

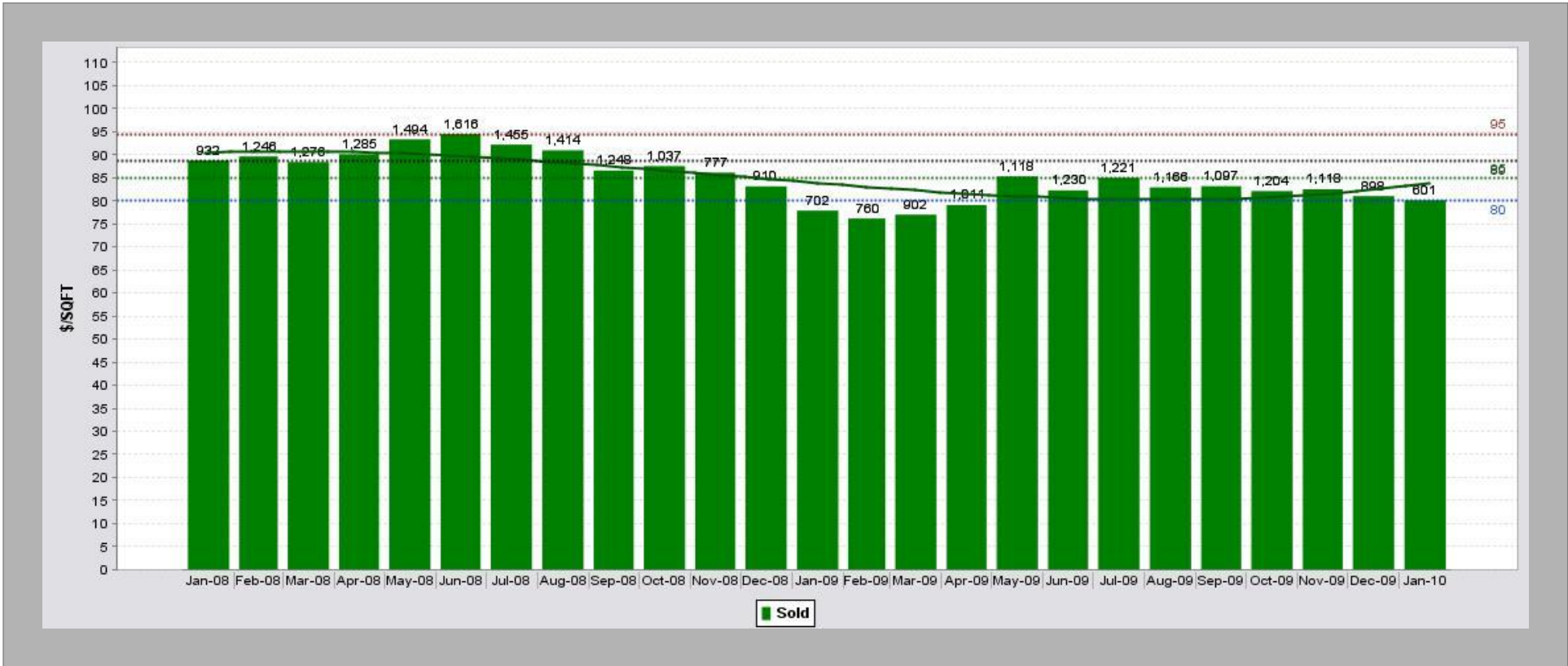


Market Dynamics

Average \$/SQFT (Sold)

2 Years (Monthly) 01/01/08 - 01/31/10

Triad Multiple Listing Service



KEY INFORMATION

	Jan-08	Jan-10	Change	Percent Change
Sold \$/SQFT	89	80	-9	-9.7



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, Other)			Sq Ft: All		
TRIAD Multiple Listing Service						



Market Dynamics

Average \$/SQFT (Sold)

2 Years (Monthly) 01/01/08 - 01/31/10

Triad Multiple Listing Service

Time Period	FOR SALE				UNDER CONTRACT				SOLD				EXPIRED				NEW LISTINGS			
	#	Avg \$	Avg SQFT	\$/SQFT	#	Avg \$	Avg SQFT	\$/SQFT	#	Avg \$	Avg SQFT	\$/SQFT	#	Avg \$	Avg SQFT	\$/SQFT	#	Avg \$	Avg SQFT	\$/SQFT
Jan-10	15,706	211,321	2,006	105	956	148,160	1,823	81	601	147,542	1,841	80	1,231	216,633	2,080	104	2,584	194,780	1,926	101
Dec-09	15,867	213,232	2,013	106	713	151,144	1,840	82	898	150,402	1,858	81	2,032	226,322	2,020	112	1,586	165,363	1,837	90
Nov-09	16,281	215,492	2,025	106	807	163,153	1,862	88	1,118	150,008	1,818	83	1,193	214,319	2,051	104	1,804	182,229	1,906	96
Oct-09	16,998	216,510	2,033	107	1,158	160,747	1,814	89	1,204	147,791	1,801	82	1,363	230,675	2,142	108	2,330	184,592	1,899	97
Sep-09	17,200	216,888	2,035	107	1,174	153,236	1,801	85	1,097	151,469	1,821	83	1,358	221,235	2,032	109	2,367	189,655	1,911	99
Aug-09	17,340	217,628	2,040	107	1,189	159,186	1,814	88	1,166	148,852	1,795	83	1,318	229,761	2,079	111	2,531	184,674	1,914	96
Jul-09	17,241	218,958	2,046	107	1,192	159,306	1,843	86	1,221	160,575	1,889	85	1,240	224,930	2,048	110	2,451	190,137	1,965	97
Jun-09	17,280	219,229	2,041	107	1,264	161,442	1,850	87	1,230	152,107	1,849	82	1,226	224,459	2,014	111	2,415	186,889	1,939	96
May-09	16,995	219,277	2,038	108	1,175	161,587	1,848	87	1,118	161,150	1,889	85	955	209,222	1,974	106	2,183	191,898	1,942	99
Apr-09	17,058	220,113	2,043	108	1,196	169,610	1,893	90	1,011	142,618	1,803	79	1,050	232,498	2,078	112	2,329	214,836	2,037	105
Mar-09	17,062	216,057	2,026	107	1,124	155,990	1,826	85	902	139,426	1,811	77	1,209	212,325	1,996	106	2,544	196,011	1,958	100
Feb-09	16,627	215,752	3,249	66	831	150,236	1,841	82	760	140,923	1,850	76	1,278	214,987	17,922	12	2,239	203,358	2,021	101
Jan-09	16,551	214,016	3,244	66	920	146,721	1,810	81	702	141,837	1,821	78	1,243	221,408	2,038	109	2,333	203,307	1,991	102
Dec-08	17,219	212,050	3,183	67	759	154,079	1,865	83	910	157,099	1,889	83	2,242	208,062	1,938	107	1,572	176,406	1,885	94
Nov-08	17,754	214,186	3,155	68	763	160,222	1,866	86	777	158,162	1,836	86	1,344	227,992	2,045	111	1,694	182,503	1,915	95
Oct-08	18,465	214,462	3,110	69	888	155,593	1,801	86	1,037	159,631	1,824	88	1,517	216,469	2,017	107	2,294	192,742	1,918	100
Sep-08	18,724	214,613	3,096	69	1,086	158,337	1,803	88	1,248	159,478	1,842	87	1,467	223,975	2,026	111	2,518	199,366	1,977	101
Aug-08	18,739	214,458	3,092	69	1,226	167,226	1,831	91	1,414	169,233	1,861	91	1,307	227,469	2,072	110	2,478	191,141	1,929	99
Jul-08	19,099	214,231	3,103	69	1,385	171,952	1,849	93	1,455	170,238	1,847	92	1,453	212,222	2,444	87	2,712	193,004	1,946	99
Jun-08	19,072	214,324	3,101	69	1,445	176,620	1,875	94	1,616	179,252	1,897	95	1,240	213,073	1,979	108	2,748	186,857	1,898	98
May-08	19,058	215,443	3,098	70	1,521	175,766	1,825	96	1,494	173,209	1,856	93	1,213	218,018	1,918	114	2,830	195,415	1,930	101
Apr-08	18,828	215,434	3,110	69	1,559	174,639	1,845	95	1,285	162,460	1,803	90	1,041	221,950	2,029	109	3,096	201,645	1,960	103
Mar-08	18,223	215,378	3,144	69	1,407	175,063	1,835	95	1,276	162,028	1,833	88	1,084	227,503	2,043	112	3,135	198,634	1,935	103
Feb-08	17,506	213,726	3,181	67	1,306	170,382	1,845	92	1,246	162,446	1,812	90	1,112	195,011	1,837	106	2,813	200,873	9,237	22
Jan-08	17,169	211,061	1,994	106	1,268	167,354	1,807	93	932	159,526	1,798	89	1,208	194,593	1,830	106	2,749	204,390	1,968	104