

# 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	22,220	29,677	7,457	33.56	21,599	29,865	25,873
UC	3,391	2,929	-462	-13.62	2,011	4,283	3,396
Sold	2,707	2,125	-582	-21.50	1,949	4,827	3,388

February 06-07-08				
	Feb-06	Feb-07	Feb-08	Feb Avg
FS	22,220	23,629	29,677	25,175
UC	3,391	3,484	2,929	3,268
Sold	2,707	2,979	2,125	2,604

Feb-08				
	Feb-07	Feb-08	Δ	% Δ
FS	23,629	29,677	6,048	25.60
UC	3,484	2,929	-555	-15.93
Sold	2,979	2,125	-854	-28.67

#### 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)  
 All MLS: Charlotte Multiple Listing Service

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	29,677	2,929	9.87	2,125	7.16
Jan-08	29,383	2,497	8.50	1,949	6.63
Dec-07	27,389	2,011	7.34	2,413	8.81
Nov-07	28,812	2,372	8.23	2,633	9.14
Oct-07	29,865	2,779	9.31	2,861	9.58
Sep-07	28,835	2,676	9.28	2,851	9.89
Aug-07	28,955	3,165	10.93	3,835	13.24
Jul-07	28,575	3,556	12.44	3,924	13.73
Jun-07	28,324	3,779	13.34	4,189	14.79
May-07	27,867	4,049	14.53	4,052	14.54
Apr-07	26,431	3,768	14.26	3,458	13.08
Mar-07	25,474	3,974	15.60	3,729	14.64
Feb-07	23,629	3,484	14.74	2,979	12.61
Jan-07	23,368	3,355	14.36	2,702	11.56
Dec-06	21,599	2,606	12.07	3,371	15.61
Nov-06	23,252	3,268	14.05	3,294	14.17
Oct-06	24,593	3,781	15.37	3,513	14.28
Sep-06	24,206	3,151	13.02	3,528	14.57
Aug-06	24,621	3,782	15.36	4,481	18.20
Jul-06	23,911	3,778	15.80	4,040	16.90
Jun-06	24,313	4,241	17.44	4,827	19.85
May-06	24,158	4,283	17.73	4,226	17.49
Apr-06	23,612	4,049	17.15	3,388	14.35
Mar-06	23,761	4,186	17.62	3,632	15.29
Feb-06	22,220	3,391	15.26	2,707	12.18
<b>Total/Avg</b>	<b>25,873</b>	<b>3,396</b>	<b>13.13</b>	<b>3,388</b>	<b>13.10</b>