

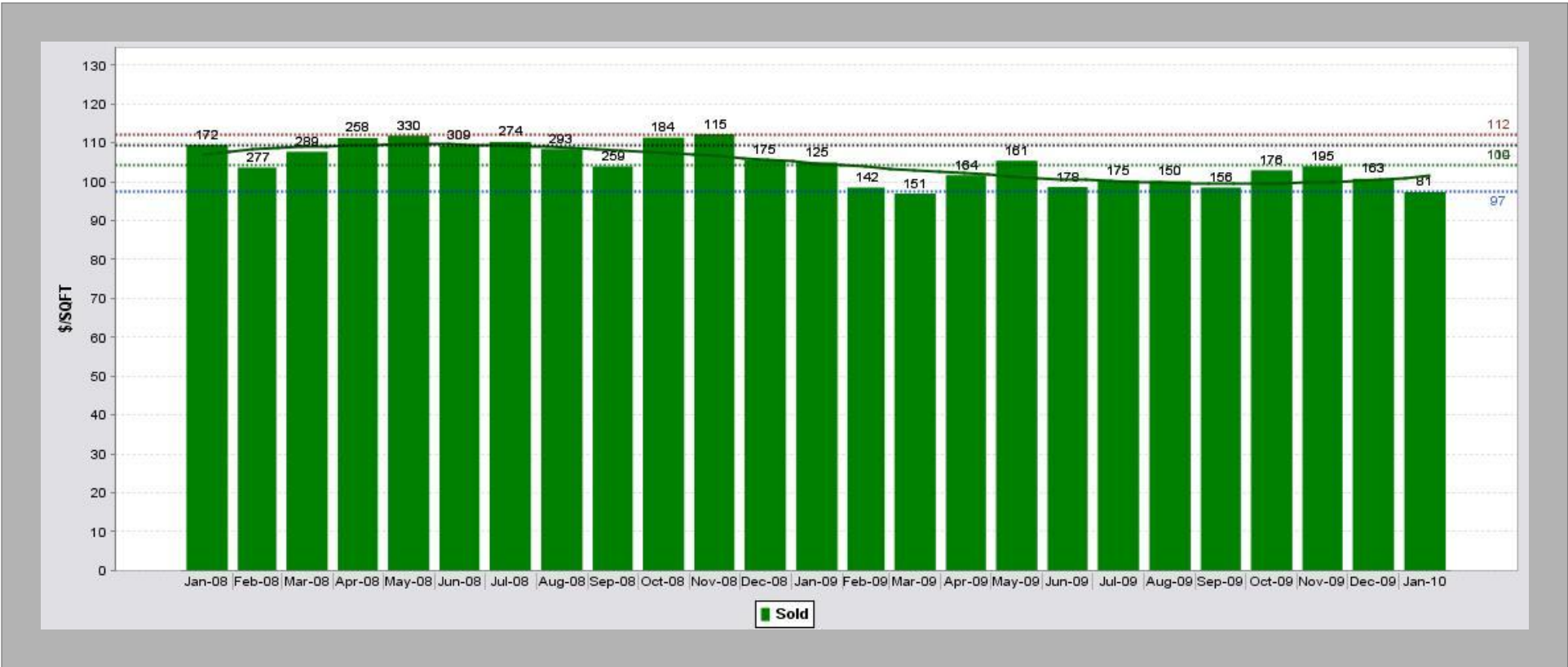


Market Dynamics

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	110	97	-12	-11.1

MLS: TRIAD	Period: 2 Years (Monthly)	Price: All	Construction Type: New	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					



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	2,313	254,027	2,158	118	141	221,847	2,164	102	81	220,719	2,267	97	125	270,124	2,410	112	261	228,162	2,167	105
Dec-09	2,525	260,920	2,161	121	126	211,088	2,169	97	163	224,107	2,223	101	347	300,320	2,181	138	200	230,302	2,183	106
Nov-09	2,604	260,396	2,167	121	154	206,524	2,124	97	195	220,046	2,115	104	125	268,032	2,370	113	248	211,689	2,161	101
Oct-09	2,687	267,209	2,181	123	172	241,956	2,123	114	176	208,324	2,023	103	159	319,500	2,451	130	268	238,178	2,191	109
Sep-09	2,822	265,422	2,165	123	178	215,270	2,093	103	156	206,896	2,100	99	225	251,311	2,053	122	229	241,130	2,221	109
Aug-09	2,936	264,906	2,159	123	169	216,101	2,076	104	150	211,822	2,114	100	174	272,652	2,225	123	369	211,599	1,978	107
Jul-09	2,952	269,784	2,195	123	168	226,514	2,202	103	175	221,224	2,204	100	217	270,336	2,319	117	243	218,459	2,121	103
Jun-09	3,088	270,020	2,195	123	192	231,549	2,167	107	178	205,250	2,080	99	187	246,248	2,115	116	250	244,551	2,075	118
May-09	3,153	268,726	2,196	122	169	207,001	2,020	102	161	234,496	2,225	105	146	271,415	2,226	122	216	237,509	2,158	110
Apr-09	3,305	270,829	2,208	123	178	246,961	2,299	107	164	227,356	2,236	102	190	290,203	2,265	128	246	274,328	2,344	117
Mar-09	3,429	267,911	2,189	122	185	228,899	2,168	106	151	202,912	2,092	97	185	263,317	2,076	127	325	235,827	2,151	110
Feb-09	3,560	265,290	2,162	123	147	206,184	2,088	99	142	201,406	2,044	99	309	233,337	1,880	124	310	277,564	2,287	121
Jan-09	3,676	259,859	2,147	121	168	201,440	2,051	98	125	229,819	2,189	105	258	244,233	2,173	112	354	285,845	2,328	123
Dec-08	3,917	255,209	2,127	120	147	225,955	2,197	103	175	243,328	2,304	106	448	250,863	2,097	120	289	225,681	2,113	107
Nov-08	3,981	257,553	2,134	121	130	228,529	2,213	103	115	254,972	2,271	112	223	274,333	2,196	125	241	248,051	2,111	118
Oct-08	4,069	258,180	2,139	121	130	225,691	2,084	108	184	243,883	2,190	111	199	279,684	2,230	125	367	225,207	1,994	113
Sep-08	4,082	261,211	2,162	121	181	242,106	2,227	109	259	221,709	2,133	104	199	274,162	2,261	121	454	265,199	2,244	118
Aug-08	4,062	259,569	2,158	120	260	231,576	2,154	107	293	236,375	2,180	108	174	277,582	2,301	121	300	267,784	2,320	115
Jul-08	4,184	258,899	2,154	120	249	239,252	2,189	109	274	231,535	2,100	110	173	286,838	2,302	125	443	245,351	2,158	114
Jun-08	4,275	259,057	2,147	121	298	230,658	2,094	110	309	227,448	2,080	109	236	272,002	2,104	129	421	232,540	2,112	110
May-08	4,418	257,797	2,124	121	299	224,732	2,041	110	330	237,431	2,122	112	265	234,639	1,829	128	441	242,158	2,068	117
Apr-08	4,427	257,851	2,128	121	310	232,159	2,082	112	258	232,607	2,090	111	140	267,021	2,183	122	522	257,285	2,181	118
Mar-08	4,347	259,270	2,130	122	300	234,472	2,055	114	289	232,711	2,160	108	142	348,602	2,529	139	511	247,586	2,152	115
Feb-08	4,299	259,000	2,122	122	306	225,560	2,136	106	277	209,657	2,023	104	157	279,544	1,974	142	558	238,186	2,066	115
Jan-08	4,161	258,874	2,119	122	258	234,858	2,115	111	172	232,850	2,126	110	162	222,529	1,851	120	475	270,454	2,271	119