

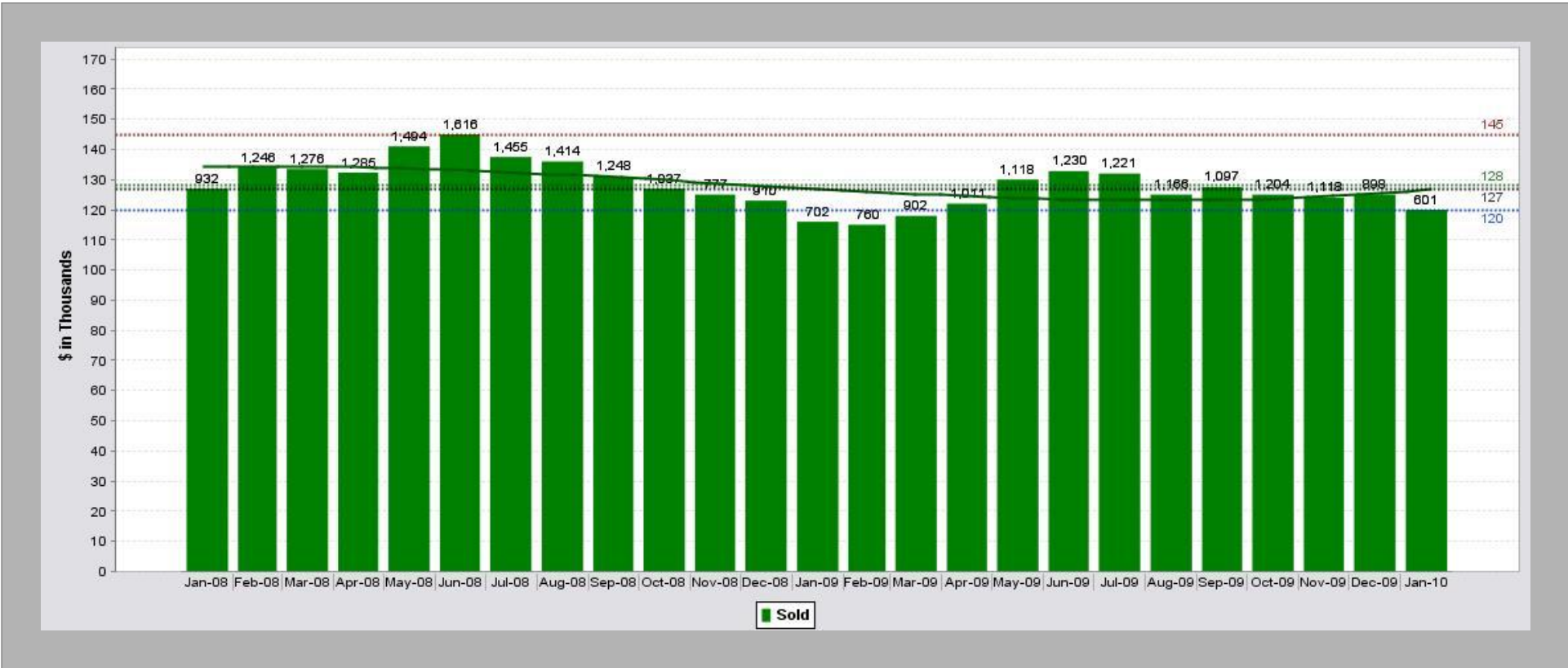


# Market Dynamics

## Median Price (Sold)

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

Triad Multiple Listing Service



#### KEY INFORMATION

|      | Jan-08  | Jan-10  | Median Price Change | Percent Change |
|------|---------|---------|---------------------|----------------|
| Sold | 127,000 | 120,000 | -7,000              | -5.5           |

|                                |  |            |                        |               |                |               |
|--------------------------------|--|------------|------------------------|---------------|----------------|---------------|
| 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

### Median Price (Sold)

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

Triad Multiple Listing Service

| Time Period | FOR SALE  |              | UNDER CONTRACT |              | SOLD      |              | EXPIRED   |              | NEW LISTINGS |              |
|-------------|-----------|--------------|----------------|--------------|-----------|--------------|-----------|--------------|--------------|--------------|
|             | Median \$ | # Properties | Median \$      | # Properties | Median \$ | # Properties | Median \$ | # Properties | Median \$    | # Properties |
| Jan-10      | 149,900   | 15,706       | 123,537        | 956          | 120,000   | 601          | 158,960   | 1,231        | 142,359      | 2,584        |
| Dec-09      | 153,900   | 15,867       | 129,940        | 713          | 125,000   | 898          | 165,000   | 2,032        | 129,900      | 1,586        |
| Nov-09      | 154,900   | 16,281       | 129,900        | 807          | 124,000   | 1,118        | 159,000   | 1,193        | 139,900      | 1,804        |
| Oct-09      | 155,000   | 16,998       | 126,762        | 1,158        | 125,000   | 1,204        | 168,900   | 1,363        | 139,900      | 2,330        |
| Sep-09      | 157,500   | 17,200       | 129,900        | 1,174        | 127,500   | 1,097        | 165,450   | 1,358        | 139,500      | 2,367        |
| Aug-09      | 159,000   | 17,340       | 128,000        | 1,189        | 125,000   | 1,166        | 164,900   | 1,318        | 139,900      | 2,531        |
| Jul-09      | 159,000   | 17,241       | 130,500        | 1,192        | 132,000   | 1,221        | 159,900   | 1,240        | 143,500      | 2,451        |
| Jun-09      | 159,000   | 17,280       | 133,250        | 1,264        | 132,800   | 1,230        | 154,700   | 1,226        | 144,900      | 2,415        |
| May-09      | 159,500   | 16,995       | 133,500        | 1,175        | 130,000   | 1,118        | 155,000   | 955          | 144,900      | 2,183        |
| Apr-09      | 159,900   | 17,058       | 139,900        | 1,196        | 122,000   | 1,011        | 159,900   | 1,050        | 157,335      | 2,329        |
| Mar-09      | 156,900   | 17,062       | 129,900        | 1,124        | 117,945   | 902          | 157,000   | 1,209        | 149,925      | 2,544        |
| Feb-09      | 156,900   | 16,627       | 124,000        | 831          | 115,000   | 760          | 172,435   | 1,278        | 150,000      | 2,239        |
| Jan-09      | 154,900   | 16,551       | 123,192        | 920          | 115,995   | 702          | 159,900   | 1,243        | 149,900      | 2,333        |
| Dec-08      | 154,100   | 17,219       | 119,900        | 759          | 123,000   | 910          | 154,175   | 2,242        | 132,700      | 1,572        |
| Nov-08      | 155,000   | 17,754       | 124,000        | 763          | 125,000   | 777          | 166,727   | 1,344        | 135,900      | 1,694        |
| Oct-08      | 155,795   | 18,465       | 125,000        | 888          | 127,000   | 1,037        | 159,900   | 1,517        | 138,900      | 2,294        |
| Sep-08      | 157,648   | 18,724       | 129,900        | 1,086        | 131,000   | 1,248        | 164,900   | 1,467        | 148,950      | 2,518        |
| Aug-08      | 158,900   | 18,739       | 136,250        | 1,226        | 136,000   | 1,414        | 169,900   | 1,307        | 140,000      | 2,478        |
| Jul-08      | 159,000   | 19,099       | 139,900        | 1,385        | 137,500   | 1,455        | 154,900   | 1,453        | 148,900      | 2,712        |
| Jun-08      | 159,900   | 19,072       | 144,900        | 1,445        | 145,000   | 1,616        | 162,000   | 1,240        | 144,900      | 2,748        |
| May-08      | 159,900   | 19,058       | 144,900        | 1,521        | 141,000   | 1,494        | 163,000   | 1,213        | 149,900      | 2,830        |
| Apr-08      | 159,900   | 18,828       | 139,800        | 1,559        | 132,283   | 1,285        | 159,000   | 1,041        | 149,900      | 3,096        |
| Mar-08      | 159,900   | 18,223       | 139,650        | 1,407        | 133,500   | 1,276        | 159,900   | 1,084        | 154,000      | 3,135        |
| Feb-08      | 158,995   | 17,506       | 135,950        | 1,306        | 134,000   | 1,246        | 149,900   | 1,112        | 156,000      | 2,813        |
| Jan-08      | 154,900   | 17,169       | 134,900        | 1,268        | 127,000   | 932          | 139,975   | 1,208        | 149,900      | 2,749        |