

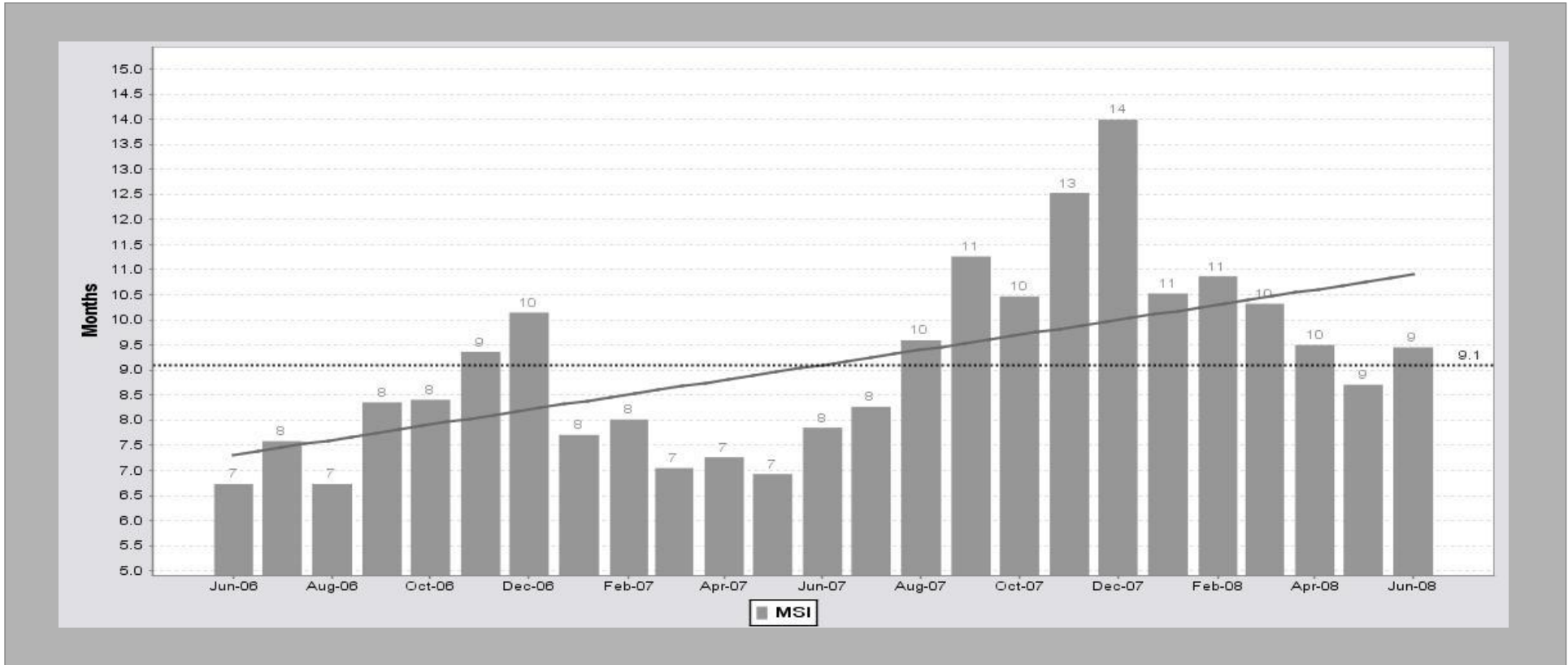


Market Dynamics

Months Supply of Inventory (MSI)

2 Years (Monthly) 06/01/06 - 06/30/08

Triad Multiple Listing Service



KEY INFORMATION

	2 Year						
	Jun-06	Jun-08	Δ	% Δ	Min	Max	Avg
MSI	6.7	9.5	2.7	40.40	6.7	14.0	9.1
MSI-NAR	6.7	9.3	2.5	37.23	6.7	14.0	9.1
DOM	83	103	19	23.01	83	114	99

	June 06-07-08			
	Jun-06	Jun-07	Jun-08	Jun Avg
MSI	6.7	7.9	9.5	8.0
MSI-NAR	6.7	7.9	9.3	8.0
DOM	83	94	103	93

	Jun-08			
	Jun-07	Jun-08	Δ	% Δ
MSI	7.9	9.5	1.6	20.37
MSI-NAR	7.9	9.3	1.4	17.62
DOM	94	103	8	9.01

MLS: TRIAD **Time Period:** 2 Years (Monthly) **Price:** All **Construction Type:** All **Bedrooms:** All **Bathrooms:** All
Property Types: Residential: (Single, Townhouse, Condominium, Manufactured, Cluster, Modular, Duplex, Residential)
All MLS: TRIAD MLS
 Market Dynamics statistics are based on closed MLS transactions. Each closing generates one transaction side only.



Market Dynamics

Months Supply of Inventory (MSI) 2 Years (Monthly) 06/01/06 - 06/30/08

Triad Multiple Listing Service

Month	MSI	NAR MSI	FS Last Day #	FS #	UC #	Sold #	New #	Expired #	UC Avg DOM
Jun-08	9.5	9.3	13,360	16,816	1,444	1,487	2,692	1,723	103
May-08	8.7	8.8	13,749	16,452	1,568	1,449	2,808	1,228	102
Apr-08	9.5	9.5	14,933	17,691	1,579	1,261	3,055	1,111	104
Mar-08	10.3	10.3	14,555	17,104	1,416	1,255	3,068	1,073	103
Feb-08	10.9	10.8	13,996	16,377	1,292	1,231	2,763	1,044	110
Jan-08	10.5	10.5	13,587	16,115	1,294	916	2,689	1,200	114
Dec-07	14.0	14.0	13,401	16,123	959	1,263	1,665	1,743	106
Nov-07	12.5	12.5	14,456	16,827	1,155	1,290	2,381	1,197	101
Oct-07	10.5	10.5	14,442	17,222	1,381	1,398	2,818	1,383	99
Sep-07	11.3	11.3	14,398	16,899	1,279	1,317	2,452	1,212	98
Aug-07	9.6	9.6	14,433	17,112	1,505	1,840	3,006	1,167	95
Jul-07	8.3	8.3	14,117	16,891	1,706	1,823	3,064	1,077	94
Jun-07	7.9	7.9	13,837	16,562	1,759	1,965	3,100	990	94
May-07	6.9	6.9	13,482	16,388	1,944	1,890	3,241	973	95
Apr-07	7.3	7.3	13,162	15,949	1,811	1,637	3,000	984	95
Mar-07	7.0	7.1	12,962	15,694	1,837	1,666	3,374	913	101
Feb-07	8.0	8.0	12,326	14,675	1,536	1,360	2,510	827	103
Jan-07	7.7	7.7	12,178	14,728	1,578	1,178	2,929	986	103
Dec-06	10.1	10.2	11,832	14,390	1,165	1,473	1,816	1,403	101
Nov-06	9.4	9.4	12,605	15,006	1,345	1,444	2,134	1,068	97
Oct-06	8.4	8.4	12,886	15,466	1,530	1,569	2,695	1,070	93
Sep-06	8.4	8.4	12,785	15,377	1,527	1,724	2,628	1,088	94
Aug-06	6.7	6.7	12,757	15,668	1,893	1,884	3,075	1,031	91
Jul-06	7.6	7.6	12,610	15,182	1,660	1,702	2,736	930	91
Jun-06	6.7	6.7	12,459	15,193	1,848	2,290	3,012	904	83