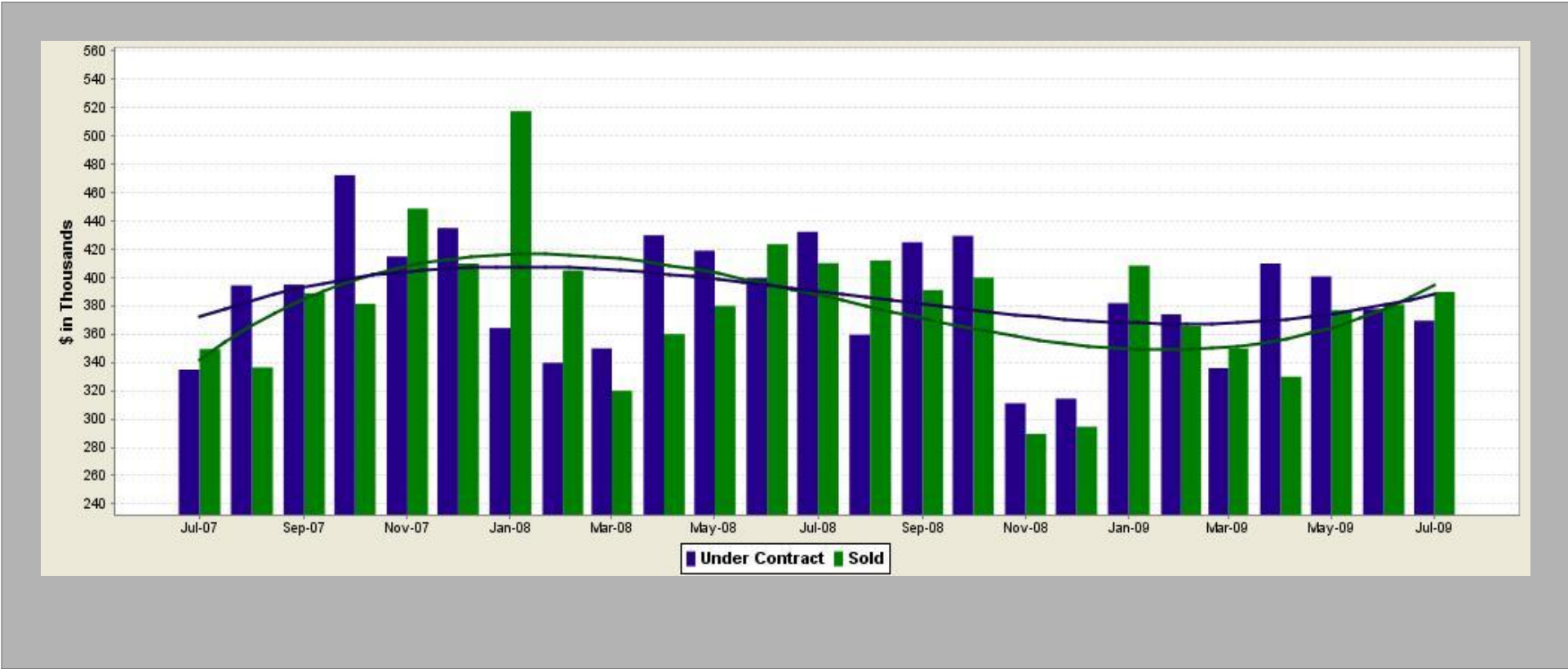


Market Dynamics

Median Price (UC, Sold)

2 Years (Monthly) 07/01/07 - 07/31/09



KEY INFORMATION

	Jul-07	Jul-09	Median Price Change	Percent Change
Under Contract	334,900	369,500	34,600	10.3
Sold	349,500	389,900	40,400	11.6

UC
+10%

Sold
+12%

MLS: MRED	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Attached Single)					Sq Ft: All
MLS Areas:	8005					

Market Dynamics
Median Price (UC, Sold)
2 Years (Monthly) 07/01/07 - 07/31/09

@properties

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Jul-09	397,750	302	369,500	35	389,900	39	447,000	36	389,450	78
Jun-09	399,000	308	377,900	47	381,000	24	399,900	37	369,950	62
May-09	399,900	302	400,808	30	377,000	21	427,000	26	399,000	78
Apr-09	400,500	285	409,900	31	330,000	23	414,250	30	400,000	68
Mar-09	416,250	280	335,950	24	350,000	17	465,000	39	424,900	81
Feb-09	409,758	240	373,990	19	366,000	14	477,450	22	432,450	60
Jan-09	399,900	224	381,950	16	408,500	9	399,500	28	399,900	57
Dec-08	400,000	232	314,500	11	294,555	6	434,900	54	409,000	41
Nov-08	399,000	245	311,200	16	289,495	10	384,000	38	405,000	29
Oct-08	399,950	264	429,450	8	400,000	23	419,000	40	382,450	40
Sep-08	418,200	284	425,000	17	391,250	35	439,000	43	394,900	70
Aug-08	419,000	297	359,700	42	412,000	33	439,900	46	359,500	55
Jul-08	429,000	334	432,450	42	410,238	36	454,000	54	429,900	91
Jun-08	425,000	310	399,900	31	423,500	35	429,900	30	422,450	84
May-08	429,900	285	419,000	29	380,000	40	449,450	28	449,000	87
Apr-08	427,400	262	429,900	43	360,000	33	447,000	28	439,900	59
Mar-08	424,900	297	350,000	43	320,000	29	450,000	45	425,000	73
Feb-08	424,950	280	339,900	20	405,000	17	500,000	35	419,000	87
Jan-08	424,900	237	364,450	20	517,500	10	407,000	24	399,000	78
Dec-07	424,950	210	435,000	13	410,000	19	385,450	38	422,000	20
Nov-07	424,250	234	415,000	18	448,700	22	399,000	25	449,900	29
Oct-07	424,900	269	472,450	24	381,500	26	446,950	40	359,900	68
Sep-07	424,950	268	395,000	23	389,000	45	369,450	44	424,950	74
Aug-07	419,000	263	394,500	32	336,500	62	429,000	37	434,000	58
Jul-07	399,425	300	334,900	53	349,500	62	434,450	42	399,000	95