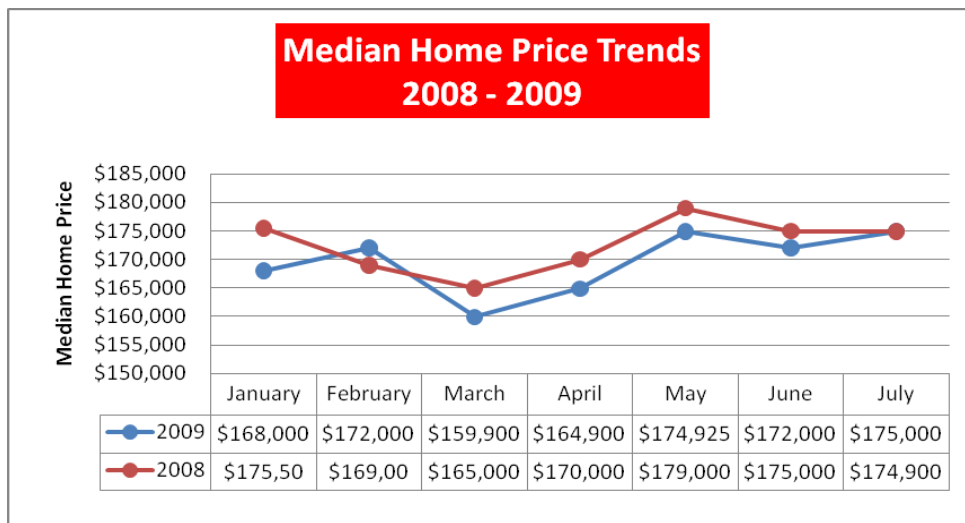
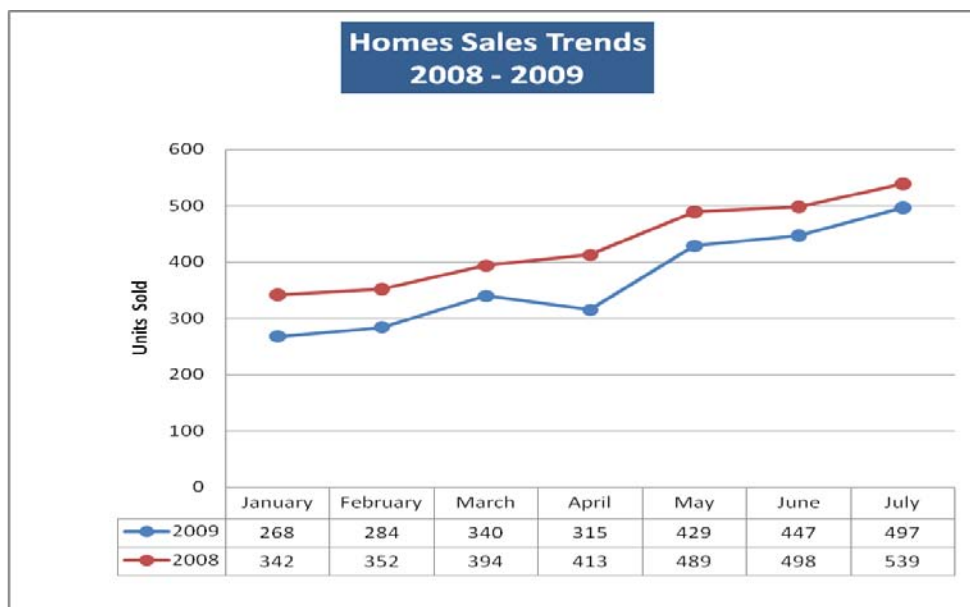


Median Home Prices Show Increase
Home Sales Continue to Strengthen

Huntsville, AL — (August 18, 2009) — The July single family home median price rose by 1.74% from June of 2009 according to new data prepared by the Huntsville Area Association of REALTORS® (HAAR). At \$175,000, the July 2009 single-family home *median price* – the figure at which half of the homes sold for more and half sold for less – increased by .06 percent compared to July 2008.



Home sales in Huntsville Madison County continued to strengthen in July with home sales rising by 11.19 percent from June 2009. While homes sales slipped by 7.79 percent from July of 2008, the margin of difference has continued to shrink month after month.

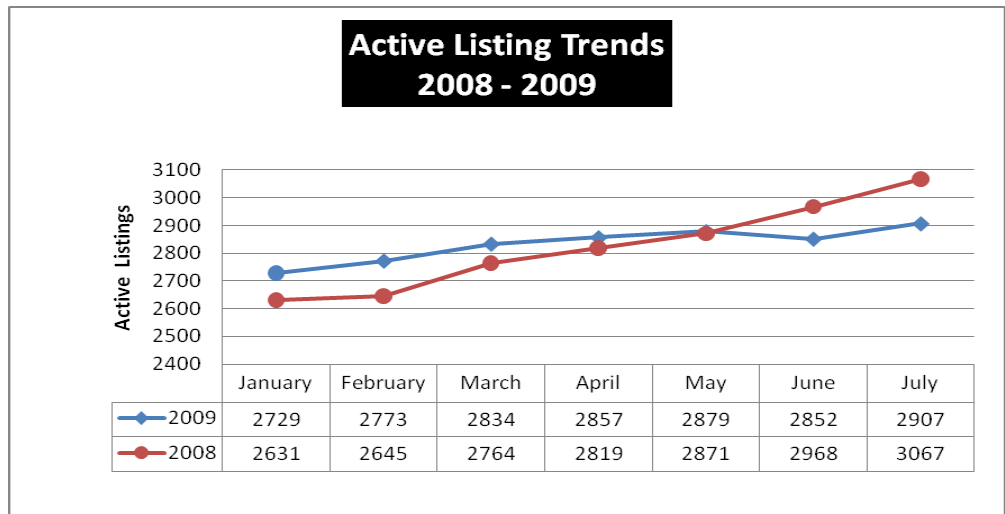


"While housing activity has not reached 2008 levels, the trends in terms of sales, median home prices, and inventory all point to a housing market that is rebounding at a healthy and reasonable level," said **Oscar Gonzales**, HAAR CEO.

Available Properties

The number of available properties (active listings) in July decreased by 5.22 percent or 160 active listings compared to July 2008. There were however 55 more active listings compared to June 2009, reflecting a slight increase of 1.93 percent in inventory, well within seasonal norms.

The Huntsville Madison County area month's inventory of single-family homes for July came in at 7.95 months compared to the national month's inventory of single-family homes, which is approximately 10.2 months, according to the National Association of REALTORS® (NAR).



Days on Market

The July 2009 Average Days on Market (DOM) decreased by 12 days to 91 compared to June 2009 and by 6 days from July 2008.

CATEGORIES	July 2008	July 2009	June 2009	PERCENT CHANGE
Total property sales	539	497	447	11.19%
Average single-family sales price	\$208,557	\$203,313	\$206,610	-1.60%
Median single-family sales price	\$174,900	\$175,000	\$172,000	1.74%
Total active listings	3,067	2,907	2,852	1.93%
Average Days on Market	97	91	103	-11.65%
Months inventory*	6.96	7.95	7.72	2.98%

Month's inventory estimates the number of months it will take to deplete current active inventory based on the prior 12 months sales activity. This figure is representative of the single-family homes market.

PRICE DISTRIBUTION			
Price Range:	# of Total Sales:	AVG DOM	# of Current Active Listings
\$99,999 OR UNDER	97	68	339
\$100,000 - \$124,999	43	64	149
\$125,000 - \$149,999	59	51	235
\$150,000 - \$199,999	105	60	569
\$200,000 - \$249,999	62	91	441
\$250,000 - \$299,999	45	117	389
\$300,000 - \$349,999	31	79	195
\$350,000 - \$399,999	21	81	148
\$400,000 - \$449,999	16	76	99
\$450,000 - \$499,999	6	169	78
\$500,000 - \$549,999	3	75	54
\$550,000 - \$599,999	2	125	55
\$600,000 - \$649,999	1	117	26
\$650,000 - \$699,999	2	179	22
\$700,000 - \$749,999	0	0	8
\$750,000 - \$799,999	0	0	16
\$800,000 OR OVER	4	201	84

Real Estate Milestones in July

July single family home median price rose by 1.74% from June of 2009.

Home sales continued to strengthen in July with home sales rising by 11.19 percent from June 2009 and .06 percent from 2008.

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The computerized Multiple Listing Service, the North Alabama Multiple Listing Service (NALMLS) a subsidiary of the Huntsville Area Association of REALTORS® includes residential properties and new homes listed by 3,000 Realtors in North Alabama. Residential listing information for more than 2,800 properties may be found on the Internet at <http://www.valleymls.com>

The information published and disseminated to the North Alabama Multiple Listing Service (NALMLS) is communicated verbatim, without change as filed by MLS participants.

The MLS does not verify the information provided and disclaims any responsibility for its accuracy. All data is preliminary and subject to change. Monthly sales figures reported include a statistical estimation to account for late entries. Twelve-month totals may vary from actual end-of-year figures.

Founded in 1948, the Huntsville Area Association of REALTORS® (HAAR) is a 2,000 plus-member organization of real estate professionals engaged in every aspect of the industry, including residential and commercial sales and leasing, appraisal, property management and counseling.