

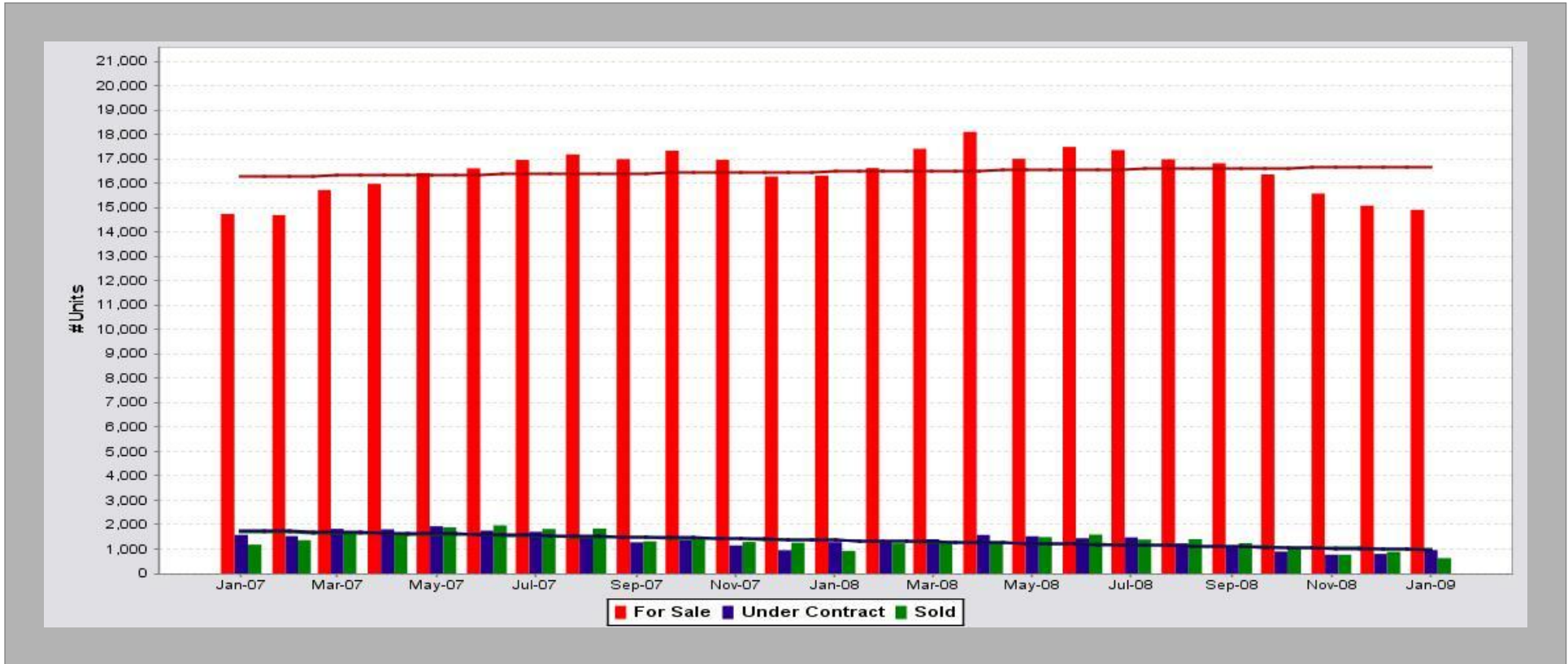


Market Dynamics

Supply & Demand - # Units (FS, UC, Sold)

2 Years (Monthly) 01/01/07 - 01/31/09

Triad Multiple Listing Service



KEY INFORMATION

	Jan-07	Jan-09	# Units Change	Percent Change
For Sale	14,741	14,905	164	1.1
Under Contract	1,576	957	-619	-39.3
Sold	1,178	629	-549	-46.6

For Sale
+1%

UC
-39%

Sold
-47%

MLS: TRIAD	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Single, Townhouse, Condominium, Manufactured, Cluster, Modular, Duplex, Residential)				Sq Ft: All	
All MLS:	TRIAD Multiple Listing Service					



Market Dynamics

Supply & Demand - # Units (FS, UC, Sold) 2 Years (Monthly) 01/01/07 - 01/31/09

Triad Multiple Listing Service

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
Jan-09	14,905	167	957	118	629	108	1,293	227	2,335
Dec-08	15,074	170	804	111	882	106	1,810	242	1,577
Nov-08	15,575	159	772	108	768	98	1,403	205	1,699
Oct-08	16,357	151	900	105	1,024	102	1,712	208	2,288
Sep-08	16,816	148	1,091	111	1,239	101	1,831	209	2,519
Aug-08	16,976	145	1,234	109	1,403	105	1,513	204	2,482
Jul-08	17,357	139	1,481	102	1,389	100	1,770	196	3,059
Jun-08	17,485	138	1,442	101	1,596	98	1,729	214	2,857
May-08	16,997	137	1,528	100	1,491	99	1,259	224	2,945
Apr-08	18,100	146	1,578	102	1,281	103	1,132	219	3,211
Mar-08	17,410	146	1,405	102	1,268	110	1,088	211	3,170
Feb-08	16,619	149	1,288	109	1,237	111	1,061	238	2,835
Jan-08	16,308	152	1,281	113	926	102	1,217	208	2,793
Dec-07	16,270	158	951	106	1,264	98	1,750	240	1,689
Nov-07	16,961	146	1,150	100	1,291	91	1,204	196	2,415
Oct-07	17,328	142	1,376	98	1,398	99	1,389	205	2,846
Sep-07	16,986	139	1,273	98	1,318	92	1,217	200	2,474
Aug-07	17,181	134	1,500	94	1,844	94	1,171	194	3,014
Jul-07	16,953	131	1,706	94	1,823	90	1,080	189	3,096
Jun-07	16,605	130	1,757	93	1,968	93	991	209	3,116
May-07	16,414	130	1,940	95	1,891	96	974	211	3,249
Apr-07	15,972	131	1,808	95	1,639	103	988	202	3,001
Mar-07	15,715	132	1,832	101	1,667	105	915	207	3,379
Feb-07	14,690	137	1,535	102	1,362	101	828	200	2,512
Jan-07	14,741	137	1,576	103	1,178	99	987	196	2,930