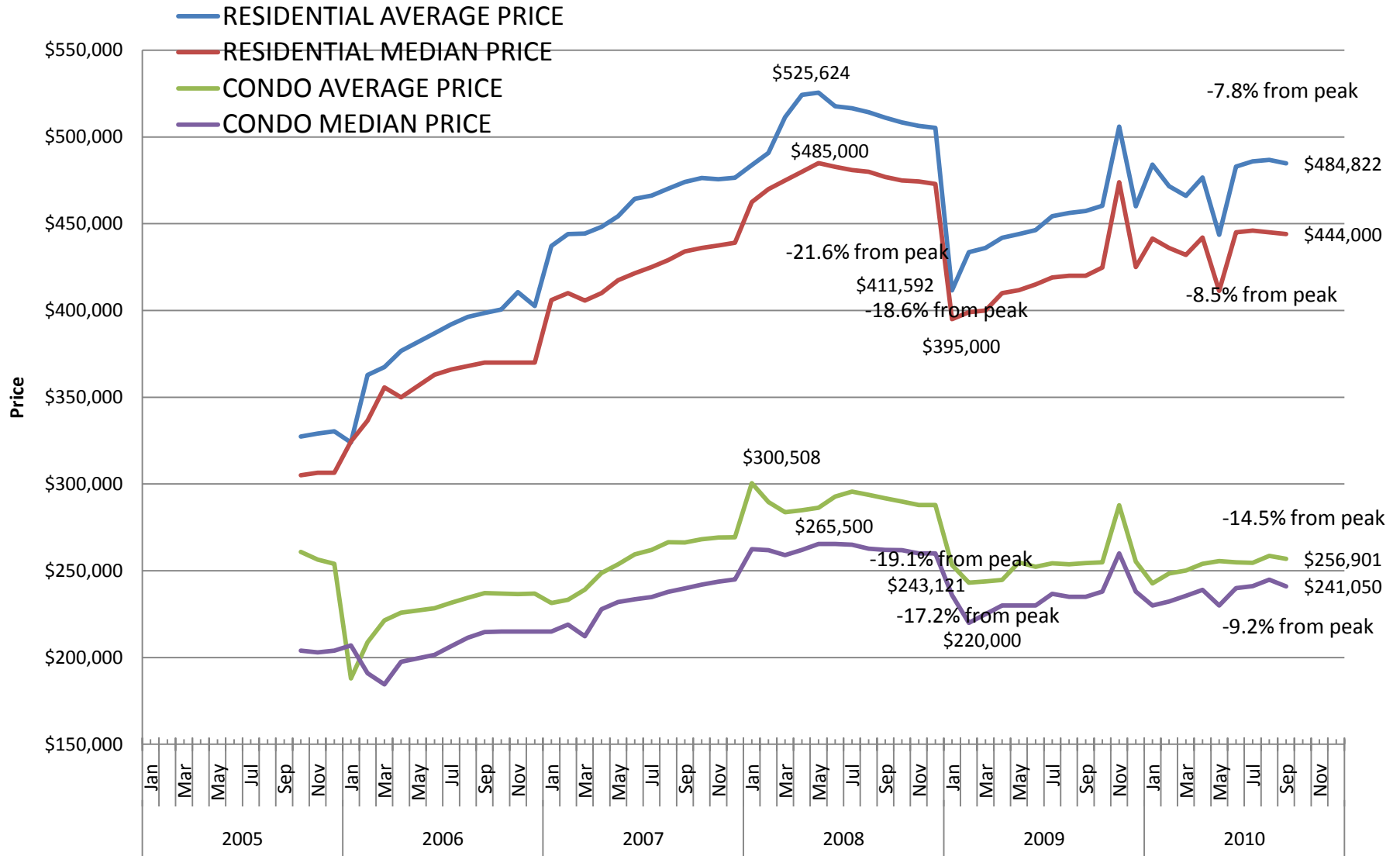


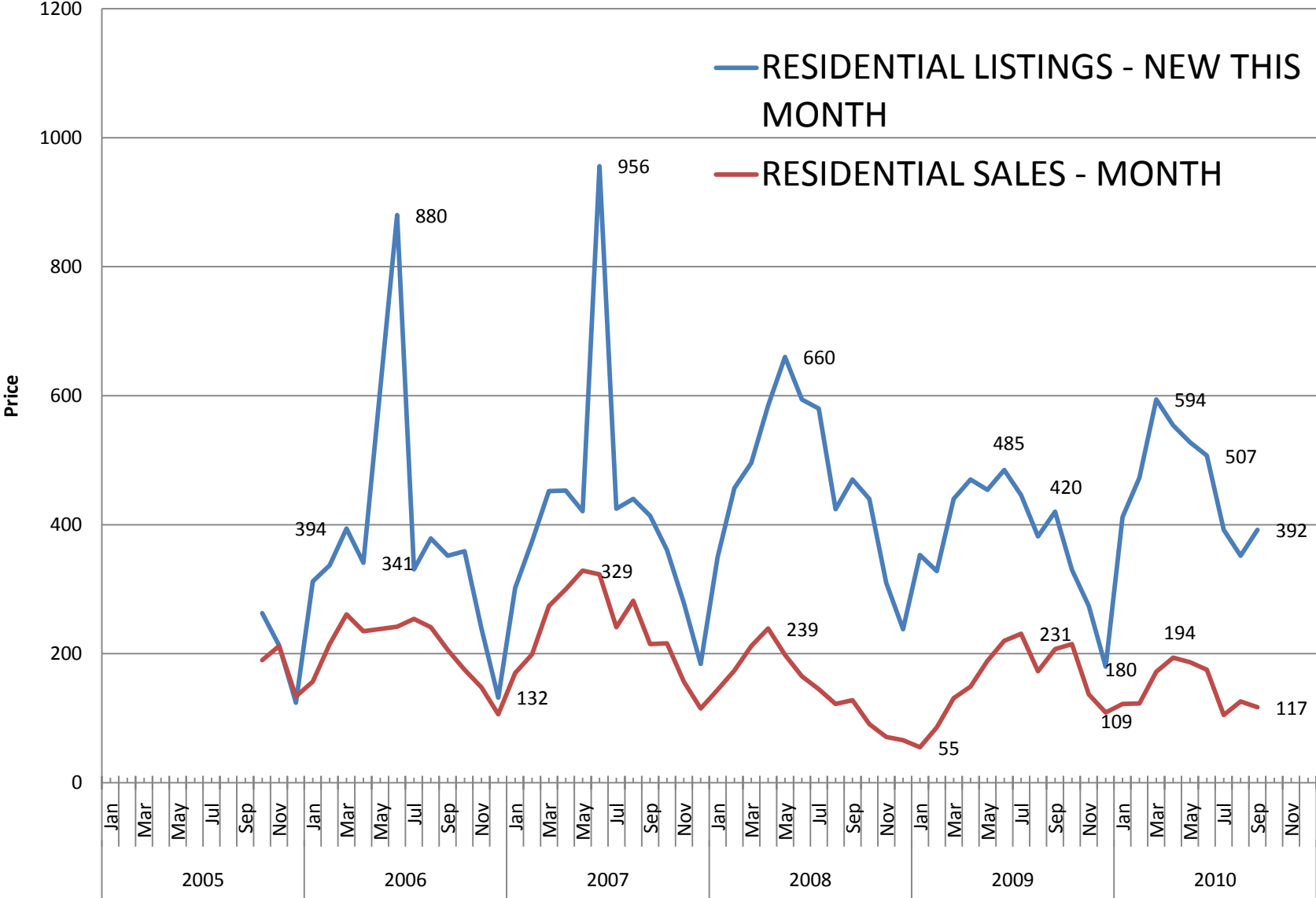
SALES COMPARISON SEPTEMBER 2010

<u>TOTAL</u>	<u>2010</u>	<u>Mo. Inv</u>	<u>2009</u>	<u>CHANGE YTD</u>	<u>Sept. 2010</u>	<u>Sept.2009</u>
LISTINGS	9909		9329	6.33%	875	1015
SALES	2959		2927	1.09%	221	404
LIST/SALES RATIO	29.86%		31.38%		25.26%	39.80%
PRICE RATIO	95.68%		95.25%		95.52%	97.08%
DAYS TO SELL	101		102	-0.18%	105	108
ACTIVE INVENTORY	5059	22.89	5242	-3.49%		
<u>RESIDENTIAL</u>						
LISTINGS	4188		3748	11.74%	392	415
SALES	1401		1450	-3.38%	117	211
LIST/SALES RATIO	33.45%		38.69%		29.85%	50.84%
AVERAGE PRICE	\$484,822		\$455,184	6.51%	\$466,382	\$467,655
MEDIAN PRICE	\$444,000		\$423,000	4.96%	\$425,000	\$438,500
PRICE RATIO	96.40%		95.64%		95.51%	96.30%
DAYS TO SELL	76		87	-15.02%	92	86
INVENTORY	1666	14.24	1582	5.31%		
<u>CONDO</u>						
LISTINGS	1860		1904	-2.31%	158	249
SALES	542		567	-4.41%	37	75
LIST/SALES RATIO	29.14%		29.78%		23.42%	30.12%
AVERAGE PRICE	\$256,901		\$254,637	0.89%	\$234,800	\$258,874
MEDIAN PRICE	\$241,050		\$235,000	2.57%	\$218,000	\$238,000
PRICE RATIO	95.91%		94.48%		95.25%	95.36%
DAYS TO SELL	117		110	7.53%	105	114
INVENTORY	988	26.70	1117	-11.55%		
<u>TOWNHOUSE</u>						
LISTINGS	1116		1000	11.60%	87	119
SALES	405		426	-4.93%	33	61
LIST/SALES RATIO	36.29%		42.60%		37.93%	51.26%
AVERAGE PRICE	\$354,951		\$348,066	1.98%	\$341,088	\$353,720
MEDIAN PRICE	\$333,000		\$329,000	1.22%	\$332,000	\$350,000
PRICE RATIO	96.19%		95.56%		96.11%	96.82%
DAYS TO SELL	93		106	-11.12%	109	120
INVENTORY	493	14.94	495	-0.40%		
<u>LOTS</u>						
LISTINGS	708		759	-6.72%	45	32
SALES	130		65	100.00%	3	9
LIST/SALES RATIO	18.36%		8.56%		6.67%	28.13%
AVERAGE PRICE	\$226,921		\$229,927	-1.44%	\$190,300	\$290,033
MEDIAN PRICE	\$194,000		\$217,500	-10.80%	\$195,000	\$244,900
PRICE RATIO	97.12%		92.95%		89.65%	94.23%
DAYS TO SELL	241		162	48.71%	121	264
INVENTORY	613	204.33	704	-12.93%		
<u>MOBILE</u>						
LISTINGS	459		421	9.03%	43	46
SALES	160		128	25.00%	10	11
LIST/SALES RATIO	34.86%		30.40%		23.26%	23.91%
AVERAGE PRICE	\$97,111		\$95,939	1.22%	\$89,180	\$96,545
MEDIAN PRICE	\$83,000		\$81,750	1.53%	\$85,000	\$107,000
PRICE RATIO	91.60%		92.29%		94.31%	92.83%
DAYS TO SELL	109		102	5.64%	114	122
INVENTORY	210	21.00	233	-9.87%		

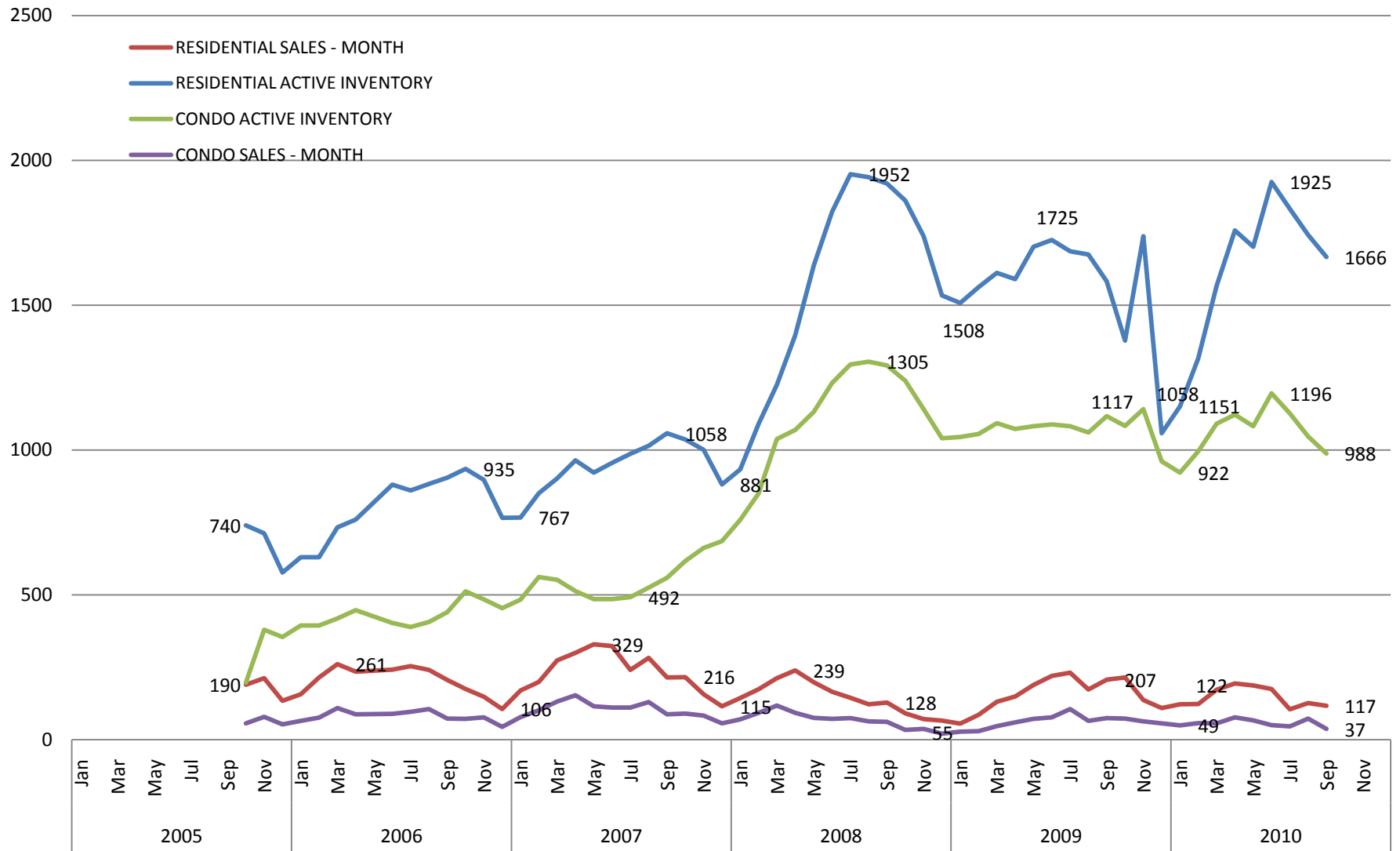
Average and Median Prices - Single Family & Condo- YTD



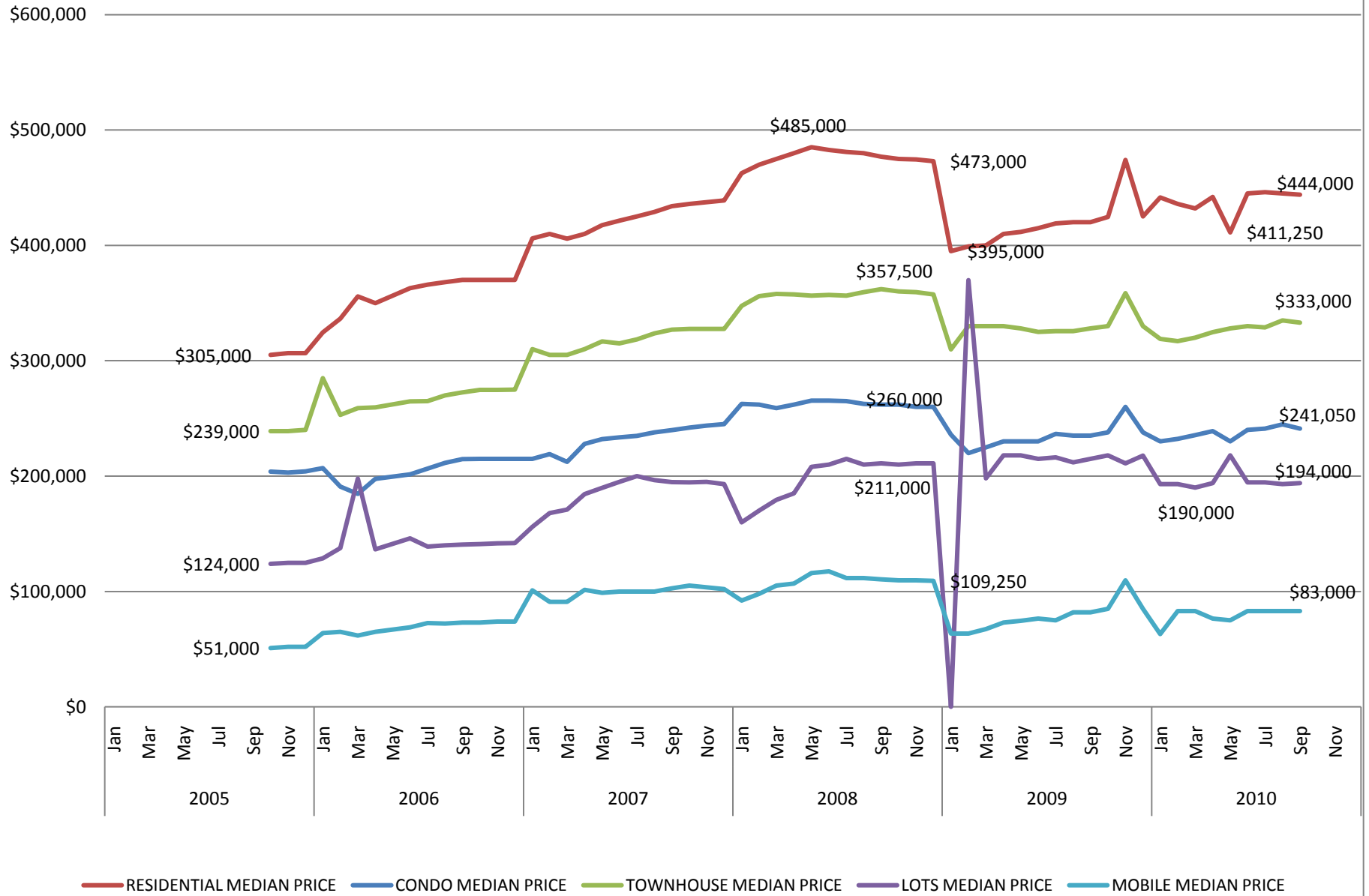
New Listings and Sales - Monthly



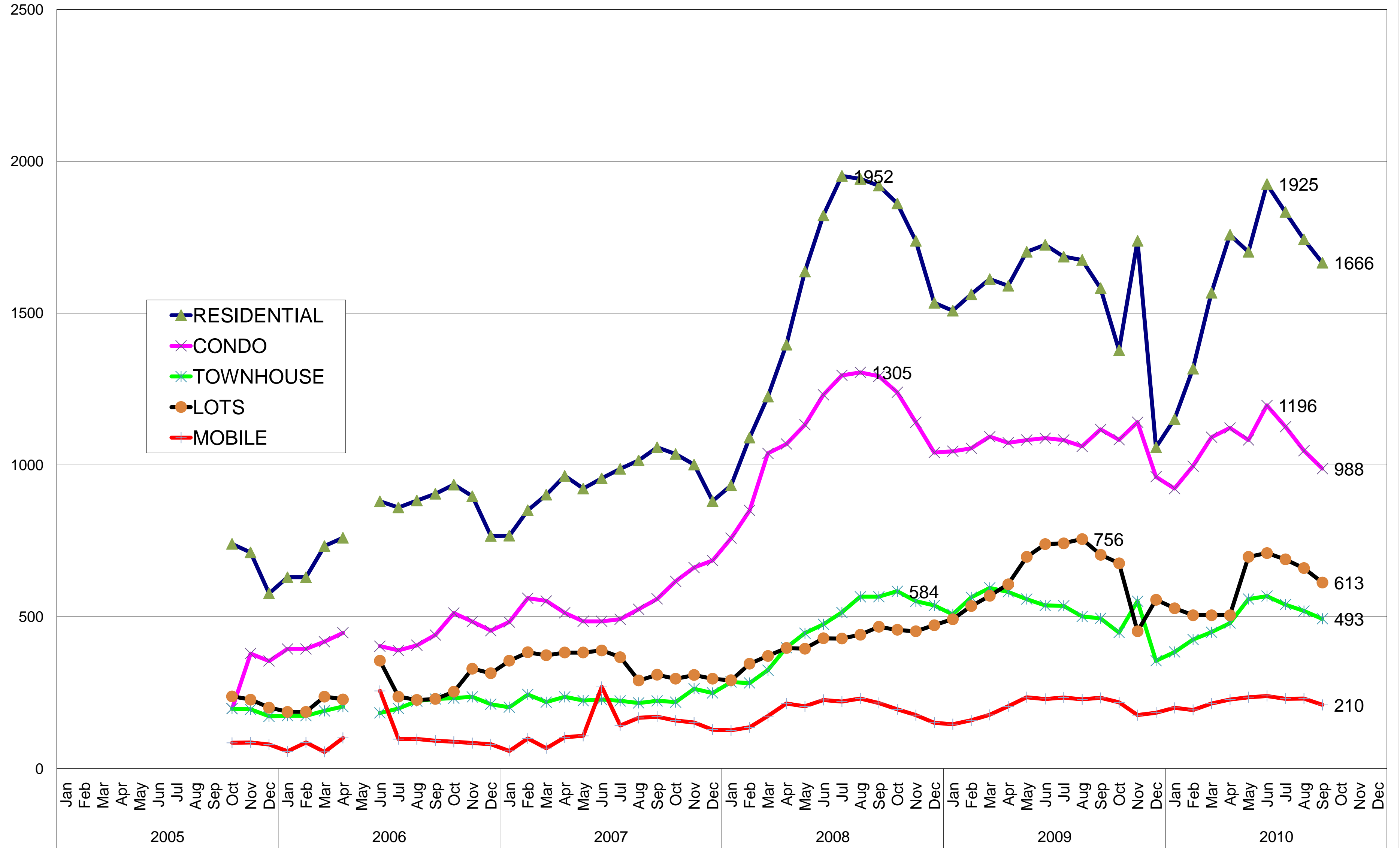
ACTIVE INVENTORY and SALES - Single Family & Condos



Median Price - By Type - Year to Date

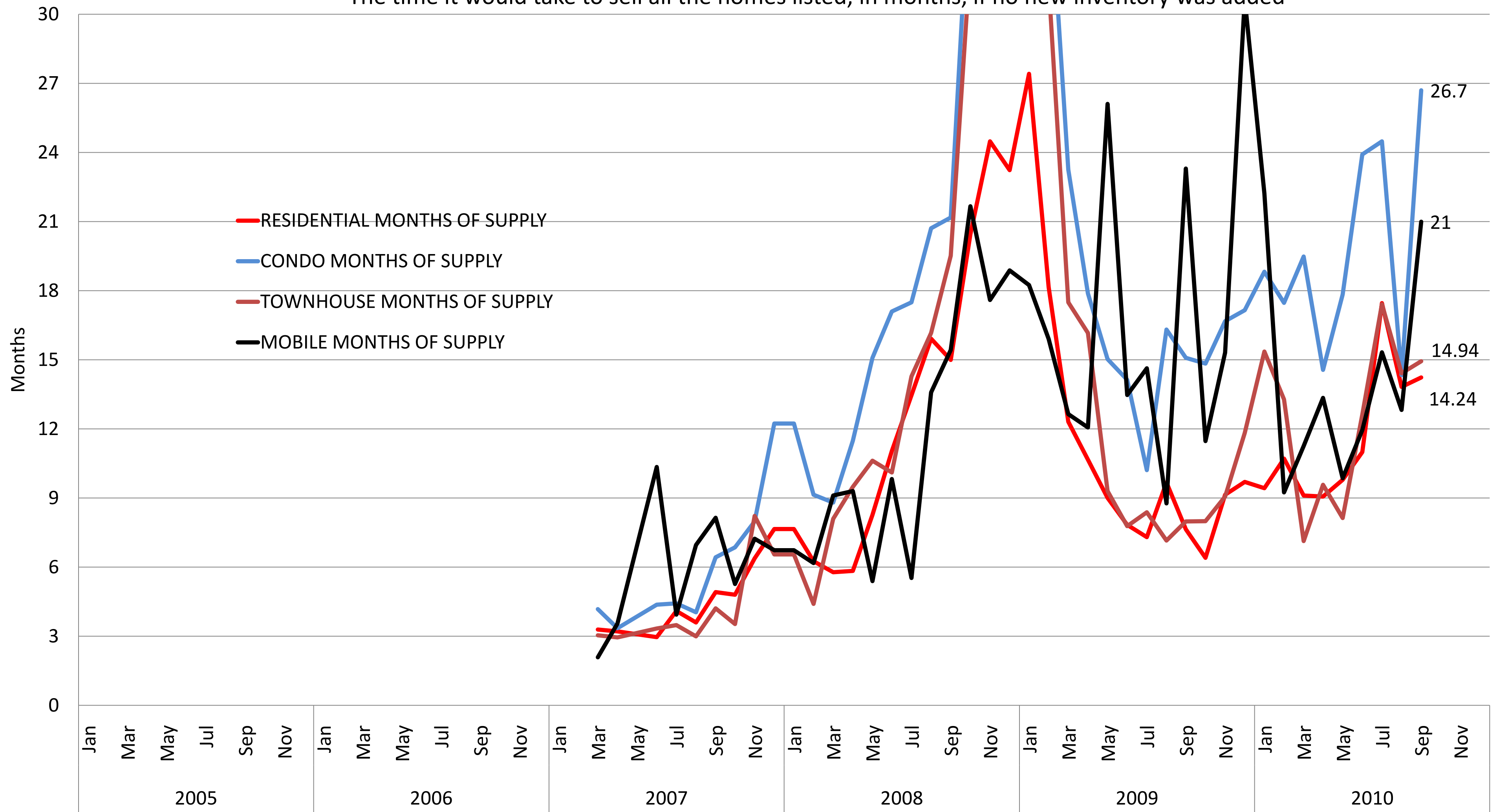


Active Inventory- Total Market



Number of Months Supply -

The time it would take to sell all the homes listed, in months, if no new inventory was added



TOTAL	Sept. 09	Oct.09	Nov.09	Dec.09	Jan.10	Feb.10	Mar.10	Apr.10	May.2010	Jun.2010	Jul.2010	Aug.2010
LISTINGS	1016	889	651	525	1021	1098	1362	1364	1323	1186	914	827
SALES	398	417	303	241	252	289	366	404	378	346	239	284
PRICE RATIO	93.02%	92.83%	91.89%	93.17%	94.35%	95.05%	95.96%	95.76%	96.34%	95.35%	94.60%	95.11%
DAYS TO SELL	107	95	112	103	120	114	100	108	94	89	98	90
ACTIVE INVENTORY	5243	4861	4559	4071	4120	4418	4977	5327	5561	5793	5538	5309

RESIDENTIAL

LISTINGS	420	330	274	180	412	473	594	554	528	507	392	352
SALES	207	215	137	109	122	123	172	194	187	175	105	126
AVERAGE PRICE	\$464,132	\$475,910	\$451,312	\$469,515	\$484,066	\$462,457	\$460,417	\$502,524	\$509,473	\$480,217	\$513,310	\$496,077
MEDIAN PRICE	\$438,400	\$440,000	\$420,000	\$438,500	\$441,500	\$429,000	\$425,000	\$461,000	\$460,000	\$455,000	\$459,000	\$437,500
PRICE RATIO	94.29%	93.60%	93.59%	94.33%	94.84%	96.74%	96.93%	96.59%	97.00%	96.15%	95.96%	96.15%
DAYS TO SELL	85	84	90	90	93	68	64	74	75	65	81	78
INVENTORY	1582	1378	1254	1058	1151	1317	1567	1758	1831	1925	1833	1743

CONDO

LISTINGS	249	195	145	116	196	226	260	237	280	184	164	157
SALES	74	73	63	56	49	57	56	77	67	50	46	73
AVERAGE PRICE	\$259,332	\$258,329	\$278,786	\$232,012	\$242,718	\$255,163	\$252,061	\$259,417	\$276,069	\$234,194	\$255,966	\$283,464
MEDIAN PRICE	\$239,000	\$257,500	\$247,900	\$226,750	\$230,000	\$243,500	\$242,450	\$240,000	\$256,250	\$227,500	\$265,000	\$255,000
PRICE RATIO	91.54%	93.82%	92.66%	95.34%	92.39%	96.12%	96.00%	96.06%	96.87%	96.59%	96.04%	94.79%
DAYS TO SELL	114	114	102	102	145	120	128	149	109	88	117	89
INVENTORY	1117	1083	1051	961	922	996	1091	1122	1195	1196	1126	10147

TOWNHOUSE

LISTINGS	118	78	55	72	120	124	129	143	150	154	105	105
SALES	62	56	44	30	25	32	63	50	62	45	31	36
AVERAGE PRICE	\$352,370	\$359,888	\$353,795	\$371,779	\$373,786	\$332,291	\$358,219	\$355,470	\$358,736	\$374,308	\$352,077	\$372,047
MEDIAN PRICE	\$345,000	\$335,000	\$331,500	\$339,500	\$319,000	\$312,500	\$325,000	\$335,500	\$343,500	\$342,500	\$300,000	\$360,000
PRICE RATIO	93.49%	95.70%	92.64%	91.64%	94.58%	96.47%	97.28%	96.48%	96.66%	95.99%	94.48%	95.14%
DAYS TO SELL	119	119	131	131	106	99	87	110	110	79	89	94
INVENTORY	495	448	399	355	384	425	449	479	504	568	540	519

MOBILE

LISTINGS	46	51	36	26	50	31	56	68	52	60	55	45
SALES	10	19	13	6	9	20	19	17	22	20	15	18
AVERAGE PRICE	\$91,350	\$125,163	\$87,896	\$106,983	\$72,111	\$111,075	\$90,508	\$101,624	\$110,427	\$102,468	\$85,127	\$99,161
MEDIAN PRICE	\$88,000	\$121,500	\$58,900	\$108,950	\$63,000	\$86,500	\$82,000	\$75,000	\$104,000	\$75,850	\$79,000	\$80,000
PRICE RATIO	87.92%	85.17%	83.60%	89.36%	89.81%	91.12%	89.21%	87.29%	89.80%	89.93%	91.16%	92.71%
DAYS TO SELL	124	124	72	72	166	120	85	124	127	85	91	90
INVENTORY	233	218	199	184	200	193	214	227	217	239	230	231

AVG ANNUAL SALES	8.48%	7.82%	6.81%	4.72%	5.53%	7.11%	9.84%	9.89%	10.03%	9.97%	9.26%	9.28%
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CORT	734	730	731	726	731	738	745	749	756	763	761	759
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