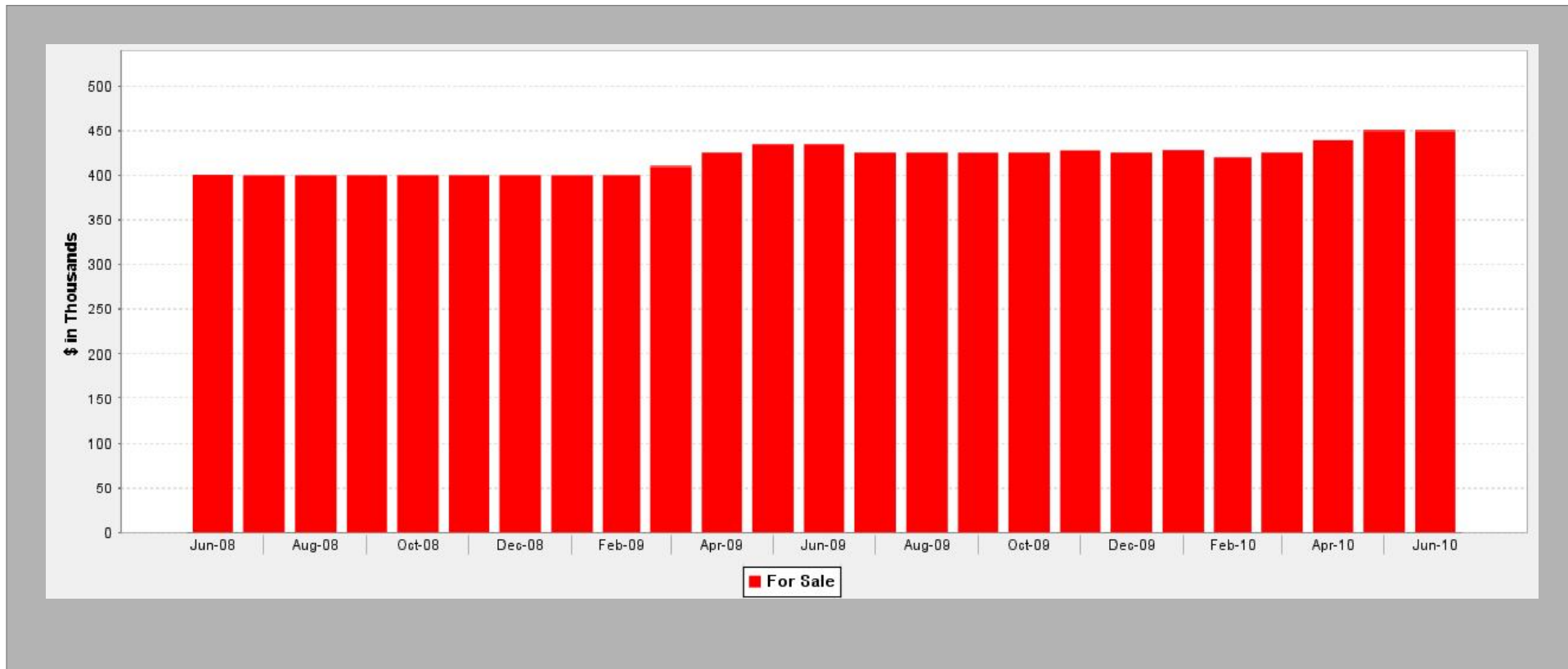


Market Dynamics

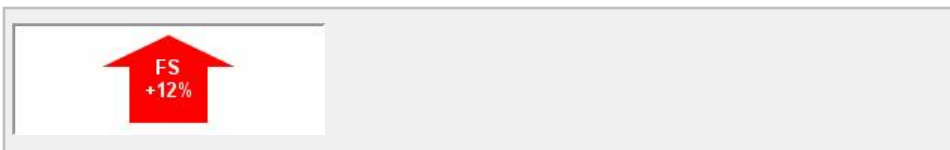
RE/MAX Regency

Median Price (FS)
2 Years (Monthly) 06/01/08 - 06/30/10



KEY INFORMATION

	Monthly \$	Monthly %	Total \$	Total %
For Sale	1,878	0.5	46,948	11.9



MLS: MRIS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types: Res - Loudoun	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

Market Dynamics
Median Price (FS)
2 Years (Monthly) 06/01/08 - 06/30/10

RE/MAX Regency

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Jun-10	449,900	2,535	375,000	523	403,500	489	449,900	324	399,900	736
May-10	450,000	2,525	390,000	423	365,000	493	469,900	303	425,000	711
Apr-10	439,000	2,693	350,000	647	335,000	465	449,000	232	399,992	1,000
Mar-10	425,000	2,450	349,622	554	368,000	445	439,999	203	398,000	903
Feb-10	420,000	2,071	349,925	370	340,000	252	382,450	154	367,900	525
Jan-10	428,500	2,084	350,000	337	325,000	269	499,900	201	394,950	584
Dec-09	425,000	2,003	347,500	312	352,000	459	499,900	191	385,000	400
Nov-09	428,000	2,171	350,000	345	325,000	449	518,995	223	380,000	547
Oct-09	425,008	2,270	339,000	430	348,000	464	499,900	216	375,000	585
Sep-09	424,900	2,312	325,000	439	345,000	465	499,900	188	349,900	613
Aug-09	424,975	2,440	335,900	493	342,460	523	466,344	248	379,000	655
Jul-09	425,000	2,597	359,000	525	360,000	539	449,900	287	370,500	732
Jun-09	435,000	2,652	357,450	566	345,000	571	499,999	221	374,900	720
May-09	435,000	2,757	350,000	584	330,000	477	444,990	241	377,435	765
Apr-09	425,000	2,775	329,888	545	315,000	429	444,950	238	385,000	753
Mar-09	409,990	2,787	320,000	527	325,000	395	450,000	238	369,900	729
Feb-09	400,000	2,730	312,450	448	299,950	332	399,950	224	370,388	602
Jan-09	399,900	2,902	319,000	415	310,000	317	434,900	359	365,000	667
Dec-08	399,990	2,898	323,790	360	319,000	424	449,900	303	365,000	543
Nov-08	400,000	3,095	325,000	369	313,295	360	433,000	371	350,625	534
Oct-08	400,000	3,378	295,000	389	317,000	441	474,500	428	384,900	729
Sep-08	399,993	3,444	299,900	421	320,000	513	489,450	374	349,900	682
Aug-08	399,900	3,651	334,900	523	344,500	584	406,450	366	356,375	710
Jul-08	399,900	3,980	339,988	534	357,450	584	395,000	505	365,000	819
Jun-08	400,450	4,168	360,000	552	364,500	615	445,000	455	399,900	889