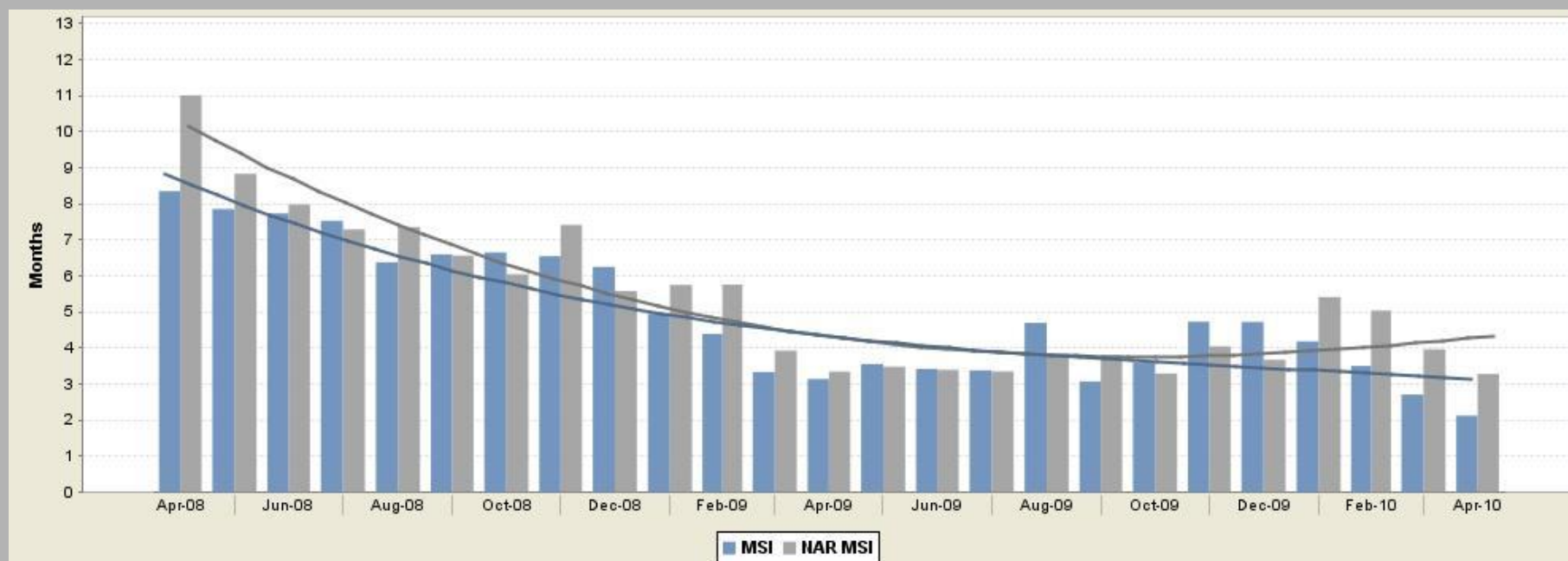


Market Dynamics

Fresno Association Of REALTORS

Months Supply of Inventory (BrokerMetrics® vs. NAR Calculations) 2 Years (Monthly) 04/01/08 - 04/30/10



KEY INFORMATION

	Apr-08	Apr-10	Change	Percent Change
MSI	8	2	-6	-74.6
NAR MSI	11	3	-8	-70.3



MLS: FRESNO Period: 2 Years (Monthly) Price: All
 Property Types: Residential: (Residential/Single Family Res, Residential/Condo/PUD)
 Fresno/Clovis: Fresno, Clovis

Construction Type: All

Bedrooms: All

Bathrooms: All

Lot Size: All
 Sq Ft: All

Market Dynamics

Months Supply of Inventory (BrokerMetrics® vs. NAR Calculations)

2 Years (Monthly) 04/01/08 - 04/30/10

Fresno Association Of REALTORS

Time Period	MSI	NAR MSI	# For Sale Last Day of Month	# Under Contract	# Sold
Apr-10	2.1	3.3	2,115	999	646
Mar-10	2.7	4.0	2,323	860	587
Feb-10	3.5	5.0	2,294	656	456
Jan-10	4.2	5.4	2,314	554	428
Dec-09	4.7	3.7	2,274	482	620
Nov-09	4.7	4.0	2,296	486	568
Oct-09	3.6	3.3	2,242	625	682
Sep-09	3.1	3.8	2,314	755	609
Aug-09	4.7	3.8	2,378	507	619
Jul-09	3.4	3.3	2,345	695	701
Jun-09	3.4	3.4	2,342	686	691
May-09	3.5	3.5	2,357	664	678
Apr-09	3.1	3.3	2,502	798	749
Mar-09	3.3	3.9	2,775	834	708
Feb-09	4.4	5.8	3,088	704	537
Jan-09	4.9	5.7	3,342	676	582
Dec-08	6.2	5.6	3,527	565	633
Nov-08	6.5	7.4	3,741	572	505
Oct-08	6.6	6.0	3,901	587	646
Sep-08	6.6	6.6	3,882	589	592
Aug-08	6.4	7.3	3,938	618	536
Jul-08	7.5	7.3	4,115	547	565
Jun-08	7.7	8.0	4,180	541	524
May-08	7.8	8.8	4,246	541	481
Apr-08	8.3	11.0	4,281	513	389

Market Dynamics

Percent Under Contract (UC)

2 Years (Monthly) 04/01/08 - 04/30/10

Fresno Association Of REALTORS



KEY INFORMATION

	Apr-08	Apr-10	# Units Change	Percent Change
For Sale	5,371	3,394	-1,977	-36.8
Under Contract	513	999	486	94.7
% Under Contract	9.6	29.4	19.9	208.2



MLS: FRESNO
 Property Types: Residential: (Residential/Single Family Res, Residential/Condo/PUD)
 Fresno/Clovis: Fresno, Clovis

Period: 2 Years (Monthly)

Price: All

Construction Type: All

Bedrooms: All

Bathrooms: All

Lot Size: All

Sq Ft: All

Market Dynamics
Percent Under Contract (UC)
2 Years (Monthly) 04/01/08 - 04/30/10

Fresno Association Of REALTORS

Time Period	# Properties For Sale	# Properties Under Contract	% of Properties Under Contract
Apr-10	3,394	999	29.4
Mar-10	3,433	860	25.0
Feb-10	3,158	656	20.8
Jan-10	3,134	554	17.7
Dec-09	2,996	482	16.1
Nov-09	2,975	486	16.3
Oct-09	3,109	625	20.1
Sep-09	3,333	755	22.6
Aug-09	3,067	507	16.5
Jul-09	3,254	695	21.4
Jun-09	3,253	686	21.1
May-09	3,266	664	20.3
Apr-09	3,585	798	22.3
Mar-09	3,941	834	21.2
Feb-09	4,107	704	17.1
Jan-09	4,428	676	15.3
Dec-08	4,510	565	12.5
Nov-08	4,681	572	12.2
Oct-08	4,950	587	11.9
Sep-08	4,968	589	11.9
Aug-08	5,142	618	12.0
Jul-08	5,256	547	10.4
Jun-08	5,210	541	10.4
May-08	5,268	541	10.3
Apr-08	5,371	513	9.6

Market Dynamics

Sold Average vs. Median Price

2 Years (Monthly) 04/01/08 - 04/30/10

Fresno Association Of REALTORS



KEY INFORMATION

	Apr-08	Apr-10	Price Change	Percent Change
Average	265,420	184,131	-81,289	-30.6
Median	235,000	152,000	-83,000	-35.3

Average
-31%

Median
-35%

MLS: FRESNO
Property Types: Residential: (Residential/Single Family Res, Residential/Condo/PUD)
Fresno/Clovis:

Period: 2 Years (Monthly)

Price: All

Construction Type: All

Bedrooms: All

Bathrooms: All

Lot Size: All

Sq Ft: All

Market Dynamics
Sold Average vs. Median Price
2 Years (Monthly) 04/01/08 - 04/30/10

Fresno Association Of REALTORS

Time Period	# Properties Sold	Sold Average \$	Sold Median \$	Average \$ - Median \$	Median \$ as % of Average \$	Sold Avg DOM
Apr-10	646	184,131	152,000	32,131	82.6	56
Mar-10	587	175,253	160,000	15,253	91.3	62
Feb-10	456	172,685	155,000	17,685	89.8	59
Jan-10	428	183,744	153,750	29,994	83.7	58
Dec-09	620	176,286	152,000	24,286	86.2	60
Nov-09	568	174,505	157,500	17,005	90.3	61
Oct-09	682	182,264	159,000	23,264	87.2	65
Sep-09	609	173,688	163,000	10,688	93.8	59
Aug-09	619	179,240	157,500	21,740	87.9	62
Jul-09	701	173,429	152,000	21,429	87.6	68
Jun-09	691	177,037	149,900	27,137	84.7	69
May-09	678	166,989	148,954	18,035	89.2	78
Apr-09	749	163,551	135,000	28,551	82.5	78
Mar-09	708	163,192	145,000	18,192	88.8	75
Feb-09	537	153,154	127,950	25,204	83.5	71
Jan-09	582	156,258	135,000	21,258	86.4	77
Dec-08	633	181,637	155,000	26,637	85.3	73
Nov-08	505	181,852	160,000	21,852	88.0	73
Oct-08	646	196,527	172,500	24,027	87.8	76
Sep-08	592	210,277	185,000	25,277	88.0	79
Aug-08	536	223,418	195,000	28,418	87.3	80
Jul-08	565	230,846	208,000	22,846	90.1	75
Jun-08	524	237,121	210,000	27,121	88.6	80
May-08	481	245,275	219,000	26,275	89.3	78
Apr-08	389	265,420	235,000	30,420	88.5	89