

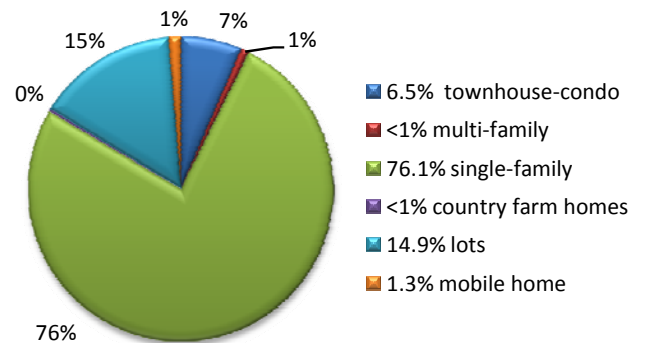
INTELLIGENCE

The Augusta area has remained fairly stable in the recent recession and was ranked 6 in Businessweek's America's 20 Strongest Building Markets. The main employment and economic source is Savannah River Site, which has a workforce of about 11,000 and an annual economic impact of 2.6 billion. The site has recently received more than 1.6 billion in funds from the The American Recovery and Reinvestment Act. Fort Gordon is also a huge part of the local economy with an average daily on-post population of 22,279, not including veterans and off-post military families and an estimated economic impact of 1.38 billion to the area. Aiken has a large equestrian community that brings in about 65 million each year. The area is also home to at least 7 hospitals, including a medical college, multiple local and global companies, and the yearly PGA Masters Golf Tournament.

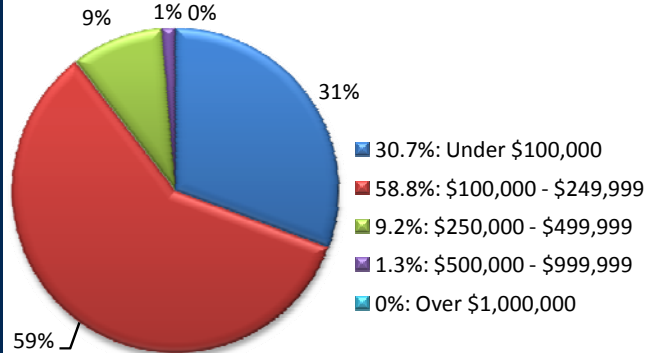
MSA Statistics

	<u>Feb-09</u>	<u>Feb-10</u>	<u>Change</u>	<u>Trend</u>
Total Property Sales	317	309	-3%	Neg
Total Dollar Volume	\$45,696,028	\$46,010,804	1%	Pos
Avg. Single Family-Sales Price	\$146,660	\$152,108	4%	Pos
Median Single Family-Sales Price	\$128,450	\$140,000	9%	Pos
Median Single Family -PSF	\$79	\$72	-8%	Neg
Days on Market - Single Family	159	159	0%	Pos
Total Active Listings	Unknown	2,762	0%	0
Total Pending Sales	329	447	36%	Pos
Months Inventory	Unknown	6.7	0%	0
Single Family-Building Permits	122	170	39%	Pos
Avg. Condo/TH - Sales Price	\$120,856	\$105,383	-13%	Neg
Median Condo/TH - Sales Price	\$107,900	\$104,900	-3%	Neg
Total Condo/TH Sales	26	25	-4%	Neg
Median Condo/TH -PSF	\$86	\$80	-7%	Neg
Days on Market - Condo/TH	179	217	21%	Neg
Unemployment Rate	9.0%	10.0%	11%	Neg
Avg. SFR List/Sales Price Ratio	96.1%	96.4%	0%	Pos
Avg Aptmt/House Rent/Mo.(1-2BR)	\$610	\$613	0%	Pos
Avg. Lot/Land Sales Price	\$49,877	\$67,958	36%	Pos
	<u>2008</u>	<u>2009</u>		
Job Growth - Yearly Growth	215000	210000	-2%	Neg
Median Family Income - Yearly	\$54,300	\$55,500	2%	Pos
<u>Metrics Important to Locale</u>	<u>Q4 2008</u>	<u>Q4 2009</u>		
Avg. # Government Employees	42,866	43,100	1%	Pos
Avg. # Edu. & Medical Employees	28,733	29,400	2%	Pos

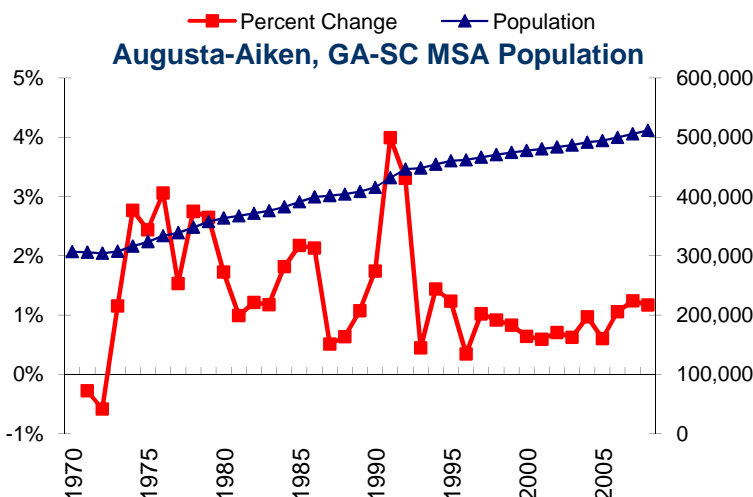
Property Type Inventory - Feb 2010



Closed SFR Sales - Feb 2010



Augusta-Aiken, GA-SC MSA Population



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