



Market Dynamics

Months Supply of Inventory (MSI)

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

Triad Multiple Listing Service



KEY INFORMATION

	Jan-08	Jan-10	Change	Percent Change
MSI	12	14	3	22.0

MLS: TRIAD	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Single, Townhouse, Condominium, Manufactured, Cluster, Modular, Duplex, Other)				Sq Ft: All	
All MLS:	TRIAD Multiple Listing Service					



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Time Period	Months Supply of Inventory	NAR MSI	# Properties For Sale Last Day of Month	# Properties Under Contract	Under Contract Average DOM	# Properties Sold
Jan-10	14.1	22.5	13,519	956	113	601
Dec-09	18.4	14.6	13,122	713	117	898
Nov-09	17.7	12.8	14,281	807	115	1,118
Oct-09	12.5	12.0	14,477	1,158	116	1,204
Sep-09	12.5	13.4	14,668	1,174	113	1,097
Aug-09	12.5	12.7	14,833	1,189	121	1,166
Jul-09	12.4	12.1	14,809	1,192	110	1,221
Jun-09	11.7	12.0	14,790	1,264	122	1,230
May-09	12.7	13.3	14,865	1,175	118	1,118
Apr-09	12.4	14.7	14,812	1,196	119	1,011
Mar-09	13.1	16.3	14,729	1,124	119	902
Feb-09	17.5	19.1	14,518	831	120	760
Jan-09	15.6	20.5	14,388	920	121	702
Dec-08	18.7	15.6	14,218	759	114	910
Nov-08	20.5	20.1	15,647	763	110	777
Oct-08	18.1	15.5	16,060	888	105	1,037
Sep-08	14.9	13.0	16,171	1,086	111	1,248
Aug-08	13.2	11.5	16,206	1,226	109	1,414
Jul-08	11.7	11.2	16,261	1,385	103	1,455
Jun-08	11.3	10.1	16,387	1,445	103	1,616
May-08	10.7	10.9	16,324	1,521	104	1,494
Apr-08	10.4	12.6	16,228	1,559	105	1,285
Mar-08	11.2	12.3	15,732	1,407	104	1,276
Feb-08	11.6	12.1	15,088	1,306	112	1,246
Jan-08	11.6	15.8	14,693	1,268	118	932