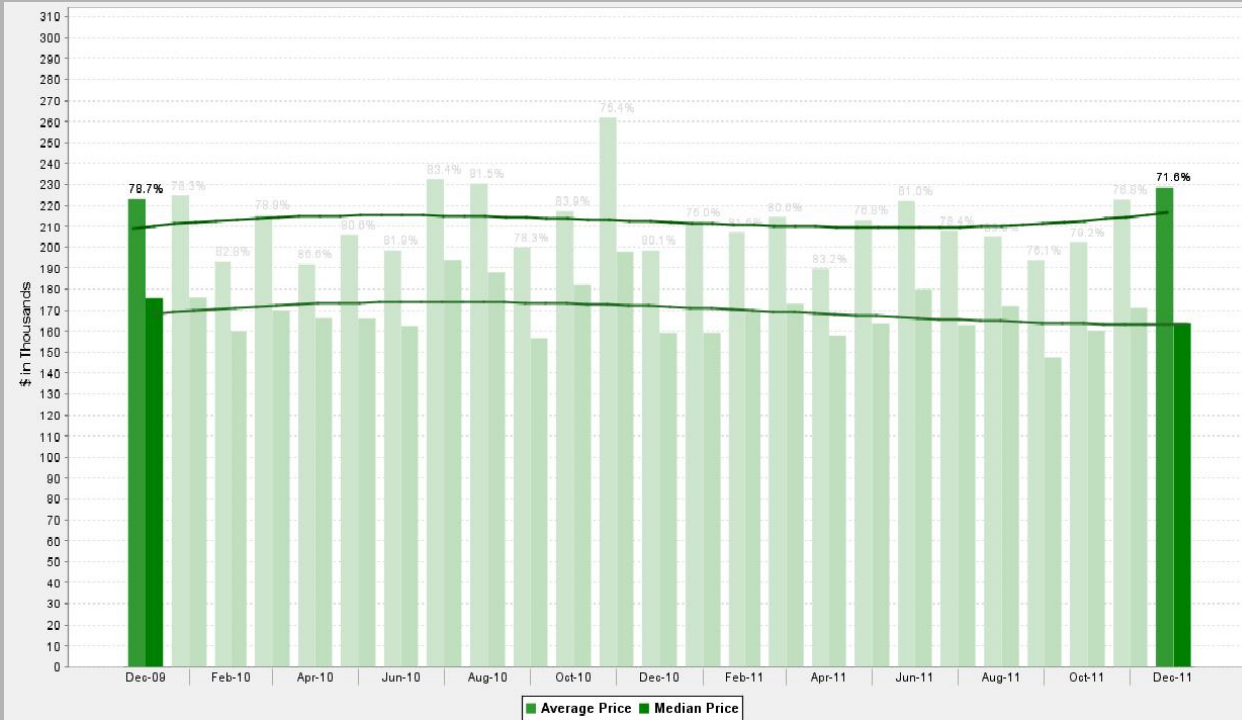


Market Dynamics

Sold Average vs. Median Price

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



KEY INFORMATION

	Dec-09	Dec-11	Price Change	Percent Change
Average	223,242	228,656	5,414	2.4
Median	175,674	163,700	-11,974	-6.8

Average
+2.4%

Median
-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
Sold Average vs. Median Price
2 Years (Monthly) 12/01/09 - 12/31/11

Triad Multiple Listing Service

Time Period	# Properties Sold	Sold Average \$	Sold Median \$	Average \$ - Median \$	Median \$ as % of Average \$	Sold Avg DOM
Dec-11	114	228,656	163,700	64,956	71.6	176
Nov-11	102	222,866	171,100	51,766	76.8	154
Oct-11	97	202,323	160,275	42,048	79.2	129
Sep-11	133	193,903	147,500	46,403	76.1	134
Aug-11	130	204,991	172,062	32,928	83.9	136
Jul-11	139	207,860	163,000	44,860	78.4	197
Jun-11	133	222,093	179,990	42,103	81.0	154
May-11	128	212,962	163,500	49,462	76.8	159
Apr-11	121	189,810	158,000	31,810	83.2	168
Mar-11	127	214,562	173,000	41,562	80.6	223
Feb-11	88	207,243	169,000	38,243	81.6	157
Jan-11	110	212,148	159,065	53,083	75.0	167
Dec-10	111	198,421	159,000	39,421	80.1	172
Nov-10	113	262,216	197,678	64,538	75.4	119
Oct-10	118	217,253	182,313	34,940	83.9	137
Sep-10	120	199,806	156,440	43,366	78.3	157
Aug-10	126	230,589	187,968	42,622	81.5	150
Jul-10	113	232,580	194,000	38,580	83.4	145
Jun-10	215	198,441	162,500	35,941	81.9	130
May-10	177	206,019	166,000	40,019	80.6	138
Apr-10	186	191,954	166,225	25,729	86.6	172
Mar-10	159	215,484	169,990	45,494	78.9	167
Feb-10	111	193,124	160,000	33,124	82.8	148
Jan-10	91	224,806	176,000	48,806	78.3	190
Dec-09	171	223,242	175,674	47,568	78.7	145