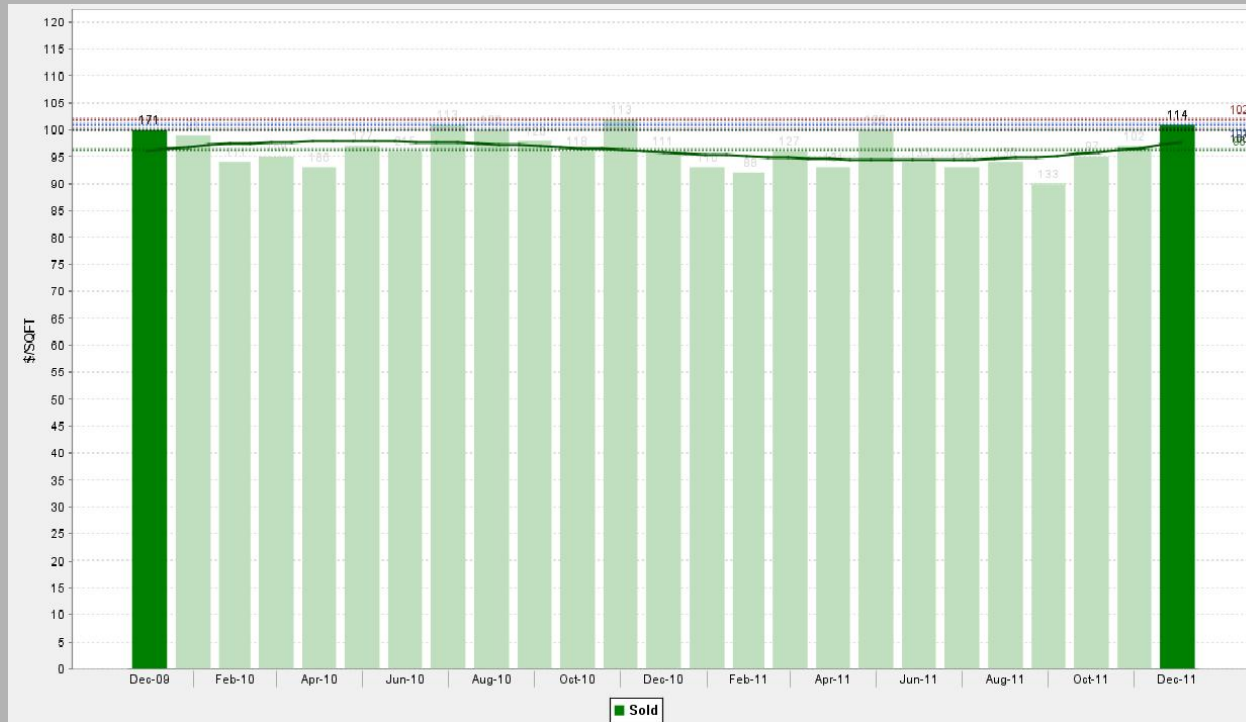


Market Dynamics

Average \$/SQFT (Sold)

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

Triad Multiple Listing Service



KEY INFORMATION

	Dec-09	Dec-11	Change	Percent Change
Sold \$/SQFT	100	101	1	1.0

Sold
+1.0%

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)					
All MLS:	TRIAD Multiple Listing Service					
						Sq Ft: All

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	1,059	251,210	2,244	112	77	199,490	2,191	92	114	228,656	2,274	101	98	215,394	2,042	105	112	221,160	2,226	99
Nov-11	1,078	251,460	2,248	112	86	221,259	2,275	97	102	222,866	2,297	97	45	239,656	2,243	107	100	235,423	2,158	109
Oct-11	1,132	250,139	2,257	111	107	213,343	2,221	96	97	202,323	2,137	95	47	272,301	2,349	116	153	283,217	2,398	118
Sep-11	1,187	240,907	2,216	109	110	210,314	2,230	94	133	193,903	2,156	90	98	234,656	2,009	116	196	213,369	2,185	98
Aug-11	1,216	238,002	2,180	109	117	213,735	2,068	103	130	204,991	2,176	94	108	187,663	1,917	98	168	238,260	2,274	105
Jul-11	1,254	232,904	2,161	108	138	199,507	2,186	91	139	207,860	2,237	93	68	222,752	2,056	108	197	252,135	2,337	108
Jun-11	1,271	230,834	2,148	107	124	212,089	2,248	94	133	222,093	2,353	94	90	274,445	2,239	123	159	222,735	2,304	97
May-11	1,302	232,798	2,153	108	133	231,110	2,331	99	128	212,962	2,131	100	57	252,449	2,268	111	181	237,452	2,312	103
Apr-11	1,337	230,975	2,128	108	137	204,665	2,124	96	121	189,810	2,031	93	79	261,389	2,152	121	176	251,926	2,250	112
Mar-11	1,370	226,545	2,113	107	151	202,430	2,115	96	127	214,562	2,236	96	58	264,230	2,173	122	161	222,627	2,194	101
Feb-11	1,393	226,767	2,101	108	99	215,730	2,160	100	88	207,243	2,244	92	85	235,367	2,009	117	184	226,910	2,153	105
Jan-11	1,454	225,080	2,103	107	118	230,934	2,382	97	110	212,148	2,284	93	127	203,780	1,942	105	188	209,339	2,117	99
Dec-10	1,500	232,673	2,120	110	95	236,087	2,352	100	111	198,421	2,075	96	139	278,207	2,130	131	113	228,893	2,259	101
Nov-10	1,571	231,439	2,123	109	106	218,166	2,248	97	113	262,216	2,573	102	78	222,074	2,206	109	134	225,545	2,196	103
Oct-10	1,712	235,446	2,133	111	129	249,726	2,415	103	118	217,253	2,260	96	146	256,856	2,059	125	211	191,920	2,065	93
Sep-10	1,724	240,400	2,161	112	124	222,767	2,245	99	120	199,806	2,041	98	99	244,822	2,333	105	169	203,365	2,085	97
Aug-10	1,789	242,520	2,167	112	106	210,992	2,161	98	126	230,589	2,310	100	128	245,485	2,136	115	221	219,300	2,154	102
Jul-10	1,809	246,867	2,181	114	119	222,569	2,180	102	113	232,580	2,310	101	122	284,373	2,347	121	203	211,803	2,089	101
Jun-10	1,904	249,648	2,192	114	143	226,475	2,286	99	215	198,441	2,057	96	155	253,920	2,093	122	257	252,594	2,255	112
May-10	1,881	247,152	2,175	114	96	223,389	2,123	105	177	206,019	2,122	97	138	239,385	2,125	113	226	214,363	2,160	99
Apr-10	1,998	246,686	2,169	114	258	199,447	2,056	97	186	191,954	2,064	93	85	293,818	2,361	124	295	204,413	2,063	99
Mar-10	2,081	247,803	2,173	114	240	198,607	2,087	95	159	215,484	2,264	95	138	256,776	2,134	120	283	225,460	2,152	105
Feb-10	2,086	253,055	2,181	116	140	235,759	2,249	105	111	193,124	2,061	94	148	290,504	2,182	133	199	274,355	2,359	116
Jan-10	2,142	250,808	2,173	116	134	226,908	2,167	105	91	224,806	2,282	99	121	277,260	2,350	118	261	227,778	2,185	104
Dec-09	2,311	256,309	2,163	119	121	210,922	2,181	97	171	223,242	2,225	100	309	288,113	2,104	137	199	222,221	2,168	102