

**Market Conditions:
Foreclosure Postings & Apartment Sales**

Presented By:

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Foreclosure Listing Service, Inc.

&

Roddy Information Services

Presented To:

The Apartment Brokers Meeting

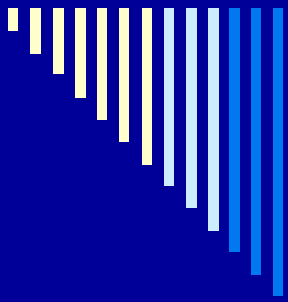
March 27, 2008



Roddy's

Foreclosure

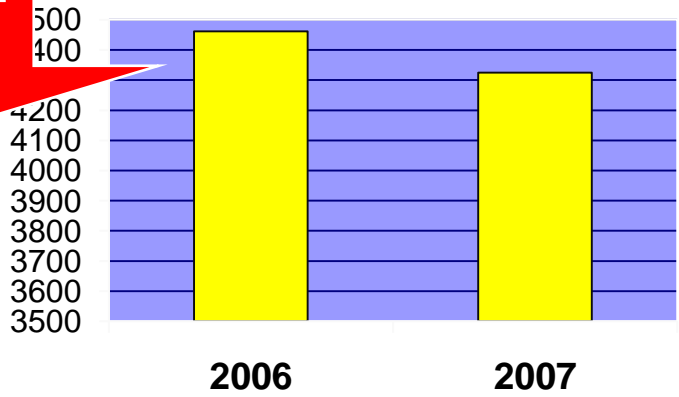
Listing Service, Inc.



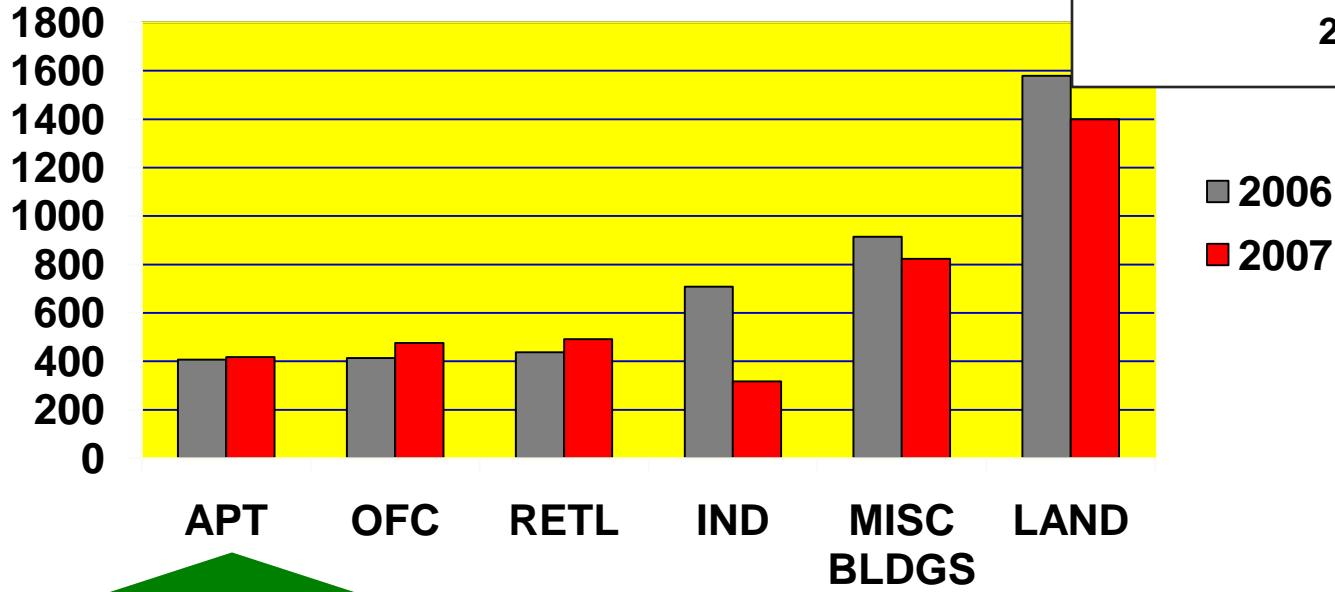
COMMERCIAL SALES

**TOTAL SALES
DOWN
3%**

**TOTAL COMMERCIAL SALES
2006 vs 2007
Dallas & Tarrant Counties Combined**

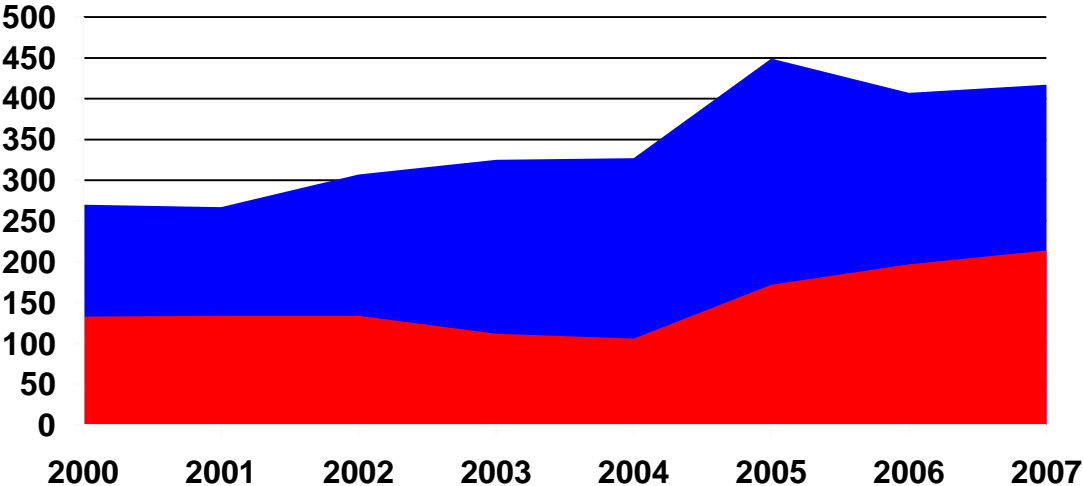


**COMMERCIAL SALES by PROPERTY TYPE
2006 vs 2007
Dallas & Tarrant Counties Combined**



**UP
3%
APT
SALES**

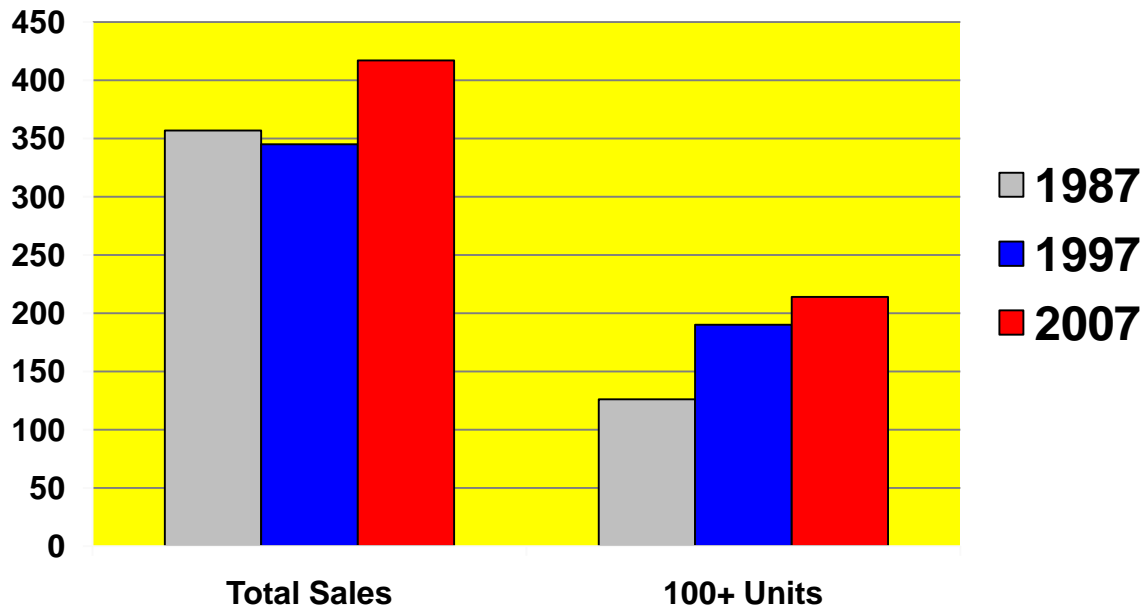
APARTMENT SALES TRENDLINE
Annual Sales Volume
Dallas & Tarrant Counties



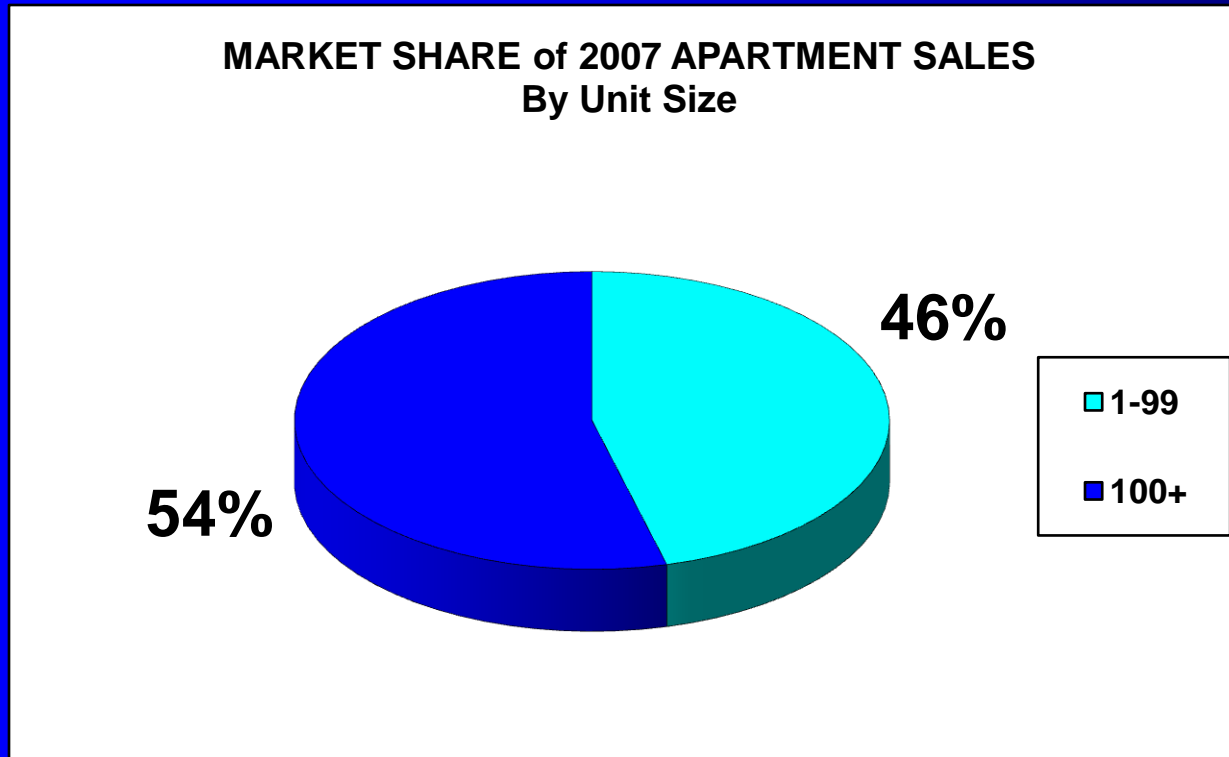
■ Total Sales ■ 100+ Units

Glancing Back Twenty Years...

TWENTY YEARS OF APARTMENT SALES
Dallas & Tarrant Counties

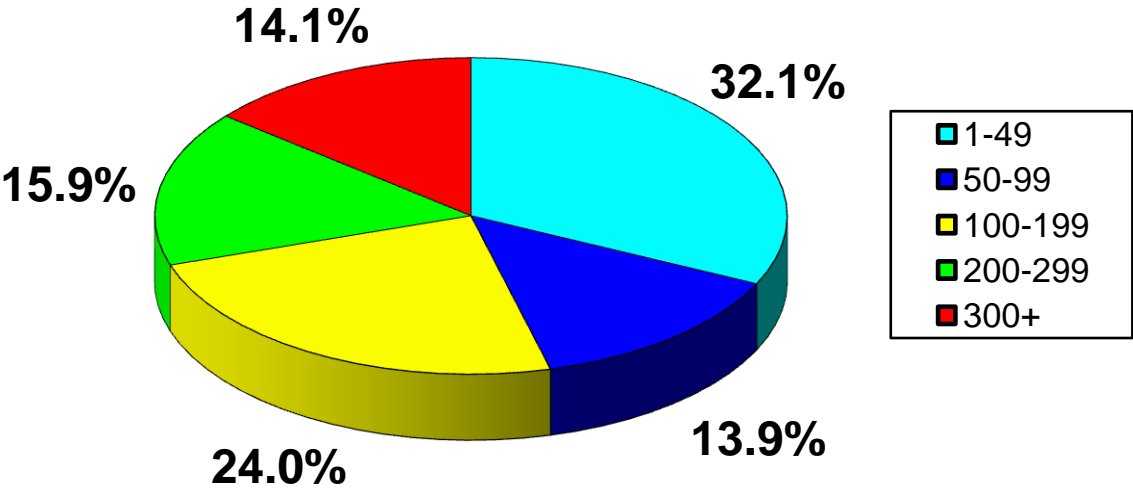


Market Share of Apt Sales By # Units

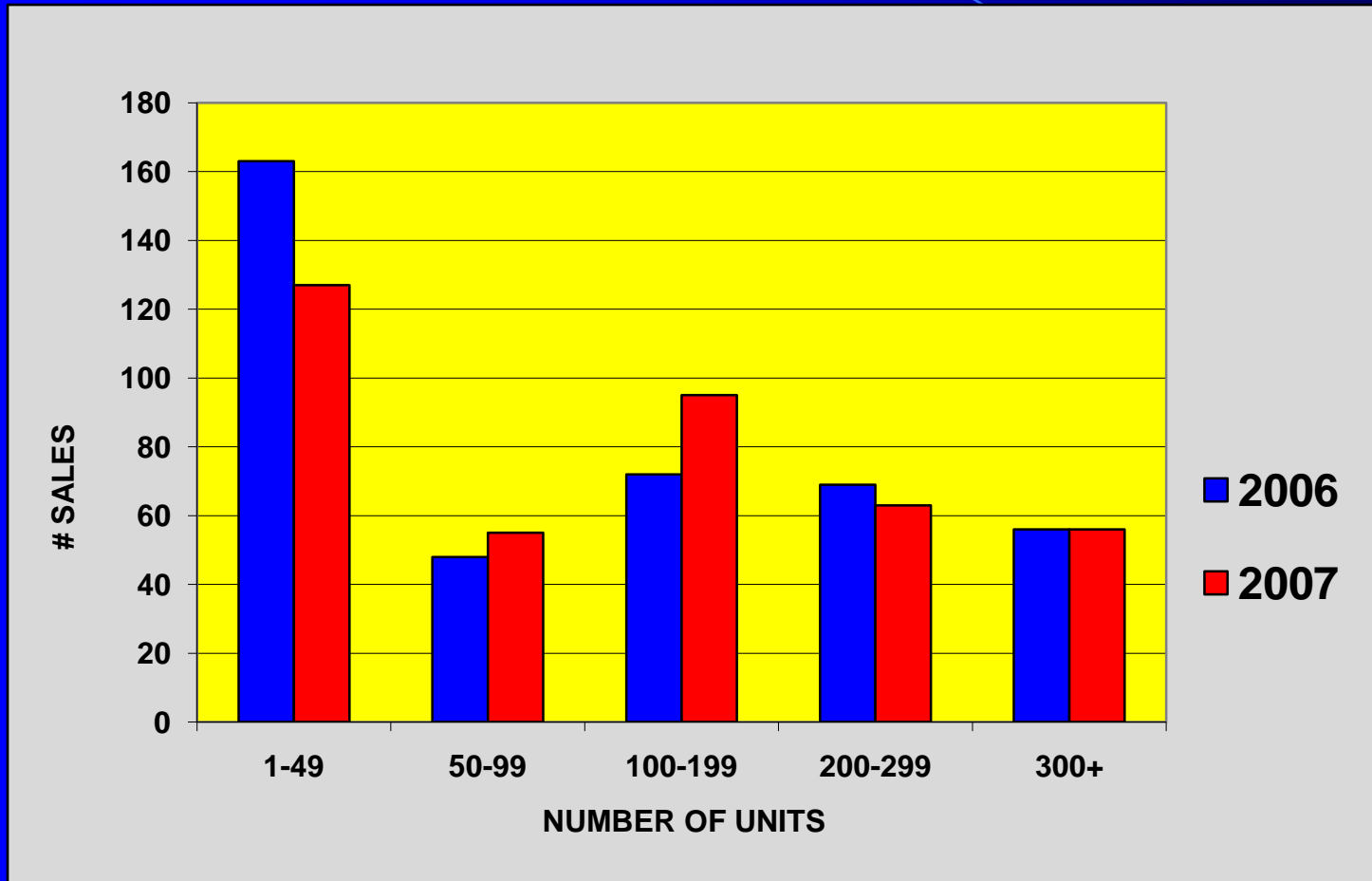


Detailed Market Share of Apt Sales By # Units

**MARKET SHARE of 2007 APARTMENT SALES
By Unit Size**



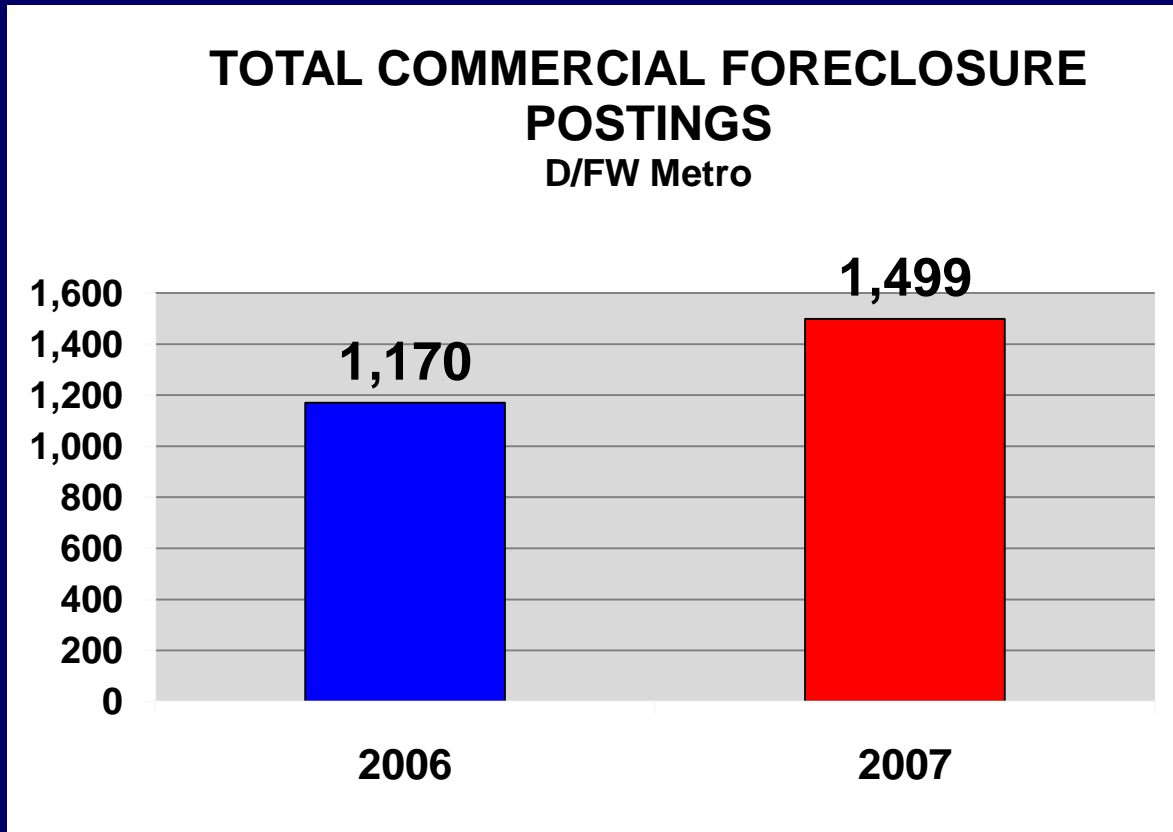
Apartment Sales By # Units





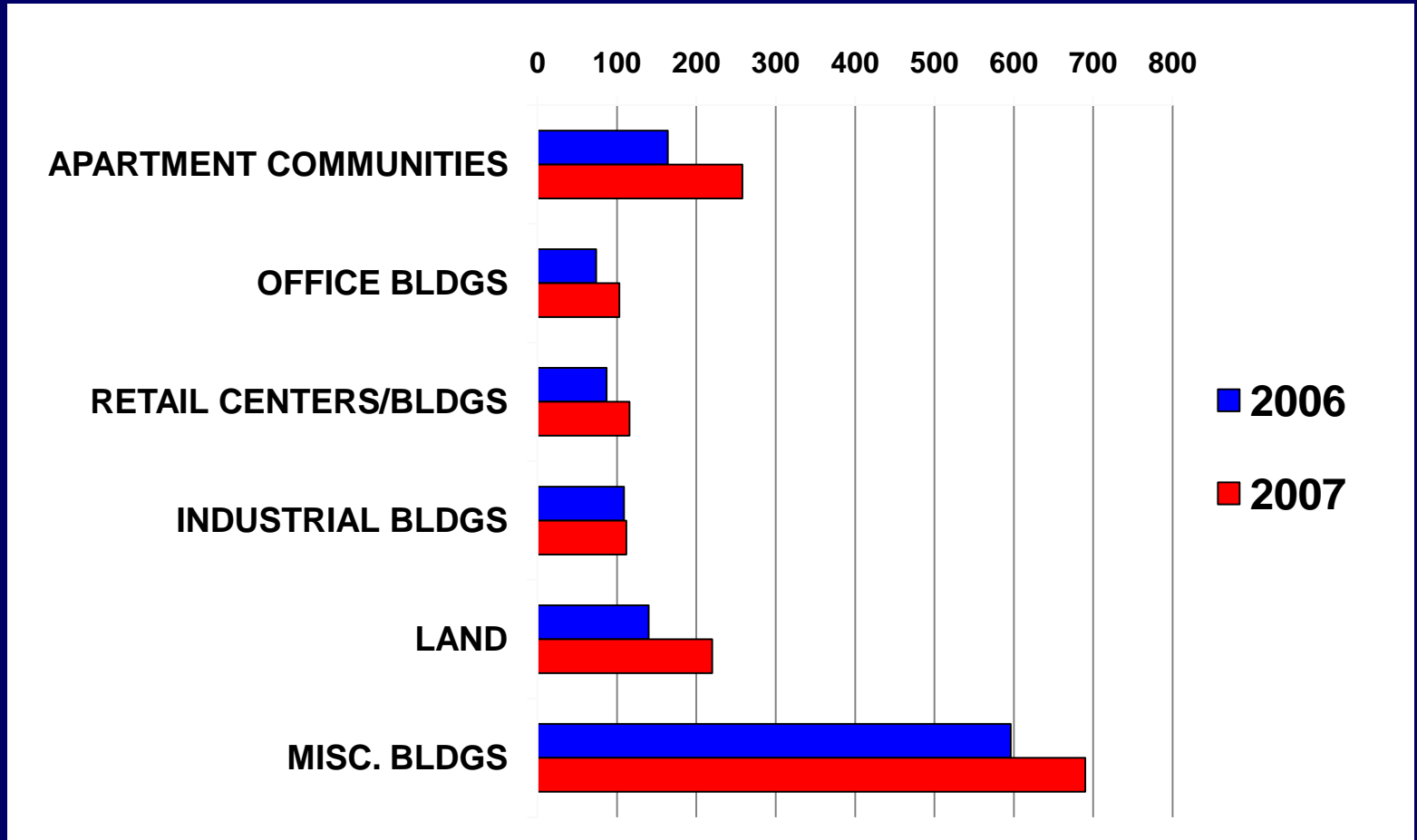
COMMERCIAL FORECLOSURE POSTINGS

COMMERCIAL FORECLOSURE POSTINGS

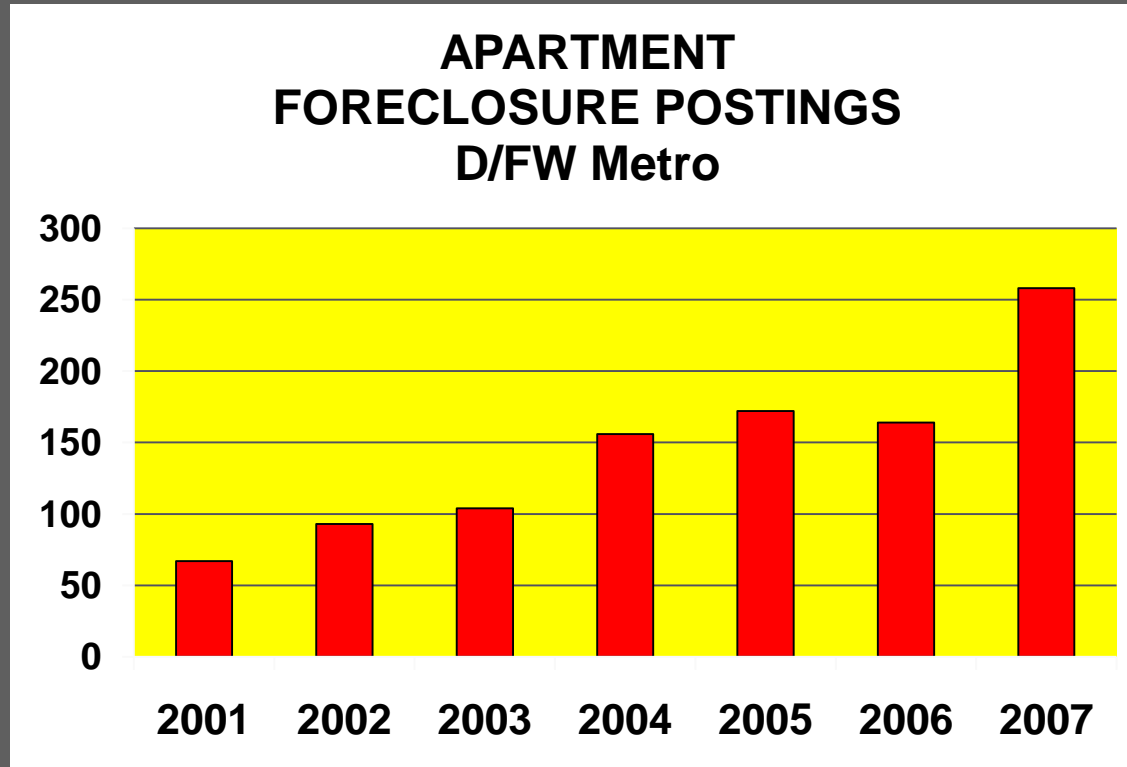


UP
28%
COMPARED
TO
2006

COMMERCIAL FORECLOSURE POSTINGS By Property Type



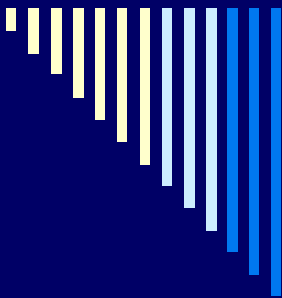
APARTMENT FORECLOSURE POSTINGS



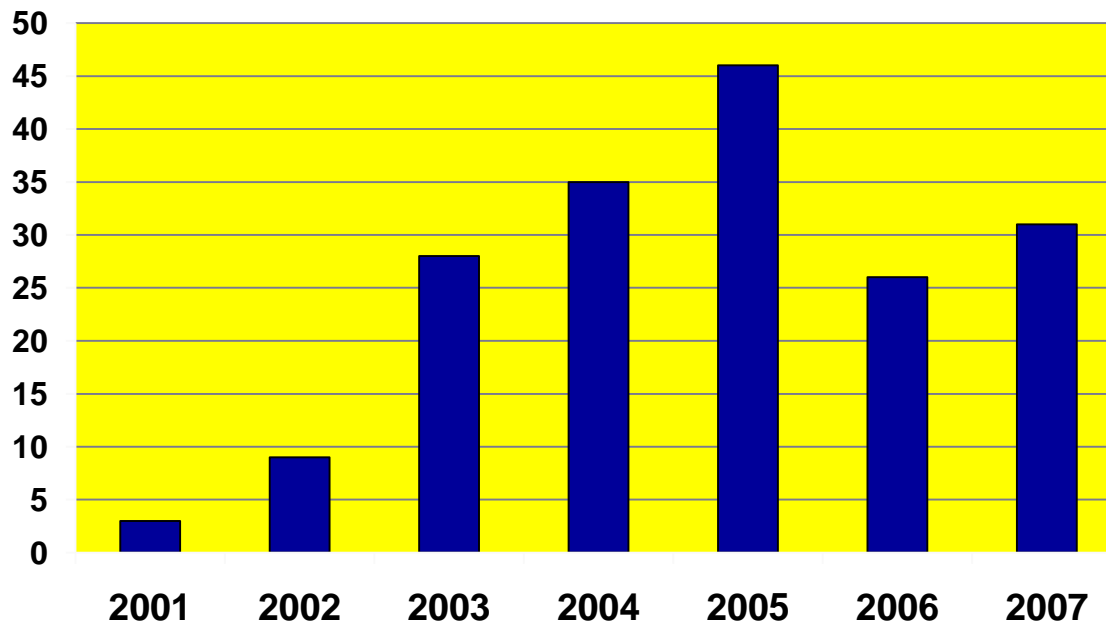
UP
57%
COMPARED
TO
2006



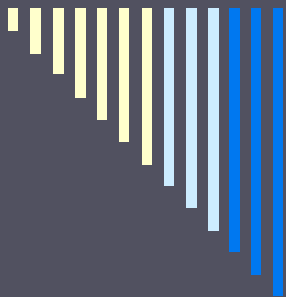
COMMERCIAL FORECLOSURES



APARTMENT FORECLOSURES D/FW Metro



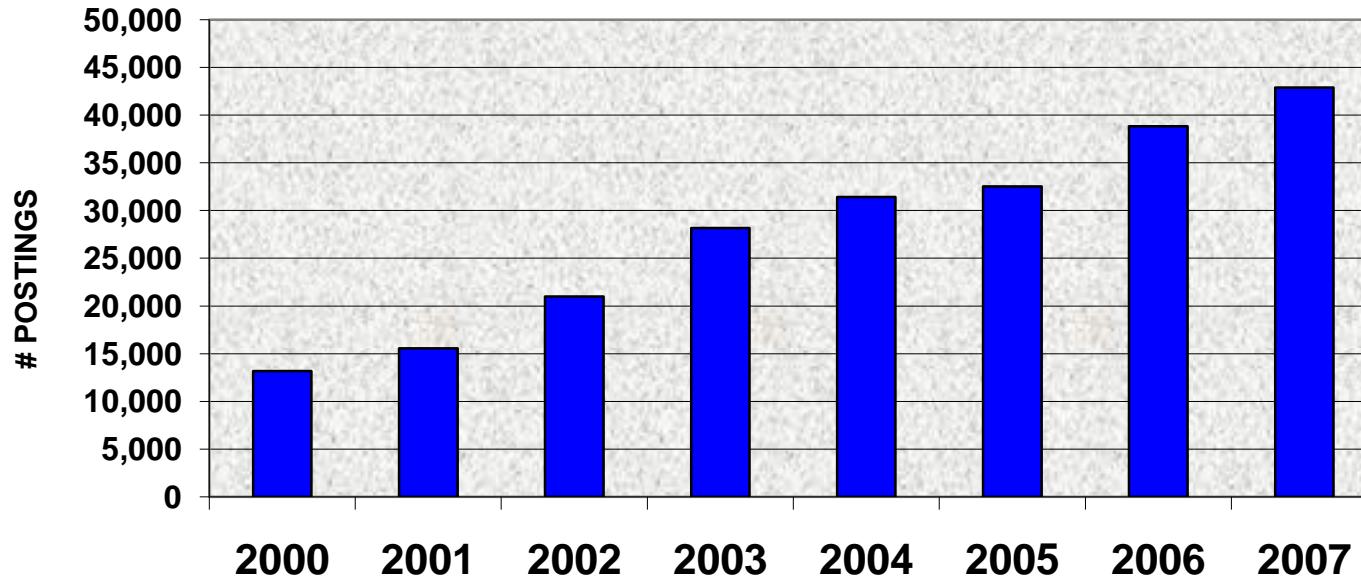
UP
19%
COMPARED
TO
2006



RESIDENTIAL FORECLOSURE POSTINGS

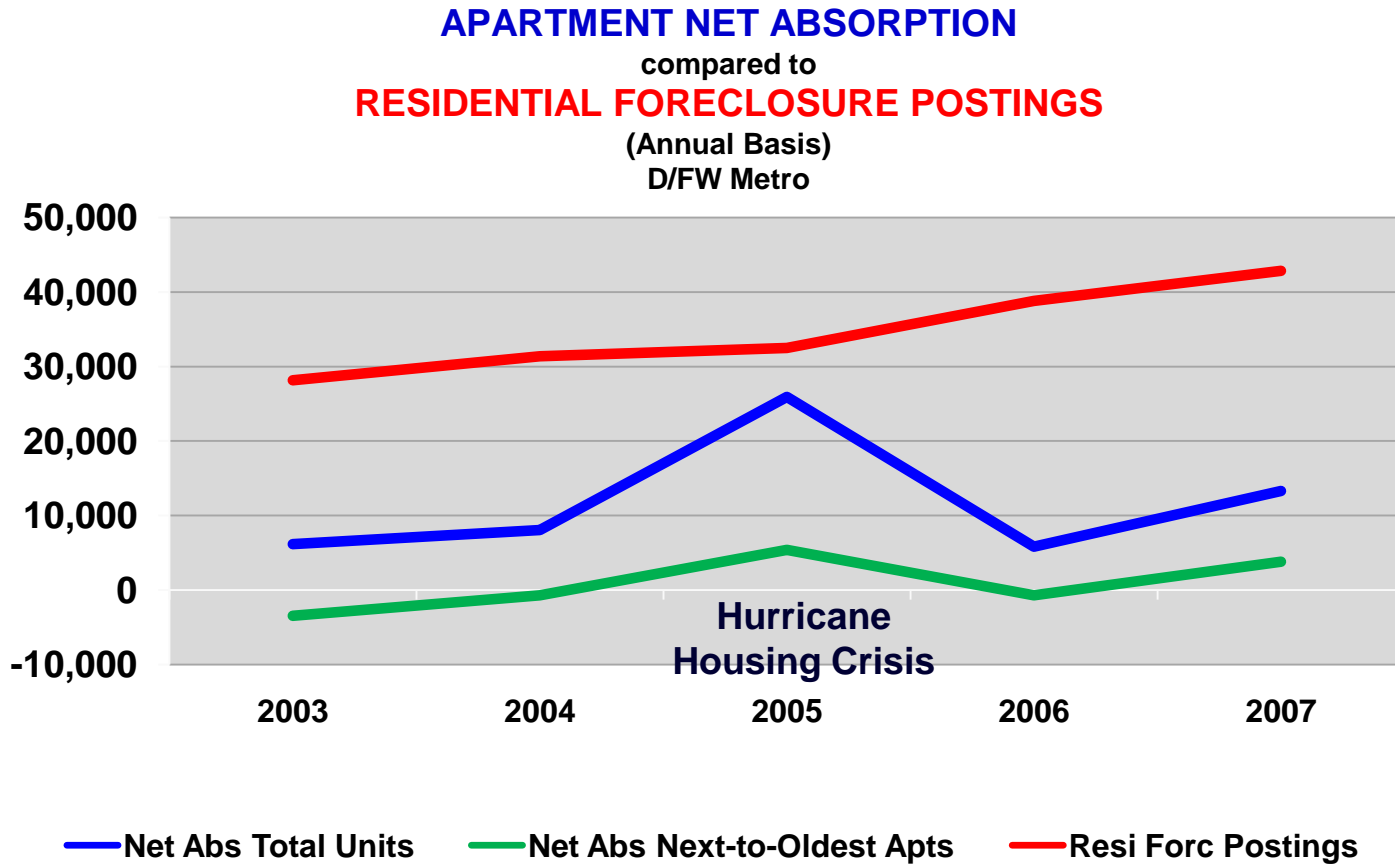
ALMOST 43,000 D/FW HOMES Were Posted for Foreclosure in 2007

**ANNUAL COMPARISON
D/FW METRO AREA
RESIDENTIAL FORECLOSURE POSTING ACTIVITY**



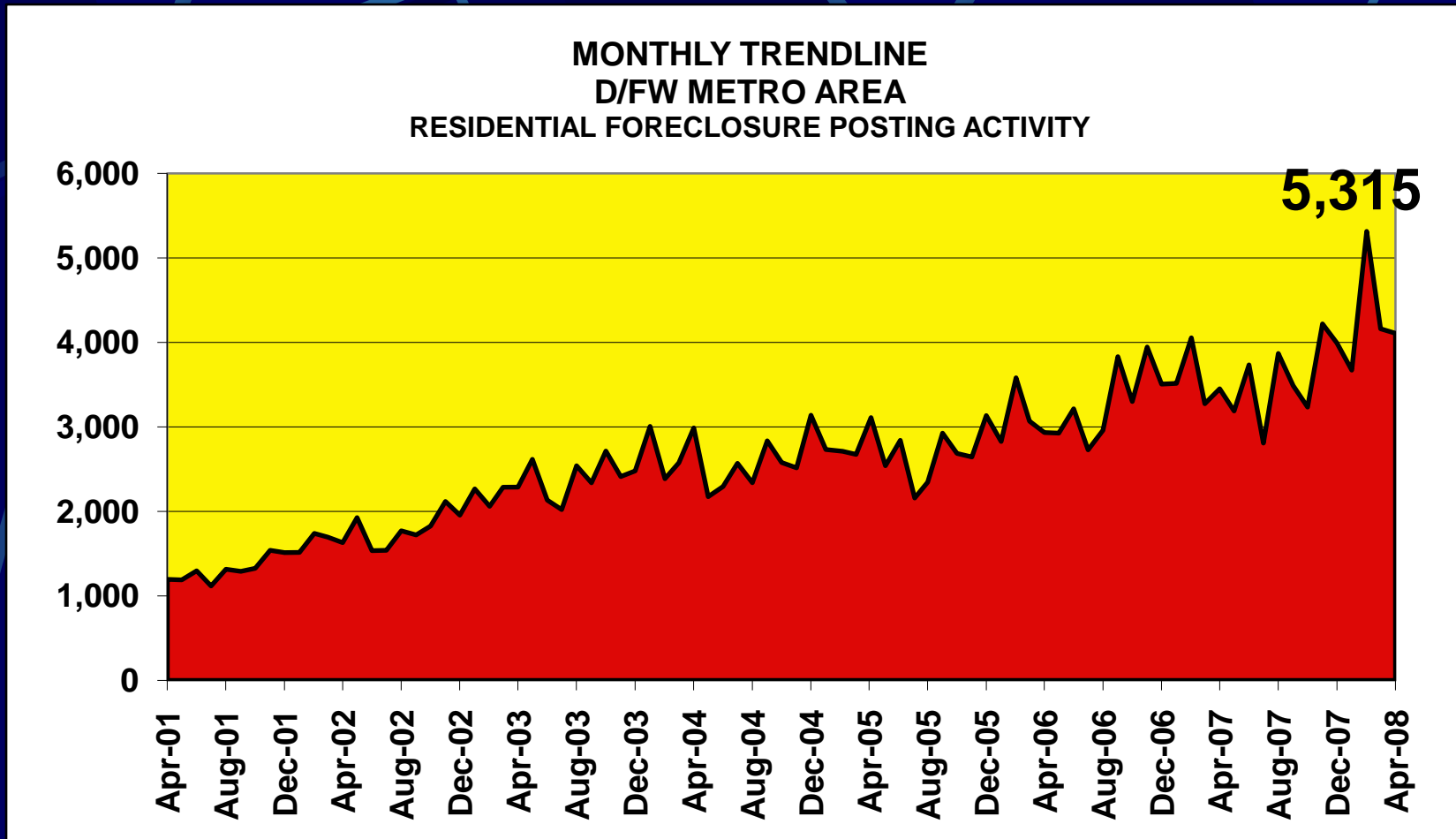
**UP
10%
COMPARED
TO
2006**

Foreclosure Postings of D/FW Homes Impact Apartments...



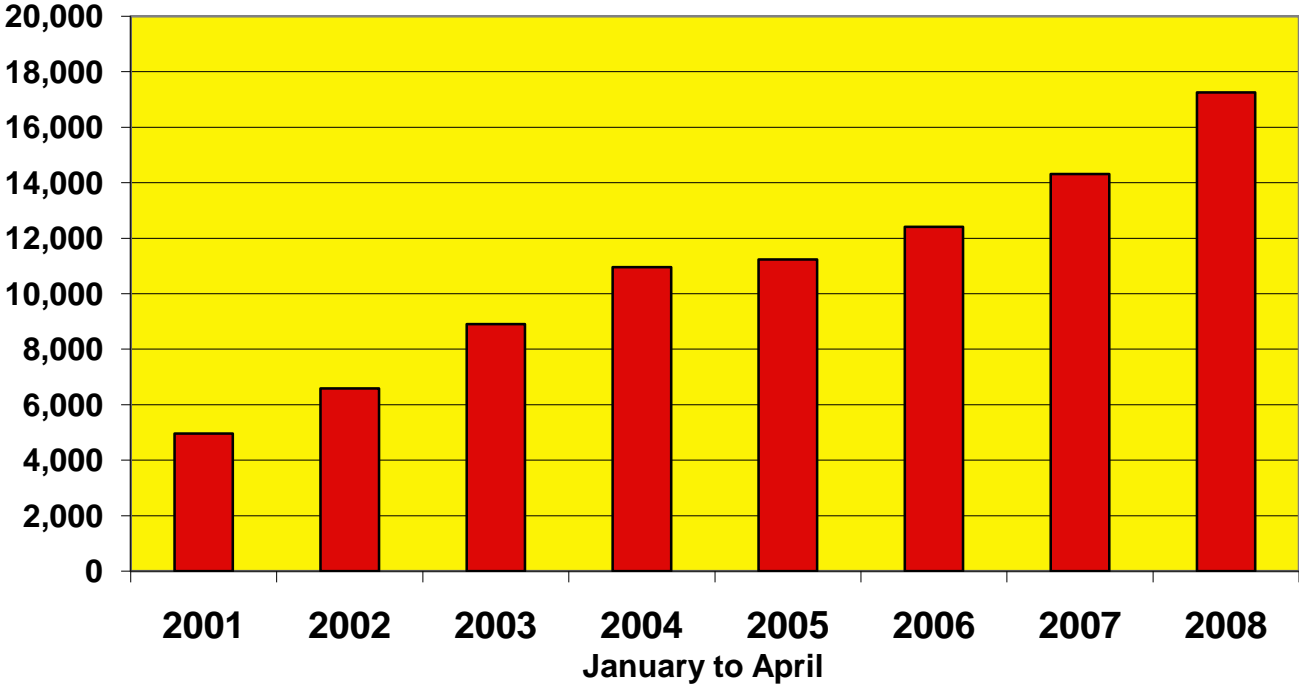
POSTINGS CONTINUE at EXTREMELY HIGH LEVEL

Reaching New Monthly Record Level in February



From January thru April...

**YEAR-TO-DATE COMPARISON
RESIDENTIAL FORECLOSURE POSTINGS
D/FW METRO AREA**



UP
21%
COMPARED
TO
YTD
LAST YEAR

So far this year, D/FW Residential Postings averaged 4,315 notices per month.

www.FLSonline.com
www.RoddyReport.com
www.DFWrealsmart.com



Roddy's

Foreclosure

Listing Service, Inc.