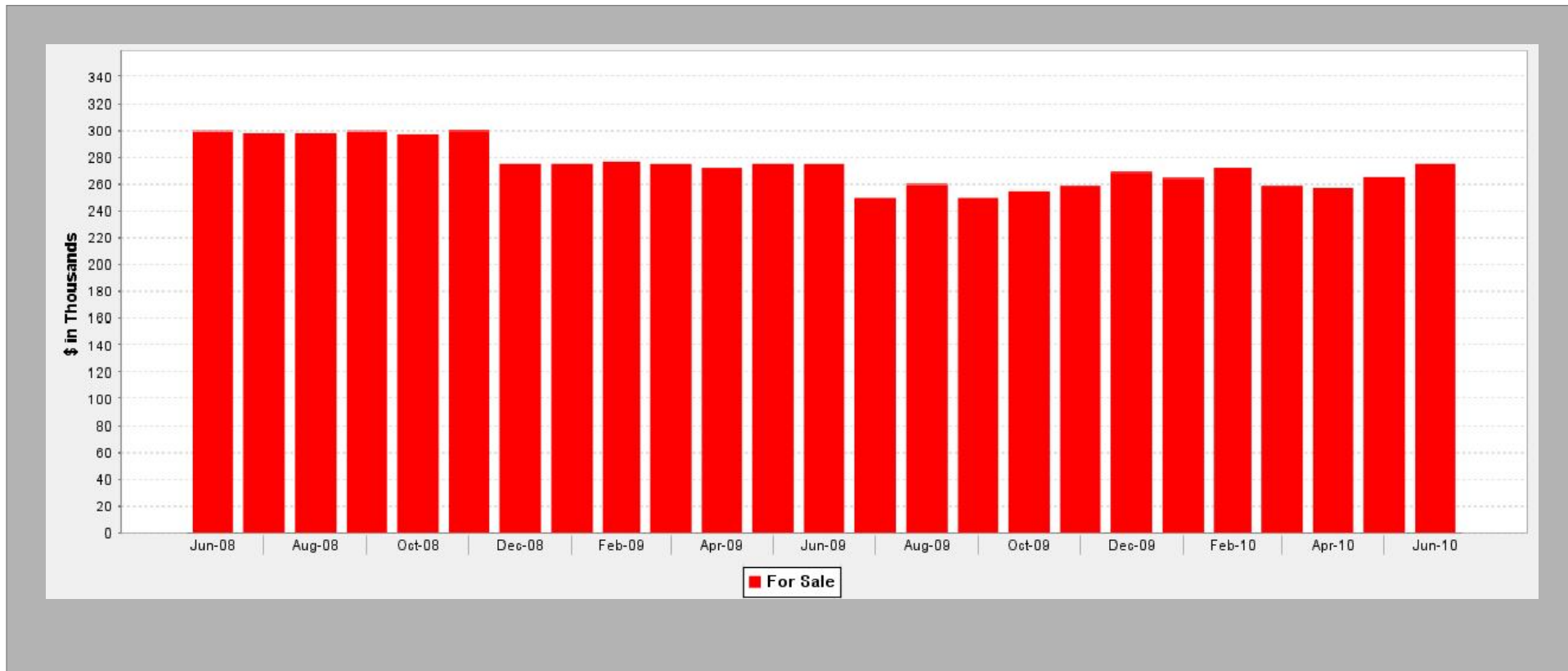


Market Dynamics

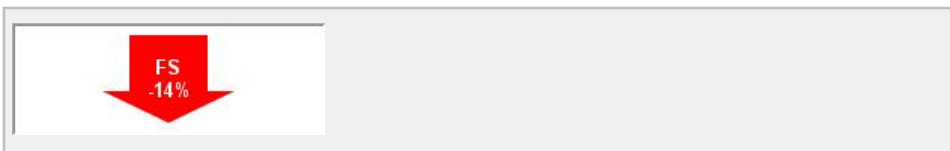
RE/MAX Regency

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



KEY INFORMATION

	Monthly \$	Monthly %	Total \$	Total %
For Sale	-1,629	-0.6	-40,713	-13.8



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,...)	Madison - VA				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	275,000	118	219,000	9	233,000	9	249,900	13	292,000	16
May-10	264,900	115	120,000	5	193,000	6	171,950	8	253,900	15
Apr-10	257,000	122	159,900	11	124,000	7	255,000	11	249,000	27
Mar-10	259,000	107	232,950	6	211,000	7	223,750	6	182,450	14
Feb-10	272,450	104	199,950	6	134,000	5	349,000	5	292,000	13
Jan-10	264,500	117	188,450	8	109,900	3	239,450	18	227,000	16
Dec-09	269,000	117	190,000	3	143,500	7	249,900	13	322,450	8
Nov-09	259,000	121	104,900	5	180,000	7	199,000	7	226,000	12
Oct-09	254,900	130	174,500	6	193,850	8	279,900	15	219,000	11
Sep-09	249,900	139	228,200	9	245,000	3	249,900	11	199,900	21
Aug-09	259,900	131	169,900	5	115,000	4	274,450	8	229,400	20
Jul-09	249,900	125	117,500	4	142,750	4	217,450	10	192,450	18
Jun-09	274,900	123	229,450	6	159,900	5	237,000	10	221,550	20
May-09	275,000	117	307,000	4	225,000	6	234,900	10	249,900	10
Apr-09	272,400	116	123,350	8	215,000	9	349,000	1	234,000	14
Mar-09	274,900	113	249,750	6	123,800	2	235,000	5	199,900	25
Feb-09	277,000	108	163,450	4	244,500	2	342,500	16	265,500	25
Jan-09	275,000	105	152,400	4	127,000	6	287,500	18	199,900	12
Dec-08	275,000	104	270,000	3	270,000	5	257,000	8	245,000	9
Nov-08	299,900	118	211,950	6	203,000	3	319,000	17	224,450	12
Oct-08	297,000	125	199,900	5	285,000	9	199,000	14	266,750	14
Sep-08	299,450	128	266,900	3	189,900	7	297,450	14	249,000	13
Aug-08	298,000	144	132,950	10	295,000	5	279,000	19	222,450	24
Jul-08	298,000	138	329,336	6	217,000	6	227,450	12	274,900	15
Jun-08	299,450	140	199,500	5	225,000	9	294,998	12	255,000	11