

Market Dynamics

Prudential Carolinas Realty

Months Supply of Inventory (MSI)
2 Years (Monthly) 02/01/06 - 02/29/08



KEY INFORMATION

2 Year							
	Feb-06	Feb-08	Δ	% Δ	Min	Max	Avg
MSI	3.2	6.8	3.6	113.25	2.6	10.4	4.8
MSI-NAR	3.2	6.8	3.6	113.25	2.6	10.4	4.8
DOM	67	68	1	1.67	47	73	59

February 06-07-08				
	Feb-06	Feb-07	Feb-08	Feb Avg
MSI	3.2	3.6	6.8	4.5
MSI-NAR	3.2	3.6	6.8	4.5
DOM	67	63	68	66

Feb-08				
	Feb-07	Feb-08	Δ	% Δ
MSI	3.6	6.8	3.2	89.36
MSI-NAR	3.6	6.8	3.2	89.36
DOM	63	68	5	8.52

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	MSI	NAR MSI	FS Last Day #	FS #	UC #	Sold #	New #	Expired #	UC Avg DOM
Feb-08	6.8	6.8	3,153	3,980	465	339	1,122	362	68
Jan-08	7.4	7.4	2,858	3,778	387	287	1,002	533	73
Dec-07	10.4	10.4	2,776	3,430	267	324	487	387	64
Nov-07	7.8	7.8	2,943	3,679	375	436	726	361	68
Oct-07	6.9	6.9	2,953	3,856	430	406	927	473	65
Sep-07	6.6	6.6	2,929	3,705	442	440	860	334	62
Aug-07	5.7	5.7	2,845	3,746	502	628	989	400	54
Jul-07	4.9	4.9	2,758	3,661	563	701	951	340	57
Jun-07	4.1	4.1	2,710	3,704	660	796	1,033	334	53
May-07	3.7	3.7	2,671	3,683	720	704	1,105	292	49
Apr-07	3.7	3.7	2,578	3,573	697	630	1,114	298	47
Mar-07	3.6	3.6	2,459	3,358	688	619	1,120	211	55
Feb-07	3.6	3.6	2,238	3,054	625	450	873	191	63
Jan-07	4.3	4.3	2,181	2,935	510	416	924	244	65
Dec-06	5.0	5.0	2,011	2,624	406	531	447	207	68
Nov-06	4.2	4.2	2,177	2,912	521	543	570	214	62
Oct-06	3.8	3.8	2,342	3,255	618	564	890	295	60
Sep-06	4.9	4.9	2,365	3,115	487	597	904	263	55
Aug-06	3.4	3.4	2,211	3,166	660	768	961	295	56
Jul-06	3.5	3.5	2,205	3,106	624	703	878	277	49
Jun-06	3.0	3.0	2,228	3,198	738	863	945	232	51
May-06	3.0	3.0	2,253	3,243	753	758	1,106	237	49
Apr-06	2.9	2.9	2,137	3,060	736	637	1,009	187	50
Mar-06	2.6	2.6	2,051	3,032	781	635	1,067	200	56
Feb-06	3.2	3.2	1,965	2,750	618	468	845	167	67