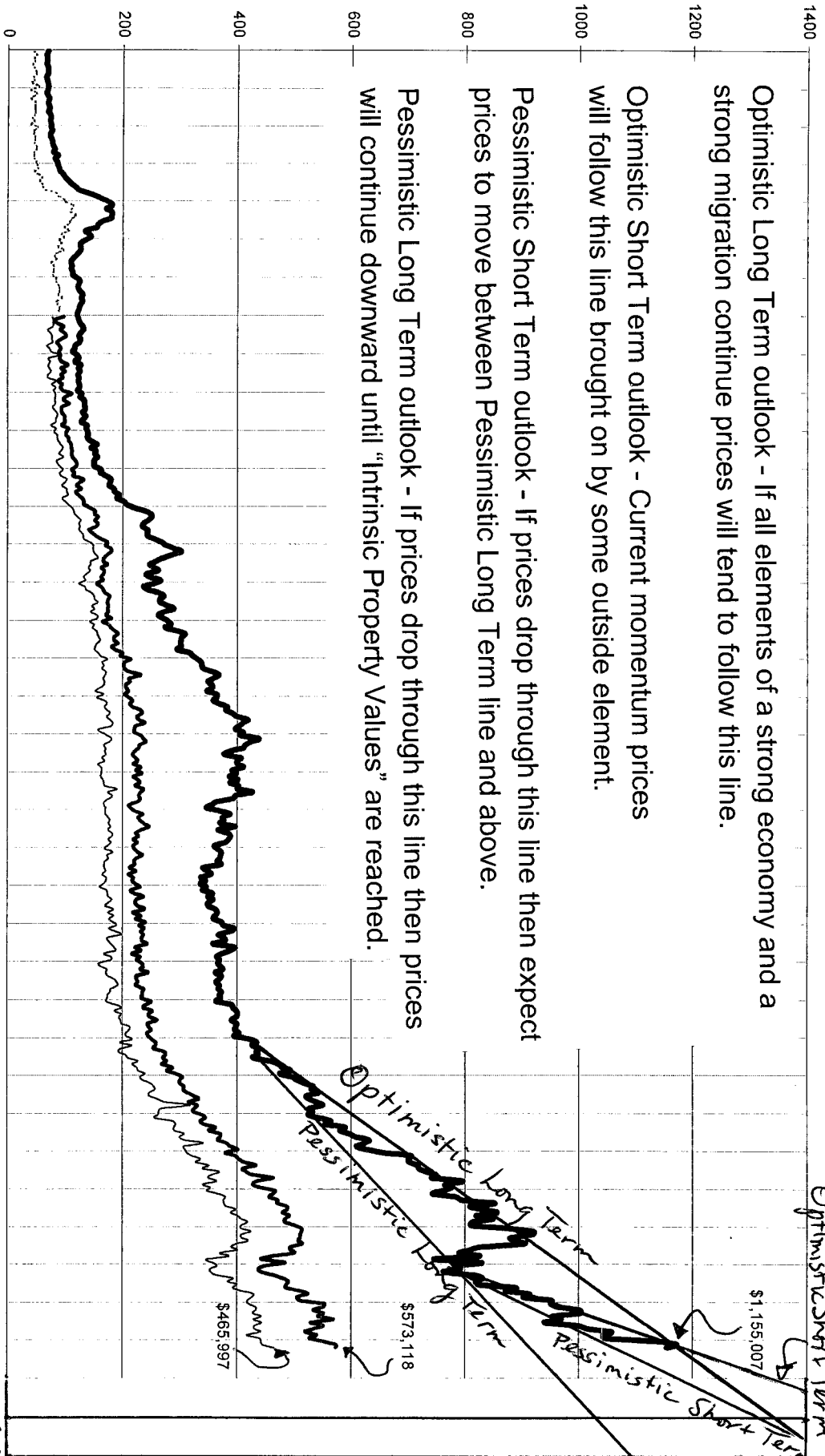


Residential Average Sale Prices - January 1977 to March 2011

IN THOUSANDS (\$)



Optimistic Long Term outlook - If all elements of a strong economy and a strong migration continue prices will tend to follow this line.

Optimistic Short Term outlook - Current momentum prices will follow this line brought on by some outside element.

Pessimistic Short Term outlook - If prices drop through this line then expect prices to move between Pessimistic Long Term line and above.

Pessimistic Long Term outlook - If prices drop through this line then prices will continue downward until "Intrinsic Property Values" are reached.

NOTE: From 1977 - 1984 condominium averages were not separated into attached & apartment.