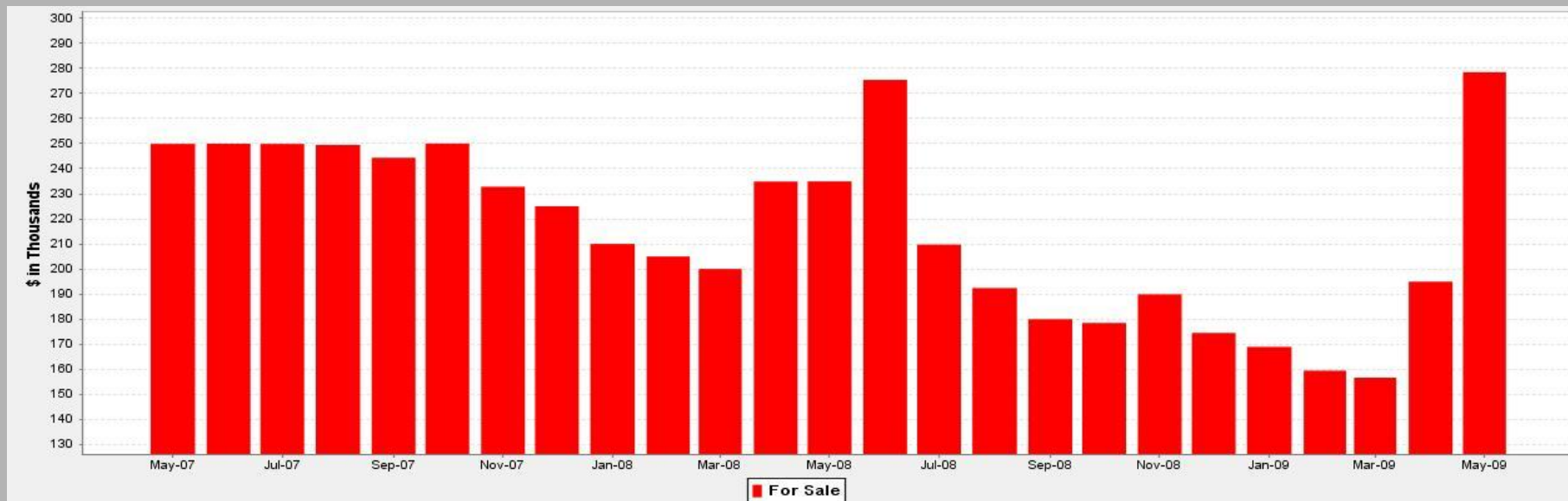


Market Dynamics

RE/MAX Regency

Median Price (FS)
2 Years (Monthly) 05/01/07 - 05/31/09



KEY INFORMATION

	May-07	May-09	Median Price Change	Percent Change
For Sale	249,900	278,500	28,600	11.4



MLS: MRIS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types: Res - Culpeper:	Residential: (Res Attach/Row Hse , Res Duplex, Res Garden 1-4 Floors, Res Hi-Rise 9+ Floors, Res Mid-Rise 5-8 Floors, Res Multi Family, Res Semi-Detached,...)				Sq Ft: All	

Market Dynamics
Median Price (FS)
2 Years (Monthly) 05/01/07 - 05/31/09

RE/MAX Regency

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
May-09	278,500	66	129,450	10	142,450	14	133,450	4	129,000	11
Apr-09	194,950	78	135,500	20	137,000	14	175,000	3	131,400	10
Mar-09	156,655	97	136,600	24	135,200	12	180,000	5	136,950	16
Feb-09	159,450	98	140,400	10	131,250	3	169,900	7	126,825	14
Jan-09	168,950	96	114,900	9	139,000	7	139,900	3	136,000	11
Dec-08	174,500	95	142,025	7	139,000	1	299,900	3	132,000	11
Nov-08	189,900	95	147,200	3	135,800	11	150,900	8	135,000	9
Oct-08	178,450	100	139,900	11	168,500	9	120,000	3	132,900	11
Sep-08	180,000	100	169,000	7	169,000	4	167,450	4	154,900	13
Aug-08	192,400	110	189,445	10	177,000	7	179,950	13	162,400	16
Jul-08	209,700	110	166,625	8	160,650	9	209,500	7	161,200	18
Jun-08	275,450	124	174,900	4	195,350	4	329,900	28	299,900	30
May-08	234,950	110	185,000	9	182,500	11	249,575	8	179,900	13
Apr-08	234,900	115	185,000	11	169,000	7	175,000	7	278,500	35
Mar-08	199,995	96	174,900	5	180,000	3	199,900	11	184,950	12
Feb-08	205,000	97	177,900	5	187,245	2	215,000	8	184,450	10
Jan-08	209,950	98	199,500	2	212,000	3	229,800	9	193,900	14
Dec-07	225,000	93	226,900	3	168,900	3	222,500	6	174,000	9
Nov-07	232,803	104	222,450	4	222,495	2	243,836	16	180,000	15
Oct-07	250,000	121	168,900	1	231,000	3	275,400	31	260,000	41
Sep-07	244,336	98	229,495	6	202,995	6	254,450	12	209,995	14
Aug-07	249,443	99	189,900	5	184,950	6	244,945	10	244,536	34
Jul-07	249,900	85	0	0	235,000	3	244,945	20	239,990	11
Jun-07	249,990	91	192,000	5	187,500	1	276,900	12	220,000	9
May-07	249,900	91	218,700	2	214,500	2	249,500	7	275,000	33