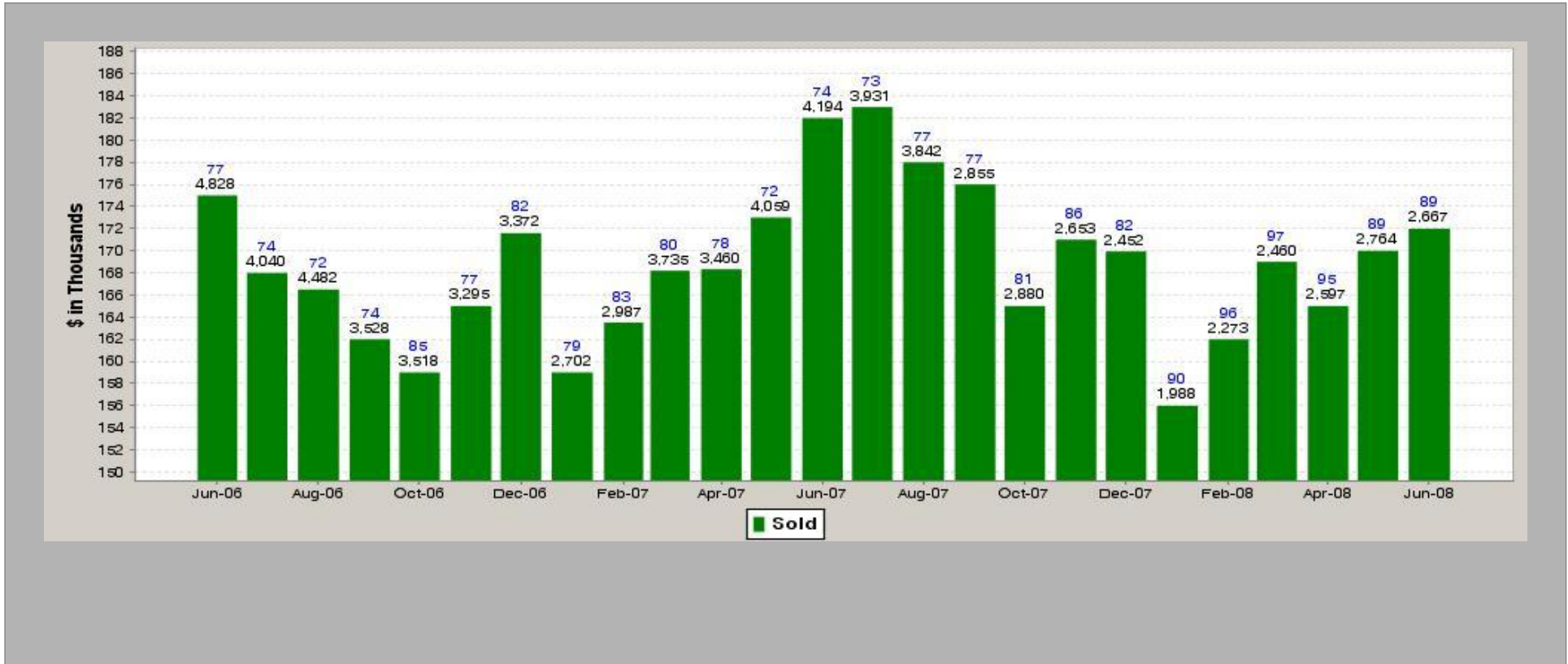


Market Dynamics

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	175,000	172,000	-3,000	-1.71	175,000	182,000	7,000	4.00	182,000	172,000	-10,000	-5.49	Jul-07	182,990	172,000	-10,990	-6.01

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

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

All MLS: Charlotte Multiple Listing Service

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	224,900	33,056	118	169,900	2,984	95	172,000	2,667	89	199,900	6,084
May-08	224,900	33,137	117	174,900	3,044	93	170,000	2,764	89	219,000	6,568
Apr-08	219,990	32,393	115	169,900	2,823	88	165,000	2,597	95	210,000	6,767
Mar-08	216,000	31,716	115	174,900	2,698	96	169,000	2,460	97	209,900	6,599
Feb-08	214,900	30,196	116	175,000	2,615	95	162,000	2,273	96	209,500	6,348
Jan-08	210,000	29,661	121	165,900	2,400	95	156,000	1,988	90	209,575	6,708
Dec-07	209,900	27,604	126	169,888	1,978	87	169,945	2,452	82	186,000	3,645
Nov-07	209,900	28,984	115	164,900	2,346	88	171,000	2,653	86	194,900	4,827
Oct-07	209,500	29,993	110	169,900	2,767	86	165,000	2,880	81	197,000	6,286
Sep-07	207,500	28,942	109	169,900	2,660	79	176,000	2,855	77	198,462	5,780
Aug-07	205,990	29,044	106	179,900	3,151	76	178,000	3,842	77	190,950	6,490
Jul-07	205,000	28,645	105	179,900	3,544	79	182,990	3,931	73	194,900	6,270
Jun-07	205,000	28,378	102	179,900	3,768	73	182,000	4,194	74	195,000	6,613
May-07	204,900	27,913	101	184,900	4,050	75	173,000	4,059	72	199,900	7,030
Apr-07	199,900	26,471	103	179,900	3,771	70	168,325	3,460	78	196,735	6,772
Mar-07	194,900	25,499	105	173,195	3,975	79	168,200	3,735	80	195,000	6,848
Feb-07	189,900	23,646	110	174,900	3,485	79	163,500	2,987	83	184,900	5,671
Jan-07	186,875	23,380	115	165,000	3,354	81	159,000	2,702	79	185,900	6,158
Dec-06	182,885	21,607	122	168,200	2,600	84	171,598	3,372	82	167,950	3,430
Nov-06	180,000	23,260	113	165,000	3,265	81	165,000	3,295	77	179,000	4,427
Oct-06	179,500	24,600	109	167,500	3,778	83	159,000	3,518	85	179,500	5,394
Sep-06	177,340	24,212	106	165,000	3,146	75	162,000	3,528	74	186,195	5,426
Aug-06	169,990	24,624	104	164,900	3,782	73	166,500	4,482	72	174,300	6,247
Jul-06	168,900	23,913	106	164,900	3,777	73	168,000	4,040	74	174,900	5,642
Jun-06	165,000	24,314	104	169,900	4,237	75	175,000	4,828	77	175,770	6,143