

# Monthly Comparison by MLS Area

As of December 31, 2008

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD
<b>AUN</b>													
<b>Residential</b>													
Active	622	573	556	504	471	433	429	410	387	389	375	347	
Avg List Price	\$130,281	\$130,217	\$131,056	\$134,054	\$129,631	\$130,086	\$132,484	\$126,948	\$128,466	\$129,419	\$125,633	\$122,200	
Under Contract	165	188	192	210	217	197	173	191	189	168	150	149	2,189
Sold	89	88	97	136	118	135	130	130	116	123	89	111	1,362
Avg DOM	126	105	111	96	94	88	93	102	96	88	87	88	97
Avg Price	\$106,924	\$100,746	\$99,829	\$94,926	\$102,901	\$101,342	\$92,648	\$98,461	\$103,020	\$98,177	\$95,707	\$96,315	\$99,029
% of List	96%	95%	96%	96%	97%	97%	97%	98%	98%	100%	99%	98%	97%
% of Orig	85%	85%	86%	86%	91%	89%	88%	89%	92%	93%	92%	89%	89%
Expired	73	59	44	56	49	39	41	38	32	38	30	43	542
<b>Condo</b>													
Active	117	120	112	100	80	73	72	62	57	59	49	47	
Avg List Price	\$105,890	\$102,427	\$105,893	\$98,503	\$96,007	\$97,138	\$106,712	\$113,924	\$111,153	\$107,867	\$92,261	\$92,105	
Under Contract	36	27	38	29	37	27	33	28	32	17	20	19	343
Sold	21	21	19	23	27	24	26	23	21	24	16	20	265
Avg DOM	75	90	93	148	80	107	79	73	58	96	66	39	85
Avg Price	\$64,276	\$67,317	\$47,518	\$63,032	\$66,764	\$70,748	\$61,463	\$69,186	\$63,012	\$85,013	\$75,897	\$49,559	\$65,566
% of List	100%	97%	92%	98%	95%	96%	99%	99%	96%	97%	101%	98%	97%
% of Orig	87%	91%	77%	82%	83%	86%	88%	91%	91%	90%	92%	93%	87%
Expired	21	14	8	9	7	4	10	7	2	3	8	3	96
<b>AUS</b>													
<b>Residential</b>													
Active	1,433	1,456	1,437	1,393	1,385	1,309	1,225	1,182	1,126	1,066	1,015	872	
Avg List Price	\$231,002	\$232,986	\$236,462	\$241,945	\$242,944	\$247,173	\$250,731	\$249,978	\$247,099	\$246,121	\$239,945	\$236,139	
Under Contract	379	384	478	486	492	489	465	406	356	362	270	278	4,845
Sold	234	229	275	302	336	354	388	314	287	301	208	241	3,469
Avg DOM	97	100	105	98	90	80	90	96	88	75	73	78	89
Avg Price	\$206,138	\$200,587	\$187,424	\$185,815	\$193,412	\$196,982	\$203,716	\$201,352	\$192,069	\$187,736	\$182,190	\$187,491	\$194,156
% of List	97%	97%	98%	99%	98%	98%	98%	97%	99%	99%	98%	99%	98%
% of Orig	89%	92%	90%	91%	94%	89%	88%	93%	95%	92%	94%	95%	91%
Expired	180	80	81	89	82	76	98	78	85	80	60	77	1,066
<b>Condo</b>													
Active	748	756	706	694	657	642	602	532	492	480	459	446	
Avg List Price	\$132,325	\$134,646	\$135,596	\$134,853	\$132,662	\$137,028	\$138,528	\$135,223	\$133,679	\$126,581	\$126,760	\$121,249	
Under Contract	159	169	210	214	174	183	193	203	159	127	129	97	2,017
Sold	95	115	124	180	145	128	135	152	159	146	73	103	1,555
Avg DOM	118	125	134	118	96	94	98	105	88	89	70	49	100
Avg Price	\$105,750	\$93,626	\$92,237	\$98,601	\$117,810	\$108,630	\$103,928	\$99,988	\$106,678	\$100,759	\$96,015	\$91,002	\$101,781
% of List	95%	96%	95%	96%	96%	97%	98%	98%	97%	98%	97%	98%	97%
% of Orig	89%	83%	87%	88%	92%	93%	92%	91%	92%	87%	92%	95%	90%
Expired	111	60	63	53	49	41	54	47	31	45	26	46	626



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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD
<b>BOP</b>													
<b>Residential</b>													
Active	95	97	100	129	136	129	134	127	115	118	120	109	
Avg List Price	\$1,345,586	\$1,271,109	\$1,310,977	\$1,290,159	\$1,206,351	\$1,304,311	\$1,280,852	\$1,336,303	\$1,413,826	\$1,379,581	\$1,420,983	\$1,480,074	
Under Contract	15	10	12	11	10	18	7	7	7	10	8	7	122
Sold	7	5	13	9	9	9	12	10	7	9	3	8	101
Avg DOM	136	144	156	153	171	128	103	138	162	175	75	119	141
Avg Price	\$709,714	\$529,800	\$500,685	\$615,867	\$697,017	\$575,500	\$1,007,056	\$426,500	\$573,700	\$391,167	\$407,000	\$856,500	\$624,559
% of List	94%	95%	93%	95%	93%	95%	92%	96%	93%	96%	96%	95%	94%
% of Orig	89%	89%	87%	92%	84%	92%	94%	92%	89%	88%	88%	91%	90%
Expired	24	11	5	6	8	8	10	9	7	13	16	10	127
<b>Condo</b>													
Active	7	8	6	5	7	11	12	11	12	14	10	10	
Avg List Price	\$226,000	\$212,750	\$226,350	\$202,740	\$222,200	\$217,936	\$204,933	\$193,700	\$188,209	\$192,694	\$185,991	\$162,501	
Under Contract	0	0	1	1	0	1	1	2	0	0	1	0	7
Sold	0	1	0	4	0	0	1	1	1	0	0	1	9
Avg DOM	0	193	0	97	0	0	15	104	58	0	0	35	88
Avg Price	\$0	\$310,000	\$0	\$203,875	\$0	\$0	\$160,000	\$163,000	\$152,900	\$0	\$0	\$120,000	\$191,267
% of List		93%		96%			96%	96%	99%			95%	96%
% of Orig		89%		96%			96%	91%	91%			77%	92%
Expired	2	0	2	1	0	0	1	0	0	2	1	1	10
<b>BOU</b>													
<b>Residential</b>													
Active	64	65	76	85	93	100	100	96	81	94	85	80	
Avg List Price	\$934,677	\$995,094	\$923,901	\$953,391	\$1,062,326	\$1,056,747	\$1,029,323	\$1,083,088	\$1,138,783	\$1,215,534	\$1,289,750	\$1,275,844	
Under Contract	12	19	20	19	18	25	19	16	21	6	9	7	191
Sold	12	7	24	14	9	19	28	19	14	18	6	8	178
Avg DOM	94	167	61	136	113	50	68	178	31	91	34	60	88
Avg Price	\$607,225	\$813,671	\$488,500	\$515,429	\$588,476	\$627,093	\$623,535	\$659,177	\$499,114	\$674,628	\$514,650	\$629,375	\$597,588
% of List	97%	91%	98%	98%	98%	96%	96%	96%	98%	96%	95%	96%	96%
% of Orig	95%	81%	97%	95%	95%	94%	94%	90%	96%	92%	96%	90%	93%
Expired	14	4	4	0	3	5	4	8	6	6	10	12	76
<b>Condo</b>													
Active	80	90	89	100	97	92	89	85	84	77	80	75	
Avg List Price	\$392,495	\$403,074	\$400,103	\$383,845	\$376,044	\$415,196	\$423,214	\$438,269	\$443,403	\$462,346	\$427,821	\$444,093	
Under Contract	9	16	26	19	21	22	12	16	6	8	6	5	166
Sold	7	7	21	13	15	19	26	16	13	9	5	5	156
Avg DOM	80	69	108	96	37	64	82	147	65	46	85	77	83
Avg Price	\$206,986	\$223,623	\$254,162	\$222,224	\$231,094	\$231,301	\$212,285	\$255,924	\$177,331	\$238,184	\$177,380	\$364,700	\$229,970
% of List	97%	98%	98%	99%	97%	98%	98%	96%	97%	97%	98%	95%	97%
% of Orig	95%	94%	96%	97%	97%	96%	95%	96%	102%	97%	96%	93%	96%
Expired	8	4	3	3	9	2	6	2	6	10	6	4	63

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<b>BRM</b>													
<b>Residential</b>													
Active	307	297	319	361	360	342	350	322	316	306	299	271	
Avg List Price	\$448,617	\$490,566	\$472,458	\$474,432	\$468,920	\$477,422	\$464,216	\$478,870	\$465,502	\$454,057	\$451,469	\$456,472	
Under Contract	58	71	77	76	87	98	79	86	73	62	43	58	868
Sold	37	44	67	50	67	71	77	79	77	57	30	39	695
Avg DOM	135	94	108	103	73	96	86	93	94	133	79	119	99
Avg Price	\$353,466	\$319,884	\$351,206	\$334,010	\$318,994	\$346,236	\$313,712	\$397,314	\$333,217	\$348,855	\$282,272	\$364,019	\$341,138
% of List	95%	97%	98%	97%	98%	97%	97%	98%	96%	97%	97%	97%	97%
% of Orig	91%	93%	96%	94%	96%	94%	96%	99%	93%	93%	94%	93%	95%
Expired	27	20	10	9	14	4	27	20	12	23	17	17	200
<b>Condo</b>													
Active	97	102	91	82	81	87	86	80	77	73	74	62	
Avg List Price	\$238,480	\$237,327	\$232,213	\$231,963	\$232,158	\$235,257	\$232,639	\$240,755	\$247,844	\$241,924	\$237,108	\$235,964	
Under Contract	6	16	21	17	19	17	18	21	13	13	7	10	178
Sold	7	5	12	13	13	14	11	22	17	17	7	38	176
Avg DOM	166	247	104	160	102	118	156	122	76	157	164	171	140
Avg Price	\$186,496	\$214,673	\$202,170	\$221,188	\$192,000	\$246,695	\$199,455	\$201,987	\$220,677	\$204,393	\$218,015	\$239,227	\$216,538
% of List	95%	97%	97%	97%	96%	92%	99%	97%	98%	97%	98%	99%	97%
% of Orig	88%	96%	95%	91%	95%	91%	96%	95%	95%	95%	91%	98%	95%
Expired	25	6	2	2	4	0	4	3	4	4	5	7	66
<b>CSP</b>													
<b>Residential</b>													
Active	142	163	183	180	181	184	166	166	160	134	115	104	
Avg List Price	\$487,476	\$449,802	\$445,698	\$452,189	\$452,893	\$411,005	\$519,369	\$555,252	\$551,863	\$505,034	\$503,323	\$568,835	
Under Contract	19	16	9	23	9	10	17	11	11	9	11	7	152
Sold	6	11	11	27	12	15	30	17	2	35	14	15	195
Avg DOM	140	101	158	103	79	98	92	75	73	102	99	123	102
Avg Price	\$298,783	\$217,773	\$330,480	\$248,487	\$294,651	\$209,554	\$227,930	\$253,357	\$224,500	\$231,315	\$234,655	\$248,745	\$245,734
% of List	97%	57%	96%	97%	92%	96%	99%	98%	100%	100%	98%	97%	94%
% of Orig	92%	95%	88%	93%	90%	94%	99%	94%	83%	97%	95%	92%	94%
Expired	27	13	6	9	17	4	17	19	16	23	8	12	171
<b>Condo</b>													
Active	10	11	10	15	15	17	15	11	12	10	9	7	
Avg List Price	\$214,218	\$204,925	\$200,958	\$219,225	\$212,998	\$222,964	\$200,519	\$183,173	\$204,907	\$199,699	\$183,254	\$168,057	
Under Contract	0	0	1	1	1	1	2	0	1	0	0	0	7
Sold	2	0	0	0	0	2	1	0	1	1	0	0	7
Avg DOM	40	0	0	0	0	137	37	0	10	3	0	0	57
Avg Price	\$299,500	\$0	\$0	\$0	\$0	\$130,250	\$134,900	\$0	\$134,000	\$118,800	\$0	\$0	\$178,171
% of List	94%					97%	100%		100%	95%			96%
% of Orig	94%					95%	90%		100%	95%			95%
Expired	0	1	1	1	2	1	2	4	1	1	2	3	19

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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD
<b>DCW</b>													
<b>Residential</b>													
Active	1,205	1,305	1,387	1,499	1,557	1,563	1,577	1,545	1,520	1,438	1,388	1,265	
Avg List Price	\$747,830	\$755,252	\$753,921	\$755,710	\$765,719	\$775,499	\$775,027	\$771,365	\$803,663	\$813,132	\$822,566	\$827,091	
Under Contract	133	161	190	185	181	217	169	155	158	138	89	90	1,866
Sold	118	92	137	133	149	157	178	136	138	132	95	101	1,566
Avg DOM	142	132	128	115	126	123	141	143	122	131	125	152	131
Avg Price	\$388,560	\$388,079	\$394,951	\$457,508	\$387,334	\$422,244	\$431,738	\$431,827	\$494,670	\$381,545	\$363,494	\$387,078	\$414,016
% of List	98%	97%	97%	96%	98%	96%	96%	98%	92%	97%	96%	97%	96%
% of Orig	93%	80%	93%	93%	93%	92%	92%	92%	86%	90%	90%	90%	91%
Expired	119	58	62	63	55	52	80	95	80	115	72	92	943
<b>Condo</b>													
Active	95	118	116	130	112	120	126	118	120	117	119	109	
Avg List Price	\$235,257	\$232,189	\$244,402	\$230,594	\$235,922	\$230,735	\$224,802	\$221,425	\$215,920	\$222,829	\$220,664	\$226,919	
Under Contract	19	17	18	11	29	14	24	18	18	16	4	13	201
Sold	14	12	16	20	9	16	12	19	14	14	14	3	163
Avg DOM	89	61	119	97	99	111	77	88	74	58	129	49	91
Avg Price	\$165,211	\$162,548	\$174,533	\$211,376	\$169,122	\$174,975	\$208,913	\$166,483	\$146,438	\$166,936	\$171,479	\$170,208	\$175,300
% of List	98%	96%	98%	98%	97%	97%	95%	98%	97%	97%	98%	98%	97%
% of Orig	95%	92%	93%	93%	91%	95%	95%	95%	93%	96%	95%	95%	94%
Expired	8	7	4	5	6	3	8	15	11	14	6	7	94
<b>DEP</b>													
<b>Residential</b>													
Active	1,050	1,109	1,209	1,281	1,356	1,350	1,357	1,285	1,231	1,198	1,123	997	
Avg List Price	\$583,632	\$593,273	\$596,387	\$604,322	\$618,138	\$626,345	\$627,260	\$639,662	\$639,157	\$635,146	\$631,101	\$634,260	
Under Contract	167	195	211	233	229	227	211	226	194	161	132	113	2,299
Sold	96	114	141	170	197	169	188	187	177	151	102	139	1,831
Avg DOM	117	157	105	107	104	100	100	108	114	101	86	96	107
Avg Price	\$357,255	\$433,070	\$359,689	\$332,216	\$376,259	\$336,854	\$350,100	\$344,397	\$307,940	\$345,214	\$332,003	\$349,955	\$350,231
% of List	97%	96%	96%	97%	97%	97%	97%	97%	97%	97%	97%	96%	97%
% of Orig	94%	92%	88%	94%	89%	94%	91%	92%	92%	92%	88%	90%	91%
Expired	113	47	57	50	49	57	89	76	72	101	56	80	847
<b>Condo</b>													
Active	113	134	127	134	132	127	132	129	144	132	122	108	
Avg List Price	\$178,476	\$174,032	\$176,276	\$172,154	\$170,730	\$172,737	\$169,989	\$169,672	\$171,050	\$172,220	\$169,781	\$170,659	
Under Contract	25	18	27	32	37	25	23	31	24	31	26	12	311
Sold	14	25	19	20	21	27	26	20	27	27	19	24	269
Avg DOM	118	156	109	108	119	103	87	112	87	87	52	70	100
Avg Price	\$148,275	\$161,602	\$156,640	\$166,668	\$171,275	\$161,906	\$161,880	\$162,375	\$167,794	\$158,188	\$148,165	\$152,315	\$160,306
% of List	97%	97%	99%	97%	98%	97%	98%	98%	97%	98%	97%	97%	98%
% of Orig	90%	94%	95%	100%	95%	93%	95%	97%	96%	95%	94%	93%	95%
Expired	17	8	4	4	4	9	6	5	9	8	5	12	91

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<b>DHL</b>													
<b>Residential</b>													
Active	526	600	634	697	678	650	661	636	614	608	580	509	
Avg List Price	\$490,026	\$484,242	\$481,565	\$474,089	\$488,441	\$489,111	\$500,509	\$511,842	\$512,902	\$516,448	\$504,687	\$491,563	
Under Contract	145	170	208	235	253	258	203	182	167	130	85	73	2,109
Sold	103	116	118	150	206	234	210	173	159	144	101	88	1,802
Avg DOM	88	95	91	71	69	67	69	67	63	78	75	92	75
Avg Price	\$372,329	\$339,180	\$396,224	\$345,812	\$374,808	\$360,673	\$362,206	\$394,887	\$335,768	\$350,513	\$351,235	\$355,371	\$362,328
% of List	97%	97%	98%	97%	97%	98%	97%	97%	98%	98%	97%	97%	97%
% of Orig	83%	95%	95%	96%	94%	96%	95%	95%	97%	95%	94%	93%	94%
Expired	44	30	23	36	25	22	32	27	26	39	32	41	377
<b>Condo</b>													
Active	134	140	155	154	137	139	142	144	147	142	127	101	
Avg List Price	\$258,257	\$253,430	\$258,145	\$260,932	\$259,211	\$253,682	\$257,451	\$258,032	\$268,828	\$269,401	\$267,857	\$272,257	
Under Contract	25	24	34	34	43	32	34	33	32	21	11	12	335
Sold	22	15	18	26	49	25	33	23	24	30	15	13	293
Avg DOM	104	100	71	100	80	103	71	82	103	75	117	59	87
Avg Price	\$256,510	\$241,574	\$238,287	\$215,667	\$250,559	\$261,868	\$251,378	\$225,196	\$246,722	\$243,558	\$225,773	\$250,893	\$243,477
% of List	97%	96%	97%	98%	98%	98%	98%	97%	97%	98%	98%	98%	98%
% of Orig	97%	93%	96%	95%	96%	95%	94%	96%	94%	96%	94%	96%	95%
Expired	17	3	1	9	17	4	9	9	6	3	9	12	99
<b>DNE</b>													
<b>Residential</b>													
Active	1,399	1,388	1,393	1,419	1,376	1,296	1,205	1,133	1,153	1,119	1,040	973	
Avg List Price	\$237,623	\$238,392	\$248,007	\$254,848	\$259,577	\$267,722	\$280,794	\$280,815	\$279,659	\$280,059	\$274,154	\$267,883	
Under Contract	339	384	405	448	453	435	467	390	378	372	317	297	4,685
Sold	193	188	243	248	310	315	338	316	295	312	214	277	3,249
Avg DOM	99	96	103	86	92	97	97	86	94	84	79	84	91
Avg Price	\$202,498	\$197,297	\$220,089	\$192,965	\$182,965	\$203,423	\$202,838	\$174,702	\$171,683	\$166,402	\$163,874	\$151,645	\$185,199
% of List	97%	97%	98%	98%	99%	99%	98%	98%	98%	98%	98%	98%	98%
% of Orig	89%	92%	86%	85%	93%	90%	89%	91%	91%	94%	92%	93%	90%
Expired	184	130	114	78	98	85	109	98	85	109	70	97	1,257
<b>Condo</b>													
Active	376	391	397	397	422	434	391	351	355	358	333	316	
Avg List Price	\$362,520	\$360,208	\$361,951	\$360,566	\$356,687	\$361,561	\$362,958	\$366,910	\$338,828	\$358,116	\$390,710	\$377,485	
Under Contract	35	44	38	59	40	55	40	51	35	39	33	27	496
Sold	18	33	20	30	30	39	33	36	33	47	27	17	363
Avg DOM	117	166	82	103	85	115	120	122	153	209	143	102	133
Avg Price	\$212,862	\$243,008	\$254,611	\$300,147	\$247,650	\$223,052	\$203,912	\$258,228	\$221,247	\$254,508	\$171,950	\$165,765	\$233,678
% of List	95%	98%	98%	101%	96%	96%	96%	97%	98%	98%	96%	96%	97%
% of Orig	94%	94%	96%	98%	93%	94%	91%	94%	93%	101%	92%	94%	95%
Expired	32	24	25	12	19	17	28	26	26	31	20	29	289

# Monthly Comparison by MLS Area

As of December 31, 2008

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD
<b>DNW</b>													
<b>Residential</b>													
Active	454	467	465	455	472	465	485	486	476	476	435	365	
Avg List Price	\$300,966	\$311,083	\$310,126	\$321,168	\$321,448	\$332,806	\$346,098	\$355,542	\$372,565	\$363,613	\$353,721	\$352,766	
Under Contract	98	122	155	165	171	152	126	113	120	79	77	65	1,443
Sold	73	71	74	114	124	117	123	110	92	92	61	68	1,119
Avg DOM	94	86	106	91	93	71	64	71	91	71	103	84	84
Avg Price	\$241,566	\$253,863	\$262,969	\$245,650	\$276,355	\$258,692	\$261,034	\$289,663	\$265,206	\$220,834	\$227,347	\$250,934	\$256,725
% of List	97%	110%	97%	98%	103%	98%	98%	98%	98%	97%	97%	97%	99%
% of Orig	91%	108%	93%	88%	89%	93%	95%	95%	92%	94%	92%	97%	93%
Expired	54	40	22	25	27	22	25	21	34	48	30	43	391
<b>Condo</b>													
Active	131	135	148	156	174	156	181	192	189	194	197	177	
Avg List Price	\$376,658	\$380,958	\$388,282	\$370,123	\$350,489	\$368,617	\$382,471	\$398,458	\$401,764	\$390,206	\$388,294	\$400,558	
Under Contract	15	17	13	21	28	28	20	20	14	8	11	14	209
Sold	13	16	9	6	9	23	23	20	16	17	4	7	163
Avg DOM	122	111	103	70	158	168	131	112	133	115	47	126	125
Avg Price	\$279,591	\$351,064	\$272,600	\$306,667	\$310,238	\$386,355	\$305,724	\$323,743	\$233,140	\$220,816	\$260,700	\$335,950	\$304,347
% of List	96%	99%	98%	98%	97%	97%	97%	97%	98%	98%	96%	97%	97%
% of Orig	97%	96%	97%	98%	97%	98%	96%	97%	97%	93%	93%	83%	96%
Expired	10	7	7	13	7	7	8	13	12	8	11	6	109
<b>DSE</b>													
<b>Residential</b>													
Active	1,419	1,521	1,626	1,751	1,800	1,770	1,771	1,711	1,697	1,677	1,553	1,327	
Avg List Price	\$738,957	\$732,690	\$741,625	\$735,182	\$758,548	\$771,598	\$767,715	\$767,843	\$772,249	\$766,524	\$781,136	\$782,565	
Under Contract	216	251	305	353	386	348	274	274	279	204	181	136	3,207
Sold	142	143	180	235	270	300	275	228	211	189	147	168	2,488
Avg DOM	119	116	129	108	98	100	110	99	101	107	119	125	109
Avg Price	\$514,319	\$530,769	\$425,650	\$449,787	\$418,832	\$526,958	\$498,022	\$492,529	\$441,529	\$440,796	\$403,603	\$363,443	\$461,630
% of List	95%	96%	96%	96%	96%	96%	96%	96%	96%	94%	95%	95%	96%
% of Orig	91%	30%	48%	85%	85%	91%	93%	90%	85%	86%	89%	89%	75%
Expired	156	69	68	67	66	81	101	90	84	87	70	114	1,053
<b>Condo</b>													
Active	1,317	1,359	1,406	1,431	1,430	1,428	1,384	1,284	1,220	1,174	1,132	1,046	
Avg List Price	\$370,162	\$369,768	\$370,110	\$375,397	\$386,852	\$396,037	\$417,500	\$427,790	\$434,043	\$446,249	\$448,025	\$448,383	
Under Contract	165	173	209	275	264	252	218	230	216	192	142	115	2,451
Sold	135	132	127	181	211	217	227	203	184	171	121	119	2,028
Avg DOM	109	140	135	129	116	119	99	116	134	111	97	145	120
Avg Price	\$163,915	\$206,977	\$216,619	\$250,782	\$212,950	\$178,305	\$182,454	\$192,105	\$188,036	\$188,778	\$171,070	\$171,079	\$194,442
% of List	96%	97%	97%	98%	97%	97%	97%	97%	96%	98%	96%	95%	97%
% of Orig	94%	84%	12%	92%	94%	92%	94%	90%	91%	43%	92%	91%	59%
Expired	180	77	53	71	51	80	81	78	74	74	50	81	950



# Monthly Comparison by MLS Area

As of December 31, 2008

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD
<b>DSW</b>													
<b>Residential</b>													
Active	1,051	1,027	958	940	850	798	779	733	696	678	619	549	
Avg List Price	\$165,416	\$158,683	\$165,544	\$175,192	\$180,224	\$183,388	\$183,204	\$189,666	\$185,842	\$182,413	\$176,012	\$178,631	
Under Contract	242	241	313	331	367	332	328	349	320	309	267	219	3,618
Sold	162	150	162	177	231	265	261	189	220	261	183	185	2,446
Avg DOM	103	80	97	111	93	92	97	102	92	93	72	77	93
Avg Price	\$135,534	\$134,267	\$134,570	\$112,055	\$119,406	\$131,883	\$133,079	\$121,634	\$133,505	\$122,516	\$112,306	\$108,454	\$125,081
% of List	97%	97%	96%	97%	97%	98%	98%	99%	99%	98%	98%	99%	98%
% of Orig	86%	84%	87%	87%	87%	90%	88%	90%	92%	91%	93%	92%	89%
Expired	112	94	113	100	97	82	84	65	53	49	41	79	969
<b>Condo</b>													
Active	217	237	223	247	221	223	218	204	203	214	188	160	
Avg List Price	\$261,431	\$276,290	\$268,899	\$279,950	\$284,522	\$292,962	\$282,112	\$295,131	\$288,705	\$275,721	\$284,490	\$279,212	
Under Contract	36	35	40	39	46	43	42	36	33	32	33	27	442
Sold	24	25	30	35	35	26	26	39	28	33	11	30	342
Avg DOM	133	90	99	116	112	109	108	101	76	94	103	120	105
Avg Price	\$144,383	\$132,868	\$109,754	\$134,133	\$200,290	\$133,627	\$159,871	\$200,911	\$140,178	\$151,908	\$155,010	\$130,870	\$151,520
% of List	96%	97%	97%	97%	99%	95%	97%	95%	96%	97%	97%	94%	96%
% of Orig	121%	93%	91%	90%	99%	87%	93%	92%	91%	94%	92%	89%	94%
Expired	27	14	14	13	14	12	14	9	21	15	14	19	186
<b>DTD</b>													
<b>Residential</b>													
Active	15	15	11	10	12	12	11	9	9	9	9	9	
Avg List Price	\$795,960	\$806,293	\$869,582	\$963,440	\$929,793	\$904,750	\$926,582	\$1,013,389	\$1,029,944	\$996,722	\$997,389	\$989,056	
Under Contract	2	0	1	0	0	1	0	0	0	0	1	0	5
Sold	1	0	0	1	0	0	0	0	0	0	0	1	3
Avg DOM	22	0	0	79	0	0	0	0	0	0	0	640	247
Avg Price	\$164,000	\$0	\$0	\$550,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$399,000	\$371,000
% of List	102%			93%								100%	97%
% of Orig	93%			94%								80%	88%
Expired	0	0	0	0	0	0	0	1	0	0	0	0	1
<b>Condo</b>													
Active	349	355	377	394	365	392	378	411	408	387	340	312	
Avg List Price	\$692,451	\$693,887	\$686,375	\$692,724	\$654,891	\$667,975	\$698,716	\$778,626	\$744,717	\$681,280	\$690,399	\$678,197	
Under Contract	28	35	27	19	30	37	28	29	13	25	18	8	297
Sold	18	23	29	24	17	59	21	21	18	25	15	28	298
Avg DOM	143	120	128	180	151	123	145	147	141	116	177	192	144
Avg Price	\$459,639	\$545,733	\$506,394	\$450,733	\$429,535	\$595,424	\$498,686	\$593,928	\$387,944	\$401,586	\$798,809	\$574,166	\$526,130
% of List	95%	96%	96%	95%	95%	97%	91%	96%	97%	98%	101%	92%	96%
% of Orig	94%	93%	93%	91%	94%	95%	88%	93%	94%	95%	100%	85%	93%
Expired	42	9	9	17	12	12	19	14	17	18	25	30	224





# Monthly Comparison by MLS Area

As of December 31, 2008

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD
<b>JFC</b>													
<b>Residential</b>													
Active	295	308	292	288	297	305	310	304	312	271	264	235	
Avg List Price	\$283,112	\$290,403	\$302,927	\$304,995	\$298,664	\$307,386	\$314,360	\$310,847	\$291,273	\$305,870	\$309,140	\$306,974	
Under Contract	67	70	85	113	88	90	97	99	93	86	52	47	987
Sold	43	36	57	63	76	57	73	71	66	67	54	32	695
Avg DOM	93	137	125	106	91	70	101	108	88	91	88	89	98
Avg Price	\$256,473	\$244,207	\$256,936	\$210,383	\$253,086	\$251,458	\$254,137	\$242,440	\$216,511	\$219,673	\$188,592	\$220,403	\$234,960
% of List	96%	97%	99%	96%	97%	97%	97%	96%	97%	97%	98%	96%	97%
% of Orig	90%	6%	94%	91%	93%	95%	91%	91%	91%	92%	75%	92%	52%
Expired	29	20	14	22	25	13	24	22	16	29	18	18	250
<b>Condo</b>													
Active	91	87	90	87	84	87	88	89	96	84	74	74	
Avg List Price	\$172,184	\$181,993	\$173,170	\$176,044	\$140,508	\$138,860	\$132,979	\$118,671	\$147,566	\$152,144	\$159,024	\$167,882	
Under Contract	10	21	15	22	13	22	16	19	18	25	15	7	203
Sold	13	13	13	14	18	12	12	16	13	12	19	15	170
Avg DOM	121	104	189	151	185	145	99	80	131	94	160	75	130
Avg Price	\$263,333	\$124,063	\$239,940	\$125,250	\$119,797	\$93,737	\$91,513	\$131,713	\$113,665	\$97,294	\$80,284	\$79,980	\$128,035
% of List	99%	97%	99%	108%	95%	97%	98%	95%	97%	98%	97%	96%	98%
% of Orig	98%	91%	97%	98%	88%	86%	92%	78%	91%	93%	86%	91%	91%
Expired	21	5	8	3	5	7	7	6	5	8	2	6	83
<b>JFN</b>													
<b>Residential</b>													
Active	150	165	179	171	156	161	152	162	153	136	121	101	
Avg List Price	\$263,655	\$280,922	\$282,393	\$280,305	\$280,123	\$278,864	\$289,516	\$285,726	\$278,022	\$265,672	\$267,693	\$246,833	
Under Contract	41	51	54	60	59	54	47	34	47	38	37	27	549
Sold	30	28	39	44	47	47	47	33	32	35	34	26	442
Avg DOM	95	91	95	84	69	70	78	55	74	53	63	54	74
Avg Price	\$216,978	\$238,552	\$221,757	\$218,075	\$214,878	\$226,339	\$236,195	\$206,983	\$219,128	\$208,760	\$214,651	\$195,446	\$219,004
% of List	96%	98%	97%	99%	99%	99%	99%	100%	100%	98%	98%	99%	98%
% of Orig	94%	96%	94%	94%	97%	96%	96%	98%	96%	97%	95%	95%	96%
Expired	13	7	8	9	6	10	7	7	6	12	8	5	98
<b>Condo</b>													
Active	37	40	44	39	46	40	39	36	31	49	40	29	
Avg List Price	\$155,123	\$146,824	\$147,855	\$150,638	\$150,915	\$146,812	\$147,393	\$142,258	\$135,450	\$192,740	\$204,321	\$146,728	
Under Contract	8	11	3	15	9	16	18	7	11	5	12	3	118
Sold	11	5	6	7	12	8	11	16	2	8	3	11	100
Avg DOM	80	69	181	98	95	67	122	82	96	100	50	94	95
Avg Price	\$137,074	\$134,818	\$120,200	\$118,207	\$129,400	\$116,463	\$136,118	\$128,271	\$121,950	\$125,318	\$105,500	\$117,909	\$126,246
% of List	97%	97%	93%	100%	96%	94%	98%	95%	98%	95%	99%	99%	97%
% of Orig	93%	93%	88%	94%	92%	91%	94%	91%	91%	90%	96%	91%	92%
Expired	6	2	1	1	1	2	0	1	3	2	2	0	21

# Monthly Comparison by MLS Area

As of December 31, 2008

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD
<b>JFS</b>													
<b>Residential</b>													
Active	502	528	549	578	651	665	652	640	618	598	512	426	
Avg List Price	\$456,655	\$463,751	\$462,732	\$467,645	\$477,552	\$497,817	\$490,582	\$488,175	\$486,969	\$476,652	\$468,842	\$464,599	
Under Contract	116	150	161	210	171	204	158	143	150	121	105	80	1,769
Sold	96	77	98	134	149	138	161	120	113	97	96	77	1,356
Avg DOM	95	104	110	82	93	63	86	75	87	97	112	97	90
Avg Price	\$294,856	\$312,016	\$316,255	\$313,607	\$319,186	\$329,499	\$312,161	\$347,848	\$316,149	\$301,932	\$277,324	\$318,928	\$314,579
% of List	98%	97%	98%	97%	97%	98%	98%	98%	97%	97%	97%	96%	97%
% of Orig	93%	93%	93%	95%	95%	96%	95%	95%	94%	94%	92%	92%	94%
Expired	55	24	20	12	30	26	33	24	47	35	36	62	404
<b>Condo</b>													
Active	216	222	230	237	258	241	225	207	181	173	175	153	
Avg List Price	\$164,228	\$168,358	\$167,596	\$173,214	\$176,195	\$177,882	\$177,684	\$175,360	\$170,192	\$169,293	\$168,631	\$168,573	
Under Contract	34	35	58	64	49	68	47	50	46	35	30	33	549
Sold	26	29	31	26	48	50	52	36	47	44	31	22	442
Avg DOM	77	116	79	103	65	84	102	90	94	126	119	76	94
Avg Price	\$144,083	\$154,524	\$161,061	\$162,472	\$160,137	\$148,436	\$148,307	\$164,285	\$157,935	\$160,562	\$154,469	\$146,615	\$155,386
% of List	98%	97%	98%	98%	97%	97%	98%	98%	99%	98%	98%	97%	98%
% of Orig	93%	92%	93%	93%	95%	93%	94%	96%	94%	93%	89%	94%	93%
Expired	20	17	11	9	11	9	18	6	12	18	9	16	156
<b>JFW</b>													
<b>Residential</b>													
Active	255	263	273	283	311	315	329	314	312	290	281	254	
Avg List Price	\$534,977	\$527,435	\$551,920	\$591,634	\$594,690	\$601,925	\$598,854	\$583,726	\$570,475	\$596,299	\$590,129	\$578,744	
Under Contract	44	66	72	84	60	76	56	57	50	48	29	31	673
Sold	33	37	40	46	65	52	59	47	40	45	32	30	526
Avg DOM	101	124	111	140	94	104	84	82	110	109	117	141	107
Avg Price	\$455,166	\$400,054	\$396,735	\$377,834	\$397,540	\$443,582	\$447,875	\$437,146	\$381,335	\$423,798	\$369,850	\$376,170	\$411,395
% of List	95%	97%	97%	97%	98%	97%	96%	97%	96%	96%	96%	94%	96%
% of Orig	96%	94%	95%	93%	95%	96%	77%	37%	90%	89%	90%	88%	80%
Expired	33	15	8	15	10	11	8	11	18	19	17	23	188
<b>Condo</b>													
Active	62	53	60	60	73	77	77	81	75	74	72	68	
Avg List Price	\$256,447	\$257,605	\$252,179	\$247,493	\$282,111	\$299,085	\$302,643	\$300,269	\$319,282	\$310,466	\$302,083	\$289,639	
Under Contract	6	15	13	11	15	15	16	16	14	8	5	5	139
Sold	9	11	9	11	11	13	12	13	10	8	8	5	120
Avg DOM	139	168	138	121	77	108	48	63	54	130	57	72	98
Avg Price	\$274,325	\$177,210	\$177,193	\$210,400	\$230,224	\$148,492	\$218,283	\$169,108	\$195,545	\$211,835	\$173,900	\$186,050	\$196,497
% of List	97%	99%	97%	93%	96%	97%	97%	96%	96%	98%	97%	97%	96%
% of Orig	93%	96%	93%	91%	94%	91%	94%	95%	96%	97%	93%	88%	94%
Expired	13	4	2	2	1	2	10	6	2	6	2	9	59

# Monthly Comparison by MLS Area

As of December 31, 2008

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD
<b>JNC</b>													
<b>Residential</b>													
Active	445	445	460	440	447	461	462	414	421	418	408	362	
Avg List Price	\$321,540	\$326,741	\$333,997	\$338,323	\$347,993	\$349,638	\$342,476	\$347,325	\$338,515	\$330,654	\$328,468	\$317,117	
Under Contract	97	127	154	162	143	157	132	135	117	113	78	85	1,500
Sold	68	66	104	110	111	122	135	127	104	106	73	60	1,186
Avg DOM	100	128	98	89	99	75	88	75	59	78	59	88	85
Avg Price	\$251,998	\$245,773	\$222,556	\$247,461	\$236,174	\$235,989	\$256,300	\$251,905	\$224,379	\$235,591	\$217,282	\$213,334	\$238,020
% of List	99%	98%	98%	98%	99%	98%	98%	98%	98%	97%	98%	98%	98%
% of Orig	92%	93%	94%	94%	95%	95%	85%	94%	95%	95%	95%	93%	93%
Expired	50	30	18	29	26	14	25	30	21	32	19	27	321
<b>Condo</b>													
Active	144	144	150	142	159	151	143	152	159	152	150	126	
Avg List Price	\$150,479	\$151,722	\$152,679	\$159,113	\$158,183	\$155,925	\$159,587	\$153,960	\$159,953	\$157,019	\$155,167	\$152,665	
Under Contract	31	37	41	48	40	53	41	32	44	28	18	24	437
Sold	17	17	34	35	40	32	41	42	17	38	25	24	362
Avg DOM	116	143	118	99	98	72	73	100	74	56	65	88	90
Avg Price	\$138,641	\$129,744	\$124,556	\$137,835	\$120,670	\$134,473	\$148,559	\$136,912	\$111,332	\$111,880	\$136,080	\$117,393	\$129,714
% of List	98%	95%	97%	98%	98%	98%	98%	99%	99%	100%	97%	96%	98%
% of Orig	87%	95%	90%	93%	95%	95%	96%	95%	95%	96%	92%	90%	94%
Expired	26	10	4	10	7	6	3	5	5	9	6	6	97
<b>JSC</b>													
<b>Residential</b>													
Active	354	371	383	411	421	417	406	380	339	347	348	298	
Avg List Price	\$359,498	\$369,893	\$427,125	\$434,217	\$445,140	\$442,448	\$460,573	\$477,182	\$495,771	\$491,946	\$486,116	\$496,203	
Under Contract	85	87	110	110	130	136	130	106	108	70	66	64	1,202
Sold	65	55	68	81	83	95	112	91	76	97	41	70	934
Avg DOM	107	89	80	89	65	70	84	78	80	91	48	88	81
Avg Price	\$255,512	\$242,502	\$244,124	\$269,293	\$264,733	\$271,011	\$243,409	\$242,533	\$236,176	\$261,307	\$239,099	\$232,784	\$251,396
% of List	96%	96%	98%	95%	97%	98%	99%	98%	98%	98%	98%	98%	97%
% of Orig	92%	93%	95%	93%	95%	95%	94%	94%	94%	93%	94%	94%	94%
Expired	45	18	26	14	23	22	19	32	26	23	16	22	286
<b>Condo</b>													
Active	234	228	232	252	268	274	257	249	209	211	204	184	
Avg List Price	\$154,048	\$154,071	\$156,745	\$164,428	\$181,260	\$179,032	\$181,842	\$184,302	\$171,764	\$170,306	\$171,106	\$173,740	
Under Contract	45	48	47	51	61	51	62	55	58	52	35	44	609
Sold	34	29	39	42	45	54	48	41	51	40	27	34	484
Avg DOM	167	92	105	135	114	122	93	67	107	124	81	98	109
Avg Price	\$134,890	\$151,999	\$167,755	\$128,564	\$133,922	\$148,735	\$130,101	\$137,292	\$125,467	\$135,766	\$137,041	\$132,265	\$138,213
% of List	97%	98%	97%	98%	98%	98%	98%	98%	98%	97%	97%	96%	97%
% of Orig	91%	93%	93%	95%	96%	82%	95%	95%	93%	93%	93%	91%	92%
Expired	30	21	15	20	11	11	16	22	17	24	14	15	216



# Monthly Comparison by MLS Area

As of December 31, 2008

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD
<b>LNG</b>													
<b>Residential</b>													
Active	242	249	230	222	215	213	205	184	173	176	171	153	
Avg List Price	\$410,586	\$409,130	\$404,985	\$406,958	\$411,944	\$436,863	\$441,927	\$398,321	\$393,712	\$374,250	\$387,715	\$358,215	
Under Contract	32	50	53	49	46	43	52	42	39	29	27	26	488
Sold	16	26	40	42	29	44	33	60	35	26	26	30	407
Avg DOM	83	103	104	122	122	115	132	86	98	79	81	62	100
Avg Price	\$255,118	\$241,485	\$230,304	\$262,066	\$276,856	\$242,238	\$241,633	\$233,245	\$271,973	\$280,349	\$293,949	\$247,361	\$253,334
% of List	98%	95%	98%	97%	96%	97%	97%	97%	97%	96%	100%	96%	97%
% of Orig	94%	91%	93%	92%	90%	94%	89%	88%	94%	94%	95%	93%	92%
Expired	35	21	13	22	26	13	11	12	18	15	9	20	215
<b>Condo</b>													
Active	36	35	31	32	36	33	35	38	36	27	25	27	
Avg List Price	\$198,774	\$187,096	\$184,325	\$199,736	\$192,378	\$199,462	\$231,559	\$214,616	\$229,062	\$199,860	\$199,769	\$195,331	
Under Contract	1	6	8	4	3	7	6	5	10	6	4	5	65
Sold	4	2	5	6	4	3	6	5	7	4	7	2	55
Avg DOM	91	30	86	91	169	15	56	129	118	79	78	67	89
Avg Price	\$190,203	\$107,450	\$145,460	\$163,380	\$174,150	\$139,167	\$171,375	\$149,238	\$129,167	\$126,875	\$97,943	\$126,751	\$144,047
% of List	94%	122%	97%	99%	99%	99%	96%	97%	99%	93%	96%	97%	98%
% of Orig	90%	119%	95%	95%	93%	97%	94%	89%	93%	85%	87%	93%	92%
Expired	10	6	0	1	4	3	4	4	4	12	5	3	56
<b>LSV</b>													
<b>Residential</b>													
Active	25	21	22	26	25	30	30	33	26	30	30	27	
Avg List Price	\$431,280	\$443,100	\$518,536	\$528,231	\$585,672	\$563,533	\$562,873	\$512,473	\$530,850	\$554,787	\$553,318	\$554,335	
Under Contract	10	14	16	7	17	11	10	2	11	7	0	3	108
Sold	2	7	12	11	7	12	11	8	3	8	5	1	87
Avg DOM	48	106	80	53	54	83	57	101	51	71	27	138	71
Avg Price	\$282,000	\$406,329	\$377,104	\$392,461	\$333,529	\$409,500	\$436,500	\$376,000	\$267,500	\$490,330	\$341,200	\$267,000	\$390,885
% of List	96%	93%	96%	97%	97%	98%	98%	99%	95%	97%	97%	99%	97%
% of Orig	96%	91%	94%	96%	95%	96%	96%	95%	92%	93%	97%	97%	95%
Expired	4	4	1	2	2	1	3	1	0	2	1	2	23
<b>Condo</b>													
Active	8	5	5	5	6	9	10	9	8	7	6	8	
Avg List Price	\$206,263	\$207,460	\$164,340	\$179,340	\$189,433	\$198,689	\$196,060	\$219,722	\$217,625	\$214,414	\$224,433	\$233,838	
Under Contract	5	2	2	3	1	3	2	1	2	1	3	3	28
Sold	1	4	2	1	3	2	1	1	2	1	1	2	21
Avg DOM	153	118	130	164	64	31	31	261	17	79	72	47	89
Avg Price	\$194,000	\$188,100	\$171,500	\$284,000	\$184,000	\$172,000	\$195,000	\$179,500	\$116,771	\$225,000	\$212,000	\$184,000	\$184,878
% of List	95%	98%	96%	98%	95%	97%	98%	97%	98%	96%	98%	93%	97%
% of Orig	92%	96%	81%	96%	95%	97%	98%	93%	98%	78%	96%	93%	93%
Expired	2	0	0	0	0	0	2	1	0	1	0	0	6







# Monthly Comparison by MLS Area

As of December 31, 2008

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD
<b>MGC</b>													
<b>Residential</b>													
Active	94	86	94	107	132	152	162	150	152	129	115	101	
Avg List Price	\$357,324	\$355,560	\$370,910	\$355,689	\$358,647	\$367,588	\$345,617	\$349,871	\$344,964	\$364,346	\$361,461	\$358,309	
Under Contract	3	6	6	9	11	7	4	14	12	14	6	4	96
Sold	3	6	6	6	6	8	8	5	9	6	13	6	82
Avg DOM	315	119	117	268	217	140	133	84	116	249	240	101	172
Avg Price	\$247,038	\$226,833	\$200,095	\$228,580	\$266,533	\$210,363	\$230,000	\$285,500	\$275,033	\$159,795	\$199,954	\$196,958	\$224,866
% of List	97%	97%	96%	100%	97%	93%	93%	98%	98%	93%	93%	97%	96%
% of Orig	94%	93%	88%	89%	92%	89%	90%	99%	98%	84%	90%	87%	91%
Expired	13	7	2	4	6	9	11	4	3	13	15	9	96
<b>Condo</b>													
Active	5	5	5	2	2	4	3	2	4	5	5	5	
Avg List Price	\$265,780	\$264,780	\$263,780	\$255,000	\$224,050	\$234,275	\$256,500	\$246,250	\$260,375	\$243,380	\$243,380	\$241,380	
Under Contract	1	0	0	1	0	0	1	1	0	0	0	0	4
Sold	1	1	0	0	0	0	0	0	0	1	0	0	3
Avg DOM	61	775	0	0	0	0	0	0	0	44	0	0	293
Avg Price	\$330,000	\$215,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$236,000	\$0	\$0	\$260,333
% of List	99%	100%								110%			102%
% of Orig	99%	93%								110%			100%
Expired	0	0	1	3	1	0	0	0	0	1	0	0	6
<b>MJC</b>													
<b>Residential</b>													
Active	131	131	138	144	159	170	166	158	154	134	128	112	
Avg List Price	\$958,514	\$956,195	\$964,675	\$926,858	\$946,836	\$907,257	\$923,881	\$911,752	\$908,297	\$967,073	\$959,776	\$878,231	
Under Contract	13	10	15	13	18	12	17	12	14	13	3	10	150
Sold	12	9	8	9	13	12	12	12	10	8	8	9	122
Avg DOM	263	207	110	145	229	243	85	107	156	87	210	185	172
Avg Price	\$726,667	\$463,289	\$724,700	\$543,322	\$681,269	\$524,638	\$521,897	\$529,373	\$473,740	\$513,250	\$674,688	\$584,111	\$580,675
% of List	95%	95%	97%	94%	95%	94%	98%	95%	96%	98%	92%	91%	95%
% of Orig	91%	85%	97%	89%	93%	86%	93%	92%	89%	94%	85%	88%	90%
Expired	13	5	8	4	5	9	9	7	7	11	7	8	93
<b>Condo</b>													
Active	5	9	8	8	13	13	12	10	11	13	13	9	
Avg List Price	\$302,580	\$314,544	\$326,988	\$358,700	\$348,723	\$361,338	\$359,042	\$378,510	\$421,973	\$377,262	\$375,415	\$341,333	
Under Contract	3	1	2	2	0	2	1	1	2	0	1	1	16
Sold	1	3	0	4	1	1	1	1	1	2	0	1	16
Avg DOM	143	153	0	69	112	3	30	164	105	75	0	0	90
Avg Price	\$185,500	\$192,833	\$0	\$221,875	\$488,000	\$162,000	\$218,000	\$210,000	\$530,000	\$399,950	\$0	\$154,650	\$263,378
% of List	99%	98%		98%	92%	100%	99%	95%	96%	94%		84%	96%
% of Orig	95%	90%		96%	92%	100%	991%	93%	96%	94%		84%	98%
Expired	0	0	0	0	0	2	0	2	1	0	1	0	6





# Monthly Comparison by MLS Area

As of December 31, 2008

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD
<b>NNE</b>													
<b>Residential</b>													
Active	318	308	299	301	269	251	246	219	234	233	222	206	
Avg List Price	\$303,064	\$303,750	\$312,196	\$315,793	\$333,116	\$335,879	\$326,468	\$320,075	\$312,834	\$300,778	\$308,846	\$309,828	
Under Contract	40	66	64	66	68	46	46	66	39	38	22	27	588
Sold	12	26	44	58	47	56	45	38	46	39	24	22	457
Avg DOM	74	120	146	108	125	127	136	120	108	111	94	146	121
Avg Price	\$206,367	\$260,085	\$281,215	\$256,514	\$226,732	\$252,020	\$226,554	\$256,607	\$232,817	\$260,595	\$228,263	\$226,629	\$246,263
% of List	97%	97%	97%	96%	98%	98%	98%	98%	98%	98%	97%	96%	97%
% of Orig	91%	91%	93%	92%	94%	92%	92%	94%	93%	95%	92%	88%	93%
Expired	29	25	21	21	21	15	14	18	14	30	17	19	244
<b>Condo</b>													
Active	8	16	15	15	14	13	12	12	10	10	9	11	
Avg List Price	\$163,188	\$192,514	\$197,688	\$196,622	\$203,173	\$203,487	\$183,827	\$182,911	\$191,519	\$202,462	\$204,736	\$186,920	
Under Contract	1	0	1	0	1	2	1	0	2	0	1	0	9
Sold	0	0	0	0	1	2	2	0	0	2	0	0	7
Avg DOM	0	0	0	0	87	446	64	0	0	143	0	0	199
Avg Price	\$0	\$0	\$0	\$0	\$112,000	\$109,750	\$156,435	\$0	\$0	\$139,300	\$0	\$0	\$131,853
% of List					97%	100%	101%			100%			100%
% of Orig					93%	84%	101%			96%			94%
Expired	2	1	0	1	1	0	0	0	0	0	0	0	5
<b>NNW</b>													
<b>Residential</b>													
Active	194	196	212	227	227	198	177	185	170	160	177	148	
Avg List Price	\$438,058	\$416,100	\$436,920	\$455,559	\$473,527	\$474,327	\$472,801	\$448,623	\$456,212	\$475,772	\$470,240	\$470,127	
Under Contract	27	44	33	36	41	34	33	23	27	25	19	24	366
Sold	20	20	32	32	32	27	36	36	13	26	16	15	305
Avg DOM	186	115	126	83	145	108	129	151	148	166	176	50	132
Avg Price	\$334,535	\$337,157	\$333,232	\$321,237	\$316,673	\$326,761	\$318,021	\$350,873	\$310,588	\$347,346	\$300,256	\$254,173	\$324,913
% of List	97%	97%	96%	96%	96%	98%	97%	98%	97%	98%	94%	97%	97%
% of Orig	90%	92%	93%	97%	92%	93%	94%	92%	91%	96%	52%	93%	90%
Expired	26	12	10	13	9	20	12	10	16	14	12	15	169
<b>Condo</b>													
Active	10	11	9	11	14	13	16	17	14	14	16	16	
Avg List Price	\$179,990	\$174,073	\$209,044	\$209,482	\$199,218	\$193,112	\$183,116	\$187,585	\$196,829	\$204,410	\$211,465	\$214,016	
Under Contract	1	0	2	1	0	3	0	1	2	2	0	0	12
Sold	1	0	0	1	1	0	2	2	1	3	0	0	11
Avg DOM	31	0	0	25	105	0	190	74	39	60	0	0	82
Avg Price	\$129,500	\$0	\$0	\$205,000	\$119,000	\$0	\$180,000	\$122,331	\$118,000	\$164,333	\$0	\$0	\$151,742
% of List	96%			95%	99%		100%	87%	91%	91%			94%
% of Orig	96%			95%	83%		95%	87%	91%	85%			90%
Expired	0	0	3	0	0	0	1	0	0	0	1	2	7

# Monthly Comparison by MLS Area

As of December 31, 2008

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD
<b>NSC</b>													
<b>Residential</b>													
Active	976	946	949	902	831	760	706	678	640	635	605	551	
Avg List Price	\$217,732	\$218,075	\$221,846	\$223,646	\$226,818	\$228,813	\$232,315	\$237,625	\$248,349	\$243,971	\$240,865	\$242,216	
Under Contract	239	271	313	305	336	339	330	292	298	257	180	193	3,353
Sold	141	138	190	226	212	228	263	220	225	234	167	167	2,411
Avg DOM	99	117	93	96	94	90	96	85	81	74	86	76	90
Avg Price	\$189,375	\$186,233	\$188,183	\$186,534	\$175,950	\$178,269	\$169,000	\$173,383	\$180,030	\$171,417	\$172,351	\$167,213	\$177,593
% of List	98%	97%	97%	98%	98%	99%	98%	99%	100%	99%	99%	98%	98%
% of Orig	93%	91%	93%	93%	93%	95%	94%	95%	95%	92%	95%	89%	93%
Expired	91	60	44	65	53	44	57	35	35	56	32	36	608
<b>Condo</b>													
Active	213	224	234	223	226	207	193	188	164	156	140	147	
Avg List Price	\$140,005	\$145,896	\$149,513	\$147,784	\$145,242	\$138,750	\$140,186	\$141,586	\$142,410	\$139,691	\$143,508	\$133,175	
Under Contract	43	45	36	58	44	44	55	52	61	46	33	27	544
Sold	20	21	35	31	36	35	42	42	34	43	38	28	405
Avg DOM	98	103	137	120	96	99	85	140	95	101	96	95	106
Avg Price	\$118,425	\$121,178	\$107,713	\$107,646	\$108,304	\$120,026	\$124,979	\$110,895	\$122,739	\$111,033	\$113,187	\$101,316	\$113,857
% of List	98%	98%	98%	97%	96%	98%	98%	98%	96%	98%	100%	98%	98%
% of Orig	93%	91%	92%	88%	94%	94%	95%	90%	90%	93%	95%	94%	92%
Expired	29	11	17	7	13	12	14	10	16	17	27	34	207
<b>NSE</b>													
<b>Residential</b>													
Active	606	569	582	560	563	531	499	468	416	419	379	346	
Avg List Price	\$204,299	\$203,349	\$206,015	\$205,649	\$212,105	\$208,968	\$212,075	\$216,900	\$224,295	\$215,679	\$211,557	\$213,849	
Under Contract	110	141	145	160	148	161	163	154	161	127	124	93	1,687
Sold	70	71	83	110	124	94	125	110	123	136	84	110	1,240
Avg DOM	109	81	104	106	99	105	101	86	105	103	97	108	101
Avg Price	\$169,423	\$159,047	\$161,082	\$171,247	\$153,745	\$161,291	\$160,111	\$167,162	\$161,124	\$145,075	\$152,803	\$161,920	\$159,824
% of List	96%	97%	97%	98%	98%	97%	100%	98%	99%	98%	98%	98%	98%
% of Orig	93%	91%	84%	92%	92%	92%	94%	93%	93%	90%	88%	91%	91%
Expired	63	50	35	41	45	46	47	39	36	45	31	35	513
<b>Condo</b>													
Active	90	85	74	69	72	86	88	72	93	85	82	83	
Avg List Price	\$164,588	\$178,460	\$180,514	\$186,852	\$176,092	\$167,768	\$175,360	\$176,672	\$176,115	\$162,786	\$151,575	\$168,865	
Under Contract	18	19	17	15	17	9	15	21	16	23	12	14	196
Sold	16	10	15	19	13	12	8	10	23	15	10	13	164
Avg DOM	128	113	105	104	92	100	72	85	52	49	84	83	88
Avg Price	\$113,894	\$106,250	\$111,215	\$115,844	\$108,945	\$106,084	\$135,538	\$108,140	\$126,293	\$102,218	\$102,536	\$101,901	\$112,178
% of List	92%	97%	96%	96%	95%	93%	98%	94%	100%	97%	98%	97%	96%
% of Orig	83%	85%	88%	89%	84%	86%	98%	91%	98%	96%	91%	78%	89%
Expired	14	7	8	8	1	2	5	10	2	11	7	6	81

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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD
<b>NSW</b>													
<b>Residential</b>													
Active	854	842	809	791	731	736	687	667	623	614	589	548	
Avg List Price	\$285,969	\$296,056	\$298,937	\$311,209	\$314,905	\$328,366	\$331,247	\$338,507	\$337,007	\$332,064	\$320,357	\$315,432	
Under Contract	188	196	238	235	233	238	233	215	242	187	150	152	2,507
Sold	97	110	131	154	169	154	204	152	154	168	117	141	1,751
Avg DOM	129	123	122	108	114	118	102	82	103	90	106	91	106
Avg Price	\$186,730	\$231,237	\$203,740	\$179,683	\$191,104	\$201,041	\$184,118	\$206,337	\$169,875	\$184,421	\$176,770	\$177,710	\$190,161
% of List	96%	97%	97%	97%	97%	97%	103%	98%	98%	99%	98%	97%	98%
% of Orig	87%	91%	88%	91%	92%	92%	98%	93%	92%	95%	92%	91%	92%
Expired	90	52	59	54	68	58	58	47	31	41	32	53	643
<b>Condo</b>													
Active	228	216	221	224	229	211	207	194	184	179	172	184	
Avg List Price	\$155,890	\$158,839	\$161,747	\$165,122	\$168,365	\$167,789	\$170,264	\$168,339	\$163,753	\$159,042	\$166,154	\$215,048	
Under Contract	47	51	48	43	50	53	39	32	41	38	30	28	500
Sold	25	30	46	38	32	40	34	38	36	27	24	27	397
Avg DOM	155	99	103	129	128	126	132	92	99	64	102	109	112
Avg Price	\$113,174	\$86,027	\$123,274	\$117,530	\$100,575	\$136,593	\$136,393	\$105,590	\$148,208	\$128,909	\$114,933	\$109,344	\$119,409
% of List	97%	91%	97%	97%	95%	97%	97%	98%	95%	96%	96%	97%	96%
% of Orig	92%	85%	89%	90%	89%	93%	94%	93%	91%	91%	95%	92%	91%
Expired	29	13	19	13	16	12	20	12	13	14	9	12	182
<b>SSC</b>													
<b>Residential</b>													
Active	526	546	562	596	607	616	605	577	577	533	517	466	
Avg List Price	\$511,679	\$556,194	\$572,322	\$573,065	\$575,165	\$593,618	\$607,972	\$626,413	\$644,445	\$667,387	\$656,443	\$644,672	
Under Contract	127	126	152	158	173	167	178	170	144	115	82	73	1,665
Sold	79	84	103	111	114	137	145	137	127	116	71	73	1,297
Avg DOM	106	97	96	98	93	82	77	77	67	77	95	84	86
Avg Price	\$314,319	\$341,086	\$306,523	\$271,380	\$347,004	\$330,625	\$398,972	\$282,219	\$293,423	\$287,341	\$347,517	\$323,038	\$320,276
% of List	95%	96%	97%	96%	97%	97%	97%	97%	98%	97%	95%	97%	97%
% of Orig	90%	92%	93%	92%	94%	93%	94%	94%	94%	93%	84%	93%	93%
Expired	68	29	30	26	23	31	29	30	34	38	35	32	405
<b>Condo</b>													
Active	207	227	238	228	203	180	187	193	195	186	168	144	
Avg List Price	\$220,856	\$212,717	\$207,435	\$196,839	\$196,778	\$197,932	\$224,359	\$222,706	\$219,222	\$200,476	\$195,838	\$193,018	
Under Contract	36	43	53	54	60	60	47	47	42	27	33	26	528
Sold	28	21	28	40	42	56	47	38	37	33	22	25	417
Avg DOM	133	107	117	85	100	80	95	89	74	88	64	107	93
Avg Price	\$162,244	\$118,281	\$161,866	\$172,165	\$174,681	\$178,976	\$171,636	\$165,201	\$170,867	\$161,042	\$148,396	\$156,528	\$165,381
% of List	97%	98%	99%	97%	96%	98%	98%	97%	99%	97%	96%	97%	98%
% of Orig	91%	92%	96%	83%	93%	97%	98%	94%	95%	98%	93%	91%	93%
Expired	38	7	13	17	13	12	13	8	11	16	12	15	175



# Monthly Comparison by MLS Area

As of December 31, 2008

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD
<b>SSE</b>													
<b>Residential</b>													
Active	640	710	743	789	834	860	866	859	837	788	706	649	
Avg List Price	\$969,445	\$934,184	\$949,228	\$984,170	\$997,882	\$997,499	\$998,786	\$1,018,259	\$1,068,728	\$1,072,921	\$1,096,633	\$1,127,765	
Under Contract	115	114	154	144	154	139	162	129	113	98	80	58	1,460
Sold	81	83	93	100	123	133	118	126	110	90	73	61	1,191
Avg DOM	141	121	93	121	116	106	99	103	100	86	109	158	110
Avg Price	\$508,888	\$459,464	\$474,063	\$493,694	\$558,556	\$553,866	\$579,037	\$646,774	\$457,907	\$529,217	\$536,335	\$470,204	\$529,667
% of List	95%	96%	95%	96%	96%	96%	95%	95%	97%	97%	93%	93%	95%
% of Orig	92%	94%	92%	93%	93%	92%	92%	92%	83%	94%	86%	78%	91%
Expired	62	25	31	32	26	33	43	44	36	56	51	45	484
<b>Condo</b>													
Active	244	272	265	295	266	261	288	270	263	245	227	214	
Avg List Price	\$296,648	\$291,301	\$306,414	\$285,663	\$283,010	\$278,557	\$286,115	\$298,028	\$305,585	\$314,428	\$319,498	\$322,942	
Under Contract	30	32	45	39	65	50	44	63	41	22	31	23	485
Sold	28	22	33	39	40	40	28	51	44	34	16	19	394
Avg DOM	105	98	115	121	106	115	156	82	109	69	161	157	111
Avg Price	\$200,011	\$178,998	\$245,449	\$175,806	\$211,140	\$216,887	\$208,335	\$216,600	\$216,936	\$186,491	\$214,590	\$182,862	\$206,318
% of List	98%	98%	97%	98%	98%	97%	97%	96%	97%	96%	95%	97%	97%
% of Orig	93%	92%	97%	95%	94%	95%	91%	95%	94%	95%	92%	94%	94%
Expired	24	10	11	10	18	16	17	14	16	13	16	11	176
<b>SUP</b>													
<b>Residential</b>													
Active	25	29	35	47	41	43	37	30	33	36	34	27	
Avg List Price	\$474,586	\$512,191	\$472,451	\$523,530	\$514,647	\$492,584	\$510,204	\$534,492	\$512,916	\$475,348	\$474,712	\$488,493	
Under Contract	4	14	7	14	17	14	12	11	9	3	5	7	117
Sold	5	3	7	11	12	8	14	17	9	4	4	8	102
Avg DOM	114	65	89	108	130	78	35	104	75	51	59	126	89
Avg Price	\$463,459	\$400,306	\$479,714	\$392,627	\$474,770	\$518,800	\$488,074	\$422,565	\$513,867	\$320,300	\$396,375	\$403,504	\$448,813
% of List	95%	96%	98%	97%	97%	97%	98%	98%	98%	97%	98%	98%	97%
% of Orig	93%	96%	97%	93%	94%	94%	96%	68%	96%	94%	97%	91%	89%
Expired	1	0	1	1	1	2	0	5	3	2	0	3	19
<b>Condo</b>													
Active	11	10	12	12	12	17	20	16	18	16	15	11	
Avg List Price	\$185,995	\$180,585	\$189,783	\$186,725	\$192,608	\$292,694	\$277,870	\$296,008	\$275,341	\$285,140	\$284,124	\$320,778	
Under Contract	0	2	4	3	4	2	2	5	3	1	0	4	30
Sold	3	2	2	2	3	2	5	1	2	3	0	1	26
Avg DOM	147	64	87	36	111	44	109	36	74	31	0	67	82
Avg Price	\$215,667	\$185,000	\$205,000	\$215,450	\$212,000	\$178,000	\$183,940	\$213,800	\$179,250	\$269,667	\$0	\$150,000	\$203,881
% of List	98%	98%	99%	100%	96%	96%	98%	103%	97%	97%		94%	98%
% of Orig	95%	98%	98%	97%	96%	96%	95%	99%	91%	96%		89%	96%
Expired	1	0	0	2	1	2	1	1	0	2	2	0	12