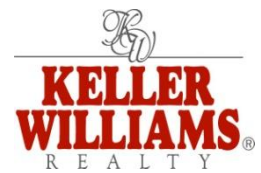




Metro Market Overview - 9/30/2010



Provided by Keller Williams Realty

Single Family Detached Residences- Metro Atlanta (41 FMLS Areas)

List Price	Number Active	Number Pending	Pending Ratio	No. of Closings Last 3 Months	Fore-closures % of Closings	Short Sale % of Closings	Total Distressed sales % of closings	Failed Listings Percent	Months Supply of Listings	Median* Original List Price (Previous listing periods included)	Median Sales Price	Median* % S/L Price (Previous Listing Periods Included)	Median* Days on Market (Previous Listing Periods Included)
<=\$25K	418	190	31.3%	362	37.0%	30.4%	67.4%	29.8%	3.5	\$23,125	\$17,900	82.4%	48
\$26-\$50K	961	340	26.1%	702	38.6%	28.9%	67.5%	31.4%	4.1	\$45,000	\$37,000	84.4%	54
\$51-\$75K	1,246	374	23.1%	574	35.9%	25.6%	61.5%	40.2%	6.5	\$70,000	\$62,000	86.8%	69
\$76-\$100K	2,037	512	20.1%	648	31.9%	21.6%	53.5%	51.2%	9.4	\$99,900	\$87,250	85.8%	81
\$101-\$150K	4,696	1,036	18.1%	1,439	24.5%	19.2%	43.7%	57.1%	9.8	\$142,900	\$125,000	89.1%	91
\$151-\$200K	4,678	855	15.5%	1,198	14.9%	15.7%	30.6%	64.5%	11.7	\$194,900	\$170,000	89.1%	108
\$201-\$250K	4,358	592	12.0%	815	14.1%	10.3%	24.4%	65.2%	16.0	\$249,900	\$218,500	88.9%	123
\$251-\$300K	2,515	401	13.8%	661	10.7%	10.3%	21.0%	63.9%	11.4	\$299,900	\$267,500	89.6%	120
\$301-\$350K	1,625	281	14.7%	476	8.4%	8.0%	16.4%	63.1%	10.2	\$350,000	\$315,000	88.3%	129
\$351-\$400K	1,408	243	14.7%	421	6.4%	9.5%	15.9%	62.3%	10.0	\$399,900	\$363,000	89.8%	102
\$401-\$500K	1,763	247	12.3%	512	6.8%	7.4%	14.3%	61.7%	10.3	\$489,700	\$430,000	89.5%	126
\$501-\$600K	1,077	147	12.0%	316	8.2%	5.7%	13.9%	59.0%	10.2	\$599,000	\$525,000	88.9%	116
\$601-\$750K	889	95	9.7%	230	5.7%	4.8%	10.4%	66.2%	11.6	\$732,334	\$635,912	87.9%	162
\$751-\$1.0M	894	76	7.8%	174	7.5%	6.3%	13.8%	68.0%	15.4	\$949,420	\$778,328	84.7%	186
\$1.0-\$1.5M	530	36	6.4%	80	6.3%	7.5%	13.8%	71.6%	19.9	\$1,450,000	\$1,118,528	78.3%	301
\$1.5M-\$2.0M	232	25	9.7%	33	0.0%	9.1%	9.1%	70.0%	21.1	\$1,999,000	\$1,494,000	71.3%	401
>\$2.0M	297	17	5.4%	13	0.0%	7.7%	7.7%	88.3%	68.5	\$2,795,000	\$2,100,000	72.0%	365
TOTAL	29,624	5,467	15.6%	8,654	19.6%	16.0%	35.5%	58.7%	10.3	\$201,163	\$170,000	88.1%	99

*Median: Half are above and half are below this number

FMLS data for single family residence sales. Data is believed to be accurate but is not warranted. ChartMaster Services, LLC

Monthly Trend Analysis

					Remarks
# Active					
Pending Ratio					
Foreclosure % (Last 3 Months)					
Short Sale % (Last 3 Months)					
Total Distressed Property % of sales (Last 3 Months)					
Failed % (Last 3 months)					
Months of Supply of Listings					
Median Original List Price (3 Mos.)					
Median Sales Price (3 Mos.)					
Median S/OL Price Ratio (3 mos.)					
Median Days on Market (3 mos)					

Monthly Trend Analysis

	April	May	June	July	August	September	Remarks
# Active	28,143	28,596	29,357	29,576	29,264	29,624	
# Pending	7,157	6,472	5,825	5,718	5,585	5,467	
Pending Ratio	20.3%	18.5%	16.6%	16.2%	16.0%	15.6%	
Foreclosure % (Last 3 Months)	32.80%	29.6%	26.4%	19.4%	19.3%	19.6%	
Short Sale % (Last 3 Months)		6.0%	11.3%	12.6%	13.8%	16.0%	
Total Distressed Property % of sales (Last 3 Months)		35.6%	37.8%		33.0%	35.5%	
Failed % (Last 3 months)	59.8%	52.8%	51.1%	51.1%	54.8%	58.7%	
Months of Supply of Listings	13.3	10.7	9.6	8.8	9.1	10.3	
Median Original List Price (3 Mos.)	\$196,900	\$199,900	\$204,900	\$205,000	\$207,900	\$201,163	
Median Sales Price (3 Mos.)	\$162,000	\$166,000	\$170,000	\$172,000	\$174,000	\$170,000	
Median S/OL Price Ratio (3 mos.)	85.4%	85.8%	86.9%	87.8%	87.9%	88.1%	
Median Days on Market (3 mos)	122	126	120	107	101	99	

Monthly Trend Analysis

						Remarks
<=\$25K						
\$26-\$50K						
\$51-\$75K						
\$76-\$100K						
\$101-\$150K						
\$151-\$200K						
\$201-\$250K						
\$251-\$300K						
\$301-\$350K						
\$351-\$400K						
\$401-\$500K						
\$501-\$600K						
\$601-\$750K						
\$751-\$1.0M						
\$1.0-\$1.5M						
\$1.5M-\$2.0M						
>\$2.0M						
TOTAL						

Monthly Trend Analysis

Distressed Properties Percent of Sales

	April	May	June	July	August	September	Remarks
<=\$25K	55.7%	63.2%	71.7%	58.7%	62.3%	67.4%	
\$26-\$50K	57.7%	64.4%	76.0%	62.9%	65.6%	67.5%	
\$51-\$75K	56.4%	60.0%	65.3%	58.9%	59.8%	61.5%	
\$76-\$100K	46.8%	51.2%	58.4%	49.1%	50.6%	53.5%	
\$101-\$150K	37.2%	42.2%	45.4%	38.6%	39.7%	43.7%	
\$151-\$200K	29.6%	28.9%	30.5%	27.5%	28.7%	30.6%	
\$201-\$250K	20.1%	21.3%	23.1%	21.1%	22.7%	24.4%	
\$251-\$300K	16.7%	19.5%	20.0%	19.2%	19.8%	21.0%	
\$301-\$350K	14.8%	19.6%	18.7%	13.7%	13.9%	16.4%	
\$351-\$400K	12.4%	17.3%	19.1%	16.2%	16.3%	15.9%	
\$401-\$500K	15.9%	20.4%	18.0%	14.8%	13.2%	14.3%	
\$501-\$600K	17.9%	17.6%	16.8%	12.7%	14.5%	13.9%	
\$601-\$750K	17.7%	20.6%	19.5%	14.1%	13.5%	10.4%	
\$751-\$1.0M	25.0%	25.3%	24.2%	16.1%	14.3%	13.8%	
\$1.0-\$1.5M	15.3%	21.7%	25.8%	20.2%	17.8%	13.8%	
\$1.5M-\$2.0M	19.0%	23.1%	20.0%	15.4%	12.1%	9.1%	
>\$2.0M	0.0%	9.1%	9.1%	18.2%	10.0%	7.7%	
TOTAL	32.8%	35.6%	37.8%	32.0%	33.0%	35.5%	