



Market Dynamics

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

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	3,947	2,816	-1,131	-28.7
Sold	291	114	-177	-60.8
New	610	359	-251	-41.1



MLS: TRIAD	Period: 2 Years (Monthly)	Price: All	Construction Type: New	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					



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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	2,816	222	170	162	114	166	286	343	359
Dec-08	2,915	228	159	162	160	127	361	352	294
Nov-08	2,972	219	126	163	113	123	283	252	240
Oct-08	3,125	208	126	139	172	127	316	272	364
Sep-08	3,307	208	176	164	261	138	399	264	458
Aug-08	3,298	210	251	161	293	146	225	284	305
Jul-08	3,441	199	251	155	265	142	241	273	447
Jun-08	3,617	193	282	130	296	140	377	280	421
May-08	3,565	190	295	146	334	132	260	280	458
Apr-08	4,180	204	325	148	262	145	154	316	534
Mar-08	4,092	202	300	162	286	163	134	277	504
Feb-08	4,039	205	295	163	275	158	155	429	552
Jan-08	3,930	206	262	146	169	127	181	256	479
Dec-07	4,008	210	201	151	323	120	359	313	314
Nov-07	4,121	195	264	115	317	115	161	257	549
Oct-07	4,077	194	300	130	337	127	203	275	598
Sep-07	3,894	193	279	138	293	122	131	268	412
Aug-07	3,955	186	326	126	423	115	151	321	546
Jul-07	3,927	181	366	129	405	131	149	235	553
Jun-07	3,845	181	341	125	453	130	142	309	544
May-07	3,958	182	467	140	460	143	185	306	591
Apr-07	3,950	181	422	140	403	147	156	246	520
Mar-07	4,025	177	466	139	412	131	135	248	587
Feb-07	3,928	174	401	129	343	122	94	246	501
Jan-07	3,947	168	402	115	291	107	118	244	610