

Metro Market Overview – 7/5/2008

Single Family Detached Residences

Metro Atlanta – 36 FMLS Areas

List Price	# Active	# Pending	Pending Ratio	Number Failed Last 6 Mos.	Number Closings Last 6 Mos.	Fore-closures % of Closings	Failed Listings %	Months Supply of Listings	Median List Price	Median Sale Price	Median % S/L Price	Median Days on Market
<\$100K	3,182	939	22.8%	2,311	2,486	54.6%	48.2%	7.7	\$79,900	\$57,125	75.7%	84
\$100K-\$149K	4,530	887	16.4%	4,306	2,394	36.4%	64.3%	11.4	\$139,900	\$127,030	93.6%	75
\$150K-\$199K	6,701	939	12.3%	5,986	3,033	17.7%	66.4%	13.3	\$179,900	\$170,000	95.0%	82
\$200K-\$299K	9,140	1,195	11.6%	7,645	3,814	8.4%	66.7%	14.4	\$254,750	\$236,500	94.3%	92
\$300K-\$399K	5,196	611	10.5%	4,015	2,000	7.1%	66.7%	15.6	\$357,450	\$330,000	93.9%	97
\$400K-\$499K	3,096	337	9.8%	2,297	1,073	5.9%	68.2%	17.3	\$459,900	\$428,000	93.5%	105
\$500K-\$749K	3,994	352	8.1%	3,084	1,103	6.0%	73.7%	21.7	\$619,750	\$565,000	93.3%	109
\$750K-\$999K	1,709	123	6.7%	1,284	350	4.9%	78.6%	29.3	\$875,000	\$809,246	93.1%	123
\$1.0M-\$1.499M	1,028	64	5.9%	697	192	0.5%	78.4%	32.1	\$1,299,000	\$1,150,000	89.3%	154
\$1.5M-\$1.999M	511	33	6.1%	286	76	2.6%	79.0%	40.3	\$1,770,000	\$1,575,000	88.8%	191
\$2.0M+	497	15	2.9%	291	48	2.1%	85.8%	62.1	\$2,599,000	\$2,275,000	91.2%	154
TOTAL	39,584	5,495	12.2%	32,202	16,569	20.4%	66.0%	14.3	\$219,900	\$203,000	93.2%	89

Metro Market Overview – 7/5/2008

Condo/Townhome Residences

Metro Atlanta – 36 FMLS Areas

List Price	# Active	# Pending	Pending Ratio	Number Failed Last 6 Mos.	Number Closings Last 6 Mos.	Fore-closures % of Closings	Failed Listings %	Months Supply of Listings	Median List Price	Median Sale Price	Median % S/L Price	Median Days on Market
<\$100K	767	182	19.2%	654	481	43.9%	57.6%	9.6	\$80,900	\$70,000	88.3%	72
\$100K-\$149K	1,943	287	12.9%	1,670	685	18.1%	70.9%	17.0	\$134,900	\$127,000	95.2%	87
\$150K-\$199K	2,215	319	12.6%	1,741	737	7.5%	70.3%	18.0	\$179,900	\$169,990	95.3%	104
\$200K-\$299K	2,437	379	13.5%	1,966	680	6.2%	74.3%	21.5	\$249,900	\$230,000	93.9%	113.5
\$300K-\$399K	1,149	126	9.9%	847	246	5.3%	77.5%	28.0	\$355,450	\$323,500	92.3%	135
\$400K-\$499K	506	56	10.0%	304	81	4.9%	79.0%	37.5	\$459,900	\$424,000	93.6%	115
\$500K-\$749K	424	35	7.6%	268	46	0.0%	85.4%	55.3	\$579,950	\$530,000	92.9%	113
\$750K-\$999K	142	14	9.0%	74	14	7.1%	84.1%	60.9	\$862,400	\$807,450	94.3%	130
\$1.0M-\$1.499M	59	8	11.9%	34	4	25.0%	89.5%	88.5	\$1,299,500	\$1,206,250	88.6%	158
\$1.5M-\$1.999M	24	6	20.0%	16	2	0.0%	88.9%	72.0	\$1,654,500	\$1,566,500	94.5%	55
\$2.0M+	38	2	5.0%	19	0	N/A	100.0%	N/A	N/A	N/A	N/A	N/A
TOTAL	9,704	1,414	12.7%	7,593	2,976	15.2%	71.8%	19.6	\$178,453	\$166,639	94.0%	100.5