

Market Dynamics

Prudential Carolinas Realty

Basic Supply & Demand
2 Years (Monthly) 02/01/06 - 02/29/08



KEY INFORMATION

2 Year							
	Feb-06	Feb-08	Δ	% Δ	Min	Max	Avg
FS	194	439	245	126.29	194	457	363
UC	24	25	1	4.17	12	151	41
Sold	17	19	2	11.76	17	147	40

February 06-07-08				
	Feb-06	Feb-07	Feb-08	Feb Avg
FS	194	400	439	344
UC	24	63	25	37
Sold	17	60	19	32

Feb-08				
	Feb-07	Feb-08	Δ	% Δ
FS	400	439	39	9.75
UC	63	25	-38	-60.32
Sold	60	19	-41	-68.33

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.

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Month	FS #	UC #	Avg UC %	Sold #	Avg Sold %
Feb-08	439	25	5.69	19	4.33
Jan-08	457	30	6.56	18	3.94
Dec-07	404	36	8.91	28	6.93
Nov-07	388	15	3.87	24	6.19
Oct-07	392	27	6.89	27	6.89
Sep-07	348	12	3.45	21	6.03
Aug-07	345	24	6.96	37	10.72
Jul-07	339	31	9.14	37	10.91
Jun-07	364	40	10.99	53	14.56
May-07	402	51	12.69	38	9.45
Apr-07	393	37	9.41	36	9.16
Mar-07	409	45	11.00	55	13.45
Feb-07	400	63	15.75	60	15.00
Jan-07	392	47	11.99	38	9.69
Dec-06	364	53	14.56	59	16.21
Nov-06	392	64	16.33	54	13.78
Oct-06	363	28	7.71	31	8.54
Sep-06	363	62	17.08	50	13.77
Aug-06	336	25	7.44	24	7.14
Jul-06	317	27	8.52	44	13.88
Jun-06	436	151	34.63	147	33.72
May-06	302	42	13.91	46	15.23
Apr-06	288	41	14.24	20	6.94
Mar-06	256	18	7.03	26	10.16
Feb-06	194	24	12.37	17	8.76
Total/Avg	363	41	11.21	40	11.11