

Market Dynamics

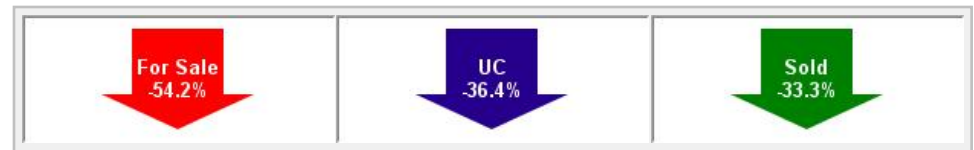
Supply & Demand - # Units (FS, UC, Sold)

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



KEY INFORMATION

	Dec-09	Dec-11	# Units Change	Percent Change
For Sale	2,311.0	1,059.0	-1,252.0	-54.2
Under Contract	121.0	77.0	-44.0	-36.4
Sold	171.0	114.0	-57.0	-33.3



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					

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Triad Multiple Listing Service

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
Dec-11	1,059	214	77	142	114	176	98	316	112
Nov-11	1,078	208	86	177	102	154	45	247	100
Oct-11	1,132	201	107	161	97	129	47	331	153
Sep-11	1,187	204	110	129	133	134	98	319	196
Aug-11	1,216	220	117	153	130	136	108	347	168
Jul-11	1,254	221	138	118	139	197	68	379	197
Jun-11	1,271	238	124	188	133	154	90	391	159
May-11	1,302	242	133	185	128	159	57	363	181
Apr-11	1,337	253	137	172	121	168	79	441	176
Mar-11	1,370	253	151	149	127	223	58	347	161
Feb-11	1,393	256	99	201	88	157	85	339	184
Jan-11	1,454	263	118	164	110	167	127	312	188
Dec-10	1,500	268	95	179	111	172	139	289	113
Nov-10	1,571	253	106	134	113	119	78	301	134
Oct-10	1,712	244	129	133	118	137	146	296	211
Sep-10	1,724	244	124	165	120	157	99	259	169
Aug-10	1,789	240	106	157	126	150	128	293	221
Jul-10	1,809	246	119	180	113	145	122	301	203
Jun-10	1,904	251	143	116	215	130	155	295	257
May-10	1,881	254	96	132	177	138	138	253	226
Apr-10	1,998	246	258	141	186	172	85	324	295
Mar-10	2,081	260	240	161	159	167	138	452	283
Feb-10	2,086	266	140	159	111	148	148	262	199
Jan-10	2,142	264	134	139	91	190	121	320	261
Dec-09	2,311	302	121	163	171	145	309	450	199