

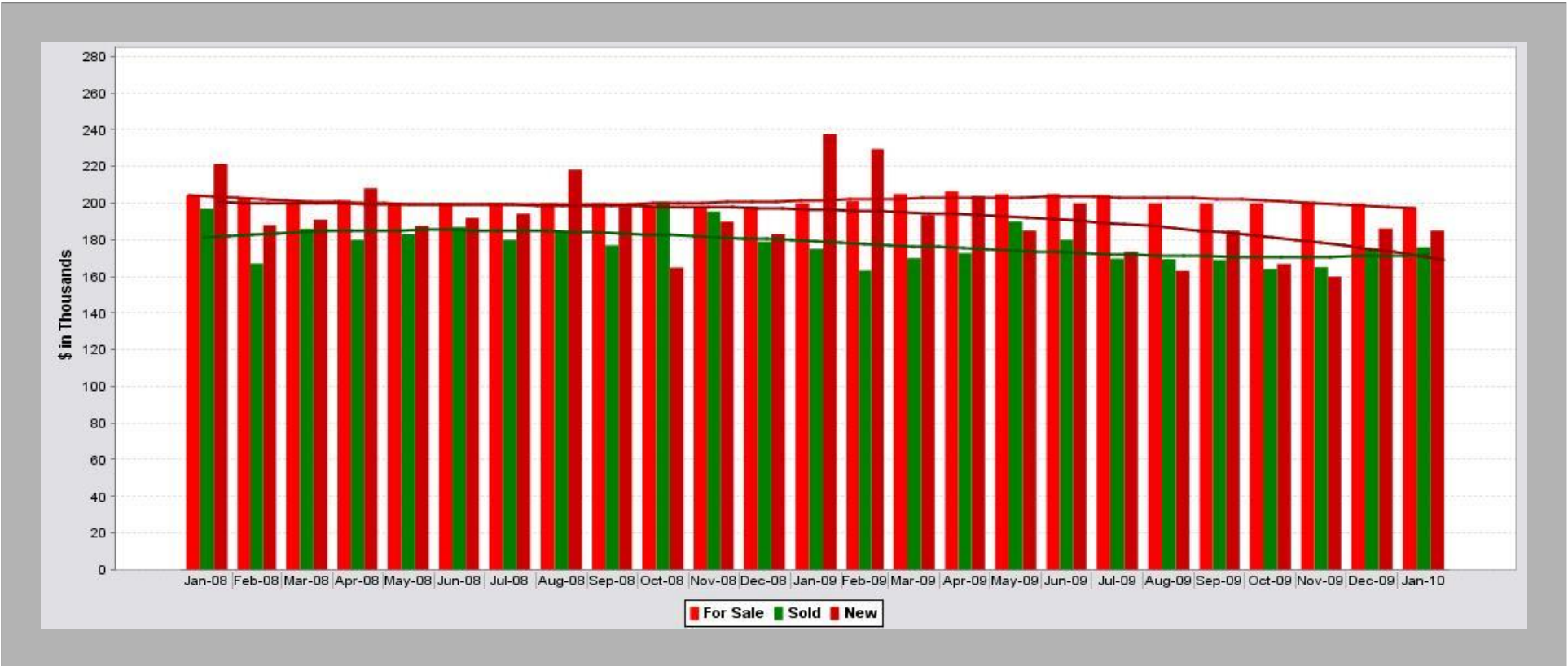


Market Dynamics

Median Price (FS, Sold, New)

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

Triad Multiple Listing Service



KEY INFORMATION

	Jan-08	Jan-10	Median Price Change	Percent Change
For Sale	204,200	197,900	-6,300	-3.1
Sold	196,796	176,000	-20,796	-10.6
New	221,300	184,990	-36,310	-16.4



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
Median Price (FS, Sold, New)
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	197,900	2,313	176,900	141	176,000	81	239,900	125	184,990	261
Dec-09	199,875	2,525	174,968	126	175,358	163	215,900	347	186,126	200
Nov-09	199,900	2,604	169,450	154	165,000	195	229,900	125	159,900	248
Oct-09	199,900	2,687	171,450	172	163,950	176	213,475	159	166,816	268
Sep-09	199,900	2,822	164,060	178	168,968	156	184,900	225	185,000	229
Aug-09	199,900	2,936	171,880	169	169,400	150	214,106	174	162,990	369
Jul-09	204,398	2,952	175,155	168	169,700	175	219,900	217	173,453	243
Jun-09	205,000	3,088	186,750	192	179,945	178	188,240	187	199,900	250
May-09	204,900	3,153	172,586	169	190,000	161	244,445	146	185,000	216
Apr-09	206,500	3,305	192,067	178	172,648	164	208,831	190	203,757	246
Mar-09	205,000	3,429	187,729	185	169,920	151	209,900	185	193,500	325
Feb-09	200,995	3,560	172,146	147	163,153	142	188,325	309	229,450	310
Jan-09	199,900	3,676	173,680	168	175,000	125	197,846	258	237,700	354
Dec-08	198,000	3,917	174,990	147	179,000	175	199,900	448	182,990	289
Nov-08	198,000	3,981	181,390	130	195,400	115	194,990	223	189,900	241
Oct-08	198,000	4,069	182,308	130	200,718	184	218,500	199	164,786	367
Sep-08	199,900	4,082	189,040	181	176,956	259	233,749	199	198,006	454
Aug-08	199,900	4,062	187,320	260	184,600	293	254,768	174	218,204	300
Jul-08	199,900	4,184	195,400	249	179,945	274	214,500	173	194,260	443
Jun-08	199,990	4,275	189,900	298	187,000	309	229,900	236	191,949	421
May-08	199,995	4,418	181,752	299	183,000	330	211,160	265	187,500	441
Apr-08	201,500	4,427	183,694	310	179,900	258	229,900	140	208,076	522
Mar-08	199,990	4,347	176,895	300	186,000	289	279,450	142	190,900	511
Feb-08	202,700	4,299	188,945	306	167,016	277	229,900	157	187,984	558
Jan-08	204,200	4,161	184,600	258	196,796	172	159,420	162	221,300	475