

# Market Dynamics

Prudential Carolinas Realty

Median Price (Sold)  
2 Years (Monthly) 02/01/06 - 02/29/08



### KEY INFORMATION

2 Year					February 06-07-08					Feb-08									
	Feb-06	Feb-08	Δ	% Δ		Feb-06	Feb-07	Δ	% Δ	Feb-07	Feb-08	Δ	% Δ	Peak Mo.	Peak	Feb-08	Δ	% Δ	
Sold	172,055	185,000	12,945	7.52	Sold	172,055	187,450	15,395	8.95	187,450	185,000	-2,450	-1.31	Sold	Sep-07	247,000	185,000	-62,000	-25.10

#### 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.

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Month	FS Median \$	FS #	FS DOM	UC Median \$	UC #	UC DOM	Sold Median \$	Sold #	Sold DOM	New Median \$	New #
Feb-08	298,950	3,046	114	199,995	250	105	185,000	191	92	278,750	662
Jan-08	299,000	3,018	121	219,945	228	96	198,990	169	101	299,900	651
Dec-07	289,900	2,843	125	215,950	172	93	242,732	232	88	245,432	371
Nov-07	294,956	2,980	113	222,110	214	92	209,000	221	86	274,900	450
Oct-07	298,195	3,094	106	202,495	240	100	200,000	277	86	279,530	657
Sep-07	294,900	2,952	105	213,900	227	82	247,000	278	83	259,900	586
Aug-07	294,262	3,010	100	221,000	335	73	240,700	404	87	255,700	686
Jul-07	294,900	2,989	102	235,000	355	95	240,000	345	84	249,000	663
Jun-07	299,900	2,915	102	245,908	310	86	240,500	442	79	289,990	651
May-07	294,900	2,909	99	249,900	420	80	218,488	384	75	257,195	724
Apr-07	289,990	2,780	100	219,900	381	73	199,000	319	81	269,200	692
Mar-07	285,000	2,677	103	214,900	374	76	206,370	352	80	267,900	723
Feb-07	280,000	2,428	106	209,450	304	74	187,450	228	75	279,990	581
Jan-07	269,900	2,370	112	195,400	304	89	192,000	243	79	250,000	653
Dec-06	269,945	2,130	120	211,000	226	82	233,532	334	81	249,460	331
Nov-06	259,900	2,308	109	189,979	333	79	208,900	307	76	239,990	467
Oct-06	253,125	2,366	105	224,945	348	76	199,250	334	79	239,900	477
Sep-06	251,484	2,324	100	205,900	267	75	195,071	320	79	222,188	526
Aug-06	254,900	2,339	97	209,665	343	71	225,000	485	73	235,250	612
Jul-06	254,900	2,277	100	217,900	383	76	227,000	411	77	233,300	535
Jun-06	249,900	2,396	100	224,900	429	81	219,517	504	82	229,290	608
May-06	245,900	2,402	104	212,900	425	85	202,700	402	76	244,995	572
Apr-06	239,900	2,390	102	219,933	423	66	205,450	316	76	239,900	519
Mar-06	229,900	2,479	100	199,900	441	74	179,900	359	80	251,900	669
Feb-06	219,916	2,272	105	212,500	337	80	172,055	269	91	201,910	575