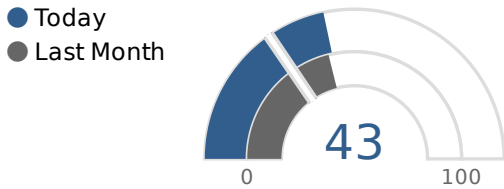


NASHVILLE, TN Single-Family Homes

This week the median list price for Nashville, TN is \$469,900 with the market action index hovering around 43. This is an increase over last month's market action index of 42. Inventory has held steady at or around 1268.

MARKET ACTION INDEX

The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.



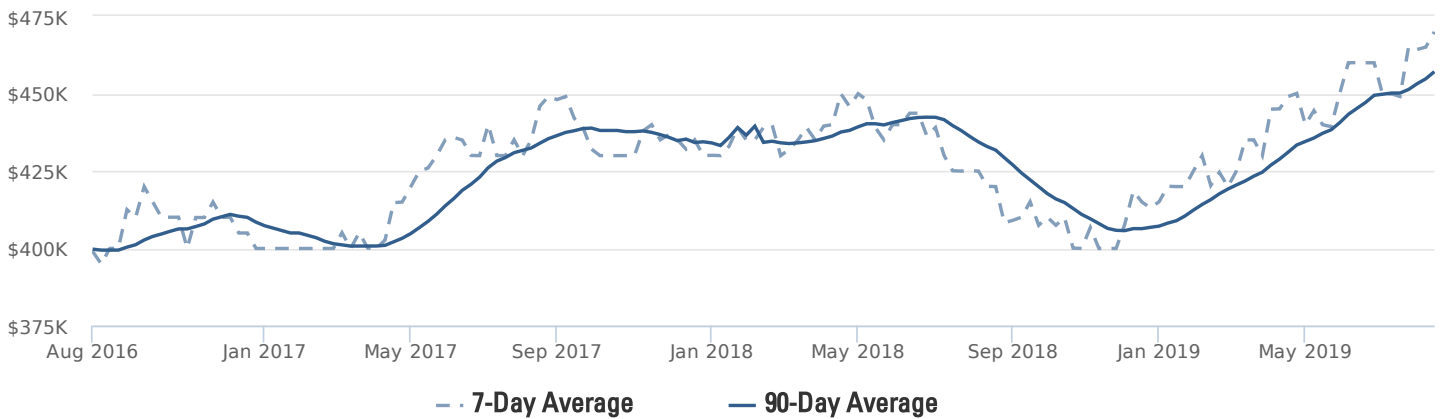
Slight Seller's Advantage

The market remains in a relative stasis in terms of sales to inventory. Prices have not been moving higher for several weeks. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up persistently, prices are likely to resume an upward climb.

REAL-TIME MARKET PROFILE

Median List Price		\$469,900
Per Square Foot		\$223
Days on Market		91
Price Decreased		42%
Price Increased		4%
Relisted		38%
Inventory		1268
Median House Rent		\$1,870
Most Expensive		\$32,500,000
Least Expensive		\$99,900
Market Action Index		43
Slight Seller's Advantage		

MEDIAN LIST PRICE



MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,295,000	4,209	0.5 - 1 acre	4	4	11	38	29	134
\$599,000	2,557	8,000 - 10,000 sqft	3	3	6	53	44	86
\$389,900	2,045	8,000 - 10,000 sqft	3	2	12	63	55	74
\$259,900	1,361	0.25 - 0.5 acre	3	1	58	64	72	72