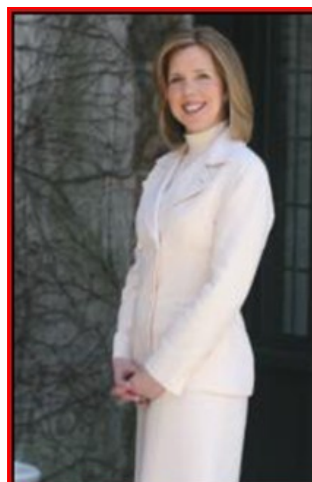
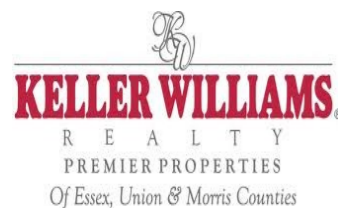




Madison **December 2010** Market Activity

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	60 Brooklake Road	Colonial	\$339,900	\$325,000	\$208,200	12/03/2010	112	95.62%	1.56
2	58 Knollwood Avenue	CapeCod	\$429,000	\$418,000	\$255,700	12/16/2010	38	97.44%	1.63
3	15 Sherwood Avenue	Colonial	\$449,900	\$400,000	\$269,300	12/03/2010	12	88.91%	1.49
4	119 Madison Avenue	SplitLev	\$450,000	\$425,000	\$356,300	12/17/2010	301	94.44%	1.19
5	52 Cambridge Court	TwnIntUn	\$469,000	\$450,000	\$234,300	12/17/2010	29	95.95%	1.92
6	5 Delbarton Drive	SplitLev	\$525,000	\$521,000	\$285,100	12/14/2010	26	99.24%	1.83
7	11 Ashland Road	SplitLev	\$539,000	\$525,000	\$314,600	12/10/2010	22	97.40%	1.67
8	9 Spring Garden Drive	SplitLev	\$549,000	\$540,000	\$319,900	12/17/2010	10	98.36%	1.69
9	133 Kingston Court	TwnIntUn	\$549,999	\$535,000	\$343,300	12/14/2010	100	97.27%	1.56
10	9 Albright Circle	Ranch	\$599,000	\$565,000	\$320,500	12/09/2010	56	94.32%	1.76
11	235 Greenwood Avenue	Bi-Level	\$619,000	\$590,000	\$293,200	12/28/2010	39	95.32%	2.01
AVERAGES			\$501,709	\$481,273			68	95.93%	1.66



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Average Days on Market	68
Average List Price	\$501,709
Average Sales Price	\$481,273
% of List Price to Sales Price	95.93%
Sales Price to Assessed Value Ratio	1.66
# of Units for the Month	11