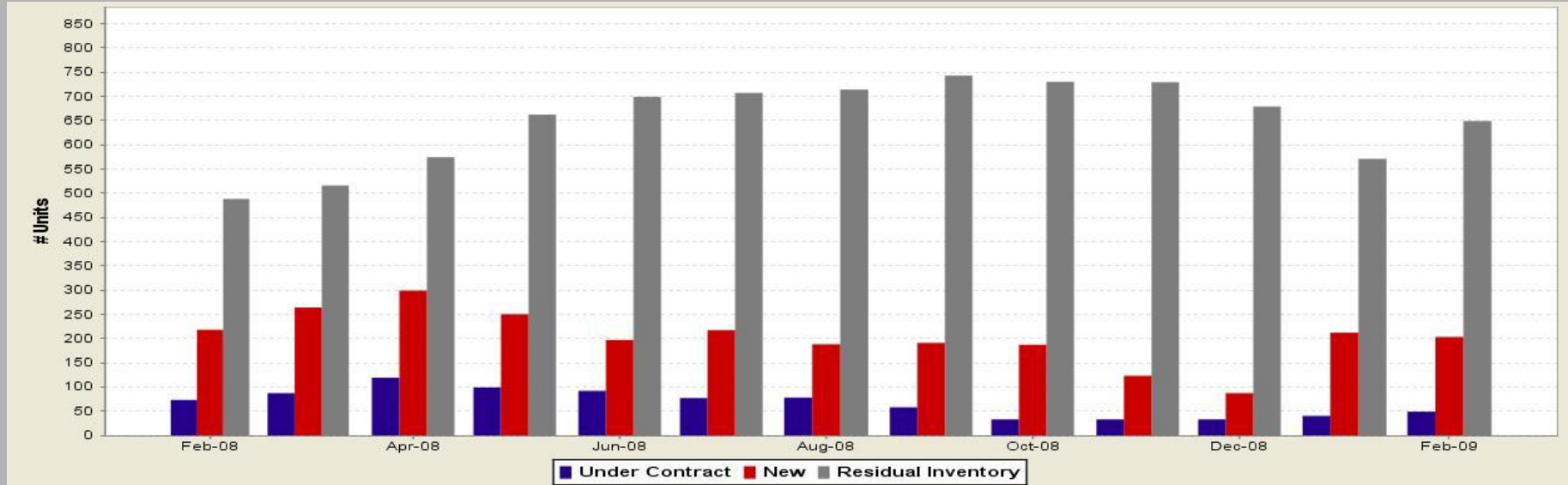


Market Dynamics

Prudential Carolinas Realty

Basic Absorption 1 Year (Monthly) 02/01/08 - 02/28/09



KEY INFORMATION

	Feb-08	Feb-09	Change	Percent Change
Under Contract	73	49	-24	-32.9
New	218	203	-15	-6.9
Residual Inventory	488	649	161	33.0



MLS: CHARLOTT	Period: 1 Year (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Residential)					Sq Ft: All
MLS Areas:	4					

Market Dynamics
Basic Absorption
1 Year (Monthly) 02/01/08 - 02/28/09

Prudential Carolinas Realty

Time Period	# Properties Under Contract	# New Properties Listed	# Residual Inventory Properties	Under Contract / New %	Under Contract / Residual Inventory %
Feb-09	49	203	649	24.14	7.55
Jan-09	40	212	571	18.87	7.01
Dec-08	33	87	679	37.93	4.86
Nov-08	33	123	729	26.83	4.53
Oct-08	33	187	730	17.65	4.52
Sep-08	58	191	743	30.37	7.81
Aug-08	78	188	714	41.49	10.92
Jul-08	77	217	707	35.48	10.89
Jun-08	92	197	699	46.70	13.16
May-08	99	250	662	39.60	14.95
Apr-08	119	299	574	39.80	20.73
Mar-08	87	264	516	32.95	16.86
Feb-08	73	218	488	33.49	14.96