

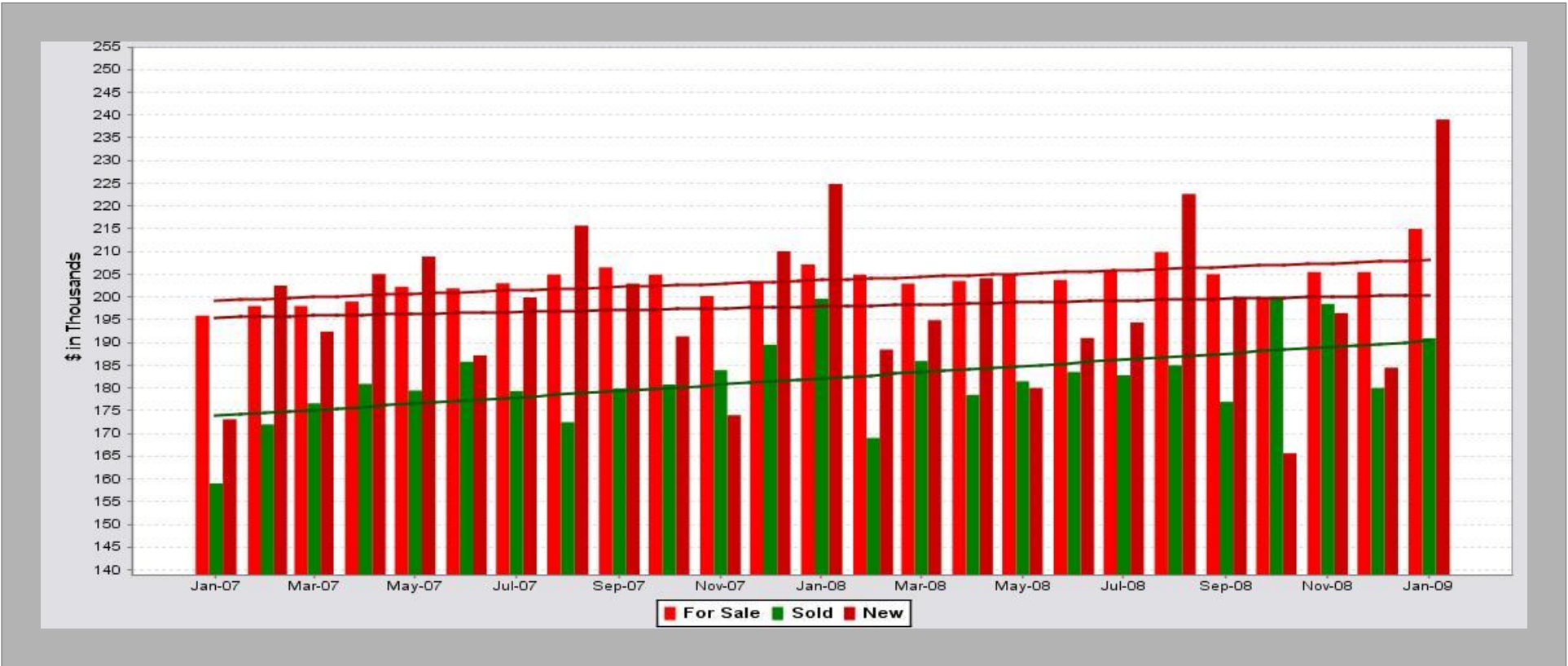


Market Dynamics

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	195,900	214,990	19,090	9.7
Sold	159,000	190,950	31,950	20.1
New	173,127	239,000	65,873	38.0

For Sale
+10%

Sold
+20%

New
+38%

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					



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	214,990	2,816	174,990	170	190,950	114	198,000	286	239,000	359
Dec-08	205,500	2,915	178,900	159	180,000	160	204,890	361	184,445	294
Nov-08	205,500	2,972	178,245	126	198,500	113	184,400	283	196,447	240
Oct-08	199,900	3,125	183,093	126	200,000	172	162,465	316	165,640	364
Sep-08	205,000	3,307	194,900	176	176,956	261	199,990	399	199,950	458
Aug-08	209,900	3,298	187,740	251	185,000	293	259,900	225	222,667	305
Jul-08	205,990	3,441	189,900	251	182,790	265	210,490	241	194,400	447
Jun-08	203,742	3,617	179,575	282	183,500	296	208,900	377	190,990	421
May-08	204,900	3,565	179,900	295	181,500	334	208,936	260	180,005	458
Apr-08	203,508	4,180	179,900	325	178,500	262	229,315	154	204,126	534
Mar-08	202,945	4,092	176,290	300	185,935	286	279,900	134	194,900	504
Feb-08	204,900	4,039	192,800	295	169,000	275	229,900	155	188,432	552
Jan-08	207,148	3,930	187,632	262	199,650	169	186,900	181	224,825	479
Dec-07	203,229	4,008	199,000	201	189,490	323	194,980	359	210,050	314
Nov-07	200,200	4,121	174,822	264	183,900	317	231,552	161	174,000	549
Oct-07	204,900	4,077	187,455	300	180,745	337	234,500	203	191,334	598
Sep-07	206,508	3,894	179,900	279	179,900	293	289,900	131	202,942	412
Aug-07	204,945	3,955	182,661	326	172,500	423	248,900	151	215,702	546
Jul-07	203,000	3,927	194,228	366	179,340	405	209,900	149	199,900	553
Jun-07	201,900	3,845	179,900	341	185,780	453	229,900	142	187,165	544
May-07	202,245	3,958	182,990	467	179,450	460	234,900	185	208,881	591
Apr-07	199,000	3,950	179,200	422	180,903	403	212,400	156	205,048	520
Mar-07	198,000	4,025	179,900	466	176,625	412	264,900	135	192,384	587
Feb-07	198,000	3,928	176,300	401	171,990	343	229,450	94	202,500	501
Jan-07	195,900	3,947	174,900	402	159,000	291	202,500	118	173,127	610