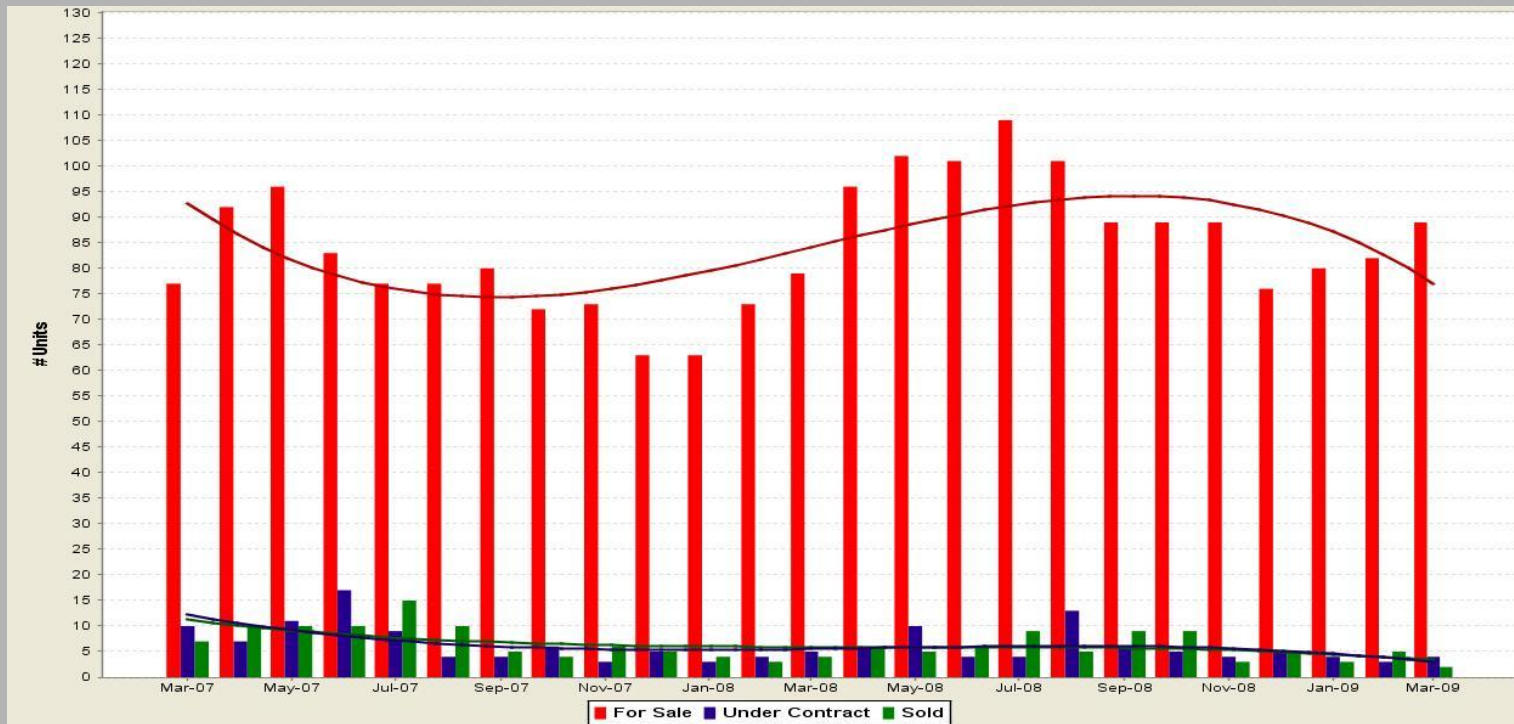


## Market Dynamics

### Supply & Demand - # Units (FS, UC, Sold)

#### 2 Years (Monthly) 03/01/07 - 03/31/09



#### KEY INFORMATION

	Mar-07	Mar-09	# Units Change	Percent Change
For Sale	77	89	12	15.6
Under Contract	10	4	-6	-60.0
Sold	7	2	-5	-71.4

MLS: MAX-EBRD	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Detached Single, Condo, PatioHome/Villa, Townhouse, Res Other)					Sq Ft: All
MLS Areas:	4600					



## Market Dynamics

### Supply & Demand - # Units (FS, UC, Sold) 2 Years (Monthly) 03/01/07 - 03/31/09

Empire Realty Associates

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
Mar-09	89	123	4	136	2	220	7	204	18
Feb-09	82	126	3	76	5	107	8	181	17
Jan-09	80	132	4	133	3	115	11	148	20
Dec-08	76	140	5	162	5	106	11	105	8
Nov-08	89	120	4	100	3	152	17	98	11
Oct-08	89	113	5	155	9	139	6	120	14
Sep-08	89	112	6	93	9	62	8	222	18
Aug-08	101	110	13	96	5	80	17	128	14
Jul-08	109	102	4	68	9	103	18	117	24
Jun-08	101	109	4	191	6	96	10	154	15
May-08	102	97	10	67	5	85	7	121	21
Apr-08	96	90	6	71	6	111	10	107	31
Mar-08	79	109	5	112	4	86	9	175	17
Feb-08	73	105	4	111	3	71	7	67	19
Jan-08	63	110	3	71	4	61	6	126	17
Dec-07	63	114	5	69	5	77	12	126	5
Nov-07	73	98	3	66	6	40	12	114	18
Oct-07	72	93	6	46	4	68	11	78	10
Sep-07	80	81	4	60	5	41	14	100	18
Aug-07	77	80	4	37	10	96	11	123	22
Jul-07	77	80	9	58	15	58	13	103	16
Jun-07	83	71	17	77	10	67	5	55	15
May-07	96	60	11	72	10	54	17	56	32
Apr-07	92	60	7	64	10	84	21	69	34
Mar-07	77	71	10	82	7	26	9	101	23