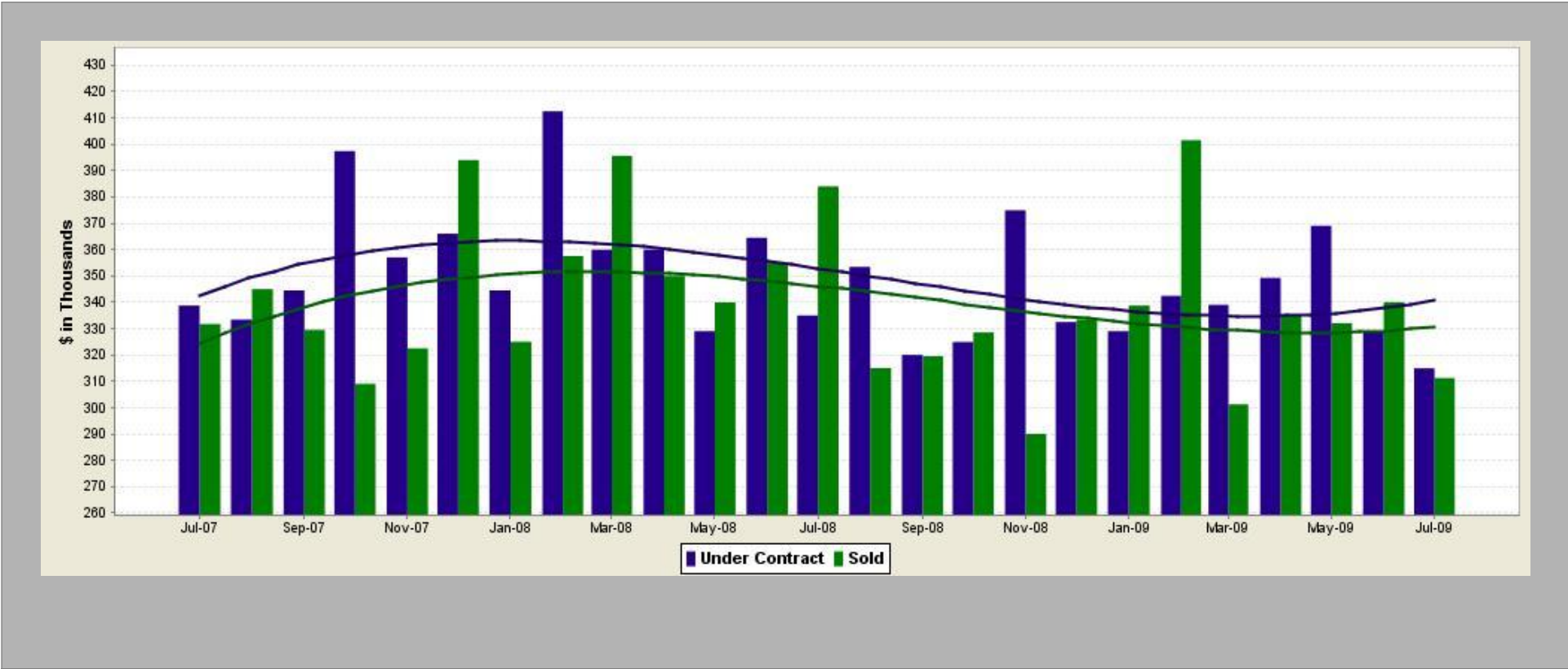


Market Dynamics

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 | 338,700 | 314,900 | -23,800 | -7.0 |
| Sold | 331,710 | 311,250 | -20,460 | -6.2 |

UC
-7%

Sold
-6%

| | | | | | | |
|-----------------|--------------------------------|------------|------------------------|---------------|----------------|---------------|
| 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: | 8006 | | | | | |

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 | 349,900 | 1,357 | 314,900 | 111 | 311,250 | 151 | 333,900 | 204 | 349,900 | 311 |
| Jun-09 | 344,500 | 1,373 | 329,000 | 155 | 340,000 | 151 | 321,450 | 172 | 324,900 | 299 |
| May-09 | 363,675 | 1,362 | 369,000 | 147 | 332,000 | 116 | 429,900 | 141 | 344,950 | 276 |
| Apr-09 | 369,000 | 1,371 | 349,200 | 142 | 335,000 | 95 | 369,900 | 143 | 369,000 | 328 |
| Mar-09 | 374,700 | 1,364 | 339,000 | 119 | 301,250 | 74 | 399,000 | 202 | 369,000 | 387 |
| Feb-09 | 369,900 | 1,185 | 342,400 | 92 | 401,500 | 39 | 349,950 | 116 | 364,900 | 259 |
| Jan-09 | 368,000 | 1,141 | 329,000 | 51 | 338,750 | 42 | 372,450 | 164 | 329,000 | 310 |
| Dec-08 | 379,000 | 1,077 | 332,500 | 50 | 333,500 | 88 | 381,000 | 196 | 399,000 | 122 |
| Nov-08 | 369,000 | 1,240 | 374,900 | 75 | 290,000 | 67 | 349,900 | 210 | 364,950 | 148 |
| Oct-08 | 359,770 | 1,377 | 324,900 | 69 | 328,550 | 98 | 339,900 | 216 | 352,500 | 248 |
| Sep-08 | 349,900 | 1,470 | 320,000 | 87 | 319,500 | 175 | 314,850 | 254 | 349,000 | 376 |
| Aug-08 | 349,000 | 1,410 | 353,400 | 138 | 315,000 | 185 | 306,000 | 179 | 330,000 | 283 |
| Jul-08 | 349,000 | 1,481 | 335,000 | 168 | 384,000 | 220 | 369,000 | 193 | 339,900 | 333 |
| Jun-08 | 349,900 | 1,497 | 364,450 | 182 | 355,000 | 245 | 339,000 | 184 | 314,900 | 375 |
| May-08 | 359,000 | 1,542 | 329,000 | 263 | 339,950 | 180 | 369,900 | 163 | 339,900 | 399 |
| Apr-08 | 359,900 | 1,492 | 360,000 | 205 | 350,000 | 171 | 352,950 | 158 | 349,900 | 433 |
| Mar-08 | 359,900 | 1,460 | 359,900 | 201 | 395,500 | 190 | 342,500 | 156 | 349,900 | 439 |
| Feb-08 | 369,900 | 1,348 | 412,450 | 178 | 357,500 | 102 | 335,450 | 146 | 357,000 | 412 |
| Jan-08 | 375,000 | 1,209 | 344,450 | 116 | 325,000 | 67 | 394,900 | 157 | 361,950 | 360 |
| Dec-07 | 374,900 | 1,130 | 366,000 | 90 | 394,000 | 121 | 334,900 | 191 | 334,900 | 103 |
| Nov-07 | 369,900 | 1,337 | 357,000 | 108 | 322,500 | 118 | 345,900 | 201 | 339,900 | 203 |
| Oct-07 | 379,900 | 1,472 | 397,400 | 118 | 309,000 | 147 | 389,500 | 220 | 391,900 | 304 |
| Sep-07 | 369,900 | 1,486 | 344,450 | 102 | 329,500 | 174 | 349,900 | 216 | 349,000 | 383 |
| Aug-07 | 363,400 | 1,530 | 333,450 | 182 | 345,000 | 257 | 320,000 | 245 | 324,900 | 345 |
| Jul-07 | 369,000 | 1,618 | 338,700 | 216 | 331,710 | 276 | 369,000 | 217 | 351,450 | 350 |