



RESIDENTIAL STRATEGIES



Clients receive access to Residential Strategies on-line database. The database contains statistical information on new home starts, closings, and new home and lot inventories. The data

is collected at the individual lot level, summarized by section, subdivision and market geographies. Home pricing information is presented at the section level. Start, closing and home inventory information is also identified by builder. Subdivision attributes such as lot size, school district, lot amenity, masterplan and developer are also included.

Price Range Analysis		West Frisco Price Range Analysis													3Q06				
	Median Price	Avg Price	<\$70	\$71-\$90	\$91-\$110	\$111-\$130	\$131-\$150	\$151-\$200	\$201-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$750	\$751-\$1000	\$1001-\$1400	\$1400+	Total
Annual Starts	\$312,976	\$363,423	0	0	0	0	0	87	476	416	781	230	13	59	262	0	0	2,622	
3Q06	\$305,127	\$374,378	0	0	0	0	0	26	191	188	217	90	1	16	689	0	0	1,009,000%	
Annual Closings	\$290,353	\$366,086	0	0	0	0	0	99	532	541	688	171	25	66	1,015	0	0	1,015,000%	
3Q06	\$295,876	\$363,516	0	0	0	0	0	16	116	102	156	43	5	14	459	0	0	1,009,000%	
Model Homes	\$304,651	\$342,503	0	0	0	0	0	3	17	11	27	4	1	0	63	0	0	100,000%	
3Q06		Market's Supply:						4,70%	36,98%	17,48%	42,80%	6,35%	1,09%	0,00%	100,00%				
Under Construction	\$333,216	\$414,639	0	0	0	0	0	26	142	202	343	144	10	53	607	0	0	9,4	
3Q06		Market's Supply:						3,2	5,2	7,1	5,9	10,1	4,3	9,6	5,7				
Finished Vacant	\$350,328	\$415,529	0	0	0	0	0	12	88	68	203	48	10	26	455	0	0	2,1	
3Q06		Market's Supply:						2,64%	19,34%	14,95%	44,62%	10,55%	2,20%	5,71%	100,00%				
Total Inventory	\$353,694	\$416,194	0	0	0	0	0	41	247	211	575	105	21	79	1,403	0	0	1,403,000%	
3Q06		Market's Supply:						2,85%	17,18%	19,54%	39,85%	13,63%	1,46%	3,46%	100,00%				
Vacant Lots	\$372,380	\$411,234	0	0	0	0	0	118	517	490	1,289	540	8	123	2,094	0	0	2,094,000%	
3Q06		Market's Supply:						3,94%	17,27%	13,36%	43,02%	18,04%	0,27%	4,17%	100,00%				
Future Lots	\$284,978	\$352,071	0	0	0	0	0	75	247	444	450	189	0	0	1,399	0	0	1,399,000%	
3Q06		Market's Supply:						4,17%	13,40%	46,97%	25,01%	8,51%	0,00%	0,00%	100,00%				

The reporting functions of the database allow the user to generate a variety of summary and detail reports. A competitive submarket module allows the user to create customized reports by geography, lot size, price and activity levels. The mapping functionality allows users to generate reports based on a radius or polygon search. Clients of Residential Strategies, Inc. find this system simple to use, while offering sophistication and flexibility when needed.