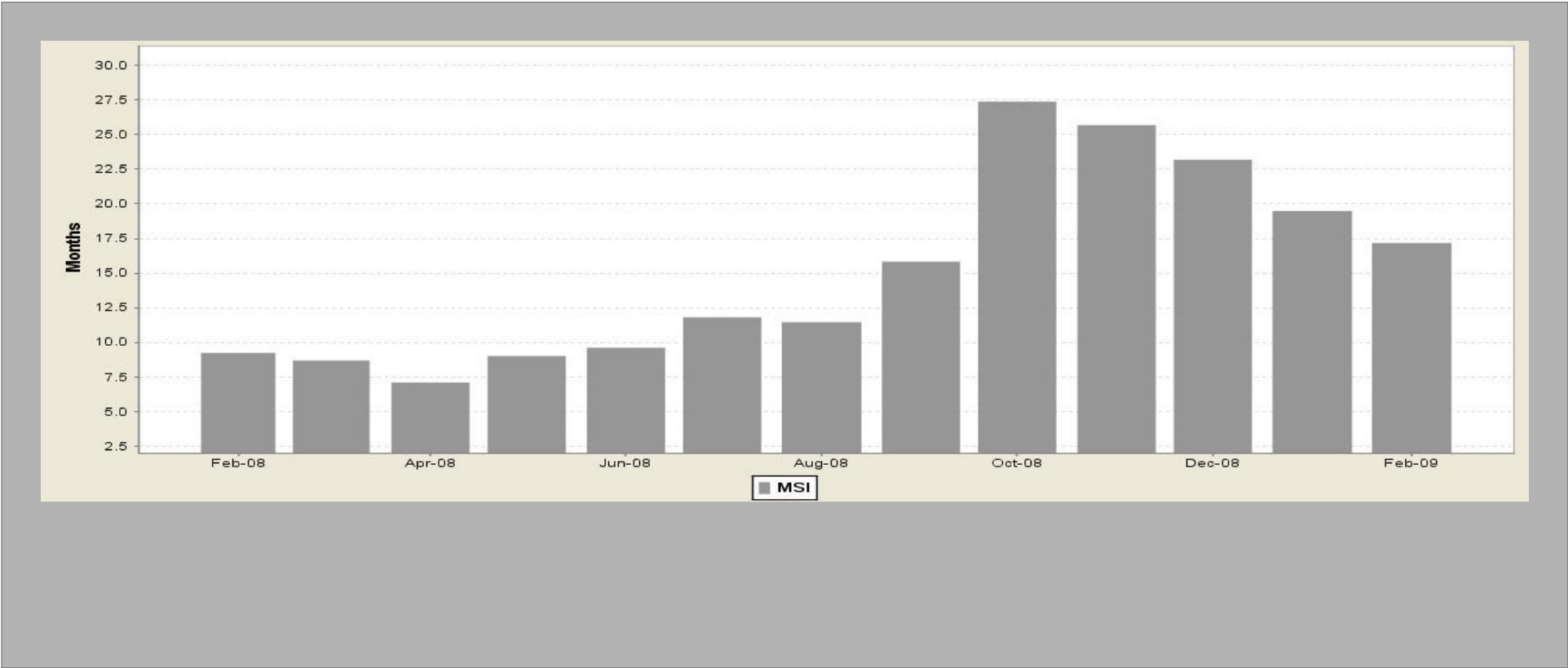


Market Dynamics

Months Supply of Inventory (MSI)

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



KEY INFORMATION

	Feb-08	Feb-09	Change	Percent Change
MSI	9.2	17.2	7.9	85.8

MSI +86%

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
Months Supply of Inventory (MSI)
1 Year (Monthly) 02/01/08 - 02/28/09

Prudential Carolinas Realty

Time Period	Months Supply of Inventory	NAR MSI	# Properties For Sale Last Day of Month	# Properties Under Contract	Under Contract Average DOM	# Properties Sold
Feb-09	17.2	26.3	842	49	85	32
Jan-09	19.5	30.0	779	40	126	26
Dec-08	23.2	21.2	765	33	111	36
Nov-08	25.7	24.2	847	33	98	35
Oct-08	27.4	19.2	903	33	93	47
Sep-08	15.8	12.1	918	58	80	76
Aug-08	11.5	9.9	894	78	104	90
Jul-08	11.8	10.0	910	77	75	91
Jun-08	9.6	8.3	885	92	69	107
May-08	9.0	8.8	893	99	63	101
Apr-08	7.1	8.5	846	119	71	99
Mar-08	8.7	10.8	757	87	62	70
Feb-08	9.2	10.4	675	73	52	65