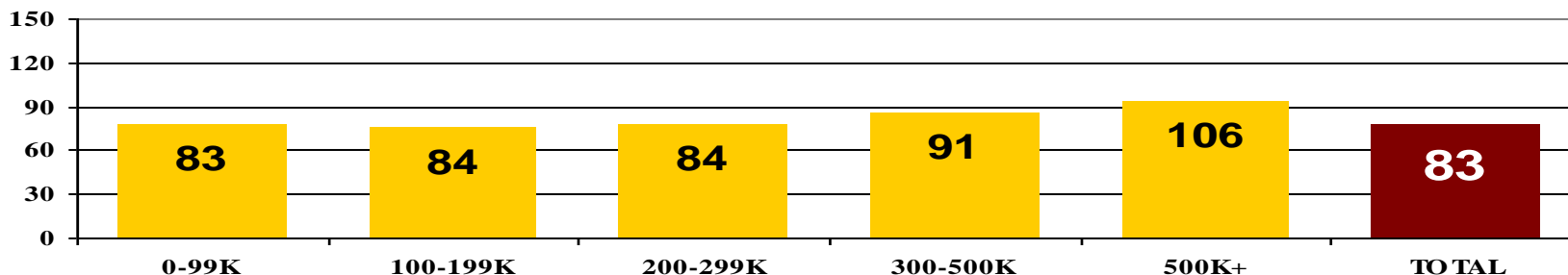


Dallas / Fort Worth, Texas

Days on Market by Sold Price – 2008 Year-to-Date (through 12/31/08)



The current market is stable with little decline in value. The Dallas – Fort Worth area has been recently cited as having less than a 1% risk of home price decline (DMN 01/15/2009). The local economy has slowed slightly and job growth has diminished. The list-to-sold price is approximately 96% of listed price with only moderate discounting. The new home market has slowed significantly.

Dallas / Fort Worth, Texas 2008 year-to-date (through 12/31/08)					
	\$0 – \$99,999	\$100,000 – \$199,999	\$200,000 – \$299,999	\$300,000 – \$499,999	\$500,000 +
Active listings	7,566	13,379	6,082	4,882	4,090
Closed Sales	19,926	33,317	12,100	7,115	3,381
Supply	4.14 months	4.90 months	6.15 months	8.65 months	14.87 months
Average Days on Market	83	84	84	91	106



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