

Market Dynamics

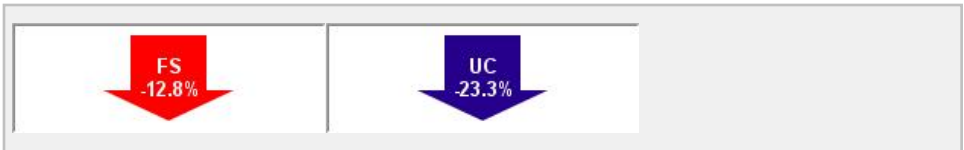
Median Price (FS, UC)

2 Years (Monthly) 07/01/08 - 07/31/10



KEY INFORMATION

	Jul-08	Jul-10	Median Price Change	Percent Change
For Sale	499,000	435,000	-64,000	-12.8
Under Contract	449,900	344,900	-105,000	-23.3



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, Mobile Homes)					Sq Ft: All
MLS Areas:	62, 22, 645, 15, 40, 25, 93, 7193, 7145, 7115, 7169, 91, 76, 45, 44, 43, 69, 35, 53, 201, 7215					

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Median Price (FS, UC)

2 Years (Monthly) 07/01/08 - 07/31/10

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Jul-10	435,000	6,420	344,900	463	430,000	431	402,450	756	399,000	999
Jun-10	439,000	6,622	440,000	471	415,000	674	424,900	730	459,000	1,191
May-10	435,000	6,569	462,500	496	348,450	462	419,000	642	449,000	1,040
Apr-10	425,000	6,806	379,200	668	340,000	459	415,000	609	429,000	1,421
Mar-10	419,250	6,472	379,000	557	320,000	371	432,500	530	404,450	1,348
Feb-10	419,000	6,081	374,913	405	324,000	233	439,000	552	420,000	1,107
Jan-10	419,000	5,787	349,000	293	371,000	250	469,000	520	399,900	962
Dec-09	425,000	5,765	399,000	268	380,000	322	449,950	672	349,900	513
Nov-09	439,000	6,244	375,450	294	319,000	363	469,500	698	378,700	674
Oct-09	448,000	6,653	377,450	354	345,000	383	449,000	729	379,350	808
Sep-09	449,894	6,894	349,450	392	350,100	411	479,000	657	415,000	978
Aug-09	449,900	6,968	367,000	402	413,750	402	469,000	650	374,900	892
Jul-09	460,000	7,220	410,000	425	386,000	492	489,900	719	425,000	1,105
Jun-09	469,000	7,302	411,950	440	380,750	402	479,900	747	437,750	1,252
May-09	475,000	7,114	430,000	424	343,250	308	499,250	640	480,000	1,229
Apr-09	469,000	6,794	397,450	350	337,500	228	469,000	559	439,000	1,133
Mar-09	469,000	6,617	375,000	335	371,250	216	460,000	621	429,000	1,223
Feb-09	475,700	6,136	445,000	203	340,000	147	499,000	539	475,000	1,040
Jan-09	479,000	5,889	399,000	190	350,000	143	499,900	603	445,000	855
Dec-08	485,000	5,949	379,000	135	445,000	219	499,450	780	399,000	439
Nov-08	498,000	6,466	429,000	177	373,000	212	535,000	779	399,900	625
Oct-08	499,000	6,970	400,000	237	445,000	298	497,950	892	432,450	890
Sep-08	499,000	7,218	419,900	254	400,000	336	488,750	884	465,000	1,047
Aug-08	499,000	7,302	444,000	308	463,500	460	479,000	823	456,950	976
Jul-08	499,000	7,533	449,900	381	486,250	432	499,950	826	475,000	1,189