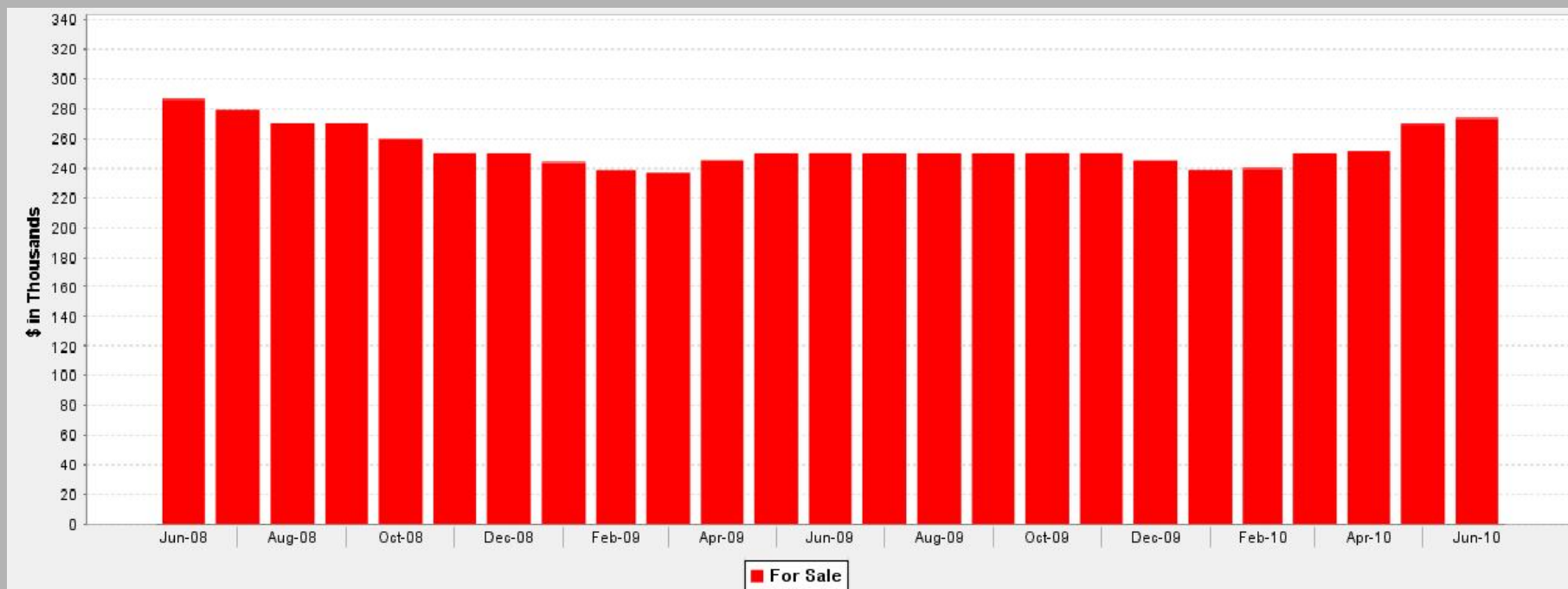


Market Dynamics

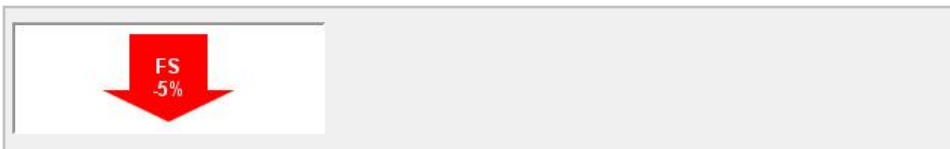
RE/MAX Regency

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



KEY INFORMATION

	Monthly \$	Monthly %	Total \$	Total %
For Sale	-564	-0.2	-14,112	-5.4



MLS: MRIS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types: Res -	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
	Fredericksburg City - VA, Spotsylvania - VA					

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	273,700	1,186	190,000	199	195,000	200	269,990	113	224,950	262
May-10	269,700	1,196	189,950	174	198,450	190	235,950	98	215,000	285
Apr-10	251,750	1,282	186,944	266	191,000	185	229,900	105	224,900	372
Mar-10	249,900	1,274	199,900	228	195,000	178	257,950	136	239,900	365
Feb-10	239,900	1,159	188,500	179	177,600	122	249,900	71	224,900	246
Jan-10	239,000	1,200	199,900	157	197,000	125	260,000	130	222,445	272
Dec-09	244,900	1,155	199,000	124	195,000	155	259,900	103	186,565	184
Nov-09	250,000	1,196	199,000	125	195,000	155	281,894	100	215,900	249
Oct-09	249,990	1,233	199,900	162	195,000	169	260,995	124	219,900	251
Sep-09	249,900	1,285	199,900	181	195,500	172	272,450	122	209,900	253
Aug-09	249,900	1,352	185,000	186	187,450	174	289,000	134	209,900	302
Jul-09	249,900	1,397	198,500	201	213,500	210	257,000	146	212,000	329
Jun-09	249,995	1,371	210,575	180	199,900	235	264,900	123	219,900	290
May-09	249,900	1,409	199,900	212	198,000	196	250,000	116	229,000	309
Apr-09	245,000	1,458	186,200	229	177,625	188	249,900	129	239,995	294
Mar-09	236,700	1,514	199,900	219	180,000	174	235,000	131	212,450	308
Feb-09	238,838	1,504	190,000	193	187,000	120	249,900	105	212,000	322
Jan-09	244,000	1,557	189,000	149	216,460	98	279,900	226	220,000	290
Dec-08	249,900	1,568	212,500	119	200,000	142	271,450	182	209,950	226
Nov-08	250,000	1,635	198,000	111	215,000	123	310,000	182	235,000	266
Oct-08	259,900	1,733	219,900	143	227,750	157	279,900	221	219,450	302
Sep-08	269,900	1,805	234,950	172	230,000	175	319,950	202	244,450	326
Aug-08	269,900	1,854	224,925	162	250,000	183	274,900	213	229,900	349
Jul-08	279,111	1,908	245,000	165	260,000	164	302,118	238	249,900	307
Jun-08	286,495	1,982	274,900	177	267,750	187	312,700	204	269,900	363