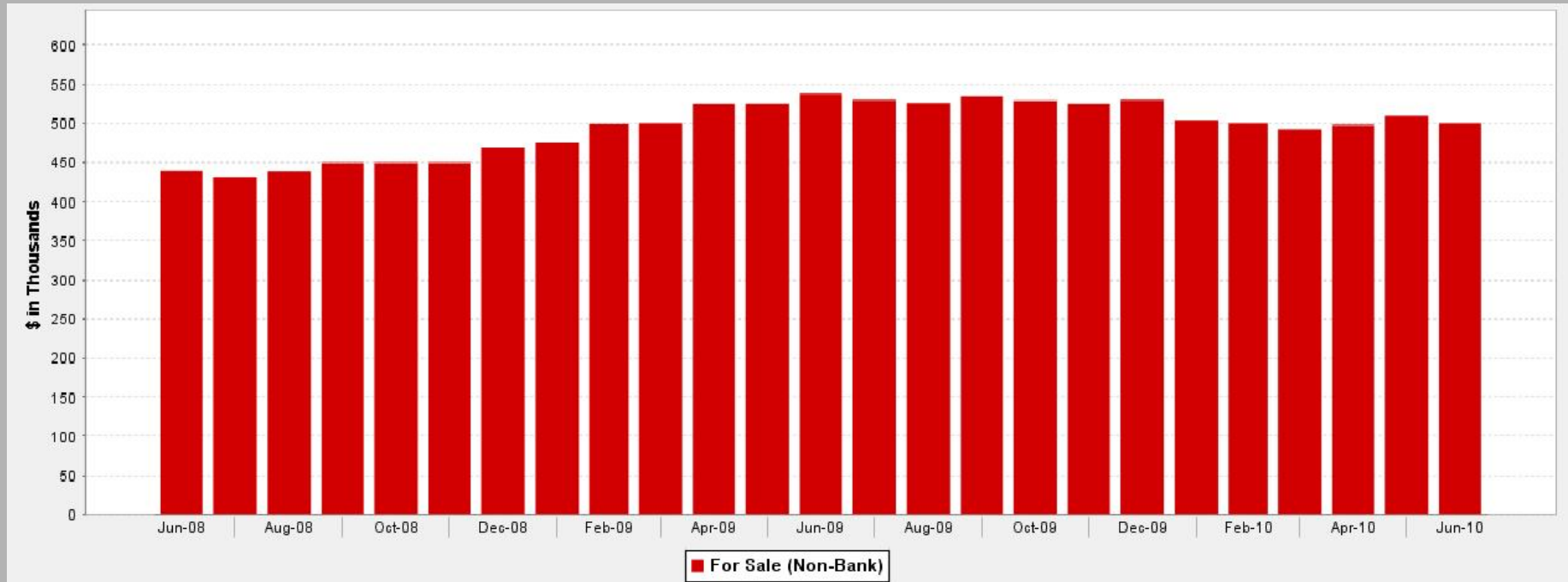


Market Dynamics

For Sale Median Price (Non-Bank)
2 Years (Monthly) 06/01/08 - 06/30/10



KEY INFORMATION

	Monthly \$	Monthly %	Total \$	Total %
Non-Bank	3,088	0.7	77,204	16.9

Non-Bank
+17%

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,... Loudoun - VA					Sq Ft: All

Market Dynamics
For Sale Median Price (Non-Bank)
2 Years (Monthly) 06/01/08 - 06/30/10

RE/MAX Regency

Time Period	All Properties		Bank Properties		Non-Bank Properties	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Jun-10	449,900	2,535	304,700	598	499,900	1,937
May-10	450,000	2,525	300,000	649	510,000	1,876
Apr-10	439,000	2,693	299,900	746	498,000	1,947
Mar-10	425,000	2,450	299,000	785	491,995	1,665
Feb-10	420,000	2,071	295,000	764	499,900	1,307
Jan-10	428,500	2,084	299,900	792	504,294	1,292
Dec-09	425,000	2,003	295,000	771	529,990	1,232
Nov-09	428,000	2,171	298,000	811	524,900	1,360
Oct-09	425,008	2,270	290,000	860	529,000	1,410
Sep-09	424,900	2,312	290,000	917	534,990	1,395
Aug-09	424,975	2,440	290,900	973	525,990	1,467
Jul-09	425,000	2,597	290,000	984	529,900	1,613
Jun-09	435,000	2,652	290,000	985	537,995	1,667
May-09	435,000	2,757	290,000	1,061	525,000	1,696
Apr-09	425,000	2,775	279,900	1,084	524,900	1,691
Mar-09	409,990	2,787	274,900	1,049	499,900	1,738
Feb-09	400,000	2,730	269,900	961	499,000	1,769
Jan-09	399,900	2,902	269,900	891	475,000	2,011
Dec-08	399,990	2,898	269,950	778	469,000	2,120
Nov-08	400,000	3,095	274,700	716	450,000	2,379
Oct-08	400,000	3,378	269,900	678	449,990	2,700
Sep-08	399,993	3,444	261,000	629	449,900	2,815
Aug-08	399,900	3,651	269,000	585	439,000	3,066
Jul-08	399,900	3,980	261,900	571	431,525	3,409
Jun-08	400,450	4,168	262,950	562	439,700	3,606