

Near Southside



Residential Market Review

First Half 2010

Current Market Status

Near Southside, July 8, 2010

Active Listings		Under Contract		
New	Re-sells	Pending	Contingent	Option
6	24	4	1	1

Active listings: Units currently offered for sale on MLS.

Contract pending: Units are under contract, pending closing.

Contract contingent: Units are under contract and closing is contingent upon buyer's receipt of the proceeds from the sale of buyer's property.

Contract with option: Units are under contract with option to cancel.

Monthly Sales

Near Southside

Month	2008	2009	2010
January	1	0	3
February	2	4	2
March	2	3	4
April	6	7	4
May	3	7	2
June	5	6	1

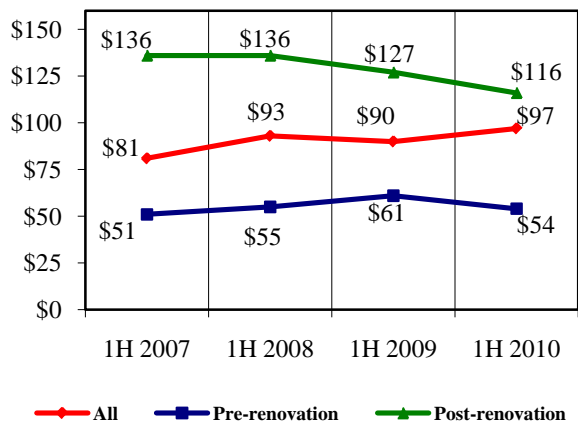
Quarterly Sales Residential Properties Sold Near Southside

Sold properties	1H 2008	1H 2009	1H 2010
Units sold	19	27	16
Average sales price	\$157,579	\$178,991	\$199,181
Average list price	\$166,321	\$184,015	\$210,325
Average \$/SF	\$93	\$92	\$97
Average DOM	104	113	76
Average SP/LP	94%	97%	95%
Average Sq Ft	1,769	1,909	2,010
1 bdrm units	0	0	0
2 bdrm units	6	9	3
> 2 bdrm units	13	18	13

DOM: The number of days a property was on the market before it sold.

SP/LP: Selling price as a percentage of listing price

Average residential sales price (Dollars per square foot)

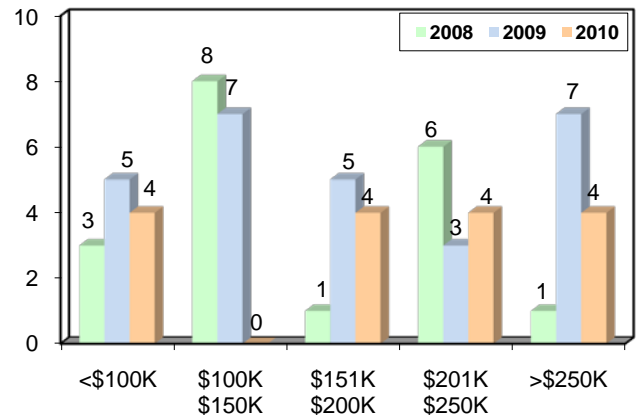


Residential sales price range (Dollars per square foot)

Price /Sq Ft	1H 2008	1H 2009	1H 2010
Low	\$12	\$25	\$33
Median	\$93	\$90	\$108
High	\$170	\$151	\$141

Price Distribution Residential Properties Sold Near Southside

Sold properties Price Range	1H 2008		1H 2009		1H 2010	
	Units	DOM	Units	DOM	Units	DOM
≤\$100K	3	236	5	97	4	71
\$100K - \$150K	8	120	7	158	0	0
\$151K - \$200K	1	19	5	112	4	78
\$201K - \$250K	6	33	3	15	4	27
>\$250K	1	87	7	122	4	129



Residential properties currently listed for sale on MLS

	<\$100K	\$100K - \$150K	\$151K - \$200K	\$201K - \$250K	>\$250K
Units	3	4	5	1	17
Avg \$/SF	\$59	\$91	\$91	\$99	\$147
Avg DOM	60	80	208	141	221
Avg SF	986	1,552	1,933	2,100	2,153

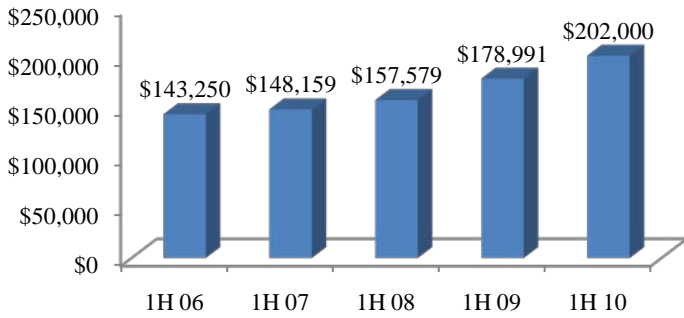
Data presented in this report are derived from the North Texas Real Estate Information System's. Apartment occupancy and rental rates are derived from Fort Worth South Inc. quarterly surveys of all apartments in Fort Worth Near Southside. For more information contact Fort Worth South Inc. at 817-923-1343 or email Dr. Nasser Haghighat at Nasser@Dallas.Net

Metro Residential Sales Comparison, First Half 2010

	Near Southside	Downtown Fort Worth	Northeast Fort Worth	Southeast Fort Worth	Fort Worth Cultural District	Fort Worth Trinity Uptown	Dallas Deep Ellum
Units sold	16	25	28	7	51	3	12
Average sales price	\$199,181	\$252,844	\$59,789	\$37,794	\$290,923	\$29,800	\$190,358
Average \$/ Sq Ft	\$97	\$199	\$40	\$31	\$138	\$25	\$96
Average DOM	76	155	89	120	132	43	82
Average SP/LP	95%	98%	96%	87%	96%	98%	92%
Average Sq Ft	2,010	1,221	1,343	1,241	2,041	1,175	1,974
1 bdrm units	0	14	2	0	2	0	1
2 bdrm units	3	11	9	3	17	3	5
3 bedrm units	11	0	15	3	24	0	3
> 3 bdrm units	2	0	2	1	8	0	3

All information provided is deemed reliable but is not guaranteed and should be independently verified, July 8, 2010.

**Median Residential Sales Price
Near Southside**

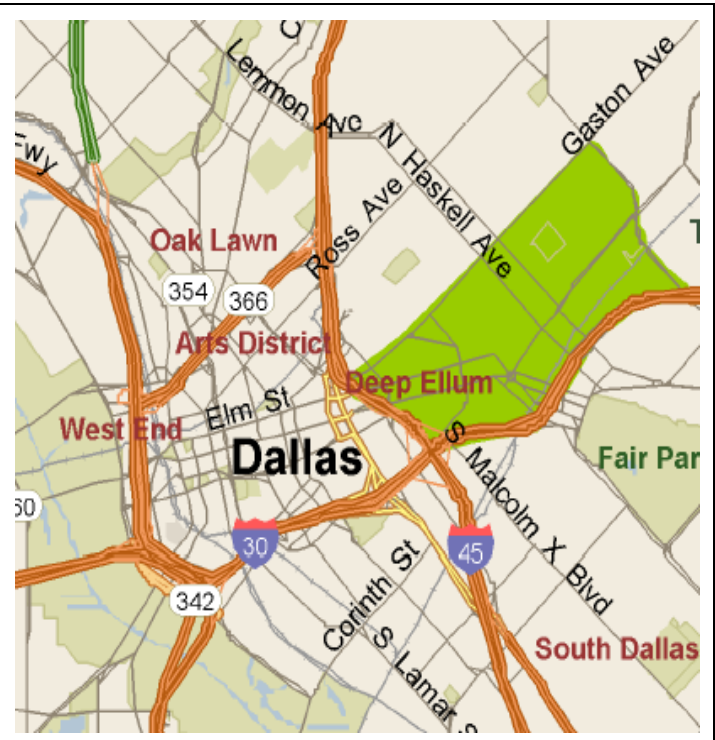
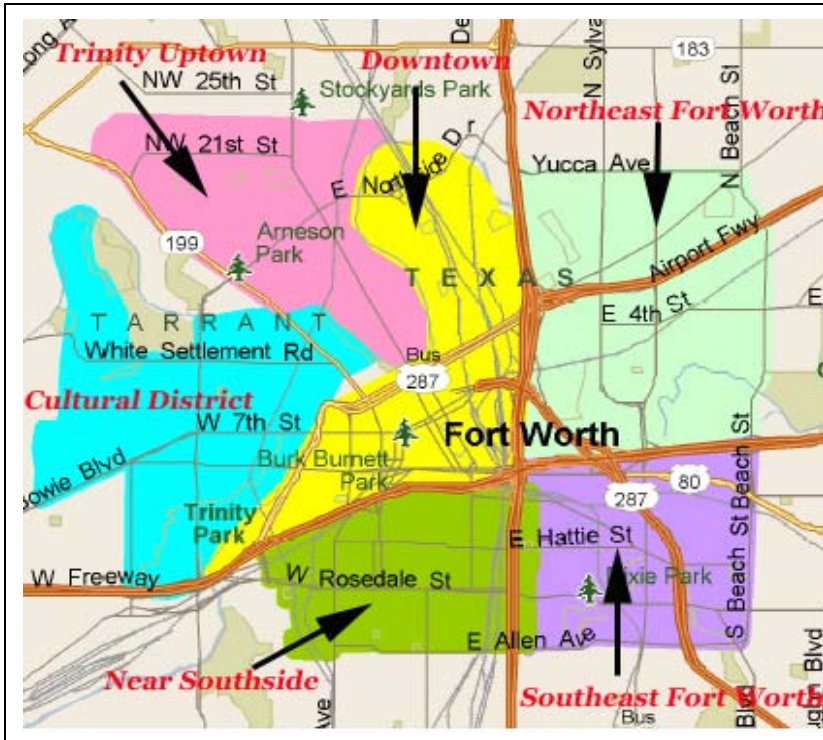


Average sales price by property condition

	1H 2009	1H 2010
Pre-renovation	\$107,977	\$87,180
Pre-renovation (\$/SF)	\$61	\$54
New/post-renovation	\$267,758	\$250,091
New/post-renovation (\$/SF)	\$127	\$116

Residential sales price range

Price	1H 2008	1H 2009	1H 2010
Low	\$13,500	\$34,650	\$50,000
Median	\$157,579	\$178,991	\$202,000
High	\$217,500	\$543,700	\$407,000



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