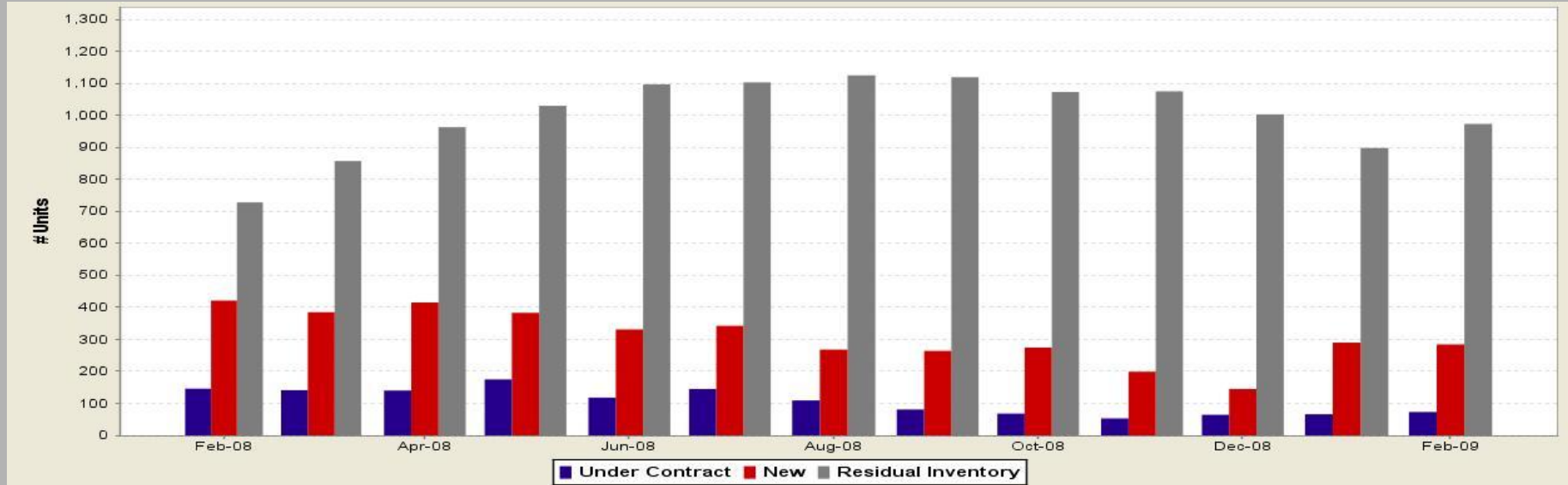


Market Dynamics

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	146	73	-73	-50.0
New	421	284	-137	-32.5
Residual Inventory	728	973	245	33.7



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:	5					

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	73	284	973	25.70	7.50
Jan-09	66	290	898	22.76	7.35
Dec-08	64	145	1,003	44.14	6.38
Nov-08	53	199	1,075	26.63	4.93
Oct-08	68	274	1,073	24.82	6.34
Sep-08	81	264	1,119	30.68	7.24
Aug-08	109	268	1,125	40.67	9.69
Jul-08	145	342	1,103	42.40	13.15
Jun-08	118	331	1,097	35.65	10.76
May-08	175	383	1,030	45.69	16.99
Apr-08	140	415	963	33.73	14.54
Mar-08	141	385	857	36.62	16.45
Feb-08	146	421	728	34.68	20.05