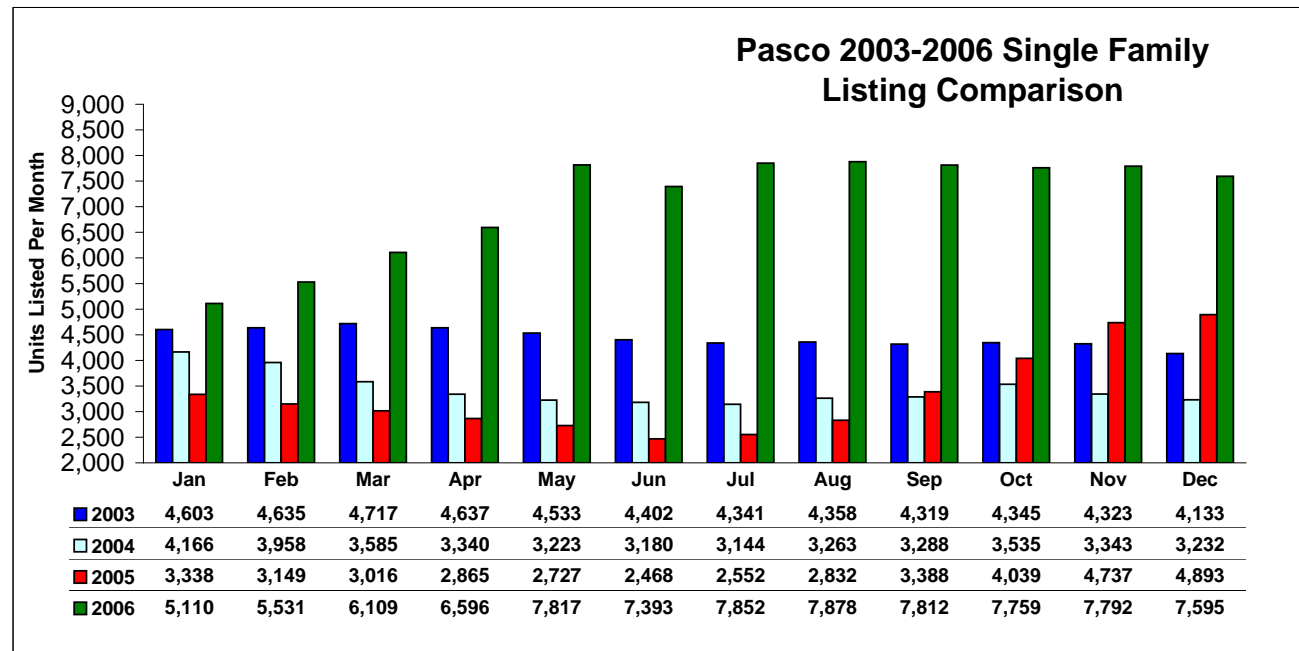
2006 Single Family

Single Family MTD	YTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Previous Year (05)	40,004 Listings	% of YTD	3,338	3,149	3,016	2,865	2,727	2,468	2,552	2,832	3,388	4,039	4,737	4,893
			8.3%	7.9%	7.5%	7.2%	6.8%	6.2%	6.4%	7.1%	8.5%	10.1%	11.8%	12.2%
Current Year (06)	85,244 Listings	% Change	5,110	5,531	6,109	6,596	7,817	7,393	7,852	7,878	7,812	7,759	7,792	7,595
			53.1%	75.6%	102.6%	130.2%	186.7%	199.6%	207.7%	178.2%	130.6%	92.1%	64.5%	55.2%

Single Family YTD	MTD Total		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Previous Year YTD	15,095		3,338	6,487	9,503	12,368	15,095	17,563	20,115	22,947	26,335	30,374	35,111	40,004
Current Year YTD	31,163		5,110	10,641	16,750	23,346	31,163	38,556	46,408	54,286	62,098	69,857	77,649	85,244
% Change YTD	106.4%		53.1%	64.0%	76.3%	88.8%	106.4%	119.5%	130.7%	136.6%	135.8%	130.0%	121.2%	113.1%

Single Family Listings

Price Class	YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
\$29,999 or under	44	0.05%	3	3	3	3	3	1	3	3	3	6	6	7
\$30,000 - \$39,999	190	0.22%	14	19	24	25	13		15	14	13	14	16	23
\$40,000 - \$49,999	452	0.53%	29	32	38	44	39	37	39	35	39	36	40	44
\$50,000 - \$59,999	557	0.65%	44	46	48	48	46	36	46	47	46	44	50	56
\$60,000 - \$69,999	604	0.71%	56	56	52	49	44	46	43	42	44	60	52	60
\$70,000 - \$79,999	711	0.83%	43	43	46	57	64	49	64	65	64	67	71	78
\$80,000 - \$89,999	755	0.89%	52	60	61	66	68	58	67	60	68	58	64	73
\$90,000 - \$99,999	902	1.06%	45	53	55	61	82	70	85	72	82	97	97	103
\$100,000 - \$119,999	3,268	3.83%	146	163	177	178	319	246	326	312	318	345	366	372
\$120,000 - \$139,999	7,667	9.00%	432	484	521	552	715	648	725	750	717	704	715	704
\$140,000 - \$159,999	7,649	8.97%	512	540	584	650	677	675	670	690	677	664	661	649
\$160,000 - \$179,999	6,094	7.15%	387	399	447	481	559	522	553	579	557	540	542	528
\$180,000 - \$199,999	5,001	5.87%	273	294	340	368	472	402	473	480	469	456	489	485
\$200,000 - \$249,999	12,532	14.70%	589	682	788	872	1,231	1,073	1,240	1,189	1,232	1,221	1,220	1,195
\$250,000 - \$299,999	13,361	15.68%	796	856	933	1,031	1,217	1,285	1,234	1,238	1,216	1,236	1,201	1,118
\$300,000 - \$399,999	13,294	15.60%	857	914	1,039	1,113	1,198	1,178	1,203	1,234	1,197	1,159	1,129	1,073
\$400,000 - \$499,999	5,376	6.31%	362	390	427	435	472	483	468	493	472	464	464	446
\$500,000 - \$599,999	2,535	2.97%	168	176	183	201	226	214	233	230	226	229	226	223
\$600,000 - \$699,999	1,577	1.85%	104	112	130	140	143	137	139	130	143	130	141	128
\$700,000 - \$799,999	888	1.04%	63	64	70	68	79	63	79	75	79	82	87	79
\$800,000 - \$899,999	499	0.59%	34	36	33	44	44	46	42	48	44	36	46	46
\$900,000 - \$999,999	325	0.38%	27	29	32	35	24	29	21	24	24	25	26	29
Over \$1,000,000	951	1.12%	74	80	78	75	82	83	84	68	82	86	83	76
2006 Total	85,232		5,110	5,531	6,109	6,596	7,817	7,381	7,852	7,878	7,812	7,759	7,792	7,595



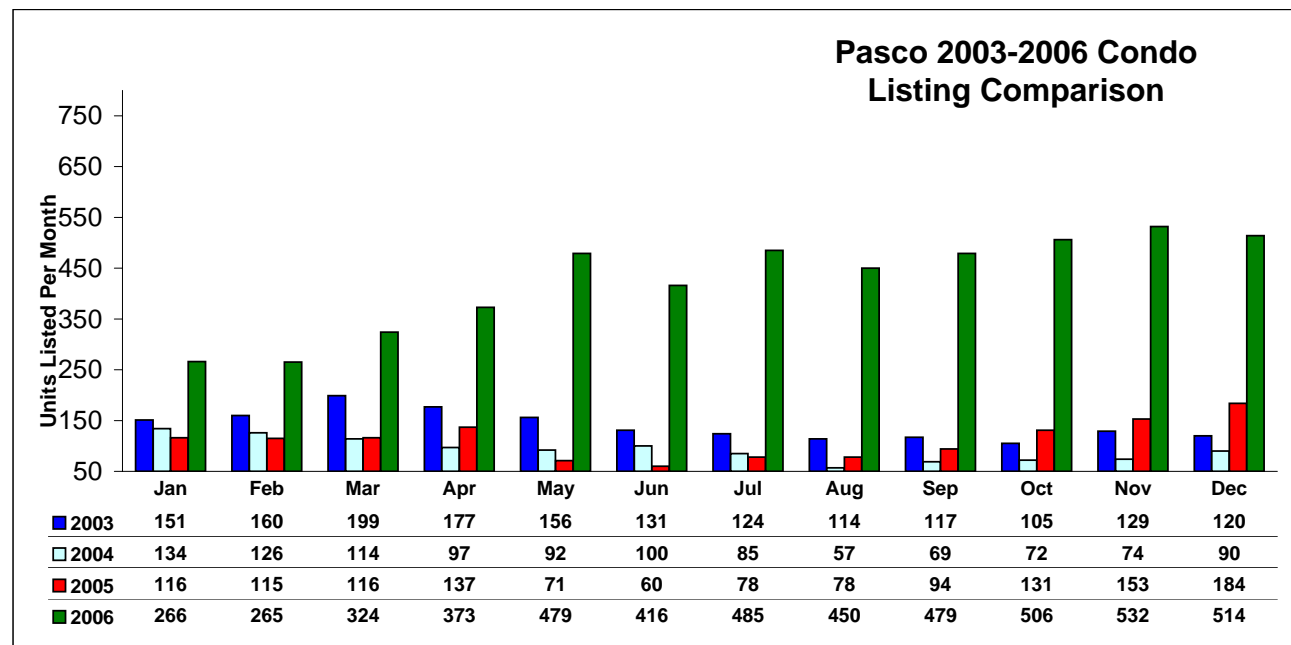
2006 Condo Listings

Condo MTD	YTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Previous Year (05)	1,333 Listings % of YTD	116 8.7%	115 8.6%	116 8.7%	137 10.3%	71 5.3%	60 4.5%	78 5.9%	78 5.9%	94 7.1%	131 9.8%	153 11.5%	184 13.8%
Current Year (06)	5,089 Listings % Change	266 129.3%	265 130.4%	324 179.3%	373 172.3%	479 574.6%	416 593.3%	485 521.8%	450 476.9%	479 409.6%	506 286.3%	532 247.7%	514 179.3%

Condo YTD	MTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Previous Year YTD	771	116	231	347	484	555	615	693	771	865	996	1,149	1,333
Current Year YTD	3,058	266	531	855	1,228	1,707	2,123	2,608	3,058	3,537	4,043	4,575	5,089
% Change YTD	296.6%	129.3%	129.9%	146.4%	153.7%	207.6%	245.2%	276.3%	296.6%	308.9%	305.9%	298.2%	281.8%

Condo Listings

Price Class	YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
\$29,999 or under	0	0.00%	0	0	0	0	0	0	0	0	0	0	0	0
\$30,000 - \$39,999	1	0.02%	0	0	0	0	0	0	0	0	0	0	0	1
\$40,000 - \$49,999	14	0.28%	0	0	0	0	0	4	1	4	0	2	2	1
\$50,000 - \$59,999	32	0.63%	2	1	2	2	4	2	4	3	4	2	3	3
\$60,000 - \$69,999	85	1.67%	7	2	9	10	8	8	8	7	8	7	5	6
\$70,000 - \$79,999	217	4.26%	15	14	14	17	19	17	19	17	19	17	22	27
\$80,000 - \$89,999	373	7.33%	8	8	17	18	37	25	39	30	37	48	53	53
\$90,000 - \$99,999	434	8.53%	21	23	25	33	42	34	40	36	40	46	47	47
\$100,000 - \$119,999	860	16.90%	28	31	40	50	85	65	86	78	87	99	108	103
\$120,000 - \$139,999	853	16.76%	45	51	64	67	79	83	80	79	79	73	73	80
\$140,000 - \$159,999	418	8.21%	31	25	27	29	43	31	43	37	43	42	37	30
\$160,000 - \$179,999	243	4.78%	12	13	16	20	24	21	25	21	24	22	24	21
\$180,000 - \$199,999	238	4.68%	9	9	13	12	22	18	21	23	22	26	33	30
\$200,000 - \$249,999	403	7.92%	19	17	22	34	37	41	37	41	37	42	40	36
\$250,000 - \$299,999	387	7.60%	15	19	24	23	38	29	40	32	38	42	46	41
\$300,000 - \$399,999	379	7.45%	37	41	39	44	30	24	31	29	30	26	25	23
\$400,000 - \$499,999	97	1.91%	6	2	3	5	10	6	10	10	10	10	13	12
\$500,000 - \$599,999	25	0.49%	7	5	3	4	0	3	0	1	0	1	1	0
\$600,000 - \$699,999	8	0.16%	1	1	3	2	0	1	0	0	0	0	0	0
\$700,000 - \$799,999	1	0.02%	0	0	0	1	0	0	0	0	0	0	0	0
\$800,000 - \$899,999	0	0.00%	0	0	0	0	0	0	0	0	0	0	0	0
\$900,000 - \$999,999	3	0.06%	1	1	1	0	0	0	0	0	0	0	0	0
Over \$1,000,000	18	0.35%	2	2	2	2	1	4	1	2	1	1	0	0
2006 Total	5,089		266	265	324	373	479	416	485	450	479	506	532	514



2006 Combined Listings

Residential MTD	YTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Previous Year (05)	41,337 Listings	3,454	3,264	3,132	3,002	2,798	2,528	2,630	2,910	3,482	4,170	4,890	5,077
	% of YTD	8.6%	8.2%	7.8%	7.5%	7.0%	6.3%	6.6%	7.3%	8.7%	10.4%	12.2%	12.7%
Current Year (06)	90,333 Listings	5,376	5,796	6,433	6,969	8,296	7,809	8,337	8,328	8,291	8,265	8,324	8,109
	% Change	55.6%	77.6%	105.4%	132.1%	196.5%	208.9%	217.0%	186.2%	138.1%	98.2%	70.2%	59.7%

Residential YTD	MTD Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Previous Year YTD	23,718	3,454	6,718	9,850	12,852	15,650	18,178	20,808	23,718	27,200	31,370	36,260	41,337
Current Year YTD	57,344	5,376	11,172	17,605	24,574	32,870	40,679	49,016	57,344	65,635	73,900	82,224	90,333
% Change YTD	141.8%	55.6%	66.3%	78.7%	91.2%	110.0%	123.8%	135.6%	141.8%	141.3%	135.6%	126.8%	118.5%

Residential Listings

Price Class	YTD Total	% of YTD	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
\$29,999 or under	44	0.05%	3	3	3	3	3	1	3	3	3	6	6	7
\$30,000 - \$39,999	191	0.21%	14	19	24	25	13	0	15	14	13	14	16	24
\$40,000 - \$49,999	466	0.52%	29	32	38	44	39	41	40	39	39	38	42	45
\$50,000 - \$59,999	589	0.65%	46	47	50	50	50	38	50	50	50	46	53	59
\$60,000 - \$69,999	689	0.76%	63	58	61	59	52	54	51	49	52	67	57	66
\$70,000 - \$79,999	928	1.03%	58	57	60	74	83	66	83	82	83	84	93	105
\$80,000 - \$89,999	1,128	1.25%	60	68	78	84	105	83	106	90	105	106	117	126
\$90,000 - \$99,999	1,336	1.48%	66	76	80	94	124	104	125	108	122	143	144	150
\$100,000 - \$119,999	4,128	4.57%	174	194	217	228	404	311	412	390	405	444	474	475
\$120,000 - \$139,999	8,520	9.43%	477	535	585	619	794	731	805	829	796	777	788	784
\$140,000 - \$159,999	8,067	8.93%	543	565	611	679	720	706	713	727	720	706	698	679
\$160,000 - \$179,999	6,337	7.02%	399	412	463	501	583	543	578	600	581	562	566	549
\$180,000 - \$199,999	5,239	5.80%	282	303	353	380	494	420	494	503	491	482	522	515
\$200,000 - \$249,999	12,935	14.32%	608	699	810	906	1,268	1,114	1,277	1,230	1,269	1,263	1,260	1,231
\$250,000 - \$299,999	13,748	15.22%	811	875	957	1,054	1,255	1,314	1,274	1,270	1,254	1,278	1,247	1,159
\$300,000 - \$399,999	13,673	15.14%	894	955	1,078	1,157	1,228	1,202	1,234	1,263	1,227	1,185	1,154	1,096
\$400,000 - \$499,999	5,473	6.06%	368	392	430	440	482	489	478	503	482	474	477	458
\$500,000 - \$599,999	2,560	2.83%	175	181	186	205	226	217	233	231	226	230	227	223
\$600,000 - \$699,999	1,585	1.75%	105	113	133	142	143	138	139	130	143	130	141	128
\$700,000 - \$799,999	889	0.98%	63	64	70	69	79	63	79	75	79	82	87	79
\$800,000 - \$899,999	499	0.55%	34	36	33	44	44	46	42	48	44	36	46	46
\$900,000 - \$999,999	328	0.36%	28	30	33	35	24	29	21	24	24	25	26	29
Over \$1,000,000	969	1.07%	76	82	80	77	83	87	85	70	83	87	83	76
2006 Total	90,321		5,376	5,796	6,433	6,969	8,296	7,797	8,337	8,328	8,291	8,265	8,324	8,109

