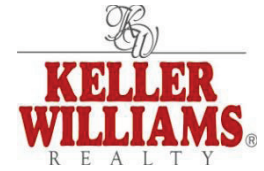




Metro Market Overview - 7/31/2010



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	368	205	35.8%	385	35.6%	23.1%	58.7%	27.9%	2.9	\$24,000	\$17,900	76.3%	56
\$26-\$50K	933	339	26.7%	695	39.3%	23.6%	62.9%	30.1%	4.0	\$46,500	\$36,000	83.1%	59
\$51-\$75K	1,132	373	24.8%	577	40.4%	18.5%	58.9%	36.9%	5.9	\$74,500	\$62,600	85.5%	75
\$76-\$100K	1,801	479	21.0%	741	30.0%	19.2%	49.1%	42.1%	7.3	\$99,900	\$89,000	83.3%	76
\$101-\$150K	4,686	1,023	17.9%	1,808	23.0%	15.6%	38.6%	47.3%	7.8	\$144,900	\$125,000	89.0%	95
\$151-\$200K	4,921	906	15.5%	1,591	16.5%	10.9%	27.5%	54.0%	9.3	\$195,000	\$170,000	88.5%	125
\$201-\$250K	3,437	631	15.5%	1,054	11.4%	9.7%	21.1%	54.3%	9.8	\$249,900	\$220,000	90.0%	122
\$251-\$300K	2,740	418	13.2%	824	11.0%	8.1%	19.2%	56.5%	10.0	\$299,900	\$267,500	88.9%	132
\$301-\$350K	1,804	278	13.4%	578	9.0%	4.7%	13.7%	54.0%	9.4	\$350,000	\$315,370	88.3%	132
\$351-\$400K	1,538	273	15.1%	456	8.8%	7.5%	16.2%	56.7%	10.1	\$400,000	\$361,950	89.8%	123
\$401-\$500K	1,958	286	12.7%	575	7.7%	7.1%	14.8%	54.1%	10.2	\$499,000	\$430,000	87.6%	168
\$501-\$600K	1,188	179	13.1%	316	7.9%	4.7%	12.7%	56.7%	11.3	\$599,900	\$523,900	88.2%	145
\$601-\$750K	968	145	13.0%	227	7.9%	6.2%	14.1%	61.5%	12.8	\$747,500	\$635,000	84.9%	207
\$751-\$1.0M	944	105	10.0%	161	9.9%	6.2%	16.1%	66.3%	17.6	\$989,900	\$789,999	78.5%	315
\$1.0-\$1.5M	574	46	7.4%	94	12.8%	7.4%	20.2%	70.1%	18.3	\$1,399,950	\$1,093,500	79.1%	278
\$1.5M-\$2.0M	249	22	8.1%	26	7.7%	7.7%	15.4%	74.8%	28.7	\$2,125,000	\$1,437,500	63.2%	508
>\$2.0M	335	10	2.9%	11	9.1%	9.1%	18.2%	88.8%	91.4	\$2,999,999	\$2,250,000	80.0%	282
TOTAL	29,576	5,718	16.2%	10,119	19.4%	12.6%	32.0%	51.1%	8.8	\$205,000	\$172,000	87.8%	107

*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