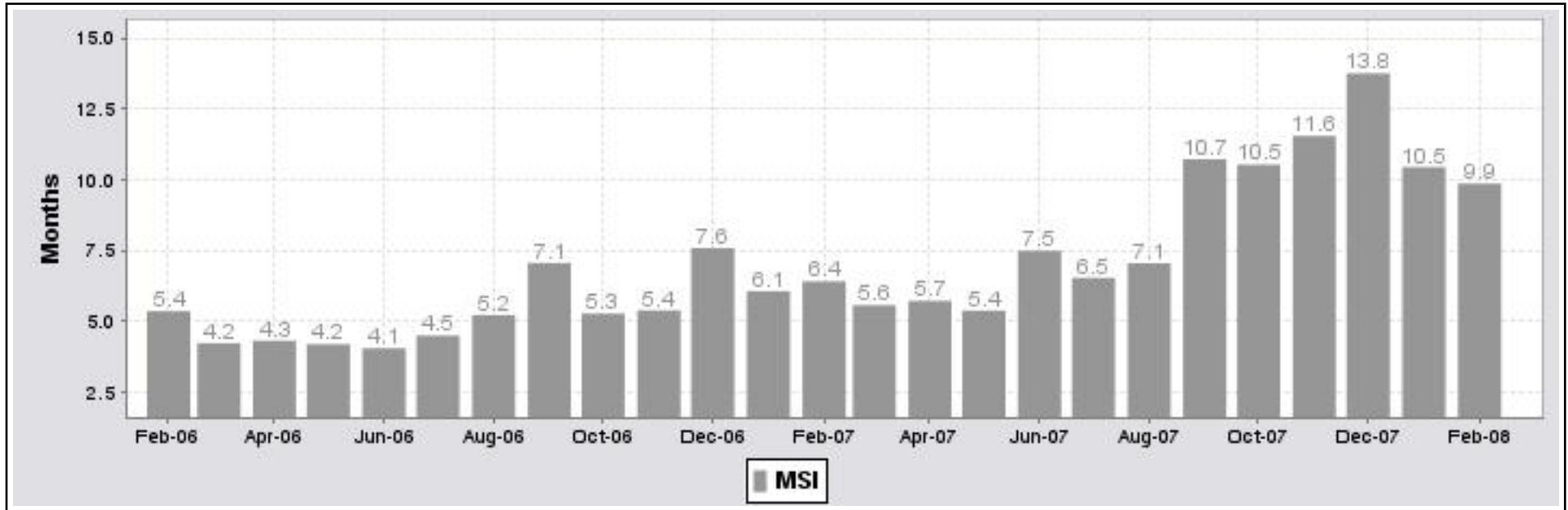


Market Dynamics

Prudential Carolinas Realty

Months Supply of Inventory (MSI)
2 Years (Monthly) 02/01/06 - 02/29/08



KEY INFORMATION

2 Year							
	Feb-06	Feb-08	Δ	% Δ	Min	Max	Avg
MSI	5.4	9.9	4.5	83.88	4.1	13.8	7.0
MSI-NAR	5.4	9.9	4.5	83.88	4.1	13.8	7.0
DOM	80	105	25	31.44	66	105	82

February 06-07-08				
	Feb-06	Feb-07	Feb-08	Feb Avg
MSI	5.4	6.4	9.9	7.2
MSI-NAR	5.4	6.4	9.9	7.2
DOM	80	74	105	86

Feb-08				
	Feb-07	Feb-08	Δ	% Δ
MSI	6.4	9.9	3.4	53.65
MSI-NAR	6.4	9.9	3.4	53.65
DOM	74	105	31	41.97

MARKET DYNAMICS SEARCH CRITERIA

MLS: Charlotte Multiple Listing Time Period: 2 years (monthly) Price: 0 - 999999999
 Bedrooms: All Bathrooms: All Construction Type: All
 Property Types: Residential: (Residential), Condominium: (Condominium)
 MLS Areas: 10

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

Market Dynamics

Prudential Carolinas Realty

Months Supply of Inventory (MSI) 2 Years (Monthly) 02/01/06 - 02/29/08

Month	MSI	NAR MSI	FS Last Day #	FS #	UC #	Sold #	New #	Expired #	UC Avg DOM
Feb-08	9.9	9.9	2,469	3,046	250	191	662	327	105
Jan-08	10.5	10.5	2,384	3,018	228	169	651	406	96
Dec-07	13.8	13.8	2,367	2,843	172	232	371	304	93
Nov-07	11.6	11.6	2,472	2,980	214	221	450	294	92
Oct-07	10.5	10.5	2,530	3,094	240	277	657	324	100
Sep-07	10.7	10.7	2,437	2,952	227	278	586	288	82
Aug-07	7.1	7.1	2,366	3,010	335	404	686	309	73
Jul-07	6.5	6.5	2,324	2,989	355	345	663	310	95
Jun-07	7.5	7.5	2,326	2,915	310	442	651	279	86
May-07	5.4	5.4	2,264	2,909	420	384	724	225	80
Apr-07	5.7	5.7	2,185	2,780	381	319	692	214	73
Mar-07	5.6	5.6	2,088	2,677	374	352	723	215	76
Feb-07	6.4	6.4	1,954	2,428	304	228	581	170	74
Jan-07	6.1	6.1	1,847	2,370	304	243	653	219	89
Dec-06	7.6	7.6	1,717	2,130	226	334	331	187	82
Nov-06	5.4	5.4	1,799	2,308	333	307	467	176	79
Oct-06	5.3	5.3	1,841	2,366	348	334	477	177	76
Sep-06	7.1	7.1	1,889	2,324	267	320	526	168	75
Aug-06	5.2	5.2	1,798	2,339	343	485	612	198	71
Jul-06	4.5	4.5	1,727	2,277	383	411	535	167	76
Jun-06	4.1	4.1	1,742	2,396	429	504	608	225	81
May-06	4.2	4.2	1,788	2,402	425	402	572	189	85
Apr-06	4.3	4.3	1,830	2,390	423	316	519	137	66
Mar-06	4.2	4.2	1,871	2,479	441	359	669	167	74
Feb-06	5.4	5.4	1,810	2,272	337	269	575	125	80