

Madison January 2010 Market Activity

| Units | Address | Style | List Price | Sales Price | Total Assess | Close Date | DOM | LP:SP | SP:AV |
|----------|--------------------|--------------|-------------|-------------|--------------|------------|-----|--------|-------|
| 1 | 5 Broadway | CapeCod | \$379,900 | \$345,000 | \$286,900 | 1/12/2010 | 84 | 90.81% | 1.20 |
| 2 | 8 Anthony Dr | CapeCod | \$599,000 | \$580,000 | \$298,700 | 1/13/2010 | 17 | 96.83% | 1.94 |
| 3 | 19 Rolling Hill Ct | TwnIntUn | \$615,000 | \$555,000 | \$434,800 | 1/15/2010 | 119 | 90.24% | 1.28 |
| 4 | 19 Norman Cir | CapeCod | \$719,000 | \$685,000 | \$445,500 | 1/15/2010 | 32 | 95.27% | 1.54 |
| 5 | 4 Westerly Ave | Colonial | \$1,295,000 | \$1,150,000 | \$363,000 | 1/15/2010 | 94 | 88.80% | 3.17 |
| 6 | 17 Fairview Ave | Victrian | \$499,000 | \$440,000 | \$393,400 | 1/19/2010 | 33 | 88.18% | 1.12 |
| 7 | 3 Hillcrest Rd | Tudor /Colon | \$699,000 | \$662,500 | \$619,500 | 1/28/2010 | 195 | 94.78% | 1.07 |
| 8 | 36 Central Ave | Colonial | \$355,000 | \$310,000 | \$164,100 | 1/29/2010 | 57 | 87.32% | 1.89 |
| 9 | 4 Rolling Hill Ct | TwnEndUn | \$610,000 | \$582,000 | \$412,900 | 1/29/2010 | 74 | 95.41% | 1.41 |
| AVERAGES | | | \$641,211 | \$589,944 | | | 78 | 91.96% | 1.62 |

Average Days on Market 78
Average List Price \$641,211
Average Sales Price \$589,944
% of List Price to Sales Price 91.96%
Sales Price to Assessed Value Ratio 1.62
of Units for the Month 9





RESIDENTIAL BROKERAGE

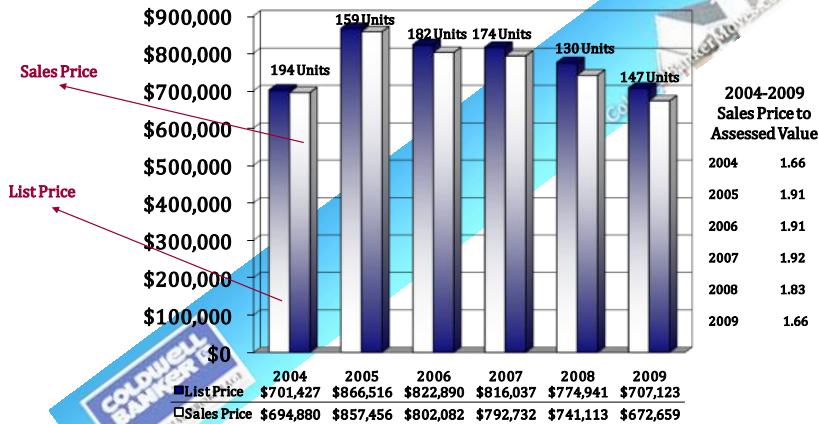
FLASHBACK!!!!
January 2010 YTD:
AVG YTD Sales Price: \$542,875
DOM: 65
#Units YTD: 8
SP:AV 1.65

Madison 2010 Year to Date Market Trends

| | January | February | March | April | May | June | July | August | September | October | November | December | YTD AVG |
|--------------------------------|-----------|----------|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|-----------|
| Average List Price | \$641,211 | | | | | | | | | | | | \$641,211 |
| Average Sales Price | \$589,944 | | | | | | | | | | | | \$589,944 |
| Days on Market | 78 | | | | | | | | | | | | 78 |
| % of List Price to Sales Price | 91.96% | | | | | | | | | | | | 91.96% |
| Sales Price to Assessed Value | 1.62 | | | | | | | | | | | | 1.62 |
| # Units Sold | 9 | | | | | | | | | | | | 9 |

Madison Market Averages 2004-2009

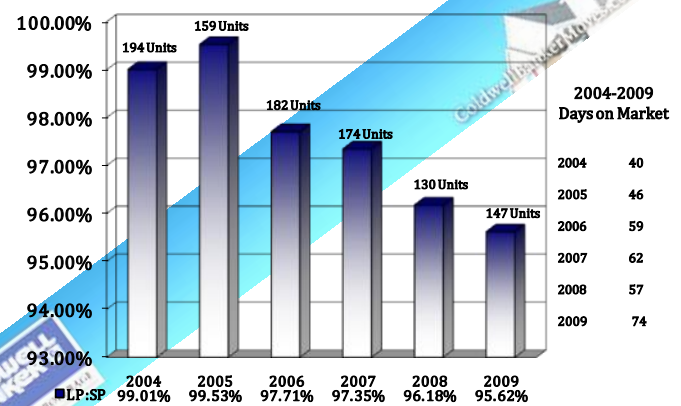
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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

Madison Market Averages 2004-2009

PERCENTAGE OF LIST PRICE TO SALES PRICE & DAYS ON MARKET



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