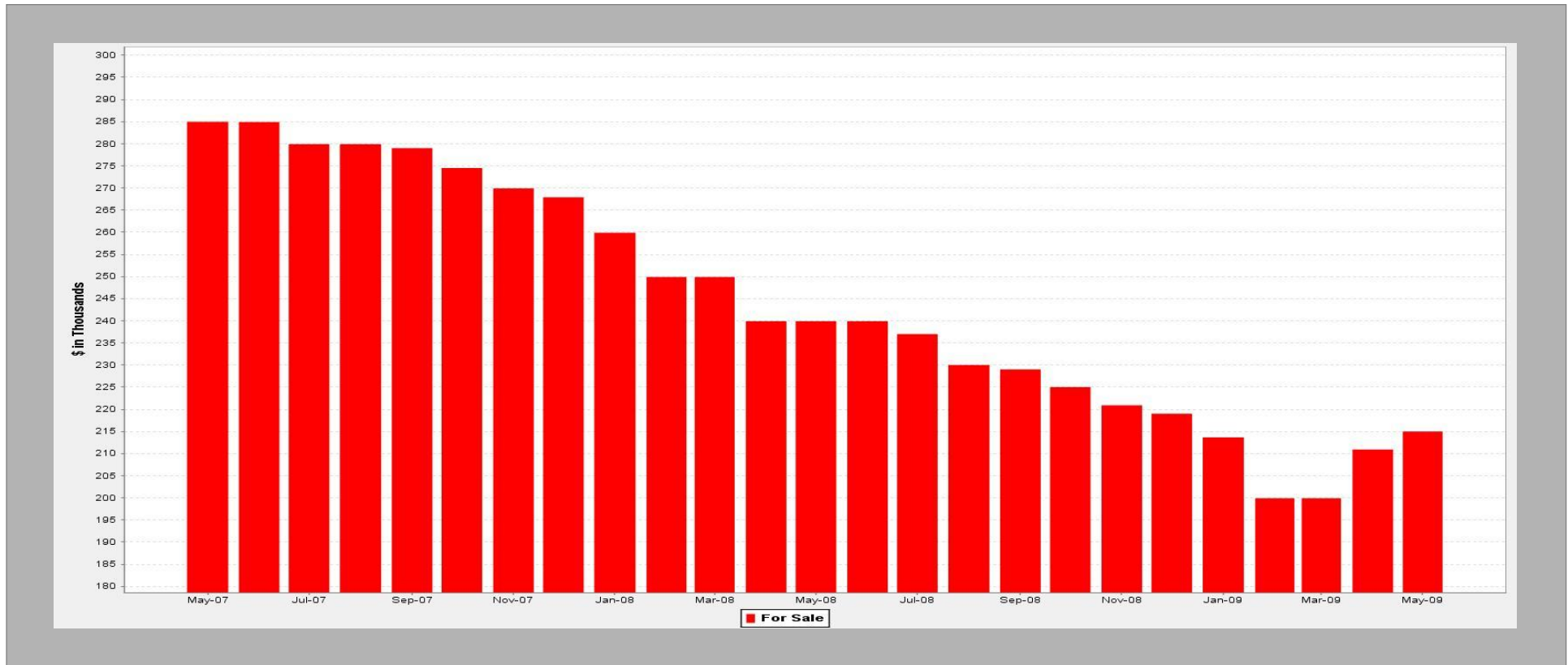


# Market Dynamics

## Median Price (FS)

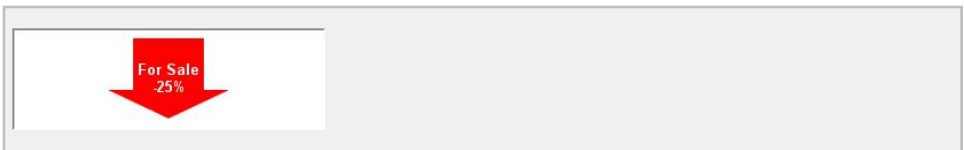
### 2 Years (Monthly) 05/01/07 - 05/31/09

RE/MAX Regency



#### KEY INFORMATION

|          | May-07  | May-09  | Median Price Change | Percent Change |
|----------|---------|---------|---------------------|----------------|
| For Sale | 284,950 | 215,000 | -69,950             | -24.5          |



|                 |  |            |                        |               |                |               |
|-----------------|--|------------|------------------------|---------------|----------------|---------------|
| 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:       | Warren - 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      | 215,000   | 538          | 154,900        | 45           | 141,000   | 45           | 224,450   | 48           | 199,450      | 94           |
| Apr-09      | 210,900   | 535          | 157,000        | 53           | 126,952   | 38           | 237,000   | 39           | 223,500      | 89           |
| Mar-09      | 199,900   | 538          | 140,900        | 48           | 153,000   | 31           | 225,000   | 43           | 189,900      | 100          |
| Feb-09      | 199,900   | 511          | 157,450        | 36           | 139,900   | 29           | 270,000   | 37           | 179,000      | 79           |
| Jan-09      | 213,650   | 572          | 154,900        | 28           | 170,000   | 26           | 229,900   | 112          | 187,000      | 92           |
| Dec-08      | 219,000   | 583          | 163,000        | 29           | 149,950   | 28           | 229,950   | 74           | 168,900      | 70           |
| Nov-08      | 220,900   | 618          | 182,150        | 26           | 214,250   | 28           | 230,000   | 80           | 188,950      | 64           |
| Oct-08      | 225,000   | 678          | 179,900        | 42           | 172,450   | 40           | 235,000   | 81           | 199,000      | 90           |
| Sep-08      | 229,000   | 707          | 189,900        | 36           | 192,250   | 36           | 240,000   | 83           | 209,000      | 101          |
| Aug-08      | 230,000   | 707          | 175,000        | 30           | 179,900   | 35           | 252,162   | 74           | 215,000      | 100          |
| Jul-08      | 237,000   | 735          | 225,000        | 39           | 175,900   | 37           | 249,450   | 90           | 220,900      | 121          |
| Jun-08      | 239,900   | 719          | 177,400        | 32           | 199,750   | 34           | 230,000   | 73           | 220,000      | 97           |
| May-08      | 239,900   | 728          | 193,700        | 32           | 235,000   | 26           | 255,000   | 71           | 242,450      | 134          |
| Apr-08      | 239,900   | 684          | 212,450        | 26           | 250,000   | 25           | 255,000   | 69           | 219,900      | 124          |
| Mar-08      | 249,900   | 648          | 258,900        | 32           | 241,100   | 24           | 265,000   | 55           | 249,900      | 98           |
| Feb-08      | 249,900   | 624          | 240,000        | 19           | 220,950   | 28           | 264,000   | 56           | 238,450      | 94           |
| Jan-08      | 259,900   | 677          | 240,900        | 31           | 199,500   | 24           | 280,950   | 116          | 229,900      | 138          |
| Dec-07      | 267,900   | 652          | 225,000        | 27           | 209,900   | 23           | 289,000   | 85           | 229,000      | 52           |
| Nov-07      | 269,900   | 709          | 209,900        | 27           | 213,500   | 28           | 295,000   | 82           | 238,500      | 79           |
| Oct-07      | 274,500   | 763          | 234,500        | 27           | 265,000   | 29           | 279,900   | 105          | 235,950      | 110          |
| Sep-07      | 279,000   | 774          | 250,000        | 29           | 219,500   | 37           | 291,950   | 92           | 259,900      | 98           |
| Aug-07      | 279,900   | 801          | 239,900        | 33           | 235,000   | 40           | 284,200   | 92           | 259,900      | 135          |
| Jul-07      | 279,900   | 789          | 259,900        | 40           | 255,000   | 41           | 294,450   | 82           | 274,900      | 113          |
| Jun-07      | 284,900   | 815          | 229,500        | 40           | 259,900   | 61           | 299,900   | 99           | 279,900      | 140          |
| May-07      | 284,950   | 792          | 260,000        | 53           | 239,999   | 55           | 289,500   | 63           | 275,000      | 182          |