

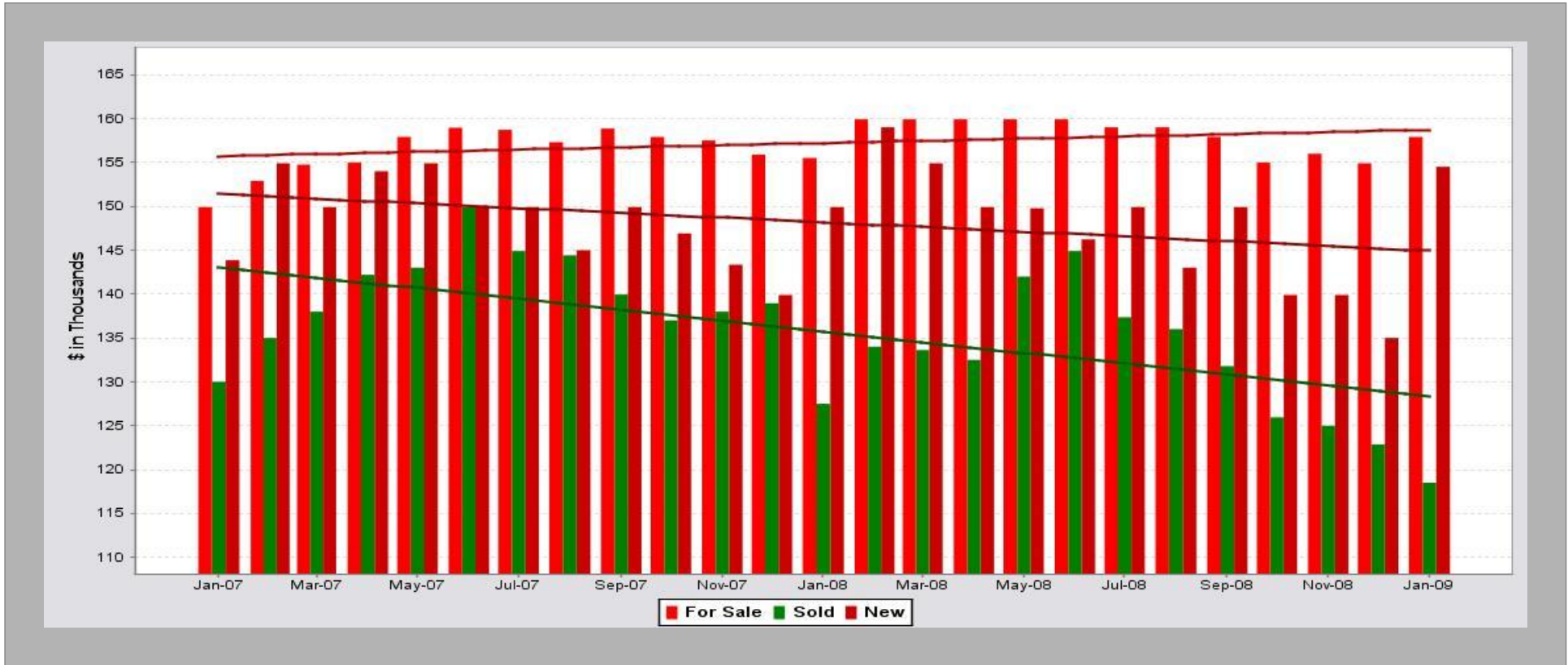


Market Dynamics

Median Price (FS, Sold, New)

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

Triad Multiple Listing Service



KEY INFORMATION

	Jan-07	Jan-09	Median Price Change	Percent Change
For Sale	149,900	157,900	8,000	5.3
Sold	130,000	118,500	-11,500	-8.8
New	143,850	154,500	10,650	7.4

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

Median Price (FS, Sold, New)

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

Triad Multiple Listing Service

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Jan-09	157,900	14,905	120,700	957	118,500	629	161,230	1,293	154,500	2,335
Dec-08	154,900	15,074	119,900	804	122,882	882	155,995	1,810	135,000	1,577
Nov-08	155,990	15,575	122,940	772	125,000	768	166,000	1,403	139,900	1,699
Oct-08	155,000	16,357	124,900	900	125,950	1,024	154,900	1,712	139,900	2,288
Sep-08	157,900	16,816	129,900	1,091	131,787	1,239	169,900	1,831	149,900	2,519
Aug-08	159,000	16,976	134,900	1,234	136,000	1,403	175,000	1,513	143,000	2,482
Jul-08	159,000	17,357	139,900	1,481	137,365	1,389	157,000	1,770	149,900	3,059
Jun-08	159,900	17,485	142,900	1,442	144,900	1,596	164,900	1,729	146,235	2,857
May-08	159,900	16,997	144,375	1,528	142,000	1,491	163,000	1,259	149,777	2,945
Apr-08	159,900	18,100	139,900	1,578	132,500	1,281	154,950	1,132	149,900	3,211
Mar-08	159,900	17,410	139,900	1,405	133,625	1,268	154,950	1,088	154,900	3,170
Feb-08	159,900	16,619	135,000	1,288	134,000	1,237	152,000	1,061	159,000	2,835
Jan-08	155,500	16,308	134,900	1,281	127,500	926	142,500	1,217	149,900	2,793
Dec-07	155,900	16,270	137,700	951	138,950	1,264	158,798	1,750	139,900	1,689
Nov-07	157,500	16,961	136,000	1,150	138,000	1,291	164,900	1,204	143,337	2,415
Oct-07	157,900	17,328	135,950	1,376	137,000	1,398	157,500	1,389	146,900	2,846
Sep-07	158,860	16,986	139,900	1,273	139,950	1,318	162,500	1,217	149,900	2,474
Aug-07	157,300	17,181	139,000	1,500	144,404	1,844	149,900	1,171	145,000	3,014
Jul-07	158,705	16,953	148,500	1,706	144,900	1,823	155,000	1,080	149,900	3,096
Jun-07	158,952	16,605	149,900	1,757	149,900	1,968	149,900	991	149,900	3,116
May-07	157,900	16,414	147,132	1,940	143,000	1,891	139,900	974	154,900	3,249
Apr-07	155,000	15,972	147,350	1,808	142,200	1,639	145,250	988	154,000	3,001
Mar-07	154,750	15,715	145,900	1,832	138,000	1,667	149,900	915	149,900	3,379
Feb-07	152,900	14,690	142,900	1,535	135,000	1,362	143,700	828	154,900	2,512
Jan-07	149,900	14,741	138,950	1,576	130,000	1,178	140,000	987	143,850	2,930