

February Annual YTD Summary - Sales from \$0 = \$249,999

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Number of Sales	534	493	511	554	673	408	90	154	226	622	941	977
Total List Price	\$ 73,355,773	\$ 71,780,414	\$ 79,858,804	\$ 95,812,697	\$ 120,866,719	\$ 83,491,146	\$ 17,961,450	\$ 31,345,629	\$ 44,648,754	\$ 90,380,981	\$ 132,846,471	\$ 134,291,688
Totd Sold Volume	\$ 70,237,295	\$ 69,132,134	\$ 76,850,475	\$ 91,642,491	\$ 114,673,678	\$ 81,530,187	\$ 17,300,341	\$ 29,039,500	\$ 39,669,359	\$ 82,506,277	\$ 123,666,768	\$ 125,505,935
List / Sell Ratio	95.75%	96.31%	96.23%	95.65%	94.88%	97.65%	96.32%	92.64%	88.85%	91.29%	93.09%	93.46%
Average Sales Price	\$131,531	\$140,227	\$150,392	\$165,420	\$170,392	\$199,829	\$192,226	\$188,568	\$175,528	\$132,647	\$131,421	\$128,461
Median Price							\$ 200,945	\$ 185,000	\$ 128,900	\$ 130,000	\$ 125,000	
Average Days on Market	97	99	89	90	124	82	110	241	157	129	149	140
% Volume Compared to Previous Year		98.43%	111.16%	119.25%	125.13%	71.10%	21.22%	167.86%	136.60%	207.98%	149.89%	101.49%
% ASP Compared to Previous Year		106.61%	107.25%	109.99%	103.01%	117.28%	96.20%	98.10%	93.08%	75.57%	99.08%	97.75%

February Annual YTD Summary - Sales from \$250,000 - \$499,999

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Number of Sales	80	87	94	202	371	750	508	298	293	217	316	300
Total List Price	\$ 29,381,989	\$ 31,650,100	\$ 33,602,050	\$ 71,907,729	\$ 134,194,115	\$ 268,936,980	\$ 188,697,728	\$ 110,639,167	\$ 111,935,010	\$ 81,155,397	\$ 116,243,159	\$ 112,457,213
Totd Sold Volume	\$ 28,034,425	\$ 30,270,750	\$ 32,224,150	\$ 68,432,880	\$ 128,616,387	\$ 260,743,175	\$ 182,759,610	\$ 103,300,262	\$ 101,942,557	\$ 73,077,951	\$ 107,060,401	\$ 103,699,842
List / Sell Ratio	95.41%	95.64%	95.90%	95.17%	95.84%	96.95%	96.85%	93.37%	91.07%	90.05%	92.10%	92.21%
Average Sales Price	\$350,430	\$347,940	\$342,810	\$338,777	\$346,675	\$347,658	\$359,763	\$346,645	\$347,927	\$336,765	\$338,799	\$345,666
Median Price							\$ 335,000	\$ 335,000	\$ 322,000	\$ 329,500	\$ 330,000	
Average Days on Market	75	106	105	125	160	94	104	150	180	189	198	179
% Volume Compared to Previous Year		107.98%	106.45%	212.37%	187.95%	202.73%	70.09%	56.52%	98.69%	71.69%	146.50%	96.86%
% ASP Compared to Previous Year		99.29%	98.53%	98.82%	102.33%	100.28%	103.48%	96.35%	100.37%	96.79%	100.60%	102.03%

February Annual YTD Summary - Sales from \$500,000 to 749,999

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Number of Sales	54	70	63	86	114	248	179	108	103	63	100	87
Total List Price	\$ 34,848,600	\$ 45,381,400	\$ 40,738,567	\$ 55,483,575	\$ 73,013,819	\$ 155,347,561	\$ 112,418,270	\$ 69,396,559	\$ 67,409,919	\$ 41,936,886	\$ 65,014,317	\$ 57,220,995
Totd Sold Volume	\$ 33,092,800	\$ 42,751,000	\$ 38,269,678	\$ 52,816,025	\$ 69,195,553	\$ 150,599,582	\$ 108,429,729	\$ 64,546,620	\$ 61,482,022	\$ 37,938,900	\$ 59,131,550	\$ 52,247,300
List / Sell Ratio	94.96%	94.20%	93.94%	95.19%	94.77%	96.94%	96.45%	93.01%	91.21%	90.47%	90.95%	91.31%
Average Sales Price	\$612,830	\$610,729	\$607,455	\$614,140	\$606,979	\$607,256	\$605,753	\$597,654	\$596,913	\$602,205	\$591,316	\$600,544
Median Price							\$ 585,000	\$ 580,000	\$ 590,000	\$ 585,000	\$ 591,000	
Average Days on Market	127	129	165	132	202	151	115	177	184	179	259	191
% Volume Compared to Previous Year		129.19%	89.52%	138.01%	131.01%	217.64%	72.00%	59.53%	95.25%	61.71%	155.86%	88.36%
% ASP Compared to Previous Year		99.66%	99.46%	101.10%	98.83%	100.05%	99.75%	98.66%	99.88%	100.89%	98.19%	101.56%

February Annual YTD Summary - Sales from \$750,000 - \$999,999

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Number of Sales	50	50	36	39	67	133	101	54	39	26	39	44
Total List Price	\$ 45,018,657	\$ 44,928,200	\$ 33,171,300	\$ 36,180,200	\$ 60,658,800	\$ 118,694,264	\$ 88,595,448	\$ 49,453,964	\$ 37,689,488	\$ 26,214,588	\$ 37,592,900	\$ 42,914,495
Told Sold Volume	\$ 43,427,506	\$ 43,747,475	\$ 30,937,500	\$ 33,252,340	\$ 57,221,400	\$ 114,645,704	\$ 86,111,038	\$ 46,114,693	\$ 33,755,300	\$ 22,282,500	\$ 33,638,700	\$ 38,534,650
List / Sell Ratio	96.47%	97.37%	93.27%	91.91%	94.33%	96.59%	97.20%	93.25%	89.56%	85.00%	89.48%	89.79%
Average Sales Price	\$868,550	\$874,950	\$859,375	\$852,624	\$854,051	\$861,998	\$852,585	\$853,976	\$865,521	\$857,019	\$862,531	\$875,788
Median Price								\$ 847,500	\$ 862,500	\$ 855,000	\$ 860,000	\$ 893,250
Average Days on Market	117	128	144	189	234	173	122	160	205	286	332	226
% Volume Compared to Previous Year		100.74%	70.72%	107.48%	172.08%	200.35%	75.11%	53.55%	73.20%	66.01%	150.96%	114.55%
% ASP Compared to Previous Year		100.74%	98.22%	99.21%	100.17%	100.93%	98.91%	100.16%	101.35%	99.02%	100.64%	101.54%

February Annual YTD Summary - All Sales \$1M +

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Number of Sales	58	63	51	83	110	233	154	139	128	60	79	86
Total List Price	\$ 133,240,000	\$ 160,641,330	\$ 101,793,000	\$ 184,855,694	\$ 275,154,900	\$ 527,844,009	\$ 382,376,565	\$ 337,060,455	\$ 309,053,608	\$ 150,801,389	\$ 213,494,999	\$ 216,060,480
Told Sold Volume	\$ 122,801,388	\$ 149,222,165	\$ 93,821,500	\$ 171,399,361	\$ 249,485,500	\$ 491,128,794	\$ 357,143,390	\$ 306,303,640	\$ 276,215,725	\$ 129,952,500	\$ 180,726,640	\$ 188,041,747
List / Sell Ratio	92.17%	92.89%	92.17%	92.72%	90.67%	93.04%	93.40%	90.87%	89.37%	86.17%	84.65%	87.03%
Average Sales Price	\$2,117,265	\$2,368,606	\$1,839,637	\$2,065,053	\$2,268,050	\$2,107,849	\$2,319,113	\$2,203,623	\$2,157,935	\$2,165,875	\$2,287,679	\$2,186,532
Median Price								\$ 1,750,000	\$ 1,662,500	\$ 1,850,000	\$ 1,500,000	\$ 1,557,500
Average Days on Market	158	153	175	223	259	223	216	226	238	283	254	242
% Volume Compared to Previous Year		121.52%	62.87%	182.69%	145.56%	196.86%	72.72%	85.76%	90.18%	47.05%	139.07%	104.05%
% ASP Compared to Previous Year		111.87%	77.67%	112.25%	109.83%	92.94%	110.02%	95.02%	97.93%	100.37%	105.62%	95.58%

February Annual YTD Summary - Sales \$1M - \$2M

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Number of Sales	32	38	38	54	71	150	90	88	80	36	50	56
Total List Price	\$ 46,714,000	\$ 56,761,330	\$ 57,083,000	\$ 79,345,694	\$ 106,409,900	\$ 220,767,299	\$ 129,659,200	\$ 140,520,455	\$ 124,072,109	\$ 57,627,998	\$ 77,481,000	\$ 85,500,480
Told Sold Volume	\$ 43,030,000	\$ 53,391,165	\$ 53,369,000	\$ 73,711,861	\$ 98,095,500	\$ 206,494,737	\$ 122,401,760	\$ 126,578,870	\$ 109,858,500	\$ 49,975,000	\$ 66,981,900	\$ 75,051,747
List / Sell Ratio	92.11%	94.06%	93.49%	92.90%	92.19%	93.54%	94.40%	90.08%	88.54%	86.72%	86.45%	87.78%
Average Sales Price	\$1,344,688	\$1,405,031	\$1,404,447	\$1,365,034	\$1,381,627	\$1,376,632	\$1,360,020	\$1,438,396	\$1,373,231	\$1,388,194	\$1,339,638	\$1,340,210
Median Price								\$ 1,379,060	\$ 1,288,000	\$ 1,332,500	\$ 1,325,000	\$ 1,289,092
Average Days on Market	141	151	182	232	254	205	160	203	230	266	228	226
% Volume Compared to Previous Year		124.08%	99.96%	138.12%	133.08%	210.50%	59.28%	103.41%	86.79%	45.49%	134.03%	112.05%
% ASP Compared to Previous Year		104.49%	99.96%	97.19%	101.22%	99.64%	98.79%	105.76%	95.47%	101.09%	96.50%	100.04%

February Annual YTD Summary - Sales \$2M - \$5M

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Number of Sales	25	22	11	27	33	71	53	41	40	22	24	25
Total List Price	\$ 80,651,000	\$ 70,180,000	\$ 28,660,000	\$ 87,260,000	\$ 109,245,000	\$ 211,957,710	\$ 165,742,365	\$ 120,986,000	\$ 131,237,499	\$ 77,598,391	\$ 76,864,000	\$ 80,160,000
Told Sold Volume	\$ 74,271,388	\$ 65,431,000	\$ 26,632,500	\$ 80,562,500	\$ 100,040,000	\$ 196,765,695	\$ 151,917,115	\$ 112,309,302	\$ 118,832,225	\$ 67,187,500	\$ 67,694,740	\$ 69,950,000
List / Sell Ratio	92.09%	93.23%	92.93%	92.32%	91.57%	92.83%	91.66%	92.83%	90.55%	86.58%	88.07%	87.26%
Average Sales Price	\$2,970,856	\$2,974,136	\$2,421,136	\$2,983,796	\$3,031,515	\$2,771,348	\$2,866,361	\$2,739,251	\$2,970,806	\$3,053,977	\$2,820,614	\$2,798,000
Median Price								\$ 2,500,000	\$ 2,897,500	\$ 2,970,000	\$ 2,412,500	\$ 2,600,000
Average Days on Market	184	137	153	220	255	254	294	269	246	325	299	289
% Volume Compared to Previous Year		88.10%	40.70%	302.50%	124.18%	196.69%	77.21%	73.93%	105.81%	56.54%	100.75%	103.33%
% ASP Compared to Previous Year		100.11%	81.41%	123.24%	101.60%	91.42%	103.43%	95.57%	108.45%	102.80%	92.36%	99.20%

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February Annual YTD Summary - Sales \$5M +

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Number of Sales	1	3	2	2	6	12	11	10	8	2	5	5
Total List Price	\$ 5,875,000	\$ 33,700,000	\$ 16,050,000	\$ 18,250,000	\$ 59,500,000	\$ 95,119,000	\$ 86,975,000	\$ 75,554,000	\$ 53,744,000	\$ 15,575,000	\$ 59,149,999	\$ 50,400,000
Told Sold Volume	\$ 5,500,000	\$ 30,400,000	\$ 13,825,000	\$ 17,125,000	\$ 51,350,000	\$ 87,868,362	\$ 82,824,515	\$ 67,415,468	\$ 47,525,000	\$ 12,790,000	\$ 46,050,000	\$ 43,040,000
List / Sell Ratio	93.62%	90.21%	86.14%	93.84%	86.30%	92.38%	95.23%	89.23%	88.43%	82.12%	77.85%	85.40%
Average Sales Price	\$5,500,000	\$10,133,333	\$6,912,500	\$8,562,500	\$8,558,333	\$7,322,364	\$7,529,501	\$6,741,547	\$5,940,625	\$6,395,000	\$9,210,000	\$8,608,000
Median Price								\$ 6,300,000	\$ 5,475,000	\$ 6,395,000	\$ 6,050,000	\$ 7,950,000
Average Days on Market	38	290	153	35	334	59	308	253	290	129	295	197
% Volume Compared to Previous Year		552.73%	45.48%	123.87%	299.85%	171.12%	94.26%	81.40%	62.90%	26.91%	360.05%	93.46%
% ASP Compared to Previous Year		184.24%	68.22%	123.87%	99.95%	85.56%	102.83%	89.54%	88.12%	107.65%	144.02%	93.46%

February Annual YTD Summary - Overall Sales

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Number of Sales	776	763	755	964	1335	1772	1032	753	789	988	1475	1494
Total List Price	\$ 315,845,019	\$ 354,381,444	\$ 289,163,721	\$ 444,239,895	\$ 663,888,353	\$ 1,154,313,960	\$ 790,049,461	\$ 597,895,774	\$ 570,736,779	\$ 390,489,241	\$ 565,191,846	\$ 562,944,871
Told Sold Volume	\$ 297,593,414	\$ 335,123,524	\$ 272,108,303	\$ 417,543,097	\$ 619,192,518	\$ 1,098,647,442	\$ 751,744,108	\$ 549,304,715	\$ 513,064,963	\$ 345,758,128	\$ 504,224,059	\$ 508,029,474
List / Sell Ratio	94.22%	94.57%	94.10%	93.99%	93.27%	95.18%	95.15%	91.87%	89.90%	88.54%	89.21%	90.24%
Average Sales Price	\$383,497	\$439,218	\$360,408	\$433,136	\$463,815	\$620,004	\$728,434	\$729,488	\$650,272	\$349,958	\$341,847	\$340,047
Median Price								\$ 399,000	\$ 385,000	\$ 190,000	\$ 184,500	\$ 172,000
Average Days on Market	218	122	106	117	158	122	125	187	185	159	177	159
% Volume Compared to Previous Year		112.61%	81.20%	153.45%	148.29%	177.43%	68.42%	73.07%	85.81%	67.39%	145.83%	100.75%
% ASP Compared to Previous Year		114.53%	82.06%	120.18%	107.08%	133.68%	117.49%	100.14%	89.14%	53.82%	97.68%	99.47%