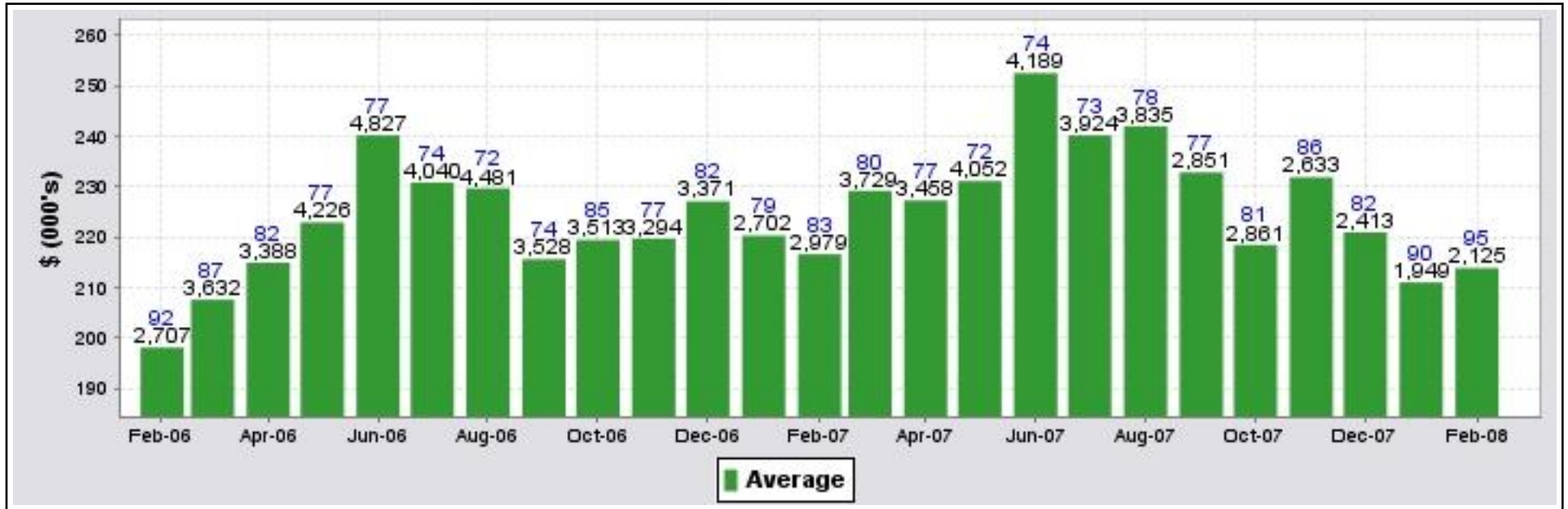


Market Dynamics

Prudential Carolinas Realty

Sold - Average Price
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 | Peak | Feb-08 | Δ | % Δ |
| Average | 198,093 | 213,854 | 15,760 | 7.96 | Average | 198,093 | 216,567 | 18,474 | 9.33 | 216,567 | 213,854 | -2,713 | -1.25 | Average | Jun-07 | 252,427 | 213,854 | -38,574 | -15.28 |
| | | | | | | | | | | | | | | | | | | | |

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

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

| Month | Sold # | Sold Average \$ | Sold Median \$ | Average \$ - Median \$ Δ | % Δ | Sold Average DOM |
|--------|--------|-----------------|----------------|--------------------------|-------|------------------|
| Feb-08 | 2,125 | 213,854 | 160,000 | 53,854 | 25.18 | 95 |
| Jan-08 | 1,949 | 211,000 | 155,000 | 56,000 | 26.54 | 90 |
| Dec-07 | 2,413 | 220,919 | 169,990 | 50,929 | 23.05 | 82 |
| Nov-07 | 2,633 | 231,846 | 171,000 | 60,846 | 26.24 | 86 |
| Oct-07 | 2,861 | 218,462 | 165,500 | 52,962 | 24.24 | 81 |
| Sep-07 | 2,851 | 232,789 | 175,500 | 57,289 | 24.61 | 77 |
| Aug-07 | 3,835 | 241,915 | 178,000 | 63,915 | 26.42 | 78 |
| Jul-07 | 3,924 | 240,122 | 183,000 | 57,122 | 23.79 | 73 |
| Jun-07 | 4,189 | 252,427 | 182,000 | 70,427 | 27.90 | 74 |
| May-07 | 4,052 | 231,074 | 173,000 | 58,074 | 25.13 | 72 |
| Apr-07 | 3,458 | 227,246 | 168,238 | 59,008 | 25.97 | 77 |
| Mar-07 | 3,729 | 229,122 | 168,500 | 60,622 | 26.46 | 80 |
| Feb-07 | 2,979 | 216,567 | 163,500 | 53,067 | 24.50 | 83 |
| Jan-07 | 2,702 | 220,245 | 159,038 | 61,206 | 27.79 | 79 |
| Dec-06 | 3,371 | 227,083 | 171,696 | 55,387 | 24.39 | 82 |
| Nov-06 | 3,294 | 219,676 | 165,000 | 54,676 | 24.89 | 77 |
| Oct-06 | 3,513 | 219,403 | 159,000 | 60,403 | 27.53 | 85 |
| Sep-06 | 3,528 | 215,603 | 162,000 | 53,603 | 24.86 | 74 |
| Aug-06 | 4,481 | 229,615 | 166,500 | 63,115 | 27.49 | 72 |
| Jul-06 | 4,040 | 230,800 | 168,000 | 62,800 | 27.21 | 74 |
| Jun-06 | 4,827 | 240,116 | 175,000 | 65,116 | 27.12 | 77 |
| May-06 | 4,226 | 222,882 | 165,000 | 57,882 | 25.97 | 77 |
| Apr-06 | 3,388 | 214,908 | 160,000 | 54,908 | 25.55 | 82 |
| Mar-06 | 3,632 | 207,568 | 156,000 | 51,568 | 24.84 | 87 |
| Feb-06 | 2,707 | 198,093 | 153,000 | 45,093 | 22.76 | 92 |