

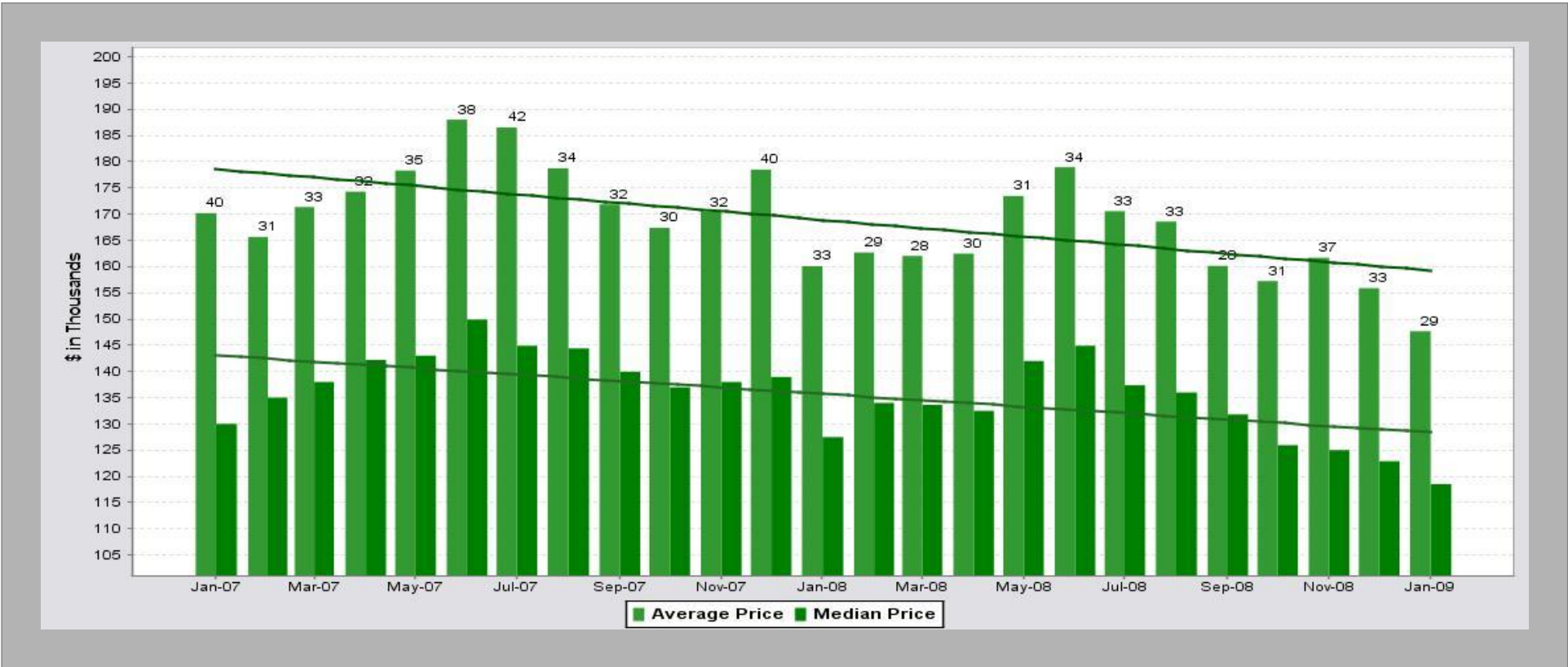


Market Dynamics

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	170,204	147,691	-22,512	-13.2
Median	130,000	118,500	-11,500	-8.8



MLS: TRIAD	Period: 2 Years (Monthly)	Price: All	Construction Type: All	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	629	147,691	118,500	29,191	80.2	108
Dec-08	882	155,891	122,882	33,008	78.8	106
Nov-08	768	161,686	125,000	36,686	77.3	98
Oct-08	1,024	157,257	125,950	31,307	80.1	102
Sep-08	1,239	160,162	131,787	28,375	82.3	101
Aug-08	1,403	168,581	136,000	32,581	80.7	105
Jul-08	1,389	170,579	137,365	33,214	80.5	100
Jun-08	1,596	178,959	144,900	34,059	81.0	98
May-08	1,491	173,474	142,000	31,474	81.9	99
Apr-08	1,281	162,475	132,500	29,975	81.6	103
Mar-08	1,268	162,045	133,625	28,420	82.5	110
Feb-08	1,237	162,716	134,000	28,716	82.4	111
Jan-08	926	160,098	127,500	32,598	79.6	102
Dec-07	1,264	178,504	138,950	39,554	77.8	98
Nov-07	1,291	170,418	138,000	32,418	81.0	91
Oct-07	1,398	167,400	137,000	30,400	81.8	99
Sep-07	1,318	171,877	139,950	31,927	81.4	92
Aug-07	1,844	178,771	144,404	34,368	80.8	94
Jul-07	1,823	186,552	144,900	41,652	77.7	90
Jun-07	1,968	188,014	149,900	38,114	79.7	93
May-07	1,891	178,331	143,000	35,331	80.2	96
Apr-07	1,639	174,288	142,200	32,088	81.6	103
Mar-07	1,667	171,377	138,000	33,377	80.5	105
Feb-07	1,362	165,655	135,000	30,655	81.5	101
Jan-07	1,178	170,204	130,000	40,204	76.4	99