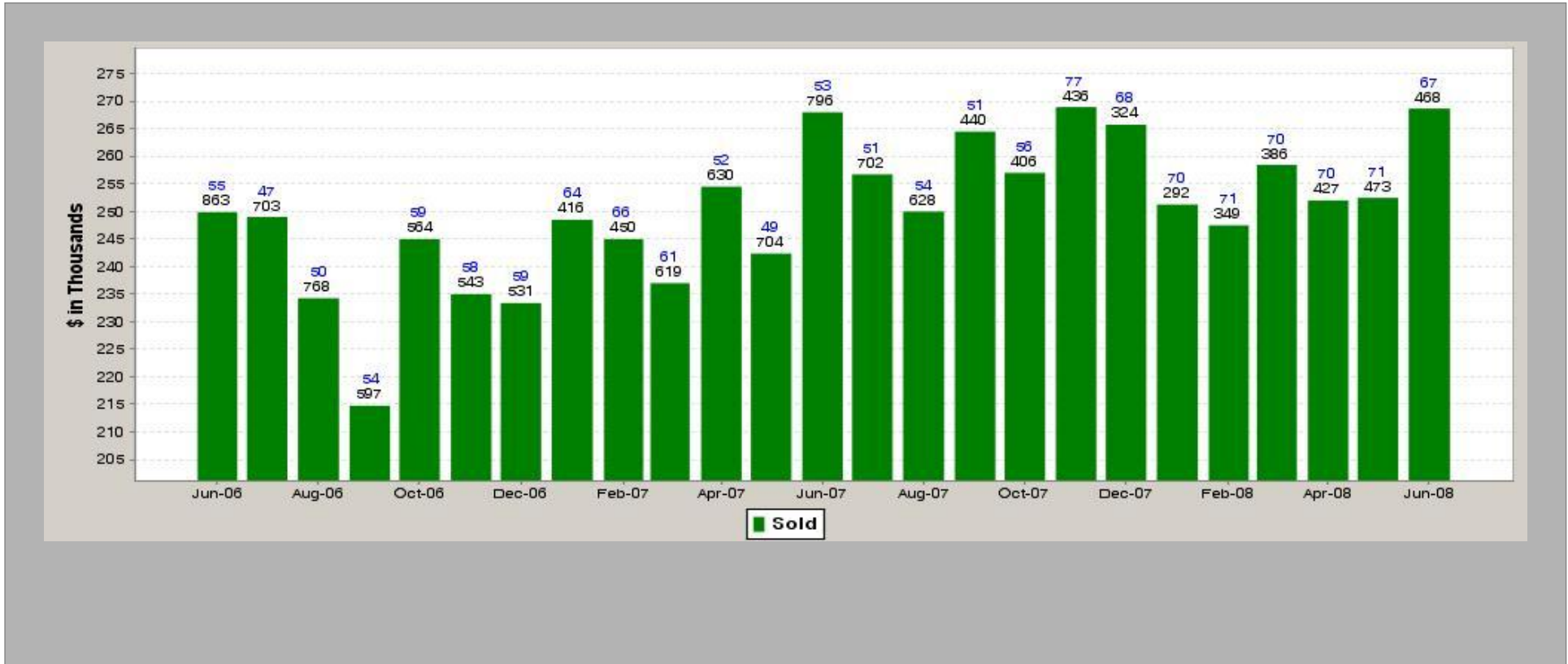


Market Dynamics

Median Price (Sold)

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

Prudential Carolinas Realty



KEY INFORMATION

2 Year					June 06-07-08						Jun-08								
	Jun-06	Jun-08	Δ	% Δ		Jun-06	Jun-07	Δ	% Δ	Jun-07	Jun-08	Δ	% Δ	Peak Mo.	Peak	Jun-08	Δ	% Δ	
Sold	249,900	268,700	18,800	7.52	Sold	249,900	268,000	18,100	7.24	268,000	268,700	700	0.26	Sold	Nov-07	268,950	268,700	-250	-0.09

MLS: CHARLOTTE Time Period: 2 Years (Monthly) Price: All Construction Type: All Bedrooms: All Bathrooms: All

Property Types: Residential: (Residential), Condominium: (Condominium)

MLS Areas: 6, 5, 4

Market Dynamics statistics are based on closed MLS transactions. Each closing generates one transaction side only.

Market Dynamics
Median Price (Sold)
2 Years (Monthly) 06/01/06 - 06/30/08

Prudential Carolinas Realty

Month	FS Median \$	FS #	FS DOM	UC Median \$	UC #	UC DOM	Sold Median \$	Sold #	Sold DOM	New Median \$	New #
Jun-08	339,000	4,901	108	258,950	426	75	268,700	468	67	307,900	899
May-08	334,950	5,004	102	269,900	510	72	252,500	473	71	309,900	1,158
Apr-08	330,000	4,732	100	259,900	459	68	252,000	427	70	304,900	1,234
Mar-08	329,900	4,425	101	259,900	431	70	258,450	386	70	318,975	1,094
Feb-08	330,000	4,057	103	270,000	405	68	247,500	349	71	309,900	1,122
Jan-08	324,900	3,817	112	254,900	377	73	251,280	292	70	309,250	1,002
Dec-07	324,900	3,466	118	275,000	264	65	265,750	324	68	276,900	491
Nov-07	329,900	3,702	105	244,900	361	70	268,950	436	77	309,700	726
Oct-07	333,504	3,876	99	279,900	427	64	257,000	406	56	300,000	927
Sep-07	329,900	3,717	96	269,945	428	61	264,500	440	51	320,000	860
Aug-07	322,000	3,757	94	269,000	498	53	250,000	628	54	289,500	989
Jul-07	329,900	3,670	94	258,100	560	57	256,730	702	51	279,900	951
Jun-07	335,000	3,711	91	255,770	655	53	268,000	796	53	289,900	1,033
May-07	331,950	3,690	89	269,900	720	49	242,350	704	49	314,900	1,105
Apr-07	327,830	3,580	89	250,000	697	47	254,500	630	52	287,885	1,114
Mar-07	329,900	3,364	91	268,000	685	55	237,000	619	61	287,000	1,120
Feb-07	327,660	3,060	99	245,000	625	63	244,990	450	66	276,770	873
Jan-07	325,000	2,941	105	238,290	510	65	248,500	416	64	295,000	924
Dec-06	325,000	2,629	113	263,900	401	68	233,379	531	59	238,000	447
Nov-06	325,000	2,917	99	232,500	521	62	235,000	543	58	279,900	570
Oct-06	320,000	3,260	90	254,900	617	60	245,000	564	59	265,000	890
Sep-06	325,450	3,120	88	239,900	487	55	214,770	597	54	289,900	904
Aug-06	319,414	3,170	87	220,000	660	56	234,250	768	50	273,000	961
Jul-06	311,672	3,110	88	225,327	624	49	249,000	703	47	269,000	878
Jun-06	299,000	3,201	84	237,900	734	51	249,900	863	55	259,990	945