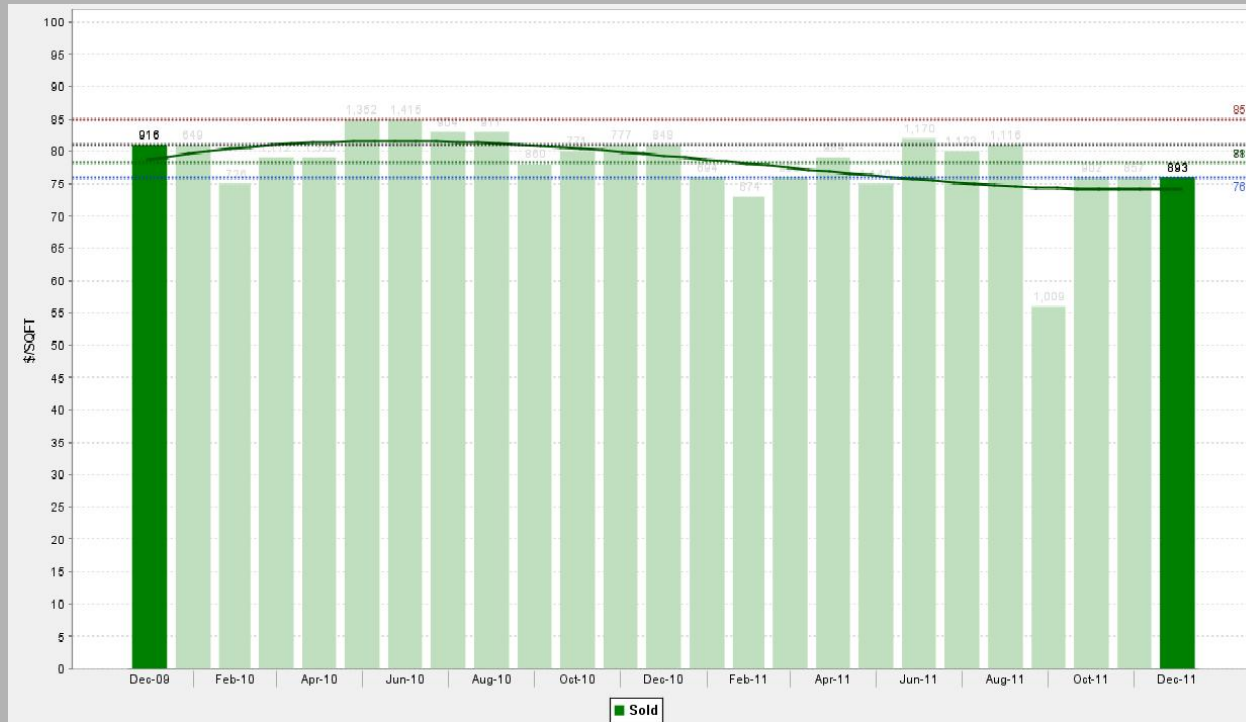


Market Dynamics

Average \$/SQFT (Sold)

2 Years (Monthly) 12/01/09 - 12/31/11



KEY INFORMATION

	Dec-09	Dec-11	Change	Percent Change
Sold \$/SQFT	81	76	-5	-6.2

Sold
-6.2%

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
Average \$/SQFT (Sold)
2 Years (Monthly) 12/01/09 - 12/31/11

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
Dec-11	11,845	201,168	2,029	99	683	135,016	1,849	73	893	146,862	1,944	76	1,402	191,345	1,985	96	1,230	163,567	1,891	87
Nov-11	12,619	202,869	2,039	99	822	146,844	1,869	79	857	143,057	1,872	76	1,182	217,979	2,107	104	1,488	165,346	1,881	88
Oct-11	13,269	204,247	2,045	100	906	145,984	1,867	78	902	142,625	1,874	76	1,232	214,226	2,033	105	1,745	195,393	1,992	96
Sep-11	13,771	202,172	2,042	99	948	152,095	1,873	81	1,009	144,612	2,580	56	1,299	208,422	2,066	101	1,936	178,428	1,943	92
Aug-11	14,239	201,326	2,039	99	1,093	166,400	1,928	86	1,116	159,516	1,964	81	1,311	187,742	1,961	96	2,025	179,045	1,944	92
Jul-11	14,375	200,784	2,037	99	1,030	158,915	1,911	83	1,123	153,987	1,925	80	1,131	193,167	1,962	98	1,877	185,429	1,973	94
Jun-11	14,829	200,106	2,082	96	1,166	163,994	2,555	64	1,170	164,025	1,994	82	1,165	204,232	1,983	103	2,080	185,189	1,986	93
May-11	14,832	200,283	2,080	96	1,108	172,843	1,997	87	1,146	159,004	2,106	75	975	201,960	1,948	104	2,193	189,486	2,022	94
Apr-11	14,772	198,412	2,081	95	1,161	160,938	2,071	78	984	153,406	1,939	79	972	194,486	1,975	98	2,390	200,329	2,352	85
Mar-11	14,631	196,525	2,023	97	1,184	163,640	1,923	85	999	141,003	1,859	76	1,065	215,444	2,064	104	2,640	194,511	2,029	96
Feb-11	13,930	193,489	2,003	97	933	152,796	1,890	81	674	140,081	1,909	73	1,006	189,754	1,893	100	2,139	182,314	2,040	89
Jan-11	13,871	194,379	1,990	98	793	152,420	1,939	79	694	145,521	1,911	76	1,287	209,818	1,960	107	2,107	180,054	1,958	92
Dec-10	14,175	196,753	1,996	99	694	153,925	1,903	81	848	153,848	1,899	81	1,717	212,749	2,033	105	1,504	153,304	1,863	82
Nov-10	14,813	200,992	2,011	100	729	158,874	1,897	84	777	158,441	1,945	81	1,413	214,484	2,069	104	1,752	165,410	1,880	88
Oct-10	15,891	200,484	2,007	100	836	176,804	1,997	89	771	150,967	1,897	80	1,994	175,821	1,866	94	1,842	171,334	1,913	90
Sep-10	16,498	201,459	2,006	100	825	158,819	1,873	85	860	143,770	1,838	78	1,624	198,496	1,966	101	2,085	177,330	1,944	91
Aug-10	16,812	202,189	2,008	101	903	153,903	1,875	82	911	160,565	1,938	83	1,496	204,740	2,014	102	2,406	177,773	1,923	92
Jul-10	16,723	204,420	2,015	102	908	168,133	1,920	88	904	161,644	1,945	83	1,409	208,914	2,005	104	2,424	173,952	1,886	92
Jun-10	16,619	206,630	2,027	102	907	166,755	1,935	86	1,415	163,297	1,913	85	1,413	202,327	1,984	102	2,529	184,406	1,935	95
May-10	16,113	208,110	2,033	102	773	174,942	1,974	89	1,352	155,949	1,845	85	1,250	200,343	1,958	102	2,312	194,031	1,991	97
Apr-10	16,748	205,961	2,018	102	1,849	164,231	1,841	89	1,320	142,652	1,808	79	1,098	219,565	2,032	108	3,099	192,416	1,974	98
Mar-10	16,420	203,911	2,005	102	1,476	155,070	1,848	84	1,112	143,749	1,828	79	1,295	205,559	1,944	106	3,315	193,911	1,964	99
Feb-10	15,339	202,690	1,993	102	982	147,391	1,775	83	726	134,391	1,785	75	1,252	206,810	1,932	107	2,441	188,278	1,952	96
Jan-10	15,009	203,501	1,995	102	904	150,999	1,823	83	649	148,057	1,834	81	1,207	222,348	2,062	108	2,593	187,000	1,927	97
Dec-09	14,831	207,105	2,005	103	685	152,009	1,845	83	916	150,958	1,859	81	1,730	230,051	2,038	113	1,589	159,355	1,838	87