



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													Total	
3Q06		Median Price	Avg Price	< \$70	\$71 - \$90	\$91 - \$110	\$111 - \$130	\$131 - \$200	\$201 - \$250	\$251 - \$300	\$301 - \$350	\$351 - \$500	\$501 - \$750	\$751 - \$1000	\$1001 - \$4000	
Annual Starts	4201 - 3Q06	\$312,976	\$363,423	0	0	0	0	87	476	416	781	230	13	59	2,652	
								-4.24%	23.29%	20.27%	30.05%	10.72%	0.03%	2.88%	100.00%	
Starts	3Q06	\$305,127	\$374,378	0	0	0	0	26	191	188	217	90	1	16	689	
								-6.07%	15.81%	29.42%	30.96%	14.03%	-0.18%	2.26%	100.00%	
Annual Closings	4201 - 3Q06	\$290,373	\$365,036	0	0	0	0	99	332	341	608	171	25	66	1,615	
								1.12%	27.49%	17.02%	36.07%	8.84%	1.45%	3.41%	100.00%	
Closings	3Q06	\$295,976	\$363,516	0	0	0	0	16	116	102	156	43	5	14	459	
								3.56%	25.78%	22.07%	34.67%	9.11%	1.11%	3.11%	100.00%	
Model Homes	3Q06	\$304,651	\$342,303	0	0	0	0	3	17	11	27	4	1	0	63	
								4.76%	26.98%	17.48%	42.86%	6.35%	1.59%	0	100.00%	
	Market's Supply:							0.4	0.4	0.4	0.5	0.3	0.4	0	0.4	
Under Construction	3Q06	\$333,216	\$414,639	0	0	0	0	26	142	202	343	144	10	33	607	
								2.85%	15.43%	21.96%	37.28%	15.65%	1.09%	5.76%	100.00%	
	Market's Supply:							3.2	3.2	7.1	5.9	10.1	4.3	9.6	5.7	
Finished Vacant	3Q06	\$350,328	\$415,329	0	0	0	0	12	88	68	203	48	10	26	455	
								2.64%	19.34%	14.95%	44.62%	10.55%	2.20%	5.71%	100.00%	
	Market's Supply:							1.8	2.3	2.4	3.5	1.1	4.3	4.7	2.1	
Total Inventory	3Q06	\$350,694	\$416,194	0	0	0	0	41	247	211	575	166	21	79	1,403	
								2.85%	17.18%	19.54%	33.87%	13.63%	1.46%	5.46%	100.00%	
	Market's Supply:							5.0	5.6	9.9	9.9	13.8	9.0	14.4	8.9	
Vacant Lots	3Q06	\$372,380	\$411,234	0	0	0	0	118	517	490	1,289	549	8	123	2,994	
								3.94%	17.27%	13.36%	43.02%	18.04%	0.27%	4.15%	100.00%	
	Market's Supply:							16.3	13.9	11.5	19.8	29.3	7.4	20.0	12.1	
Future Lots	3Q06	\$284,978	\$332,071	0	0	0	0	7	24	444	450	189	0	0	1,299	
								4.17%	13.40%	46.91%	25.01%	0.51%	0	0	100.00%	
	Market's Supply:							10.3	6.1	24.3	6.9	10.3			10.5	

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.