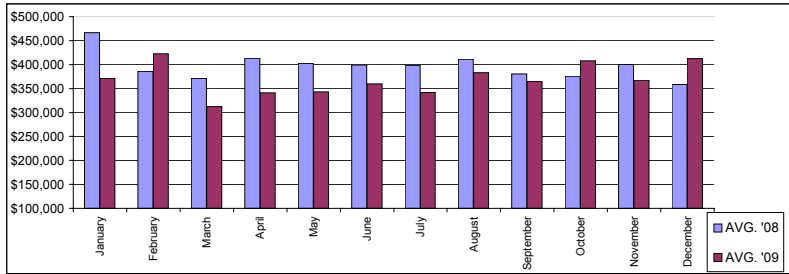


Market Update: North Shore SINGLE FAMILY Sales (SF)

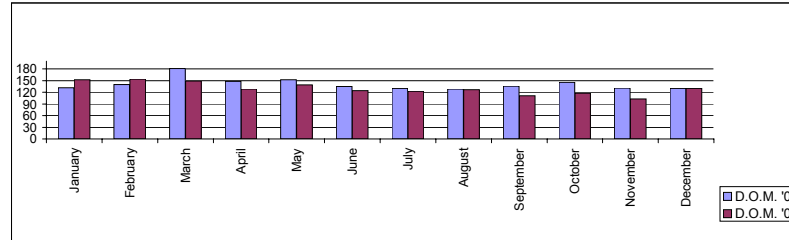
	AVG. '08	AVG. '09	% + -
January	\$466,313	\$371,377	-20.4%
February	\$385,500	\$422,249	9.5%
March	\$371,320	\$312,364	-15.9%
April	\$413,283	\$341,140	-17.5%
May	\$402,179	\$343,202	-14.7%
June	\$399,482	\$359,726	-10.0%
July	\$398,586	\$341,583	-14.3%
August	\$411,115	\$383,079	-6.8%
September	\$380,571	\$365,198	-4.0%
October	\$376,100	\$408,078	8.5%
November	\$400,273	\$366,810	-8.4%
December	\$358,193	\$412,603	15.2%
AVG.	\$ 396,910	\$ 368,951	-7.0%

AVERAGE PRICE



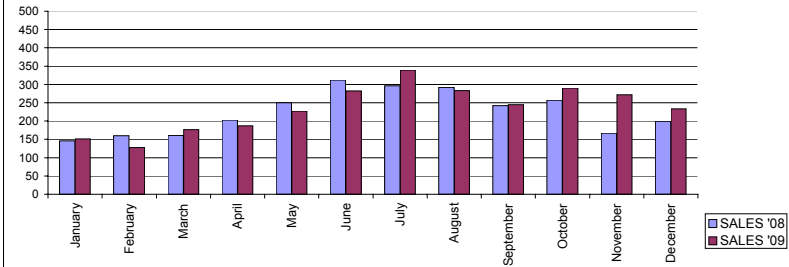
	D.O.M. '08	D.O.M. '09	% + -
January	132	152	15.2%
February	140	154	10.0%
March	181	149	-17.7%
April	148	128	-13.5%
May	152	139	-8.6%
June	135	124	-8.1%
July	130	123	-5.4%
August	128	127	-0.8%
September	136	111	-18.4%
October	146	118	-19.2%
November	131	103	-21.4%
December	130	130	0.0%
AVG.	140.8	129.8	-7.8%

AVERAGE DAYS-ON MARKET



	SALES '08	SALES '09	% + -
January	146	151	3.4%
February	160	128	-20.0%
March	161	177	9.9%
April	203	187	-7.9%
May	250	227	-9.2%
June	312	282	-9.6%
July	296	339	14.5%
August	292	283	-3.1%
September	242	245	1.2%
October	257	290	12.8%
November	167	272	62.9%
December	199	233	17.1%
Total	2685.0	2814.0	4.8%

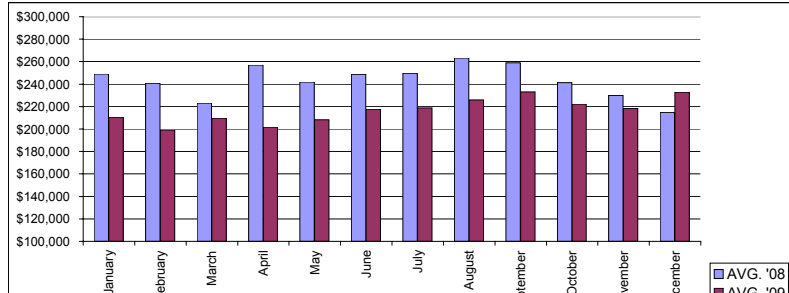
UNIT SALES



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

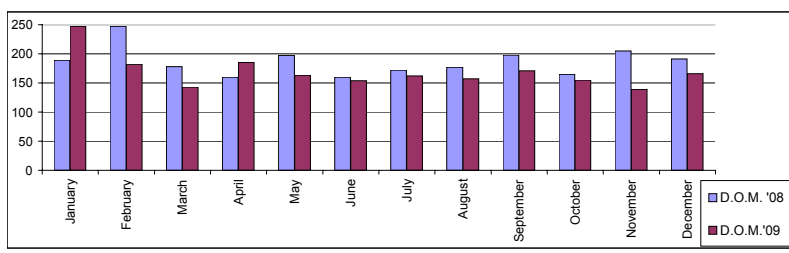
	AVG. '08	AVG. '09	% + -
January	\$ 249,026	\$ 210,513	-15.5%
February	\$ 240,625	\$ 199,022	-17.3%
March	\$ 222,986	\$ 209,644	-6.0%
April	\$ 257,119	\$ 201,822	-21.5%
May	\$ 241,827	\$ 208,132	-13.9%
June	\$ 248,823	\$ 217,578	-12.6%
July	\$ 249,667	\$ 218,666	-12.4%
August	\$ 263,157	\$ 225,803	-14.2%
September	\$ 258,977	\$ 233,142	-10.0%
October	\$ 241,207	\$ 222,338	-7.8%
November	\$ 229,778	\$ 218,328	-5.0%
December	\$ 214,902	\$ 232,807	8.3%
AVG.	\$ 243,175	\$ 216,483	-11.0%

AVERAGE PRICE



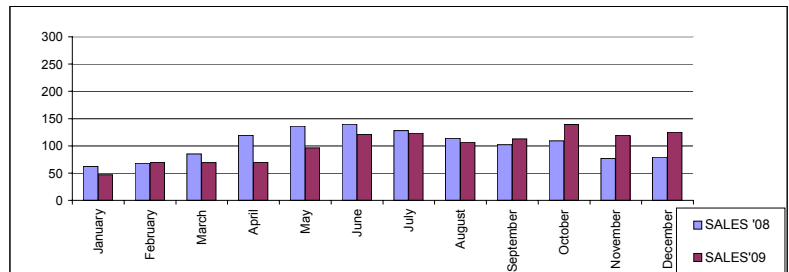
	D.O.M. '08	D.O.M. '09	% + -
January	189	247	30.7%
February	247	182	-26.3%
March	178	143	-19.7%
April	160	185	15.6%
May	197	163	-17.3%
June	160	154	-3.8%
July	172	162	-5.8%
August	177	157	-11.3%
September	198	171	-13.6%
October	165	155	-6.1%
November	205	139	-32.2%
December	191	166	-13.1%
AVG.	186.6	169	-9.6%

AVERAGE DAYS-ON MARKET



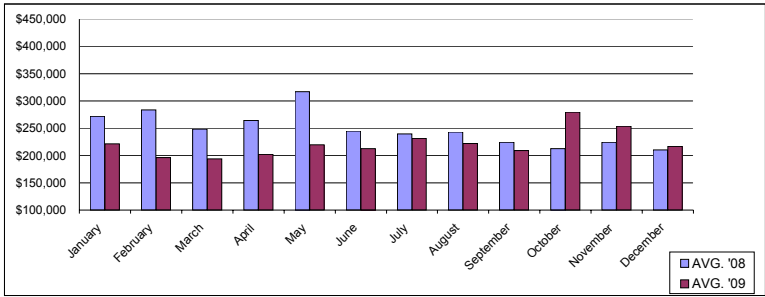
	SALES '08	SALES '09	% + -
January	62	47	-24.2%
February	68	70	2.9%
March	85	69	-18.8%
April	119	70	-41.2%
May	136	96	-29.4%
June	140	121	-13.6%
July	128	123	-3.9%
August	114	107	-6.1%
September	102	113	10.8%
October	109	139	27.5%
November	77	119	54.5%
December	79	125	58.2%
TOTAL	1219	1199	-1.6%

UNIT SALES

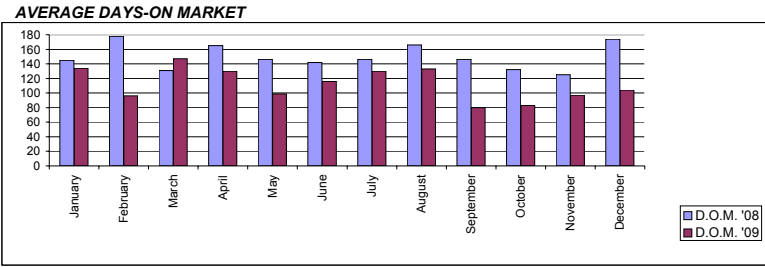


Market Update: North Shore MULTI-FAMILY Sales (MF)

	AVG. '08	AVG. '09	% + -
January	\$ 271,882	\$ 221,166	-18.7%
February	\$ 283,627	\$ 196,295	-30.8%
March	\$ 248,538	\$ 193,844	-22.0%
April	\$ 264,030	\$ 201,922	-23.5%
May	\$ 317,200	\$ 219,450	-30.8%
June	\$ 244,573	\$ 212,741	-13.0%
July	\$ 239,541	\$ 231,596	-3.3%
August	\$ 243,053	\$ 221,796	-8.7%
September	\$ 224,480	\$ 209,276	-6.8%
October	\$ 212,742	\$ 279,350	31.3%
November	\$ 224,193	\$ 253,313	13.0%
December	\$ 210,139	\$ 216,431	3.0%
AVG.	\$ 248,667	\$ 221,432	-11.0%



	D.O.M. '08	D.O.M. '09	% + -
January	145	134	-7.6%
February	178	96	-46.1%
March	131	147	12.2%
April	165	130	-21.2%
May	146	99	-32.2%
June	142	116	-18.3%
July	146	130	-11.0%
August	166	133	-19.9%
September	146	80	-45.2%
October	132	83	-37.1%
November	125	97	-22.4%
December	174	104	-40.2%
AVG.	149.7	112.4	-24.9%



	SALES '08	SALES '09	% + -
January	22	55	150.0%
February	32	55	71.9%
March	30	51	70.0%
April	38	50	31.6%
May	53	70	32.1%
June	67	68	1.5%
July	60	46	-23.3%
August	50	39	-22.0%
September	61	60	-1.6%
October	74	51	-31.1%
November	53	57	7.5%
December	69	49	-29.0%
Total	609	651	6.9%

