

Confidential Market Analysis Prepared for John and Sally Jones

The following market analysis was prepared based on the following parameters; all home sales in Smithville zip code 34358 with a sales price in the range of \$200,000-\$400,000. The analysis is based on the past three years of data measuring Number of Sales, Days on the Market (also noted as DOM), Number of Foreclosures. In addition the Average Sales Price is tracked for the past three years and the past year and segmented by quarters. This information is gathered from reliable sources, analyzed, graphed and discerned into easy-to-understand data, to help guide you in making decisions about your home, most likely your largest investment.

The graph on page two shows the Number of Sales, DOM, and Number of Foreclosures over the past three years. The first item to note, is that the Number of Sales has declined from 66, three years ago to 30 in the current year. This is a 55% decline over the past years. Next observe that the DOM three years ago was 52 DOM. the current year DOM is 98. This represents a 47% increase. Foreclosures have become a larger percentage of sales, three years ago they represented 11% of sales in the price range analyzed, the current year Foreclosures represent 13% of sales.

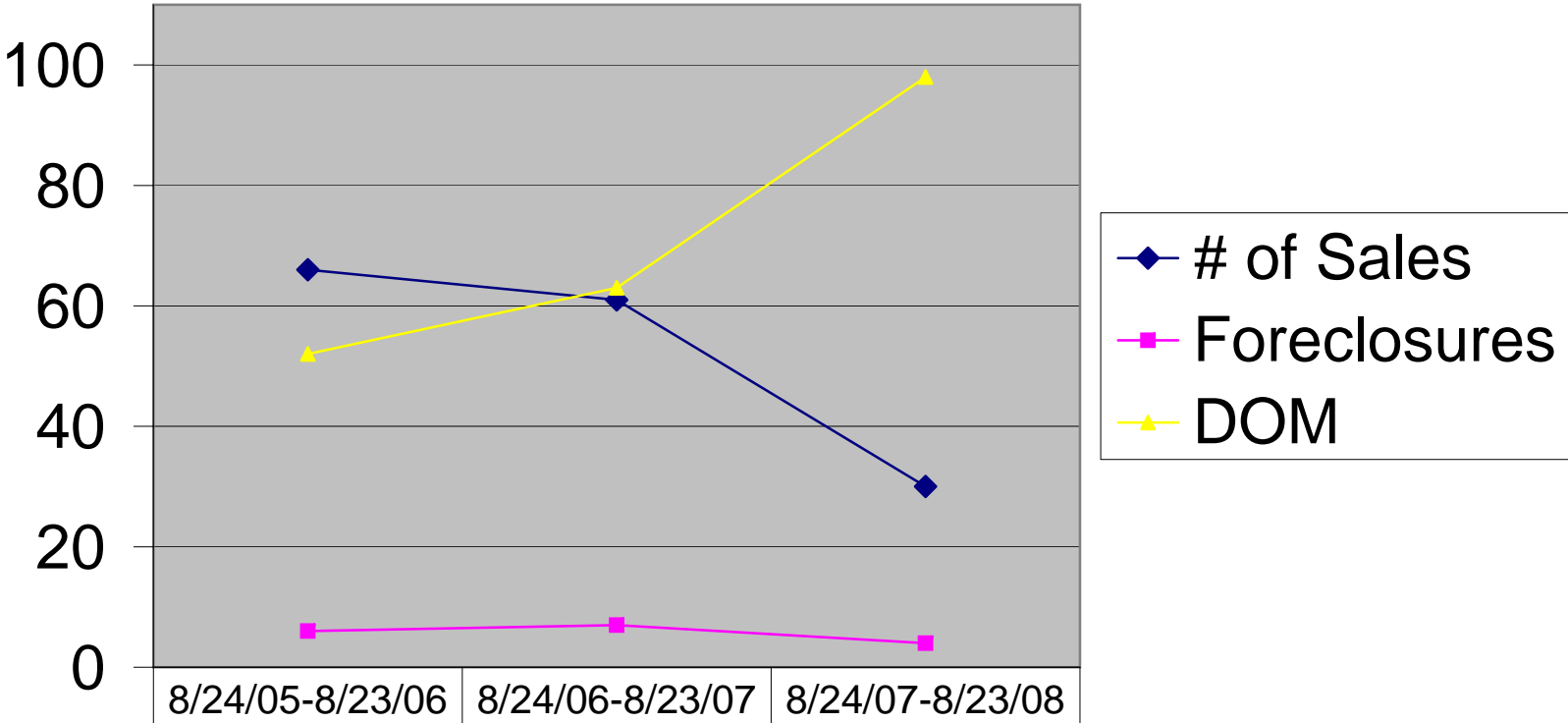
The graphs on pages three and four represent the Average Sales Price over the past three years and the past year broken out by quarter. The Average Sales Price over the past three Years graph shows a decline from three years ago of \$291,136 compared to the current year of \$249,291; this represents a decline of 15%. Average Sales Price graph on page four shows a steep decline two quarters ago, but Average Sales Prices came back strong in the next quarter and seem to have stabilized in the current quarter.

Based on the information presented, the Number of Sales declining significantly, DOM increasing significantly, and Average Sales Price declining over the past three years, this represents a market that is in decline. In this market, you will need to list your house substantially less than what homes sold for two to three years ago. To pin point your listing price a full appraisal would be required. Please contact me with further questions or to schedule a full appraisal.

Mike Congemi
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Smithville Sales, Foreclosures, DOM Past 3 Years

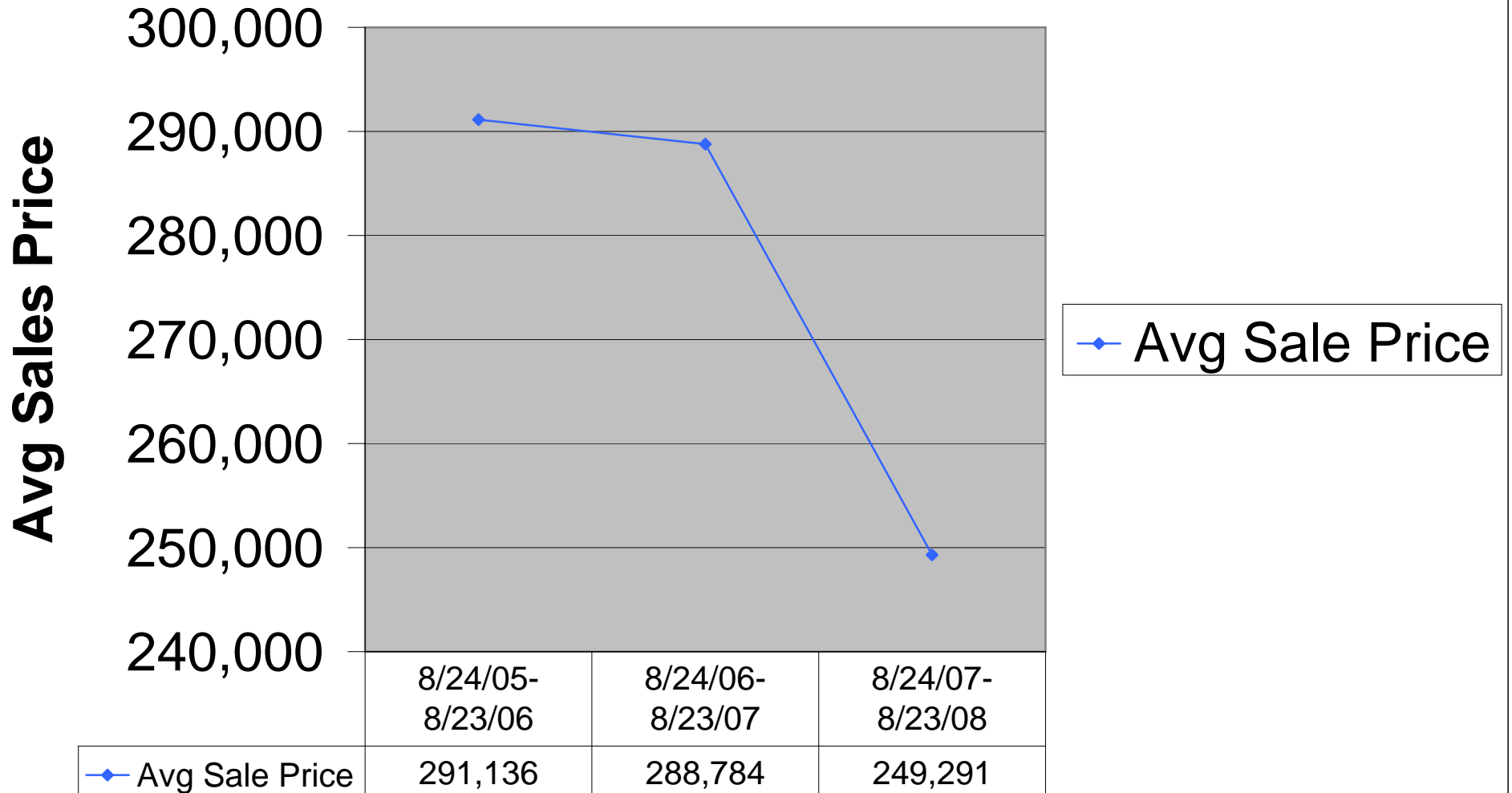
Source Market Data Center and FMLS 8/23/08



# of Sales	66	61	30
Foreclosures	6	7	4
DOM	52	63	98

Smithville Avg Sale Price Past 3 Years

Source FMLS 8/23/08



Smithville Avg Sales Price Past Year By Quarter

Source FMLS 8/23/08

