

ADJUSTED AVERAGES

YEAR	MONTH	MVG AVE	AVE QUART	AVE PRICE	NO.	PRICE	VAL	P:V	PRI:AVE V	INDEX%
1986	Jan	295,135	295,804	290,385	13	3,775,000	2,309,200	1.635	309,093	8.97
		316,121	292,030	300,500	15	4,507,500	3,011,100	1.497	283,038	8.37
		319,494	288,824	287,227	22	6,319,000	3,485,000	1.813	342,831	8.29
		332,912	293,786	280,588	17	4,770,000	2,805,600	1.700	321,460	7.95
		333,339	309,417	315,471	17	5,363,000	3,058,600	1.753	331,527	7.94
		334,471	303,878	339,200	13	4,409,600	2,373,700	1.858	351,243	7.91
	Jul	338,418	302,870	269,337	19	5,117,400	2,971,400	1.722	325,628	7.82
		331,938	281,050	314,643	14	4,405,000	2,422,100	1.819	343,865	7.97
		335,837	296,904	264,533	15	3,968,000	2,281,800	1.739	328,797	7.88
		343,460	296,571	310,083	18	5,581,500	3,145,900	1.774	335,460	7.71
		357,208	306,575	311,406	16	4,982,500	2,572,500	1.937	366,206	7.41
		385,230	310,700	283,167	6	1,699,000	806,200	2.107	398,460	6.87
1987	Jan	430,054	375,830	322,538	13	4,193,000	2,314,800	1.811	402,537	6.16
		431,831	407,029	425,780	25	10,644,500	5,234,000	2.034	451,946	6.13
		449,609	432,290	426,703	32	13,654,500	7,089,400	1.926	428,017	5.89
		448,955	434,643	446,521	24	10,716,500	5,003,500	2.142	475,964	5.90
		466,868	442,341	431,827	11	4,750,100	2,340,900	2.029	450,936	5.67
		459,653	433,444	450,000	2	900,000	449,100	2.004	445,343	5.76
	Jul	465,167	450,771	432,167	12	5,186,000	2,451,900	2.115	470,029	5.69
		463,443	430,966	473,250	10	4,732,500	2,270,000	2.085	463,297	5.71
		464,476	427,880	368,500	7	2,579,500	1,267,200	2.036	452,361	5.70
		455,557	379,174	423,125	8	3,385,000	1,578,500	2.144	476,551	5.81
		462,443	379,917	344,563	8	2,756,500	1,400,600	1.968	437,360	5.72
		442,291	349,955	348,500	2	697,000	305,900	2.279	506,347	5.98
1988	Jan	476,449	390,841	396,000	1	396,000	372,200	1.064	353,635	5.56
		500,570	460,622	395,026	19	7,505,500	5,199,800	1.443	479,766	5.29
		513,642	474,455	537,735	17	9,141,500	5,706,400	1.602	532,465	5.15
		507,459	491,740	497,263	19	9,448,000	5,917,600	1.597	530,677	5.22
		494,961	455,818	417,833	12	5,014,000	3,828,800	1.310	435,269	5.35
		497,638	416,036	290,000	2	580,000	375,200	1.546	513,809	5.32
	Jul	534,797	418,636	432,500	14	6,055,000	3,667,300	1.651	548,787	4.95
		516,549	419,242	429,167	6	2,575,000	1,681,000	1.532	509,150	5.12
		511,224	439,063	400,385	13	5,205,000	3,565,300	1.460	485,245	5.18
		525,013	435,050	482,308	13	6,270,000	3,872,500	1.619	538,161	5.04
		518,512	453,514	423,357	14	5,927,000	3,583,600	1.654	549,733	5.11
		518,407	407,486	458,300	10	4,583,000	3,390,700	1.352	449,259	5.11
1989	Jan	503,743	387,759	346,625	12	4,159,500	2,937,100	1.416	539,483	5.25
		568,754	440,860	345,400	5	1,727,000	1,248,500	1.383	526,938	4.65
		591,245	472,674	641,875	8	5,135,000	3,062,200	1.677	638,796	4.48
		598,534	525,422	400,950	10	4,009,500	2,609,300	1.537	585,358	4.42
		582,143	511,414	547,786	14	7,669,000	4,994,400	1.536	584,939	4.55
		559,467	530,313	565,545	11	6,221,000	4,116,700	1.511	575,660	4.73
	Jul	542,528	500,486	440,000	7	3,080,000	2,428,800	1.268	483,075	4.88
		529,749	440,375	484,250	18	8,716,500	6,088,100	1.432	545,401	5.00
		546,599	464,743	327,929	7	2,295,500	1,630,900	1.408	536,174	4.84
		562,938	488,455	525,400	10	5,254,000	3,599,400	1.460	556,052	4.70
		559,208	561,313	639,300	5	3,196,500	1,982,600	1.612	614,179	4.73
		568,868	560,477	557,889	9	5,021,000	3,594,100	1.397	532,176	4.65
1990	Jan	548,207	470,273	514,125	8	4,113,000	2,692,900	1.527	581,827	4.83
		575,931	464,724	399,063	16	6,385,000	4,500,800	1.419	540,414	4.60
		568,709	446,486	511,536	14	7,161,500	4,449,300	1.610	613,151	4.65
		571,359	465,629	416,100	5	2,080,500	1,481,900	1.404	534,816	4.63
		524,820	443,739	432,708	12	5,192,500	3,677,800	1.412	537,829	5.04
		517,579	435,478	488,833	6	2,933,000	2,278,000	1.288	490,472	5.11
	Jul	461,659	421,500	378,100	5	1,890,500	1,436,000	1.317	501,508	5.73
		458,798	396,813	402,800	10	4,028,000	3,615,100	1.114	424,448	5.77
		462,809	404,909	400,556	9	3,605,000	2,901,900	1.242	473,237	5.72
		479,161	399,250	409,214	14	5,729,000	4,513,700	1.269	483,506	5.52
		482,672	400,700	369,000	5	1,845,000	1,471,400	1.254	477,662	5.48
		445,624	369,818	440,000	1	440,000	337,900	1.302	496,044	5.94
1991	Jan	450,600	347,375	356,600	5	1,783,000	1,683,300	1.059	403,502	5.87
		461,414	372,321	337,464	14	4,724,500	3,877,300	1.219	464,175	5.74
		484,601	409,868	423,830	11	4,662,131	3,667,700	1.271	484,224	5.46

ADJUSTED AVERAGES

YEAR	MONTH	AVE VAL	AVE PRI*	PRI:AVE*	QTR INCR	YRAGO	QTR	HIGH	LOW	HIGH RATIO	LOW RATIO
1986	Jan	189075					1	775,000	135,000	2.130	1.150
		189075					1	630,000	139,000	1.980	0.900
		189075	292,030	313,536			1	2,000,000	125,000	3.240	0.770
		189075					2	700,000	158,000	2.430	1.270
		189075					2	490,000	175,000	2.240	1.300
		189075	309,417	333,779	6.46%		2	700,000	133,000	3.260	1.520
	Jul	189075					3	660,000	125,000	4.010	1.170
		189075					3	575,000	145,000	2.820	1.100
		189075	281,050	332,325	-0.44%		3	585,000	123,600	3.310	1.310
		189075					4	560,000	185,000	3.040	1.070
		189075					4	620,000	192,000	2.500	1.510
		189075	306,575	355,367	6.93%		4	430,000	200,000	2.710	1.280
1987	Jan	222226					1	850,000	200,000	2.550	1.320
		222226					1	1,800,000	194,000	3.890	1.440
		222226	407,029	432,544	21.72%	37.96	1	1,000,000	185,000	3.610	1.370
		222226					2	1,375,000	199,000	3.390	1.460
		222226					2	1,575,000	200,000	3.120	1.520
		222226	442,341	466,682	7.89%	39.82	2	875,000	205,000	2.740	1.760
	Jul	222226					3	825,000	235,000	2.830	1.280
		222226					3	985,000	330,000	2.780	1.460
		222226	430,966	463,739	-0.63%	39.54	3	936,250	260,000	3.070	0.920
		222226					4	950,000	263,000	5.040	1.570
		222226					4	860,000	220,000	2.270	1.720
		222226	379,917	462,616	-0.24%	30.18	4	1,100,000	220,000	3.330	2.110
1988	Jan	332381					1	2,500,000	250,000	4.500	1.050
		332381					1	1,000,000	225,000	2.150	1.020
		332381	460,622	502,267	8.57%	16.12	1	1,500,000	190,000	2.730	1.100
		332381					2	1,930,000	252,700	3.670	1.030
		332381					2	860,000	210,000	2.210	1.070
		332381	455,818	493,961	-1.65%	5.85	2	450,000	235,000	1.610	1.040
	Jul	332381					3	985,000	220,000	2.560	1.310
		332381					3	950,000	215,000	2.070	1.070
		332381	419,242	515,896	4.44%	11.25	3	598,000	296,000	2.230	1.010
		332381					4	1,162,500	240,000	2.810	0.960
		332381					4	2,400,000	220,000	2.880	1.280
		332381	453,514	514,193	-0.33%	11.15	4	2,050,000	185,000	3.250	0.950
1989	Jan	380939					1	740,000	185,000	1.700	1.110
		380939					1	600,000	210,000	1.710	1.010
		380939	440,860	579,282	12.66%	15.33	1	2,000,000	277,500	2.280	1.360
		380939					2	1,200,000	250,000	1.850	1.040
		380939					2	1,300,000	223,500	2.840	1.160
		380939	511,414	581,773	0.43%	17.78	2	2,325,000	230,000	2.640	1.030
	Jul	380939					3	910,000	304,000	1.810	0.950
		380939					3	1,725,000	165,000	2.310	0.900
		380939	440,375	529,001	-9.07%	2.54	3	555,000	225,000	2.010	1.170
		380939					4	940,000	270,000	2.690	0.950
		380939					4	1,662,500	170,000	2.560	0.930
		380939	561,313	559,259	5.72%	8.76	4	875,000	237,000	1.960	0.710
1990	Jan	380939					1	1,212,500	269,000	2.570	1.050
		380939					1	1,860,000	222,500	2.410	0.830
		380939	464,724	577,789	3.31%	-0.26	1	2,400,000	212,000	2.440	1.270
		380939					2	730,000	265,000	2.140	1.130
		380939					2	1,170,000	250,000	2.900	1.100
		380939	443,739	522,724	-9.53%	-10.15	2	1,050,000	254,500	1.950	1.030
	Jul	380939					3	450,000	220,000	1.490	0.860
		380939					3	1,450,000	262,500	1.460	0.860
		380939	396,813	456,164	-12.73%	-13.77	3	820,000	165,500	1.830	1.030
		380939					4	1,900,000	142,000	2.030	0.910
		380939					4	1,070,000	195,000	2.040	0.730
		380939	400,700	482,816	5.84%	-13.67	4	692,000	400,000	1.810	1.000
1991	Jan	380939					1	605,000	188,000	1.770	0.970
		380939					1	825,000	167,000	1.590	0.880
		380939	372,321	461,076	-4.50%	-20.20	1	2,110,000	232,000	2.220	1.020

ADJUSTED AVERAGES

YEAR	MONTH		
1986	Jan		
	Jul		
1987	Jan		
	Jul		
1988	Jan		
	Jul		
1989	Jan		
	Jul		
1990	Jan		
	Jul		
1991	Jan		

ADJUSTED AVERAGES

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YEAR	MONTH	MVG AVE	AVE QUART	AVE PRICE	NO.	PRICE	VAL	P:V	PRI:AVE V	INDEX%
		489,049	426,582	517,375	8	4,139,000	3,027,100	1.367	520,864	5.41
		479,818	425,203	327,143	7	2,290,000	1,895,300	1.208	460,270	5.52
		468,187	410,893	408,217	3	1,224,650	1,121,500	1.092	415,976	5.65
	Jul	492,287	459,505	460,417	12	5,525,000	4,331,900	1.275	485,858	5.38
		490,721	458,118	467,444	18	8,414,000	6,293,500	1.337	509,291	5.39
		476,640	442,705	409,250	4	1,637,000	1,478,600	1.107	421,748	5.55
		436,412	404,966	424,382	17	7,214,500	6,040,400	1.194	454,984	6.07
		432,600	390,598	361,563	8	2,892,500	2,725,500	1.061	404,280	6.12
		418,907	357,868	341,732	7	2,392,127	2,219,300	1.078	410,604	6.32
1992	Jan	455,165	417,264	385,667	3	1,157,000	1,263,700	0.916	477,284	5.82
		463,839	417,179	453,941	17	7,717,000	8,566,400	0.901	469,611	5.71
		457,376	406,191	350,875	8	2,807,000	3,277,000	0.857	446,533	5.79
		447,347	355,033	365,167	9	3,286,500	3,859,500	0.852	443,905	5.92
		448,578	410,573	350,577	13	4,557,500	5,276,900	0.864	450,231	5.90
		466,353	409,287	473,132	19	8,989,500	10,421,700	0.863	449,660	5.68
	Jul	461,568	399,700	379,300	15	5,689,500	5,914,500	0.962	501,469	5.74
		496,033	383,848	300,682	11	3,307,500	4,031,100	0.820	427,724	5.34
		488,221	422,217	524,286	7	3,670,000	3,233,200	1.135	591,727	5.42
		493,193	473,342	546,700	5	2,733,500	2,991,100	0.914	476,405	5.37
		461,665	436,594	370,000	7	2,590,000	3,320,200	0.780	406,652	5.73
		450,265	380,692	415,500	4	1,662,000	1,605,900	1.035	539,511	5.88
1993	Jan	492,074	376,644	348,500	2	697,000	856,100	0.814	424,420	5.38
		488,369	385,510	371,924	21	7,810,400	8,318,100	0.939	489,482	5.42
		486,218	372,777	405,472	18	7,298,500	7,699,100	0.948	494,176	5.44
		484,542	368,250	328,885	13	4,275,500	4,742,900	0.901	469,927	5.46
		476,615	346,533	357,700	15	5,365,500	5,759,400	0.932	485,647	5.55
		485,453	383,184	377,500	2	755,000	870,100	0.868	452,341	5.45
	Jul	452,202	400,500	580,000	2	1,160,000	1,169,400	0.992	517,110	5.85
		452,945	423,857	348,333	6	2,090,000	2,530,700	0.826	430,520	5.84
		439,100	402,619	447,333	6	2,684,000	3,082,000	0.871	453,981	6.03
		452,363	426,526	409,000	9	3,681,000	4,412,300	0.834	434,899	5.85
		452,001	414,000	434,750	4	1,739,000	1,853,000	0.938	489,229	5.86
		488,885	404,889	395,000	2	790,000	906,100	0.872	454,505	5.41
1994	Jan	488,915	378,643	371,667	3	1,115,000	1,136,700	0.981	511,348	5.41
		487,317	381,048	377,333	9	3,396,000	3,619,700	0.938	489,083	5.43
		466,618	363,018	387,889	9	3,491,000	3,810,900	0.916	477,540	5.67
		468,405	431,654	327,750	10	3,277,500	3,913,600	0.837	436,570	5.65
		460,639	450,368	636,357	7	4,454,500	4,624,500	0.963	502,137	5.75
		473,847	542,625	412,500	2	825,000	987,000	0.836	435,737	5.59
	Jul	441,904	452,444	410,667	3	1,232,000	1,482,400	0.831	433,244	5.99
		441,776	390,200	503,750	4	2,015,000	2,326,600	0.866	451,483	5.99
		440,904	360,769	218,333	3	655,000	780,700	0.839	437,366	6.00
		426,552	309,385	336,667	6	2,020,000	2,417,300	0.836	435,621	6.21
		412,542	347,077	336,750	4	1,347,000	1,734,500	0.777	404,838	6.42
		400,488	345,700	381,667	3	1,145,000	1,584,700	0.723	376,657	6.61
1995	Jan	421,062	320,775	321,667	3	965,000	1,010,400	0.955	418,520	6.29
		432,714	339,716	309,191	16	4,947,050	5,043,100	0.981	429,864	6.12
		431,255	345,918	400,000	9	3,600,000	3,565,000	1.010	442,512	6.14
		421,205	401,488	366,100	5	1,830,500	1,930,800	0.948	415,446	6.28
		411,751	384,098	413,384	16	6,614,142	7,051,700	0.938	411,019	6.43
		413,181	406,739	349,682	11	3,846,500	4,099,800	0.938	411,136	6.41
	Jul	414,071	382,833	511,000	5	2,555,000	2,636,900	0.969	424,600	6.39
		400,693	396,429	327,600	5	1,638,000	1,750,700	0.936	410,001	6.61
		408,575	369,723	375,636	11	4,132,000	4,695,800	0.880	385,596	6.48
		409,117	381,092	384,280	10	3,842,800	3,887,800	0.988	433,138	6.47
		417,372	382,586	388,125	4	1,552,500	1,644,300	0.944	413,745	6.34
		400,382	353,821	377,000	7	2,639,000	2,913,500	0.906	396,923	6.61
1996	Jan	403,235	339,538	254,000	3	762,000	854,800	0.891	390,636	6.56
		436,145	390,810	337,667	3	1,013,000	1,031,000	0.983	430,559	6.07
		417,880	379,167	428,800	15	6,432,000	6,314,500	1.019	446,364	6.33
		411,547	374,870	310,278	9	2,792,500	3,341,800	0.836	366,180	6.43
		398,922	341,039	364,523	22	8,019,500	8,647,900	0.927	406,367	6.64

ADJUSTED AVERAGES

YEAR	MONTH	AVE VAL	AVE PRI*	PRI:AVE*	QTR INCR	YRAGO	QTR	HIGH	LOW	HIGH RATIO	LOW RATIO
		380939					2	1,040,000	350,000	1.720	0.940
		380939					2	530,000	220,000	1.440	0.990
		380939	425,203	482,399	4.62%	-7.71	2	1,060,000	242,000	2.620	0.980
	Jul	380939					3	2,900,000	142,000	2.560	0.780
		380939					3	1,470,000	205,000	2.010	0.890
		380939	458,118	490,210	1.62%	7.46	3	570,000	125,000	1.250	0.630
		380939					4	850,000	185,000	1.700	0.720
		380939					4	850,000	187,500	2.090	0.560
		380939	390,598	433,438	-11.58%	-10.23	4	1,175,000	275,000	1.790	0.750
1992	Jan	521300					1	660,000	291,000	1.510	0.750
		521300					1	2,250,000	235,000	1.810	0.650
		521300	417,179	464,581	7.18%	0.76	1	515,000	227,000	1.070	0.650
		521300					2	810,000	189,000	1.290	0.770
		521300					2	600,000	140,000	1.250	0.550
		521300	410,573	448,679	-3.42%	-6.99	2	1,600,000	212,000	1.330	0.700
	Jul	521300					3	1,200,000	187,000	1.471	0.759
		521300					3	559,750	185,000	1.179	0.663
		521300	383,848	501,055	11.67%	2.21	3	950,000	265,000	1.625	0.805
		521300					4				
		521300					4				
		521300	436,594	459,953	-8.20%	6.12	4				
1993	Jan	521300					1	430,000	215,000	0.900	0.764
		521300					1	1,400,000	181,000	1.296	0.677
		521300	385,510	488,323	6.17%	5.11	1	1,675,000	185,000	1.370	0.725
		521300					2	600,000	179,000	1.050	0.748
		521300					2	565,000	200,000	1.505	0.599
		521300	346,533	476,543	-2.41%	6.21	2	390,000	367,000	0.938	0.556
	Jul	521300					3	800,000	345,000	1.195	0.823
		521300					3	685,000	235,000	1.309	0.598
		521300	423,857	456,112	-4.29%	-8.97	3	900,000	272,000	1.296	0.585
		521300					4	815,000	255,000	1.843	0.624
		521300					4	1,010,000	211,000	1.503	0.756
		521300	414,000	451,414	-1.03%	-1.86	4	500,000	206,000	1.264	0.748
1994	Jan	521300					1	651,000	424,000	1.371	0.580
		521300					1	1,595,000	215,000	1.415	0.551
		521300	381,048	486,903	7.86%	-0.29	1	570,000	215,000	1.251	0.564
		521300					2	1,155,000	193,500	1.099	0.587
		521300					2	1,425,000	245,000	1.113	0.644
		521300	450,368	468,317	-3.82%	-1.73	2	440,000	290,000	1.018	0.616
	Jul	521300					3	885,000	242,500	1.368	0.665
		521300					3	745,000	290,000	1.257	0.711
		521300	390,200	443,191	-5.37%	-2.83	3	265,000	185,000	0.931	0.693
		521300					4	990,000	252,000	0.992	0.748
		521300					4	750,000	190,000	1.016	0.554
		521300	347,077	410,025	-7.48%	-9.17	4	475,000	245,000	0.887	0.595
1995	Jan	438210					1	605,000	212,000	1.301	0.503
		438210					1	725,000	215,000	1.313	0.689
		438210	339,716	433,360	5.69%	-11.00	1	950,000	220,000	1.352	0.572
		438210					2	550,000	305,000	1.111	0.706
		438210					2	1,115,000	195,000	1.440	0.717
		438210	384,098	411,709	-5.00%	-12.09	2	494,200	218,000	1.619	0.716
	Jul	438210					3	740,000	151,500	1.673	0.720
		438210					3	1,030,000	210,000	1.363	0.604
		438210	396,429	401,623	-2.45%	-9.38	3	640,000	181,500	1.028	0.631
		438210					4	875,000	197,000	1.210	0.741
		438210					4	1,150,000	203,000	1.040	0.656
		438210	382,586	416,869	3.80%	1.67	4	900,000	230,000	1.495	0.714
1996	Jan	438210					1	850,000	200,000	1.186	0.784
		438210					1	515,000	260,000	1.238	0.738
		438210	390,810	438,568	5.21%	1.20	1	860,000	255,000	1.412	0.606
		438210					2	515,000	157,500	0.991	0.572
		438210					2	1,250,000	162,500	1.300	0.658

ADJUSTED AVERAGES

YEAR	MONTH		
	Jul		
1992	Jan		
	Jul		
1993	Jan		
	Jul		
1994	Jan		
	Jul		
1995	Jan		
	Jul		
1996	Jan		

ADJUSTED AVERAGES

ADJUSTED AVERAGES

YEAR	MONTH	MVG AVE	AVE QUART	AVE PRICE	NO.	PRICE	VAL	P:V	PRI:AVE V	INDEX%
		409,516	380,500	306,786	7	2,147,500	2,253,400	0.953	417,616	6.46
	Jul	411,939	384,190	459,364	11	5,053,000	5,392,000	0.937	410,659	6.43
		399,525	395,517	358,273	11	3,941,000	4,216,200	0.935	409,607	6.63
		387,437	330,017	353,714	7	2,476,000	2,963,000	0.836	366,186	6.83
		379,812	293,324	290,292	12	3,483,500	4,022,300	0.866	379,510	6.97
		389,129	306,358	267,567	15	4,013,500	4,551,500	0.882	386,412	6.80
		398,190	345,222	383,825	10	3,838,250	4,155,600	0.924	404,745	6.65
1997	Jan	404,707	363,325	386,211	19	7,338,000	7,958,600	0.922	404,039	6.54
		412,291	364,260	336,667	24	8,080,000	8,737,800	0.925	405,221	6.42
		417,462	376,136	372,433	30	11,173,000	11,570,000	0.966	423,174	6.34
		421,703	391,522	429,055	20	8,581,100	8,877,400	0.967	423,584	6.28
		415,136	399,734	383,432	22	8,435,500	8,843,600	0.954	417,988	6.38
		406,386	383,833	383,464	14	5,368,500	5,902,200	0.910	398,585	6.51
	Jul	393,361	350,750	385,000	12	4,620,000	5,135,600	0.900	394,215	6.73
		397,863	342,897	263,850	10	2,638,500	3,003,000	0.879	385,021	6.65
		422,175	366,683	366,667	12	4,400,000	4,677,500	0.941	412,213	6.27
		431,465	402,920	420,816	19	7,995,500	7,820,400	1.022	448,022	6.14
		424,838	419,504	411,559	11	4,527,150	4,680,300	0.967	423,871	6.23
		416,919	408,394	425,182	11	4,677,000	5,312,900	0.880	385,761	6.35
1998	Jan	462,508	456,850	364,500	5	1,822,500	1,698,600	1.073	470,174	5.72
		472,910	474,661	483,854	30	14,515,608	12,998,100	1.117	489,370	5.60
		483,314	466,254	482,751	34	16,413,525	15,677,300	1.047	458,789	5.48
		488,605	505,980	432,227	32	13,831,278	12,033,100	1.149	503,694	5.42
		500,126	531,780	614,595	29	17,823,250	15,407,700	1.157	506,911	5.29
		507,492	561,031	597,116	12	7,165,388	6,621,400	1.082	474,212	5.22
	Jul	515,960	503,169	395,500	12	4,746,000	3,835,900	1.237	542,179	5.13
		539,055	468,020	536,100	5	2,680,500	2,123,200	1.262	553,232	4.91
		549,442	521,294	534,250	8	4,274,000	3,564,000	1.199	525,508	4.82
		530,721	448,796	476,875	4	1,907,500	1,410,600	1.352	592,574	4.99
		533,790	419,338	395,733	15	5,936,000	5,031,300	1.180	517,006	4.96
		525,571	405,738	444,120	5	2,220,600	1,811,700	1.226	537,114	5.04
1999	Jan	534,488	457,660	402,250	12	4,827,000	3,980,000	1.213	531,467	4.95
		537,860	514,981	498,361	18	8,970,500	7,337,000	1.223	535,772	4.92
		541,916	551,827	583,812	24	14,011,488	11,315,400	1.238	542,621	4.88
		553,398	559,064	564,000	16	9,024,000	7,219,100	1.250	547,770	4.78
		557,075	525,317	523,647	19	9,949,299	7,625,500	1.305	571,750	4.75
		560,124	513,443	490,776	17	8,343,200	6,654,300	1.254	549,430	4.73
	Jul	560,277	517,704	537,375	8	4,299,000	3,392,900	1.267	555,237	4.72
		590,332	547,417	539,161	14	7,548,250	5,739,300	1.315	576,328	4.48
		579,666	506,314	565,227	11	6,217,500	4,299,600	1.446	633,680	4.57
		573,730	513,639	427,179	14	5,980,500	4,848,100	1.234	540,565	4.61
		544,567	506,911	572,091	11	6,293,000	4,959,900	1.269	555,990	4.86
		562,453	541,475	640,000	3	1,920,000	1,613,800	1.190	521,355	4.71
2000	Jan	590,540	555,967	436,083	6	2,616,500	1,927,500	1.357	594,852	4.48
		609,981	630,926	591,906	13	7,694,775	5,577,900	1.380	604,516	4.34
		616,372	625,483	693,011	27	18,711,305	13,311,400	1.406	615,974	4.29
		609,042	614,227	533,033	15	7,995,500	5,584,800	1.432	627,365	4.35
		627,398	563,955	563,711	18	10,146,800	7,621,900	1.331	583,375	4.22
		617,460	582,983	593,219	16	9,491,500	6,144,100	1.545	676,954	4.29
	Jul	624,743	578,109	613,500	6	3,681,000	2,875,000	1.280	561,061	4.24
		579,576	525,364	532,700	10	5,327,000	4,028,800	1.322	579,414	4.57
		617,261	494,336	425,000	6	2,550,000	1,867,500	1.365	598,359	4.29
		661,252	546,961	496,827	13	6,458,750	4,320,400	1.495	655,099	4.00
		680,507	593,718	653,385	13	8,494,000	5,344,600	1.589	696,433	3.89
		703,637	631,104	690,500	5	3,452,500	2,145,500	1.609	705,160	3.76
2001	Jan	704,591	645,420	533,333	6	3,200,000	2,389,200	1.339	717,978	3.76
		707,251	604,308	677,357	14	9,483,000	7,276,100	1.303	698,651	3.74
		704,952	578,329	504,833	6	3,029,000	2,265,900	1.337	716,592	3.76
		698,429	613,440	525,806	18	9,464,500	7,186,600	1.317	705,972	3.79
		684,002	626,807	744,560	17	12,657,520	9,919,400	1.276	684,032	3.87
		680,083	655,114	613,679	14	8,591,500	7,023,700	1.223	655,717	3.89
	Jul	690,028	578,500	582,769	13	7,576,000	5,792,100	1.308	701,160	3.84

ADJUSTED AVERAGES

YEAR	MONTH	AVE VAL	AVE PRI*	PRI:AVE*	QTR INCR	YRAGO	QTR	HIGH	LOW	HIGH RATIO	LOW RATIO
		438210	341,039	398,718	-9.09%	-3.16	2	435,000	190,000	1.110	0.818
	Jul	438210					3	1,100,000	208,000	1.261	0.777
		438210					3	1,135,400	200,000	1.246	0.568
		438210	395,517	399,824	0.28%	-0.45	3	685,000	160,000	1.180	0.768
		438210					4	490,000	131,000	1.186	0.690
		438210					4	725,000	129,900	1.349	0.526
		438210	306,358	390,216	-2.40%	-6.39	4	1,600,000	205,000	1.218	0.706
1997	Jan	438210					1	830,000	180,000	1.354	0.559
		438210					1	675,000	159,000	1.351	0.657
		438210	364,260	412,237	5.64%	-6.00	1	819,365	155,000	1.350	0.625
		438210					2	1,150,000	140,000	1.287	0.553
		438210					2	600,000	175,000	1.313	0.721
		438210	399,734	415,243	0.73%	4.14	2	1,150,000	143,500	1.337	0.521
	Jul	438210					3	835,000	166,000	1.187	0.636
		438210					3	400,500	135,000	1.097	0.587
		438210	342,897	398,629	-4.00%	-0.30	3	2,600,000	219,000	1.209	0.745
		438210					4	1,400,000	212,000	1.468	0.704
		438210					4	870,000	215,000	1.170	0.724
		438210	419,504	423,107	6.14%	8.43	4	1,140,000	140,000	1.266	0.613
1998	Jan	438210					1	525,000	168,000	1.453	0.876
		438210					1	1,600,000	172,000	1.800	0.738
		438210	474,661	472,512	11.68%	14.62	1	1,050,000	185,000	1.755	0.530
		438210					2	2,232,500	131,000	1.687	0.734
		438210					2	2,100,000	213,000	2.094	0.802
		438210	531,780	499,418	5.69%	20.27	2	1,900,000	240,000	2.486	0.731
	Jul	438210					3	2,300,000	255,000	2.277	0.856
		438210					3	1,600,000	218,000	1.984	0.734
		438210	468,020	538,404	7.81%	35.06	3	820,000	250,000	1.778	0.830
		438210					4	860,000	265,000	1.726	0.949
		438210					4	627,000	170,000	1.438	0.766
		438210	419,338	534,335	-0.76%	26.29	4	789,000	280,000	1.492	0.805
1999	Jan	438210					1	1,150,000	196,000	1.406	0.693
		438210					1	1,150,000	260,000	1.554	0.898
		438210	514,981	538,439	0.77%	13.95	1	1,590,000	224,000	1.973	0.791
		438210					2	1,250,000	217,000	1.715	0.855
		438210					2	865,000	208,500	2.066	0.892
		438210	525,317	556,790	3.41%	11.49	2	960,000	280,000	1.613	1.015
	Jul	438210					3	1,275,000	235,000	2.183	0.793
		438210					3	1,075,000	338,000	1.816	0.919
		438210	547,417	589,359	5.85%	9.46	3	3,400,000	265,000	2.045	1.120
		438210					4	692,000	305,000	1.583	0.889
		438210					4	1,250,000	252,500	1.702	0.974
		438210	506,911	544,549	-7.60%	1.91	4	1,200,000	159,000	1.715	0.912
2000	Jan	438210					1	710,000	224,000	1.833	1.055
		438210					1	850,000	300,000	2.201	1.117
		438210	630,926	610,948	12.19%	13.47	1	2,500,000	185,000	2.013	0.870
		438210					2	1,600,000	259,000	2.286	1.134
		438210					2	2,575,000	255,000	2.000	0.820
		438210	563,955	625,783	2.43%	12.39	2	3,000,000	214,000	2.575	0.823
	Jul	438210					3	1,150,000	420,000	2.356	1.112
		438210					3	1,450,000	230,000	1.555	0.986
		438210	525,364	577,432	-7.73%	-2.02	3	650,000	250,000	1.684	1.140
		438210					4	1,750,000	277,500	2.234	0.931
		438210					4	3,000,000	322,000	2.330	0.779
		438210	593,718	682,898	18.26%	25.41	4	2,350,000	245,000	2.397	1.277
2001	Jan	536060					1	696,000	485,000	1.917	1.066
		536060					1	1,792,500	260,000	2.024	0.902
		536060	604,308	705,929	3.37%	15.55	1	589,000	426,000	1.607	1.035
		536060					2	6,501,000	370,000	2.034	0.866
		536060					2	1,900,000	270,000	1.730	0.906
		536060	626,807	682,325	-3.34%	9.04	2	1,300,000	271,000	1.591	0.745
	Jul	536060					3	1,700,000	233,000	1.538	1.005

ADJUSTED AVERAGES

YEAR	MONTH		
	Jul		
1997	Jan		
	Jul		
1998	Jan		
	Jul		
1999	Jan		
	Jul		
2000	Jan		
	Jul		
2001	Jan		
	Jul		

ADJUSTED AVERAGES

ADJUSTED AVERAGES

YEAR	MONTH	MVG AVE	AVE QUART	AVE PRICE	NO.	PRICE	VAL	P:V	PRI:AVE V	INDEX%
		708,404	581,850	441,500	4	1,766,000	1,223,200	1.444	773,939	3.74
		712,308	541,620	765,000	3	2,295,000	1,885,700	1.217	652,414	3.72
		674,201	550,171	507,913	8	4,063,300	3,094,200	1.313	703,953	3.93
		670,299	529,369	536,848	23	12,347,500	9,928,100	1.244	666,694	3.95
		670,719	562,384	529,000	1	529,000	585,900	0.903	484,000	3.95
2002	Jan	686,866	602,942	610,131	13	7,931,700	6,142,500	1.291	692,205	3.85
		717,128	642,059	601,794	17	10,230,500	7,894,100	1.296	694,717	3.69
		737,762	737,231	697,038	20	13,940,750	9,932,600	1.404	752,379	3.59
		765,253	771,197	931,375	16	14,902,000	10,439,200	1.428	765,228	3.46
		791,255	765,085	673,046	11	7,403,505	5,032,000	1.471	788,697	3.35
		790,134	663,016	647,357	14	9,063,000	5,903,100	1.535	823,010	3.35
	Jul	784,869	651,364	678,571	7	4,750,000	3,504,200	1.356	726,638	3.37
		775,724	647,826	640,167	12	7,682,000	5,318,100	1.445	774,339	3.41
		812,541	713,393	617,000	4	2,468,000	1,528,100	1.615	865,778	3.26
		848,571	736,739	818,750	12	9,825,000	6,322,700	1.554	832,997	3.12
		830,424	752,913	664,571	7	4,652,000	2,881,500	1.614	865,435	3.19
		885,771	782,705	710,000	4	2,840,000	1,999,400	1.420	761,434	2.99
2003	Jan	894,793	817,023	884,318	11	9,727,500	5,524,300	1.761	943,925	2.96
		864,551	740,191	772,429	7	5,407,000	3,242,900	1.667	893,791	3.06
		858,453	750,100	627,000	16	10,032,000	6,745,900	1.487	797,189	3.08
		863,801	750,340	856,765	17	14,565,000	8,660,200	1.682	901,563	3.06
		874,074	818,625	762,071	14	10,669,000	6,396,800	1.668	894,076	3.03
		845,185	768,889	829,654	13	10,785,500	7,080,300	1.523	816,586	3.13
	Jul	846,999	826,333	691,722	9	6,225,500	4,117,800	1.512	810,443	3.13
		888,235	833,362	1,060,000	5	5,300,000	2,864,400	1.850	991,872	2.98
		906,250	882,794	842,800	15	12,642,000	7,526,800	1.680	900,365	2.92
		901,192	799,354	862,357	14	12,073,000	7,337,900	1.645	881,976	2.94
		902,880	796,766	671,542	12	8,058,500	4,671,900	1.725	924,643	2.93
		899,017	748,000	894,167	6	5,365,000	3,166,900	1.694	908,132	2.94
2004	Jan	926,900	818,423	753,786	7	5,276,500	4,531,600	1.164	847,276	2.86
		965,202	786,616	818,269	13	10,637,500	7,911,100	1.345	978,437	2.74
		979,182	780,510	778,717	23	17,910,500	13,116,600	1.365	993,612	2.70
		949,564	784,278	748,393	14	10,477,500	7,973,600	1.314	956,166	2.79
		920,352	818,256	821,353	17	13,963,000	11,486,700	1.216	884,532	2.88
		926,152	861,366	876,095	16	14,017,525	11,002,400	1.274	927,074	2.86
	Jul	960,675	858,064	972,500	4	3,890,000	2,574,800	1.511	1,099,351	2.76
		1,023,850	944,059	671,500	4	2,686,000	2,043,600	1.314	956,402	2.59
		986,640	895,750	1,052,556	9	9,473,000	6,756,200	1.402	1,020,271	2.68
		1,008,679	870,232	838,611	9	7,547,500	5,682,700	1.328	966,448	2.62
		989,313	769,690	734,600	10	7,346,000	5,158,400	1.424	1,036,254	2.68
		1,055,272	895,400	635,000	2	1,270,000	1,077,700	1.178	857,504	2.51
2005	Jan	1,097,536	1,343,932	1,161,500	8	9,292,000	5,991,600	1.551	1,128,487	2.41
		1,037,836	1,244,625	1,583,708	12	19,004,500	12,381,400	1.535	1,116,907	2.55
		1,027,558	1,102,667	960,958	12	11,531,500	9,340,700	1.235	898,332	2.58
		994,309	907,048	908,762	21	19,084,000	13,221,100	1.443	1,050,345	2.66
		1,012,949	872,557	831,167	9	7,480,500	5,489,800	1.363	991,527	2.61
		969,239	803,952	795,000	5	3,975,000	3,233,800	1.229	894,446	2.73
	Jul	953,426	778,594	775,357	7	5,427,500	3,973,200	1.366	994,008	2.78
		966,356	804,200	763,750	4	3,055,000	2,325,000	1.314	956,134	2.74
		970,795	838,804	830,179	14	11,622,500	8,851,600	1.313	955,450	2.73
		963,271	882,596	923,000	5	4,615,000	3,274,700	1.409	1,025,488	2.75
		976,556	879,853	958,571	7	6,710,000	5,225,000	1.284	934,472	2.71
		999,947	967,031	726,500	5	3,632,500	2,679,300	1.356	986,540	2.65
2006	Jan	997,719	826,000	1,282,500	4	5,130,000	3,299,700	1.555	1,131,288	2.65
		1,043,456	942,211	742,969	16	11,887,500	8,937,700	1.330	967,821	2.54
		1,063,127	942,175	1,015,280	25	25,382,000	17,136,200	1.481	1,077,809	2.49
		1,076,799	1,006,330	1,027,156	16	16,434,500	10,531,800	1.560	1,135,492	2.46
		1,051,322	926,644	959,917	12	11,519,000	8,411,900	1.369	996,440	2.52
		980,223	825,610	675,713	8	5,405,700	4,074,900	1.327	965,307	2.70
	Jul	989,813	724,932	779,778	9	7,018,000	5,254,600	1.336	971,861	2.67
		1,106,225	893,045	675,000	2	1,350,000	840,600	1.606	1,168,624	2.39
		1,139,781	917,604	1,025,364	11	11,279,000	6,812,100	1.656	1,204,814	2.32

ADJUSTED AVERAGES

YEAR	MONTH	AVE VAL	AVE PRI*	PRI:AVE*	QTR INCR	YRAGO	QTR	HIGH	LOW	HIGH RATIO	LOW RATIO
		536060					3	1,550,000	221,000	2.048	0.950
		536060	581,850	700,835	2.71%	21.37	3	1,700,000	699,000	1.441	1.032
		536060					4	1,150,000	185,000	1.699	0.811
		536060					4	2,500,000	252,000	1.804	0.931
		536060	529,369	667,300	-4.79%	-2.28	4	617,500	387,000	1.407	0.889
2002	Jan	536060					1	1,260,000	300,000	1.776	1.036
		536060					1	1,500,000	290,000	1.924	0.774
		536060	642,059	717,968	7.59%	1.71	1	1,415,000	310,000	1.958	0.767
		536060					2	4,290,779	385,000	2.052	1.025
		536060					2	1,800,000	335,000	2.324	1.153
		536060	765,085	786,711	9.57%	15.30	2	1,150,000	405,000	2.199	1.166
	Jul	536060					3	1,500,000	330,000	2.005	0.908
		536060					3	1,365,000	360,000	2.029	1.029
		536060	647,826	771,689	-1.91%	10.11	3	1,075,000	150,000	1.833	0.762
		536060					4	2,065,000	449,000	2.092	1.295
		536060					4	1,775,000	335,000	1.927	1.215
		536060	752,913	828,569	7.37%	24.17	4	1,850,000	450,000	1.939	1.194
2003	Jan	536060					1	2,270,000	449,000	2.631	1.025
		536060					1	975,000	470,000	2.167	1.404
		536060	740,191	869,636	4.96%	21.12	1	2,700,000	300,000	2.150	1.185
		536060					2	1,600,000	405,000	2.182	1.181
		536060					2	1,250,000	448,750	2.132	1.238
		536060	818,625	872,221	0.30%	10.87	2	2,440,000	430,000	2.439	1.148
	Jul	536060					3	1,100,000	313,000	2.058	1.084
		536060					3	2,650,000	495,000	2.529	1.369
		536060	833,362	892,910	2.37%	15.71	3	2,190,000	440,000	2.566	1.181
		536060					4	1,500,000	465,000	2.502	1.172
		536060					4	1,825,000	320,000	2.433	1.051
		536060	796,766	900,568	0.86%	8.69	4	1,500,000	321,000	2.495	1.237
2004	Jan	727663					1	1,062,000	470,000	1.617	0.876
		727663					1	1,385,000	365,000	1.776	1.024
		727663	786,616	962,970	6.93%	10.73	1	2,100,000	370,000	2.122	0.955
		727663					2	3,615,000	355,000	2.002	1.035
		727663					2	2,675,000	450,000	1.672	0.819
		727663	818,256	918,647	-4.60%	5.32	2	2,000,000	425,000	1.912	0.995
	Jul	727663					3	1,665,000	500,000	1.771	1.062
		727663					3	790,000	440,000	1.634	1.135
		727663	944,059	1,026,697	11.76%	14.98	3	2,350,000	461,500	1.693	1.120
		727663					4	2,200,000	469,000	2.177	1.047
		727663					4	3,370,000	360,000	2.386	1.084
		727663	769,690	986,809	-3.89%	9.58	4	5,000,000	460,000	1.737	1.070
2005	Jan	727663					1	4,300,000	400,000	2.369	1.008
		727663					1	4,500,000	380,000	2.344	1.059
		727663	1,244,625	1,045,741	5.97%	8.60	1	1,695,000	425,000	2.013	0.746
		727663					2	1,950,000	429,000	2.350	0.815
		727663					2	1,340,000	415,000	1.668	0.984
		727663	872,557	1,012,657	-3.16%	10.23	2	1,650,000	575,000	1.415	0.947
	Jul	727663					3	2,650,000	475,000	1.865	0.765
		727663					3	900,000	580,800	2.140	1.047
		727663	804,200	965,667	-4.64%	-5.94	3	1,325,000	479,500	1.595	1.041
		727663					4	1,950,000	575,000	2.168	1.116
		727663					4	1,650,000	515,000	2.520	0.962
		727663	879,853	973,613	0.82%	-1.34	4	1,200,000	412,000	1.852	0.910
2006	Jan	727663					1	2,600,000	565,000	2.068	0.969
		727663					1	1,260,000	335,000	1.770	0.933
		727663	942,211	1,050,350	7.88%	0.44	1	2,850,000	335,000	1.884	0.980
		727663					2	3,365,000	583,000	2.566	1.142
		727663					2	3,000,000	569,000	3.055	0.914
		727663	926,644	1,054,550	0.40%	4.14	2	1,485,000	525,000	1.810	1.047
	Jul	727663					3	3,500,000	4	1.887	0.959
		727663					3	1,750,000	480,000	2.391	1.366
		727663	893,045	1,107,621	5.03%	14.70	3	1,695,000	370,000	3.119	1.112

ADJUSTED AVERAGES

YEAR	MONTH		
2002	Jan		
	Jul		
2003	Jan		
	Jul		
2004	Jan		
	Jul		
2005	Jan		
	Jul		
2006	Jan		
	Jul		

ADJUSTED AVERAGES

ADJUSTED AVERAGES

YEAR	MONTH	MVG AVE	AVE QUART	AVE PRICE	NO.	PRICE	VAL	P:V	PRI:AVE V	INDEX%
		1,110,507	975,806	853,955	11	9,393,500	6,391,100	1.470	1,069,503	2.38
		1,042,292	898,481	1,064,167	9	9,577,500	6,666,800	1.437	1,045,358	2.54
		1,022,457	890,063	731,583	6	4,389,500	3,233,500	1.358	987,808	2.59
2007	Jan	1,101,930	913,288	821,611	9	7,394,500	7,219,700	1.024	1,022,655	2.40
		1,201,086	958,744	1,087,409	11	11,961,500	9,717,600	1.231	1,229,040	2.20
		1,259,741	948,314	949,689	20	18,993,770	14,980,100	1.268	1,266,006	2.10
		1,241,797	943,917	850,969	16	13,615,500	10,679,200	1.275	1,273,017	2.13
		1,205,089	956,767	998,786	25	24,969,640	20,734,100	1.204	1,202,448	2.20
		1,154,704	991,014	1,010,292	12	12,123,500	10,807,900	1.122	1,120,021	2.29
	Jul	1,098,845	939,462	937,813	8	7,502,500	7,083,600	1.059	1,057,527	2.41
		1,117,050	917,783	800,000	6	4,800,000	4,311,600	1.113	1,111,584	2.37
		1,276,887	1,135,865	978,500	9	8,806,500	7,492,400	1.175	1,173,604	2.07
		1,303,587	1,142,075	1,447,818	11	15,926,000	10,955,000	1.454	1,451,556	2.03
		1,323,295	1,187,617	1,016,008	15	15,240,125	11,953,000	1.275	1,273,066	2.00
		1,275,925	1,039,597	1,130,000	5	5,650,000	4,733,500	1.194	1,191,806	2.07
2008	Jan	1,273,541	1,002,463	1,025,571	7	7,179,000	5,340,800	1.344	1,342,137	2.08
		1,291,441	989,927	949,167	15	14,237,500	11,204,400	1.271	1,268,775	2.05
		1,262,518	1,046,906	1,017,765	13	13,230,940	10,238,600	1.292	1,290,296	2.10
		1,254,007	1,119,919	1,169,900	15	17,548,500	14,220,100	1.234	1,232,187	2.11
		1,249,564	1,113,750	1,156,063	16	18,497,000	14,834,700	1.247	1,244,979	2.12
		1,237,248	1,042,313	975,636	11	10,732,000	8,372,100	1.282	1,279,928	2.14
	Jul	1,212,932	1,037,571	825,000	5	4,125,000	3,682,000	1.120	1,118,612	2.18
		1,117,233	1,053,538	1,386,400	5	6,932,000	5,967,500	1.162	1,159,860	2.37
		1,124,352	1,144,607	879,667	3	2,639,000	2,524,200	1.045	1,043,891	2.35
		1,141,111	1,034,318	1,075,583	6	6,453,500	5,677,300	1.137	1,134,992	2.32
		1,199,748	1,156,625	1,142,500	2	2,285,000	1,747,900	1.307	1,305,296	2.21
		1,238,190	1,080,778	1,285,250	4	5,141,000	4,126,000	1.246	1,244,107	2.14
2009	Jan	1,159,138	964,125	767,000	3	2,301,000	1,937,900	1.187	1,185,563	2.28
		1,071,514	979,268	825,500	5	4,127,500	3,832,600	1.077	1,075,308	2.47
		1,130,932	1,161,695	1,087,395	13	14,136,138	13,523,200	1.045	1,043,736	2.34
		1,109,336	1,116,578	1,327,124	16	21,233,985	17,390,400	1.221	1,219,162	2.39
		1,152,729	1,088,300	844,818	11	9,293,000	9,033,900	1.029	1,027,117	2.30
		1,134,400	887,586	945,438	8	7,563,500	6,332,500	1.194	1,192,579	2.33
	Jul	1,226,580	1,007,200	888,350	10	8,883,500	7,355,700	1.208	1,205,867	2.16
		1,236,591	1,070,362	1,147,417	12	13,769,000	10,855,100	1.268	1,266,508	2.14
		1,261,843	1,220,559	1,198,286	7	8,388,000	6,813,600	1.231	1,229,196	2.10
		1,291,784	1,239,972	1,289,467	15	19,342,000	15,166,800	1.275	1,273,347	2.05
		1,308,076	1,260,452	1,207,786	14	16,909,000	12,572,900	1.345	1,342,832	2.02
		1,329,364	1,278,694	1,283,692	13	16,688,000	12,712,600	1.313	1,310,718	1.99
2010	Jan	1,278,127	1,392,888	1,510,625	4	6,042,500	4,493,000	1.345	1,342,826	2.07
		1,322,628	1,241,043	1,465,856	13	19,056,125	15,524,400	1.227	1,225,629	2.00
		1,329,392	1,159,844	1,050,524	21	22,061,000	15,975,500	1.381	1,378,828	1.99
		1,345,536	1,073,220	991,600	10	9,916,000	7,277,600	1.363	1,360,466	1.97
		1,300,866	1,026,299	1,234,822	8	9,878,579	7,957,800	1.241	1,239,484	2.03
		1,300,745	1,082,554	879,500	9	7,915,500	6,130,500	1.291	1,289,205	2.04
	Jul	1,351,530	1,098,906	1,285,667	3	3,857,000	2,569,600	1.501	1,498,730	1.96
		1,380,708	1,273,769	1,452,500	4	5,810,000	4,199,600	1.383	1,381,362	1.92
		1,255,600	1,216,429	1,148,667	6	6,892,000	5,208,300	1.323	1,321,261	2.11
		1,280,502	1,139,643	1,167,545	11	12,843,000	10,922,400	1.176	1,174,053	2.07
		1,262,791	1,141,714	1,106,818	11	12,175,000	8,907,700	1.367	1,364,717	2.10
		1,318,728	1,163,056	1,158,333	6	6,950,000	5,602,600	1.240	1,238,610	2.01
2011	Jan	1,279,531	1,209,000	1,810,000	1	1,810,000	1,681,500	1.076	1,293,543	2.07
		1,318,839	1,275,795	1,182,000	11	13,002,000	12,013,600	1.082	1,300,578	2.01
		1,345,132	1,212,900	1,325,550	10	13,255,500	11,874,600	1.116	1,341,456	1.97
		1,363,372	1,225,265	1,156,714	14	16,194,000	14,073,600	1.151	1,382,765	1.94
		1,410,424	1,177,464	1,223,540	25	30,588,500	27,002,900	1.133	1,361,279	1.88
		1,416,713	1,172,900	1,123,625	16	17,978,000	14,294,100	1.258	1,511,416	1.87
	Jul	1,479,449	1,107,952	1,053,500	4	4,214,000	3,658,000	1.152	1,384,364	1.79
		1,413,521	1,195,664	1,075,000	1	1,075,000	958,100	1.122	1,348,332	1.87
		1,461,766	1,438,135	1,310,550	6	7,863,300	6,544,700	1.201	1,443,825	1.81
		1,448,528	1,312,287	1,551,000	10	15,510,000	12,560,700	1.235	1,483,875	1.83
		1,448,147	1,293,678	1,153,840	15	17,307,600	14,576,700	1.187	1,426,845	1.83

ADJUSTED AVERAGES

YEAR	MONTH	AVE VAL	AVE PRI*	PRI:AVE*	QTR INCR	YRAGO	QTR	HIGH	LOW	HIGH RATIO	LOW RATIO
		727663					4	3,025,000	379,000	2.207	1.057
		727663					4	1,710,000	690,000	1.750	1.151
		727663	898,481	1,043,408	-5.80%	7.17	4	900,000	572,000	1.677	1.081
2007	Jan	998480					1	1,000,000	550,000	1.201	0.782
		998480					1	5,250,000	600,000	1.981	0.828
		998480	958,744	1,199,705	14.98%	14.22	1	2,080,000	550,000	1.693	0.917
		998480					2	1,850,000	478,750	1.690	0.902
		998480					2	3,150,000	424,000	2.360	0.760
		998480	956,767	1,199,198	-0.04%	13.72	2	3,450,000	633,000	1.692	0.892
	Jul	998480					3	1,620,000	512,500	1.372	0.910
		998480					3	1,365,000	551,000	1.834	1.005
		998480	917,783	1,115,913	-6.95%	0.75	3	3,000,000	478,000	2.251	0.989
		998480					4	3,500,000	593,500	1.731	0.964
		998480					4	2,025,000	495,000	2.028	0.922
		998480	1,187,617	1,329,890	19.18%	27.46	4	2,350,000	685,000	1.625	1.023
2008	Jan	998480					1	3,400,000	640,000	2.076	1.035
		998480					1	3,275,000	522,500	2.068	0.940
		998480	989,927	1,291,631	-2.88%	7.66	1	1,500,000	530,000	1.705	1.061
		998480					2	2,305,000	545,000	1.628	0.795
		998480					2	4,100,000	539,000	1.708	0.800
		998480	1,113,750	1,247,937	-3.38%	4.06	2	4,375,000	440,000	1.905	1.004
	Jul	998480					3	2,000,000	615,000	1.416	0.938
		998480					3	3,600,000	623,500	2.034	1.027
		998480	1,053,538	1,123,338	-9.98%	0.67	3	1,530,000	720,000	1.519	0.785
		998480					4	1,795,000	490,000	1.535	0.934
		998480					4	1,975,000	810,000	1.428	1.238
		998480	1,156,625	1,199,737	6.80%	-9.79	4	2,850,000	385,000	1.859	0.843
2009	Jan	998480					1	1,500,000	640,000	1.391	0.700
		998480					1	1,300,000	300,000	1.454	0.776
		998480	979,268	1,064,253	-11.29%	-17.60	1	1,700,000	400,000	1.435	0.767
		998480					2	2,900,000	430,000	3.328	0.715
		998480					2	1,140,000	250,000	1.571	0.625
		998480	1,088,300	1,161,059	9.10%	-6.96	2	1,535,000	478,500	1.500	0.832
	Jul	998480					3	2,810,000	421,000	1.764	0.935
		998480					3	2,400,000	580,000	2.000	1.011
		998480	1,070,362	1,238,524	6.67%	10.25	3	1,739,000	755,000	1.951	0.870
		998480					4	2,350,000	532,000	1.894	0.963
		998480					4	2,450,000	530,000	2.442	0.742
		998480	1,260,452	1,306,688	5.50%	8.91	4	2,337,500	440,800	2.652	0.935
2010	Jan	998480					1	2,100,000	840,000	1.569	1.207
		998480					1	5,550,000	750,000	1.777	1.006
		998480	1,241,043	1,308,256	0.12%	22.93	1	2,198,000	380,000	1.863	0.856
		998480					2	3,200,000	550,000	1.807	0.961
		998480					2	4,700,000	480,000	1.806	0.698
		998480	1,026,299	1,294,959	-1.02%	11.53	2	1,425,000	615,000	1.966	1.074
	Jul	998480					3	890,000	890,000	1.369	1.369
		998480					3	2,000,000	960,000	1.712	1.106
		998480	1,273,769	1,380,407	6.60%	11.46	3	2,300,000	672,000	1.966	0.832
		998480					4	3,500,000	650,000	1.862	0.896
		998480					4	1,700,000	600,000	1.821	0.967
		998480	1,141,714	1,255,054	-9.08%	-3.95	4	1,573,317	930,000	1.662	1.036
2011	Jan	1201709					1	2,850,000	1,275,000	1.451	0.833
		1201709					1	2,850,000	380,000	1.396	0.806
		1201709	1,275,795	1,319,099	5.10%	0.83	1	2,100,000	723,500	1.596	0.934
		1201709					2	2,350,000	555,000	1.741	0.799
		1201709					2	3,700,000	549,000	1.965	0.907
		1201709	1,177,464	1,405,498	6.55%	8.54	2	2,300,000	690,000	1.704	0.950
	Jul	1201709					3	3,300,000	790,000	1.373	0.918
		1201709					3	1,750,000	642,000	1.453	1.030
		1201709	1,195,664	1,416,138	0.76%	2.59	3	1,704,000	900,000	1.544	0.831
		1201709					4	3,800,000	790,000	1.418	0.970
		1201709					4	2,980,000	420,000	1.547	0.870

ADJUSTED AVERAGES

YEAR	MONTH		
2007	Jan		
	Jul		
2008	Jan		
	Jul		
2009	Jan		
	Jul		
2010	Jan		
	Jul		
2011	Jan		
	Jul		

ADJUSTED AVERAGES

ADJUSTED AVERAGES

YEAR	MONTH	MVG AVE	AVE QUART	AVE PRICE	NO.	PRICE	VAL	P:V	PRI:AVE V	INDEX%
		1,421,087	1,230,513	1,198,550	5	5,992,750	4,999,000	1.199	1,440,596	1.86
2012	Jan	1,475,127	1,499,412	1,448,833	6	8,693,000	7,513,100	1.157	1,390,432	1.79
		1,511,816	1,436,936	1,599,845	18	28,797,204	22,873,100	1.259	1,512,950	1.75
		1,513,420	1,517,957	1,186,625	12	14,239,500	10,893,600	1.307	1,570,806	1.75
		1,522,290	1,456,324	1,726,458	12	20,717,500	17,090,500	1.212	1,456,739	1.74
		1,516,996	1,520,226	1,455,923	13	18,927,000	14,788,400	1.280	1,538,013	1.74
		1,521,727	1,269,339	1,247,083	6	7,482,500	5,648,200	1.325	1,591,974	1.74
	Jul	1,500,875	1,175,231	1,078,333	12	12,940,000	10,585,800	1.222	1,468,960	1.76
		1,489,657	1,181,022	1,266,688	8	10,133,500	8,225,700	1.232	1,480,423	1.78
		1,490,350	1,176,868	1,363,333	3	4,090,000	3,077,500	1.329	1,597,072	1.78
		1,523,306	1,364,053	1,017,125	8	8,137,000	6,696,300	1.215	1,460,255	1.74
		1,468,027	1,418,098	1,711,250	8	13,690,000	10,554,600	1.297	1,558,694	1.80
		1,503,132	1,590,558	1,561,858	6	9,371,150	8,295,700	1.130	1,357,498	1.76
2013	Jan	1,488,149	1,501,293	1,458,333	6	8,750,000	6,677,500	1.310	1,574,684	1.78
		1,491,219	1,384,282	1,489,556	9	13,406,000	10,615,800	1.263	1,517,560	1.78
		1,467,996	1,388,865	1,277,223	13	16,603,896	13,909,800	1.194	1,434,460	1.80
		1,449,008	1,293,804	1,434,292	12	17,211,500	14,097,500	1.221	1,467,155	1.83
		1,471,531	1,358,159	1,146,775	10	11,467,750	9,529,400	1.203	1,446,145	1.80
		1,482,516	1,301,330	1,467,273	11	16,140,000	12,935,700	1.248	1,499,384	1.79
	Jul	1,485,330	1,390,324	1,231,375	4	4,925,500	3,876,100	1.271	1,527,055	1.78
		1,533,896	1,199,250	1,285,000	2	2,570,000	2,331,600	1.102	1,324,581	1.73
		1,520,451	1,354,635	1,169,250	10	11,692,500	8,901,500	1.314	1,578,496	1.74
		1,515,030	1,313,466	1,497,000	14	20,958,000	16,712,600	1.254	1,506,972	1.75
		1,499,798	1,424,696	1,088,000	5	5,440,000	4,634,200	1.174	1,410,664	1.76
		1,410,038	1,227,308	1,592,500	4	6,370,000	4,826,200	1.320	1,586,110	1.88
2014	Jan	1,392,345	1,334,000	1,036,250	4	4,145,000	4,928,900	0.841	1,233,185	1.90
		1,448,302	1,355,133	1,360,167	6	8,161,000	8,739,900	0.934	1,369,275	1.83
		1,482,702	1,438,443	1,428,388	17	24,282,600	23,321,900	1.041	1,526,810	1.79
		1,510,944	1,422,306	1,481,150	15	22,217,250	22,041,700	1.008	1,478,083	1.75
		1,541,489	1,423,035	1,323,700	10	13,237,000	12,659,800	1.046	1,533,262	1.72
		1,545,387	1,374,069	1,434,091	11	15,775,000	14,144,600	1.115	1,635,431	1.71
	Jul	1,553,230	1,382,857	1,354,500	8	10,836,000	11,059,800	0.980	1,436,731	1.70
		1,531,051	1,261,889	1,214,500	2	2,429,000	2,272,900	1.069	1,567,115	1.73
		1,585,017	1,417,711	1,181,125	8	9,449,000	8,572,400	1.102	1,616,356	1.67
		1,583,553	1,454,389	1,673,167	9	15,058,500	14,144,700	1.065	1,561,139	1.67
		1,568,808	1,619,295	1,476,100	10	14,761,000	13,721,600	1.076	1,577,483	1.69
		1,551,552	1,536,233	1,935,000	3	5,805,000	5,446,600	1.066	1,562,897	1.71
2015	Jan	1,559,972	1,493,778	1,238,750	2	2,477,500	2,586,000	0.958	1,404,879	1.70
		1,576,927	1,387,540	1,431,192	13	18,605,500	17,233,400	1.080	1,583,157	1.68
		1,569,616	1,473,083	1,360,550	10	13,605,500	12,444,300	1.093	1,603,237	1.69
		1,594,878	1,447,464	1,612,241	12	19,346,888	18,580,000	1.041	1,526,930	1.66
		1,582,147	1,480,436	1,378,204	16	22,051,256	19,709,700	1.119	1,640,616	1.67
		1,602,773	1,367,225	1,486,444	9	13,378,000	12,641,600	1.058	1,551,825	1.65
	Jul	1,570,752	1,432,000	1,117,500	5	5,587,500	5,207,600	1.073	1,573,380	1.69
		1,577,990	1,393,846	1,515,269	13	19,698,500	18,249,400	1.079	1,582,844	1.68
		1,564,079	1,425,672	1,369,250	8	10,954,000	10,211,800	1.073	1,572,983	1.69
		1,535,216	1,355,636	1,360,818	11	14,969,000	14,296,100	1.047	1,535,426	1.72
		1,491,092	1,381,875	1,300,333	3	3,901,000	3,989,900	0.978	1,433,731	1.78
		1,493,839	1,342,118	1,429,500	10	14,295,000	14,362,300	0.995	1,459,533	1.77
2016	Jan	1,595,479	1,394,784	1,155,000	4	4,620,000	4,169,900	1.108	1,624,688	1.66
		1,624,840	1,351,666	1,430,782	17	24,323,300	21,376,200	1.138	1,668,575	1.63
		1,626,691	1,311,935	1,300,909	11	14,310,000	13,474,700	1.062	1,557,307	1.63
		1,564,569	1,317,558	1,153,675	12	13,844,099	12,447,300	1.112	1,630,959	1.69
		1,593,190	1,408,684	1,403,548	25	35,088,700	33,501,100	1.047	1,535,896	1.66
		1,588,624	1,454,493	1,807,250	8	14,458,000	12,358,100	1.170	1,715,577	1.67
	Jul	1,656,263	1,566,776	1,299,650	10	12,996,500	11,772,400	1.104	1,618,881	1.60
		1,627,280	1,721,786	1,634,727	11	17,982,000	16,009,200	1.123	1,647,108	1.63
		1,589,939	1,726,410	2,091,714	14	29,284,000	26,545,200	1.103	1,617,700	1.66
		1,591,596	1,737,337	1,433,143	14	20,064,000	19,391,500	1.035	1,517,259	1.66
		1,587,524	1,615,782	1,698,306	18	30,569,500	27,516,400	1.111	1,629,110	1.67
		1,629,842	1,644,758	1,768,857	7	12,382,000	11,200,300	1.106	1,621,119	1.62
2017	Jan	1,693,029	1,467,429	1,382,965	7	9,680,755	9,298,800	1.041	1,640,446	1.56

ADJUSTED AVERAGES

YEAR	MONTH	AVE VAL	AVE PRI*	PRI:AVE*	QTR INCR	YRAGO	QTR	HIGH	LOW	HIGH RATIO	LOW RATIO
		1201709	1,293,678	1,451,275	2.48%	15.63	4	2,690,000	866,000	1.340	1.086
2012	Jan	1201709					1	2,400,000	797,000	1.834	0.941
		1201709					1	6,410,000	875,000	1.704	0.889
		1201709	1,436,936	1,505,919	3.77%	14.16	1	4,026,000	635,000	1.507	1.016
		1201709					2	5,000,000	825,000	1.801	0.942
		1201709					2	2,750,000	808,000	1.580	0.983
		1201709	1,520,226	1,509,121	0.21%	7.37	2	2,700,000	795,000	1.782	1.018
	Jul	1201709					3	1,900,000	605,000	1.521	0.833
		1201709					3	2,100,000	760,000	1.487	0.999
		1201709	1,181,022	1,491,280	-1.18%	5.31	3	2,800,000	845,000	1.484	1.017
		1201709					4	2,608,000	685,000	1.605	1.089
		1201709					4	3,450,000	789,000	2.007	1.084
		1201709	1,418,098	1,467,557	-1.59%	1.12	4	2,720,000	780,000	1.627	0.944
2013	Jan	1201709					1	2,700,000	975,000	1.681	1.094
		1201709					1	3,800,000	570,000	1.579	0.993
		1201709	1,384,282	1,492,740	1.72%	-0.88	1	3,975,000	650,000	2.255	1.052
		1201709					2	2,900,000	745,000	1.491	1.025
		1201709					2	2,090,000	861,000	1.592	0.987
		1201709	1,358,159	1,473,082	-1.32%	-2.39	2	2,200,000	828,000	1.863	1.057
	Jul	1201709					3	3,500,000	505,000	1.497	1.116
		1201709					3	1,320,000	1,250,000	1.198	1.016
		1201709	1,199,250	1,526,116	3.60%	2.34	3	1,950,000	535,000	1.976	0.956
		1201709					4	2,333,000	747,500	1.816	0.941
		1201709					4	1,500,000	700,000	1.415	0.987
		1201709	1,424,696	1,504,512	-1.42%	2.52	4	2,800,000	1,000,000	1.903	1.130
2014	Jan	1466404					1	2,750,000	705,000	1.207	0.641
		1466404					1	2,913,769	848,000	1.159	0.777
		1466404	1,355,133	1,450,464	-3.59%	-2.83	1	3,250,000	585,000	1.757	0.709
		1466404					2	6,700,000	610,000	1.273	0.656
		1466404					2	4,495,000	775,000	1.491	0.850
		1466404	1,423,035	1,537,948	6.03%	4.40	2	2,150,000	730,000	1.488	0.884
	Jul	1466404					3	3,600,000	700,000	1.243	0.840
		1466404					3	1,250,000	900,000	1.156	0.909
		1466404	1,261,889	1,520,555	-1.13%	-0.36	3	2,030,000	605,000	1.490	0.863
		1466404					4	3,125,000	575,000	1.555	0.579
		1466404					4	3,998,000	677,000	1.490	0.748
		1466404	1,619,295	1,568,159	3.13%	4.23	4	2,400,000	1,210,000	1.282	0.696
2015	Jan	1466404					1	4,450,000	848,000	1.394	0.885
		1466404					1	3,550,000	611,627	1.707	0.591
		1466404	1,387,540	1,576,613	0.54%	8.70	1	6,000,000	545,000	1.307	0.935
		1466404					2	4,800,000	546,000	1.245	0.926
		1466404					2	3,325,000	789,000	1.392	0.897
		1466404	1,480,436	1,577,104	0.03%	2.55	2	2,580,000	857,500	1.439	0.817
	Jul	1466404					3	1,950,000	735,000	1.356	0.895
		1466404					3	4,200,000	621,000	1.338	0.742
		1466404	1,393,846	1,578,390	0.08%	3.80	3	2,050,000	783,000	1.553	0.831
		1466404					4	3,850,000	705,000	1.130	0.897
		1466404					4	2,100,000	460,000	1.325	0.753
		1466404	1,381,875	1,489,612	-5.62%	-5.01	4	1,685,000	1,040,000	1.128	0.877
2016	Jan	1466404					1	5,780,000	530,000	1.398	0.886
		1466404					1	2,813,750	460,950	1.666	0.843
		1466404	1,351,666	1,625,462	9.12%	3.10	1	2,790,000	850,000	1.367	0.863
		1466404					2	1,799,000	795,000	1.471	0.829
		1466404					2	3,200,000	652,500	1.906	0.677
		1466404	1,408,684	1,594,274	-1.92%	1.09	2	4,100,000	885,000	1.386	0.771
	Jul	1466404					3	3,300,000	800,000	1.343	0.512
		1466404					3	4,450,000	565,000	1.433	0.862
		1466404	1,721,786	1,626,622	2.03%	3.06	3	2,515,000	825,000	1.482	0.519
		1466404					4	2,555,000	805,000	1.361	0.536
		1466404					4	5,000,000	765,000	1.470	0.888
		1466404	1,615,782	1,590,243	-2.24%	6.76	4	3,935,000	955,000	1.398	0.754
2017	Jan	1575722					1	1,865,000	665,000	2.049	0.828

ADJUSTED AVERAGES

YEAR	MONTH		
2012	Jan		
	Jul		
2013	Jan		
	Jul		
2014	Jan		
	Jul		
2015	Jan		
	Jul		
2016	Jan		
	Jul		
2017	Jan		

ADJUSTED AVERAGES

ADJUSTED AVERAGES

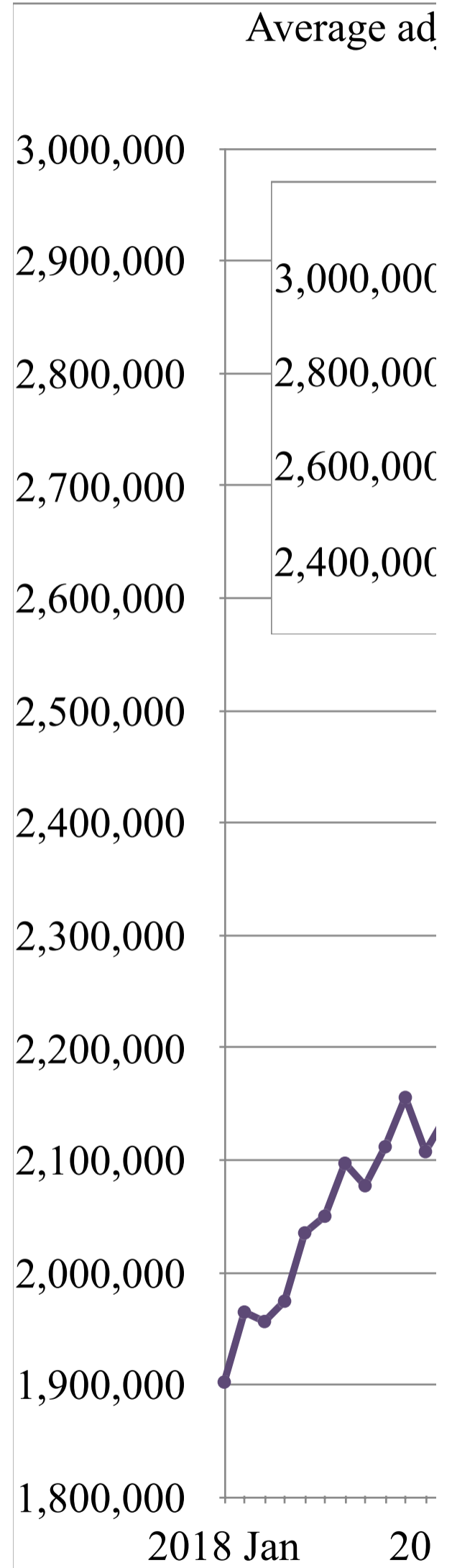
YEAR	MONTH	MVG AVE	AVE QUART	AVE PRICE	NO.	PRICE	VAL	P:V	PRI:AVE V	INDEX%
		1,744,603	1,501,558	1,372,507	16	21,960,111	19,801,500	1.109	1,747,495	1.52
		1,717,230	1,536,315	1,694,556	15	25,418,334	22,374,000	1.136	1,790,124	1.54
		1,754,408	1,593,516	1,550,056	18	27,901,000	26,978,800	1.034	1,629,584	1.51
		1,775,595	1,624,856	1,552,778	18	27,950,000	23,813,000	1.174	1,849,470	1.49
		1,845,388	1,585,385	1,790,094	16	28,641,500	24,306,500	1.178	1,856,748	1.43
	Jul	1,830,242	1,590,403	1,137,315	6	6,823,888	5,964,200	1.144	1,802,849	1.45
		1,883,638	1,483,308	1,542,750	10	15,427,500	13,473,300	1.145	1,804,269	1.41
		1,893,101	1,621,467	1,668,500	8	13,348,000	10,292,800	1.297	2,043,442	1.40
		1,914,870	1,606,825	1,648,860	15	24,732,900	20,816,900	1.188	1,872,141	1.38
		1,857,857	1,637,359	1,481,944	9	13,337,500	11,227,800	1.188	1,871,800	1.42
		1,883,333	1,609,361	1,882,600	5	9,413,000	8,286,600	1.136	1,789,910	1.41
2018	Jan	1,902,442	1,812,190	1,554,500	4	6,218,000	4,835,900	1.286	2,026,063	1.39
		1,964,717	1,781,571	1,868,750	12	22,425,000	18,518,500	1.211	1,908,122	1.35
		1,956,298	1,833,480	1,754,000	5	8,770,000	6,736,200	1.302	2,051,466	1.35
		1,974,432	1,812,117	1,830,250	8	14,642,000	11,717,000	1.250	1,969,081	1.34
		2,035,152	1,820,014	1,820,676	17	30,951,500	24,955,800	1.240	1,954,294	1.30
		2,050,050	1,825,292	1,812,250	12	21,747,000	15,620,400	1.392	2,193,748	1.29
	Jul	2,097,149	1,841,308	1,858,857	7	13,012,000	10,069,100	1.292	2,036,259	1.26
		2,077,168	1,827,300	1,873,571	7	13,115,000	10,372,000	1.264	1,992,441	1.27
		2,111,839	1,805,743	1,781,900	12	21,382,800	15,668,000	1.365	2,150,456	1.25
		2,155,709	1,948,394	1,784,778	9	16,063,000	11,754,900	1.366	2,153,215	1.23
		2,107,482	2,062,707	2,263,891	11	24,902,800	18,137,400	1.373	2,163,479	1.26
		2,138,389	2,057,868	2,098,750	8	16,790,000	13,368,300	1.256	1,979,038	1.24
2019	Jan	2,058,575	1,923,498	1,769,722	9	15,927,500	11,157,500	1.428	2,249,367	1.29
		2,102,705	1,809,782	1,920,923	7	13,446,460	11,127,100	1.208	1,904,169	1.26
		2,084,644	1,878,595	1,740,208	6	10,441,250	7,781,400	1.342	2,114,338	1.27
		2,220,497	1,847,930	1,985,400	5	9,927,000	6,796,000	1.461	2,301,676	1.19
		2,237,314	1,853,268	1,845,000	14	25,830,000	18,194,400	1.420	2,237,001	1.18
		2,233,087	1,795,780	1,792,722	9	16,134,500	11,545,400	1.397	2,202,045	1.19
	Jul	2,185,520	1,584,500	1,465,000	2	2,930,000	1,968,500	1.488	2,345,372	1.21
		2,320,389	1,817,619	1,257,500	5	6,287,500	4,736,200	1.328	2,091,836	1.14
		2,250,425	1,883,042	2,068,036	14	28,952,500	19,021,100	1.522	2,398,447	1.18
		2,269,549	2,118,333	1,990,600	5	9,953,000	7,863,000	1.266	1,994,552	1.17
		2,197,987	2,043,420	2,386,900	5	11,934,500	8,612,000	1.386	2,183,634	1.20
		2,199,171	2,056,625	1,946,533	15	29,198,000	20,262,600	1.441	2,270,584	1.20
2020	Jan	2,304,246	1,917,769	1,805,429	7	12,638,000	11,893,200	1.063	2,057,243	1.15
		2,337,310	1,853,600	2,006,500	4	8,026,000	5,427,800	1.479	2,862,736	1.13
		2,490,074	1,907,545	1,785,000	4	7,140,000	6,004,800	1.189	2,302,002	1.06
		2,217,321	1,820,769	1,939,000	3	5,817,000	5,018,700	1.159	2,243,954	1.19
		2,106,988	2,046,770	1,785,500	6	10,713,000	9,657,700	1.109	2,147,551	1.26
		2,146,759	2,082,539	2,218,673	11	24,405,400	23,076,300	1.058	2,047,509	1.23
	Jul	2,204,282	2,141,580	2,130,000	6	12,780,000	10,628,400	1.202	2,327,925	1.20
		2,265,693	2,204,403	2,081,692	13	27,062,000	22,980,300	1.178	2,279,871	1.17
		2,270,525	2,173,988	2,324,500	17	39,516,500	34,262,400	1.153	2,232,887	1.17
		2,306,079	2,347,846	2,050,455	11	22,555,000	18,840,900	1.197	2,317,647	1.15
		2,362,675	2,264,086	2,681,318	11	29,494,500	23,716,900	1.244	2,407,627	1.12
		2,394,898	2,318,140	1,944,143	7	13,609,000	11,150,800	1.220	2,362,796	1.11
2021	Jan	2,420,609	2,067,196	2,121,429	7	14,850,000	11,944,200	1.243	2,406,996	1.09
		2,518,603	2,042,125	2,120,722	9	19,086,500	14,922,900	1.279	2,476,162	1.05
		2,488,368	2,127,826	1,951,945	14	27,327,236	20,335,100	1.344	2,601,689	1.06
		2,503,791	2,147,844	2,322,154	13	30,188,000	24,610,300	1.227	2,374,780	1.06
		2,525,579	2,287,226	2,195,500	10	21,955,000	16,770,900	1.309	2,534,446	1.05
		2,607,157	2,222,957	2,345,125	8	18,761,000	13,162,100	1.425	2,759,541	1.02
	Jul	2,650,613	2,345,889	2,082,400	5	10,412,000	8,034,900	1.296	2,508,763	1.00
		2,673,376	2,389,000	2,610,600	5	13,053,000	9,652,000	1.352	2,618,177	0.99
		2,642,347	2,359,155	2,431,500	10	24,315,000	16,913,100	1.438	2,783,281	1.00
		2,615,769	2,215,645	2,217,679	14	31,047,500	23,568,900	1.317	2,550,312	1.01
		2,538,477	2,076,667	1,903,214	7	13,322,500	10,286,600	1.295	2,507,379	1.04
		2,568,109	2,285,738	1,950,000	6	11,700,000	8,892,800	1.316	2,547,143	1.03
2022	Jan	2,641,914	2,397,333	2,872,250	8	22,978,000	16,869,900	1.362	2,636,973	1.00
		2,644,663	2,516,629	2,311,538	13	30,050,000	21,637,600	1.389	2,688,694	1.00
		2,767,929	2,408,176	2,498,750	10	24,987,500	18,652,200	1.340	2,593,575	0.96

ADJUSTED AVERAGES

YEAR	MONTH	AVE VAL	AVE PRI*	PRI:AVE*	QTR INCR	YRAGO	QTR	HIGH	LOW	HIGH RATIO	LOW RATIO
		1575722					1	2,650,000	732,000	1.406	0.761
		1575722	1,501,558	1,746,686	9.84%	7.46	1	5,800,000	750,000	1.555	0.887
		1575722					2	3,200,000	950,000	1.368	0.753
		1575722					2	3,700,000	700,000	1.996	0.544
		1575722	1,624,856	1,772,832	1.50%	11.20	2	8,300,000	765,500	1.614	0.783
	Jul	1575722					3	3,050,000	865,000	1.291	0.848
		1575722					3	4,550,000	723,000	1.672	0.950
		1575722	1,483,308	1,886,787	6.43%	15.99	3	3,150,000	915,000	1.433	0.929
		1575722					4	5,280,000	830,000	1.679	0.818
		1575722					4	4,900,000	820,000	1.569	0.956
		1575722	1,637,359	1,855,151	-1.68%	16.66	4	3,325,000	938,000	1.385	1.007
2018	Jan	1575722					1	2,150,000	1,240,000	1.586	1.015
		1575722					1	3,098,000	579,000	1.650	0.866
		1575722	1,781,571	1,959,166	5.61%	12.16	1	2,700,000	1,245,000	2.235	1.084
		1575722					2	4,150,000	1,075,000	1.480	0.980
		1575722					2	3,550,000	785,000	1.745	0.983
		1575722	1,820,014	2,029,134	3.57%	14.46	2	5,500,000	1,320,000	1.793	0.810
	Jul	1575722					3	4,900,000	1,125,000	1.834	1.009
		1575722					3	3,700,000	1,220,000	1.719	1.033
		1575722	1,827,300	2,073,224	2.17%	9.88	3	3,850,000	1,040,000	1.683	1.036
		1575722					4	2,945,000	1,120,000	2.390	1.074
		1575722					4	4,500,000	1,275,000	1.963	1.068
		1575722	2,062,707	2,103,694	1.47%	13.40	4	7,900,000	1,250,000	1.652	1.043
2019	Jan	1575722					1	5,225,000	965,000	1.932	1.237
		1575722					1	4,050,000	1,095,000	1.613	1.056
		1575722	1,809,782	2,086,666	-0.81%	6.51	1	4,000,000	1,200,000	1.731	0.856
		1575722					2	2,590,000	1,055,000	1.658	1.187
		1575722					2	9,000,000	640,000	1.652	1.160
		1575722	1,853,268	2,237,985	7.25%	10.29	2	3,400,000	1,125,000	1.669	1.096
	Jul	1575722					3	2,515,000	1,175,000	1.672	1.333
		1575722					3	1,650,000	965,000	1.472	1.057
		1575722	1,817,619	2,337,937	4.47%	12.77	3	4,450,000	800,000	2.642	0.882
		1575722					4	5,900,000	1,000,000	1.612	0.931
		1575722					4	4,450,000	820,000	1.800	0.737
		1575722	2,043,420	2,191,122	-6.28%	4.16	4	3,325,000	950,000	1.799	1.191
2020	Jan	1936003					1	3,350,000	840,000	1.805	0.970
		1936003					1	3,900,000	900,000	1.359	0.863
		1936003	1,853,600	2,307,686	5.32%	10.59	1	2,965,000	1,500,000	1.420	1.059
		1936003					2	2,400,000	1,440,000	1.284	1.091
		1936003					2	5,850,000	900,000	1.328	0.900
		1936003	2,046,770	2,099,216	-9.03%	-6.20	2	5,150,000	1,305,000	1.543	0.670
	Jul	1936003					3	3,175,000	1,375,000	1.904	1.027
		1936003					3	5,765,000	889,000	1.974	0.966
		1936003	2,204,403	2,263,678	7.83%	-3.18	3	7,000,000	1,002,000	1.971	0.752
		1936003					4	3,850,000	1,300,000	3.043	1.031
		1936003					4	11,700,000	1,423,000	1.507	0.902
		1936003	2,264,086	2,366,754	4.55%	8.02	4	2,650,000	1,345,000	2.255	0.854
2021	Jan	1936003					1	2,900,000	985,000	2.170	1.053
		1936003					1	2,925,000	1,325,000	1.415	1.012
		1936003	2,042,125	2,512,738	6.17%	8.89	1	5,450,000	1,177,500	1.880	1.102
		1936003					2	8,000,000	1,055,000	2.183	1.056
		1936003					2	4,000,000	1,430,000	1.759	0.842
		1936003	2,287,226	2,516,723	0.16%	19.89	2	6,950,000	1,160,000	1.855	1.055
	Jul	1936003					3	5,800,000	1,560,000	1.674	1.069
		1936003					3	5,000,000	1,400,000	2.091	1.005
		1936003	2,389,000	2,673,475	6.23%	18.10	3	5,125,000	1,290,000	1.720	1.001
		1936003					4	5,750,000	1,270,000	1.723	1.043
		1936003					4	2,850,000	1,295,000	1.740	0.960
		1936003	2,076,667	2,539,322	-5.02%	7.29	4	5,200,000	4,533	1.679	1.020
2022	Jan	1936003					1	6,100,000	1,400,000	2.500	1.182
		1936003					1	5,575,000	1,200,000	1.649	1.053
		1936003	2,516,629	2,642,390	4.06%	5.16	1	5,600,000	1,150,000	1.659	1.014

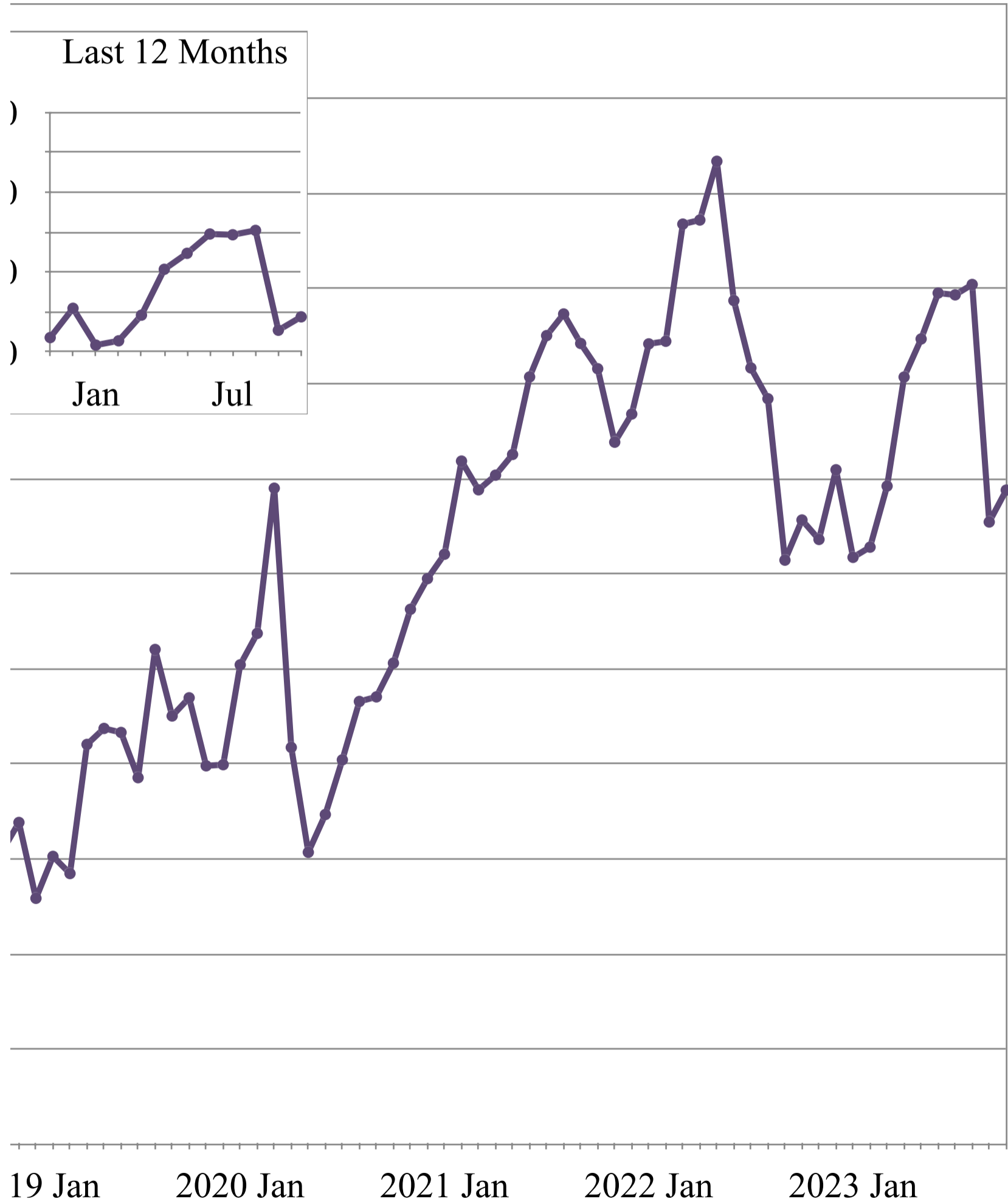
ADJUSTED AVERAGES

YEAR	MONTH		
	Jul		
2018	Jan		
			1.015
		Jul 1 2018:	1.007
	Jul	2064879.65	0.985
			0.994
			0.978
			0.958
			0.980
			0.966
2019	Jan		
	Jul		
2020	Jan		
	Jul		
2021	Jan		
	Jul		
2022	Jan		



ADJUSTED AVERAGES

justed price for 'typical' Westmount house, by month, January 2018 to October 2023, based on accepted offer dates



ADJUSTED AVERAGES

YEAR	MONTH	MVG AVE	AVE QUART	AVE PRICE	NO.	PRICE	VAL	P:V	PRI:AVE V	INDEX%
		2,772,216	2,408,589	2,433,214	14	34,065,000	22,235,000	1.532	2,966,042	0.95
		2,834,048	2,367,286	2,097,000	4	8,388,000	6,392,300	1.312	2,540,430	0.93
		2,687,458	2,274,778	2,420,000	3	7,260,000	5,386,100	1.348	2,609,566	0.98
	Jul	2,616,594	2,702,800	2,412,500	2	4,825,000	3,014,900	1.600	3,098,350	1.01
		2,584,173	2,749,818	2,988,600	5	14,943,000	11,914,500	1.254	2,428,108	1.02
		2,414,367	2,758,885	2,620,000	4	10,480,000	8,044,400	1.303	2,522,166	1.10
		2,456,613	2,530,156	2,610,625	4	10,442,500	8,830,600	1.183	2,289,393	1.08
		2,436,150	2,386,750	2,445,000	8	19,560,000	15,102,300	1.295	2,507,447	1.09
		2,509,466	2,306,500	2,046,375	4	8,185,500	6,493,900	1.260	2,440,314	1.05
2023	Jan	2,417,325	2,226,553	2,293,000	5	11,465,000	11,365,100	1.009	2,568,018	1.10
		2,428,058	2,133,450	2,265,400	10	22,654,000	24,721,100	0.916	2,332,783	1.09
		2,492,301	2,217,840	1,710,000	5	8,550,000	8,781,100	0.974	2,478,646	1.06
		2,607,019	2,156,483	2,424,200	10	24,242,000	23,211,600	1.044	2,658,647	1.02
		2,647,096	2,230,500	2,126,833	15	31,902,500	31,051,700	1.027	2,615,391	1.00
		2,695,373	2,351,518	2,135,000	4	8,540,000	7,942,600	1.075	2,737,112	0.98
	Jul	2,693,482	2,687,824	2,822,222	9	25,400,000	23,009,400	1.104	2,810,126	0.98
		2,704,422	2,697,824	2,938,250	4	11,753,000	12,532,000	0.938	2,387,403	0.98
		2,454,505	2,589,833	2,177,500	4	8,710,000	7,965,400	1.093	2,783,607	1.08
		2,488,057	2,415,625	2,653,750	4	10,615,000	12,324,700	0.861	2,192,507	1.06
										YR TO Y
	TOTAL 86			296,743	185	54,897,500	31,243,100	1.757	332,225	7.91
	TOTAL 87			416,851	154	64,195,100	31,705,800	2.025	449,944	5.84
	TOTAL 88			447,857	140	62,700,000	41,160,400	1.523	506,319	5.19
	TOTAL 89			486,935	116	56,484,500	38,292,100	1.475	561,921	4.67
	TOTAL 90			432,410	105	45,403,000	33,356,700	1.361	518,510	5.07
	TOTAL 91			411,390	114	46,898,408	38,361,400	1.223	465,714	5.64
	TOTAL 92			408,195	118	48,167,000	53,761,200	0.896	467,055	5.62
	TOTAL 93			383,459	100	38,345,900	42,199,200	0.909	473,699	5.55
	TOTAL 94			396,397	63	24,973,000	28,418,600	0.879	458,095	5.73
	TOTAL 95			374,142	102	38,162,492	40,229,800	0.949	415,691	6.32
	TOTAL 96			351,774	125	43,971,750	47,744,000	0.921	403,587	6.51
	TOTAL 97			381,540	204	77,834,250	82,519,300	0.943	413,331	6.36
	TOTAL 98			488,671	191	93,336,149	82,212,900	1.135	497,499	5.28
	TOTAL 99			523,256	167	87,383,737	68,984,900	1.267	555,084	4.73
	TOTAL 00			585,268	148	86,619,630	60,749,400	1.426	624,822	4.20
	TOTAL 01			590,569	127	75,002,320	58,570,100	1.281	686,455	3.83
	TOTAL 02			698,456	137	95,688,455	66,897,500	1.430	766,766	3.43
	TOTAL 03			797,482	139	110,850,000	67,336,100	1.646	882,472	2.98
	TOTAL 04			816,367	128	104,495,025	79,315,400	1.317	958,668	2.74
	TOTAL 05			967,248	109	105,430,000	75,987,200	1.387	1,009,611	2.60
	TOTAL 06			920,668	129	118,766,200	81,590,900	1.456	1,059,208	2.48
	TOTAL 07			999,888	147	146,983,535	120,667,700	1.218	1,216,234	2.16
	TOTAL 08			1,068,632	102	109,000,440	87,935,600	1.240	1,237,664	2.12
	TOTAL 09			1,123,107	127	142,634,623	117,527,200	1.214	1,211,786	2.17
	TOTAL 10			1,164,120	106	123,396,704	94,769,000	1.302	1,300,100	2.02
	TOTAL 11			1,227,039	118	144,790,650	124,237,500	1.165	1,400,513	1.88
	TOTAL 12			1,403,735	112	157,218,354	126,242,500	1.245	1,496,570	1.76
	TOTAL 13			1,355,351	100	135,535,146	109,047,900	1.243	1,493,599	1.76
	TOTAL 14			1,418,994	103	146,156,350	141,054,800	1.036	1,519,440	1.73
	TOTAL 15			1,418,479	112	158,869,644	149,512,100	1.063	1,558,182	1.69
	TOTAL 16			1,522,663	151	229,922,099	209,762,300	1.096	1,607,337	1.63
	TOTAL 17			1,570,871	143	224,634,488	196,634,200	1.142	1,800,101	1.46
	TOTAL 18			1,875,171	112	210,019,100	161,753,500	1.298	2,045,901	1.28
	TOTAL 19			1,885,023	96	180,962,210	129,065,200	1.402	2,209,319	1.19
	TOTAL 20			2,137,564	100	213,756,400	182,658,200	1.170	2,265,614	1.16
	TOTAL 21			2,185,349	108	236,017,736	179,093,800	1.318	2,551,350	1.03
	TOTAL 22			2,483,095	79	196,164,500	144,573,700	1.357	2,626,861	1.00
	TOTAL 23			2,340,450	70	163,831,500	162,904,700	1.006	2,560,125	1.03

ADJUSTED AVERAGES

YEAR	MONTH	AVE VAL	AVE PRI*	PRI:AVE*	QTR INCR	YRAGO	QTR	HIGH	LOW	HIGH RATIO	LOW RATIO
		1936003					2	7,400,000	1,105,000	2.677	1.117
		1936003					2	5,300,000	1,699,000	1.674	1.109
		1936003	2,367,286	2,829,606	7.09%	12.43	2	5,282,500	1,249,000	1.849	1.086
	Jul	1936003					3	4,300,000	1,350,000	1.727	1.059
		1936003					3	7,379,000	1,300,000	2.721	1.107
		1936003	2,749,818	2,549,000	-9.92%	-4.66	3	6,200,000	1,500,000	1.578	1.104
		1936003					4	7,250,000	2,000,000	1.332	1.005
		1936003					4	4,000,000	1,350,000	1.612	1.086
		1936003	2,386,750	2,429,834	-4.68%	-4.31	4	4,100,000	1,250,000	1.907	1.121
2023	Jan	2545642					1	3,305,000	1,960,000	1.218	0.760
		2545642					1	7,650,000	1,550,000	1.105	0.671
		2545642	2,133,450	2,420,917	-0.37%	-8.38	1	2,300,000	1,280,000	1.325	0.610
		2545642					2	5,300,000	542,500	1.912	0.556
		2545642					2	6,100,000	1,095,000	1.476	0.661
		2545642	2,230,500	2,647,073	9.34%	-6.45	2	2,750,000	1,451,000	1.333	0.665
	Jul	2545642					3	12,000,000	1,250,000	1.647	0.881
		2545642					3	4,800,000	1,300,000	1.663	0.811
		2545642	2,697,824	2,683,506	1.38%	5.28	3	2,975,000	1,750,000	1.545	0.810
		2545642					4	5,775,000	1,400,000	1.032	0.752
		2545642									
		2545642									
	TOTAL 86	189075	790.69%					2,000,000	123,600	4.010	0.770
	TOTAL 87	222226	583.82%			35.43%		1,800,000	185,000	5.040	0.920
	TOTAL 88	332381	518.82%			12.53%		2,500,000	185,000	4.500	0.950
	TOTAL 89	380939	467.48%			10.98%		2,325,000	165,000	2.840	0.710
	TOTAL 90	380939	506.62%			-7.73%		2,400,000	142,000	2.900	0.730
	TOTAL 91	380939	564.05%			-10.18%		2,900,000	125,000	2.620	0.560
	TOTAL 92	521300	562.43%			0.29%		2,250,000	140,000	1.810	0.550
	TOTAL 93	521300	554.54%			1.42%		1,675,000	179,000	1.843	0.556
	TOTAL 94	521300	573.43%			-3.29%		1,595,000	185,000	1.415	0.551
	TOTAL 95	438210	631.93%			-9.26%		1,150,000	151,500	1.673	0.503
	TOTAL 96	438210	650.88%			-2.91%		1,600,000	129,900	1.412	0.526
	TOTAL 97	438210	635.54%			2.41%		2,600,000	135,000	1.468	0.745
	TOTAL 98	438210	528.01%			20.36%		2,300,000	131,000	2.486	0.530
	TOTAL 99	438210	473.24%			11.57%		3,400,000	159,000	2.183	0.693
	TOTAL 00	438210	420.42%			12.56%		3,000,000	185,000	2.575	0.779
	TOTAL 01	536060	382.67%			9.86%		6,501,000	185,000	2.048	0.745
	TOTAL 02	536060	342.59%			11.70%		4,290,779	150,000	2.324	0.762
	TOTAL 03	536060	297.67%			15.09%		2,700,000	300,000	2.631	1.025
	TOTAL 04	727663	274.01%			8.63%		5,000,000	355,000	2.386	0.819
	TOTAL 05	727663	260.19%			5.31%		4,500,000	380,000	2.520	0.746
	TOTAL 06	727663	248.00%			4.91%		3,500,000	4	3.119	0.914
	TOTAL 07	998480	215.98%			14.82%		5,250,000	424,000	2.360	0.760
	TOTAL 08	998480	212.24%			1.76%		4,375,000	385,000	2.076	0.785
	TOTAL 09	998480	216.78%			-2.09%		2,900,000	250,000	3.328	0.625
	TOTAL 10	998480	202.05%			7.29%		5,550,000	380,000	1.966	0.698
	TOTAL 11	1201709	187.56%			7.72%		3,800,000	380,000	1.965	0.799
	TOTAL 12	1201709	175.53%			6.86%		6,410,000	605,000	2.007	0.833
	TOTAL 13	1201709	175.87%			-0.20%		3,975,000	505,000	2.255	0.941
	TOTAL 14	1466404	172.88%			1.73%		6,700,000	575,000	1.757	0.579
	TOTAL 15	1466404	168.58%			2.55%		6,000,000	460,000	1.707	0.591
	TOTAL 16	1466404	163.43%			3.15%		5,780,000	460,950	1.906	0.512
	TOTAL 17	1575722	145.93%			11.99%		8,300,000	665,000	2.049	0.544
	TOTAL 18	1575722	128.40%			13.65%		7,900,000	579,000	2.390	0.810
	TOTAL 19	1575722	118.90%			7.99%		9,000,000	640,000	2.642	0.737
	TOTAL 20	1936003	115.94%			2.55%		11,700,000	840,000	3.043	0.670
	TOTAL 21	1936003	102.96%			12.61%		8,000,000	4,533	2.183	0.842
	TOTAL 22	1936003	100.00%			2.96%		7,400,000	1,105,000	2.721	1.005
	TOTAL 23	2545642	102.61%			-2.54%		12,000,000	542,500	1.912	0.556

ADJUSTED AVERAGES

YEAR	MONTH		
	Jul		
2023	Jan	All sales counted	
	Jul		
		All sales counted	
		All sales counted	
	TOTAL 86		
	TOTAL 87		
	TOTAL 88		
	TOTAL 89		
	TOTAL 90		
	TOTAL 91		
	TOTAL 92		
	TOTAL 93		
	TOTAL 94		
	TOTAL 95		
	TOTAL 96		
	TOTAL 97	0.000	0.000
	TOTAL 98		
	TOTAL 99		
	TOTAL 00		
	TOTAL 01		
	TOTAL 02		
	TOTAL 03		
	TOTAL 04		
	TOTAL 05		
	TOTAL 06		
	TOTAL 07		
	TOTAL 08		
	TOTAL 09		
	TOTAL 10		
	TOTAL 11		
	TOTAL 12		
	TOTAL 13		
	TOTAL 14		
	TOTAL 15		
	TOTAL 16		
	TOTAL 17		
	TOTAL 18		
	TOTAL 19		
	TOTAL 20		
	TOTAL 21		
	TOTAL 22		
	TOTAL 23		

ADJUSTED AVERAGES

Average adjusted price for 'typical' Westmount house, by month, January 2018 to October 2023, based on accepted offer dates



ANDY DODGE & ASSOC.

