

Livingston February 2010 Market Activity

| Units | Address | Style | List Price | Sales Price | Total Assess | Close Date | DOM | LP:SP | SP:AV |
|----------|------------------|-----------|------------|-------------|--------------|------------|-----|---------|-------|
| 1 | 41 McCall Ave | Colonial | \$295,000 | \$285,000 | \$43,100 | 2/4/2010 | 23 | 96.61% | 6.61 |
| 2 | 15 Wynnewood Rd | Colonial | \$464,000 | \$441,000 | \$467,500 | 2/16/2010 | 62 | 95.04% | 0.94 |
| 3 | 30 Washington Ct | SplitLev | \$369,000 | \$378,000 | \$438,000 | 2/19/2010 | 42 | 102.44% | 0.86 |
| 4 | 115 Crown Ct | TwndEndUn | \$510,000 | \$498,000 | \$495,800 | 2/26/2010 | 93 | 97.65% | 1.00 |
| AVERAGES | | | \$409,500 | \$400,500 | | | 55 | 97.93% | 2.36 |

Average Days on Market 55
Average List Price \$409,500
Average Sales Price \$400,500
% of List Price to Sales Price 97.93%
Sales Price to Assessed Value Ratio 2.36
of Units for the Month 4





RESIDENTIAL BROKERAGE

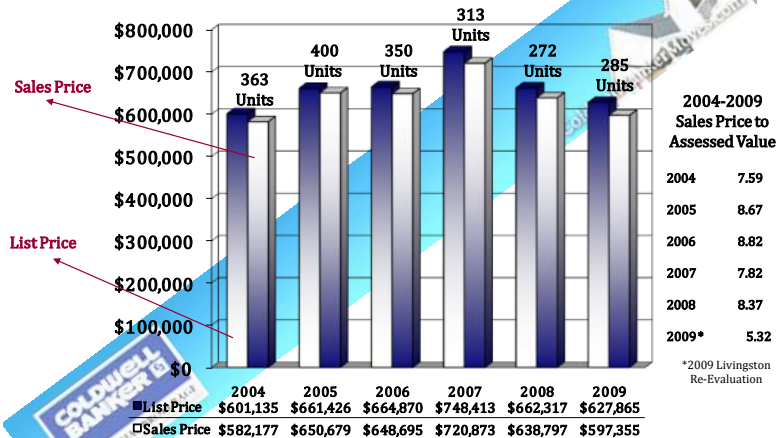
FLASHBACK!!!!
February 2010 YTD:
AVG YTD Sales Price: \$885,143
DOM: 84
#Units YTD: 14
SP:AV 7.23

Livingston 2010 Year to Date Market Trends

| | January | February | March | April | May | June | July | August | September | October | November | December | YTD AVG |
|--------------------------------|-----------|-----------|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|-----------|
| Average List Price | \$720,664 | \$409,500 | | | | | | | | | | | \$651,517 |
| Average Sales Price | \$694,714 | \$400,500 | | | | | | | | | | | \$629,333 |
| Days on Market | 66 | 55 | | | | | | | | | | | 64 |
| % of List Price to Sales Price | 96.84% | 97.93% | | | | | | | | | | | 97.09% |
| Sales Price to Assessed Value | 0.97 | 2.36 | | | | | | | | | | | 1.28 |
| # Units Sold | 14 | 4 | | | | | | | | | | | 18 |

Livingston Market Averages 2004-2009

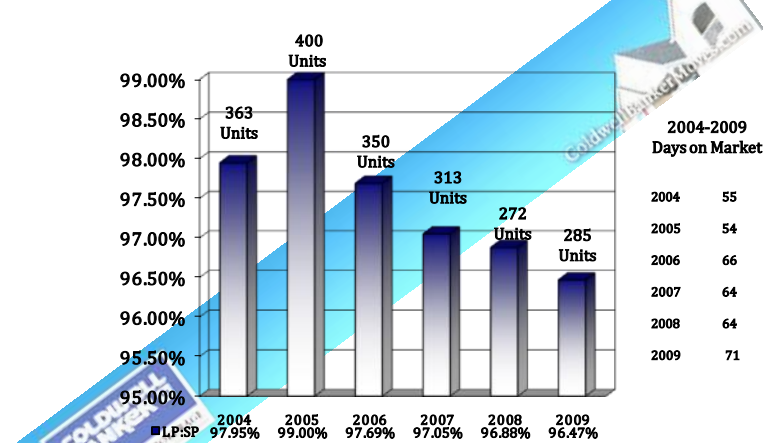
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.

Livingston Market Averages 2004-2009

PERCENT OF LIST PRICE TO SALES PRICE & DAYS ON MARKET



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