

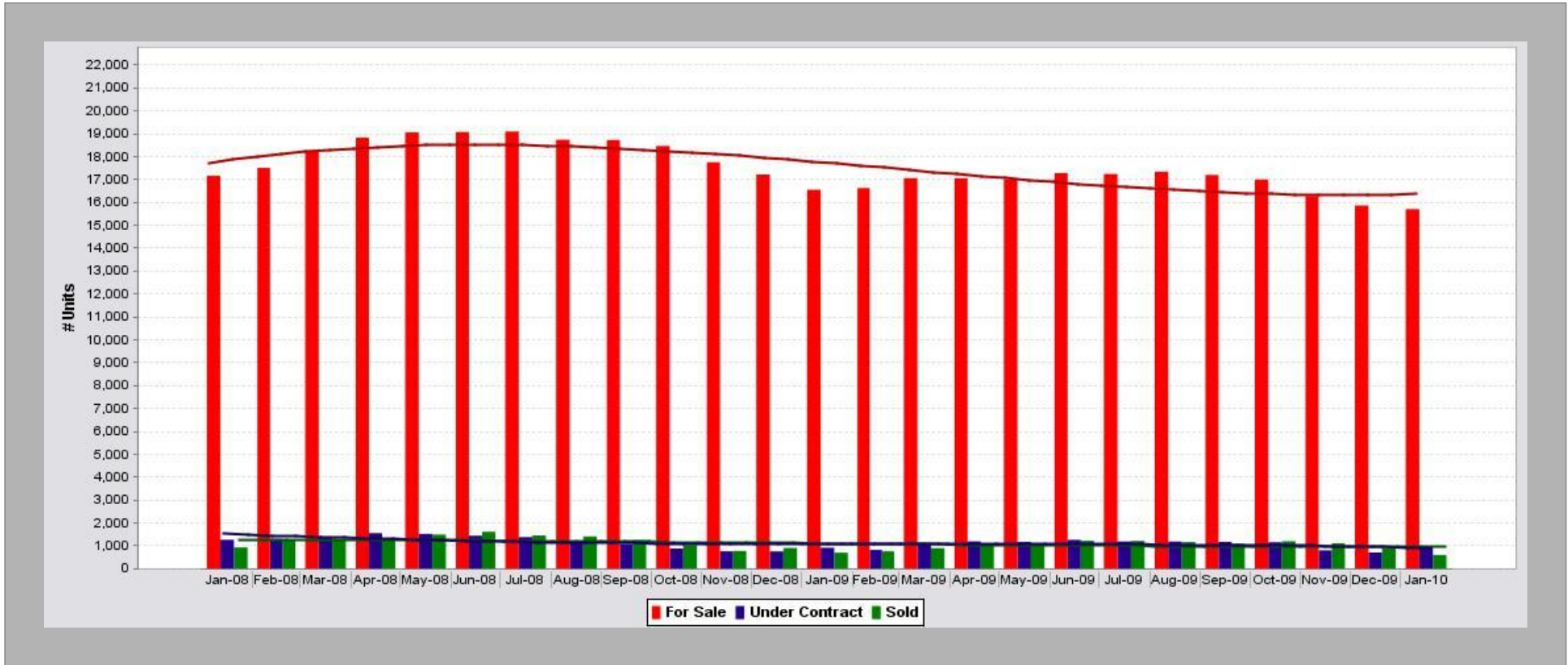


Market Dynamics

Supply & Demand - # Units (FS, UC, Sold)

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

Triad Multiple Listing Service



KEY INFORMATION

	Jan-08	Jan-10	# Units Change	Percent Change
For Sale	17,169	15,706	-1,463	-8.5
Under Contract	1,268	956	-312	-24.6
Sold	932	601	-331	-35.5



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

Supply & Demand - # Units (FS, UC, Sold) 2 Years (Monthly) 01/01/08 - 01/31/10

Triad Multiple Listing Service

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
Jan-10	15,706	172	956	113	601	121	1,231	229	2,584
Dec-09	15,867	204	713	117	898	111	2,032	260	1,586
Nov-09	16,281	215	807	115	1,118	110	1,193	214	1,804
Oct-09	16,998	224	1,158	116	1,204	115	1,363	225	2,330
Sep-09	17,200	235	1,174	113	1,097	121	1,358	239	2,367
Aug-09	17,340	243	1,189	121	1,166	114	1,318	216	2,531
Jul-09	17,241	250	1,192	110	1,221	120	1,240	234	2,451
Jun-09	17,280	257	1,264	122	1,230	113	1,226	235	2,415
May-09	16,995	262	1,175	118	1,118	122	955	205	2,183
Apr-09	17,058	265	1,196	119	1,011	116	1,050	214	2,329
Mar-09	17,062	269	1,124	119	902	119	1,209	221	2,544
Feb-09	16,627	274	831	120	760	120	1,278	193	2,239
Jan-09	16,551	276	920	121	702	117	1,243	207	2,333
Dec-08	17,219	278	759	114	910	107	2,242	229	1,572
Nov-08	17,754	276	763	110	777	102	1,344	204	1,694
Oct-08	18,465	271	888	105	1,037	104	1,517	202	2,294
Sep-08	18,724	268	1,086	111	1,248	105	1,467	199	2,518
Aug-08	18,739	265	1,226	109	1,414	109	1,307	194	2,478
Jul-08	19,099	261	1,385	103	1,455	103	1,453	200	2,712
Jun-08	19,072	260	1,445	103	1,616	101	1,240	226	2,748
May-08	19,058	258	1,521	104	1,494	104	1,213	200	2,830
Apr-08	18,828	258	1,559	105	1,285	108	1,041	198	3,096
Mar-08	18,223	259	1,407	104	1,276	112	1,084	194	3,135
Feb-08	17,506	264	1,306	112	1,246	118	1,112	208	2,813
Jan-08	17,169	266	1,268	118	932	107	1,208	189	2,749