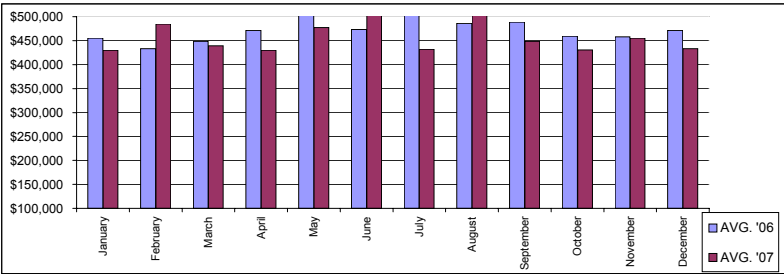


Market Update: North Shore SINGLE FAMILY Sales (SF)

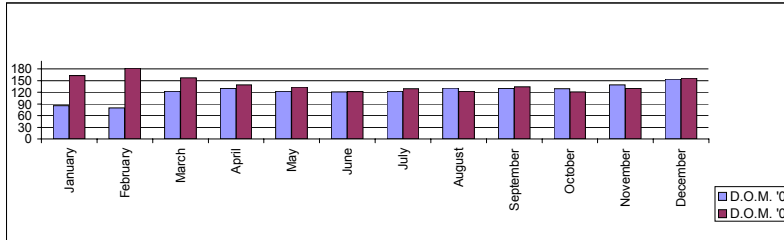
	AVG. '06	AVG. '07	% + -
January	\$ 455,340	\$ 429,839	-5.6%
February	\$ 433,016	\$ 484,876	12.0%
March	\$ 448,370	\$ 439,254	-2.0%
April	\$ 471,411	\$ 430,043	-8.8%
May	\$ 521,871	\$ 477,477	-8.5%
June	\$ 472,962	\$ 536,378	13.4%
July	\$ 537,491	\$ 431,581	-19.7%
August	\$ 485,788	\$ 546,828	12.6%
September	\$ 488,894	\$ 448,373	-8.3%
October	\$ 459,277	\$ 430,253	-6.3%
November	\$ 457,605	\$ 455,455	-0.5%
December	\$ 471,201	\$ 433,080	-8.1%
AVG.	\$ 475,269	\$ 461,953	-2.8%

AVERAGE PRICE



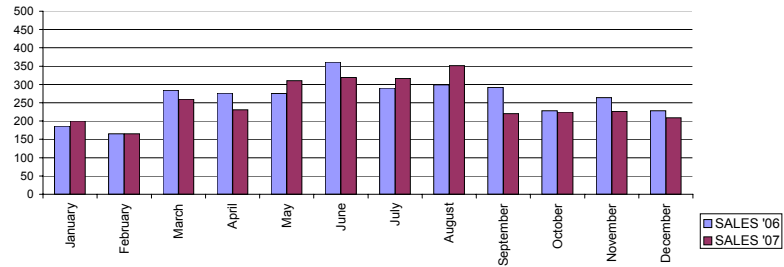
	D.O.M. '06	D.O.M. '07	% + -
January	86	163	89.5%
February	80	182	127.5%
March	123	157	27.6%
April	130	139	6.9%
May	123	133	8.1%
June	121	122	0.8%
July	123	129	4.9%
August	131	123	-6.1%
September	130	134	3.1%
October	129	121	-6.2%
November	139	130	-6.5%
December	154	156	1.3%
AVG.	122.4	140.8	15.0%

AVERAGE DAYS-ON MARKET



	SALES '06	SALES '07	% + -
January	186	200	7.5%
February	165	165	0.0%
March	284	260	-8.5%
April	276	231	-16.3%
May	275	310	12.7%
June	361	319	-11.6%
July	290	316	9.0%
August	299	351	17.4%
September	292	220	-24.7%
October	228	225	-1.3%
November	264	226	-14.4%
December	228	209	-8.3%
Total	3148.0	3032.0	-3.7%

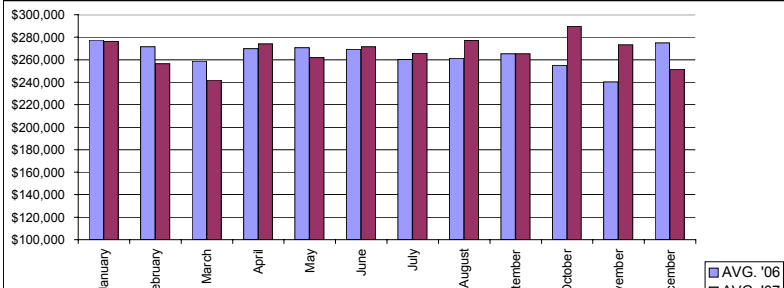
UNIT SALES



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

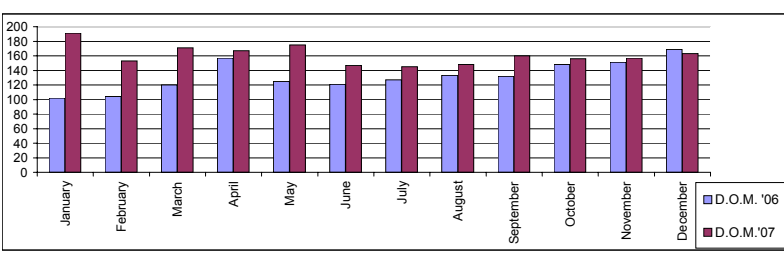
	AVG. '06	AVG. '07	% + -
January	\$ 277,578	\$ 276,500	-0.4%
February	\$ 271,668	\$ 256,418	-5.6%
March	\$ 258,647	\$ 241,919	-6.5%
April	\$ 269,728	\$ 274,090	1.6%
May	\$ 270,655	\$ 261,907	-3.2%
June	\$ 269,282	\$ 271,426	0.8%
July	\$ 260,067	\$ 265,735	2.2%
August	\$ 261,190	\$ 277,181	6.1%
September	\$ 265,286	\$ 265,177	0.0%
October	\$ 255,096	\$ 289,646	13.5%
November	\$ 240,377	\$ 273,140	13.6%
December	\$ 274,970	\$ 251,575	-8.5%
AVG.	\$ 264,545	\$ 267,060	1.0%

AVERAGE PRICE



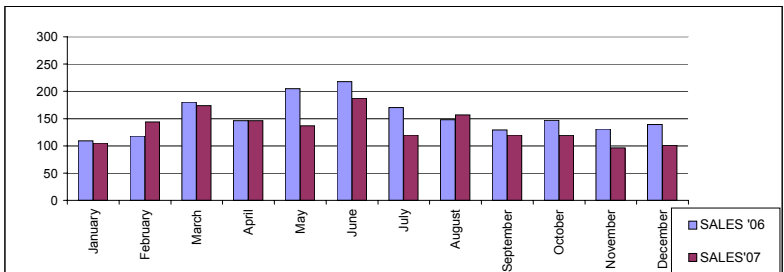
	D.O.M. '06	D.O.M. '07	% + -
January	102	191	87.3%
February	104	153	47.1%
March	120	171	42.5%
April	157	167	6.4%
May	125	175	40.0%
June	121	147	21.5%
July	127	145	14.2%
August	133	148	11.3%
September	132	160	21.2%
October	148	156	5.4%
November	151	157	4.0%
December	169	163	-3.6%
AVG.	132.4	161	21.6%

AVERAGE DAYS-ON MARKET



	SALES '06	SALES '07	% + -
January	109	105	-3.7%
February	118	144	22.0%
March	180	174	-3.3%
April	146	146	0.0%
May	205	137	-33.2%
June	218	187	-14.2%
July	170	120	-29.4%
August	148	157	6.1%
September	129	120	-7.0%
October	147	119	-19.0%
November	131	96	-26.7%
December	139	101	-27.3%
TOTAL	1840	1606	-12.7%

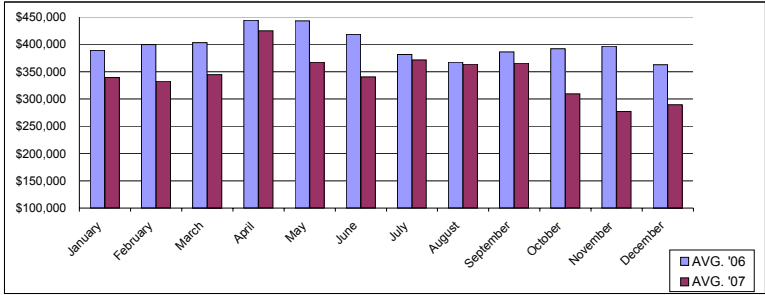
UNIT SALES



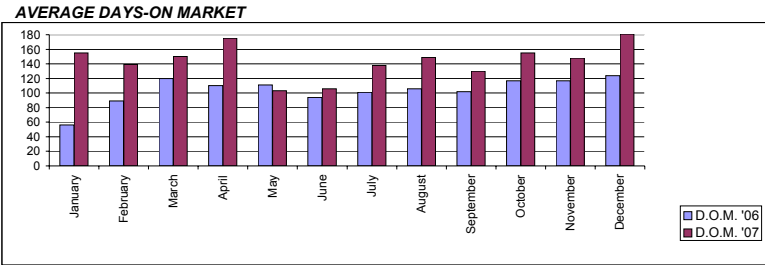
Source: MLS Property Information Network Inc.

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

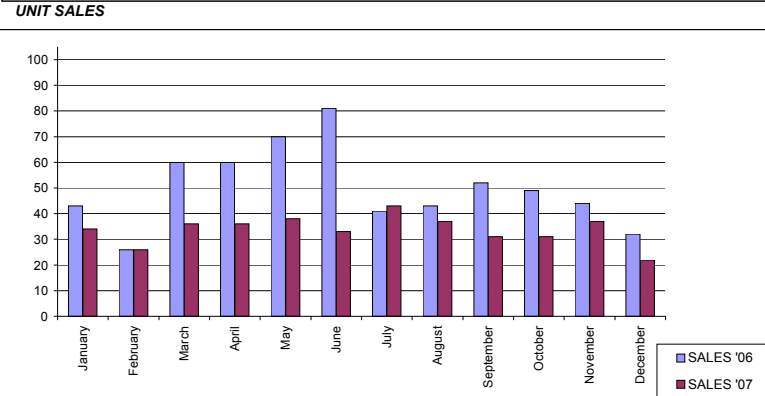
	AVG. '06	AVG. '07	% + -
January	\$ 388,792	\$ 339,356	-12.7%
February	\$ 399,411	\$ 332,961	-16.6%
March	\$ 403,211	\$ 344,694	-14.5%
April	\$ 444,310	\$ 424,812	-4.4%
May	\$ 443,022	\$ 367,628	-17.0%
June	\$ 418,484	\$ 340,224	-18.7%
July	\$ 381,558	\$ 371,616	-2.6%
August	\$ 367,072	\$ 363,697	-0.9%
September	\$ 386,059	\$ 365,861	-5.2%
October	\$ 391,772	\$ 309,061	-21.1%
November	\$ 396,384	\$ 277,256	-30.1%
December	\$ 362,616	\$ 289,184	-20.3%
AVG.	\$ 398,558	\$ 343,863	-13.7%



	D.O.M. '06	D.O.M. '07	% + -
January	56	155	176.8%
February	89	139	56.2%
March	120	150	25.0%
April	110	175	59.1%
May	111	103	-7.2%
June	94	106	12.8%
July	101	138	36.6%
August	106	149	40.6%
September	102	130	27.5%
October	117	155	32.5%
November	117	148	26.5%
December	124	181	46.0%
AVG.	103.9	144.1	38.7%



	SALES '06	SALES '07	% + -
January	43	34	-20.9%
February	26	26	0.0%
March	60	36	-40.0%
April	60	36	-40.0%
May	70	38	-45.7%
June	81	33	-59.3%
July	41	43	4.9%
August	43	37	-14.0%
September	52	31	-40.4%
October	49	31	-36.7%
November	44	37	-15.9%
December	32	22	-31.3%
Total	601	404	-32.8%



Source: MLS Property Information Network Inc.