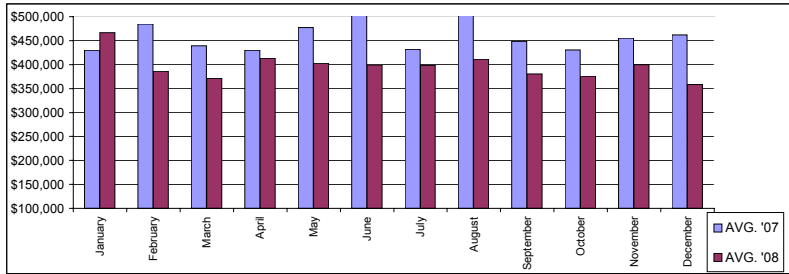


**Market Update: North Shore SINGLE FAMILY Sales (SF)**

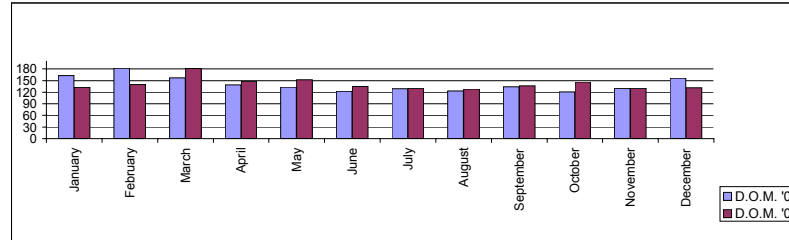
	AVG. '07	AVG. '08	% + -
January	\$429,839	\$466,313	8.5%
February	\$484,876	\$385,500	-20.5%
March	\$439,254	\$371,320	-15.5%
April	\$430,043	\$413,283	-3.9%
May	\$477,477	\$402,179	-15.8%
June	\$536,378	\$399,482	-25.5%
July	\$431,581	\$398,586	-7.6%
August	\$546,828	\$411,115	-24.8%
September	\$448,373	\$380,571	-15.1%
October	\$430,253	\$376,100	-12.6%
November	\$455,455	\$399,739	-12.2%
December	\$461,953	\$358,368	-22.4%
AVG.	\$ 464,359	\$ 396,880	-14.5%

**AVERAGE PRICE**



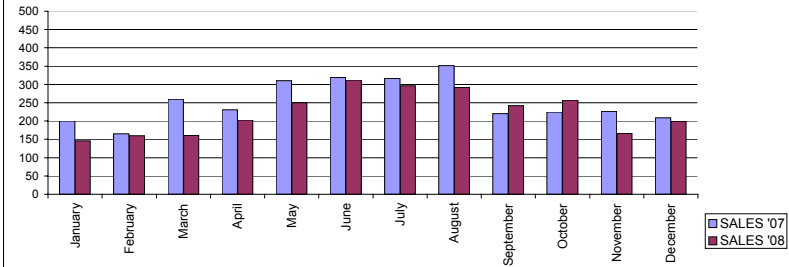
	D.O.M. '07	D.O.M. '08	% + -
January	163	132	-19.0%
February	182	140	-23.1%
March	157	181	15.3%
April	139	148	6.5%
May	133	152	14.3%
June	122	135	10.7%
July	129	130	0.8%
August	123	128	4.1%
September	134	136	1.5%
October	121	146	20.7%
November	130	130	0.0%
December	156	131	-16.0%
AVG.	140.8	140.8	0.0%

**AVERAGE DAYS-ON MARKET**



	SALES '07	SALES '08	% + -
January	200	146	-27.0%
February	165	160	-3.0%
March	260	161	-38.1%
April	231	203	-12.1%
May	310	250	-19.4%
June	319	312	-2.2%
July	316	296	-6.3%
August	351	292	-16.8%
September	220	242	10.0%
October	225	257	14.2%
November	226	166	-26.5%
December	209	199	-4.8%
Total	3032.0	2684.0	-11.5%

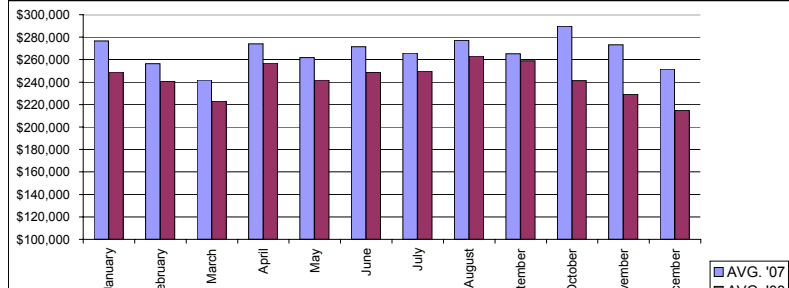
**UNIT SALES**



**Market Update: North Shore CONDOMINIUM & Co-op Sales (CC)**

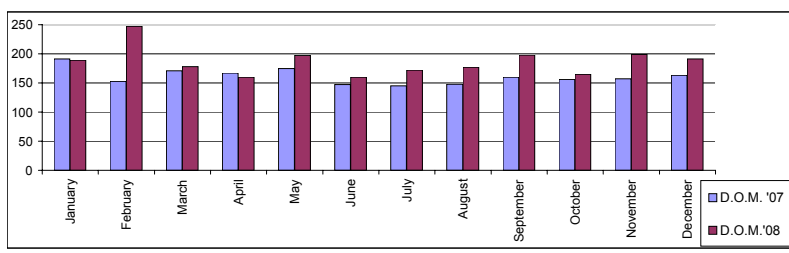
	AVG. '07	AVG. '08	% + -
January	\$ 276,500	\$ 249,026	-9.9%
February	\$ 256,418	\$ 240,625	-6.2%
March	\$ 241,919	\$ 222,986	-7.8%
April	\$ 274,090	\$ 257,119	-6.2%
May	\$ 261,907	\$ 241,827	-7.7%
June	\$ 271,426	\$ 248,823	-8.3%
July	\$ 265,735	\$ 249,667	-6.0%
August	\$ 277,181	\$ 263,157	-5.1%
September	\$ 265,177	\$ 258,977	-2.3%
October	\$ 289,646	\$ 241,207	-16.7%
November	\$ 273,140	\$ 228,999	-16.2%
December	\$ 251,575	\$ 214,902	-14.6%
AVG.	\$ 267,060	\$ 243,110	-9.0%

**AVERAGE PRICE**



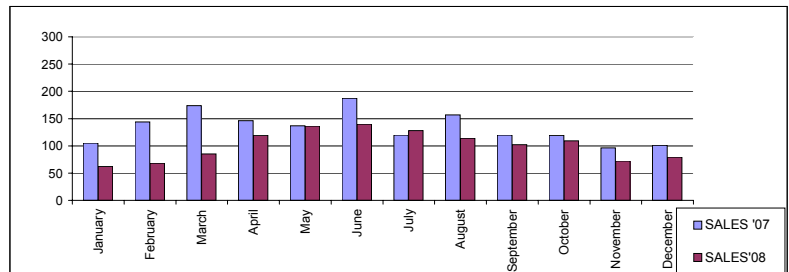
	D.O.M. '07	D.O.M. '08	% + -
January	191	189	-1.0%
February	153	247	61.4%
March	171	178	4.1%
April	167	160	-4.2%
May	175	197	12.6%
June	147	160	8.8%
July	145	172	18.6%
August	148	177	19.6%
September	160	198	23.8%
October	156	165	5.8%
November	157	199	26.8%
December	163	191	17.2%
AVG.	161.1	186	15.5%

**AVERAGE DAYS-ON MARKET**



	SALES '07	SALES '08	% + -
January	105	62	-41.0%
February	144	68	-52.8%
March	174	85	-51.1%
April	146	119	-18.5%
May	137	136	-0.7%
June	187	140	-25.1%
July	120	128	6.7%
August	157	114	-27.4%
September	120	102	-15.0%
October	119	109	-8.4%
November	96	72	-25.0%
December	101	79	-21.8%
TOTAL	1606	1214	-24.4%

**UNIT SALES**

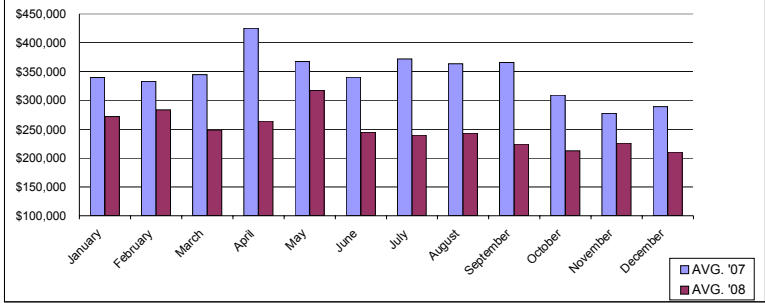


Source: MLS Property Information Network Inc.

**Market Update: North Shore MULTI-FAMILY Sales (MF)**

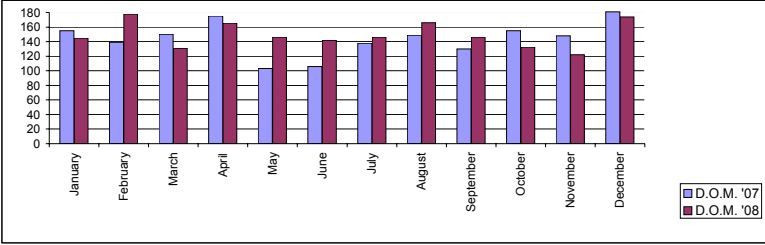
	AVG. '07	AVG. '08	% + -
January	\$ 339,356	\$ 271,882	-19.9%
February	\$ 332,961	\$ 283,627	-14.8%
March	\$ 344,694	\$ 248,538	-27.9%
April	\$ 424,812	\$ 264,030	-37.8%
May	\$ 367,628	\$ 317,200	-13.7%
June	\$ 340,224	\$ 244,573	-28.1%
July	\$ 371,616	\$ 239,541	-35.5%
August	\$ 363,697	\$ 243,053	-33.2%
September	\$ 365,861	\$ 224,480	-38.6%
October	\$ 309,061	\$ 212,742	-31.2%
November	\$ 277,256	\$ 225,730	-18.6%
December	\$ 289,184	\$ 210,139	-27.3%
AVG.	\$ 343,863	\$ 248,795	-27.6%

**AVERAGE PRICE**



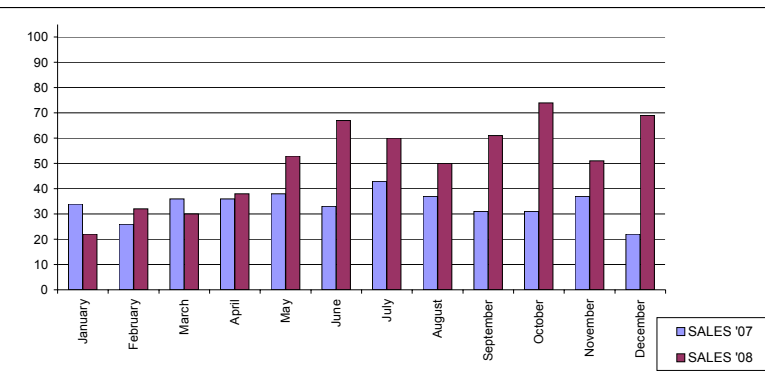
	D.O.M. '07	D.O.M. '08	% + -
January	155	145	-6.5%
February	139	178	28.1%
March	150	131	-12.7%
April	175	165	-5.7%
May	103	146	41.7%
June	106	142	34.0%
July	138	146	5.8%
August	149	166	11.4%
September	130	146	12.3%
October	155	132	-14.8%
November	148	122	-17.6%
December	181	174	-3.9%
AVG.	144.1	149.4	3.7%

**AVERAGE DAYS-ON MARKET**



	SALES '07	SALES '08	% + -
January	34	22	-35.3%
February	26	32	23.1%
March	36	30	-16.7%
April	36	38	5.6%
May	38	53	39.5%
June	33	67	103.0%
July	43	60	39.5%
August	37	50	35.1%
September	31	61	96.8%
October	31	74	138.7%
November	37	51	37.8%
December	22	69	213.6%
Total	404	607	50.2%

**UNIT SALES**



Source: MLS Property Information Network Inc.