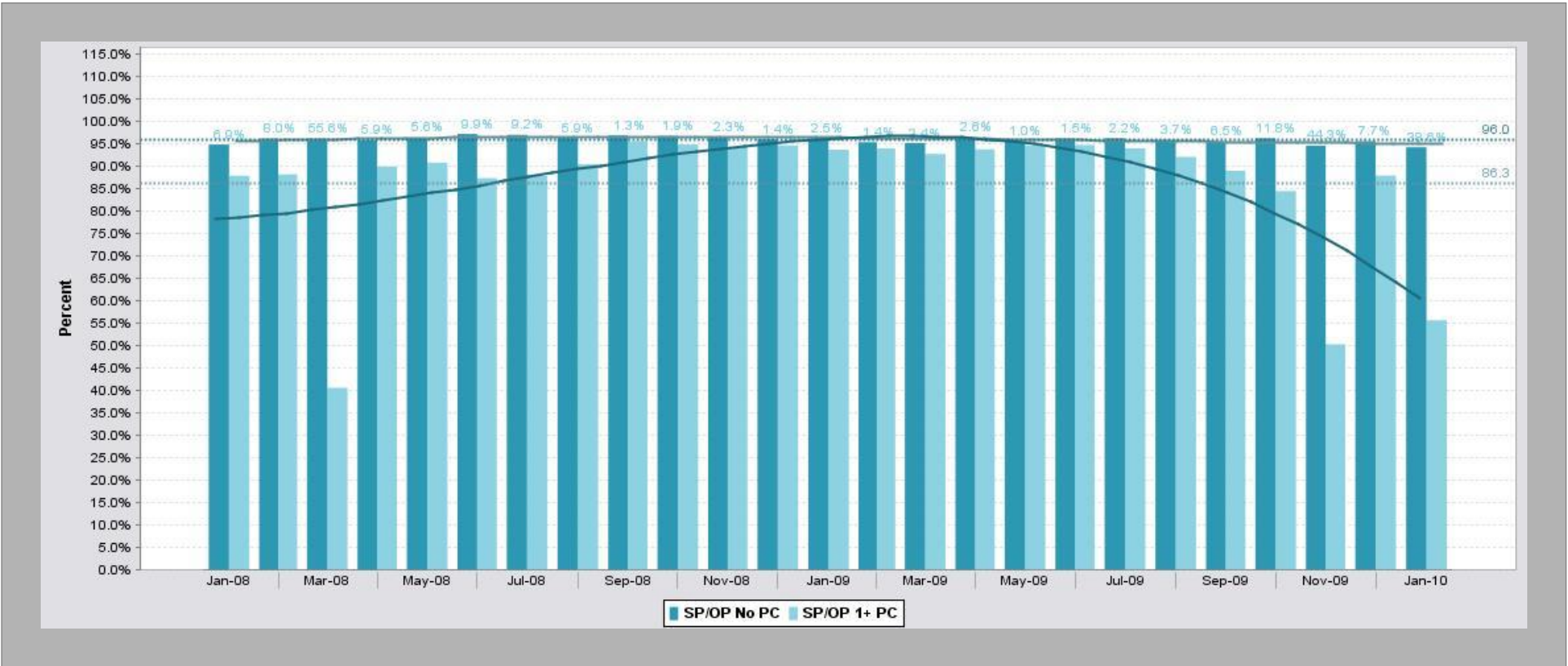




Market Dynamics

Average SP/OP Comparison – No Price Changes vs. 1+ Price Changes 2 Years (Monthly) 01/01/08 - 01/31/10

Triad Multiple Listing Service



KEY INFORMATION

	Jan-08	Jan-10	Change	Percent Change
SP/OP - No Price	94.8	94.2	-0.6	-0.6
SP/OP - 1+ Price	87.8	55.6	-32.2	-36.7



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 SP/OP Comparison – No Price Changes vs. 1+ Price Changes 2 Years (Monthly) 01/01/08 - 01/31/10

Triad Multiple Listing Service

Time Period	No Price Changes			1+ Price Changes		
	# Sold	Average SP/OP	Average DOM	# Sold	Average SP/OP	Average DOM
Jan-10	294	94.2	63	307	55.6	177
Dec-09	459	95.5	57	439	87.9	167
Nov-09	555	94.5	58	563	50.2	161
Oct-09	612	96.2	60	592	84.4	172
Sep-09	538	95.4	64	559	88.9	175
Aug-09	586	95.8	62	580	92.0	166
Jul-09	609	96.2	62	612	94.0	179
Jun-09	635	96.1	60	595	94.7	170
May-09	523	95.6	57	595	94.6	179
Apr-09	471	96.3	60	540	93.7	165
Mar-09	393	95.1	64	509	92.7	162
Feb-09	309	95.3	62	451	93.9	160
Jan-09	304	96.1	58	398	93.6	161
Dec-08	415	96.0	56	495	94.6	150
Nov-08	391	96.5	55	386	94.2	150
Oct-08	513	96.7	57	524	94.8	150
Sep-08	638	96.8	66	610	95.5	145
Aug-08	716	96.3	63	698	90.4	157
Jul-08	820	96.9	64	635	87.8	152
Jun-08	941	97.2	68	675	87.3	148
May-08	896	96.3	67	598	90.8	159
Apr-08	772	95.7	77	513	89.8	155
Mar-08	769	96.1	86	507	40.6	151
Feb-08	772	96.2	101	474	88.1	145
Jan-08	636	94.8	95	296	87.8	132