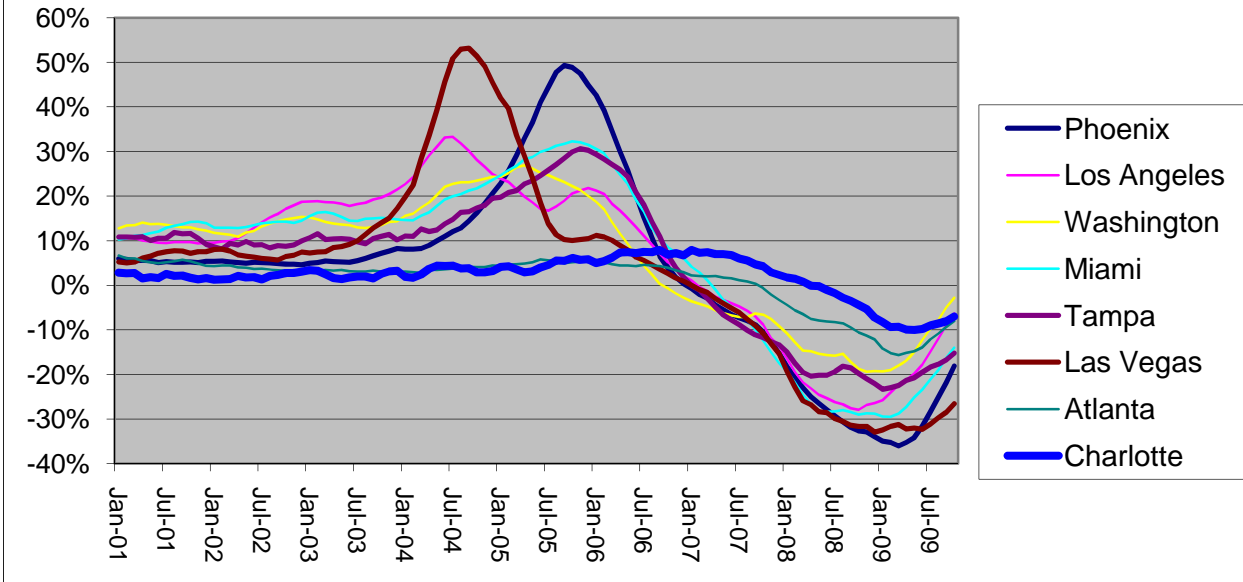


S&P Case Shiller 12 Month Price Change

Released Dec 2009

Source homeprice.standardandpoors.com



Past 12 Months Price Change %:

	Jun-09	Jan-09	Jun-08	Jun-07	Jun-06	Jun-05	Jun-04	Jun-03
Charlotte	-9.8%	-8.2%	-1.0%	6.8%	7.2%	4.0%	4.3%	1.8%
Atlanta	-14.0%	-14.3%	-8.1%	1.6%	4.3%	5.8%	3.5%	3.2%
Phoenix	-31.6%	-35.0%	-27.9%	-6.6%	20.4%	41.0%	10.9%	5.2%
Los Angeles	-17.8%	-25.8%	-25.3%	-4.1%	13.0%	17.1%	33.2%	17.8%
Washington	-12.3%	-19.3%	-15.7%	-6.8%	6.6%	25.2%	22.1%	13.5%
Tampa	-19.5%	-23.3%	-20.1%	-7.7%	20.9%	24.6%	13.7%	10.3%

Home Price Change (starting with \$350,000 house)

	Jun-09	Jun-08	Jun-07	Jun-06	Jun-05	Jun-04	Jun-03	Jun-02
Charlotte	\$ 421,890	\$ 467,740	\$ 472,675	\$ 442,680	\$ 412,895	\$ 397,110	\$ 380,625	\$ 374,010
Atlanta	\$ 376,670	\$ 437,780	\$ 476,385	\$ 469,035	\$ 449,855	\$ 425,215	\$ 410,725	\$ 398,125
Phoenix	\$ 366,555	\$ 536,165	\$ 743,820	\$ 795,970	\$ 661,360	\$ 469,000	\$ 422,765	\$ 401,905
Los Angeles	\$ 563,150	\$ 685,090	\$ 917,420	\$ 956,270	\$ 845,950	\$ 722,330	\$ 542,430	\$ 460,565
Washington	\$ 606,200	\$ 690,865	\$ 819,070	\$ 878,465	\$ 823,830	\$ 658,070	\$ 539,000	\$ 474,845
Tampa	\$ 493,150	\$ 612,885	\$ 767,480	\$ 831,880	\$ 688,100	\$ 552,195	\$ 485,450	\$ 439,950

S&P Case Shiller Price Change Past 12 Mths - Released Dec 2009

Source: homeprice.standardandpoors.com

