

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	285,000	324,500	39,500	13.86	Sold	285,000	239,000	-46,000	-16.14	239,000	324,500	85,500	35.77	Dec-06	346,950	324,500	-22,450	-6.47

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 Median \$	FS #	FS DOM	UC Median \$	UC #	UC DOM	Sold Median \$	Sold #	Sold DOM	New Median \$	New #
Feb-08	334,900	439	141	319,000	25	139	324,500	19	78	315,000	93
Jan-08	359,900	457	156	309,900	30	106	280,750	18	88	317,900	118
Dec-07	364,950	404	166	308,900	36	35	283,750	28	18	284,950	68
Nov-07	388,250	388	158	415,700	15	77	291,400	24	98	285,000	54
Oct-07	394,025	392	149	312,000	27	73	318,500	27	91	349,900	78
Sep-07	389,900	348	150	272,000	12	62	263,300	21	84	350,000	82
Aug-07	389,000	345	167	252,900	24	99	300,000	37	119	359,900	69
Jul-07	379,000	339	168	312,000	31	111	245,000	37	89	359,000	55
Jun-07	349,950	364	170	304,950	40	88	322,500	53	89	305,750	54
May-07	374,998	402	163	285,000	51	93	288,000	38	66	294,900	67
Apr-07	369,900	393	155	289,900	37	72	249,962	36	96	280,000	51
Mar-07	364,900	409	137	259,900	45	58	227,390	55	62	284,900	97
Feb-07	360,391	400	137	244,900	63	68	239,000	60	63	282,658	78
Jan-07	380,775	392	136	344,068	47	82	297,500	38	48	325,000	113
Dec-06	385,357	364	136	346,950	53	34	346,950	59	39	324,500	65
Nov-06	377,662	392	122	316,812	64	39	310,785	54	41	343,120	90
Oct-06	371,610	363	137	284,900	28	87	324,500	31	100	368,255	80
Sep-06	369,900	363	130	349,149	62	79	312,248	50	45	398,225	107
Aug-06	369,450	336	145	347,293	25	69	316,884	24	80	315,000	63
Jul-06	371,610	317	143	285,000	27	115	273,125	44	82	319,900	51
Jun-06	349,450	436	93	285,900	151	12	285,000	147	14	328,596	193
May-06	359,200	302	130	344,202	42	98	305,000	46	93	289,900	61
Apr-06	365,000	288	125	254,498	41	87	310,250	20	63	322,400	64
Mar-06	381,625	256	123	347,450	18	42	298,250	26	104	426,938	94
Feb-06	351,149	194	148	298,450	24	122	285,000	17	88	297,000	28