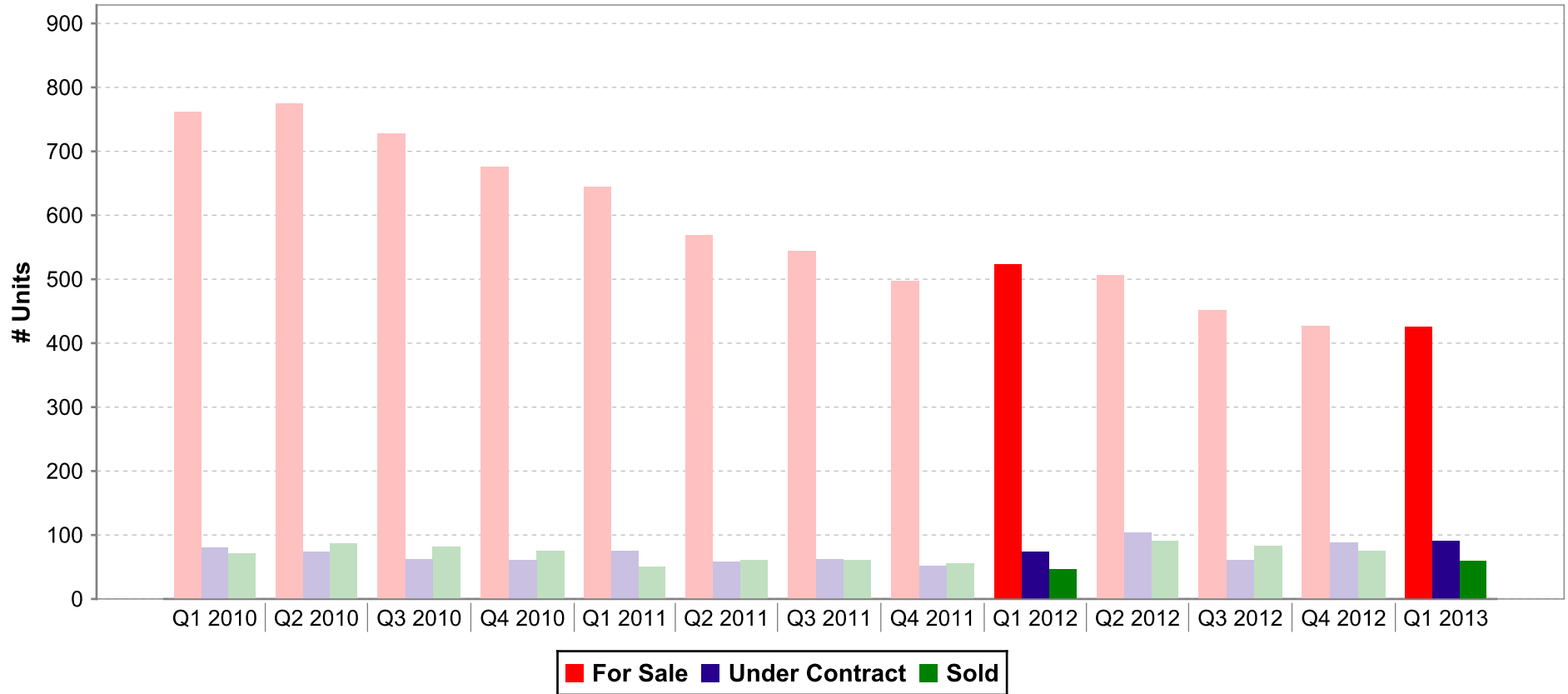


Market Dynamics

Supply & Demand - # Units (FS, UC, Sold)

Q1 2012 through Q1 2013

Baird & Warner



KEY INFORMATION

	Q1 2012	Q1 2013	# Units Change	
For Sale	523.0	425.0	-98.0	-18.7
Under Contract	74.0	91.0	17.0	23.0
Sold	46.0	59.0	13.0	28.3

For Sale
-18.7%

UC
+23.0%

Sold
+28.3%

MLS: MRED	Period: 3 Years (Quarterly)	Price: \$1,000,000 -	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types: Downtown	Residential: (Attached Single)	8032, 8008				Sq Ft: All

Market Dynamics

Supply & Demand - # Units (FS, UC, Sold)

Q1 2012 through Q1 2013

Baird & Warner

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS	
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	
Q1 2013	425	289	91	277	59	294	97	408		173
Q4 2012	427	339	88	263	75	175	87	538		113
Q3 2012	451	310	60	198	83	244	77	364		140
Q2 2012	506	291	103	253	91	269	92	412		172
Q1 2012	523	307	74	205	46	209	115	460		183