

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	2,750	3,980	1,230	44.73	2,624	3,980	3,344
UC	618	465	-153	-24.76	267	781	571
Sold	468	339	-129	-27.56	287	863	570

February 06-07-08				
	Feb-06	Feb-07	Feb-08	Feb Avg
FS	2,750	3,054	3,980	3,261
UC	618	625	465	569
Sold	468	450	339	419

Feb-08				
	Feb-07	Feb-08	Δ	% Δ
FS	3,054	3,980	926	30.32
UC	625	465	-160	-25.60
Sold	450	339	-111	-24.67

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: 6, 5, 4

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	3,980	465	11.68	339	8.52
Jan-08	3,778	387	10.24	287	7.60
Dec-07	3,430	267	7.78	324	9.45
Nov-07	3,679	375	10.19	436	11.85
Oct-07	3,856	430	11.15	406	10.53
Sep-07	3,705	442	11.93	440	11.88
Aug-07	3,746	502	13.40	628	16.76
Jul-07	3,661	563	15.38	701	19.15
Jun-07	3,704	660	17.82	796	21.49
May-07	3,683	720	19.55	704	19.11
Apr-07	3,573	697	19.51	630	17.63
Mar-07	3,358	688	20.49	619	18.43
Feb-07	3,054	625	20.46	450	14.73
Jan-07	2,935	510	17.38	416	14.17
Dec-06	2,624	406	15.47	531	20.24
Nov-06	2,912	521	17.89	543	18.65
Oct-06	3,255	618	18.99	564	17.33
Sep-06	3,115	487	15.63	597	19.17
Aug-06	3,166	660	20.85	768	24.26
Jul-06	3,106	624	20.09	703	22.63
Jun-06	3,198	738	23.08	863	26.99
May-06	3,243	753	23.22	758	23.37
Apr-06	3,060	736	24.05	637	20.82
Mar-06	3,032	781	25.76	635	20.94
Feb-06	2,750	618	22.47	468	17.02
Total/Avgs	3,344	571	17.07	570	17.04