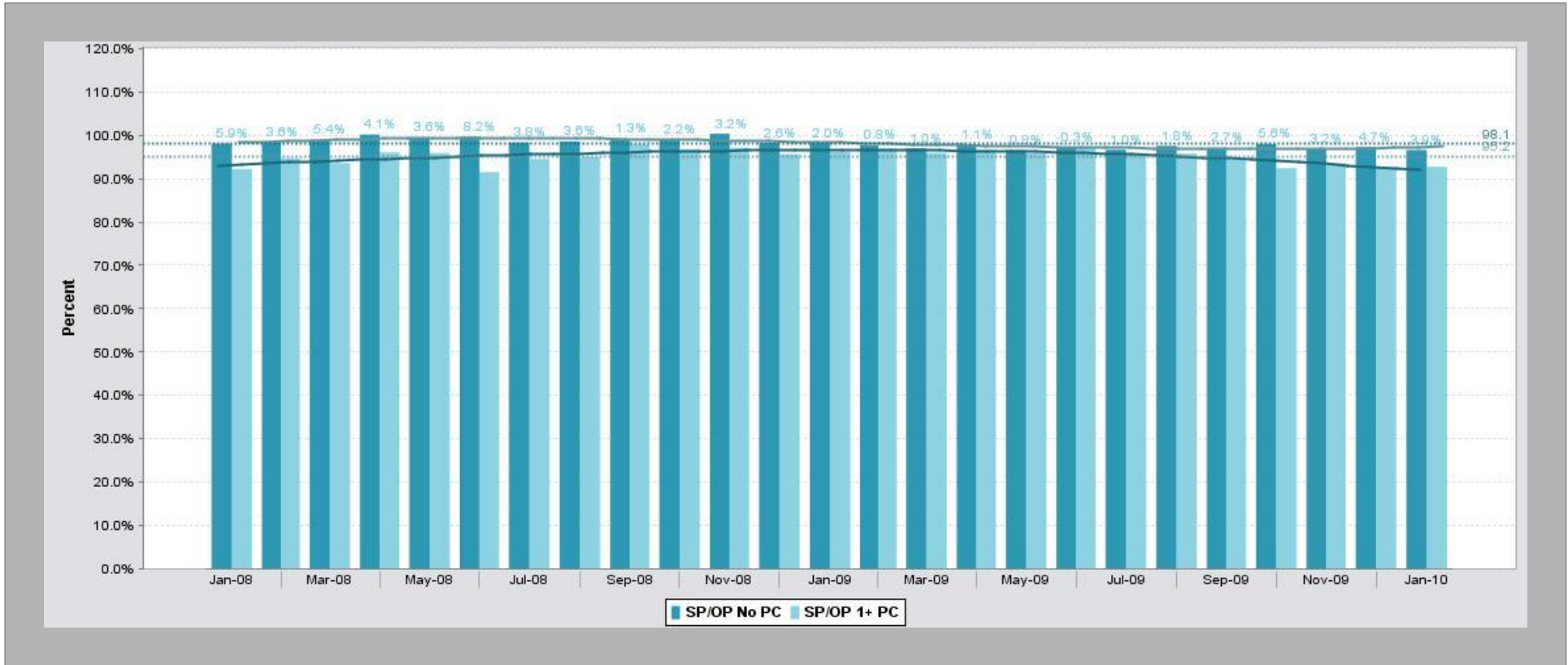




Market Dynamics

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	98.1	96.6	-1.5	-1.5
SP/OP - 1+ Price	92.2	92.7	0.5	0.5



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 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	42	96.6	97	39	92.7	307
Dec-09	104	97.3	67	59	92.5	272
Nov-09	98	96.8	73	97	93.6	231
Oct-09	98	98.0	98	78	92.4	266
Sep-09	84	97.1	107	72	94.4	268
Aug-09	74	97.6	116	76	95.8	240
Jul-09	93	96.7	103	82	95.7	266
Jun-09	93	97.0	98	85	97.3	254
May-09	74	96.6	117	87	95.8	248
Apr-09	81	97.8	89	83	96.6	233
Mar-09	65	97.0	91	86	96.0	205
Feb-09	48	97.7	98	94	96.9	228
Jan-09	62	98.2	104	63	96.2	293
Dec-08	78	98.2	66	97	95.6	185
Nov-08	54	100.4	68	61	97.1	204
Oct-08	99	99.0	70	85	96.8	207
Sep-08	137	99.3	115	122	98.0	195
Aug-08	137	98.6	114	156	95.0	206
Jul-08	145	98.3	114	129	94.5	207
Jun-08	194	99.7	116	115	91.5	208
May-08	180	99.5	104	150	95.9	204
Apr-08	172	100.2	145	86	96.0	216
Mar-08	168	99.0	134	121	93.6	213
Feb-08	185	98.3	160	92	94.7	209
Jan-08	139	98.1	132	33	92.2	196