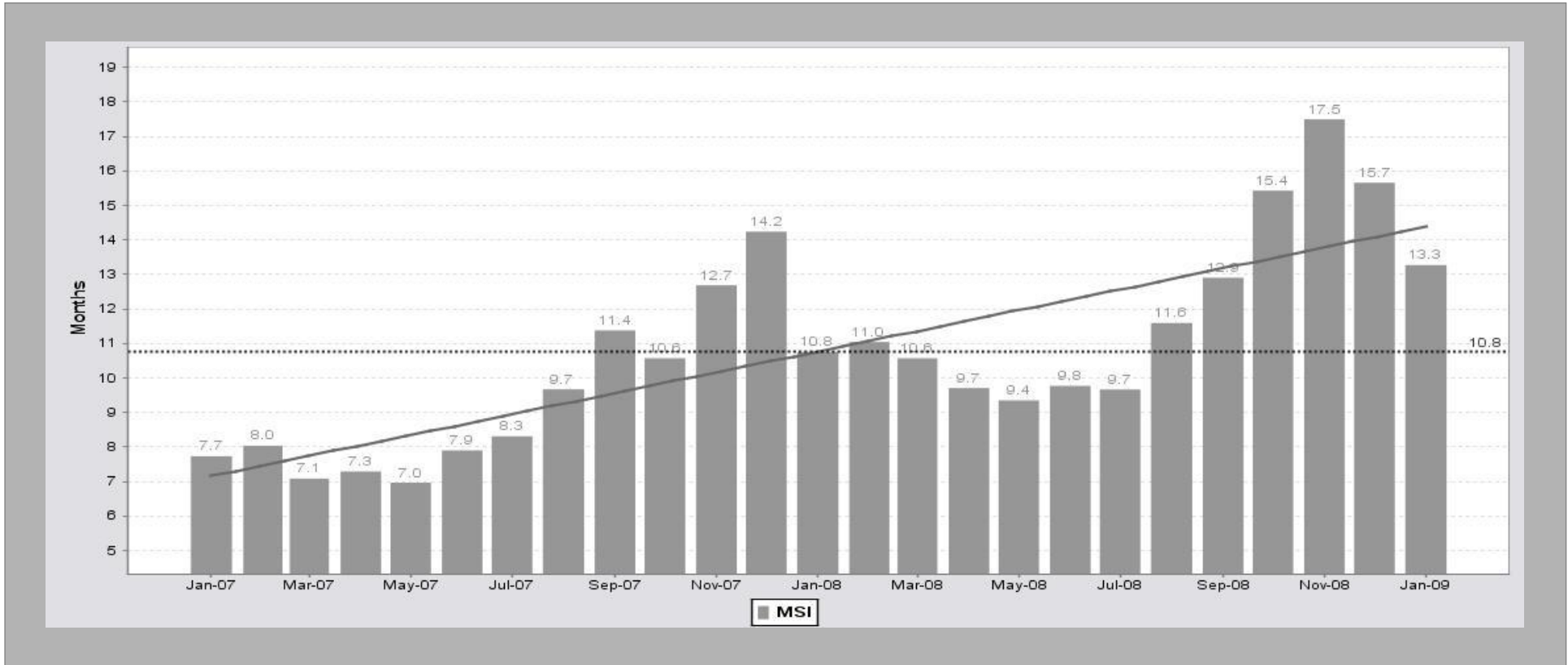




Market Dynamics

Months Supply of Inventory (MSI) 2 Years (Monthly) 01/01/07 - 01/31/09

Triad Multiple Listing Service



KEY INFORMATION

	Jan-07	Jan-09	Change	Percent Change
MSI	7.7	13.3	5.5	71.5

MSI
+72%

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

Months Supply of Inventory (MSI)

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

Triad Multiple Listing Service

Time Period	Months Supply of Inventory	NAR MSI	# Properties For Sale Last Day of Month	# Properties Under Contract	Under Contract Average DOM	# Properties Sold
Jan-09	13.3	20.2	12,700	957	118	629
Dec-08	15.7	14.3	12,586	804	111	882
Nov-08	17.5	17.6	13,502	772	108	768
Oct-08	15.4	13.6	13,886	900	105	1,024
Sep-08	12.9	11.4	14,079	1,091	111	1,239
Aug-08	11.6	10.2	14,306	1,234	109	1,403
Jul-08	9.7	10.3	14,318	1,481	102	1,389
Jun-08	9.8	8.8	14,087	1,442	101	1,596
May-08	9.4	9.6	14,289	1,528	100	1,491
Apr-08	9.7	12.0	15,320	1,578	102	1,281
Mar-08	10.6	11.7	14,853	1,405	102	1,268
Feb-08	11.0	11.5	14,223	1,288	109	1,237
Jan-08	10.8	14.9	13,776	1,281	113	926
Dec-07	14.2	10.7	13,543	951	106	1,264
Nov-07	12.7	11.3	14,585	1,150	100	1,291
Oct-07	10.6	10.4	14,550	1,376	98	1,398
Sep-07	11.4	11.0	14,484	1,273	98	1,318
Aug-07	9.7	7.9	14,505	1,500	94	1,844
Jul-07	8.3	7.8	14,181	1,706	94	1,823
Jun-07	7.9	7.1	13,883	1,757	93	1,968
May-07	7.0	7.1	13,513	1,940	95	1,891
Apr-07	7.3	8.0	13,184	1,808	95	1,639
Mar-07	7.1	7.8	12,986	1,832	101	1,667
Feb-07	8.0	9.1	12,342	1,535	102	1,362
Jan-07	7.7	10.3	12,192	1,576	103	1,178