

**FEBRUARY COMPLETED SALES
SINGLE FAMILY HOMES**

Area	Cur Inv	Year	No. Sales	%LP Rec'd	Median Price	Average Price	Total \$Volume	Avg DOM	New Listings
CAR	142	2003	7	85.9	1,000,000	1,142,142	7,995,000	174	21
CAR		2002	16	91.5	887,500	1,168,525	18,696,400	116	25
CV	97	2003	5	91.2	780,000	879,000	4,395,000	142	13
CV		2002	13	93.4	825,000	896,819	11,658,650	144	17
ES	45	2003	22	98.4	314,750	307,886	6,773,500	57	23
ES		2002	11	99.2	275,000	268,272	2,951,000	96	29
MA	25	2003	7	98.3	399,000	421,142	2,948,000	22	14
MA		2002	8	96.2	346,975	359,618	2,876,950	67	9
MO	70	2003	3	94.1	545,000	536,333	1,609,000	75	22
MO		2002	13	95.9	425,000	514,649	6,690,448	132	20
NOM	155	2003	10	97.3	413,500	426,800	4,268,000	100	39
NOM		2002	20	97.2	413,750	434,185	8,683,700	96	40
NS	126	2003	17	98.9	349,000	349,870	5,947,800	36	60
NS		2002	24	97.4	309,750	321,687	7,720,500	98	45
PB	79	2003	5	95.5	1,895,000	1,798,400	8,992,000	98	11
PB		2002	9	90.6	1,050,000	1,520,555	13,685,000	257	8
PG	70	2003	12	96.6	568,000	582,625	6,991,500	78	16
PG		2002	19	95.3	490,000	567,894	10,790,000	98	16
SEA	67	2003	8	97.8	339,500	338,068	2,704,550	51	21
SEA		2002	12	96.5	296,500	318,250	3,819,000	46	25
SMH	106	2003	6	94.4	1,134,995	1,167,165	7,002,990	128	38
SMH		2002	16	94.7	704,250	877,281	14,036,500	120	20
SOM	55	2003	14	98.6	262,500	250,214	3,503,000	75	21
SOM		2002	12	96.4	230,250	221,116	2,653,400	72	27
SS	42	2003	14	98	427,000	402,307	5,632,300	53	21
SS		2002	19	96.6	320,000	319,178	6,064,400	110	25
TOTAL	1079	2003	130	95.2	383,000	528,943	68,762,640	74	320
MTY		2002	192	94.3	400,000	574,614	110,325,948	109	306

**FEBRUARY COMPLETED SALES
CONDO/TOWNHOUSES**

Area	Cur Inv	Year	No. Sales	%LP Rec'd	Median Price	Average Price	Total \$Volume	Avg DOM	New Listings
CAR	12	2003	1	99.4	890,000	890,000	890,000	115	1
CAR		2002	1	95.5	549,000	549,000	549,000	238	4
CV	36	2003	6	96.3	414,250	469,916	2,819,500	120	6
CV		2002	4	93.1	379,500	489,750	1,959,000	64	6
NS	8	2003	5	99.1	205,000	195,800	979,000	120	5
NS		2002	2	99.8	183,500	183,500	367,000	7	6
PB	13	2003	1	100	2,750,000	2,750,000	2,750,000	23	1
PB		2002	2	93.5	1,385,000	1,385,000	2,770,000	129	3
PG	4	2003	2	97.7	490,000	490,000	980,000	8	3
PG		2002	2	97.7	525,000	525,000	1,050,000	54	1
SS	8	2003	3	97.9	196,500	212,150	636,450	170	5
SS		2002	2	97.5	224,325	224,325	448,650	21	3

TOTAL	81	2003	18	98.3	322,500	503,052	9,054,950	110	21
MTY		2002	13	94.7	307,500	549,511	7,143,650	70	23