

Madison March 2010 Market Activity

| Units | Address | Style | List Price | Sales Price | Total Assess | Close Date | DOM | LP:SP | SP:AV |
|----------|--------------------|---------------|-------------|-------------|--------------|------------|-----|---------|-------|
| 1 | 14 Forest Rd | Colonial | \$489,000 | \$460,000 | \$385,000 | 3/1/2010 | 186 | 94.07% | 1.19 |
| 2 | 25 Bedford Ct | TwnIntUn | \$539,900 | \$539,900 | \$296,900 | 3/1/2010 | 92 | 100.00% | 1.82 |
| 3 | 8 Hoyt St | Colonial | \$1,399,000 | \$1,360,000 | \$767,200 | 3/1/2010 | 9 | 97.21% | 1.77 |
| 4 | 20 Highland Ave | Colonial | \$1,800,000 | \$1,675,000 | \$810,400 | 3/3/2010 | 124 | 93.06% | 2.07 |
| 5 | 9 Howard St | CapeCod /Colo | \$475,000 | \$455,000 | \$242,400 | 3/4/2010 | 31 | 95.79% | 1.88 |
| 6 | 43 Fairwood Road | Colonial | \$718,900 | \$700,000 | \$425,400 | 3/5/2010 | 27 | 97.37% | 1.65 |
| 7 | 128 Ridgedale Ave | Colonial | \$399,000 | \$399,000 | \$274,200 | 3/12/2010 | 7 | 100.00% | 1.46 |
| 8 | 134 Central Avenue | Colonial | \$525,000 | \$500,000 | \$303,600 | 3/15/2010 | 233 | 95.24% | 1.65 |
| 9 | 15 Surrey Ln | SplitLev | \$499,900 | \$467,500 | \$283,700 | 3/18/2010 | 61 | 93.52% | 1.65 |
| 10 | 5 Kensington Rd. | CapeCod | \$434,500 | \$422,500 | \$238,900 | 3/19/2010 | 288 | 97.24% | 1.77 |
| 11 | 1 Broadview Ave | SplitLev | \$669,000 | \$632,500 | \$469,900 | 3/23/2010 | 86 | 94.54% | 1.35 |
| 12 | 54 Morris Pl | Colonial | \$869,000 | \$854,000 | \$427,300 | 3/23/2010 | 26 | 98.27% | 2.00 |
| 13 | 24 Gibbons Pl | Colonial | \$475,000 | \$420,000 | \$229,200 | 3/25/2010 | 39 | 88.42% | 1.83 |
| 14 | 81 Ridgedale Ave | Colonial | \$865,000 | \$845,000 | \$440,900 | 3/31/2010 | 134 | 97.69% | 1.92 |
| 15 | 28 Alma Avenue | Colonial/Cust | \$1,050,000 | \$963,000 | \$527,100 | 3/31/2010 | 55 | 91.71% | 1.83 |
| AVERAGES | | | \$747,213 | \$712,893 | | | 93 | 95.61% | 1.72 |

Average Days on Market 93
Average List Price \$747,213
Average Sales Price \$712,893
% of List Price to Sales Price 95.61%
Sales Price to Assessed Value Ratio 1.72
of Units for the Month 15



RESIDENTIAL BROKERAGE



RESIDENTIAL BROKERAGE



RESIDENTIAL BROKERAGE

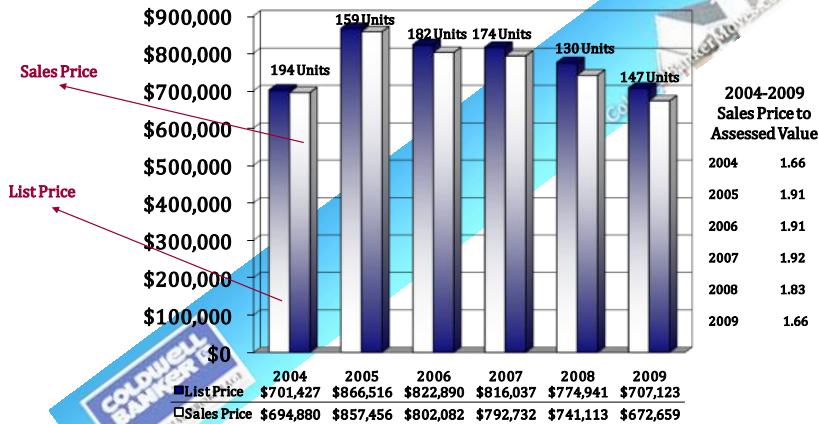
FLASHBACK!!!!
March 2010 YTD:
AVG YTD Sales Price: \$596,360
DOM: 84
#Units YTD: 20
SP:AV 1.60

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 | \$697,150 | \$747,213 | | | | | | | | | | \$705,400 |
| Average Sales Price | \$589,944 | \$671,682 | \$712,893 | | | | | | | | | | \$667,766 |
| Days on Market | 78 | 53 | 93 | | | | | | | | | | 81 |
| % of List Price to Sales Price | 91.96% | 96.11% | 95.61% | | | | | | | | | | 94.62% |
| Sales Price to Assessed Value | 1.62 | 1.62 | 1.72 | | | | | | | | | | 1.67 |
| # Units Sold | 9 | 6 | 15 | | | | | | | | | | 30 |

Madison Market Averages 2004-2009

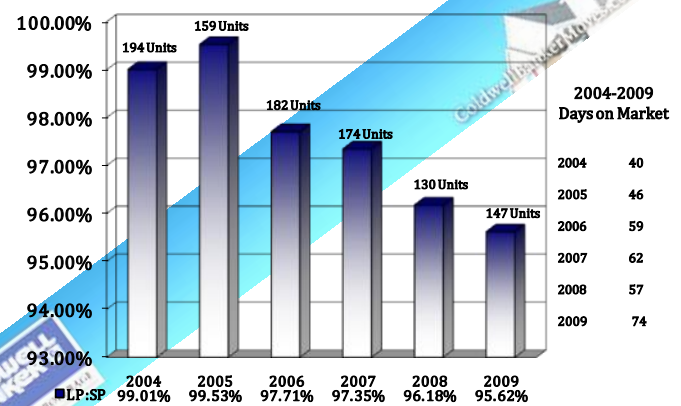
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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.