

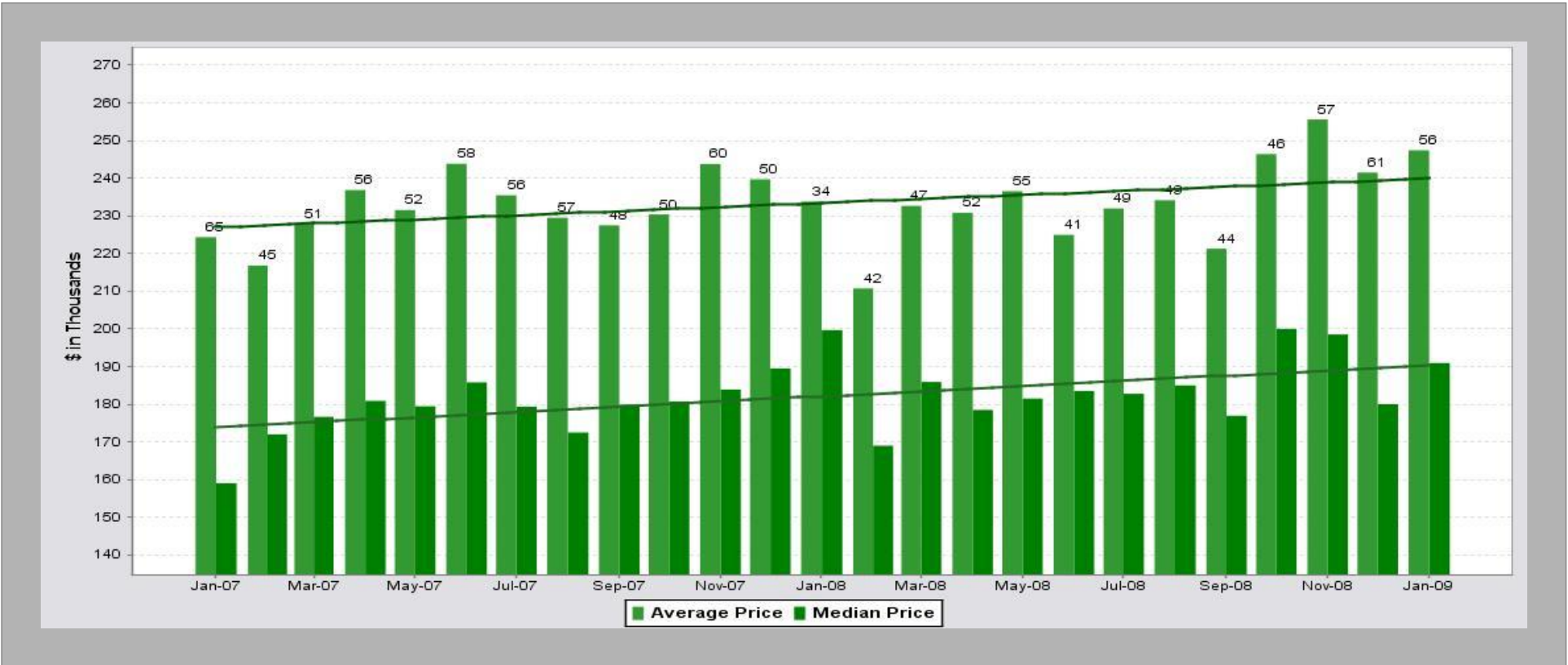


Market Dynamics

Sold Average vs. Median Price

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

Triad Multiple Listing Service



KEY INFORMATION

	Jan-07	Jan-09	Price Change	Percent Change
Average	224,318	247,391	23,073	10.3
Median	159,000	190,950	31,950	20.1



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



Market Dynamics

Sold Average vs. Median Price

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

Triad Multiple Listing Service

Time Period	# Properties Sold	Sold Average \$	Sold Median \$	Average \$ - Median \$	Median \$ as % of Average \$	Sold Avg DOM
Jan-09	114	247,391	190,950	56,442	77.2	166
Dec-08	160	241,484	180,000	61,484	74.5	127
Nov-08	113	255,551	198,500	57,051	77.7	123
Oct-08	172	246,383	200,000	46,383	81.2	127
Sep-08	261	221,286	176,956	44,330	80.0	138
Aug-08	293	234,121	185,000	49,121	79.0	146
Jul-08	265	231,922	182,790	49,132	78.8	142
Jun-08	296	224,942	183,500	41,442	81.6	140
May-08	334	236,537	181,500	55,037	76.7	132
Apr-08	262	230,817	178,500	52,317	77.3	145
Mar-08	286	232,661	185,935	46,726	79.9	163
Feb-08	275	210,727	169,000	41,727	80.2	158
Jan-08	169	233,781	199,650	34,131	85.4	127
Dec-07	323	239,695	189,490	50,205	79.0	120
Nov-07	317	243,722	183,900	59,822	75.4	115
Oct-07	337	230,350	180,745	49,605	78.5	127
Sep-07	293	227,476	179,900	47,576	79.1	122
Aug-07	423	229,479	172,500	56,979	75.2	115
Jul-07	405	235,451	179,340	56,111	76.2	131
Jun-07	453	243,806	185,780	58,026	76.2	130
May-07	460	231,537	179,450	52,087	77.5	143
Apr-07	403	236,844	180,903	55,941	76.4	147
Mar-07	412	227,882	176,625	51,257	77.5	131
Feb-07	343	216,807	171,990	44,817	79.3	122
Jan-07	291	224,318	159,000	65,318	70.9	107