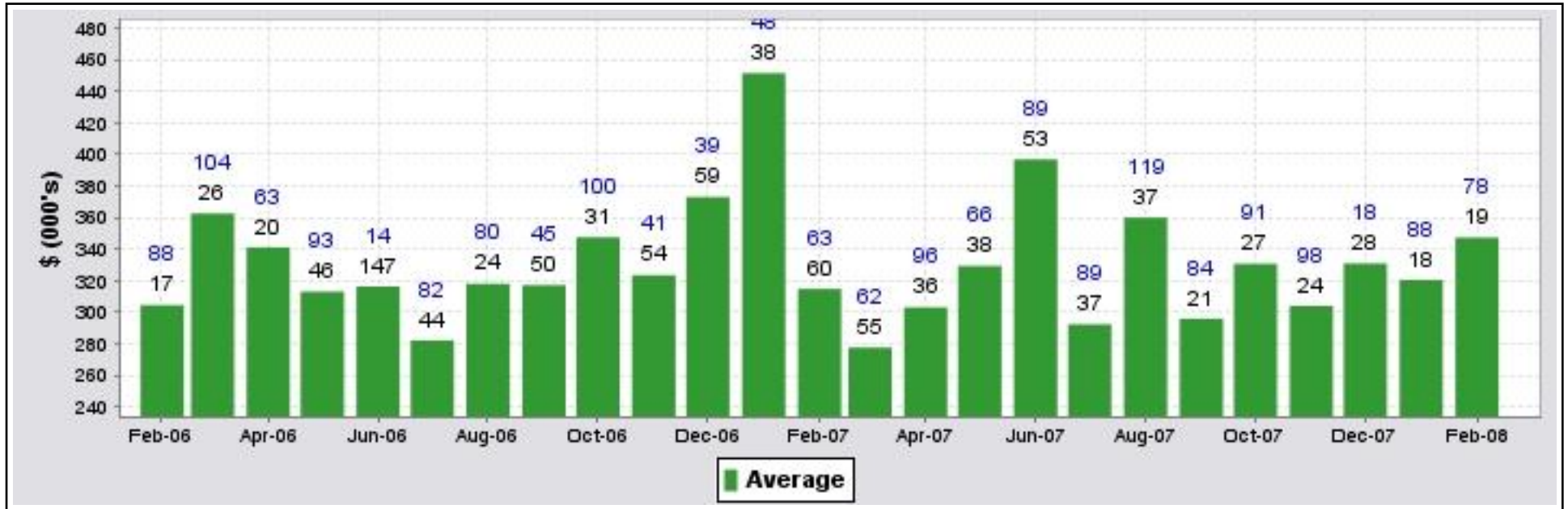


Market Dynamics

Prudential Carolinas Realty

Sold - Average Price
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 | Peak | Feb-08 | Δ | % Δ |
| Average | 304,613 | 347,395 | 42,782 | 14.04 | Average | 304,613 | 314,754 | 10,141 | 3.33 | 314,754 | 347,395 | 32,641 | 10.37 | Average | Jan-07 | 451,526 | 347,395 | -104,131 | -23.06 |
| | | | | | | | | | | | | | | | | | | | |

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: 99

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

Market Dynamics

Prudential Carolinas Realty

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

| Month | Sold # | Sold Average \$ | Sold Median \$ | Average \$ - Median \$ Δ | % Δ | Sold Average DOM |
|--------|--------|-----------------|----------------|--------------------------|-------|------------------|
| Feb-08 | 19 | 347,395 | 324,500 | 22,895 | 6.59 | 78 |
| Jan-08 | 18 | 320,522 | 280,750 | 39,772 | 12.41 | 88 |
| Dec-07 | 28 | 330,877 | 283,750 | 47,127 | 14.24 | 18 |
| Nov-07 | 24 | 303,959 | 291,400 | 12,559 | 4.13 | 98 |
| Oct-07 | 27 | 330,761 | 318,500 | 12,261 | 3.71 | 91 |
| Sep-07 | 21 | 295,981 | 263,300 | 32,681 | 11.04 | 84 |
| Aug-07 | 37 | 360,086 | 300,000 | 60,086 | 16.69 | 119 |
| Jul-07 | 37 | 292,445 | 245,000 | 47,445 | 16.22 | 89 |
| Jun-07 | 53 | 396,932 | 322,500 | 74,432 | 18.75 | 89 |
| May-07 | 38 | 329,403 | 288,000 | 41,403 | 12.57 | 66 |
| Apr-07 | 36 | 303,125 | 249,962 | 53,163 | 17.54 | 96 |
| Mar-07 | 55 | 277,611 | 227,390 | 50,221 | 18.09 | 62 |
| Feb-07 | 60 | 314,754 | 239,000 | 75,754 | 24.07 | 63 |
| Jan-07 | 38 | 451,526 | 297,500 | 154,026 | 34.11 | 48 |
| Dec-06 | 59 | 373,083 | 346,950 | 26,133 | 7.00 | 39 |
| Nov-06 | 54 | 323,570 | 310,785 | 12,785 | 3.95 | 41 |
| Oct-06 | 31 | 347,528 | 324,500 | 23,028 | 6.63 | 100 |
| Sep-06 | 50 | 317,151 | 312,248 | 4,902 | 1.55 | 45 |
| Aug-06 | 24 | 318,091 | 316,884 | 1,207 | 0.38 | 80 |
| Jul-06 | 44 | 282,329 | 273,125 | 9,204 | 3.26 | 82 |
| Jun-06 | 147 | 316,385 | 285,000 | 31,385 | 9.92 | 14 |
| May-06 | 46 | 313,171 | 305,000 | 8,171 | 2.61 | 93 |
| Apr-06 | 20 | 341,248 | 310,250 | 30,998 | 9.08 | 63 |
| Mar-06 | 26 | 362,554 | 298,250 | 64,304 | 17.74 | 104 |
| Feb-06 | 17 | 304,613 | 285,000 | 19,613 | 6.44 | 88 |