

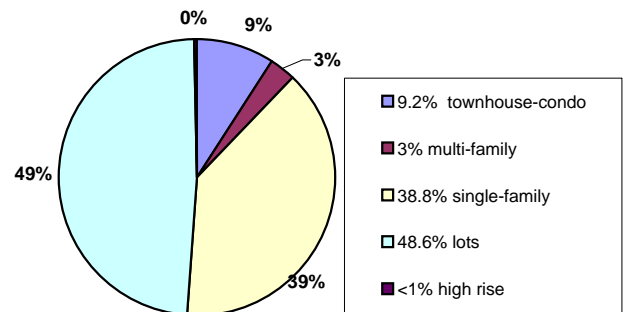


Oakland County has been one of the strongest performing counties through the recession and housing crisis. The Oakland County housing market still shows some small declines in value, but has nearly stabilized. With supply and demand in balance, home prices are likely to remain stable in the immediate future. Projections are that Oakland County will add as many as 2,400 jobs in 2011, which is the first positive job growth that has occurred in the county since 2006..

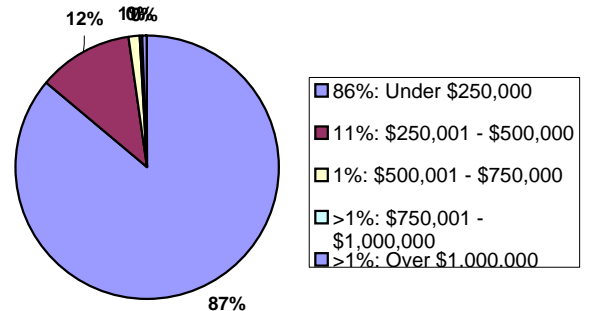
Oakland County Statistics

	Mar-10	Mar-11	% Change	Trend
Total Property Sales	1,607	1,414	-12%	Neg
Total Dollar Volume	\$200,401,000	\$186,891,900	-7%	Neg
Avg. Single Family-Sales Price	\$124,705	\$132,172	6%	Pos
Median Single Family-Sales Price	\$92,500	\$79,900	-14%	Neg
Median Single Family -PSF	\$82	\$80	-2%	Neg
Days on Market - Single Family	97	95	-2%	Neg
Total Active Listings	8,231	6,958	-15%	Pos
Total Pending Sales	2,714	2,515	-7%	Neg
Months Inventory	6.8	6.7	-1%	Pos
Single Family-Building Permits	46	56	22%	Pos
Avg. Condo/TH - Sales Price	\$58,007	\$57,375	-1%	Neg
Median Condo/TH - Sales Price	\$34,600	\$33,650	-3%	Neg
Total Condo/TH Sales	368	334	-9%	Neg
Median Condo/TH -PSF	\$44	\$42	-5%	Neg
Days on Market - Condo/TH	\$111	\$102	-8%	Pos
Unemployment Rate	13.4%	10.2%	-24%	Neg
Apartment Occupancy Rate	82.3%	84.4%	3%	Pos
Rentals - SFR - Median Rent/Mo.	\$734	\$738	1%	Pos
Rentals - SFR - Median Rent/SF.	\$1	\$1	-1%	Neg
Job Growth -Yearly Growth	(9,900)	2,400	124%	Pos
2009		2010		
Median Family Income	\$62,308	\$61,907	-1%	Neg
Metrics Important to Locale		40238		40603
US Auto Sales (% of Domestic Sales)	43.0%	43.4%	1%	Pos

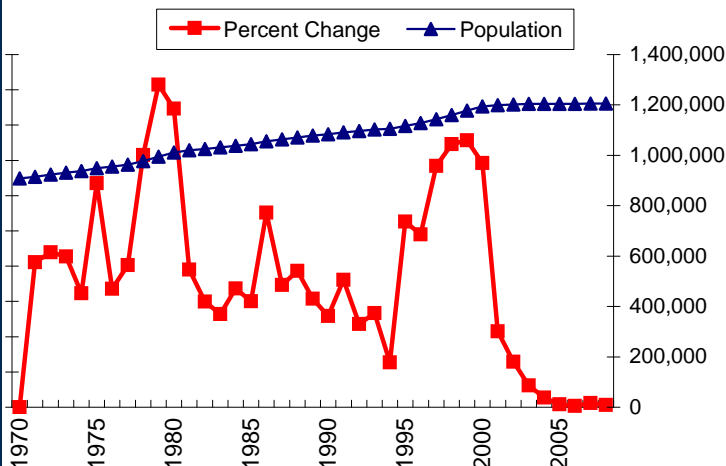
Property Type Inventory- March 2011



Closed SFR Sales- 2010



Oakland County Population



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