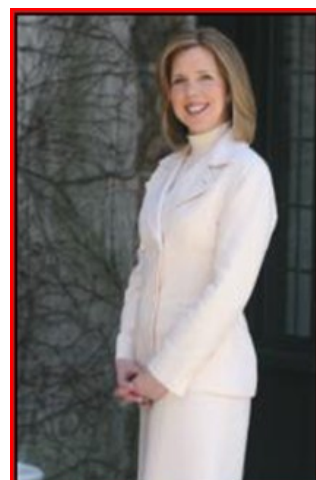




Madison **April 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	60 Brooklake Road	Colonial	\$300000	\$241000	\$208200	4/19/2010	27	80.33%	1.16
2	17 Orchard Street	TwnIntUn	\$374777	\$368000	\$205000	4/22/2010	158	98.19%	1.8
3	70 Lathrop Avenue (The Hill)	Colonial	\$436000	\$418000	\$200800	4/9/2010	199	95.87%	2.08
4	122 Hempstead Court	TwnIntUn	\$449900	\$430000	\$272600	4/23/2010	66	95.58%	1.58
5	70 Valley Road	CapeCod	\$489000	\$475000	\$274300	4/20/2010	9	97.14%	1.73
6	41 Valley Road	CapeCod	\$515000	\$515000	\$292100	4/26/2010	9	100%	1.76
7	6 Rolling Hill Court	TwnIntUn	\$545000	\$530000	\$406900	4/29/2010	182	97.25%	1.3
8	29 Station Road	Victrian	\$549000	\$525000	\$326400	4/14/2010	50	95.63%	1.61
9	2 Tracy Lane	Colonial	\$660000	\$660000	\$419400	4/30/2010	18	100%	1.57
10	41 Knollwood Avenue	Colonial	\$689900	\$680000	\$326800	4/9/2010	17	98.57%	2.08
11	123 Green Village Road	Colonial	\$778000	\$710000	\$380900	4/29/2010	33	91.26%	1.86
12	32 Pine Avenue	Colonial	\$850000	\$827000	\$439900	4/23/2010	77	97.29%	1.88
13	15 Green Hill Road	Colonial	\$1119000	\$1060000	\$706200	4/29/2010	20	94.73%	1.5
14	21 Norman Circle	Colonial	\$1785000	\$1600000	\$0	4/1/2010	141	89.64%	0
15	1 Colonial Way	Colonial	\$2185000	\$2030000	\$1031100	4/28/2010	31	92.91%	1.97
AVERAGES			\$781705	\$737933			69	94.40%	1.59



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Average Days on Market	69
Average List Price	\$781,705
Average Sales Price	\$737,933
% of List Price to Sales Price	94.40%
Sales Price to Assessed Value Ratio	1.59
# of Units for the Month	15