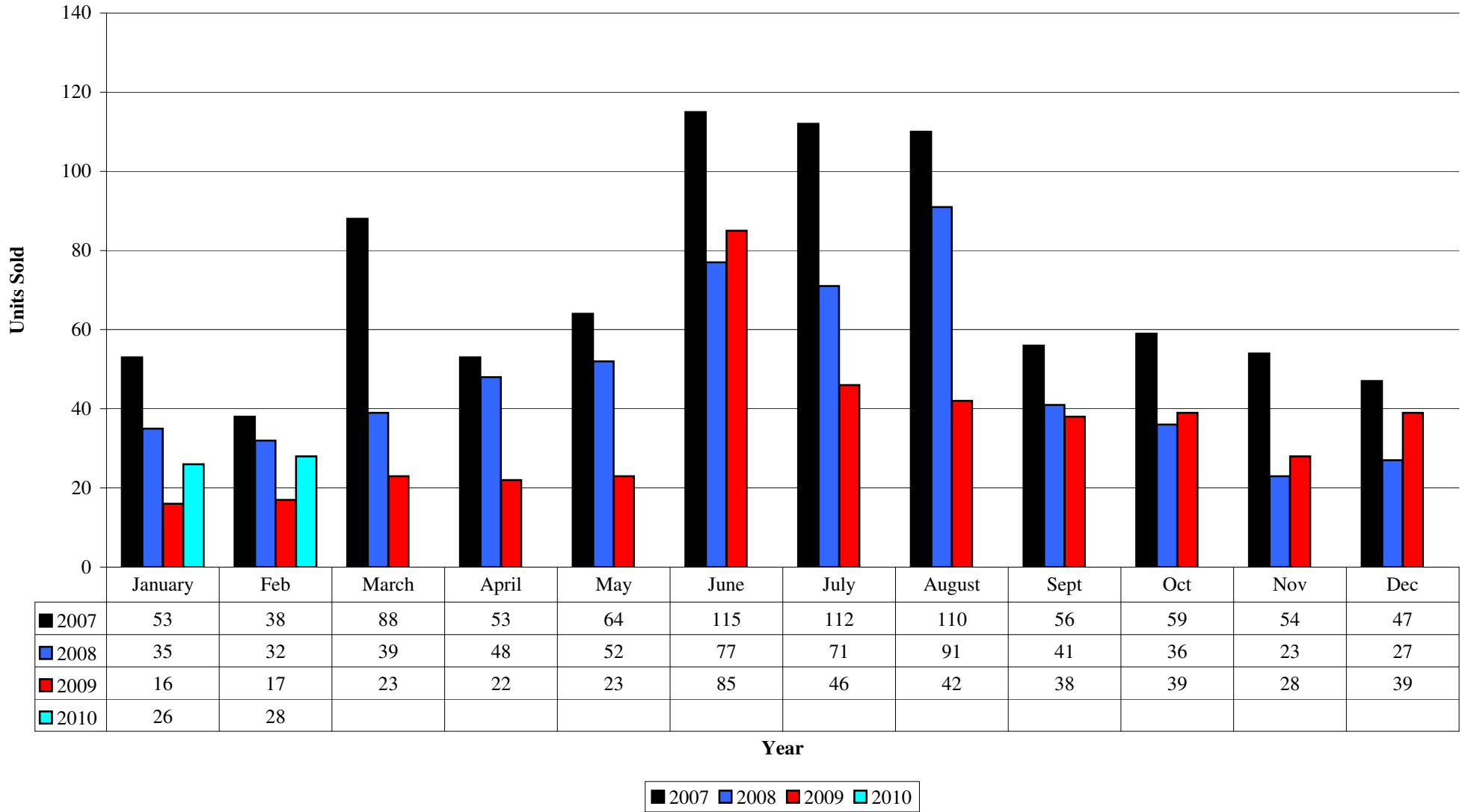


North Shore Million Dollar Home Sales



The chart and the numbers describe the sales and prices of homes valued by the market in excess of \$1 million by month for the last five years. Produced by NSBAR from information in MRED

Sales IN NSBAR territory over One Million from 01/2004 through today

| | | | | |
|------|------|------|------|------|
| 2004 | 2005 | 2006 | 2007 | 2008 |
| 671 | 935 | 878 | 849 | 572 |



Median Price of those sold

| | | | | |
|-----------|-----------|-----------|-----------|-----------|
| 1,412,321 | 1,386,937 | 1,401,528 | 1,475,000 | 1,407,750 |
|-----------|-----------|-----------|-----------|-----------|

| By month | 2005 | | | | 2006 | | | | 2007 | | | |
|----------|--------|--------------|-----------|---------------|--------|--------------|-----------|---------------|--------|--------------|-----------|---------------|
| | #Units | % chng Units | Median | total volume | #Units | % chng Units | Median | total volume | #Units | % chng Units | Median | total volume |
| January | 38 | | 1,488,250 | 62,974,012 | 55 | 44.7% | 1,380,563 | 94,925,200 | 53 | -3.6% | 1,450,000 | 92,010,608 |
| Feb | 38 | | 1,372,810 | 54,833,116 | 42 | 10.5% | 1,426,000 | 71,370,496 | 38 | -9.5% | 1,740,124 | 71,863,696 |
| March | 61 | | 1,250,000 | 85,206,048 | 62 | 1.6% | 1,480,000 | 119,177,000 | 88 | 41.9% | 1,465,000 | 153,966,432 |
| April | 61 | | 1,400,000 | 91,147,152 | 76 | 24.6% | 1,452,500 | 136,336,112 | 53 | -30.3% | 1,522,000 | 95,211,504 |
| May | 62 | | 1,451,250 | 104,719,000 | 80 | 29.0% | 1,400,000 | 131,782,528 | 64 | -20.0% | 1,550,000 | 118,407,000 |
| June | 141 | | 1,399,000 | 221,784,624 | 140 | -0.7% | 1,386,000 | 225,463,568 | 115 | -17.9% | 1,420,000 | 190,558,025 |
| July | 112 | | 1,425,000 | 189,560,016 | 78 | -30.4% | 1,301,500 | 129,389,024 | 112 | 43.6% | 1,360,000 | 207,659,710 |
| August | 126 | | 1,400,000 | 209,677,344 | 72 | -42.9% | 1,423,250 | 197,646,896 | 110 | 52.8% | 1,467,500 | 185,013,449 |
| Sept | 95 | | 1,365,000 | 162,314,352 | 82 | -13.7% | 1,337,500 | 139,288,867 | 56 | -31.7% | 1,337,500 | 94,931,448 |
| Oct | 71 | | 1,310,000 | 118,789,248 | 42 | -40.8% | 1,450,000 | 71,372,336 | 59 | 40.5% | 1,525,000 | 111,282,000 |
| Nov | 59 | | 1,395,000 | 100,133,328 | 66 | 11.9% | 1,379,500 | 107,524,840 | 54 | -18.2% | 1,560,000 | 92,370,297 |
| Dec | 71 | | 1,350,000 | 119,999,592 | 83 | 16.9% | 1,400,000 | 167,101,792 | 47 | -43.4% | 1,389,000 | 73,374,089 |
| | 935 | | 1,386,937 | 1,521,137,832 | 878 | -6.1% | 1,401,528 | 1,591,378,659 | 849 | -3.3% | 1475000 | 1,486,648,258 |

| By month | 2008 | | | | 2009 | | | | 2010 | | | |
|----------|--------|--------------|-----------|--------------|--------|--------------|-----------|--------------|--------|--------------|-----------|--------------|
| | #Units | % chng Units | Median | total volume | #Units | % chng Units | Median | total volume | #Units | % chng Units | Median | total volume |
| January | 35 | -34.0% | 1,450,000 | 59,093,050 | 16 | -54.3% | 1,382,500 | 30,145,500 | 26 | 62.5% | 1,255,750 | 38,812,500 |
| Feb | 32 | -15.8% | 1,562,500 | 55,088,000 | 17 | -46.9% | 1,240,000 | 28,235,004 | 28 | 64.7% | 1,318,750 | 43,154,500 |
| March | 39 | -55.7% | 1,490,000 | 66,457,624 | 23 | -41.0% | 1,600,000 | 45,945,000 | | | | |
| April | 48 | -9.4% | 1,366,500 | 80,291,600 | 22 | -54.2% | 1,400,000 | 38,353,250 | | | | |
| May | 52 | -18.8% | 1,380,500 | 79,965,999 | 23 | -55.8% | 1,500,000 | 36,418,999 | | | | |
| June | 77 | -33.0% | 1,404,000 | 126,682,499 | 53 | -31.2% | 1,390,000 | 85,999,000 | | | | |
| July | 71 | -36.6% | 1,422,000 | 128,843,912 | 46 | -35.2% | 1,355,000 | 72,175,008 | | | | |
| August | 91 | -17.3% | 1,335,000 | 139,053,894 | 42 | -53.8% | 1,468,750 | 67,924,962 | | | | |
| Sept | 41 | -26.8% | 1,200,000 | 62,119,800 | 38 | -7.3% | 1,447,500 | 61,510,499 | | | | |
| Oct | 36 | -39.0% | 1,412,500 | 56,691,125 | 39 | 8.3% | 1,250,000 | 59,644,638 | | | | |
| Nov | 23 | -57.4% | 1,275,000 | 38,844,533 | 28 | 21.7% | 1,162,500 | 39,465,905 | | | | |
| Dec | 27 | -42.6% | 1,595,000 | 53,459,002 | 39 | 44.4% | 1,263,000 | 61,733,668 | | | | |
| | 572 | -32.6% | 1,407,750 | 946,591,038 | 386 | -32.5% | 1,371,604 | 627,551,433 | 54 | -86.0% | | 81,967,000 |

The chart and the numbers describe the sales and prices of homes valued by the market in excess of \$1 million by month for the last four years.

Sales IN NSBAR territory over One Million from 01/2004 through today

| 2004 | 2005 | 2006 | 2007 | 2008 |
|------|------|------|------|------|
| 77 | 108 | 87 | 71 | 61 |



Median Price of those sold

| | | | | |
|-----------|-----------|-----------|-----------|-----------|
| 1,426,833 | 1,367,818 | 1,352,886 | 1,475,000 | 1,418,365 |
|-----------|-----------|-----------|-----------|-----------|

| By month | 2005 | | | 2006 | | | 2007 | | | | |
|----------|--------|-----------|--------------|--------|--------------|-----------|--------------|--------|--------------|-----------|--------------|
| | #Units | Median | total volume | #Units | % chng Units | Median | total volume | #Units | % chng Units | Median | total volume |
| January | 4 | 1,422,500 | 6,870,625 | 6 | 50.0% | 1,225,000 | 12,785,000 | 4 | -33.3% | 1,420,000 | 7,590,000 |
| Feb | 6 | 1,420,000 | 9,162,000 | 8 | 33.3% | 1,250,000 | 12,775,000 | 4 | -50.0% | 1,185,000 | 4,720,000 |
| March | 6 | 1,367,500 | 10,835,000 | 4 | -33.3% | 1,230,000 | 5,070,000 | 6 | 50.0% | 1,112,500 | 6,695,000 |
| April | 8 | 1,417,500 | 12,700,000 | 4 | -50.0% | 1,107,500 | 4,465,000 | 3 | -25.0% | 1,040,000 | 4,992,000 |
| May | 9 | 1,400,000 | 13,388,500 | 10 | 11.1% | 1,542,500 | 18,455,000 | 10 | 0.0% | 1,452,500 | 13,754,900 |
| June | 22 | 1,487,000 | 37,908,500 | 15 | -31.8% | 1,237,000 | 21,877,000 | 5 | -66.7% | 1,500,000 | 7,765,000 |
| July | 15 | 1,305,000 | 21,688,500 | 8 | -46.7% | 1,475,000 | 12,223,750 | 12 | 50.0% | 1,197,660 | 16,569,445 |
| August | 11 | 1,225,000 | 16,371,250 | 8 | -27.3% | 1,288,500 | 10,622,000 | 8 | 0.0% | 1,400,000 | 13,570,000 |
| Sept | 8 | 1,146,500 | 10,354,060 | 4 | -50.0% | 1,472,500 | 10,069,000 | 7 | 75.0% | 1,175,000 | 10,268,000 |
| Oct | 9 | 1,310,000 | 16,180,000 | 2 | -77.8% | 1,606,250 | 3,212,500 | 3 | 50.0% | 1,217,000 | 4,103,387 |
| Nov | 4 | 1,545,000 | 6,199,000 | 10 | 150.0% | 1,447,500 | 14,526,850 | 5 | -50.0% | 1,200,000 | 6,295,000 |
| Dec | 6 | 1,162,500 | 10,150,000 | 8 | 33.3% | 1,172,500 | 12,814,932 | 4 | -50.0% | 1,217,750 | 5,110,500 |
| | 108 | 1,367,818 | 171,807,435 | 87 | -19.4% | 1,352,886 | 138,896,032 | 71 | -18.4% | 1475000 | 101,433,232 |

| By month | 2008 | | | 2009 | | | 2010 | | | | | |
|----------|--------|--------------|-----------|--------------|--------|--------------|-----------|--------------|--------|--------------|-----------|--------------|
| | #Units | % chng Units | Median | total volume | #Units | % chng Units | Median | total volume | #Units | % chng Units | Median | total volume |
| January | 8 | 100.0% | 1,665,000 | 13,160,000 | 0 | -100.0% | 0 | 0 | 4 | 100.0% | 1,837,500 | 11,275,000 |
| Feb | 2 | -50.0% | 1,268,500 | 2,537,000 | 2 | 0.0% | 1,527,500 | 3,055,000 | 0 | -100.0% | 0 | 0 |
| March | 2 | -66.7% | 1,296,275 | 2,592,549 | 3 | 50.0% | 1,245,000 | 5,730,000 | | | | |
| April | 6 | 100.0% | 1,102,500 | 7,095,000 | 5 | -16.7% | 1,300,000 | 8,640,373 | | | | |
| May | 9 | -10.0% | 1,235,000 | 16,177,500 | 3 | -66.7% | 1,083,000 | 3,688,000 | | | | |
| June | 4 | -20.0% | 1,325,000 | 9,925,000 | 4 | 0.0% | 1,495,000 | 5,720,000 | | | | |
| July | 7 | -41.7% | 1,300,000 | 10,212,500 | 5 | -28.6% | 1,037,500 | 5,402,500 | | | | |
| August | 8 | 0.0% | 1,195,000 | 15,882,000 | 3 | -62.5% | 1,400,000 | 5,440,000 | | | | |
| Sept | 6 | -14.3% | 1,356,250 | 8,743,550 | 2 | -66.7% | 2,413,500 | 4,827,000 | | | | |
| Oct | 6 | 100.0% | 1,200,000 | 10,290,000 | 1 | -83.3% | 1,250,000 | 1,275,000 | | | | |
| Nov | 2 | -60.0% | 2,687,500 | 5,375,000 | 0 | -100.0% | 0 | 0 | | | | |
| Dec | 1 | -75.0% | 1,389,350 | 1,389,350 | 3 | 200.0% | 1,270,000 | 3,698,000 | | | | |
| | 61 | -14.1% | 1,418,365 | 103,379,449 | 31 | -49.2% | 1,168,458 | 47,475,873 | | | | |

The chart and the numbers describe the sales and prices of homes valued by the market in excess of \$1 million by month for the last four years.