

Real Estate Market

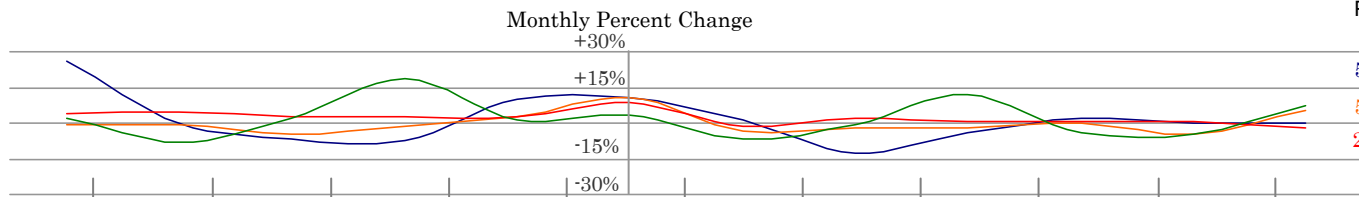
Northwest Arkansas Residential

Annual 2009

Preliminary Report

Forces Affecting the Market

Unemployment ^a 5.8%
 Interest Rates ^b 5.10%
 Consumer Price Index ^c 211.1
 Consumer Confidence ^d 61.2



5.3% (Low=5.2 Sep)
 5.05% (Low=4.78 Mulpl)
 216.0 (High=216.3 Nov)
 72.5 (Low=56.3 Feb)

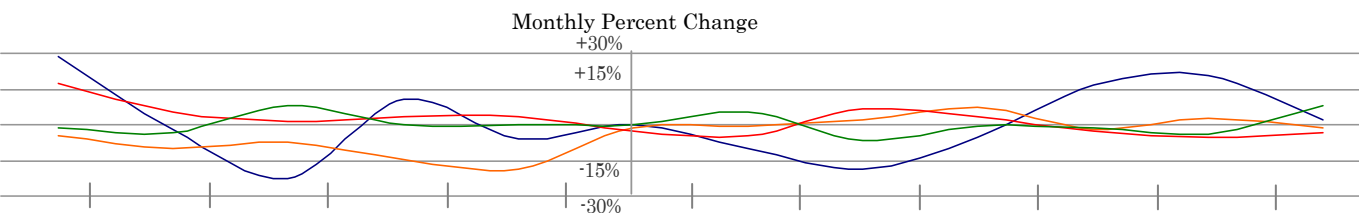
Jan 1st 2008

Dec 31st 2008

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	12,337	Ending Inventory
Starting Inventory 5,999 ^e	Listings ^f 885	919	1,182	1,056	1,035	1,147	1,214	1,151	1,128	1,028	865	727	12,337	6,002
	Pending 336	397	540	616	567	544	561	595	539	604	389	314	6,002	4,955
	Expires ^g 632	651	664	556	516	546	622	633	605	613	591	745	7,374	4,955
	Sales 232	323	409	500	526	549	634	539	522	538	568	359	5,699	Err=5 Units

Reactions of the Market

Days on Market ^h 99
 New Const Inventory 720
 Average Sales to List 96.1%
 Median Sales Price 130.0M

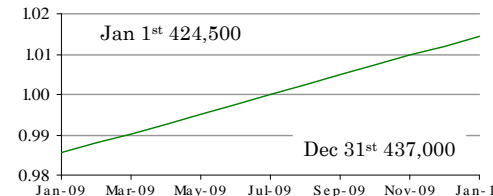
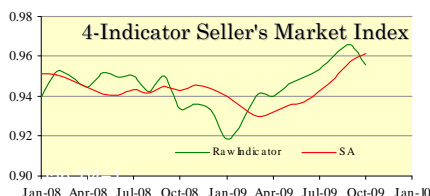
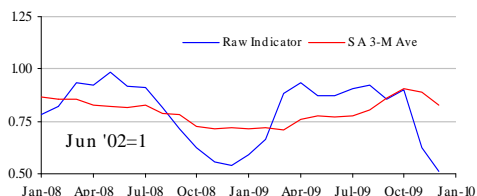


77.5 (Low=54.0 Sep)
 440 (High=1,571 Jan)
 96.5% (High=97.6 Sep)
 135.0M (High=155.8 Feb)

Jan 1st 2009

Dec 31st 2009

Market Activity Index

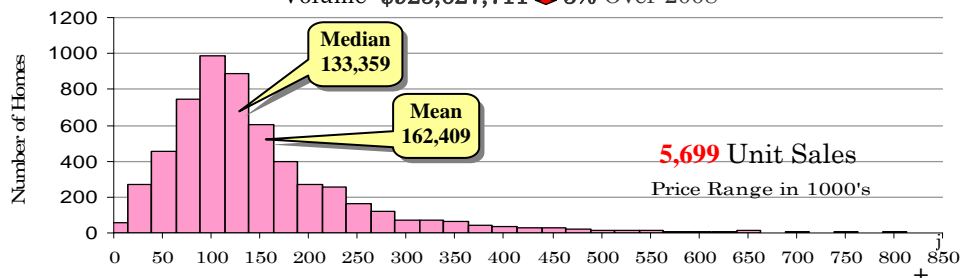


Population Index ⁱ

A continued slowing of the market compared to 2008. Median seasonally adjusted Months of Inventory averaged 10.4. Median Days-on-Market fell 5 days to 75 days while the inventory declined about 17%. Median Price/Square Foot was \$79.1

Sales

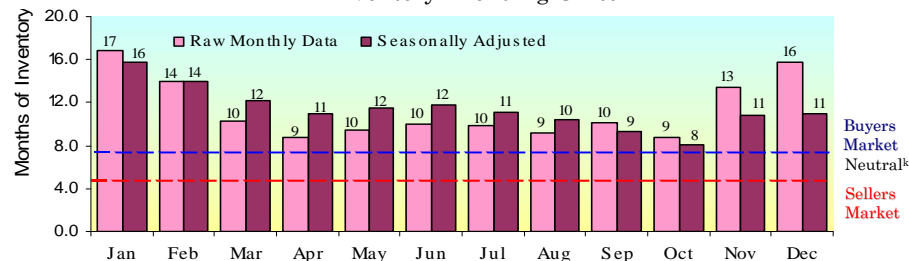
Volume: \$925,627,711 ↓ 3% Over 2008



5,699 Unit Sales
 Price Range in 1000's

Months of Inventory

Inventory / Pending Units



Buyers Market
 Neutral^k
 Sellers Market

100% | 97.0% = Median Annual Percent Sales to List Price | 90% | 0% 35.3% = Listings Sold^l | Unsold Listings = 64.7% | 100%

a: Arkansas Labor Statistics. b: National average. c: National CPI-U. d: University of Michigan Sentiment Index. e: Inventory as of January 1st, 2009. f: All counts to end of month. g: Includes withdrawn. h: Median List to Pending. i: NWARPC. Projections from 2007. j: 19 sales > \$850,000. k: Neutral =4-7 Months. l: Listed more than 1-year. All data taken from the Metro Board of Northwest Arkansas.