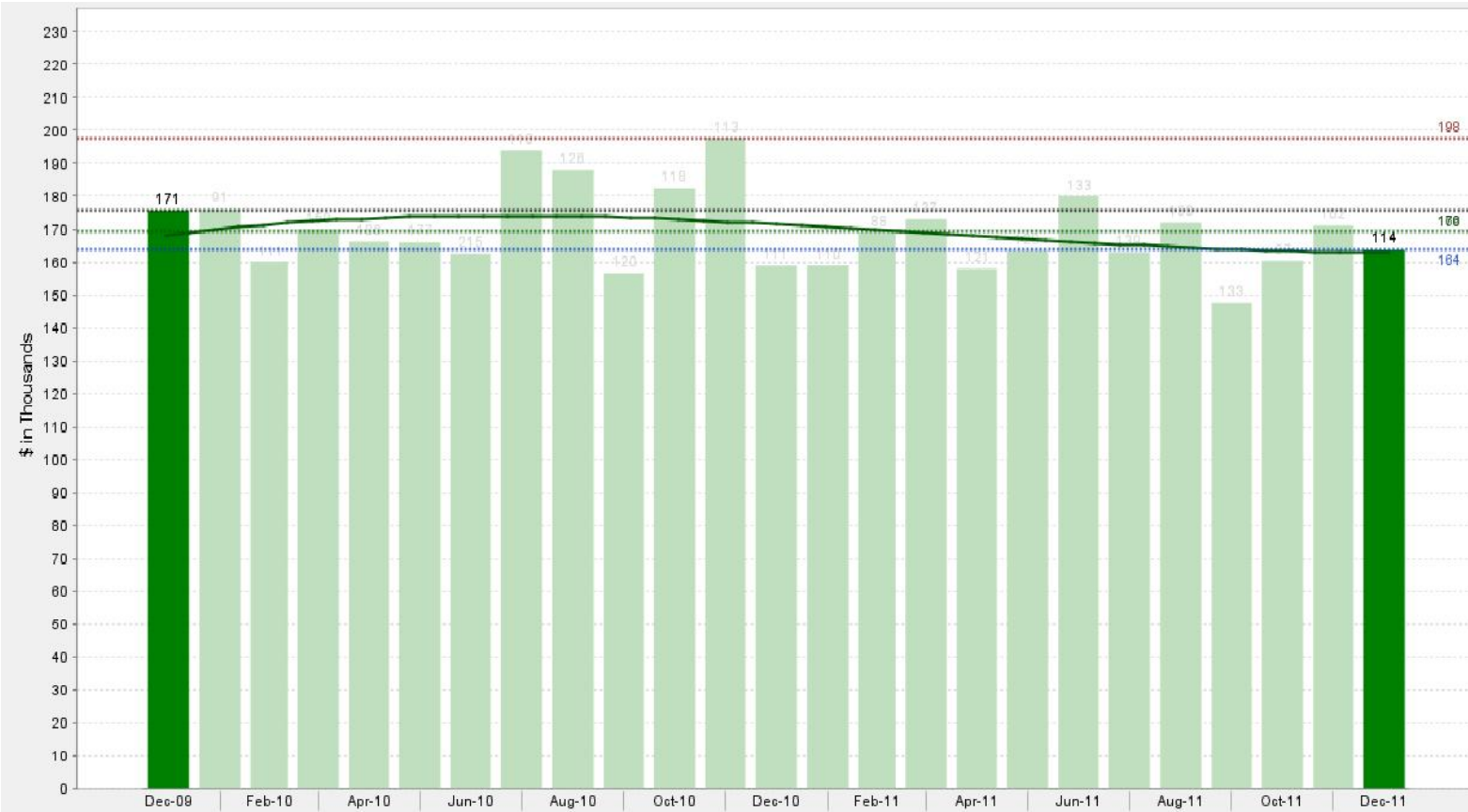


Market Dynamics

Median Price (Sold)

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

Triad Multiple Listing Service



	Dec-09	Dec-11	Median Price Change	Percent Change
Sold	175,674	163,700	-11,974	-6.8



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

Triad Multiple Listing Service

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Dec-11	197,900	1,059	183,350	77	163,700	114	172,490	98	189,960	112
Nov-11	194,924	1,078	181,945	86	171,100	102	189,900	45	184,950	100
Oct-11	192,585	1,132	172,500	107	160,275	97	164,990	47	224,900	153
Sep-11	188,262	1,187	165,220	110	147,500	133	169,990	98	173,908	196
Aug-11	181,980	1,216	159,990	117	172,062	130	156,445	108	178,110	168
Jul-11	179,436	1,254	159,400	138	163,000	139	172,500	68	200,000	197
Jun-11	177,275	1,271	174,907	124	179,990	133	238,950	90	169,500	159
May-11	179,990	1,302	189,900	133	163,500	128	229,900	57	182,620	181
Apr-11	179,990	1,337	169,900	137	158,000	121	249,500	79	189,080	176
Mar-11	178,668	1,370	164,900	151	173,000	127	225,000	58	174,800	161
Feb-11	178,052	1,393	176,175	99	169,000	88	159,900	85	179,990	184
Jan-11	172,950	1,454	170,986	118	159,065	110	149,900	127	165,348	188
Dec-10	179,900	1,500	186,510	95	159,000	111	240,900	139	192,900	113
Nov-10	179,425	1,571	168,548	106	197,678	113	209,950	78	159,900	134
Oct-10	179,990	1,712	204,490	129	182,313	118	153,945	146	142,900	211
Sep-10	186,225	1,724	176,945	124	156,440	120	205,000	99	159,900	169
Aug-10	189,776	1,789	164,645	106	187,968	126	184,950	128	173,642	221
Jul-10	189,900	1,809	183,922	119	194,000	113	212,945	122	189,990	203
Jun-10	191,907	1,904	196,500	143	162,500	215	199,900	155	196,500	257
May-10	189,900	1,881	170,402	96	166,000	177	198,452	138	169,810	226
Apr-10	189,900	1,998	159,995	258	166,225	186	208,400	85	157,000	295
Mar-10	190,290	2,081	174,245	240	169,990	159	204,900	138	173,866	283
Feb-10	193,625	2,086	174,945	140	160,000	111	204,700	148	199,900	199
Jan-10	193,625	2,142	177,945	134	176,000	91	234,900	121	182,900	261
Dec-09	198,000	2,311	175,358	121	175,674	171	199,875	309	182,500	199