

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	212,500	247,500	35,000	16.47	Sold	212,500	244,990	32,490	15.29	244,990	247,500	2,510	1.02	Sold	Nov-07	268,950	247,500	-21,450	-7.98

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 Median \$	FS #	FS DOM	UC Median \$	UC #	UC DOM	Sold Median \$	Sold #	Sold DOM	New Median \$	New #
Feb-08	339,900	3,980	100	269,990	465	68	247,500	339	71	319,250	1,122
Jan-08	329,800	3,778	111	255,000	387	73	252,560	287	70	314,900	1,002
Dec-07	329,000	3,430	117	275,000	267	64	265,750	324	68	279,900	487
Nov-07	331,900	3,679	104	249,900	375	68	268,950	436	77	309,700	726
Oct-07	335,000	3,856	99	279,945	430	65	257,000	406	56	300,000	927
Sep-07	334,000	3,705	96	269,945	442	62	264,500	440	51	322,200	860
Aug-07	324,900	3,746	93	269,150	502	54	250,000	628	54	289,900	989
Jul-07	330,000	3,661	94	257,900	563	57	256,470	701	51	279,900	951
Jun-07	337,250	3,704	90	254,995	660	53	268,000	796	53	289,900	1,033
May-07	335,000	3,683	88	269,900	720	49	242,350	704	49	314,900	1,105
Apr-07	329,000	3,573	89	250,000	697	47	254,500	630	52	287,885	1,114
Mar-07	329,900	3,358	91	266,510	688	55	237,000	619	61	289,000	1,120
Feb-07	329,000	3,054	99	245,000	625	63	244,990	450	66	276,770	873
Jan-07	325,000	2,935	105	238,290	510	65	248,500	416	64	295,000	924
Dec-06	327,660	2,624	112	259,900	406	68	233,379	531	59	238,000	447
Nov-06	325,000	2,912	99	232,500	521	62	235,000	543	58	279,900	570
Oct-06	320,120	3,255	90	254,900	618	60	245,000	564	59	265,000	890
Sep-06	327,000	3,115	88	239,900	487	55	214,770	597	54	289,900	904
Aug-06	319,428	3,166	87	220,000	660	56	234,250	768	50	273,000	961
Jul-06	314,080	3,106	88	225,327	624	49	249,000	703	47	269,000	878
Jun-06	299,600	3,198	84	239,000	738	51	249,900	863	55	264,900	945
May-06	295,000	3,243	83	249,900	753	49	228,250	758	54	279,900	1,106
Apr-06	275,000	3,060	86	239,900	736	50	219,000	637	57	271,900	1,009
Mar-06	259,900	3,032	90	225,000	781	56	217,000	635	71	277,900	1,067
Feb-06	239,900	2,750	99	224,945	618	67	212,500	468	70	239,900	845