

ADJUSTED AVERAGES

YEAR	MONTH	MVG AVE	AVE QUART	AVE PRICE	NO.	PRICE	VAL	P:V	PRI:AVE V	INDEX%	AVE VAL
1986	Jan	295,135	295,804	290,385	13	3,775,000	2,309,200	1.635	309,093	8.03	189075
		316,121	292,030	300,500	15	4,507,500	3,011,100	1.497	283,038	7.50	189075
		319,494	288,824	287,227	22	6,319,000	3,485,000	1.813	342,831	7.42	189075
		332,912	293,786	280,588	17	4,770,000	2,805,600	1.700	321,460	7.12	189075
		333,339	309,417	315,471	17	5,363,000	3,058,600	1.753	331,527	7.11	189075
		334,471	303,878	339,200	13	4,409,600	2,373,700	1.858	351,243	7.09	189075
	Jul	338,418	302,870	269,337	19	5,117,400	2,971,400	1.722	325,628	7.01	189075
		331,938	281,050	314,643	14	4,405,000	2,422,100	1.819	343,865	7.14	189075
		335,837	296,904	264,533	15	3,968,000	2,281,800	1.739	328,797	7.06	189075
		343,460	296,571	310,083	18	5,581,500	3,145,900	1.774	335,460	6.90	189075
		357,208	306,575	311,406	16	4,982,500	2,572,500	1.937	366,206	6.64	189075
		385,230	310,700	283,167	6	1,699,000	806,200	2.107	398,460	6.15	189075
1987	Jan	430,054	375,830	322,538	13	4,193,000	2,314,800	1.811	402,537	5.51	222226
		431,831	407,029	425,780	25	10,644,500	5,234,000	2.034	451,946	5.49	222226
		449,609	432,290	426,703	32	13,654,500	7,089,400	1.926	428,017	5.27	222226
		448,955	434,643	446,521	24	10,716,500	5,003,500	2.142	475,964	5.28	222226
		466,868	442,341	431,827	11	4,750,100	2,340,900	2.029	450,936	5.08	222226
		459,653	433,444	450,000	2	900,000	449,100	2.004	445,343	5.16	222226
	Jul	465,167	450,771	432,167	12	5,186,000	2,451,900	2.115	470,029	5.10	222226
		463,443	430,966	473,250	10	4,732,500	2,270,000	2.085	463,297	5.12	222226
		464,476	427,880	368,500	7	2,579,500	1,267,200	2.036	452,361	5.10	222226
		455,557	379,174	423,125	8	3,385,000	1,578,500	2.144	476,551	5.20	222226
		462,443	379,917	344,563	8	2,756,500	1,400,600	1.968	437,360	5.13	222226
		442,291	349,955	348,500	2	697,000	305,900	2.279	506,347	5.36	222226
1988	Jan	476,449	390,841	396,000	1	396,000	372,200	1.064	353,635	4.98	332381
		500,570	460,622	395,026	19	7,505,500	5,199,800	1.443	479,766	4.74	332381
		513,642	474,455	537,735	17	9,141,500	5,706,400	1.602	532,465	4.62	332381
		507,459	491,740	497,263	19	9,448,000	5,917,600	1.597	530,677	4.67	332381
		494,961	455,818	417,833	12	5,014,000	3,828,800	1.310	435,269	4.79	332381
		497,638	416,036	290,000	2	580,000	375,200	1.546	513,809	4.76	332381
	Jul	534,797	418,636	432,500	14	6,055,000	3,667,300	1.651	548,787	4.43	332381
		516,549	419,242	429,167	6	2,575,000	1,681,000	1.532	509,150	4.59	332381
		511,224	439,063	400,385	13	5,205,000	3,565,300	1.460	485,245	4.64	332381
		525,013	435,050	482,308	13	6,270,000	3,872,500	1.619	538,161	4.52	332381
		518,512	453,514	423,357	14	5,927,000	3,583,600	1.654	549,733	4.57	332381
		518,407	407,486	458,300	10	4,583,000	3,390,700	1.352	449,259	4.57	332381
1989	Jan	503,743	387,759	346,625	12	4,159,500	2,937,100	1.416	539,483	4.71	380939
		568,754	440,860	345,400	5	1,727,000	1,248,500	1.383	526,938	4.17	380939
		591,245	472,674	641,875	8	5,135,000	3,062,200	1.677	638,796	4.01	380939
		598,534	525,422	400,950	10	4,009,500	2,609,300	1.537	585,358	3.96	380939
		582,143	511,414	547,786	14	7,669,000	4,994,400	1.536	584,939	4.07	380939
		559,467	530,313	565,545	11	6,221,000	4,116,700	1.511	575,660	4.24	380939
	Jul	542,528	500,486	440,000	7	3,080,000	2,428,800	1.268	483,075	4.37	380939
		529,749	440,375	484,250	18	8,716,500	6,088,100	1.432	545,401	4.48	380939
		546,599	464,743	327,929	7	2,295,500	1,630,900	1.408	536,174	4.34	380939
		562,938	488,455	525,400	10	5,254,000	3,599,400	1.460	556,052	4.21	380939
		559,208	561,313	639,300	5	3,196,500	1,982,600	1.612	614,179	4.24	380939
		568,868	560,477	557,889	9	5,021,000	3,594,100	1.397	532,176	4.17	380939
1990	Jan	548,207	470,273	514,125	8	4,113,000	2,692,900	1.527	581,827	4.32	380939
		575,931	464,724	399,063	16	6,385,000	4,500,800	1.419	540,414	4.12	380939
		568,709	446,486	511,536	14	7,161,500	4,449,300	1.610	613,151	4.17	380939
		571,359	465,629	416,100	5	2,080,500	1,481,900	1.404	534,816	4.15	380939
		524,820	443,739	432,708	12	5,192,500	3,677,800	1.412	537,829	4.52	380939
		517,579	435,478	488,833	6	2,933,000	2,278,000	1.288	490,472	4.58	380939
	Jul	461,659	421,500	378,100	5	1,890,500	1,436,000	1.317	501,508	5.14	380939
		458,798	396,813	402,800	10	4,028,000	3,615,100	1.114	424,448	5.17	380939
		462,809	404,909	400,556	9	3,605,000	2,901,900	1.242	473,237	5.12	380939
		479,161	399,250	409,214	14	5,729,000	4,513,700	1.269	483,506	4.95	380939
		482,672	400,700	369,000	5	1,845,000	1,471,400	1.254	477,662	4.91	380939
		445,624	369,818	440,000	1	440,000	337,900	1.302	496,044	5.32	380939
1991	Jan	450,600	347,375	356,600	5	1,783,000	1,683,300	1.059	403,502	5.26	380939
		461,414	372,321	337,464	14	4,724,500	3,877,300	1.219	464,175	5.14	380939
		484,601	409,868	423,830	11	4,662,131	3,667,700	1.271	484,224	4.89	380939
		489,049	426,582	517,375	8	4,139,000	3,027,100	1.367	520,864	4.85	380939
		479,818	425,203	327,143	7	2,290,000	1,895,300	1.208	460,270	4.94	380939
		468,187	410,893	408,217	3	1,224,650	1,121,500	1.092	415,976	5.06	380939

ADJUSTED AVERAGES

YEAR	MONTH	MVG AVE	AVE QUART	AVE PRICE	NO.	PRICE	VAL	P:V	PRI:AVE V	INDEX%	AVE VAL
	Jul	492,287	459,505	460,417	12	5,525,000	4,331,900	1.275	485,858	4.82	380939
		490,721	458,118	467,444	18	8,414,000	6,293,500	1.337	509,291	4.83	380939
		476,640	442,705	409,250	4	1,637,000	1,478,600	1.107	421,748	4.97	380939
		436,412	404,966	424,382	17	7,214,500	6,040,400	1.194	454,984	5.43	380939
		432,600	390,598	361,563	8	2,892,500	2,725,500	1.061	404,280	5.48	380939
		418,907	357,868	341,732	7	2,392,127	2,219,300	1.078	410,604	5.66	380939
1992	Jan	455,165	417,264	385,667	3	1,157,000	1,263,700	0.916	477,284	5.21	521300
		463,839	417,179	453,941	17	7,717,000	8,566,400	0.901	469,611	5.11	521300
		457,376	406,191	350,875	8	2,807,000	3,277,000	0.857	446,533	5.18	521300
		447,347	355,033	365,167	9	3,286,500	3,859,500	0.852	443,905	5.30	521300
		448,578	410,573	350,577	13	4,557,500	5,276,900	0.864	450,231	5.28	521300
		466,353	409,287	473,132	19	8,989,500	10,421,700	0.863	449,660	5.08	521300
	Jul	461,568	399,700	379,300	15	5,689,500	5,914,500	0.962	501,469	5.14	521300
		496,033	383,848	300,682	11	3,307,500	4,031,100	0.820	427,724	4.78	521300
		488,221	422,217	524,286	7	3,670,000	3,233,200	1.135	591,727	4.86	521300
		493,193	473,342	546,700	5	2,733,500	2,991,100	0.914	476,405	4.81	521300
		461,665	436,594	370,000	7	2,590,000	3,320,200	0.780	406,652	5.14	521300
		450,265	380,692	415,500	4	1,662,000	1,605,900	1.035	539,511	5.27	521300
1993	Jan	492,074	376,644	348,500	2	697,000	856,100	0.814	424,420	4.82	521300
		488,369	385,510	371,924	21	7,810,400	8,318,100	0.939	489,482	4.85	521300
		486,218	372,777	405,472	18	7,298,500	7,699,100	0.948	494,176	4.88	521300
		484,542	368,250	328,885	13	4,275,500	4,742,900	0.901	469,927	4.89	521300
		476,615	346,533	357,700	15	5,365,500	5,759,400	0.932	485,647	4.97	521300
		485,453	383,184	377,500	2	755,000	870,100	0.868	452,341	4.88	521300
	Jul	452,202	400,500	580,000	2	1,160,000	1,169,400	0.992	517,110	5.24	521300
		452,945	423,857	348,333	6	2,090,000	2,530,700	0.826	430,520	5.23	521300
		439,100	402,619	447,333	6	2,684,000	3,082,000	0.871	453,981	5.40	521300
		452,363	426,526	409,000	9	3,681,000	4,412,300	0.834	434,899	5.24	521300
		452,001	414,000	434,750	4	1,739,000	1,853,000	0.938	489,229	5.24	521300
		488,885	404,889	395,000	2	790,000	906,100	0.872	454,505	4.85	521300
1994	Jan	488,915	378,643	371,667	3	1,115,000	1,136,700	0.981	511,348	4.85	521300
		487,317	381,048	377,333	9	3,396,000	3,619,700	0.938	489,083	4.86	521300
		466,618	363,018	387,889	9	3,491,000	3,810,900	0.916	477,540	5.08	521300
		468,405	431,654	327,750	10	3,277,500	3,913,600	0.837	436,570	5.06	521300
		460,639	450,368	636,357	7	4,454,500	4,624,500	0.963	502,137	5.15	521300
		473,847	542,625	412,500	2	825,000	987,000	0.836	435,737	5.00	521300
	Jul	441,904	452,444	410,667	3	1,232,000	1,482,400	0.831	433,244	5.36	521300
		441,776	390,200	503,750	4	2,015,000	2,326,600	0.866	451,483	5.37	521300
		440,904	360,769	218,333	3	655,000	780,700	0.839	437,366	5.38	521300
		426,552	309,385	336,667	6	2,020,000	2,417,300	0.836	435,621	5.56	521300
		412,542	347,077	336,750	4	1,347,000	1,734,500	0.777	404,838	5.75	521300
		400,488	345,700	381,667	3	1,145,000	1,584,700	0.723	376,657	5.92	521300
1995	Jan	421,062	320,775	321,667	3	965,000	1,010,400	0.955	418,520	5.63	438210
		432,714	339,716	309,191	16	4,947,050	5,043,100	0.981	429,864	5.48	438210
		431,255	345,918	400,000	9	3,600,000	3,565,000	1.010	442,512	5.50	438210
		421,205	401,488	366,100	5	1,830,500	1,930,800	0.948	415,446	5.63	438210
		411,751	384,098	413,384	16	6,614,142	7,051,700	0.938	411,019	5.76	438210
		413,181	406,739	349,682	11	3,846,500	4,099,800	0.938	411,136	5.74	438210
	Jul	414,071	382,833	511,000	5	2,555,000	2,636,900	0.969	424,600	5.73	438210
		400,693	396,429	327,600	5	1,638,000	1,750,700	0.936	410,001	5.92	438210
		408,575	369,723	375,636	11	4,132,000	4,695,800	0.880	385,596	5.80	438210
		409,117	381,092	384,280	10	3,842,800	3,887,800	0.988	433,138	5.79	438210
		417,372	382,586	388,125	4	1,552,500	1,644,300	0.944	413,745	5.68	438210
		400,382	353,821	377,000	7	2,639,000	2,913,500	0.906	396,923	5.92	438210
1996	Jan	403,235	339,538	254,000	3	762,000	854,800	0.891	390,636	5.88	438210
		436,145	390,810	337,667	3	1,013,000	1,031,000	0.983	430,559	5.44	438210
		417,880	379,167	428,800	15	6,432,000	6,314,500	1.019	446,364	5.67	438210
		411,547	374,870	310,278	9	2,792,500	3,341,800	0.836	366,180	5.76	438210
		398,922	341,039	364,523	22	8,019,500	8,647,900	0.927	406,367	5.94	438210
		409,516	380,500	306,786	7	2,147,500	2,253,400	0.953	417,616	5.79	438210
	Jul	411,939	384,190	459,364	11	5,053,000	5,392,000	0.937	410,659	5.76	438210
		399,525	395,517	358,273	11	3,941,000	4,216,200	0.935	409,607	5.93	438210
		387,437	330,017	353,714	7	2,476,000	2,963,000	0.836	366,186	6.12	438210
		379,812	293,324	290,292	12	3,483,500	4,022,300	0.866	379,510	6.24	438210
		389,129	306,358	267,567	15	4,013,500	4,551,500	0.882	386,412	6.09	438210
		398,190	345,222	383,825	10	3,838,250	4,155,600	0.924	404,745	5.95	438210

ADJUSTED AVERAGES

YEAR	MONTH	MVG AVE	AVE QUART	AVE PRICE	NO.	PRICE	VAL	P:V	PRI:AVE V	INDEX%	AVE VAL
1997	Jan	404,707	363,325	386,211	19	7,338,000	7,958,600	0.922	404,039	5.86	438210
		412,291	364,260	336,667	24	8,080,000	8,737,800	0.925	405,221	5.75	438210
		417,462	376,136	372,433	30	11,173,000	11,570,000	0.966	423,174	5.68	438210
		421,703	391,522	429,055	20	8,581,100	8,877,400	0.967	423,584	5.62	438210
		415,136	399,734	383,432	22	8,435,500	8,843,600	0.954	417,988	5.71	438210
		406,386	383,833	383,464	14	5,368,500	5,902,200	0.910	398,585	5.83	438210
	Jul	393,361	350,750	385,000	12	4,620,000	5,135,600	0.900	394,215	6.03	438210
		397,863	342,897	263,850	10	2,638,500	3,003,000	0.879	385,021	5.96	438210
		422,175	366,683	366,667	12	4,400,000	4,677,500	0.941	412,213	5.62	438210
		431,465	402,920	420,816	19	7,995,500	7,820,400	1.022	448,022	5.49	438210
		424,838	419,504	411,559	11	4,527,150	4,680,300	0.967	423,871	5.58	438210
		416,919	408,394	425,182	11	4,677,000	5,312,900	0.880	385,761	5.69	438210
1998	Jan	462,508	456,850	364,500	5	1,822,500	1,698,600	1.073	470,174	5.13	438210
		472,910	474,661	483,854	30	14,515,608	12,998,100	1.117	489,370	5.01	438210
		483,314	466,254	482,751	34	16,413,525	15,677,300	1.047	458,789	4.91	438210
		488,605	505,980	432,227	32	13,831,278	12,033,100	1.149	503,694	4.85	438210
		500,126	531,780	614,595	29	17,823,250	15,407,700	1.157	506,911	4.74	438210
		507,492	561,031	597,116	12	7,165,388	6,621,400	1.082	474,212	4.67	438210
	Jul	515,960	503,169	395,500	12	4,746,000	3,835,900	1.237	542,179	4.59	438210
		539,055	468,020	536,100	5	2,680,500	2,123,200	1.262	553,232	4.40	438210
		549,442	521,294	534,250	8	4,274,000	3,564,000	1.199	525,508	4.31	438210
		530,721	448,796	476,875	4	1,907,500	1,410,600	1.352	592,574	4.47	438210
		533,790	419,338	395,733	15	5,936,000	5,031,300	1.180	517,006	4.44	438210
		525,571	405,738	444,120	5	2,220,600	1,811,700	1.226	537,114	4.51	438210
1999	Jan	534,488	457,660	402,250	12	4,827,000	3,980,000	1.213	531,467	4.44	438210
		537,860	514,981	498,361	18	8,970,500	7,337,000	1.223	535,772	4.41	438210
		541,916	551,827	583,812	24	14,011,488	11,315,400	1.238	542,621	4.37	438210
		553,398	559,064	564,000	16	9,024,000	7,219,100	1.250	547,770	4.28	438210
		557,075	525,317	523,647	19	9,949,299	7,625,500	1.305	571,750	4.26	438210
		560,124	513,443	490,776	17	8,343,200	6,654,300	1.254	549,430	4.23	438210
	Jul	560,277	517,704	537,375	8	4,299,000	3,392,900	1.267	555,237	4.23	438210
		590,332	547,417	539,161	14	7,548,250	5,739,300	1.315	576,328	4.02	438210
		579,666	506,314	565,227	11	6,217,500	4,299,600	1.446	633,680	4.09	438210
		573,730	513,639	427,179	14	5,980,500	4,848,100	1.234	540,565	4.13	438210
		544,567	506,911	572,091	11	6,293,000	4,959,900	1.269	555,990	4.35	438210
		562,453	541,475	640,000	3	1,920,000	1,613,800	1.190	521,355	4.21	438210
2000	Jan	590,540	555,967	436,083	6	2,616,500	1,927,500	1.357	594,852	4.01	438210
		609,981	630,926	591,906	13	7,694,775	5,577,900	1.380	604,516	3.89	438210
		616,372	625,483	693,011	27	18,711,305	13,311,400	1.406	615,974	3.85	438210
		609,042	614,227	533,033	15	7,995,500	5,584,800	1.432	627,365	3.89	438210
		627,398	563,955	563,711	18	10,146,800	7,621,900	1.331	583,375	3.78	438210
		617,460	582,983	593,219	16	9,491,500	6,144,100	1.545	676,954	3.84	438210
	Jul	624,743	578,109	613,500	6	3,681,000	2,875,000	1.280	561,061	3.79	438210
		579,576	525,364	532,700	10	5,327,000	4,028,800	1.322	579,414	4.09	438210
		617,261	494,336	425,000	6	2,550,000	1,867,500	1.365	598,359	3.84	438210
		661,252	546,961	496,827	13	6,458,750	4,320,400	1.495	655,099	3.59	438210
		680,507	593,718	653,385	13	8,494,000	5,344,600	1.589	696,433	3.48	438210
		703,637	631,104	690,500	5	3,452,500	2,145,500	1.609	705,160	3.37	438210
2001	Jan	704,591	645,420	533,333	6	3,200,000	2,389,200	1.339	717,978	3.36	536060
		707,251	604,308	677,357	14	9,483,000	7,276,100	1.303	698,651	3.35	536060
		704,952	578,329	504,833	6	3,029,000	2,265,900	1.337	716,592	3.36	536060
		698,429	613,440	525,806	18	9,464,500	7,186,600	1.317	705,972	3.39	536060
		684,002	626,807	744,560	17	12,657,520	9,919,400	1.276	684,032	3.47	536060
		680,083	655,114	613,679	14	8,591,500	7,023,700	1.223	655,717	3.49	536060
	Jul	690,028	578,500	582,769	13	7,576,000	5,792,100	1.308	701,160	3.44	536060
		708,404	581,850	441,500	4	1,766,000	1,223,200	1.444	773,939	3.35	536060
		712,308	541,620	765,000	3	2,295,000	1,885,700	1.217	652,414	3.33	536060
		674,201	550,171	507,913	8	4,063,300	3,094,200	1.313	703,953	3.52	536060
		670,299	529,369	536,848	23	12,347,500	9,928,100	1.244	666,694	3.54	536060
		670,719	562,384	529,000	1	529,000	585,900	0.903	484,000	3.53	536060
2002	Jan	686,866	602,942	610,131	13	7,931,700	6,142,500	1.291	692,205	3.45	536060
		717,128	642,059	601,794	17	10,230,500	7,894,100	1.296	694,717	3.31	536060
		737,762	737,231	697,038	20	13,940,750	9,932,600	1.404	752,379	3.21	536060
		765,253	771,197	931,375	16	14,902,000	10,439,200	1.428	765,228	3.10	536060
		791,255	765,085	673,046	11	7,403,505	5,032,000	1.471	788,697	3.00	536060
		790,134	663,016	647,357	14	9,063,000	5,903,100	1.535	823,010	3.00	536060

ADJUSTED AVERAGES

YEAR	MONTH	MVG AVE	AVE QUART	AVE PRICE	NO.	PRICE	VAL	P:V	PRI:AVE V	INDEX%	AVE VAL
	Jul	784,869	651,364	678,571	7	4,750,000	3,504,200	1.356	726,638	3.02	536060
		775,724	647,826	640,167	12	7,682,000	5,318,100	1.445	774,339	3.06	536060
		812,541	713,393	617,000	4	2,468,000	1,528,100	1.615	865,778	2.92	536060
		848,571	736,739	818,750	12	9,825,000	6,322,700	1.554	832,997	2.79	536060
		830,424	752,913	664,571	7	4,652,000	2,881,500	1.614	865,435	2.85	536060
		885,771	782,705	710,000	4	2,840,000	1,999,400	1.420	761,434	2.68	536060
2003	Jan	894,793	817,023	884,318	11	9,727,500	5,524,300	1.761	943,925	2.65	536060
		864,551	740,191	772,429	7	5,407,000	3,242,900	1.667	893,791	2.74	536060
		858,453	750,100	627,000	16	10,032,000	6,745,900	1.487	797,189	2.76	536060
		863,801	750,340	856,765	17	14,565,000	8,660,200	1.682	901,563	2.74	536060
		874,074	818,625	762,071	14	10,669,000	6,396,800	1.668	894,076	2.71	536060
		845,185	768,889	829,654	13	10,785,500	7,080,300	1.523	816,586	2.80	536060
	Jul	846,999	826,333	691,722	9	6,225,500	4,117,800	1.512	810,443	2.80	536060
		888,235	833,362	1,060,000	5	5,300,000	2,864,400	1.850	991,872	2.67	536060
		906,250	882,794	842,800	15	12,642,000	7,526,800	1.680	900,365	2.62	536060
		901,192	799,354	862,357	14	12,073,000	7,337,900	1.645	881,976	2.63	536060
		902,880	796,766	671,542	12	8,058,500	4,671,900	1.725	924,643	2.63	536060
		899,017	748,000	894,167	6	5,365,000	3,166,900	1.694	908,132	2.64	536060
2004	Jan	926,900	818,423	753,786	7	5,276,500	4,531,600	1.164	847,276	2.56	727663
		965,202	786,616	818,269	13	10,637,500	7,911,100	1.345	978,437	2.46	727663
		979,182	780,510	778,717	23	17,910,500	13,116,600	1.365	993,612	2.42	727663
		949,564	784,278	748,393	14	10,477,500	7,973,600	1.314	956,166	2.50	727663
		920,352	818,256	821,353	17	13,963,000	11,486,700	1.216	884,532	2.58	727663
		926,152	861,366	876,095	16	14,017,525	11,002,400	1.274	927,074	2.56	727663
	Jul	960,675	858,064	972,500	4	3,890,000	2,574,800	1.511	1,099,351	2.47	727663
		1,023,850	944,059	671,500	4	2,686,000	2,043,600	1.314	956,402	2.32	727663
		986,640	895,750	1,052,556	9	9,473,000	6,756,200	1.402	1,020,271	2.40	727663
		1,008,679	870,232	838,611	9	7,547,500	5,682,700	1.328	966,448	2.35	727663
		989,313	769,690	734,600	10	7,346,000	5,158,400	1.424	1,036,254	2.40	727663
		1,055,272	895,400	635,000	2	1,270,000	1,077,700	1.178	857,504	2.25	727663
2005	Jan	1,097,536	1,343,932	1,161,500	8	9,292,000	5,991,600	1.551	1,128,487	2.16	727663
		1,037,836	1,244,625	1,583,708	12	19,004,500	12,381,400	1.535	1,116,907	2.28	727663
		1,027,558	1,102,667	960,958	12	11,531,500	9,340,700	1.235	898,332	2.31	727663
		994,309	907,048	908,762	21	19,084,000	13,221,100	1.443	1,050,345	2.38	727663
		1,012,949	872,557	831,167	9	7,480,500	5,489,800	1.363	991,527	2.34	727663
		969,239	803,952	795,000	5	3,975,000	3,233,800	1.229	894,446	2.45	727663
	Jul	953,426	778,594	775,357	7	5,427,500	3,973,200	1.366	994,008	2.49	727663
		966,356	804,200	763,750	4	3,055,000	2,325,000	1.314	956,134	2.45	727663
		970,795	838,804	830,179	14	11,622,500	8,851,600	1.313	955,450	2.44	727663
		963,271	882,596	923,000	5	4,615,000	3,274,700	1.409	1,025,488	2.46	727663
		976,556	879,853	958,571	7	6,710,000	5,225,000	1.284	934,472	2.43	727663
		999,947	967,031	726,500	5	3,632,500	2,679,300	1.356	986,540	2.37	727663
2006	Jan	997,719	826,000	1,282,500	4	5,130,000	3,299,700	1.555	1,131,288	2.38	727663
		1,043,456	942,211	742,969	16	11,887,500	8,937,700	1.330	967,821	2.27	727663
		1,063,127	942,175	1,015,280	25	25,382,000	17,136,200	1.481	1,077,809	2.23	727663
		1,076,799	1,006,330	1,027,156	16	16,434,500	10,531,800	1.560	1,135,492	2.20	727663
		1,051,322	926,644	959,917	12	11,519,000	8,411,900	1.369	996,440	2.25	727663
		980,223	825,610	675,713	8	5,405,700	4,074,900	1.327	965,307	2.42	727663
	Jul	989,813	724,932	779,778	9	7,018,000	5,254,600	1.336	971,861	2.40	727663
		1,106,225	893,045	675,000	2	1,350,000	840,600	1.606	1,168,624	2.14	727663
		1,139,781	917,604	1,025,364	11	11,279,000	6,812,100	1.656	1,204,814	2.08	727663
		1,110,507	975,806	853,955	11	9,393,500	6,391,100	1.470	1,069,503	2.13	727663
		1,042,292	898,481	1,064,167	9	9,577,500	6,666,800	1.437	1,045,358	2.27	727663
		1,022,457	890,063	731,583	6	4,389,500	3,233,500	1.358	987,808	2.32	727663
2007	Jan	1,101,930	913,288	821,611	9	7,394,500	7,219,700	1.024	1,022,655	2.15	998480
		1,201,086	958,744	1,087,409	11	11,961,500	9,717,600	1.231	1,229,040	1.97	998480
		1,259,741	948,314	949,689	20	18,993,770	14,980,100	1.268	1,266,006	1.88	998480
		1,241,797	943,917	850,969	16	13,615,500	10,679,200	1.275	1,273,017	1.91	998480
		1,205,089	956,767	998,786	25	24,969,640	20,734,100	1.204	1,202,448	1.97	998480
		1,154,704	991,014	1,010,292	12	12,123,500	10,807,900	1.122	1,120,021	2.05	998480
	Jul	1,098,845	939,462	937,813	8	7,502,500	7,083,600	1.059	1,057,527	2.16	998480
		1,117,050	917,783	800,000	6	4,800,000	4,311,600	1.113	1,111,584	2.12	998480
		1,276,887	1,135,865	978,500	9	8,806,500	7,492,400	1.175	1,173,604	1.86	998480
		1,303,587	1,142,075	1,447,818	11	15,926,000	10,955,000	1.454	1,451,556	1.82	998480
		1,323,295	1,187,617	1,016,008	15	15,240,125	11,953,000	1.275	1,273,066	1.79	998480
		1,275,925	1,039,597	1,130,000	5	5,650,000	4,733,500	1.194	1,191,806	1.86	998480

ADJUSTED AVERAGES

YEAR	MONTH	MVG AVE	AVE QUART	AVE PRICE	NO.	PRICE	VAL	P:V	PRI:AVE V	INDEX%	AVE VAL
2008	Jan	1,273,541	1,002,463	1,025,571	7	7,179,000	5,340,800	1.344	1,342,137	1.86	998480
		1,291,441	989,927	949,167	15	14,237,500	11,204,400	1.271	1,268,775	1.84	998480
		1,262,518	1,046,906	1,017,765	13	13,230,940	10,238,600	1.292	1,290,296	1.88	998480
		1,254,007	1,119,919	1,169,900	15	17,548,500	14,220,100	1.234	1,232,187	1.89	998480
		1,249,564	1,113,750	1,156,063	16	18,497,000	14,834,700	1.247	1,244,979	1.90	998480
		1,237,248	1,042,313	975,636	11	10,732,000	8,372,100	1.282	1,279,928	1.92	998480
	Jul	1,212,932	1,037,571	825,000	5	4,125,000	3,682,000	1.120	1,118,612	1.95	998480
		1,117,233	1,053,538	1,386,400	5	6,932,000	5,967,500	1.162	1,159,860	2.12	998480
		1,124,352	1,144,607	879,667	3	2,639,000	2,524,200	1.045	1,043,891	2.11	998480
		1,141,111	1,034,318	1,075,583	6	6,453,500	5,677,300	1.137	1,134,992	2.08	998480
		1,199,748	1,156,625	1,142,500	2	2,285,000	1,747,900	1.307	1,305,296	1.98	998480
		1,238,190	1,080,778	1,285,250	4	5,141,000	4,126,000	1.246	1,244,107	1.91	998480
2009	Jan	1,159,138	964,125	767,000	3	2,301,000	1,937,900	1.187	1,185,563	2.05	998480
		1,071,514	979,268	825,500	5	4,127,500	3,832,600	1.077	1,075,308	2.21	998480
		1,130,932	1,161,695	1,087,395	13	14,136,138	13,523,200	1.045	1,043,736	2.10	998480
		1,109,336	1,116,578	1,327,124	16	21,233,985	17,390,400	1.221	1,219,162	2.14	998480
		1,152,729	1,088,300	844,818	11	9,293,000	9,033,900	1.029	1,027,117	2.06	998480
		1,134,400	887,586	945,438	8	7,563,500	6,332,500	1.194	1,192,579	2.09	998480
	Jul	1,226,580	1,007,200	888,350	10	8,883,500	7,355,700	1.208	1,205,867	1.93	998480
		1,236,591	1,070,362	1,147,417	12	13,769,000	10,855,100	1.268	1,266,508	1.92	998480
		1,261,843	1,220,559	1,198,286	7	8,388,000	6,813,600	1.231	1,229,196	1.88	998480
		1,291,784	1,239,972	1,289,467	15	19,342,000	15,166,800	1.275	1,273,347	1.84	998480
		1,308,076	1,260,452	1,207,786	14	16,909,000	12,572,900	1.345	1,342,832	1.81	998480
		1,329,364	1,278,694	1,283,692	13	16,688,000	12,712,600	1.313	1,310,718	1.78	998480
2010	Jan	1,278,127	1,392,888	1,510,625	4	6,042,500	4,493,000	1.345	1,342,826	1.85	998480
		1,322,628	1,241,043	1,465,856	13	19,056,125	15,524,400	1.227	1,225,629	1.79	998480
		1,329,392	1,159,844	1,050,524	21	22,061,000	15,975,500	1.381	1,378,828	1.78	998480
		1,345,536	1,073,220	991,600	10	9,916,000	7,277,600	1.363	1,360,466	1.76	998480
		1,300,866	1,026,299	1,234,822	8	9,878,579	7,957,800	1.241	1,239,484	1.82	998480
		1,300,745	1,082,554	879,500	9	7,915,500	6,130,500	1.291	1,289,205	1.82	998480
	Jul	1,351,530	1,098,906	1,285,667	3	3,857,000	2,569,600	1.501	1,498,730	1.75	998480
		1,380,708	1,273,769	1,452,500	4	5,810,000	4,199,600	1.383	1,381,362	1.72	998480
		1,255,600	1,216,429	1,148,667	6	6,892,000	5,208,300	1.323	1,321,261	1.89	998480
		1,280,502	1,139,643	1,167,545	11	12,843,000	10,922,400	1.176	1,174,053	1.85	998480
		1,262,791	1,141,714	1,106,818	11	12,175,000	8,907,700	1.367	1,364,717	1.88	998480
		1,318,728	1,163,056	1,158,333	6	6,950,000	5,602,600	1.240	1,238,610	1.80	998480
2011	Jan	1,279,531	1,209,000	1,810,000	1	1,810,000	1,681,500	1.076	1,293,543	1.85	1201709
		1,318,839	1,275,795	1,182,000	11	13,002,000	12,013,600	1.082	1,300,578	1.80	1201709
		1,345,132	1,212,900	1,325,550	10	13,255,500	11,874,600	1.116	1,341,456	1.76	1201709
		1,363,372	1,225,265	1,156,714	14	16,194,000	14,073,600	1.151	1,382,765	1.74	1201709
		1,410,424	1,177,464	1,223,540	25	30,588,500	27,002,900	1.133	1,361,279	1.68	1201709
		1,416,713	1,172,900	1,123,625	16	17,978,000	14,294,100	1.258	1,511,416	1.67	1201709
	Jul	1,479,449	1,107,952	1,053,500	4	4,214,000	3,658,000	1.152	1,384,364	1.60	1201709
		1,413,521	1,195,664	1,075,000	1	1,075,000	958,100	1.122	1,348,332	1.68	1201709
		1,461,766	1,438,135	1,310,550	6	7,863,300	6,544,700	1.201	1,443,825	1.62	1201709
		1,448,528	1,312,287	1,551,000	10	15,510,000	12,560,700	1.235	1,483,875	1.64	1201709
		1,448,147	1,293,678	1,153,840	15	17,307,600	14,576,700	1.187	1,426,845	1.64	1201709
		1,421,087	1,230,513	1,198,550	5	5,992,750	4,999,000	1.199	1,440,596	1.67	1201709
2012	Jan	1,475,127	1,499,412	1,448,833	6	8,693,000	7,513,100	1.157	1,390,432	1.61	1201709
		1,511,816	1,436,936	1,599,845	18	28,797,204	22,873,100	1.259	1,512,950	1.57	1201709
		1,513,420	1,517,957	1,186,625	12	14,239,500	10,893,600	1.307	1,570,806	1.57	1201709
		1,522,290	1,456,324	1,726,458	12	20,717,500	17,090,500	1.212	1,456,739	1.56	1201709
		1,516,996	1,520,226	1,455,923	13	18,927,000	14,788,400	1.280	1,538,013	1.56	1201709
		1,521,727	1,269,339	1,247,083	6	7,482,500	5,648,200	1.325	1,591,974	1.56	1201709
	Jul	1,500,875	1,175,231	1,078,333	12	12,940,000	10,585,800	1.222	1,468,960	1.58	1201709
		1,489,657	1,181,022	1,266,688	8	10,133,500	8,225,700	1.232	1,480,423	1.59	1201709
		1,490,350	1,176,868	1,363,333	3	4,090,000	3,077,500	1.329	1,597,072	1.59	1201709
		1,523,306	1,364,053	1,017,125	8	8,137,000	6,696,300	1.215	1,460,255	1.56	1201709
		1,468,027	1,418,098	1,711,250	8	13,690,000	10,554,600	1.297	1,558,694	1.61	1201709
		1,503,132	1,590,558	1,561,858	6	9,371,150	8,295,700	1.130	1,357,498	1.58	1201709
2013	Jan	1,488,149	1,501,293	1,458,333	6	8,750,000	6,677,500	1.310	1,574,684	1.59	1201709
		1,491,219	1,384,282	1,489,556	9	13,406,000	10,615,800	1.263	1,517,560	1.59	1201709
		1,467,996	1,388,865	1,277,223	13	16,603,896	13,909,800	1.194	1,434,460	1.61	1201709
		1,449,008	1,293,804	1,434,292	12	17,211,500	14,097,500	1.221	1,467,155	1.64	1201709
		1,471,531	1,358,159	1,146,775	10	11,467,750	9,529,400	1.203	1,446,145	1.61	1201709
		1,482,516	1,301,330	1,467,273	11	16,140,000	12,935,700	1.248	1,499,384	1.60	1201709

ADJUSTED AVERAGES

YEAR	MONTH	MVG AVE	AVE QUART	AVE PRICE	NO.	PRICE	VAL	P:V	PRI:AVE V	INDEX%	AVE VAL
	Jul	1,485,330	1,390,324	1,231,375	4	4,925,500	3,876,100	1.271	1,527,055	1.60	1201709
		1,533,896	1,199,250	1,285,000	2	2,570,000	2,331,600	1.102	1,324,581	1.55	1201709
		1,520,451	1,354,635	1,169,250	10	11,692,500	8,901,500	1.314	1,578,496	1.56	1201709
		1,515,030	1,313,466	1,497,000	14	20,958,000	16,712,600	1.254	1,506,972	1.56	1201709
		1,499,798	1,424,696	1,088,000	5	5,440,000	4,634,200	1.174	1,410,664	1.58	1201709
		1,410,038	1,227,308	1,592,500	4	6,370,000	4,826,200	1.320	1,586,110	1.68	1201709
2014	Jan	1,392,345	1,334,000	1,036,250	4	4,145,000	4,928,900	0.841	1,233,185	1.70	1466404
		1,448,302	1,355,133	1,360,167	6	8,161,000	8,739,900	0.934	1,369,275	1.64	1466404
		1,482,702	1,438,443	1,428,388	17	24,282,600	23,321,900	1.041	1,526,810	1.60	1466404
		1,510,944	1,422,306	1,481,150	15	22,217,250	22,041,700	1.008	1,478,083	1.57	1466404
		1,541,489	1,423,035	1,323,700	10	13,237,000	12,659,800	1.046	1,533,262	1.54	1466404
		1,545,387	1,374,069	1,434,091	11	15,775,000	14,144,600	1.115	1,635,431	1.53	1466404
	Jul	1,553,230	1,382,857	1,354,500	8	10,836,000	11,059,800	0.980	1,436,731	1.53	1466404
		1,531,051	1,261,889	1,214,500	2	2,429,000	2,272,900	1.069	1,567,115	1.55	1466404
		1,585,017	1,417,711	1,181,125	8	9,449,000	8,572,400	1.102	1,616,356	1.50	1466404
		1,583,553	1,454,389	1,673,167	9	15,058,500	14,144,700	1.065	1,561,139	1.50	1466404
		1,568,808	1,619,295	1,476,100	10	14,761,000	13,721,600	1.076	1,577,483	1.51	1466404
		1,551,552	1,536,233	1,935,000	3	5,805,000	5,446,600	1.066	1,562,897	1.53	1466404
2015	Jan	1,559,972	1,493,778	1,238,750	2	2,477,500	2,586,000	0.958	1,404,879	1.52	1466404
		1,576,927	1,387,540	1,431,192	13	18,605,500	17,233,400	1.080	1,583,157	1.50	1466404
		1,569,616	1,473,083	1,360,550	10	13,605,500	12,444,300	1.093	1,603,237	1.51	1466404
		1,594,878	1,447,464	1,612,241	12	19,346,888	18,580,000	1.041	1,526,930	1.49	1466404
		1,582,147	1,480,436	1,378,204	16	22,051,256	19,709,700	1.119	1,640,616	1.50	1466404
		1,602,773	1,367,225	1,486,444	9	13,378,000	12,641,600	1.058	1,551,825	1.48	1466404
	Jul	1,570,752	1,432,000	1,117,500	5	5,587,500	5,207,600	1.073	1,573,380	1.51	1466404
		1,577,990	1,393,846	1,515,269	13	19,698,500	18,249,400	1.079	1,582,844	1.50	1466404
		1,564,079	1,425,672	1,369,250	8	10,954,000	10,211,800	1.073	1,572,983	1.52	1466404
		1,535,216	1,355,636	1,360,818	11	14,969,000	14,296,100	1.047	1,535,426	1.54	1466404
		1,491,092	1,381,875	1,300,333	3	3,901,000	3,989,900	0.978	1,433,731	1.59	1466404
		1,493,839	1,342,118	1,429,500	10	14,295,000	14,362,300	0.995	1,459,533	1.59	1466404
2016	Jan	1,595,479	1,394,784	1,155,000	4	4,620,000	4,169,900	1.108	1,624,688	1.49	1466404
		1,624,840	1,351,666	1,430,782	17	24,323,300	21,376,200	1.138	1,668,575	1.46	1466404
		1,626,691	1,311,935	1,300,909	11	14,310,000	13,474,700	1.062	1,557,307	1.46	1466404
		1,564,569	1,317,558	1,153,675	12	13,844,099	12,447,300	1.112	1,630,959	1.52	1466404
		1,593,190	1,408,684	1,403,548	25	35,088,700	33,501,100	1.047	1,535,896	1.49	1466404
		1,588,624	1,454,493	1,807,250	8	14,458,000	12,358,100	1.170	1,715,577	1.49	1466404
	Jul	1,656,263	1,566,776	1,299,650	10	12,996,500	11,772,400	1.104	1,618,881	1.43	1466404
		1,627,280	1,721,786	1,634,727	11	17,982,000	16,009,200	1.123	1,647,108	1.46	1466404
		1,589,939	1,726,410	2,091,714	14	29,284,000	26,545,200	1.103	1,617,700	1.49	1466404
		1,591,596	1,737,337	1,433,143	14	20,064,000	19,391,500	1.035	1,517,259	1.49	1466404
		1,587,524	1,615,782	1,698,306	18	30,569,500	27,516,400	1.111	1,629,110	1.49	1466404
		1,629,842	1,644,758	1,768,857	7	12,382,000	11,200,300	1.106	1,621,119	1.45	1466404
2017	Jan	1,693,029	1,467,429	1,382,965	7	9,680,755	9,298,800	1.041	1,640,446	1.40	1575722
		1,744,603	1,501,558	1,372,507	16	21,960,111	19,801,500	1.109	1,747,495	1.36	1575722
		1,717,230	1,536,315	1,694,556	15	25,418,334	22,374,000	1.136	1,790,124	1.38	1575722
		1,754,408	1,593,516	1,550,056	18	27,901,000	26,978,800	1.034	1,629,584	1.35	1575722
		1,775,595	1,624,856	1,552,778	18	27,950,000	23,813,000	1.174	1,849,470	1.34	1575722
		1,845,388	1,585,385	1,790,094	16	28,641,500	24,306,500	1.178	1,856,748	1.28	1575722
	Jul	1,830,242	1,590,403	1,137,315	6	6,823,888	5,964,200	1.144	1,802,849	1.30	1575722
		1,883,638	1,483,308	1,542,750	10	15,427,500	13,473,300	1.145	1,804,269	1.26	1575722
		1,893,101	1,621,467	1,668,500	8	13,348,000	10,292,800	1.297	2,043,442	1.25	1575722
		1,914,870	1,606,825	1,648,860	15	24,732,900	20,816,900	1.188	1,872,141	1.24	1575722
		1,857,857	1,637,359	1,481,944	9	13,337,500	11,227,800	1.188	1,871,800	1.28	1575722
		1,883,333	1,609,361	1,882,600	5	9,413,000	8,286,600	1.136	1,789,910	1.26	1575722
2018	Jan	1,902,442	1,812,190	1,554,500	4	6,218,000	4,835,900	1.286	2,026,063	1.25	1575722
		1,964,717	1,781,571	1,868,750	12	22,425,000	18,518,500	1.211	1,908,122	1.21	1575722
		1,956,298	1,833,480	1,754,000	5	8,770,000	6,736,200	1.302	2,051,466	1.21	1575722
		1,974,432	1,812,117	1,830,250	8	14,642,000	11,717,000	1.250	1,969,081	1.20	1575722
		2,035,152	1,820,014	1,820,676	17	30,951,500	24,955,800	1.240	1,954,294	1.16	1575722
		2,050,050	1,825,292	1,812,250	12	21,747,000	15,620,400	1.392	2,193,748	1.16	1575722
	Jul	2,097,149	1,841,308	1,858,857	7	13,012,000	10,069,100	1.292	2,036,259	1.13	1575722
		2,077,168	1,827,300	1,873,571	7	13,115,000	10,372,000	1.264	1,992,441	1.14	1575722
		2,111,839	1,805,743	1,781,900	12	21,382,800	15,668,000	1.365	2,150,456	1.12	1575722
		2,155,709	1,948,394	1,784,778	9	16,063,000	11,754,900	1.366	2,153,215	1.10	1575722
		2,107,482	2,062,707	2,263,891	11	24,902,800	18,137,400	1.373	2,163,479	1.12	1575722
		2,138,389	2,057,868	2,098,750	8	16,790,000	13,368,300	1.256	1,979,038	1.11	1575722

ADJUSTED AVERAGES

YEAR	MONTH	MVG AVE	AVE QUART	AVE PRICE	NO.	PRICE	VAL	P:V	PRI:AVE V	INDEX%	AVE VAL
	TOTAL	15		1,418,479	112	158,869,644	149,512,100	1.063	1,558,182	1.46	1466404
	TOTAL	16		1,522,663	151	229,922,099	209,762,300	1.096	1,607,337	1.41	1466404
	TOTAL	17		1,570,871	143	224,634,488	196,634,200	1.142	1,800,101	1.26	1575722
	TOTAL	18		1,875,171	112	210,019,100	161,753,500	1.298	2,045,901	1.11	1575722
	TOTAL	19		1,885,023	96	180,962,210	129,065,200	1.402	2,209,319	1.03	1575722
	TOTAL	20		2,141,664	100	214,166,400	182,656,300	1.173	2,269,984	1.00	1936003

ADJUSTED AVERAGES

YEAR	MONTH	AVE PRI*	PRI:AVE*	QTR INCR	YRAGO	QTR	HIGH	LOW	HIGH RATIO	LOW RATIO	
1986	Jan					1	775,000	135,000	2.130	1.150	
						1	630,000	139,000	1.980	0.900	
		292,030	313,536			1	2,000,000	125,000	3.240	0.770	
						2	700,000	158,000	2.430	1.270	
						2	490,000	175,000	2.240	1.300	
		309,417	333,779	6.46%		2	700,000	133,000	3.260	1.520	
	Jul					3	660,000	125,000	4.010	1.170	
						3	575,000	145,000	2.820	1.100	
		281,050	332,325	-0.44%		3	585,000	123,600	3.310	1.310	
						4	560,000	185,000	3.040	1.070	
						4	620,000	192,000	2.500	1.510	
		306,575	355,367	6.93%		4	430,000	200,000	2.710	1.280	
1987	Jan					1	850,000	200,000	2.550	1.320	
						1	1,800,000	194,000	3.890	1.440	
		407,029	432,544	21.72%	37.96	1	1,000,000	185,000	3.610	1.370	
						2	1,375,000	199,000	3.390	1.460	
						2	1,575,000	200,000	3.120	1.520	
		442,341	466,682	7.89%	39.82	2	875,000	205,000	2.740	1.760	
	Jul					3	825,000	235,000	2.830	1.280	
						3	985,000	330,000	2.780	1.460	
		430,966	463,739	-0.63%	39.54	3	936,250	260,000	3.070	0.920	
						4	950,000	263,000	5.040	1.570	
						4	860,000	220,000	2.270	1.720	
		379,917	462,616	-0.24%	30.18	4	1,100,000	220,000	3.330	2.110	
1988	Jan					1	2,500,000	250,000	4.500	1.050	
						1	1,000,000	225,000	2.150	1.020	
		460,622	502,267	8.57%	16.12	1	1,500,000	190,000	2.730	1.100	
						2	1,930,000	252,700	3.670	1.030	
						2	860,000	210,000	2.210	1.070	
		455,818	493,961	-1.65%	5.85	2	450,000	235,000	1.610	1.040	
	Jul					3	985,000	220,000	2.560	1.310	
						3	950,000	215,000	2.070	1.070	
		419,242	515,896	4.44%	11.25	3	598,000	296,000	2.230	1.010	
						4	1,162,500	240,000	2.810	0.960	
						4	2,400,000	220,000	2.880	1.280	
		453,514	514,193	-0.33%	11.15	4	2,050,000	185,000	3.250	0.950	
1989	Jan					1	740,000	185,000	1.700	1.110	
						1	600,000	210,000	1.710	1.010	
		440,860	579,282	12.66%	15.33	1	2,000,000	277,500	2.280	1.360	
						2	1,200,000	250,000	1.850	1.040	
						2	1,300,000	223,500	2.840	1.160	
		511,414	581,773	0.43%	17.78	2	2,325,000	230,000	2.640	1.030	
	Jul					3	910,000	304,000	1.810	0.950	
						3	1,725,000	165,000	2.310	0.900	
		440,375	529,001	-9.07%	2.54	3	555,000	225,000	2.010	1.170	
						4	940,000	270,000	2.690	0.950	
						4	1,662,500	170,000	2.560	0.930	
		561,313	559,259	5.72%	8.76	4	875,000	237,000	1.960	0.710	
1990	Jan					1	1,212,500	269,000	2.570	1.050	
						1	1,860,000	222,500	2.410	0.830	
		464,724	577,789	3.31%	-0.26	1	2,400,000	212,000	2.440	1.270	
						2	730,000	265,000	2.140	1.130	
						2	1,170,000	250,000	2.900	1.100	
		443,739	522,724	-9.53%	-10.15	2	1,050,000	254,500	1.950	1.030	
	Jul					3	450,000	220,000	1.490	0.860	
						3	1,450,000	262,500	1.460	0.860	
		396,813	456,164	-12.73%	-13.77	3	820,000	165,500	1.830	1.030	
						4	1,900,000	142,000	2.030	0.910	
						4	1,070,000	195,000	2.040	0.730	
		400,700	482,816	5.84%	-13.67	4	692,000	400,000	1.810	1.000	
1991	Jan					1	605,000	188,000	1.770	0.970	
						1	825,000	167,000	1.590	0.880	
		372,321	461,076	-4.50%	-20.20	1	2,110,000	232,000	2.220	1.020	
						2	1,040,000	350,000	1.720	0.940	
						2	530,000	220,000	1.440	0.990	
		425,203	482,399	4.62%	-7.71	2	1,060,000	242,000	2.620	0.980	

ADJUSTED AVERAGES

YEAR	MONTH	AVE PRI*	PRI:AVE*	QTR INCR	YRAGO	QTR	HIGH	LOW	HIGH RATIO	LOW RATIO
	Jul					3	2,900,000	142,000	2.560	0.780
						3	1,470,000	205,000	2.010	0.890
		458,118	490,210	1.62%	7.46	3	570,000	125,000	1.250	0.630
						4	850,000	185,000	1.700	0.720
						4	850,000	187,500	2.090	0.560
		390,598	433,438	-11.58%	-10.23	4	1,175,000	275,000	1.790	0.750
1992	Jan					1	660,000	291,000	1.510	0.750
						1	2,250,000	235,000	1.810	0.650
		417,179	464,581	7.18%	0.76	1	515,000	227,000	1.070	0.650
						2	810,000	189,000	1.290	0.770
						2	600,000	140,000	1.250	0.550
		410,573	448,679	-3.42%	-6.99	2	1,600,000	212,000	1.330	0.700
	Jul					3	1,200,000	187,000	1.471	0.759
						3	559,750	185,000	1.179	0.663
		383,848	501,055	11.67%	2.21	3	950,000	265,000	1.625	0.805
						4				
						4				
		436,594	459,953	-8.20%	6.12	4				
1993	Jan					1	430,000	215,000	0.900	0.764
						1	1,400,000	181,000	1.296	0.677
		385,510	488,323	6.17%	5.11	1	1,675,000	185,000	1.370	0.725
						2	600,000	179,000	1.050	0.748
						2	565,000	200,000	1.505	0.599
		346,533	476,543	-2.41%	6.21	2	390,000	367,000	0.938	0.556
	Jul					3	800,000	345,000	1.195	0.823
						3	685,000	235,000	1.309	0.598
		423,857	456,112	-4.29%	-8.97	3	900,000	272,000	1.296	0.585
						4	815,000	255,000	1.843	0.624
						4	1,010,000	211,000	1.503	0.756
		414,000	451,414	-1.03%	-1.86	4	500,000	206,000	1.264	0.748
1994	Jan					1	651,000	424,000	1.371	0.580
						1	1,595,000	215,000	1.415	0.551
		381,048	486,903	7.86%	-0.29	1	570,000	215,000	1.251	0.564
						2	1,155,000	193,500	1.099	0.587
						2	1,425,000	245,000	1.113	0.644
		450,368	468,317	-3.82%	-1.73	2	440,000	290,000	1.018	0.616
	Jul					3	885,000	242,500	1.368	0.665
						3	745,000	290,000	1.257	0.711
		390,200	443,191	-5.37%	-2.83	3	265,000	185,000	0.931	0.693
						4	990,000	252,000	0.992	0.748
						4	750,000	190,000	1.016	0.554
		347,077	410,025	-7.48%	-9.17	4	475,000	245,000	0.887	0.595
1995	Jan					1	605,000	212,000	1.301	0.503
						1	725,000	215,000	1.313	0.689
		339,716	433,360	5.69%	-11.00	1	950,000	220,000	1.352	0.572
						2	550,000	305,000	1.111	0.706
						2	1,115,000	195,000	1.440	0.717
		384,098	411,709	-5.00%	-12.09	2	494,200	218,000	1.619	0.716
	Jul					3	740,000	151,500	1.673	0.720
						3	1,030,000	210,000	1.363	0.604
		396,429	401,623	-2.45%	-9.38	3	640,000	181,500	1.028	0.631
						4	875,000	197,000	1.210	0.741
						4	1,150,000	203,000	1.040	0.656
		382,586	416,869	3.80%	1.67	4	900,000	230,000	1.495	0.714
1996	Jan					1	850,000	200,000	1.186	0.784
						1	515,000	260,000	1.238	0.738
		390,810	438,568	5.21%	1.20	1	860,000	255,000	1.412	0.606
						2	515,000	157,500	0.991	0.572
						2	1,250,000	162,500	1.300	0.658
		341,039	398,718	-9.09%	-3.16	2	435,000	190,000	1.110	0.818
	Jul					3	1,100,000	208,000	1.261	0.777
						3	1,135,400	200,000	1.246	0.568
		395,517	399,824	0.28%	-0.45	3	685,000	160,000	1.180	0.768
						4	490,000	131,000	1.186	0.690
						4	725,000	129,900	1.349	0.526
		306,358	390,216	-2.40%	-6.39	4	1,600,000	205,000	1.218	0.706

ADJUSTED AVERAGES

YEAR	MONTH	AVE PRI*	PRI:AVE*	QTR INCR	YRAGO	QTR	HIGH	LOW	HIGH RATIO	LOW RATIO
1997	Jan					1	830,000	180,000	1.354	0.559
						1	675,000	159,000	1.351	0.657
		364,260	412,237	5.64%	-6.00	1	819,365	155,000	1.350	0.625
						2	1,150,000	140,000	1.287	0.553
						2	600,000	175,000	1.313	0.721
		399,734	415,243	0.73%	4.14	2	1,150,000	143,500	1.337	0.521
	Jul					3	835,000	166,000	1.187	0.636
						3	400,500	135,000	1.097	0.587
		342,897	398,629	-4.00%	-0.30	3	2,600,000	219,000	1.209	0.745
						4	1,400,000	212,000	1.468	0.704
						4	870,000	215,000	1.170	0.724
		419,504	423,107	6.14%	8.43	4	1,140,000	140,000	1.266	0.613
1998	Jan					1	525,000	168,000	1.453	0.876
						1	1,600,000	172,000	1.800	0.738
		474,661	472,512	11.68%	14.62	1	1,050,000	185,000	1.755	0.530
						2	2,232,500	131,000	1.687	0.734
						2	2,100,000	213,000	2.094	0.802
		531,780	499,418	5.69%	20.27	2	1,900,000	240,000	2.486	0.731
	Jul					3	2,300,000	255,000	2.277	0.856
						3	1,600,000	218,000	1.984	0.734
		468,020	538,404	7.81%	35.06	3	820,000	250,000	1.778	0.830
						4	860,000	265,000	1.726	0.949
						4	627,000	170,000	1.438	0.766
		419,338	534,335	-0.76%	26.29	4	789,000	280,000	1.492	0.805
1999	Jan					1	1,150,000	196,000	1.406	0.693
						1	1,150,000	260,000	1.554	0.898
		514,981	538,439	0.77%	13.95	1	1,590,000	224,000	1.973	0.791
						2	1,250,000	217,000	1.715	0.855
						2	865,000	208,500	2.066	0.892
		525,317	556,790	3.41%	11.49	2	960,000	280,000	1.613	1.015
	Jul					3	1,275,000	235,000	2.183	0.793
						3	1,075,000	338,000	1.816	0.919
		547,417	589,359	5.85%	9.46	3	3,400,000	265,000	2.045	1.120
						4	692,000	305,000	1.583	0.889
						4	1,250,000	252,500	1.702	0.974
		506,911	544,549	-7.60%	1.91	4	1,200,000	159,000	1.715	0.912
2000	Jan					1	710,000	224,000	1.833	1.055
						1	850,000	300,000	2.201	1.117
		630,926	610,948	12.19%	13.47	1	2,500,000	185,000	2.013	0.870
						2	1,600,000	259,000	2.286	1.134
						2	2,575,000	255,000	2.000	0.820
		563,955	625,783	2.43%	12.39	2	3,000,000	214,000	2.575	0.823
	Jul					3	1,150,000	420,000	2.356	1.112
						3	1,450,000	230,000	1.555	0.986
		525,364	577,432	-7.73%	-2.02	3	650,000	250,000	1.684	1.140
						4	1,750,000	277,500	2.234	0.931
						4	3,000,000	322,000	2.330	0.779
		593,718	682,898	18.26%	25.41	4	2,350,000	245,000	2.397	1.277
2001	Jan					1	696,000	485,000	1.917	1.066
						1	1,792,500	260,000	2.024	0.902
		604,308	705,929	3.37%	15.55	1	589,000	426,000	1.607	1.035
						2	6,501,000	370,000	2.034	0.866
						2	1,900,000	270,000	1.730	0.906
		626,807	682,325	-3.34%	9.04	2	1,300,000	271,000	1.591	0.745
	Jul					3	1,700,000	233,000	1.538	1.005
						3	1,550,000	221,000	2.048	0.950
		581,850	700,835	2.71%	21.37	3	1,700,000	699,000	1.441	1.032
						4	1,150,000	185,000	1.699	0.811
						4	2,500,000	252,000	1.804	0.931
		529,369	667,300	-4.79%	-2.28	4	617,500	387,000	1.407	0.889
2002	Jan					1	1,260,000	300,000	1.776	1.036
						1	1,500,000	290,000	1.924	0.774
		642,059	717,968	7.59%	1.71	1	1,415,000	310,000	1.958	0.767
						2	4,290,779	385,000	2.052	1.025
						2	1,800,000	335,000	2.324	1.153
		765,085	786,711	9.57%	15.30	2	1,150,000	405,000	2.199	1.166

ADJUSTED AVERAGES

YEAR	MONTH	AVE PRI*	PRI:AVE*	QTR INCR	YRAGO	QTR	HIGH	LOW	HIGH RATIO	LOW RATIO	
	Jul					3	1,500,000	330,000	2.005	0.908	
						3	1,365,000	360,000	2.029	1.029	
		647,826	771,689	-1.91%	10.11	3	1,075,000	150,000	1.833	0.762	
						4	2,065,000	449,000	2.092	1.295	
						4	1,775,000	335,000	1.927	1.215	
		752,913	828,569	7.37%	24.17	4	1,850,000	450,000	1.939	1.194	
2003	Jan					1	2,270,000	449,000	2.631	1.025	
						1	975,000	470,000	2.167	1.404	
		740,191	869,636	4.96%	21.12	1	2,700,000	300,000	2.150	1.185	
						2	1,600,000	405,000	2.182	1.181	
						2	1,250,000	448,750	2.132	1.238	
		818,625	872,221	0.30%	10.87	2	2,440,000	430,000	2.439	1.148	
	Jul					3	1,100,000	313,000	2.058	1.084	
						3	2,650,000	495,000	2.529	1.369	
		833,362	892,910	2.37%	15.71	3	2,190,000	440,000	2.566	1.181	
						4	1,500,000	465,000	2.502	1.172	
						4	1,825,000	320,000	2.433	1.051	
		796,766	900,568	0.86%	8.69	4	1,500,000	321,000	2.495	1.237	
2004	Jan					1	1,062,000	470,000	1.617	0.876	
						1	1,385,000	365,000	1.776	1.024	
		786,616	962,970	6.93%	10.73	1	2,100,000	370,000	2.122	0.955	
						2	3,615,000	355,000	2.002	1.035	
						2	2,675,000	450,000	1.672	0.819	
		818,256	918,647	-4.60%	5.32	2	2,000,000	425,000	1.912	0.995	
	Jul					3	1,665,000	500,000	1.771	1.062	
						3	790,000	440,000	1.634	1.135	
		944,059	1,026,697	11.76%	14.98	3	2,350,000	461,500	1.693	1.120	
						4	2,200,000	469,000	2.177	1.047	
						4	3,370,000	360,000	2.386	1.084	
		769,690	986,809	-3.89%	9.58	4	5,000,000	460,000	1.737	1.070	
2005	Jan					1	4,300,000	400,000	2.369	1.008	
						1	4,500,000	380,000	2.344	1.059	
		1,244,625	1,045,741	5.97%	8.60	1	1,695,000	425,000	2.013	0.746	
						2	1,950,000	429,000	2.350	0.815	
						2	1,340,000	415,000	1.668	0.984	
		872,557	1,012,657	-3.16%	10.23	2	1,650,000	575,000	1.415	0.947	
	Jul					3	2,650,000	475,000	1.865	0.765	
						3	900,000	580,800	2.140	1.047	
		804,200	965,667	-4.64%	-5.94	3	1,325,000	479,500	1.595	1.041	
						4	1,950,000	575,000	2.168	1.116	
						4	1,650,000	515,000	2.520	0.962	
		879,853	973,613	0.82%	-1.34	4	1,200,000	412,000	1.852	0.910	
2006	Jan					1	2,600,000	565,000	2.068	0.969	
						1	1,260,000	335,000	1.770	0.933	
		942,211	1,050,350	7.88%	0.44	1	2,850,000	335,000	1.884	0.980	
						2	3,365,000	583,000	2.566	1.142	
						2	3,000,000	569,000	3.055	0.914	
		926,644	1,054,550	0.40%	4.14	2	1,485,000	525,000	1.810	1.047	
	Jul					3	3,500,000	410,000	1.887	0.959	
						3	1,750,000	480,000	2.391	1.366	
		893,045	1,107,621	5.03%	14.70	3	1,695,000	370,000	3.119	1.112	
						4	3,025,000	379,000	2.207	1.057	
						4	1,710,000	690,000	1.750	1.151	
		898,481	1,043,408	-5.80%	7.17	4	900,000	572,000	1.677	1.081	
2007	Jan					1	1,000,000	550,000	1.201	0.782	
						1	5,250,000	600,000	1.981	0.828	
		958,744	1,199,705	14.98%	14.22	1	2,080,000	550,000	1.693	0.917	
						2	1,850,000	478,750	1.690	0.902	
						2	3,150,000	424,000	2.360	0.760	
		956,767	1,199,198	-0.04%	13.72	2	3,450,000	633,000	1.692	0.892	
	Jul					3	1,620,000	512,500	1.372	0.910	
						3	1,365,000	551,000	1.834	1.005	
		917,783	1,115,913	-6.95%	0.75	3	3,000,000	478,000	2.251	0.989	
						4	3,500,000	593,500	1.731	0.964	
						4	2,025,000	495,000	2.028	0.922	
		1,187,617	1,329,890	19.18%	27.46	4	2,350,000	685,000	1.625	1.023	

ADJUSTED AVERAGES

YEAR	MONTH	AVE PRI*	PRI:AVE*	QTR INCR	YRAGO	QTR	HIGH	LOW	HIGH RATIO	LOW RATIO	
2008	Jan					1	3,400,000	640,000	2.076	1.035	
						1	3,275,000	522,500	2.068	0.940	
		989,927	1,291,631	-2.88%	7.66	1	1,500,000	530,000	1.705	1.061	
						2	2,305,000	545,000	1.628	0.795	
						2	4,100,000	539,000	1.708	0.800	
		1,113,750	1,247,937	-3.38%	4.06	2	4,375,000	440,000	1.905	1.004	
	Jul					3	2,000,000	615,000	1.416	0.938	
						3	3,600,000	623,500	2.034	1.027	
		1,053,538	1,123,338	-9.98%	0.67	3	1,530,000	720,000	1.519	0.785	
						4	1,795,000	490,000	1.535	0.934	
						4	1,975,000	810,000	1.428	1.238	
		1,156,625	1,199,737	6.80%	-9.79	4	2,850,000	385,000	1.859	0.843	
2009	Jan					1	1,500,000	640,000	1.391	0.700	
						1	1,300,000	300,000	1.454	0.776	
		979,268	1,064,253	-11.29%	-17.60	1	1,700,000	400,000	1.435	0.767	
						2	2,900,000	430,000	3.328	0.715	
						2	1,140,000	250,000	1.571	0.625	
		1,088,300	1,161,059	9.10%	-6.96	2	1,535,000	478,500	1.500	0.832	
	Jul					3	2,810,000	421,000	1.764	0.935	
						3	2,400,000	580,000	2.000	1.011	
		1,070,362	1,238,524	6.67%	10.25	3	1,739,000	755,000	1.951	0.870	
						4	2,350,000	532,000	1.894	0.963	
						4	2,450,000	530,000	2.442	0.742	
		1,260,452	1,306,688	5.50%	8.91	4	2,337,500	440,800	2.652	0.935	
2010	Jan					1	2,100,000	840,000	1.569	1.207	
						1	5,550,000	750,000	1.777	1.006	
		1,241,043	1,308,256	0.12%	22.93	1	2,198,000	380,000	1.863	0.856	
						2	3,200,000	550,000	1.807	0.961	
						2	4,700,000	480,000	1.806	0.698	
		1,026,299	1,294,959	-1.02%	11.53	2	1,425,000	615,000	1.966	1.074	
	Jul					3	890,000	890,000	1.369	1.369	
						3	2,000,000	960,000	1.712	1.106	
		1,273,769	1,380,407	6.60%	11.46	3	2,300,000	672,000	1.966	0.832	
						4	3,500,000	650,000	1.862	0.896	
						4	1,700,000	600,000	1.821	0.967	
		1,141,714	1,255,054	-9.08%	-3.95	4	1,573,317	930,000	1.662	1.036	
2011	Jan					1	2,850,000	1,275,000	1.451	0.833	
						1	2,850,000	380,000	1.396	0.806	
		1,275,795	1,319,099	5.10%	0.83	1	2,100,000	723,500	1.596	0.934	
						2	2,350,000	555,000	1.741	0.799	
						2	3,700,000	549,000	1.965	0.907	
		1,177,464	1,405,498	6.55%	8.54	2	2,300,000	690,000	1.704	0.950	
	Jul					3	3,300,000	790,000	1.373	0.918	
						3	1,750,000	642,000	1.453	1.030	
		1,195,664	1,416,138	0.76%	2.59	3	1,704,000	900,000	1.544	0.831	
						4	3,800,000	790,000	1.418	0.970	
						4	2,980,000	420,000	1.547	0.870	
		1,293,678	1,451,275	2.48%	15.63	4	2,690,000	866,000	1.340	1.086	
2012	Jan					1	2,400,000	797,000	1.834	0.941	
						1	6,410,000	875,000	1.704	0.889	
		1,436,936	1,505,919	3.77%	14.16	1	4,026,000	635,000	1.507	1.016	
						2	5,000,000	825,000	1.801	0.942	
						2	2,750,000	808,000	1.580	0.983	
		1,520,226	1,509,121	0.21%	7.37	2	2,700,000	795,000	1.782	1.018	
	Jul					3	1,900,000	605,000	1.521	0.833	
						3	2,100,000	760,000	1.487	0.999	
		1,181,022	1,491,280	-1.18%	5.31	3	2,800,000	845,000	1.484	1.017	
						4	2,608,000	685,000	1.605	1.089	
						4	3,450,000	789,000	2.007	1.084	
		1,418,098	1,467,557	-1.59%	1.12	4	2,720,000	780,000	1.627	0.944	
2013	Jan					1	2,700,000	975,000	1.681	1.094	
						1	3,800,000	570,000	1.579	0.993	
		1,384,282	1,492,740	1.72%	-0.88	1	3,975,000	650,000	2.255	1.052	
						2	2,900,000	745,000	1.491	1.025	
						2	2,090,000	861,000	1.592	0.987	
		1,358,159	1,473,082	-1.32%	-2.39	2	2,200,000	828,000	1.863	1.057	

ADJUSTED AVERAGES

YEAR	MONTH	AVE PRI*	PRI:AVE*	QTR INCR	YRAGO	QTR	HIGH	LOW	HIGH RATIO	LOW RATIO	
	Jul					3	3,500,000	505,000	1.497	1.116	
						3	1,320,000	1,250,000	1.198	1.016	
		1,199,250	1,526,116	3.60%	2.34	3	1,950,000	535,000	1.976	0.956	
						4	2,333,000	747,500	1.816	0.941	
						4	1,500,000	700,000	1.415	0.987	
		1,424,696	1,504,512	-1.42%	2.52	4	2,800,000	1,000,000	1.903	1.130	
2014	Jan					1	2,750,000	705,000	1.207	0.641	
						1	2,913,769	848,000	1.159	0.777	
		1,355,133	1,450,464	-3.59%	-2.83	1	3,250,000	585,000	1.757	0.709	
						2	6,700,000	610,000	1.273	0.656	
						2	4,495,000	775,000	1.491	0.850	
		1,423,035	1,537,948	6.03%	4.40	2	2,150,000	730,000	1.488	0.884	
	Jul					3	3,600,000	700,000	1.243	0.840	2,500,000
						3	1,250,000	900,000	1.156	0.909	
		1,261,889	1,520,555	-1.13%	-0.36	3	2,030,000	605,000	1.490	0.863	
						4	3,125,000	575,000	1.555	0.579	
						4	3,998,000	677,000	1.490	0.748	
		1,619,295	1,568,159	3.13%	4.23	4	2,400,000	1,210,000	1.282	0.696	2,400,000
2015	Jan					1	4,450,000	848,000	1.394	0.885	
						1	3,550,000	611,627	1.707	0.591	
		1,387,540	1,576,613	0.54%	8.70	1	6,000,000	545,000	1.307	0.935	
						2	4,800,000	546,000	1.245	0.926	2,300,000
						2	3,325,000	789,000	1.392	0.897	
		1,480,436	1,577,104	0.03%	2.55	2	2,580,000	857,500	1.439	0.817	
	Jul					3	1,950,000	735,000	1.356	0.895	
						3	4,200,000	621,000	1.338	0.742	
		1,393,846	1,578,390	0.08%	3.80	3	2,050,000	783,000	1.553	0.831	2,200,000
						4	3,850,000	705,000	1.130	0.897	
						4	2,100,000	460,000	1.325	0.753	
		1,381,875	1,489,612	-5.62%	-5.01	4	1,685,000	1,040,000	1.128	0.877	
2016	Jan					1	5,780,000	530,000	1.398	0.886	2,100,000
						1	2,813,750	460,950	1.666	0.843	
		1,351,666	1,625,462	9.12%	3.10	1	2,790,000	850,000	1.367	0.863	
						2	1,799,000	795,000	1.471	0.829	
						2	3,200,000	652,500	1.906	0.677	
		1,408,684	1,594,274	-1.92%	1.09	2	4,100,000	885,000	1.386	0.771	2,000,000
	Jul					3	3,300,000	800,000	1.343	0.512	
						3	4,450,000	565,000	1.433	0.862	
		1,721,786	1,626,622	2.03%	3.06	3	2,515,000	825,000	1.482	0.519	
						4	2,555,000	805,000	1.361	0.536	1,900,000
						4	5,000,000	765,000	1.470	0.888	
		1,615,782	1,590,243	-2.24%	6.76	4	3,935,000	955,000	1.398	0.754	
2017	Jan					1	1,865,000	665,000	2.049	0.828	
						1	2,650,000	732,000	1.406	0.761	
		1,501,558	1,746,686	9.84%	7.46	1	5,800,000	750,000	1.555	0.887	1,800,000
						2	3,200,000	950,000	1.368	0.753	
						2	3,700,000	700,000	1.996	0.544	
		1,624,856	1,772,832	1.50%	11.20	2	8,300,000	765,500	1.614	0.783	
	Jul					3	3,050,000	865,000	1.291	0.848	1,700,000
						3	4,550,000	723,000	1.672	0.950	
		1,483,308	1,886,787	6.43%	15.99	3	3,150,000	915,000	1.433	0.929	
						4	5,280,000	830,000	1.679	0.818	
						4	4,900,000	820,000	1.569	0.956	
		1,637,359	1,855,151	-1.68%	16.66	4	3,325,000	938,000	1.385	1.007	1,600,000
2018	Jan					1	2,150,000	1,240,000	1.586	1.015	
						1	3,098,000	579,000	1.650	0.866	
		1,781,571	1,959,166	5.61%	12.16	1	2,700,000	1,245,000	2.235	1.084	
						2	4,150,000	1,075,000	1.480	0.980	1,500,000
						2	3,550,000	785,000	1.745	0.983	
		1,820,014	2,029,134	3.57%	14.46	2	5,500,000	1,320,000	1.793	0.810	Jul 1 2018
	Jul					3	4,900,000	1,125,000	1.834	1.009	2064879.6
						3	3,700,000	1,220,000	1.719	1.033	
		1,827,300	2,073,224	2.17%	9.88	3	3,850,000	1,040,000	1.683	1.036	1,400,000
						4	2,945,000	1,120,000	2.390	1.074	
						4	4,500,000	1,275,000	1.963	1.068	2018
		2,062,707	2,103,694	1.47%	13.40	4	7,900,000	1,250,000	1.652	1.043	

ADJUSTED AVERAGES

YEAR	MONTH	AVE PRI*	PRI:AVE*	QTR INCR	YRAGO	QTR	HIGH	LOW	HIGH RATIO	LOW RATIO		
2019	Jan					1	5,225,000	965,000	1.932	1.237		
						1	4,050,000	1,095,000	1.613	1.056		
		1,809,782	2,086,666	-0.81%	6.51	1	4,000,000	1,200,000	1.731	0.856		
						2	2,590,000	1,055,000	1.658	1.187		
						2	9,000,000	640,000	1.652	1.160		
		1,853,268	2,237,985	7.25%	10.29	2	3,400,000	1,125,000	1.669	1.096		
	Jul					3	2,515,000	1,175,000	1.672	1.333		
						3	1,650,000	965,000	1.472	1.057		
		1,817,619	2,337,937	4.47%	12.77	3	4,450,000	800,000	2.642	0.882		
						4	5,900,000	1,000,000	1.612	0.931		
						4	4,450,000	820,000	1.800	0.737		
		2,043,420	2,191,122	-6.28%	4.16	4	3,325,000	950,000	1.799	1.191		
2020	Jan					1	3,350,000	840,000	1.805	0.970		
						1	3,900,000	900,000	1.359	0.863		
		1,853,600	2,307,686	5.32%	10.59	1	2,965,000	1,500,000	1.420	1.059		
						2	2,400,000	1,440,000	1.284	1.091		
						2	5,850,000	900,000	1.328	0.900		
		2,046,770	2,099,216	-9.03%	-6.20	2	5,150,000	1,305,000	1.543	0.670		
	Jul					3	3,175,000	1,375,000	1.904	1.027		
						3	5,765,000	889,000	1.974	0.966		
		2,215,792	2,275,437	8.39%	-2.67	3	7,000,000	1,002,000	1.971	0.752		
						4	3,850,000	1,300,000	3.043	1.031		
						4	11,700,000	1,423,000	1.507	0.902		
		2,264,086	2,366,754	4.01%	8.02	4	2,650,000	1,345,000	2.255	0.085		
2021	Jan					1	2,900,000	985,000	2.170	1.053		
						1						
						1						
						2						
						2						
						2						
	Jul					3						
						3						
						3						
						4						
						4						
						4						
						4						
						4						
		INDEX%										
	TOTA	683.27%					2,000,000	123,600	4.010	0.770		
	TOTA	504.50%			35.43%		1,800,000	185,000	5.040	0.920		
	TOTA	448.33%			12.53%		2,500,000	185,000	4.500	0.950		
	TOTA	403.97%			10.98%		2,325,000	165,000	2.840	0.710		
	TOTA	437.79%			-7.73%		2,400,000	142,000	2.900	0.730		
	TOTA	487.42%			-10.18%		2,900,000	125,000	2.620	0.560		
	TOTA	486.02%			0.29%		2,250,000	140,000	1.810	0.550		
	TOTA	479.20%			1.42%		1,675,000	179,000	1.843	0.556		
	TOTA	495.53%			-3.29%		1,595,000	185,000	1.415	0.551		
	TOTA	546.07%			-9.26%		1,150,000	151,500	1.673	0.503		
	TOTA	562.45%			-2.91%		1,600,000	129,900	1.412	0.526		
	TOTA	549.19%			2.41%		2,600,000	135,000	1.468	0.745	0.000	0.000
	TOTA	456.28%			20.36%		2,300,000	131,000	2.486	0.530		
	TOTA	408.94%			11.57%		3,400,000	159,000	2.183	0.693		
	TOTA	363.30%			12.56%		3,000,000	185,000	2.575	0.779		
	TOTA	330.68%			9.86%		6,501,000	185,000	2.048	0.745		
	TOTA	296.05%			11.70%		4,290,779	150,000	2.324	0.762		
	TOTA	257.23%			15.09%		2,700,000	300,000	2.631	1.025		
	TOTA	236.79%			8.63%		5,000,000	355,000	2.386	0.819		
	TOTA	224.84%			5.31%		4,500,000	380,000	2.520	0.746		
	TOTA	214.31%			4.91%		3,500,000	335,000	3.119	0.914		
	TOTA	186.64%			14.82%		5,250,000	424,000	2.360	0.760		
	TOTA	183.41%			1.76%		4,375,000	385,000	2.076	0.785		
	TOTA	187.33%			-2.09%		2,900,000	250,000	3.328	0.625		
	TOTA	174.60%			7.29%		5,550,000	380,000	1.966	0.698		
	TOTA	162.08%			7.72%		3,800,000	380,000	1.965	0.799		
	TOTA	151.68%			6.86%		6,410,000	605,000	2.007	0.833		
	TOTA	151.98%			-0.20%		3,975,000	505,000	2.255	0.941		
	TOTA	149.40%			1.73%		6,700,000	575,000	1.757	0.579		

ADJUSTED AVERAGES

YEAR	MONTH	AVE PRI*	PRI:AVE*	QTR INCR	YRAGO	QTR	HIGH	LOW	HIGH RATIO	LOW RATIO		
	TOTA	145.68%			2.55%		6,000,000	460,000	1.707	0.591		
	TOTA	141.23%			3.15%		5,780,000	460,950	1.906	0.512		
	TOTA	126.10%			11.99%		8,300,000	665,000	2.049	0.544		
	TOTA	110.95%			13.65%		7,900,000	579,000	2.390	0.810		
	TOTA	102.75%			7.99%		9,000,000	640,000	2.642	0.737		
	TOTA	100.00%			2.75%		11,700,000	840,000	3.043	0.085		

ADJUSTED AVERAGES

ADJUSTED AVERAGES

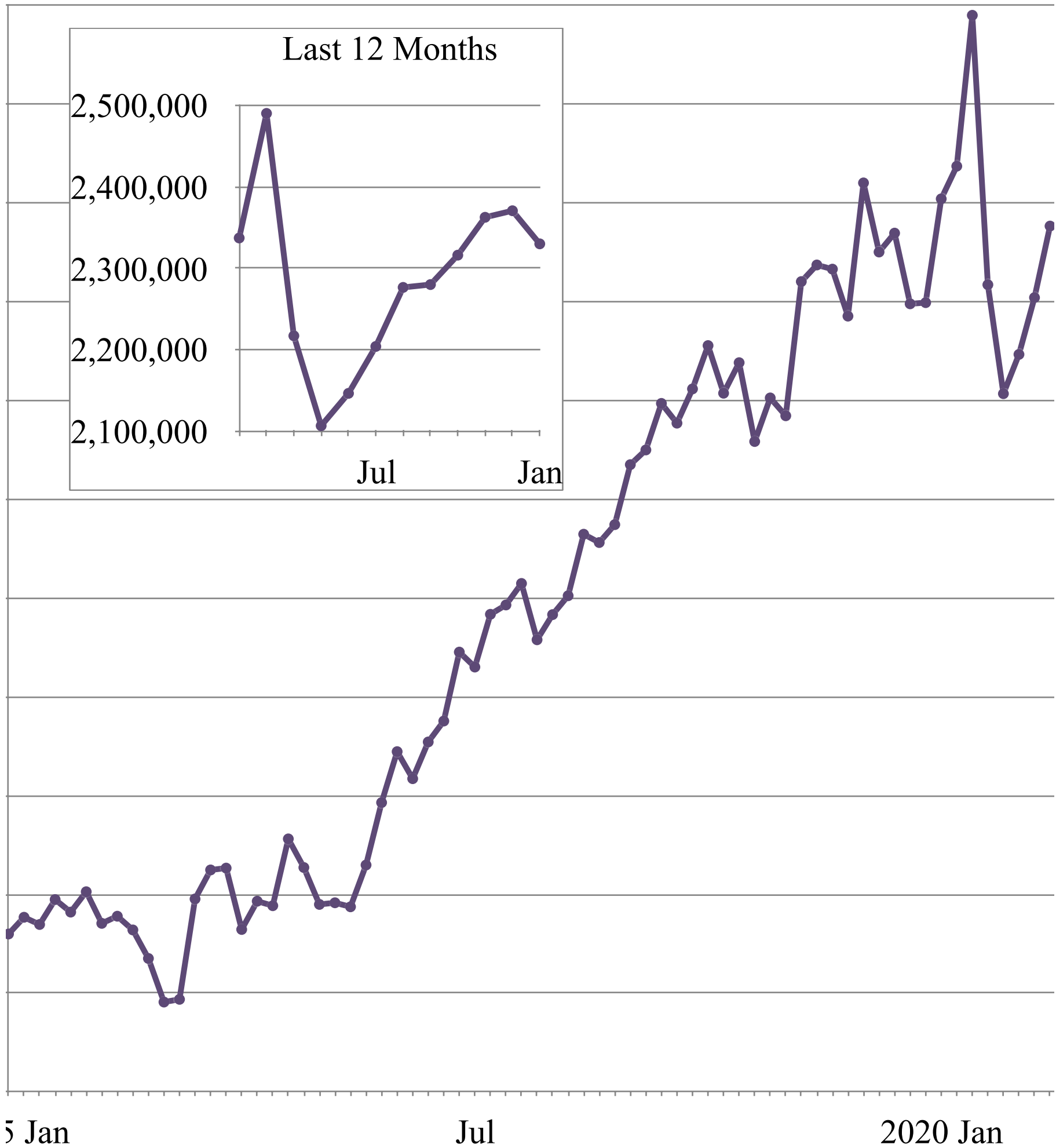
ADJUSTED AVERAGES

ADJUSTED AVERAGES

ADJUSTED AVERAGES

ADJUSTED AVERAGES

Average adjusted price for 'typical' Westmount house, by month, January 2 to January 2021, based on accepted offer dates



ADJUSTED AVERAGES

ADJUSTED AVERAGES

ADJUSTED AVERAGES

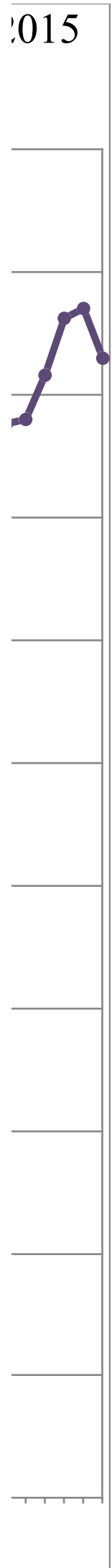
ADJUSTED AVERAGES

ADJUSTED AVERAGES

ADJUSTED AVERAGES

ADJUSTED AVERAGES

ADJUSTED AVERAGES



ADJUSTED AVERAGES

ADJUSTED AVERAGES

Average adjusted price for 'typical' Westmount house, by month, January 2015 to January 2021, based on accepted offer dates

