

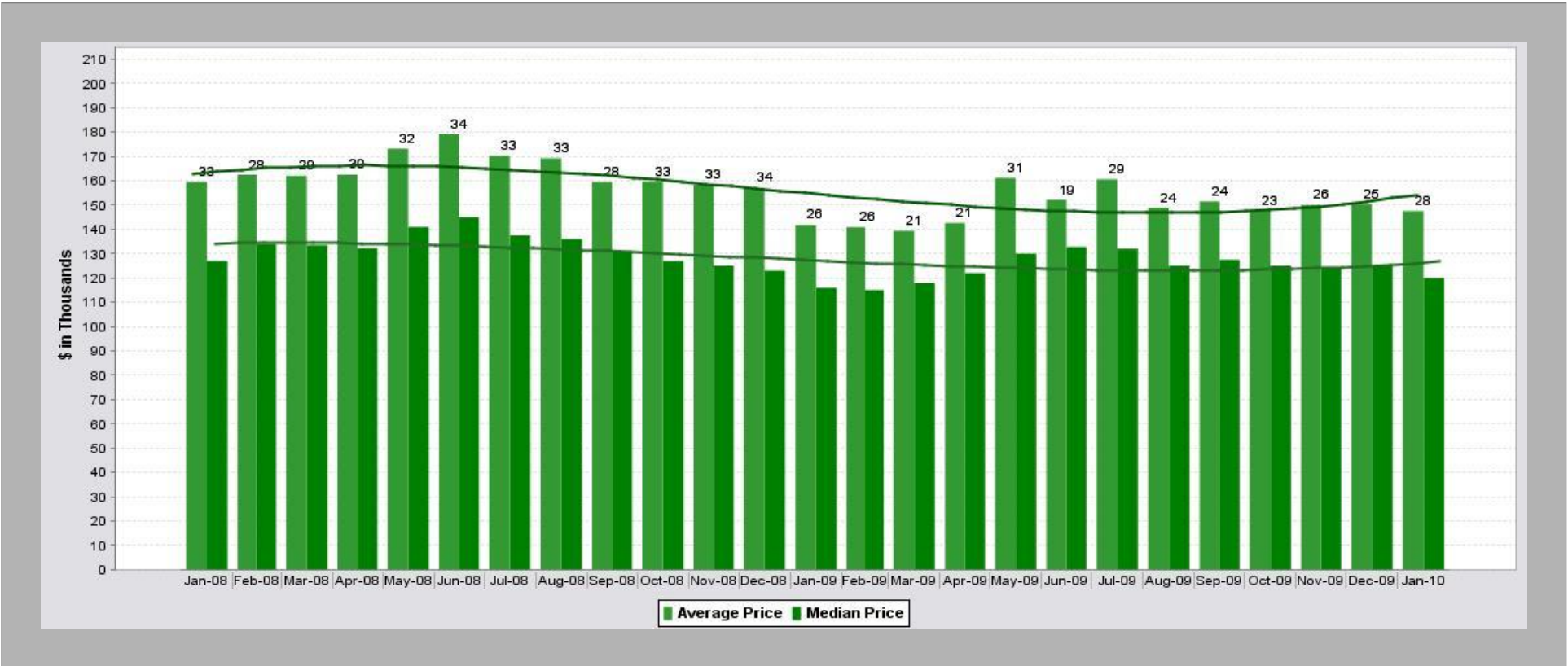


Market Dynamics

Sold Average vs. Median Price

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

Triad Multiple Listing Service



KEY INFORMATION

	Jan-08	Jan-10	Price Change	Percent Change
Average	159,526	147,542	-11,984	-7.5
Median	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:	Residential: (Single, Townhouse, Condominium, Manufactured, Cluster, Modular, Duplex, Other)					Sq Ft: All
All MLS:	TRIAD Multiple Listing Service					



Market Dynamics

Sold Average vs. Median Price

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

Triad Multiple Listing Service

Time Period	# Properties Sold	Sold Average \$	Sold Median \$	Average \$ - Median \$	Median \$ as % of Average \$	Sold Avg DOM
Jan-10	601	147,542	120,000	27,542	81.3	121
Dec-09	898	150,402	125,000	25,402	83.1	111
Nov-09	1,118	150,008	124,000	26,008	82.7	110
Oct-09	1,204	147,791	125,000	22,791	84.6	115
Sep-09	1,097	151,469	127,500	23,969	84.2	121
Aug-09	1,166	148,852	125,000	23,852	84.0	114
Jul-09	1,221	160,575	132,000	28,575	82.2	120
Jun-09	1,230	152,107	132,800	19,307	87.3	113
May-09	1,118	161,150	130,000	31,150	80.7	122
Apr-09	1,011	142,618	122,000	20,618	85.5	116
Mar-09	902	139,426	117,945	21,481	84.6	119
Feb-09	760	140,923	115,000	25,923	81.6	120
Jan-09	702	141,837	115,995	25,842	81.8	117
Dec-08	910	157,099	123,000	34,099	78.3	107
Nov-08	777	158,162	125,000	33,162	79.0	102
Oct-08	1,037	159,631	127,000	32,631	79.6	104
Sep-08	1,248	159,478	131,000	28,478	82.1	105
Aug-08	1,414	169,233	136,000	33,233	80.4	109
Jul-08	1,455	170,238	137,500	32,738	80.8	103
Jun-08	1,616	179,252	145,000	34,252	80.9	101
May-08	1,494	173,209	141,000	32,209	81.4	104
Apr-08	1,285	162,460	132,283	30,177	81.4	108
Mar-08	1,276	162,028	133,500	28,528	82.4	112
Feb-08	1,246	162,446	134,000	28,446	82.5	118
Jan-08	932	159,526	127,000	32,526	79.6	107