

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 | 153,000 | 160,000 | 7,000 | 4.58 | Sold | 153,000 | 163,500 | 10,500 | 6.86 | 163,500 | 160,000 | -3,500 | -2.14 | Sold | Jul-07 | 183,000 | 160,000 | -23,000 | -12.57 |
| | | | | | | | | | | | | | | | | | | | |

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 Median \$ | FS # | FS DOM | UC Median \$ | UC # | UC DOM | Sold Median \$ | Sold # | Sold DOM | New Median \$ | New # |
|--------|--------------|--------|--------|--------------|-------|--------|----------------|--------|----------|---------------|-------|
| Feb-08 | 218,000 | 29,677 | 115 | 175,000 | 2,929 | 95 | 160,000 | 2,125 | 95 | 214,000 | 6,347 |
| Jan-08 | 214,900 | 29,383 | 121 | 164,900 | 2,497 | 94 | 155,000 | 1,949 | 90 | 210,620 | 6,708 |
| Dec-07 | 210,000 | 27,389 | 126 | 168,900 | 2,011 | 87 | 169,990 | 2,413 | 82 | 188,900 | 3,645 |
| Nov-07 | 210,000 | 28,812 | 115 | 165,000 | 2,372 | 88 | 171,000 | 2,633 | 86 | 195,500 | 4,827 |
| Oct-07 | 209,900 | 29,865 | 110 | 169,900 | 2,779 | 86 | 165,500 | 2,861 | 81 | 198,875 | 6,286 |
| Sep-07 | 208,590 | 28,835 | 109 | 169,900 | 2,676 | 80 | 175,500 | 2,851 | 77 | 198,900 | 5,777 |
| Aug-07 | 207,000 | 28,955 | 106 | 179,900 | 3,165 | 77 | 178,000 | 3,835 | 78 | 192,000 | 6,489 |
| Jul-07 | 205,000 | 28,575 | 105 | 179,900 | 3,556 | 79 | 183,000 | 3,924 | 73 | 194,900 | 6,268 |
| Jun-07 | 205,000 | 28,324 | 102 | 179,900 | 3,779 | 73 | 182,000 | 4,189 | 74 | 195,000 | 6,611 |
| May-07 | 204,900 | 27,867 | 102 | 184,900 | 4,049 | 75 | 173,000 | 4,052 | 72 | 199,900 | 7,028 |
| Apr-07 | 199,900 | 26,431 | 103 | 179,900 | 3,768 | 70 | 168,238 | 3,458 | 77 | 197,000 | 6,764 |
| Mar-07 | 194,900 | 25,474 | 105 | 173,900 | 3,974 | 79 | 168,500 | 3,729 | 80 | 195,300 | 6,843 |
| Feb-07 | 189,900 | 23,629 | 110 | 174,900 | 3,484 | 79 | 163,500 | 2,979 | 83 | 184,900 | 5,668 |
| Jan-07 | 186,900 | 23,368 | 115 | 165,000 | 3,355 | 81 | 159,038 | 2,702 | 79 | 185,900 | 6,155 |
| Dec-06 | 182,900 | 21,599 | 122 | 168,900 | 2,606 | 84 | 171,696 | 3,371 | 82 | 167,950 | 3,430 |
| Nov-06 | 180,000 | 23,252 | 113 | 165,000 | 3,268 | 81 | 165,000 | 3,294 | 77 | 179,000 | 4,427 |
| Oct-06 | 179,500 | 24,593 | 109 | 167,500 | 3,781 | 83 | 159,000 | 3,513 | 85 | 179,600 | 5,394 |
| Sep-06 | 177,200 | 24,206 | 106 | 165,000 | 3,151 | 75 | 162,000 | 3,528 | 74 | 186,195 | 5,426 |
| Aug-06 | 169,990 | 24,621 | 104 | 164,900 | 3,782 | 73 | 166,500 | 4,481 | 72 | 174,300 | 6,247 |
| Jul-06 | 168,900 | 23,911 | 106 | 164,900 | 3,778 | 73 | 168,000 | 4,040 | 74 | 174,900 | 5,642 |
| Jun-06 | 165,000 | 24,313 | 104 | 169,900 | 4,241 | 75 | 175,000 | 4,827 | 77 | 175,770 | 6,143 |
| May-06 | 162,500 | 24,158 | 106 | 169,900 | 4,283 | 78 | 165,000 | 4,226 | 77 | 174,900 | 6,086 |
| Apr-06 | 159,900 | 23,612 | 108 | 174,900 | 4,049 | 75 | 160,000 | 3,388 | 82 | 174,260 | 5,767 |
| Mar-06 | 157,500 | 23,761 | 111 | 165,000 | 4,186 | 80 | 156,000 | 3,632 | 87 | 168,900 | 6,239 |
| Feb-06 | 154,900 | 22,220 | 116 | 164,900 | 3,391 | 85 | 153,000 | 2,707 | 92 | 165,000 | 5,169 |