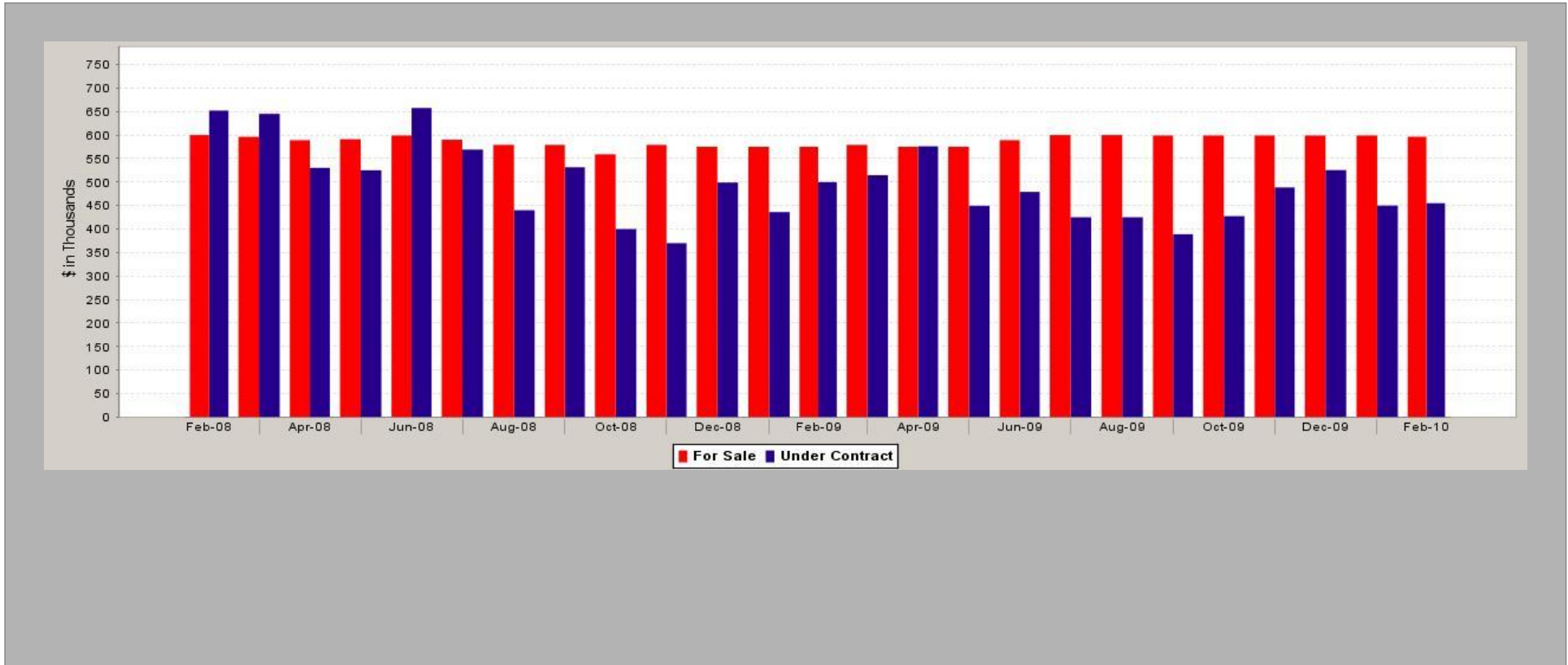


Market Dynamics

Median Price (FS, UC)

2 Years (Monthly) 02/01/08 - 02/28/10



KEY INFORMATION

	Feb-08	Feb-10	Median Price Change	Percent Change
For Sale	599,900	596,250	-3,650	-0.6
Under Contract	651,950	454,950	-197,000	-30.2

FS
-1%

UC
-30%

MLS: MRED	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Detached Single, Attached Single, 2 to 4 Units, Land, Deeded Parking, Mobile Homes)			Sq Ft: All		
TopBarAreas:	10					

Market Dynamics
Median Price (FS, UC)
2 Years (Monthly) 02/01/08 - 02/28/10

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Feb-10	596,250	942	454,950	44	375,000	23	699,950	72	494,700	108
Jan-10	599,000	939	449,900	39	544,250	24	594,000	66	514,450	114
Dec-09	599,000	933	525,400	24	445,000	36	534,250	84	439,872	43
Nov-09	599,000	1,015	488,450	38	390,000	27	599,000	87	643,500	93
Oct-09	599,000	1,061	427,450	32	374,000	39	599,900	107	499,900	133
Sep-09	599,000	1,050	389,000	33	360,000	43	599,000	89	482,000	148
Aug-09	599,900	1,055	425,000	49	418,000	51	629,000	104	514,900	125
Jul-09	599,900	1,058	425,000	37	475,000	51	550,000	91	649,950	128
Jun-09	589,000	1,087	479,000	57	464,000	40	542,000	100	647,500	172
May-09	575,000	1,032	449,450	40	460,000	37	765,000	77	589,900	150
Apr-09	575,000	1,006	575,995	45	497,500	32	589,900	79	509,250	186
Mar-09	579,000	937	514,500	32	416,000	22	574,900	85	582,000	124
Feb-09	575,000	906	499,900	25	525,975	11	594,000	68	599,650	98
Jan-09	574,900	915	436,000	19	400,000	15	537,500	88	489,000	121
Dec-08	575,000	903	498,950	12	367,500	16	569,900	97	459,000	55
Nov-08	579,000	955	369,900	18	375,000	23	520,000	89	599,950	84
Oct-08	559,000	1,001	399,900	19	437,500	31	479,000	111	477,000	118
Sep-08	579,000	1,024	531,448	36	547,500	43	649,900	105	559,000	135
Aug-08	579,000	1,013	440,000	33	553,289	45	589,999	91	542,998	130
Jul-08	589,900	1,021	569,000	40	628,000	41	609,450	98	599,000	135
Jun-08	599,000	1,041	657,450	56	625,000	45	668,800	99	627,500	168
May-08	591,000	999	524,950	44	520,000	49	599,450	82	599,900	171
Apr-08	589,000	944	529,995	45	535,250	42	624,900	71	579,450	178
Mar-08	596,000	852	644,950	30	550,000	21	692,450	56	499,900	150
Feb-08	599,900	799	651,950	32	592,500	16	700,000	65	575,000	135