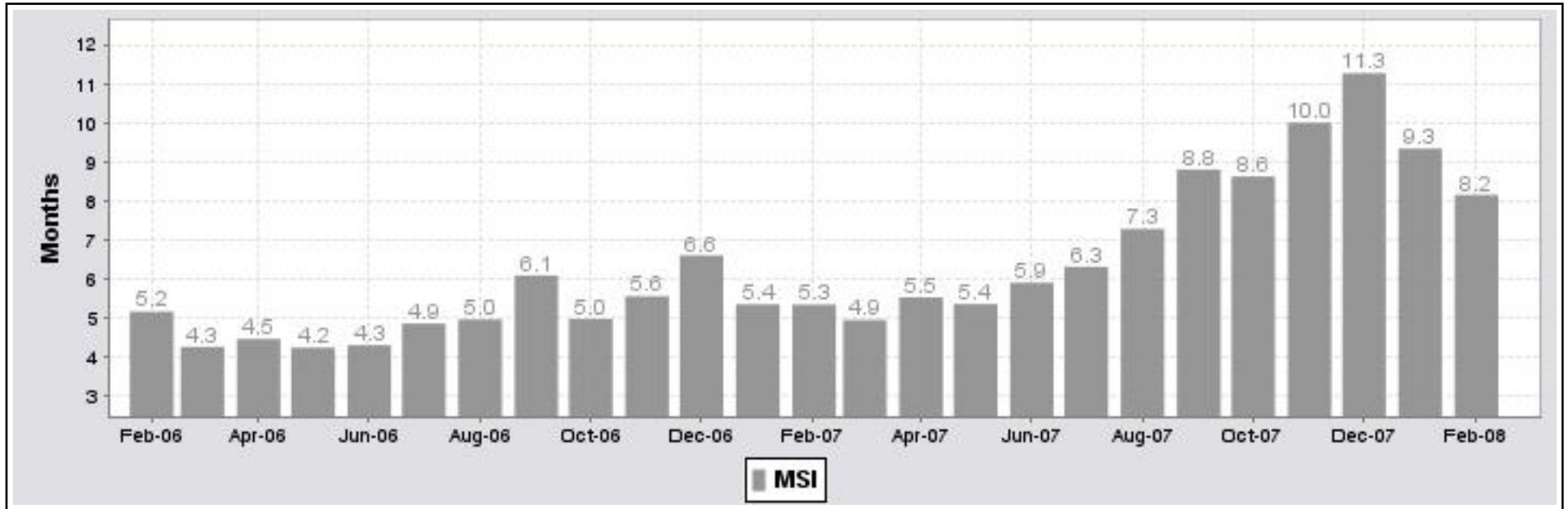


# Market Dynamics

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	5.2	8.2	3.0	57.85	4.2	11.3	6.3
MSI-NAR	5.2	8.2	3.0	57.86	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
MSI-NAR	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
MSI-NAR	5.3	8.2	2.8	52.54
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

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

Month	MSI	NAR MSI	FS Last Day #	FS #	UC #	Sold #	New #	Expired #	UC Avg DOM
Feb-08	8.2	8.2	23,892	29,677	2,929	2,125	6,347	2,858	95
Jan-08	9.3	9.3	23,332	29,383	2,497	1,949	6,708	3,554	94
Dec-07	11.3	11.3	22,675	27,389	2,011	2,413	3,645	2,704	87
Nov-07	10.0	10.0	23,745	28,812	2,372	2,633	4,827	2,696	88
Oct-07	8.6	8.6	23,986	29,865	2,779	2,861	6,286	3,100	86
Sep-07	8.8	8.8	23,579	28,835	2,676	2,851	5,777	2,581	80
Aug-07	7.3	7.3	23,060	28,955	3,165	3,835	6,489	2,733	77
Jul-07	6.3	6.3	22,469	28,575	3,556	3,924	6,268	2,552	79
Jun-07	5.9	5.9	22,308	28,324	3,779	4,189	6,611	2,237	73
May-07	5.4	5.4	21,713	27,867	4,049	4,052	7,028	2,105	75
Apr-07	5.5	5.5	20,839	26,431	3,768	3,458	6,764	1,824	70
Mar-07	4.9	4.9	19,667	25,474	3,974	3,729	6,843	1,833	79
Feb-07	5.3	5.3	18,631	23,629	3,484	2,979	5,668	1,514	79
Jan-07	5.4	5.4	17,963	23,368	3,355	2,702	6,155	2,050	81
Dec-06	6.6	6.6	17,213	21,599	2,606	3,371	3,430	1,780	84
Nov-06	5.6	5.6	18,169	23,252	3,268	3,294	4,427	1,815	81
Oct-06	5.0	5.0	18,830	24,593	3,781	3,513	5,394	1,982	83
Sep-06	6.1	6.1	19,199	24,206	3,151	3,528	5,426	1,856	75
Aug-06	5.0	5.0	18,780	24,621	3,782	4,481	6,247	2,059	73
Jul-06	4.9	4.9	18,374	23,911	3,778	4,040	5,642	1,759	73
Jun-06	4.3	4.3	18,269	24,313	4,241	4,827	6,143	1,803	75
May-06	4.2	4.2	18,170	24,158	4,283	4,226	6,086	1,705	78
Apr-06	4.5	4.5	18,073	23,612	4,049	3,388	5,767	1,491	75
Mar-06	4.3	4.3	17,845	23,761	4,186	3,632	6,239	1,735	80
Feb-06	5.2	5.2	17,522	22,220	3,391	2,707	5,169	1,307	85