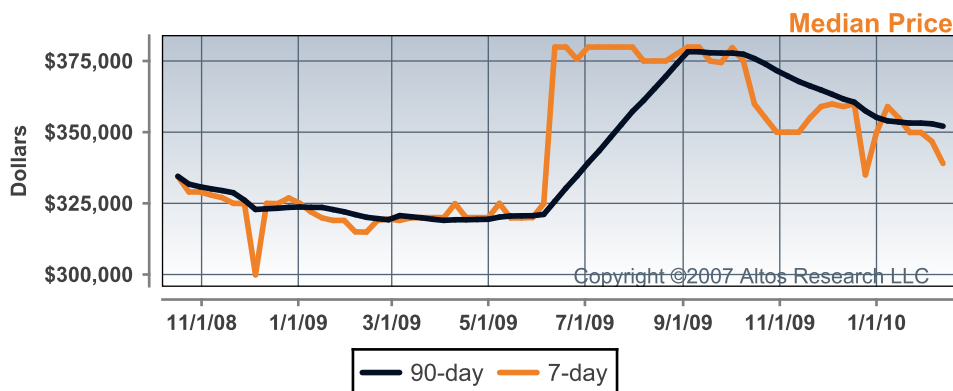


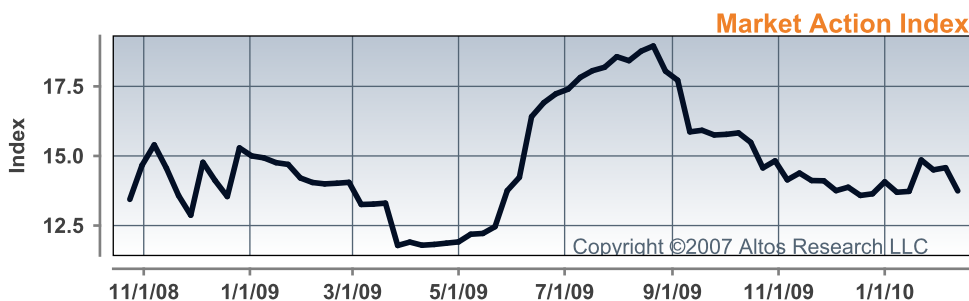
Sunday February 14, 2010

Real-Time Market Profile		Trend
Median List Price	\$ 339,000	↓ ↓
Asking Price per Square Foot	\$ 159	↓ ↓
Average Days on Market	198	↑ ↑
Percent of Properties with Price Decrease	30 %	
Percent Relisted (reset DOM)	12 %	
Percent Flip (price increased)	5 %	
Median House Size (sq ft)	2,251	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	3.9	
Median Number of Bathrooms	3.0	
Market Action Index*	Cold! Buyer's Market 13	↔ ↔

* see below for details on the Market Action Index



The Market Action Index answers the question "How's the Market?" By measuring the current rate of sale versus the amount of the inventory.



Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

Characteristics per Quartile

Quart	Median Price	Med. Sqft	Med. Lot Size	Bed	Bath	Med. Age	Inven.	New	Ab-sorbed	Avg. DoM
1	\$ 749,000	3,494	0.25 - 0.50 acre	5.0	4.5	13	653	31	9	273
2	\$ 399,900	2,572	8,001 - 10,000 sq ft	4.0	3.0	8	654	47	16	202
3	\$ 284,900	1,985	8,001 - 10,000 sq ft	4.0	3.0	23	654	49	20	170
4	\$ 207,250	1,402	6,501 - 8,000 sq ft	3.0	2.0	33	654	60	17	149

THIS WEEK

The median single family home price in VIRGINIA BEACH this week is \$339,000.

Days-on-market has been trending up recently but the Market Action Index and inventory levels are basically flat and not providing strong indications for the market.

PRICE

Again this week we see a downward notch for prices. Prices continue to pull back from the market's highs. The Market Action Index is a good leading indicator for the durability of this trend.

SUPPLY AND DEMAND

Local conditions are currently quite strongly in the Buyer's Market zone (below 30). The 90-day Market Action Index stands at 13. With several months of inventory available at the current sales rate, buyers should find ample choice.

QUARTILES

Investigate the market in quartiles—where each quartile is 25% of the homes listed.

Most expensive 25% of homes

Upper-middle 25% of homes

Lower-middle 25% of homes

Least expensive 25% of homes

About Altos Research Corporation

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