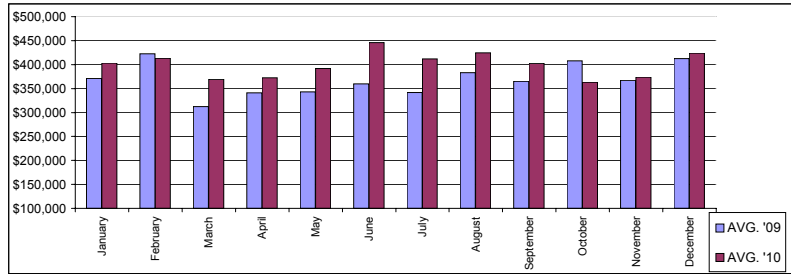


**Market Update: North Shore SINGLE FAMILY Sales (SF)**

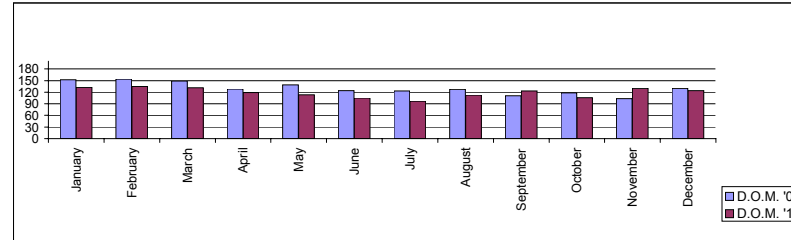
	AVG. '09	AVG. '10	% + -
January	\$371,377	\$403,279	8.6%
February	\$422,249	\$413,086	-2.2%
March	\$312,364	\$369,426	18.3%
April	\$341,140	\$372,203	9.1%
May	\$343,202	\$391,883	14.2%
June	\$359,726	\$445,941	24.0%
July	\$341,583	\$411,580	20.5%
August	\$383,079	\$424,209	10.7%
September	\$365,198	\$402,224	10.1%
October	\$408,078	\$363,421	-10.9%
November	\$366,810	\$373,609	1.9%
December	\$412,603	\$423,670	2.7%
AVG.	\$ 368,951	\$ 399,544	8.3%

**AVERAGE PRICE**



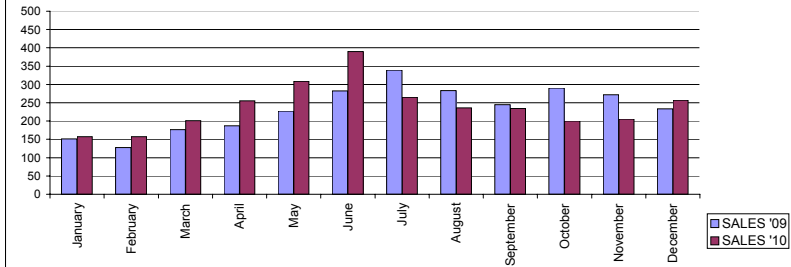
	D.O.M. '09	D.O.M. '10	% + -
January	152	132	-13.2%
February	154	135	-12.3%
March	149	131	-12.1%
April	128	119	-7.0%
May	139	113	-18.7%
June	124	105	-15.3%
July	123	97	-21.1%
August	127	112	-11.8%
September	111	123	10.8%
October	118	106	-10.2%
November	103	130	26.2%
December	130	124	-4.6%
AVG.	130	119	-8.4%

**AVERAGE DAYS-ON MARKET**



	SALES '09	SALES '10	% + -
January	151	157	4.0%
February	128	157	22.7%
March	177	201	13.6%
April	187	255	36.4%
May	227	309	36.1%
June	282	390	38.3%
July	339	265	-21.8%
August	283	236	-16.6%
September	245	234	-4.5%
October	290	200	-31.0%
November	272	205	-24.6%
December	233	257	10.3%
Total	2814	2866	1.8%

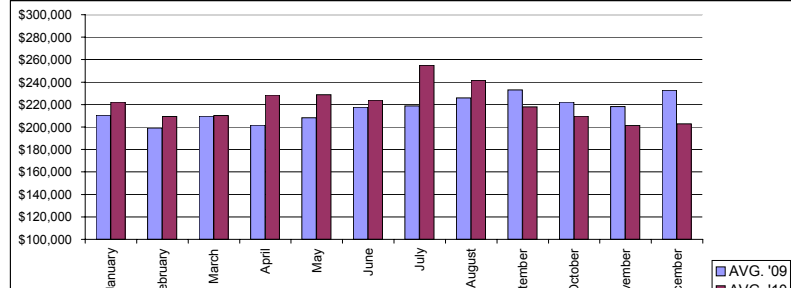
**UNIT SALES**



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

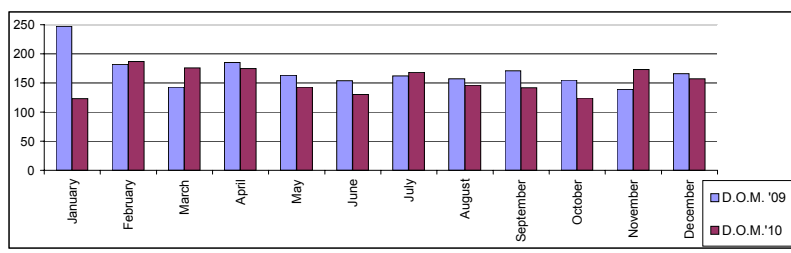
	AVG. '09	AVG. '10	% + -
January	\$ 210,513	\$ 222,288	5.6%
February	\$ 199,022	\$ 209,328	5.2%
March	\$ 209,644	\$ 210,377	0.3%
April	\$ 201,822	\$ 228,519	13.2%
May	\$ 208,132	\$ 228,824	9.9%
June	\$ 217,578	\$ 223,932	2.9%
July	\$ 218,666	\$ 255,008	16.6%
August	\$ 225,803	\$ 241,663	7.0%
September	\$ 233,142	\$ 218,058	-6.5%
October	\$ 222,338	\$ 209,776	-5.6%
November	\$ 218,328	\$ 201,527	-7.7%
December	\$ 232,807	\$ 202,972	-12.8%
AVG.	\$ 216,483	\$ 221,023	2.1%

**AVERAGE PRICE**



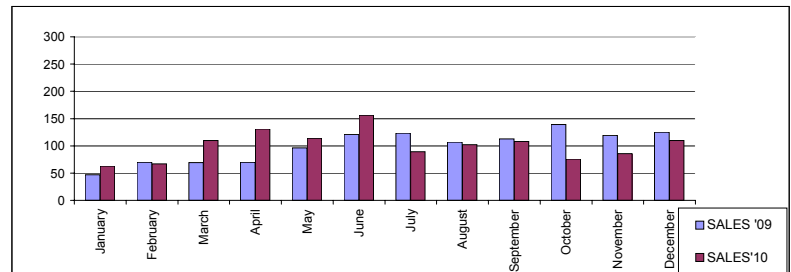
	D.O.M. '09	D.O.M. '10	% + -
January	247	123	-50.2%
February	182	187	2.7%
March	143	176	23.1%
April	185	175	-5.4%
May	163	143	-12.3%
June	154	130	-15.6%
July	162	168	3.7%
August	157	146	-7.0%
September	171	142	-17.0%
October	155	124	-20.0%
November	139	173	24.5%
December	166	157	-5.4%
AVG.	169	154	-8.9%

**AVERAGE DAYS-ON MARKET**



	SALES '09	SALES '10	% + -
January	47	63	34.0%
February	70	67	-4.3%
March	69	110	59.4%
April	70	131	87.1%
May	96	114	18.8%
June	121	156	28.9%
July	123	89	-27.6%
August	107	102	-4.7%
September	113	108	-4.4%
October	139	76	-45.3%
November	119	86	-27.7%
December	125	110	-12.0%
TOTAL	1199	1212	1.1%

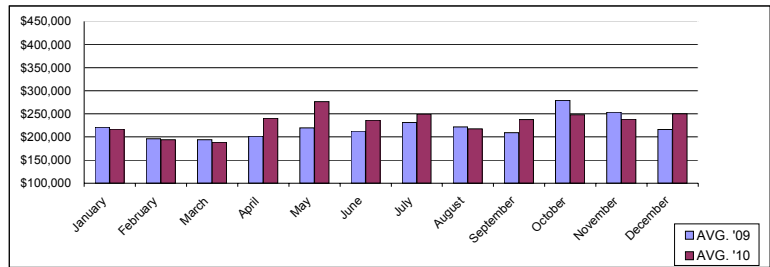
**UNIT SALES**



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

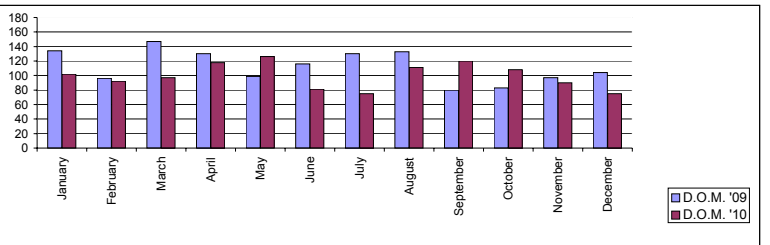
	AVG. '09	AVG. '10	% + -
January	\$ 221,166	\$ 216,565	-2.1%
February	\$ 196,295	\$ 194,315	-1.0%
March	\$ 193,844	\$ 188,274	-2.9%
April	\$ 201,922	\$ 240,704	19.2%
May	\$ 219,450	\$ 276,097	25.8%
June	\$ 212,741	\$ 236,100	11.0%
July	\$ 231,596	\$ 249,200	7.6%
August	\$ 221,796	\$ 217,269	-2.0%
September	\$ 209,276	\$ 237,779	13.6%
October	\$ 279,350	\$ 247,941	-11.2%
November	\$ 253,313	\$ 238,636	-5.8%
December	\$ 216,431	\$ 249,821	15.4%
AVG.	\$ 221,432	\$ 232,725	5.1%

**AVERAGE PRICE**



	D.O.M. '09	D.O.M. '10	% + -
January	134	102	-23.9%
February	96	92	-4.2%
March	147	97	-34.0%
April	130	118	-9.2%
May	99	126	27.3%
June	116	81	-30.2%
July	130	75	-42.3%
August	133	111	-16.5%
September	80	120	50.0%
October	83	108	30.1%
November	97	90	-7.2%
December	104	75	-27.9%
AVG.	112	100	-11.4%

**AVERAGE DAYS-ON MARKET**



	SALES '09	SALES '10	% + -
January	55	46	-16.4%
February	55	48	-12.7%
March	51	43	-15.7%
April	50	47	-6.0%
May	70	58	-17.1%
June	68	57	-16.2%
July	46	35	-23.9%
August	39	43	10.3%
September	60	52	-13.3%
October	51	44	-13.7%
November	57	36	-36.8%
December	49	49	0.0%
Total	651	558	-14.3%

**UNIT SALES**

