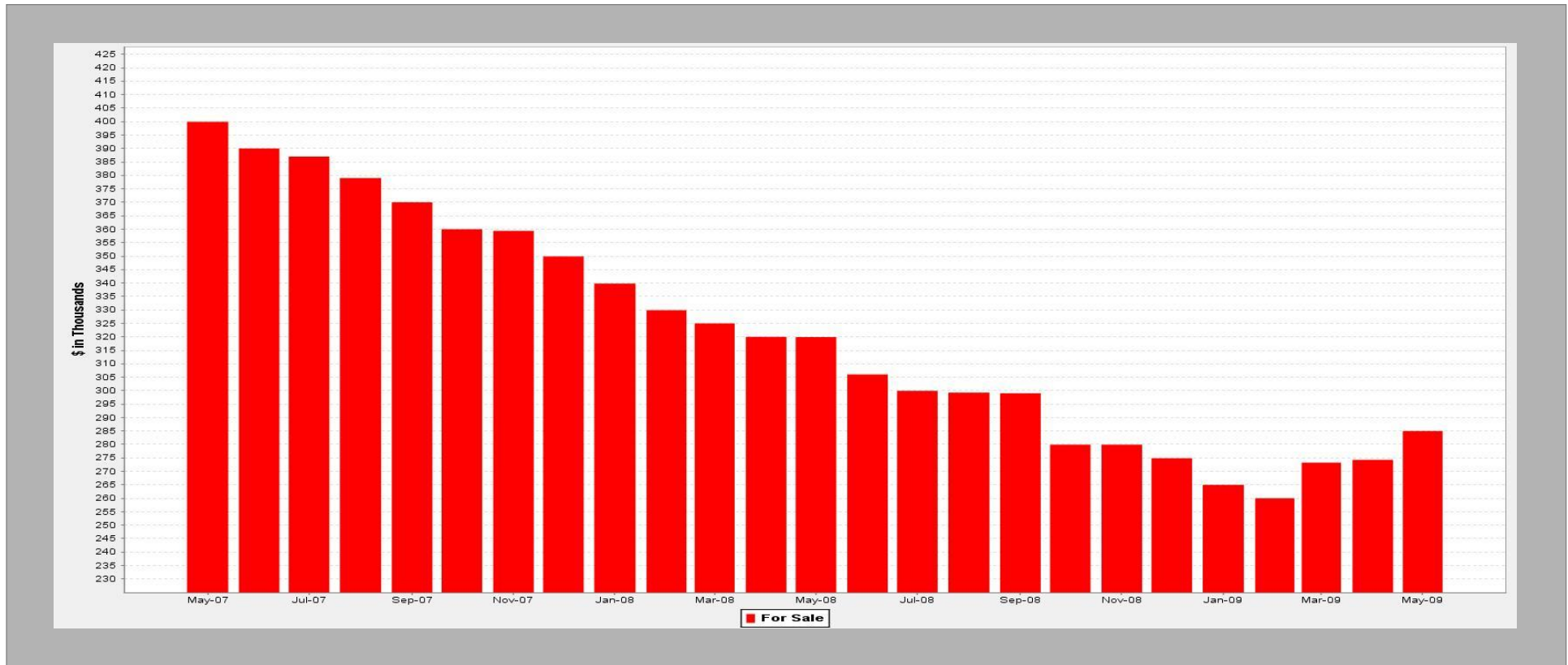


Market Dynamics

Median Price (FS)

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

RE/MAX Regency



KEY INFORMATION

	May-07	May-09	Median Price Change	Percent Change
For Sale	399,900	285,000	-114,900	-28.7

For Sale
-29%

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

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	285,000	1,014	238,450	224	242,599	175	297,450	76	278,658	234
Apr-09	274,250	1,120	223,900	226	215,500	136	269,900	115	247,450	266
Mar-09	273,250	1,176	220,000	185	230,000	149	297,445	136	269,900	283
Feb-09	260,000	1,153	234,000	169	220,000	140	275,000	92	235,000	241
Jan-09	264,995	1,240	219,900	157	232,000	97	317,000	170	239,900	220
Dec-08	274,900	1,263	237,500	113	235,000	156	314,580	130	215,625	196
Nov-08	279,900	1,330	204,990	125	225,000	123	310,950	138	247,450	204
Oct-08	279,900	1,428	222,900	145	245,000	130	293,000	157	239,900	255
Sep-08	299,000	1,473	249,990	135	243,900	170	349,900	166	245,000	256
Aug-08	299,250	1,576	235,450	168	280,000	152	300,000	195	279,950	285
Jul-08	299,900	1,678	299,900	166	287,500	156	325,000	210	261,700	342
Jun-08	305,990	1,665	278,700	140	285,000	167	333,735	216	294,846	302
May-08	319,900	1,746	309,900	147	297,500	162	349,950	214	289,900	341
Apr-08	320,000	1,733	275,000	173	297,450	136	319,900	171	319,900	365
Mar-08	325,000	1,734	329,900	156	309,000	112	339,990	201	309,900	385
Feb-08	329,900	1,652	299,900	117	309,000	93	349,900	185	319,900	297
Jan-08	339,800	1,707	300,000	101	293,000	61	375,000	249	305,000	343
Dec-07	349,900	1,637	329,950	70	350,000	69	375,000	204	329,900	207
Nov-07	359,394	1,694	349,900	62	345,000	93	399,000	200	349,950	260
Oct-07	360,000	1,829	339,950	104	320,000	101	374,900	292	339,000	304
Sep-07	369,995	1,902	339,900	87	370,000	88	399,990	291	350,000	297
Aug-07	379,000	1,971	359,900	101	355,000	131	399,945	264	349,900	342
Jul-07	387,000	2,044	349,900	139	370,000	157	399,970	274	360,000	348
Jun-07	390,000	2,044	382,500	130	369,900	180	399,900	218	369,990	403
May-07	399,900	2,019	379,900	159	375,000	153	439,945	218	389,999	441