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**** Press Release****

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Metropolitan Pittsburgh Residential Sales Statistics

April 2003 vs April 2004

The residential sales market was up 12.8% in April 2004 in comparison to April 2003 based on number of transactions. Last month there were 2839 sales of homes \$10,000 and over in the five county area compared to 2517 in April last year. Butler County jumped 37.5% from 184 sales in April 2003 to 253 last month, followed by Washington 24.3%, Westmoreland 14.2% and Allegheny 9.9%. Beaver County had a slight decrease in activity by about 1.4%.

Based on dollars spent, April saw a 20.7% jump between April 2003 (\$306.4 million) and April 2004 (\$369.9 million). Butler County saw a 41.6% increase in dollars spent on housing in the month of April, going from \$32 million in April 2003 to \$45.3 million last month. Four of the five counties saw double digit growth in residential dollars spent while Beaver County lagged behind at 2.9%.

Jan - April 2003 vs Jan - April 2004

Looking at the market from January - April, the five county area has seen an increase of over 700 transactions this year compared to last or an increase of about 8.7%. Over \$135 million more was spent on housing compared to the same period in 2003, an increase of 13.4%.

The number of sheriff sales, which includes mortgage foreclosures, tax delinquent sales and deeds in lieu of foreclosure, decreased in three of the five counties and in the region overall. Last year, between January and April, there were 1306 sheriff sales in the region compared to 1215 this year. Allegheny, Washington & Westmoreland Counties saw fewer foreclosures in the first four months of 2004 compared to 2003. Beaver & Butler Counties saw modest increases of 19 and 11 sheriff sales, respectively.

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Number of Sales

County	April 2003	April 2004	Percent Change
Allegheny	1551	1705	9.9%
Beaver	213	210	-1.4%
Butler	184	253	37.5%
Washington	210	261	24.3%
Westmoreland	359	410	14.2%
Totals	2517	2839	12.8%

Total Dollar Volume

County	April 2003	April 2004	Percent Change
Allegheny	\$185,949,567	\$216,940,515	16.7%
Beaver	\$20,890,659	\$21,488,088	2.9%
Butler	\$32,026,824	\$45,337,993	41.6%
Washington	\$28,619,454	\$36,646,063	28.0%
Westmoreland	\$38,873,816	\$49,502,908	27.3%
Totals	\$306,360,320	\$369,915,567	20.7%

Number of Sales

County	Jan - April 2003	Jan - April 2004	Percent Change
Allegheny	5048	5480	8.6%
Beaver	642	673	4.8%
Butler	681	733	7.6%
Washington	736	818	11.1%
Westmoreland	1241	1371	10.5%
Totals	8348	9075	8.7%

Total Dollar Volume

County	Jan - April 2003	Jan - April 2004	Percent Change
Allegheny	\$592,204,384	\$671,331,799	13.4%
Beaver	\$61,511,733	\$64,896,811	5.5%
Butler	\$114,326,651	\$129,766,558	13.5%
Washington	\$97,963,998	\$117,316,823	19.8%
Westmoreland	\$142,434,354	\$160,481,881	12.7%
Totals	\$1,008,441,120	\$1,143,793,872	13.4%

Based on arm's length recorded sales of homes, townhomes & duplexes.

Minimum sale price of \$10,000.

Please cite RealSTATs as source in all references to these statistics.