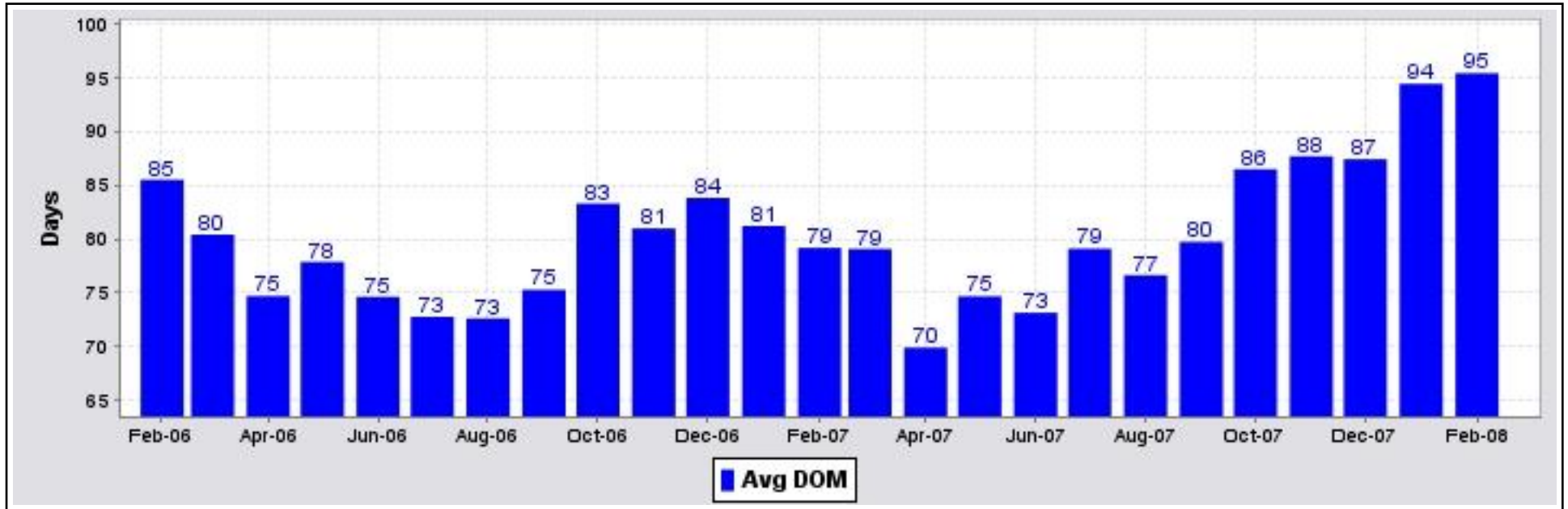


Market Dynamics

Prudential Carolinas Realty

Average DOM
2 Years (Monthly) 02/01/06 - 02/29/08



KEY INFORMATION

2 Year							
	Feb-06	Feb-08	Δ	% Δ	Min	Max	Avg
MSI	5.2	8.2	3.0	57.85	4.2	11.3	6.3
DOM	85	95	10	11.57	70	95	80

February 06-07-08				
	Feb-06	Feb-07	Feb-08	Feb Avg
MSI	5.2	5.3	8.2	6.2
DOM	85	79	95	87

Feb-08				
	Feb-07	Feb-08	Δ	% Δ
MSI	5.3	8.2	2.8	52.52
DOM	79	95	16	20.47

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)
 All MLS: Charlotte Multiple Listing Service

Market Dynamics statistics are based on closed MLS transactions. Each closing generates one transaction side only.

Market Dynamics

Prudential Carolinas Realty

Average DOM
2 Years (Monthly) 02/01/06 - 02/29/08

Month	UC Avg DOM	MSI	FS #	UC #	Sold #	New #	Expired #
Feb-08	95	8.2	29,677	2,929	2,125	6,347	2,858
Jan-08	94	9.3	29,383	2,497	1,949	6,708	3,554
Dec-07	87	11.3	27,389	2,011	2,413	3,645	2,704
Nov-07	88	10.0	28,812	2,372	2,633	4,827	2,696
Oct-07	86	8.6	29,865	2,779	2,861	6,286	3,100
Sep-07	80	8.8	28,835	2,676	2,851	5,777	2,581
Aug-07	77	7.3	28,955	3,165	3,835	6,489	2,733
Jul-07	79	6.3	28,575	3,556	3,924	6,268	2,552
Jun-07	73	5.9	28,324	3,779	4,189	6,611	2,237
May-07	75	5.4	27,867	4,049	4,052	7,028	2,105
Apr-07	70	5.5	26,431	3,768	3,458	6,764	1,824
Mar-07	79	4.9	25,474	3,974	3,729	6,843	1,833
Feb-07	79	5.3	23,629	3,484	2,979	5,668	1,514
Jan-07	81	5.4	23,368	3,355	2,702	6,155	2,050
Dec-06	84	6.6	21,599	2,606	3,371	3,430	1,780
Nov-06	81	5.6	23,252	3,268	3,294	4,427	1,815
Oct-06	83	5.0	24,593	3,781	3,513	5,394	1,982
Sep-06	75	6.1	24,206	3,151	3,528	5,426	1,856
Aug-06	73	5.0	24,621	3,782	4,481	6,247	2,059
Jul-06	73	4.9	23,911	3,778	4,040	5,642	1,759
Jun-06	75	4.3	24,313	4,241	4,827	6,143	1,803
May-06	78	4.2	24,158	4,283	4,226	6,086	1,705
Apr-06	75	4.5	23,612	4,049	3,388	5,767	1,491
Mar-06	80	4.3	23,761	4,186	3,632	6,239	1,735
Feb-06	85	5.2	22,220	3,391	2,707	5,169	1,307