

GREGG'S FLAGSTAFF REAL ESTATE MARKET SNAPSHOT *

DATE	MEDIAN PRICE	AVERAGE PRICE	AVERAGE DAYS ON MARKET	AVERAGE PRICE PSF	SOLD VOLUME
CALENDAR YR 2000	\$177,500	\$201,754	136	-	545
CALENDAR YR 2001	\$192,000	\$215,449	117	-	550
CALENDAR YR 2002	\$215,000	\$238,072	115	-	551
CALENDAR YR 2003	\$237,950	\$261,213	154	-	638
CALENDAR YR 2004	\$280,000	\$306,963	193	-	632
CALENDAR YR 2005	\$356,000	\$393,844	81	-	659
CALENDAR YR 2006	\$392,500	\$458,116	91	-	528
CALENDAR YR 2007	\$375,000	\$436,511	108	-	479
CALENDAR YR 2008	\$360,000	\$421,153	120	-	374
CALENDAR YR 2009	\$330,000	\$371,199	135	-	403
CALENDAR YR 2010	\$289,900	\$310,457	124	-	397
1 ST QUARTER 2011	\$258,500	\$263,692	143	-	94
2 ND QUARTER 2011	\$275,000	\$300,870	139	\$138.84	189

***This simple analysis is based upon data gathered from the Northern Arizona Association of Realtors MLS data base for Single Family Homes in the city of Flagstaff. Town homes, condominiums, mobile homes, manufactured homes and land are not included in the data. If these types of properties and areas other than the city of Flagstaff were included in the data, the results would be substantially different. It is important to remember that when determining a property value, comparable sales from similar properties in similar locations will be required. If you would like us to prepare a complimentary market analysis of your property, please don't hesitate to contact us. We look forward to being of service.**

Sincerely,

Gregg & Debbie Munson