



CT Statewide MLS

2011 Q3



Statewide Summary

Statistics by County



Connecticut Statewide Statistics

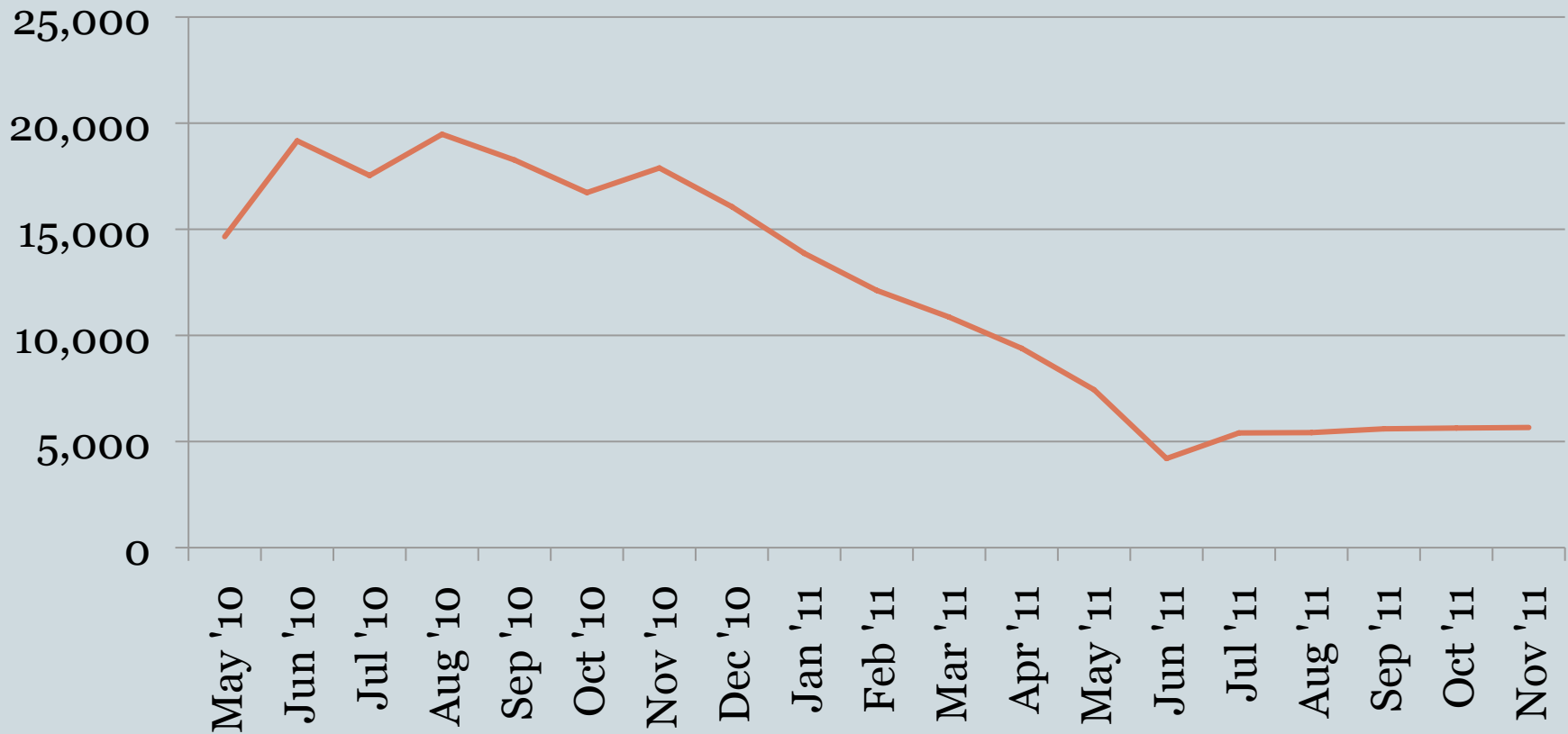


	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
Number of Sales					
SFH	5,438	5,025	4,013	6,395	4,818
Condos	1,297	1,297	1,016	2,094	1,084
Commercial	158	169	144	153	147
Dollar Volume					
SFH	\$2,467,868,992	\$2,087,384,039	\$ 1,380,912,743	\$2,623,247,261	\$1,324,186,317
Condos	\$ 320,624,126	\$ 311,936,182	\$ 215,457,006	\$ 374,771,225	\$ 192,581,121
Median Sale Price					
SFH	\$ 237,000	\$ 229,900	\$ 212,500	\$ 289,090	\$ 227,000
Condos	\$ 160,000	\$ 160,000	\$ 148,750	\$ 177,387	\$ 155,000
Number of Listings					
SFH	18,423	14,096	19,307	18,416	15,698
Condos	4,973	4,036	4,926	4,570	3,994
Commercial	2,908	2,714	2,866	2,796	2,811
All Other	8,588	7,290	6,210	7,884	5,516
TOTAL LISTINGS	34,892	28,136	33,309	33,666	28,019

2010/2011 CT Pre-Foreclosures, Auctions, REOs

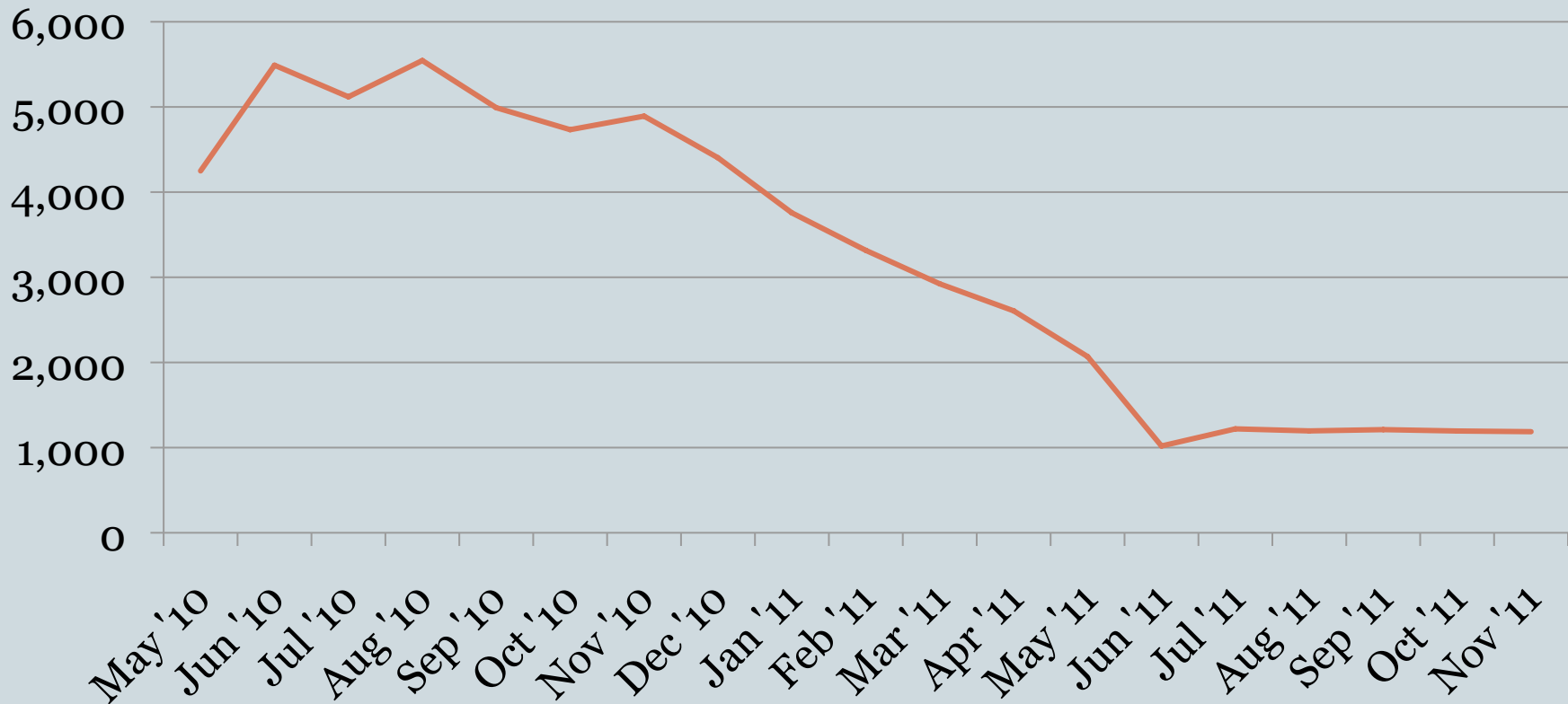


Connecticut Statewide Totals





2010/2011 Pre-Foreclosures, Auctions, REOs



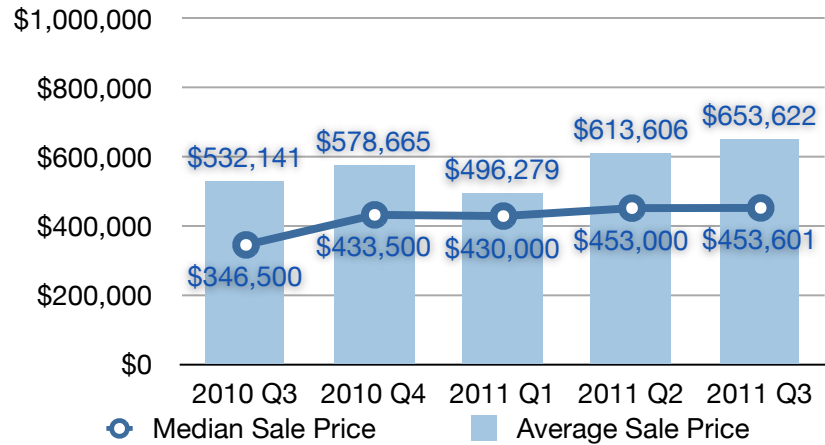
Fairfield County - Statistics

Single Family Home Sales by County

	2004	2005	% Change	2006	% Change	2007	% Change	2008	% Change	2009	% Change	2010	% Change
Fairfield County	12,405	11,332	(-9%)	8,858	(-22%)	8,187	(-8%)	5,627	(-31%)	4,380	(-22%)	5,170	18%
\$ Volume (in millions)	\$9,172	\$9,223	1%	\$7,425	(-19%)	\$7,996	8%	\$4,637	(-42%)	\$3,565	(-23%)	\$4,551	28%
Hartford County	9,038	9,025	0%	8,168	(-9%)	7,406	(-9%)	6,077	(-18%)	6,180	2%	5,708	(-8%)
\$ Volume (in millions)	\$2,413	\$2,637	9%	\$2,447	(-7%)	\$2,280	(-7%)	\$1,790	(-21%)	\$1,625	(-9%)	\$1,541	(-5%)
Litchfield County	1,706	1,800	6%	1,570	(-13%)	1,449	(-8%)	1,178	(-19%)	1,170	(-1%)	1,184	1%
\$ Volume (in millions)	\$538	\$634	18%	\$574	(-9%)	\$539	(-6%)	\$410	(-24%)	\$337	(-18%)	\$398	18%
Middlesex County	2,304	2,196	(-5%)	1,937	(-12%)	1,800	(-7%)	1,286	(-29%)	1,312	2%	1,278	(-3%)
\$ Volume (in millions)	\$772	\$793	3%	\$718	(-9%)	\$663	(-8%)	\$458	(-31%)	\$413	(-10%)	\$393	(-5%)
New Haven County	7,700	7,581	(-2%)	6,653	(-12%)	5,822	(-12%)	4,716	(-19%)	5,239	11%	4,876	(-7%)
\$ Volume (in millions)	\$2,156	\$2,485	15%	\$2,303	(-7%)	\$2,050	(-11%)	\$1,530	(-25%)	\$1,368	(-11%)	\$1,303	(-5%)
New London County	3,620	3,410	(-6%)	3,262	(-4%)	2,573	(-21%)	1,864	(-28%)	1,985	6%	2,022	2%
\$ Volume (in millions)	\$1,051	\$1,074	2%	\$1,112	4%	\$921	(-17%)	\$575	(-38%)	\$509	(-11%)	\$536	5%
Tolland County	1,698	1,796	6%	1,647	(-8%)	1,300	(-21%)	994	(-24%)	1,062	7%	924	(-13%)
\$ Volume (in millions)	\$423	\$489	16%	\$467	(-4%)	\$378	(-19%)	\$271	(-28%)	\$272	0%	\$233	(-14%)
Windham County	1,709	1,714	0%	1,512	(-12%)	998	(-34%)	861	(-14%)	967	12%	894	(-8%)
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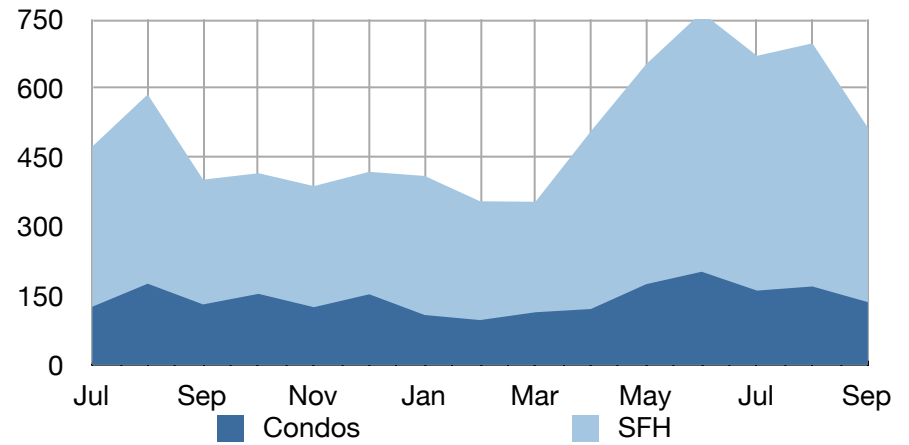
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Average vs. Median Sale Price by - SFH



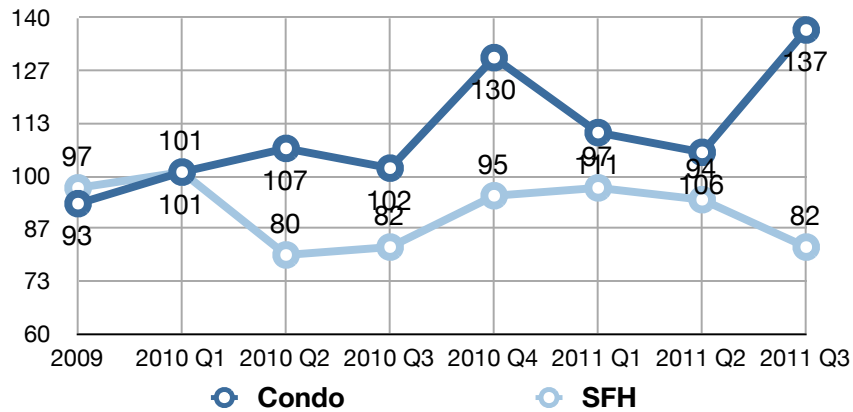
	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
Median Sale Price	\$346,500	\$433,500	\$430,000	\$453,000	\$453,601
Average Sale Price	\$532,141	\$578,665	\$496,279	\$613,606	\$653,622

Number Sold by Month - 2010/2011



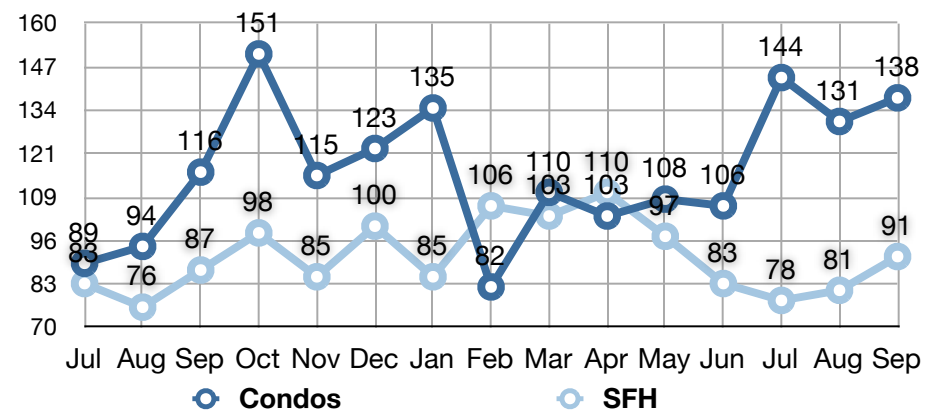
2010	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condos	126	176	131	154	125	153	108	97	114	121	175	202	161	170	136
SFH	474	587	402	416	388	419	410	355	354	507	653	765	671	698	515

Average Days on Market by Year



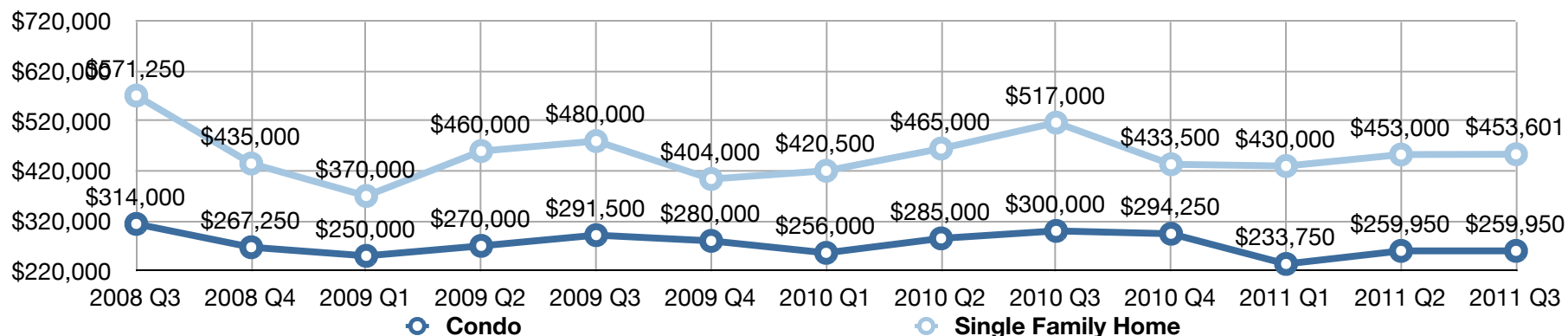
	2009	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
Condo	93	107	102	130	111	106	137
SFH	97	80	82	95	97	94	82

Average Days on Market by Month - 2010/2011



2010	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condos	89	94	116	151	115	123	135	82	110	103	108	106	144	131	138
SFH	83	76	87	98	85	100	85	106	103	110	97	83	78	81	91

Median Sale Price by Quarter



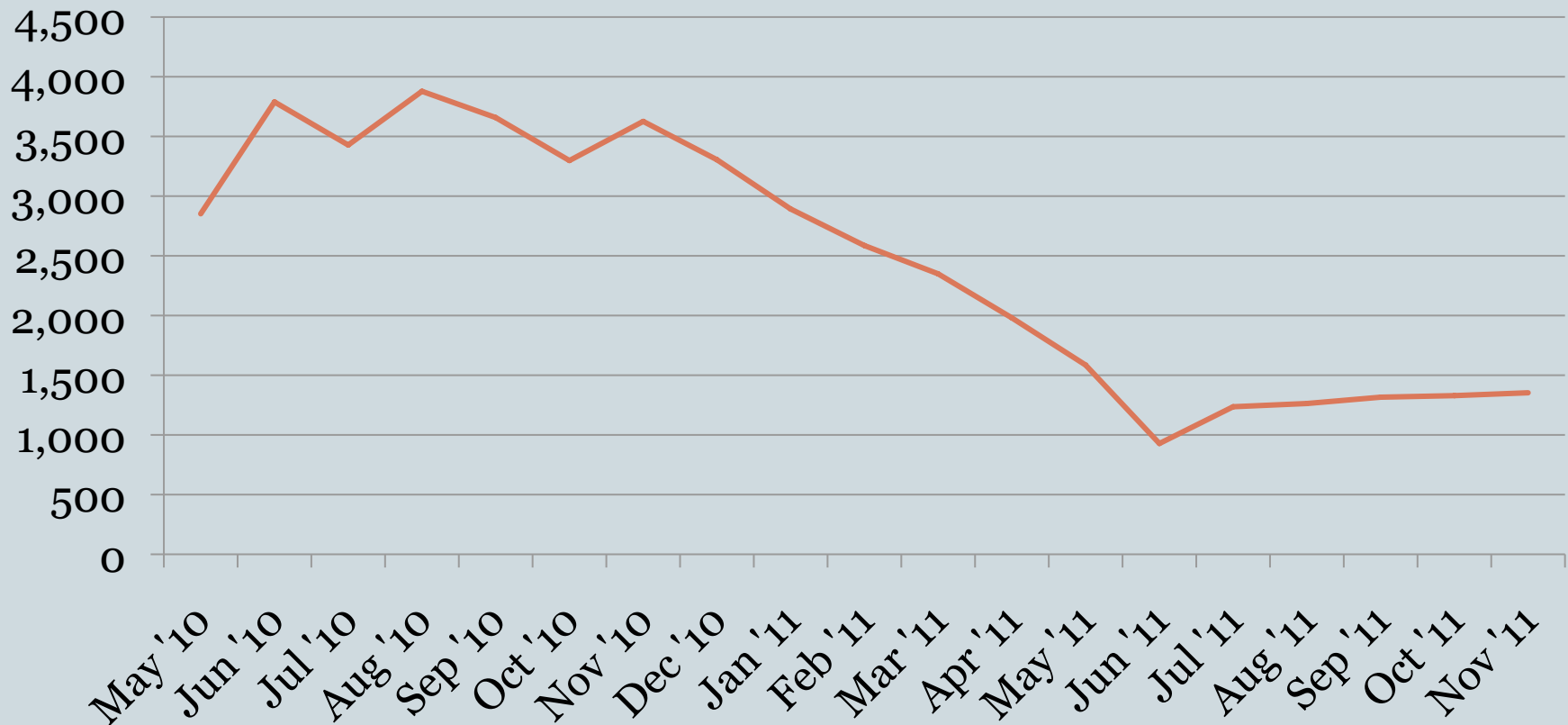
	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
Condo	\$314,000	\$267,250	\$250,000	\$270,000	\$291,500	\$280,000	\$256,000	\$285,000	\$300,000	\$294,250	\$233,750	\$259,950	\$259,950
SFH	\$571,250	\$435,000	\$370,000	\$460,000	\$480,000	\$404,000	\$420,500	\$465,000	\$517,000	\$433,500	\$430,000	\$453,000	\$453,601

Condo Sales by County

	2004	2005	% Change	2006	% Change	2007	% Change	2008	% Change	2009	% Change	2010	% Change
Fairfield County	4,935	4,978	1%	4,087	(-18%)	3,944	(-4%)	2,388	(-40%)	1,694	(-29%)	1,746	3%
\$ Volume (in millions)	\$1,580	\$1,857	18%	\$1,478	(-20%)	\$1,632	10%	\$946	(-42%)	\$535	(-43%)	\$586	10%
Hartford County	3,110	3,340	7%	3,181	(-5%)	2,816	(-12%)	1,929	(-32%)	1,879	(-3%)	1,694	(-10%)
\$ Volume (in millions)	\$512	\$620	21%	\$629	1%	\$562	(-11%)	\$372	(-34%)	\$345	(-7%)	\$318	(-8%)
Litchfield County	273	304	11%	272	(-11%)	249	(-9%)	173	(-31%)	192	11%	170	(-11%)
\$ Volume (in millions)	\$37	\$46	24%	\$47	2%	\$44	(-6%)	\$30	(-32%)	\$28	(-7%)	\$25	(-11%)
Middlesex County	588	673	14%	602	(-11%)	521	(-13%)	384	(-26%)	345	(-10%)	287	(-17%)
\$ Volume (in millions)	\$99	\$120	21%	\$127	6%	\$102	(-20%)	\$76	(-26%)	\$60	(-21%)	\$51	(-15%)
New Haven County	2,931	3,165	8%	3,016	(-5%)	2,466	(-18%)	1,690	(-32%)	1,653	(-2%)	1,611	(-3%)
\$ Volume (in millions)	\$459	\$557	21%	\$570	2%	\$484	(-15%)	\$327	(-32%)	\$285	(-13%)	\$278	(-2%)
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\$ Volume (in millions)	\$104	\$134	29%	\$158	18%	\$113	(-29%)	\$74	(-35%)	\$59	(-20%)	\$58	(-2%)
Tolland County	326	309	(-5%)	365	18%	316	(-13%)	213	(-33%)	212	0%	159	(-25%)
\$ Volume (in millions)	\$47	\$50	6%	\$67	34%	\$57	(-15%)	\$38	(-33%)	\$35	(-8%)	\$25	(-29%)
Windham County	113	161	42%	131	(-19%)	102	(-22%)	69	(-32%)	71	3%	55	(-23%)
\$ Volume (in millions)	\$14	\$27	93%	\$23	(-15%)	\$17	(-26%)	\$9	(-47%)	\$9	0%	\$6	(-33%)

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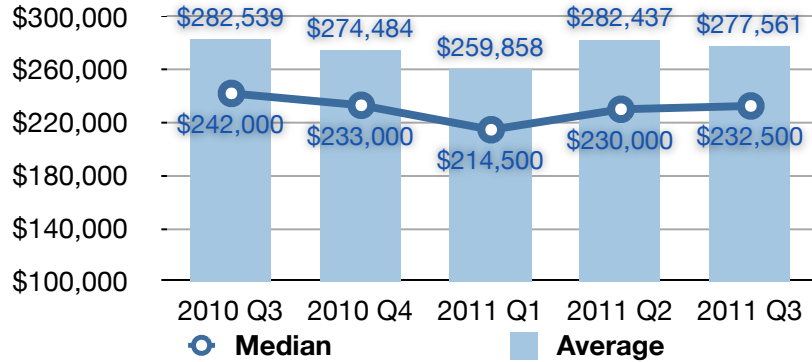
Hartford County - Connecticut Multiple Listing Service, Inc.

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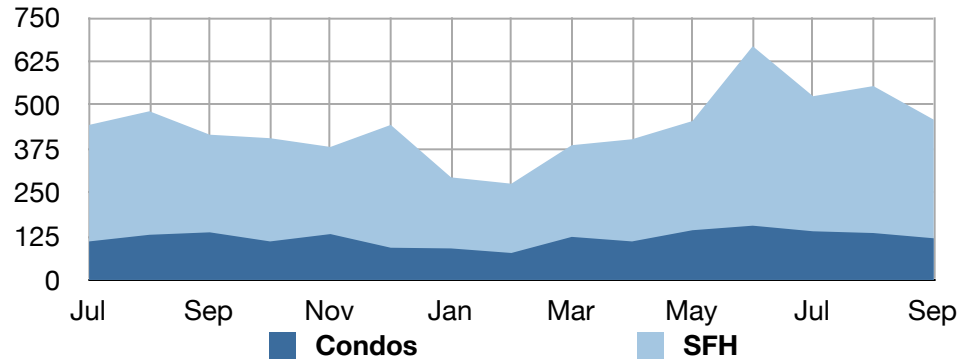
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Average vs. Median Sale Price by Quarter - SFH



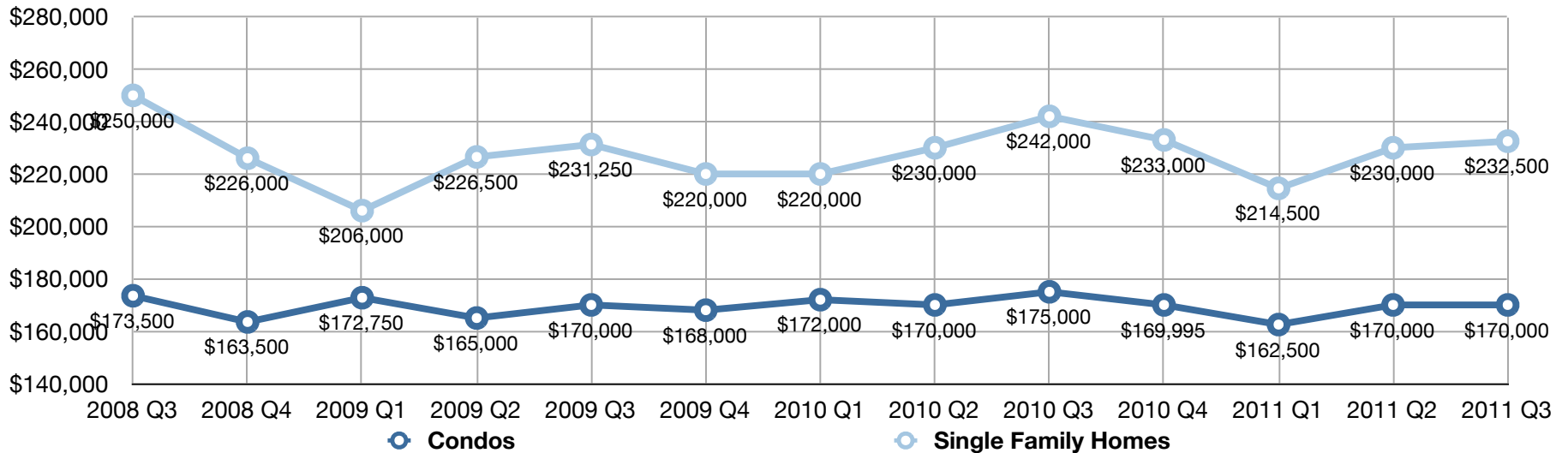
	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
Median SP	\$242,000	\$233,000	\$214,500	\$230,000	\$232,500
Average SP	\$282,539	\$274,484	\$259,858	\$282,437	\$277,561

Number Sold by Month - 2010/2011



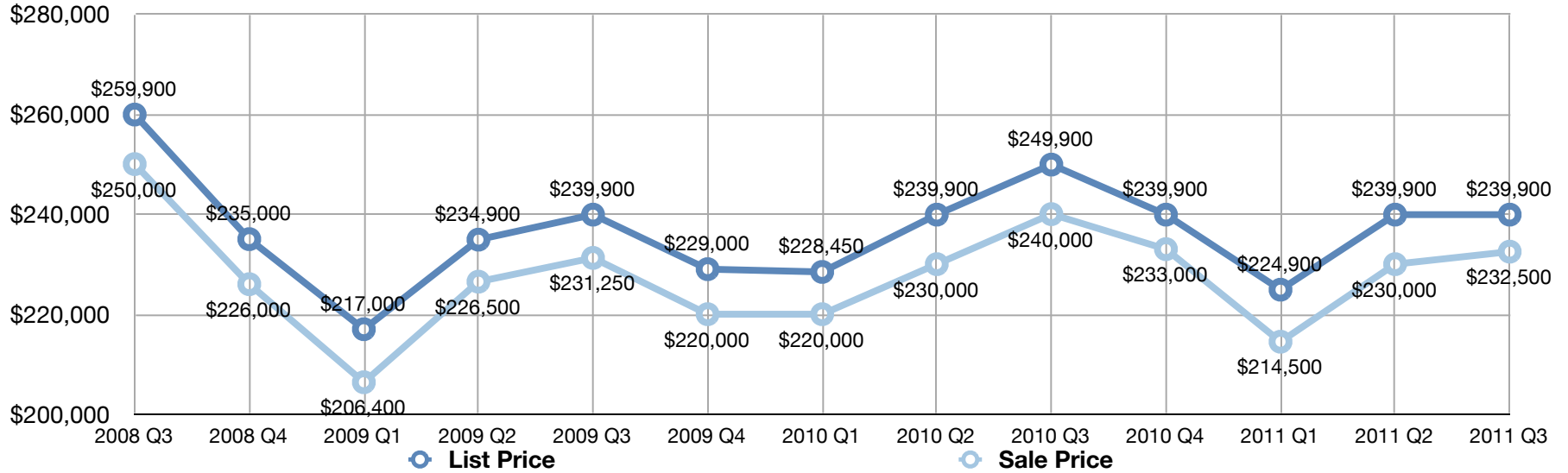
2010	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condos	110	129	136	110	131	92	90	77	123	110	142	155	139	134	119
SFH	443	482	415	405	380	443	293	275	385	402	454	668	525	554	458

Median Sale Price by Quarter



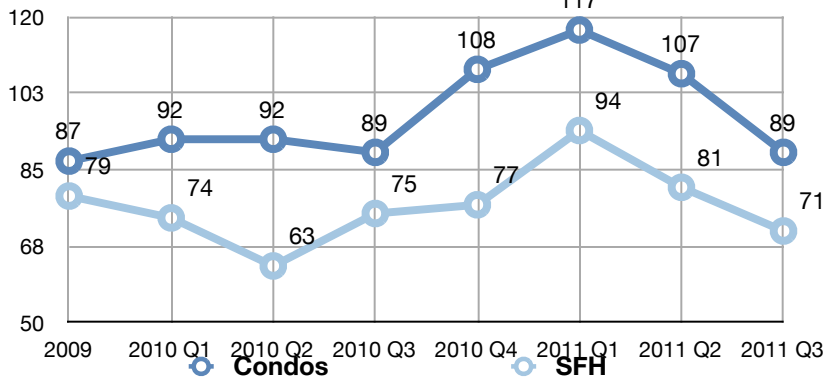
	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
Condo	\$173,500	\$163,500	\$172,750	\$165,000	\$170,000	\$168,000	\$172,000	\$170,000	\$175,000	\$169,995	\$162,500	\$170,000	\$170,000
SFH	\$250,000	\$226,000	\$206,000	\$226,500	\$231,250	\$220,000	\$220,000	\$230,000	\$242,000	\$233,000	\$214,500	\$230,000	\$232,500

Median List Price vs. Median Sale Price by Quarter - SFH



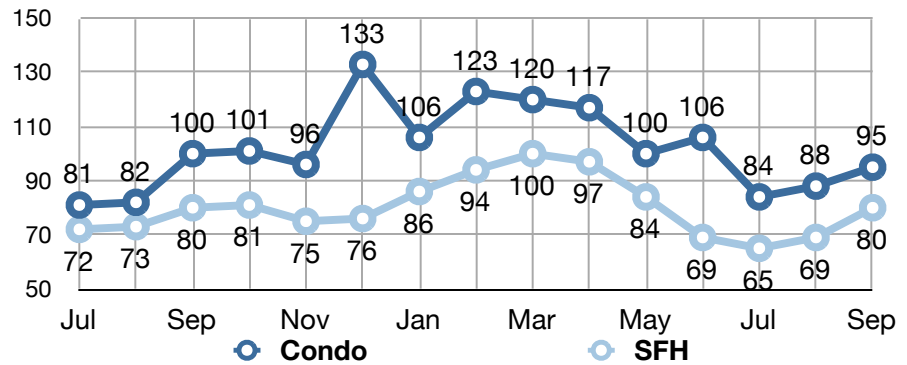
	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
List Price	\$259,900	\$235,000	\$217,000	\$234,900	\$239,900	\$229,000	\$228,450	\$239,900	\$249,900	\$239,900	\$224,900	\$239,900	\$239,900
Sale Price	\$250,000	\$226,000	\$206,400	\$226,500	\$231,250	\$220,000	\$220,000	\$230,000	\$240,000	\$233,000	\$214,500	\$230,000	\$232,500

Average Days on Market by Year



	2009	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
Condos	87	92	89	108	117	107	89
SFH	79	63	75	77	94	81	71

Average Days on Market - 2010/2011



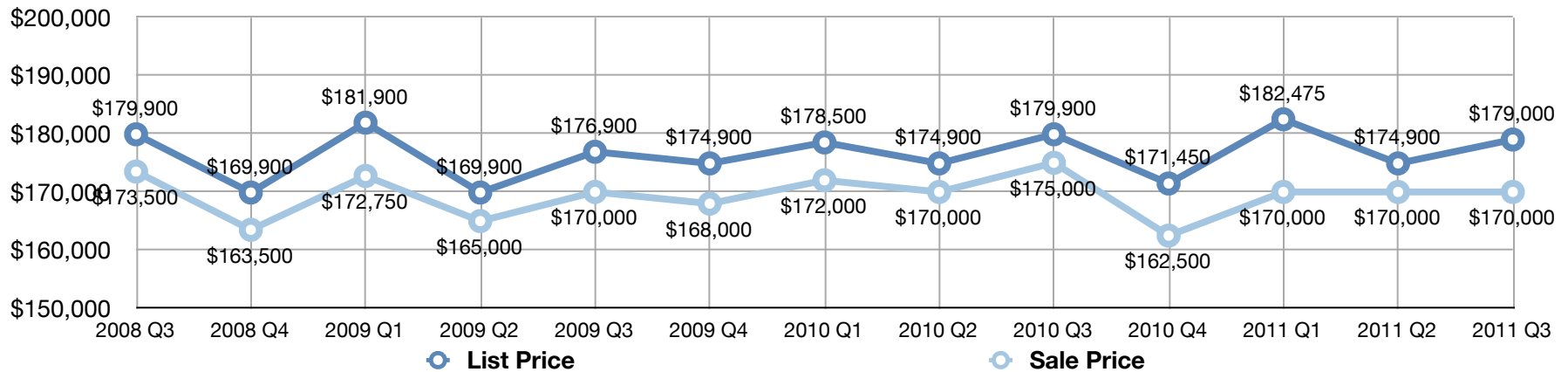
2010	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condo	81	82	100	101	96	133	106	123	120	117	100	106	84	88	95
SFH	72	73	80	81	75	76	86	94	100	97	84	69	65	69	80

Condo Sales by County

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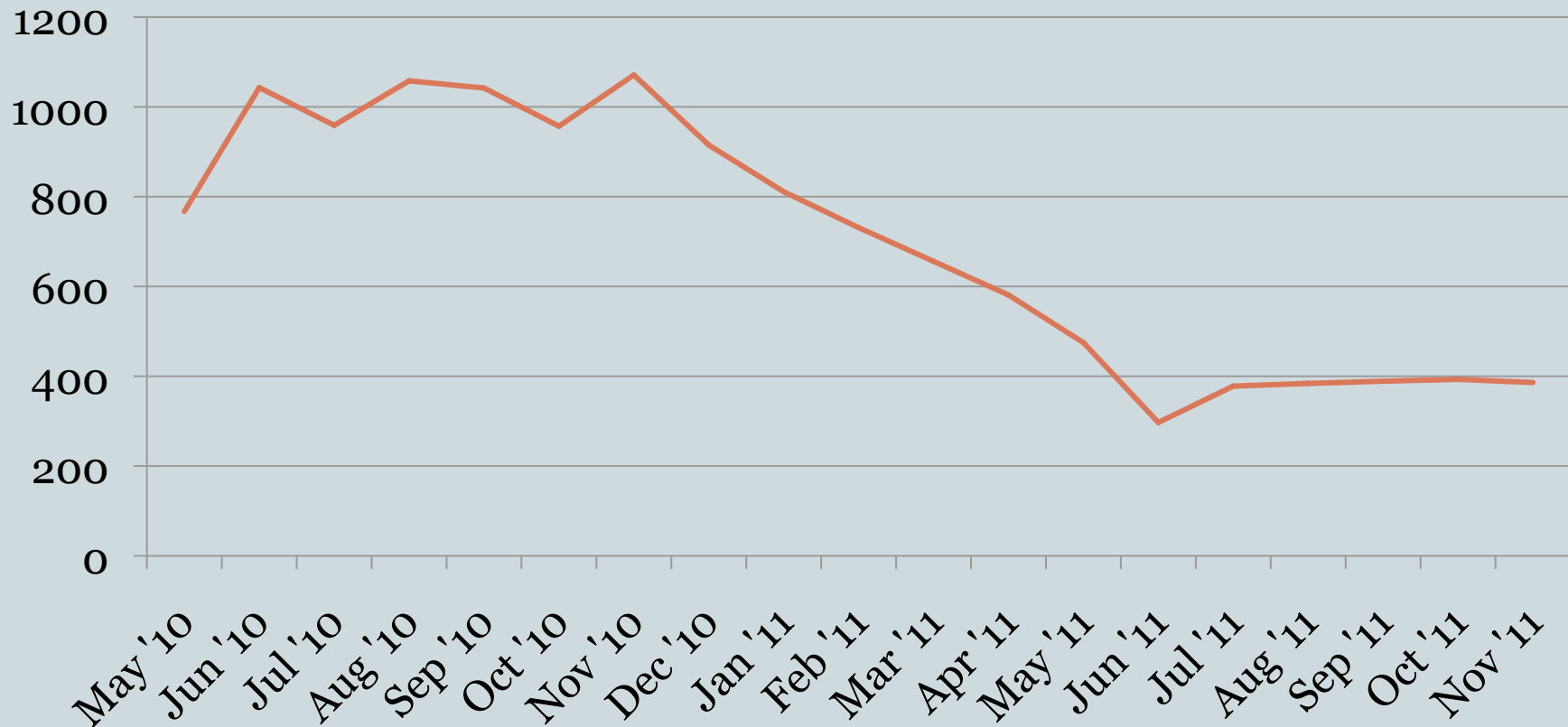
Median List Price vs. Median Sale Price by Quarter - Condo



	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
List Price	\$179,900	\$169,900	\$181,900	\$169,900	\$176,900	\$174,900	\$178,500	\$174,900	\$179,900	\$171,450	\$182,475	\$174,900	\$179,000
Sale Price	\$173,500	\$163,500	\$172,750	\$165,000	\$170,000	\$168,000	\$172,000	\$170,000	\$175,000	\$162,500	\$170,000	\$170,000	\$170,000



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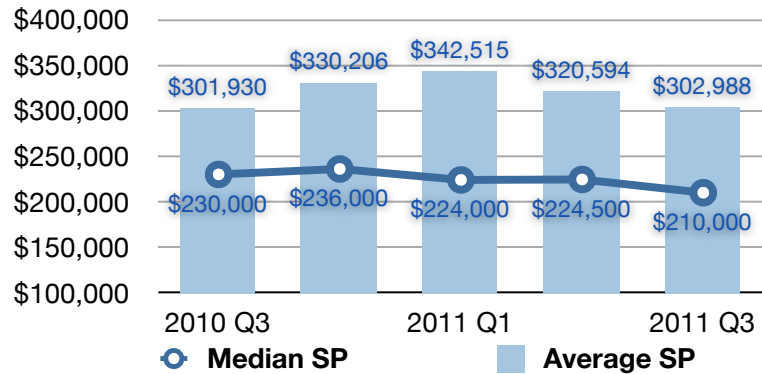
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Windham County	1,709	1,714	0%	1,512	(-12%)	998	(-34%)	861	(-14%)	967	12%	894	(-8%)
\$ Volume (in millions)	\$359	\$408	14%	\$362	(-11%)	\$243	(-33%)	\$182	(-25%)	\$178	(-2%)	\$159	(-11%)

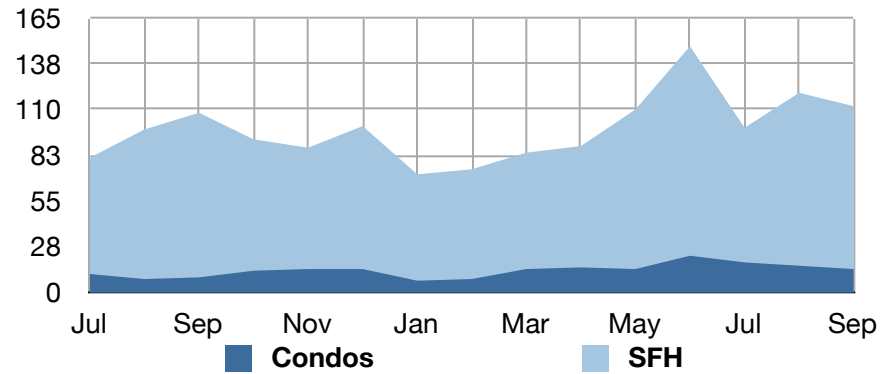
*NOTE: Fairfield County statistics drawn from public records. All other county statistics are drawn from the Connecticut Multiple Listing Service, Inc.

Average vs. Median Sale Price by Quarter - SFH



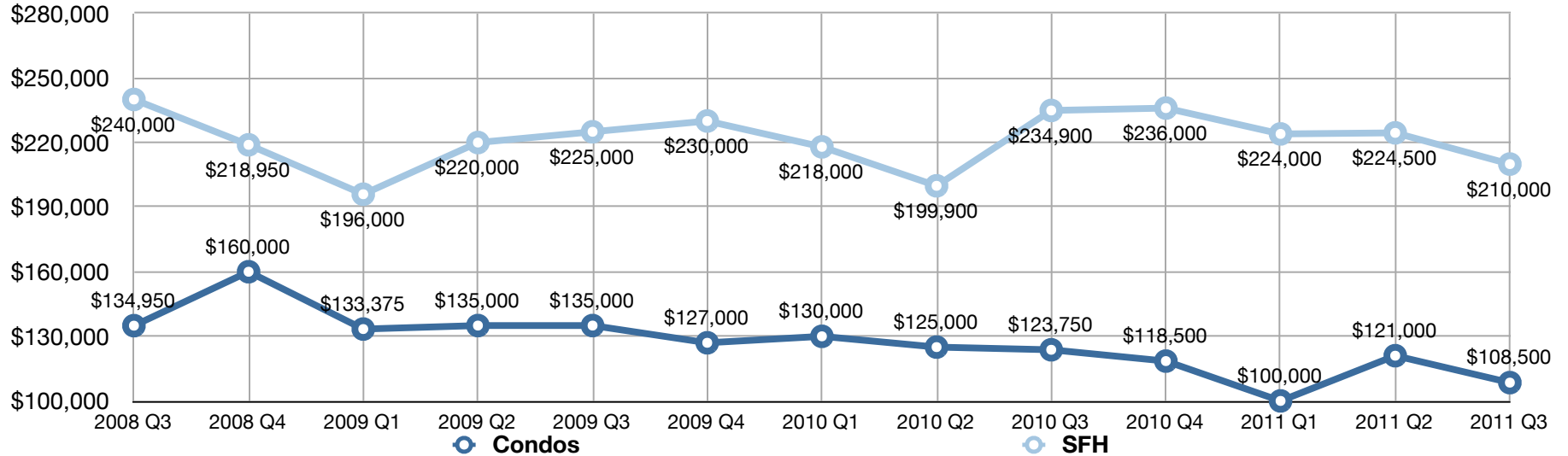
	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
Median SP	\$230,000	\$236,000	\$224,000	\$224,500	\$210,000
Average SP	\$301,930	\$330,206	\$342,515	\$320,594	\$302,988

Number Sold by Month - 2010/2011



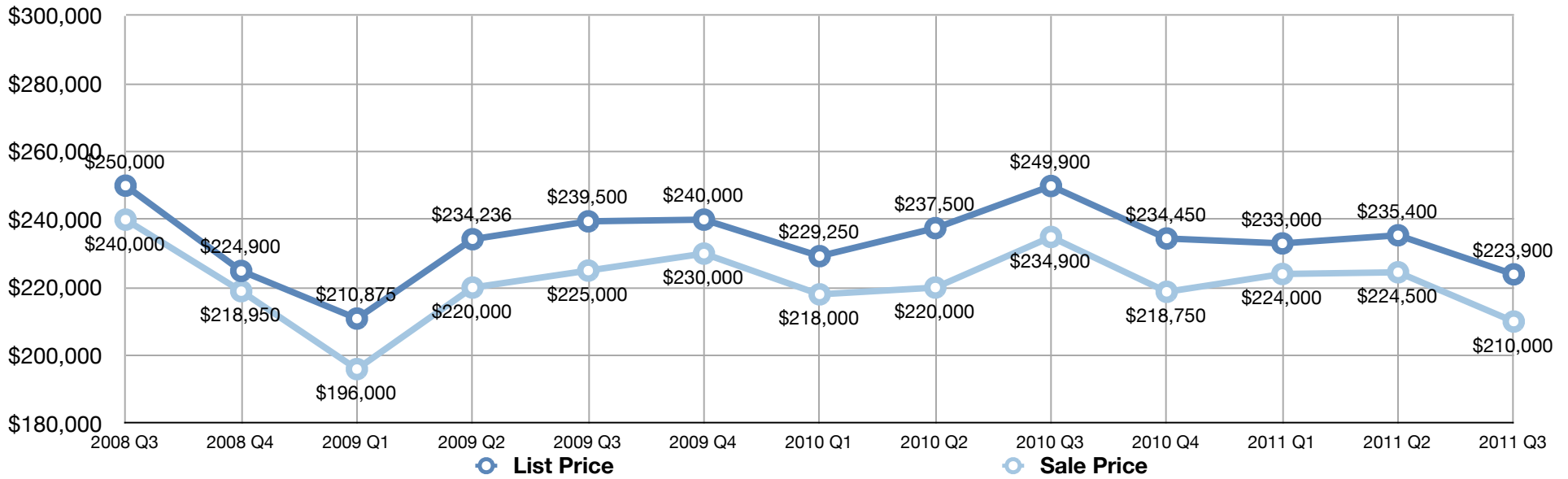
2010	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condos	11	8	9	13	14	14	7	8	14	15	14	22	18	16	14
SFH	81	98	108	92	87	100	71	74	84	88	110	148	99	120	112

Median Sale Price by Quarter



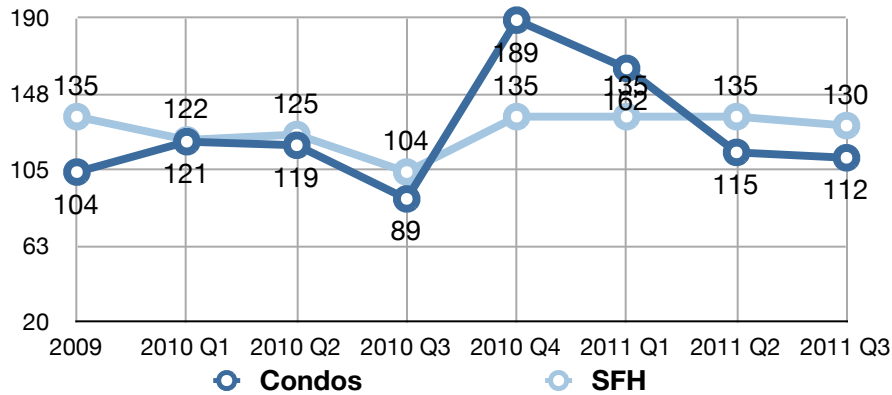
	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
Condo	\$134,950	\$160,000	\$133,375	\$135,000	\$135,000	\$127,000	\$130,000	\$125,000	\$123,750	\$118,500	\$100,000	\$121,000	\$108,500
SFH	\$240,000	\$218,950	\$196,000	\$220,000	\$225,000	\$230,000	\$218,000	\$199,900	\$234,900	\$236,000	\$224,000	\$224,500	\$210,000

Average List Price vs. Sale Price by Quarter - SFH



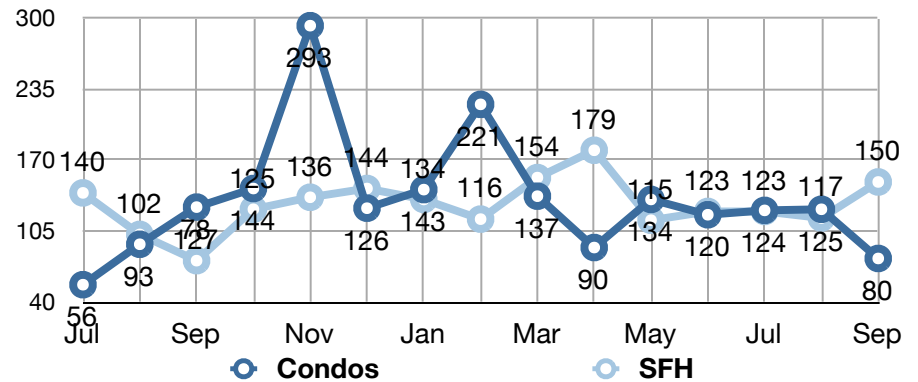
	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
List Price	\$250,000	\$224,900	\$210,875	\$234,236	\$239,500	\$240,000	\$229,250	\$237,500	\$249,900	\$234,450	\$233,000	\$235,400	\$223,900
Sale Price	\$240,000	\$218,950	\$196,000	\$220,000	\$225,000	\$230,000	\$218,000	\$220,000	\$234,900	\$218,750	\$224,000	\$224,500	\$210,000

Average Days on Market by Year



	2009	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
Condos	104	119	89	189	162	115	112
SFH	135	125	104	135	135	135	130

Average Days on Market by Month - 2010/2011



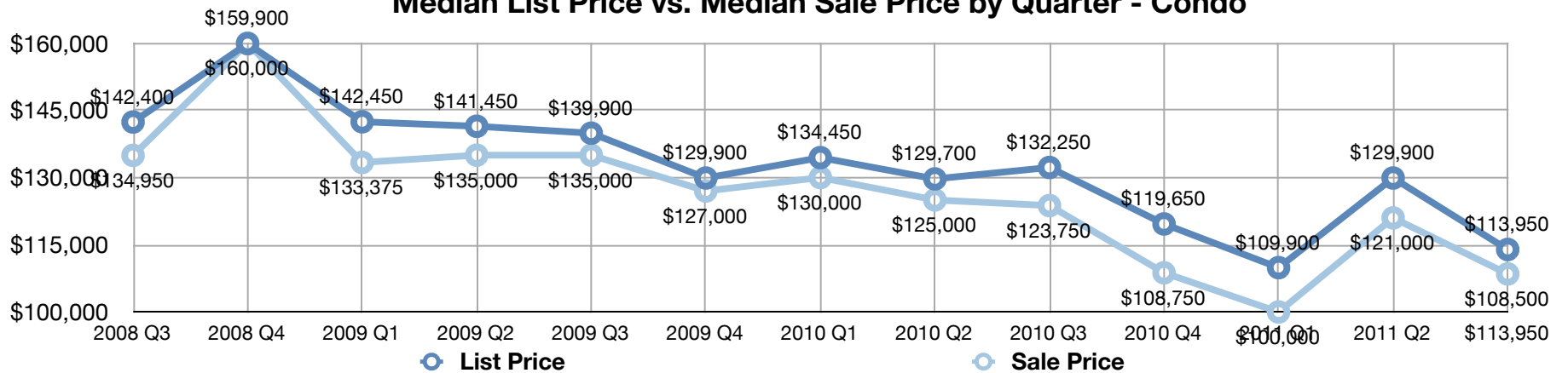
2010	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condos	56	93	127	144	293	126	143	221	137	90	134	120	124	125	80
SFH	140	102	78	125	136	144	134	116	154	179	115	123	123	117	150

Condo Sales by County

	2004	2005	% Change	2006	% Change	2007	% Change	2008	% Change	2009	% Change	2010	% Change
Fairfield County	4,935	4,978	1%	4,087	(-18%)	3,944	(-4%)	2,388	(-40%)	1,694	(-29%)	1,746	3%
\$ Volume (in millions)	\$1,580	\$1,857	18%	\$1,478	(-20%)	\$1,632	10%	\$946	(-42%)	\$535	(-43%)	\$586	10%
Hartford County	3,110	3,340	7%	3,181	(-5%)	2,816	(-12%)	1,929	(-32%)	1,879	(-3%)	1,694	(-10%)
\$ Volume (in millions)	\$512	\$620	21%	\$629	1%	\$562	(-11%)	\$372	(-34%)	\$345	(-7%)	\$318	(-8%)
Litchfield County	273	304	11%	272	(-11%)	249	(-9%)	173	(-31%)	192	11%	170	(-11%)
\$ Volume (in millions)	\$37	\$46	24%	\$47	2%	\$44	(-6%)	\$30	(-32%)	\$28	(-7%)	\$25	(-11%)
Middlesex County	588	673	14%	602	(-11%)	521	(-13%)	384	(-26%)	345	(-10%)	287	(-17%)
\$ Volume (in millions)	\$99	\$120	21%	\$127	6%	\$102	(-20%)	\$76	(-26%)	\$60	(-21%)	\$51	(-15%)
New Haven County	2,931	3,165	8%	3,016	(-5%)	2,466	(-18%)	1,690	(-32%)	1,653	(-2%)	1,611	(-3%)
\$ Volume (in millions)	\$459	\$557	21%	\$570	2%	\$484	(-15%)	\$327	(-32%)	\$285	(-13%)	\$278	(-2%)
New London County	655	720	10%	768	7%	545	(-29%)	362	(-34%)	336	(-7%)	285	(-15%)
\$ Volume (in millions)	\$104	\$134	29%	\$158	18%	\$113	(-29%)	\$74	(-35%)	\$59	(-20%)	\$58	(-2%)
Tolland County	326	309	(-5%)	365	18%	316	(-13%)	213	(-33%)	212	0%	159	(-25%)
\$ Volume (in millions)	\$47	\$50	6%	\$67	34%	\$57	(-15%)	\$38	(-33%)	\$35	(-8%)	\$25	(-29%)
Windham County	113	161	42%	131	(-19%)	102	(-22%)	69	(-32%)	71	3%	55	(-23%)
\$ Volume (in millions)	\$14	\$27	93%	\$23	(-15%)	\$17	(-26%)	\$9	(-47%)	\$9	0%	\$6	(-33%)

NOTE: Fairfield County statistics drawn from public records data. All other statistics drawn from the Connecticut Multiple Listing Service, Inc.

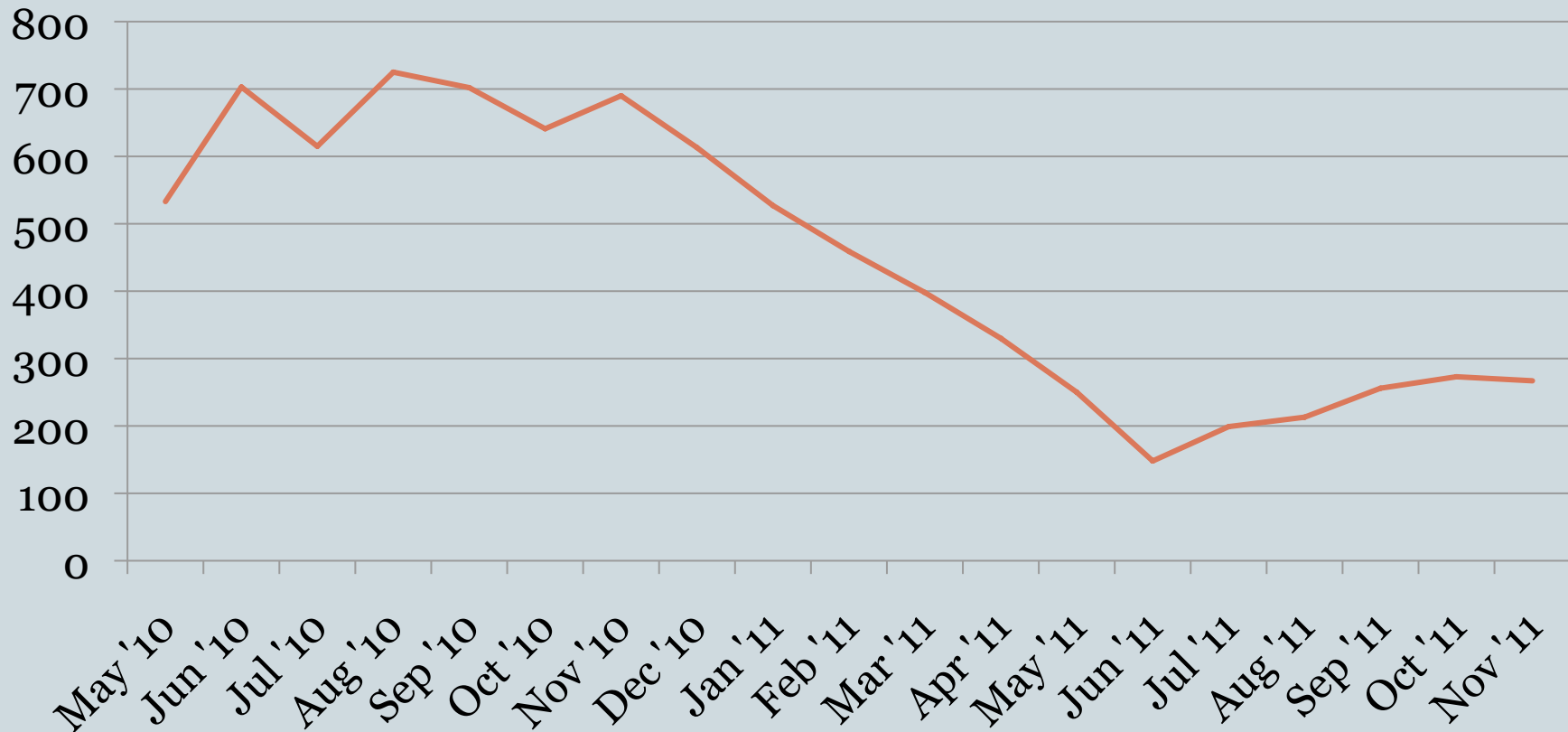
Median List Price vs. Median Sale Price by Quarter - Condo



	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	\$113,950
List Price	\$142,400	\$159,900	\$142,450	\$141,450	\$139,900	\$129,900	\$134,450	\$129,700	\$132,250	\$119,650	\$109,900	\$129,900	\$113,950
Sale Price	\$134,950	\$160,000	\$133,375	\$135,000	\$135,000	\$127,000	\$130,000	\$125,000	\$123,750	\$108,750	\$100,000	\$121,000	\$108,500



2010/2011 Pre-Foreclosures, Auctions, REOs



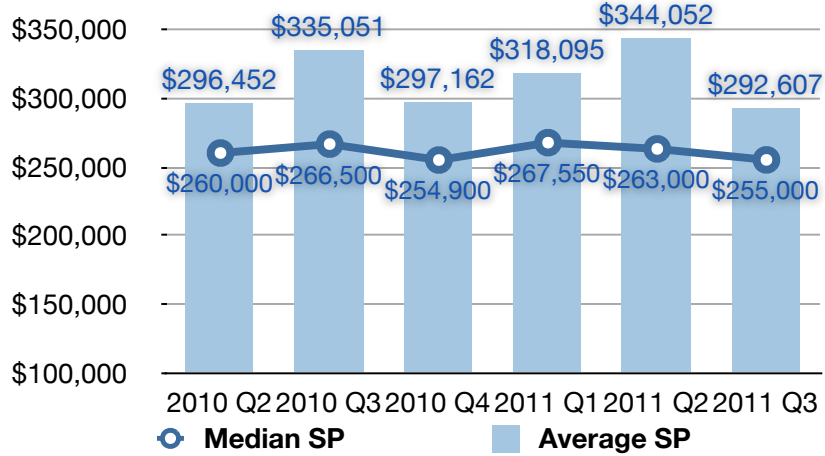
Middlesex County - Statistics

Single Family Home Sales by County

	2004	2005	% Change	2006	% Change	2007	% Change	2008	% Change	2009	% Change	2010	% Change
Fairfield County	12,405	11,332	(-9%)	8,858	(-22%)	8,187	(-8%)	5,627	(-31%)	4,380	(-22%)	5,170	18%
\$ Volume (in millions)	\$9,172	\$9,223	1%	\$7,425	(-19%)	\$7,996	8%	\$4,637	(-42%)	\$3,565	(-23%)	\$4,551	28%
Hartford County	9,038	9,025	0%	8,168	(-9%)	7,406	(-9%)	6,077	(-18%)	6,180	2%	5,708	(-8%)
\$ Volume (in millions)	\$2,413	\$2,637	9%	\$2,447	(-7%)	\$2,280	(-7%)	\$1,790	(-21%)	\$1,625	(-9%)	\$1,541	(-5%)
Litchfield County	1,706	1,800	6%	1,570	(-13%)	1,449	(-8%)	1,178	(-19%)	1,170	(-1%)	1,184	1%
\$ Volume (in millions)	\$538	\$634	18%	\$574	(-9%)	\$539	(-6%)	\$410	(-24%)	\$337	(-18%)	\$398	18%
Middlesex County	2,304	2,196	(-5%)	1,937	(-12%)	1,800	(-7%)	1,286	(-29%)	1,312	2%	1,278	(-3%)
\$ Volume (in millions)	\$772	\$793	3%	\$718	(-9%)	\$663	(-8%)	\$458	(-31%)	\$413	(-10%)	\$393	(-5%)
New Haven County	7,700	7,581	(-2%)	6,653	(-12%)	5,822	(-12%)	4,716	(-19%)	5,239	11%	4,876	(-7%)
\$ Volume (in millions)	\$2,156	\$2,485	15%	\$2,303	(-7%)	\$2,050	(-11%)	\$1,530	(-25%)	\$1,368	(-11%)	\$1,303	(-5%)
New London County	3,620	3,410	(-6%)	3,262	(-4%)	2,573	(-21%)	1,864	(-28%)	1,985	6%	2,022	2%
\$ Volume (in millions)	\$1,051	\$1,074	2%	\$1,112	4%	\$921	(-17%)	\$575	(-38%)	\$509	(-11%)	\$536	5%
Tolland County	1,698	1,796	6%	1,647	(-8%)	1,300	(-21%)	994	(-24%)	1,062	7%	924	(-13%)
\$ Volume (in millions)	\$423	\$489	16%	\$467	(-4%)	\$378	(-19%)	\$271	(-28%)	\$272	0%	\$233	(-14%)
Windham County	1,709	1,714	0%	1,512	(-12%)	998	(-34%)	861	(-14%)	967	12%	894	(-8%)
\$ Volume (in millions)	\$359	\$408	14%	\$362	(-11%)	\$243	(-33%)	\$182	(-25%)	\$178	(-2%)	\$159	(-11%)

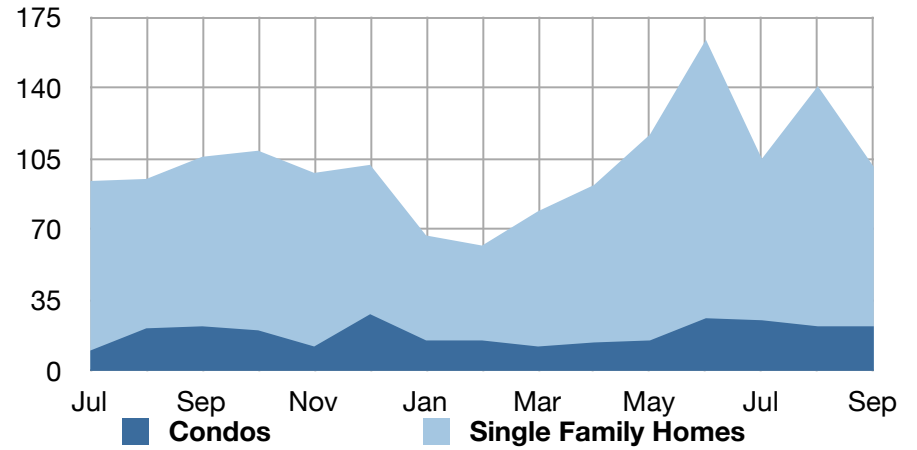
*NOTE: Fairfield County statistics drawn from public records. All other county statistics are drawn from the Connecticut Multiple Listings Service, Inc.

Average vs. Median Sale Price by Quarter - SFH



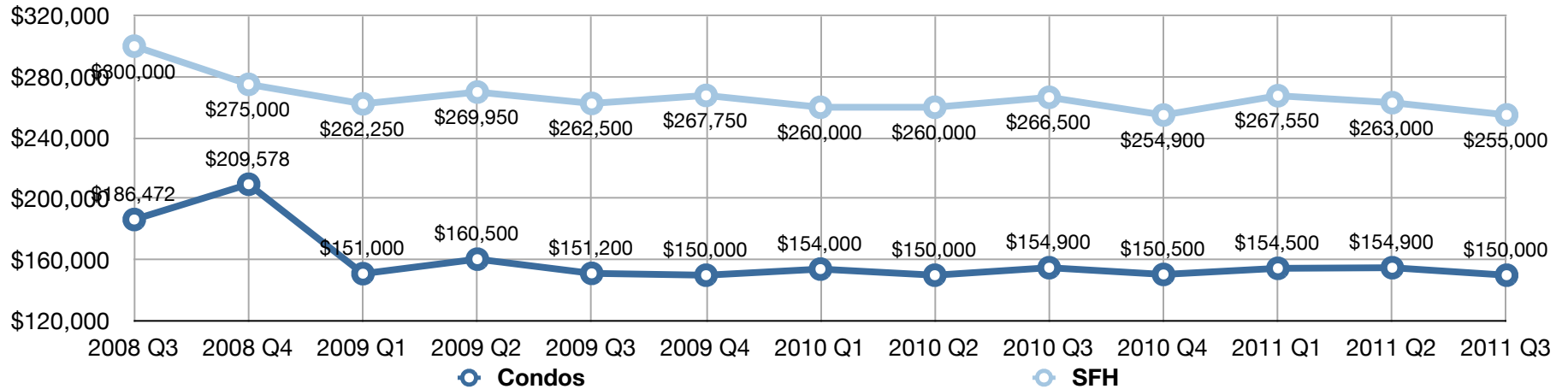
	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
Median SP	\$260,000	\$266,500	\$254,900	\$267,550	\$263,000	\$255,000
Average SP	\$296,452	\$335,051	\$297,162	\$318,095	\$344,052	\$292,607

Number Sold by Month - 2010/2011



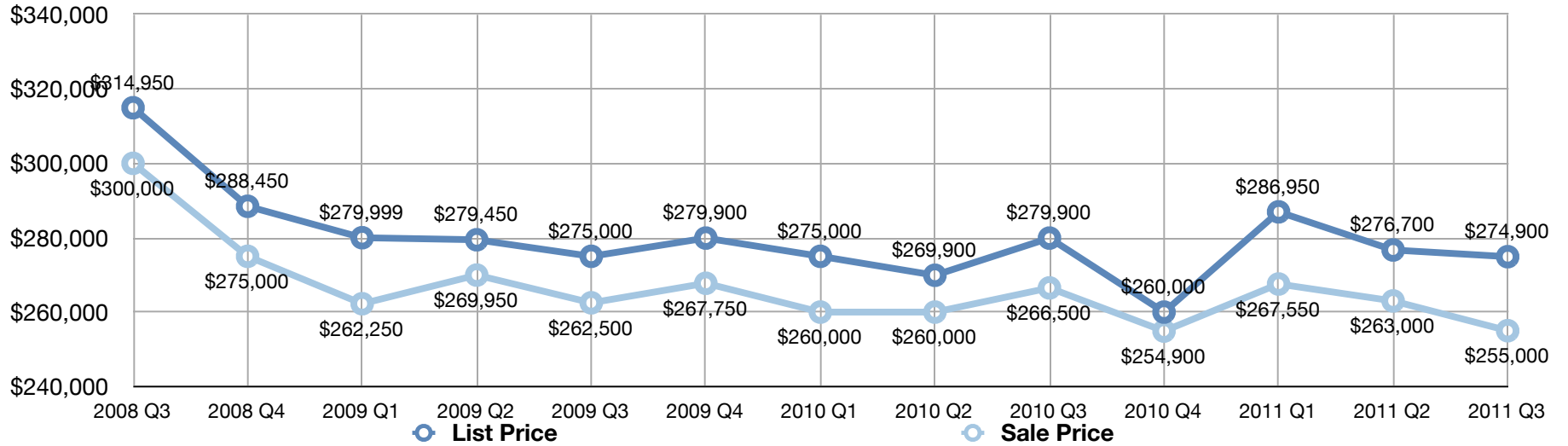
2010	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condo	10	21	22	20	12	28	15	15	12	14	15	26	25	22	22
SFH	94	95	106	109	98	102	67	62	79	92	117	164	105	141	101

Median Sale Price by Quarter



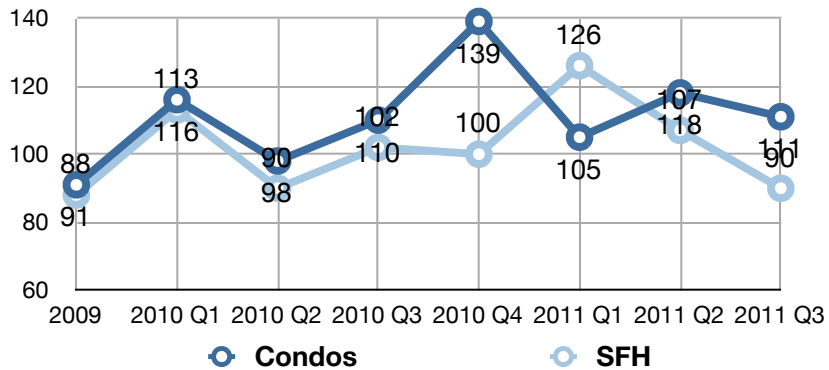
	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
Condo	\$186,472	\$209,578	\$151,000	\$160,500	\$151,200	\$150,000	\$154,000	\$150,000	\$154,900	\$150,500	\$154,500	\$154,900	\$150,000
SFH	\$300,000	\$275,000	\$262,250	\$269,950	\$262,500	\$267,750	\$260,000	\$260,000	\$266,500	\$254,900	\$267,550	\$263,000	\$255,000

List Price vs. Sale Price by Quarter



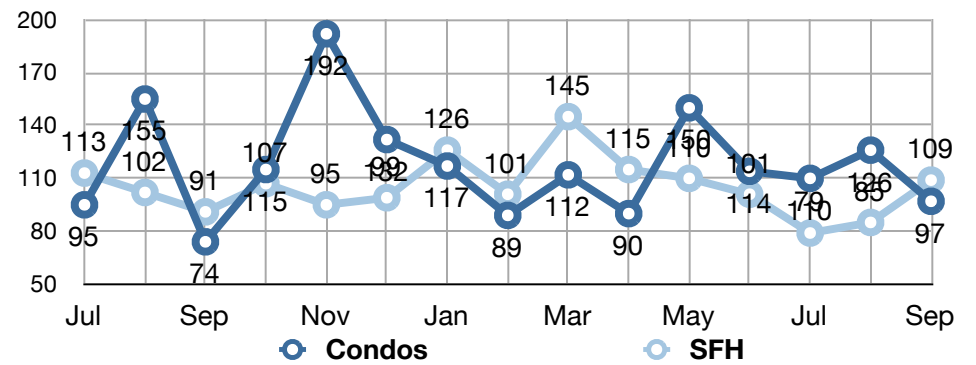
	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
List Price	\$314,950	\$288,450	\$279,999	\$279,450	\$275,000	\$279,900	\$275,000	\$269,900	\$279,900	\$260,000	\$286,950	\$276,700	\$274,900
Sale Price	\$300,000	\$275,000	\$262,250	\$269,950	\$262,500	\$267,750	\$260,000	\$260,000	\$266,500	\$254,900	\$267,550	\$263,000	\$255,000

Average Days on Market by Year



	2009	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
Condos	91	98	110	139	105	118	111
SFH	88	90	102	100	126	107	90

Average Days on Market by Month - 2010/2011



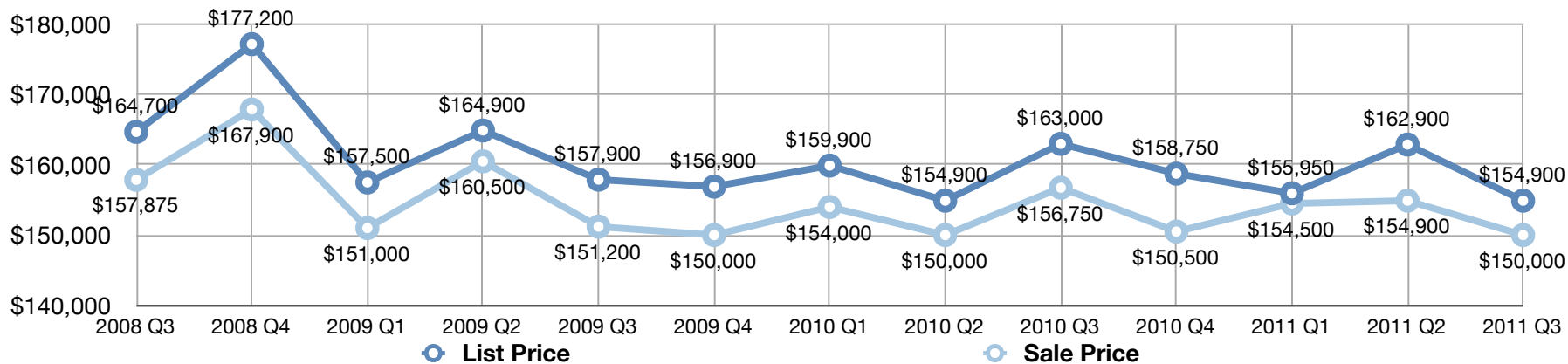
2010	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condos	95	155	74	115	192	132	117	89	112	90	150	114	110	126	97
SFH	113	102	91	107	95	99	126	101	145	115	110	101	79	85	109

Condo Sales by County

	2004	2005	% Change	2006	% Change	2007	% Change	2008	% Change	2009	% Change	2010	% Change
Fairfield County	4,935	4,978	1%	4,087	(-18%)	3,944	(-4%)	2,388	(-40%)	1,694	(-29%)	1,746	3%
\$ Volume (in millions)	\$1,580	\$1,857	18%	\$1,478	(-20%)	\$1,632	10%	\$946	(-42%)	\$535	(-43%)	\$586	10%
Hartford County	3,110	3,340	7%	3,181	(-5%)	2,816	(-12%)	1,929	(-32%)	1,879	(-3%)	1,694	(-10%)
\$ Volume (in millions)	\$512	\$620	21%	\$629	1%	\$562	(-11%)	\$372	(-34%)	\$345	(-7%)	\$318	(-8%)
Litchfield County	273	304	11%	272	(-11%)	249	(-9%)	173	(-31%)	192	11%	170	(-11%)
\$ Volume (in millions)	\$37	\$46	24%	\$47	2%	\$44	(-6%)	\$30	(-32%)	\$28	(-7%)	\$25	(-11%)
Middlesex County	588	673	14%	602	(-11%)	521	(-13%)	384	(-26%)	345	(-10%)	287	(-17%)
\$ Volume (in millions)	\$99	\$120	21%	\$127	6%	\$102	(-20%)	\$76	(-26%)	\$60	(-21%)	\$51	(-15%)
New Haven County	2,931	3,165	8%	3,016	(-5%)	2,466	(-18%)	1,690	(-32%)	1,653	(-2%)	1,611	(-3%)
\$ Volume (in millions)	\$459	\$557	21%	\$570	2%	\$484	(-15%)	\$327	(-32%)	\$285	(-13%)	\$278	(-2%)
New London County	655	720	10%	768	7%	545	(-29%)	362	(-34%)	336	(-7%)	285	(-15%)
\$ Volume (in millions)	\$104	\$134	29%	\$158	18%	\$113	(-29%)	\$74	(-35%)	\$59	(-20%)	\$58	(-2%)
Tolland County	326	309	(-5%)	365	18%	316	(-13%)	213	(-33%)	212	0%	159	(-25%)
\$ Volume (in millions)	\$47	\$50	6%	\$67	34%	\$57	(-15%)	\$38	(-33%)	\$35	(-8%)	\$25	(-29%)
Windham County	113	161	42%	131	(-19%)	102	(-22%)	69	(-32%)	71	3%	55	(-23%)
\$ Volume (in millions)	\$14	\$27	93%	\$23	(-15%)	\$17	(-26%)	\$9	(-47%)	\$9	0%	\$6	(-33%)

NOTE: Fairfield County statistics drawn from public records data. All other statistics drawn from the Connecticut Multiple Listing Service, Inc.

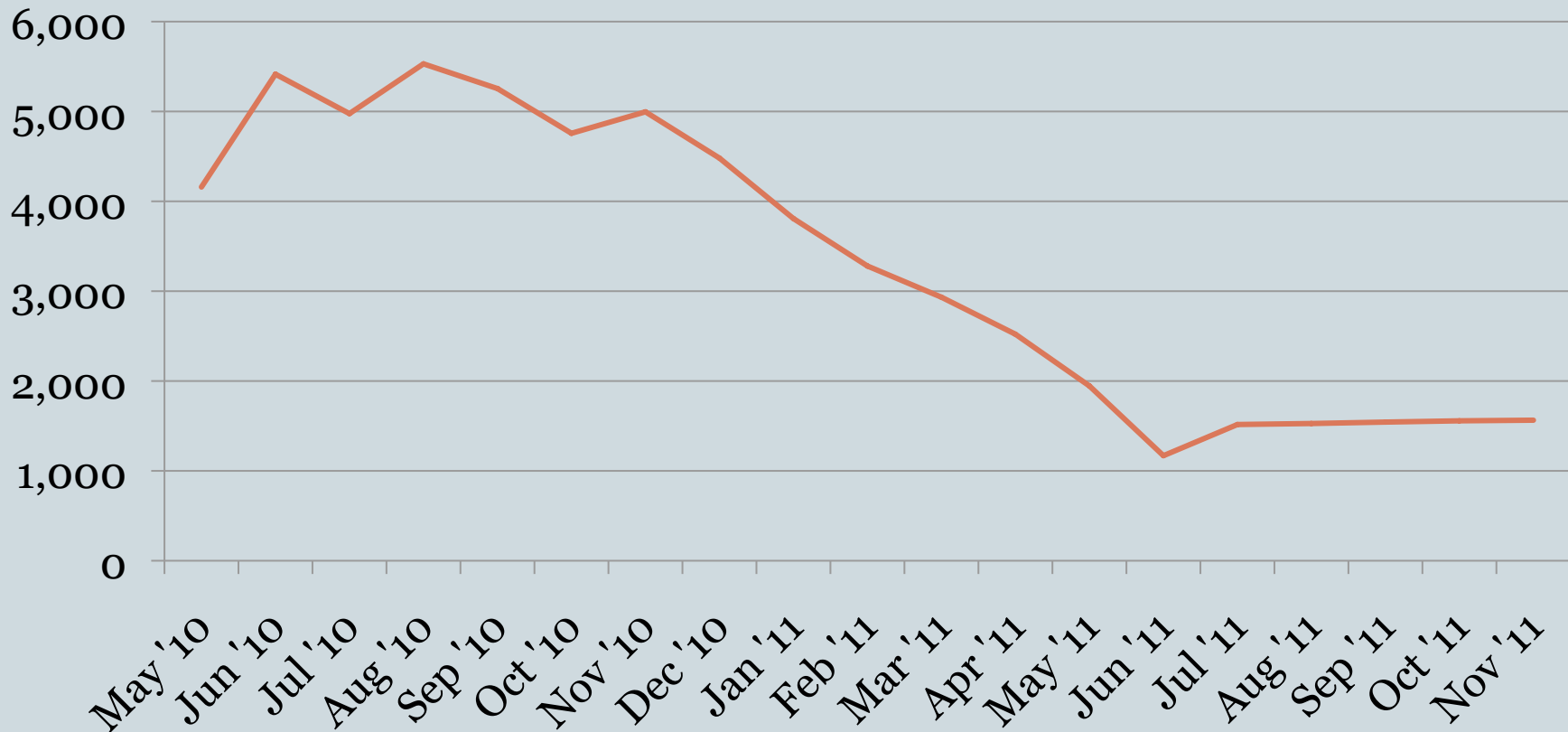
Median List Price vs. Median Sale Price - Condo



	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
List Price	\$164,700	\$177,200	\$157,500	\$164,900	\$157,900	\$156,900	\$159,900	\$154,900	\$163,000	\$158,750	\$155,950	\$162,900	\$154,900
Sale	\$157,875	\$167,900	\$151,000	\$160,500	\$151,200	\$150,000	\$154,000	\$150,000	\$156,750	\$150,500	\$154,500	\$154,900	\$150,000



2010/2011 Pre-Foreclosures, Auctions, REOs



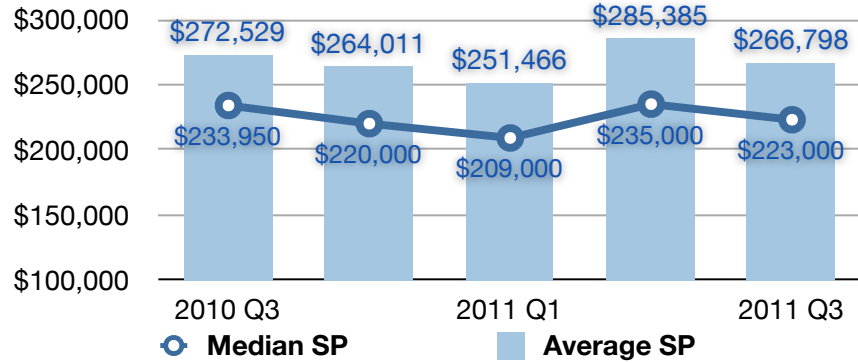
New Haven County - Statistics

Single Family Home Sales by County

	2004	2005	% Change	2006	% Change	2007	% Change	2008	% Change	2009	% Change	2010	% Change
Fairfield County	12,405	11,332	(-9%)	8,858	(-22%)	8,187	(-8%)	5,627	(-31%)	4,380	(-22%)	5,170	18%
\$ Volume (in millions)	\$9,172	\$9,223	1%	\$7,425	(-19%)	\$7,996	8%	\$4,637	(-42%)	\$3,565	(-23%)	\$4,551	28%
Hartford County	9,038	9,025	0%	8,168	(-9%)	7,406	(-9%)	6,077	(-18%)	6,180	2%	5,708	(-8%)
\$ Volume (in millions)	\$2,413	\$2,637	9%	\$2,447	(-7%)	\$2,280	(-7%)	\$1,790	(-21%)	\$1,625	(-9%)	\$1,541	(-5%)
Litchfield County	1,706	1,800	6%	1,570	(-13%)	1,449	(-8%)	1,178	(-19%)	1,170	(-1%)	1,184	1%
\$ Volume (in millions)	\$538	\$634	18%	\$574	(-9%)	\$539	(-6%)	\$410	(-24%)	\$337	(-18%)	\$398	18%
Middlesex County	2,304	2,196	(-5%)	1,937	(-12%)	1,800	(-7%)	1,286	(-29%)	1,312	2%	1,278	(-3%)
\$ Volume (in millions)	\$772	\$793	3%	\$718	(-9%)	\$663	(-8%)	\$458	(-31%)	\$413	(-10%)	\$393	(-5%)
New Haven County	7,700	7,581	(-2%)	6,653	(-12%)	5,822	(-12%)	4,716	(-19%)	5,239	11%	4,876	(-7%)
\$ Volume (in millions)	\$2,156	\$2,485	15%	\$2,303	(-7%)	\$2,050	(-11%)	\$1,530	(-25%)	\$1,368	(-11%)	\$1,303	(-5%)
New London County	3,620	3,410	(-6%)	3,262	(-4%)	2,573	(-21%)	1,864	(-28%)	1,985	6%	2,022	2%
\$ Volume (in millions)	\$1,051	\$1,074	2%	\$1,112	4%	\$921	(-17%)	\$575	(-38%)	\$509	(-11%)	\$536	5%
Tolland County	1,698	1,796	6%	1,647	(-8%)	1,300	(-21%)	994	(-24%)	1,062	7%	924	(-13%)
\$ Volume (in millions)	\$423	\$489	16%	\$467	(-4%)	\$378	(-19%)	\$271	(-28%)	\$272	0%	\$233	(-14%)
Windham County	1,709	1,714	0%	1,512	(-12%)	998	(-34%)	861	(-14%)	967	12%	894	(-8%)
\$ Volume (in millions)	\$359	\$408	14%	\$362	(-11%)	\$243	(-33%)	\$182	(-25%)	\$178	(-2%)	\$159	(-11%)

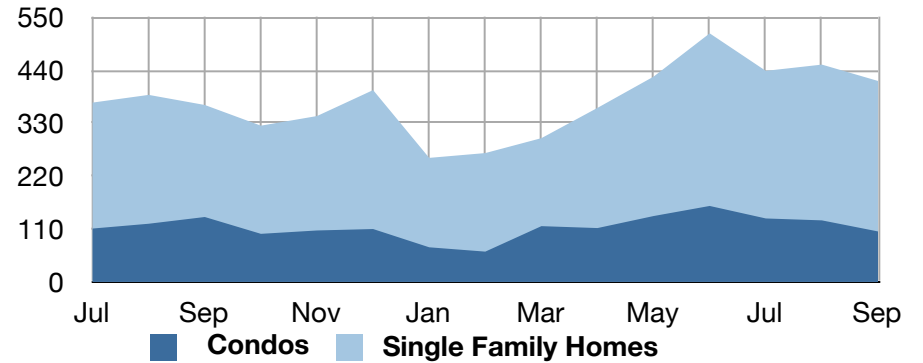
*NOTE: Fairfield County statistics drawn from public records. All other county statistics are drawn from the Connecticut Multiple Listing Service, Inc.

Average vs. Median Sale Price by Quarter - SFH



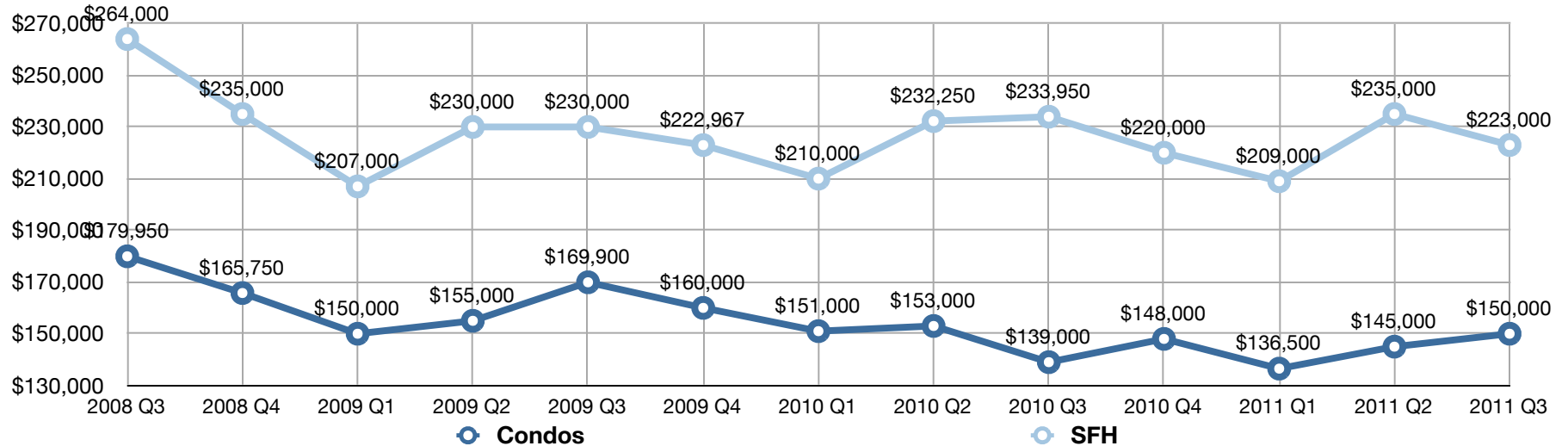
	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
Median SP	\$233,950	\$220,000	\$209,000	\$235,000	\$223,000
Average SP	\$272,529	\$264,011	\$251,466	\$285,385	\$266,798

Number Sold by Month - 2010/2011



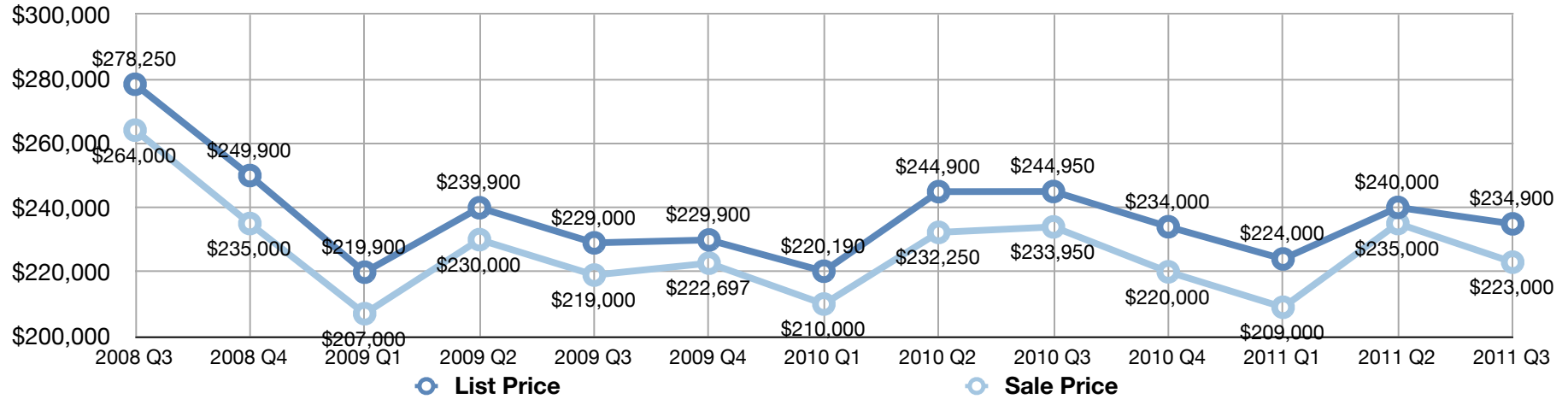
2010	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condos	111	121	135	100	107	110	72	63	116	112	137	158	132	128	105
SFH	373	389	368	325	345	399	258	268	299	362	427	517	439	452	418

Median Sale Price by Quarter



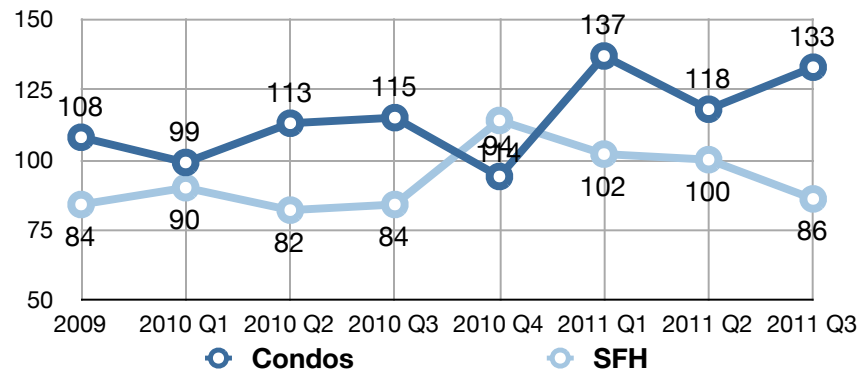
	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
Condo	\$179,950	\$165,750	\$150,000	\$155,000	\$169,900	\$160,000	\$151,000	\$153,000	\$139,000	\$148,000	\$136,500	\$145,000	\$150,000
SFH	\$264,000	\$235,000	\$207,000	\$230,000	\$230,000	\$222,967	\$210,000	\$232,250	\$233,950	\$220,000	\$209,000	\$235,000	\$223,000

List Price vs. Sale Price by Quarter - SFH



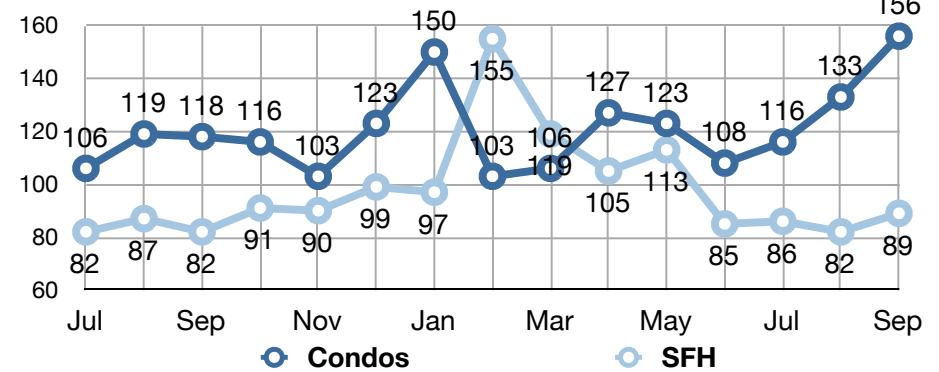
	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
List Price	\$278,250	\$249,900	\$219,900	\$239,900	\$229,000	\$229,900	\$220,190	\$244,900	\$244,950	\$234,000	\$224,000	\$240,000	\$234,900
Sale Price	\$264,000	\$235,000	\$207,000	\$230,000	\$219,000	\$222,697	\$210,000	\$232,250	\$233,950	\$220,000	\$209,000	\$235,000	\$223,000

Average Days on Market by Year



	2009	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
Condos	108	113	115	94	137	118	133
SFH	84	82	84	114	102	100	86

Average Days on Market by Month - 2010/2011



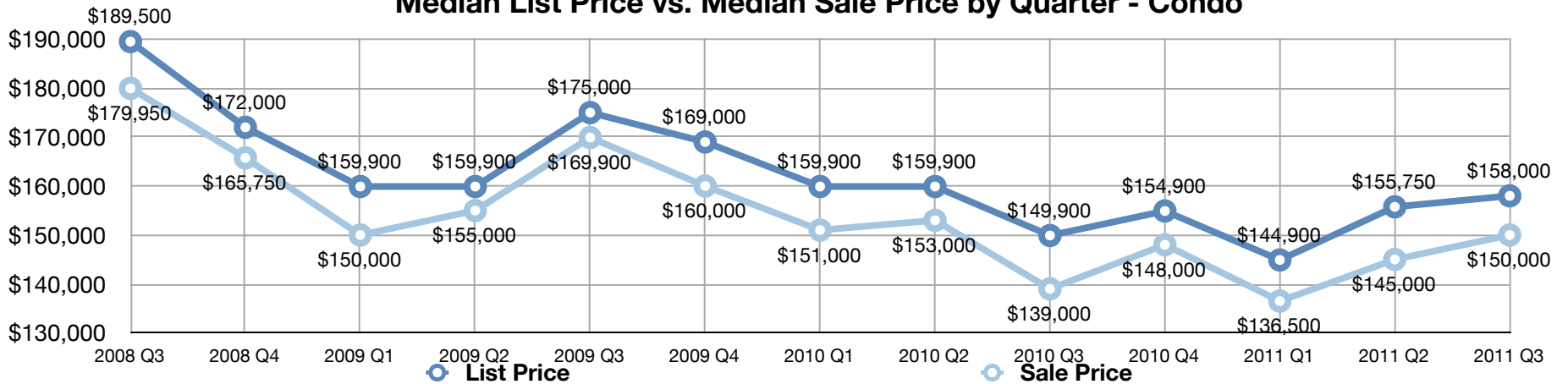
2010	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condos	106	119	118	116	103	123	150	103	106	127	123	108	116	133	156
SFH	82	87	82	91	90	99	97	155	119	105	113	85	86	82	89

Condo Sales by County

	2004	2005	% Change	2006	% Change	2007	% Change	2008	% Change	2009	% Change	2010	% Change
Fairfield County	4,935	4,978	1%	4,087	(-18%)	3,944	(-4%)	2,388	(-40%)	1,694	(-29%)	1,746	3%
\$ Volume (in millions)	\$1,580	\$1,857	18%	\$1,478	(-20%)	\$1,632	10%	\$946	(-42%)	\$535	(-43%)	\$586	10%
Hartford County	3,110	3,340	7%	3,181	(-5%)	2,816	(-12%)	1,929	(-32%)	1,879	(-3%)	1,694	(-10%)
\$ Volume (in millions)	\$512	\$620	21%	\$629	1%	\$562	(-11%)	\$372	(-34%)	\$345	(-7%)	\$318	(-8%)
Litchfield County	273	304	11%	272	(-11%)	249	(-9%)	173	(-31%)	192	11%	170	(-11%)
\$ Volume (in millions)	\$37	\$46	24%	\$47	2%	\$44	(-6%)	\$30	(-32%)	\$28	(-7%)	\$25	(-11%)
Middlesex County	588	673	14%	602	(-11%)	521	(-13%)	384	(-26%)	345	(-10%)	287	(-17%)
\$ Volume (in millions)	\$99	\$120	21%	\$127	6%	\$102	(-20%)	\$76	(-26%)	\$60	(-21%)	\$51	(-15%)
New Haven County	2,931	3,165	8%	3,016	(-5%)	2,466	(-18%)	1,690	(-32%)	1,653	(-2%)	1,611	(-3%)
\$ Volume (in millions)	\$459	\$557	21%	\$570	2%	\$484	(-15%)	\$327	(-32%)	\$285	(-13%)	\$278	(-2%)
New London County	655	720	10%	768	7%	545	(-29%)	362	(-34%)	336	(-7%)	285	(-15%)
\$ Volume (in millions)	\$104	\$134	29%	\$158	18%	\$113	(-29%)	\$74	(-35%)	\$59	(-20%)	\$58	(-2%)
Tolland County	326	309	(-5%)	365	18%	316	(-13%)	213	(-33%)	212	0%	159	(-25%)
\$ Volume (in millions)	\$47	\$50	6%	\$67	34%	\$57	(-15%)	\$38	(-33%)	\$35	(-8%)	\$25	(-29%)
Windham County	113	161	42%	131	(-19%)	102	(-22%)	69	(-32%)	71	3%	55	(-23%)
\$ Volume (in millions)	\$14	\$27	93%	\$23	(-15%)	\$17	(-26%)	\$9	(-47%)	\$9	0%	\$6	(-33%)

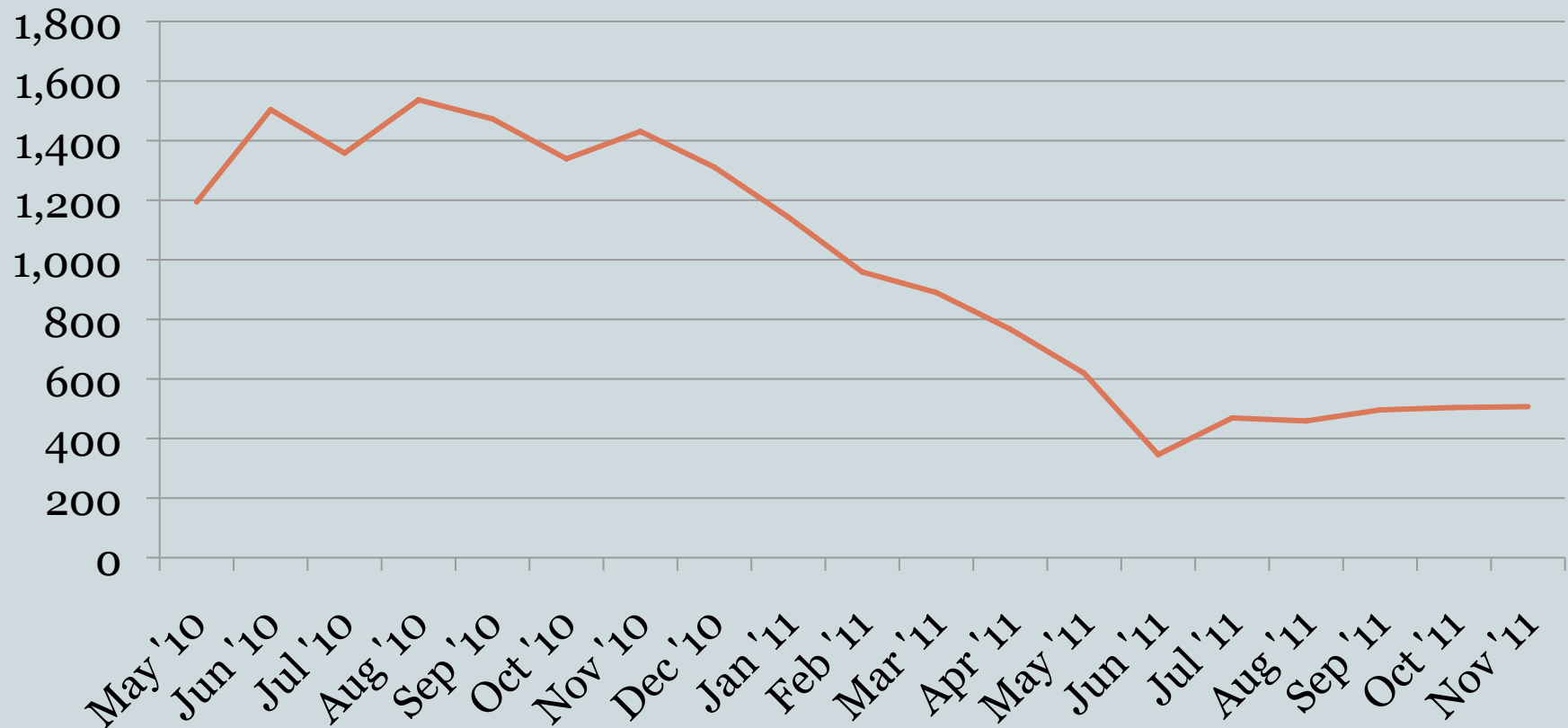
NOTE: Fairfield County statistics drawn from public records data. All other statistics drawn from the Connecticut Multiple Listing Service, Inc.

Median List Price vs. Median Sale Price by Quarter - Condo



	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
List Price	\$189,500	\$172,000	\$159,900	\$159,900	\$175,000	\$169,000	\$159,900	\$159,900	\$149,900	\$154,900	\$144,900	\$155,750	\$158,000
Sale Price	\$179,950	\$165,750	\$150,000	\$155,000	\$169,900	\$160,000	\$151,000	\$153,000	\$139,000	\$148,000	\$136,500	\$145,000	\$150,000

2010/2011 Pre-Foreclosures, Auctions, REOs



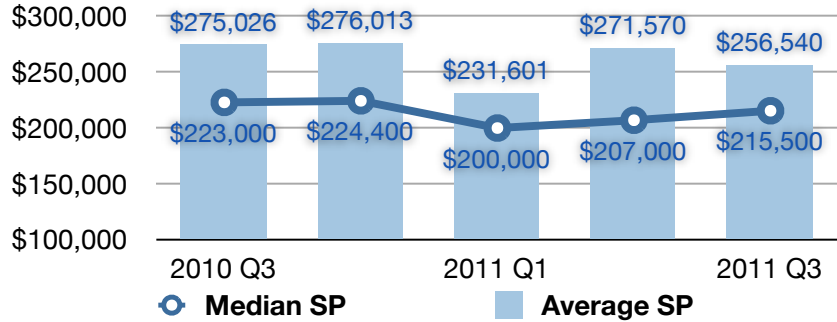
New London County - Statistics

Single Family Home Sales by County

	2004	2005	% Change	2006	% Change	2007	% Change	2008	% Change	2009	% Change	2010	% Change
Fairfield County	12,405	11,332	(-9%)	8,858	(-22%)	8,187	(-8%)	5,627	(-31%)	4,380	(-22%)	5,170	18%
\$ Volume (in millions)	\$9,172	\$9,223	1%	\$7,425	(-19%)	\$7,996	8%	\$4,637	(-42%)	\$3,565	(-23%)	\$4,551	28%
Hartford County	9,038	9,025	0%	8,168	(-9%)	7,406	(-9%)	6,077	(-18%)	6,180	2%	5,708	(-8%)
\$ Volume (in millions)	\$2,413	\$2,637	9%	\$2,447	(-7%)	\$2,280	(-7%)	\$1,790	(-21%)	\$1,625	(-9%)	\$1,541	(-5%)
Litchfield County	1,706	1,800	6%	1,570	(-13%)	1,449	(-8%)	1,178	(-19%)	1,170	(-1%)	1,184	1%
\$ Volume (in millions)	\$538	\$634	18%	\$574	(-9%)	\$539	(-6%)	\$410	(-24%)	\$337	(-18%)	\$398	18%
Middlesex County	2,304	2,196	(-5%)	1,937	(-12%)	1,800	(-7%)	1,286	(-29%)	1,312	2%	1,278	(-3%)
\$ Volume (in millions)	\$772	\$793	3%	\$718	(-9%)	\$663	(-8%)	\$458	(-31%)	\$413	(-10%)	\$393	(-5%)
New Haven County	7,700	7,581	(-2%)	6,653	(-12%)	5,822	(-12%)	4,716	(-19%)	5,239	11%	4,876	(-7%)
\$ Volume (in millions)	\$2,156	\$2,485	15%	\$2,303	(-7%)	\$2,050	(-11%)	\$1,530	(-25%)	\$1,368	(-11%)	\$1,303	(-5%)
New London County	3,620	3,410	(-6%)	3,262	(-4%)	2,573	(-21%)	1,864	(-28%)	1,985	6%	2,022	2%
\$ Volume (in millions)	\$1,051	\$1,074	2%	\$1,112	4%	\$921	(-17%)	\$575	(-38%)	\$509	(-11%)	\$536	5%
Tolland County	1,698	1,796	6%	1,647	(-8%)	1,300	(-21%)	994	(-24%)	1,062	7%	924	(-13%)
\$ Volume (in millions)	\$423	\$489	16%	\$467	(-4%)	\$378	(-19%)	\$271	(-28%)	\$272	0%	\$233	(-14%)
Windham County	1,709	1,714	0%	1,512	(-12%)	998	(-34%)	861	(-14%)	967	12%	894	(-8%)
\$ Volume (in millions)	\$359	\$408	14%	\$362	(-11%)	\$243	(-33%)	\$182	(-25%)	\$178	(-2%)	\$159	(-11%)

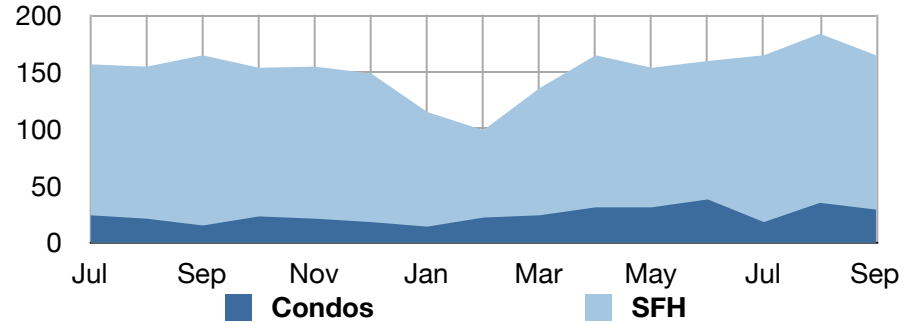
*NOTE: Fairfield County statistics drawn from public records. All other county statistics are drawn from the Connecticut Multiple Listing Service, Inc.

Average vs. Median Sale Price by Quarter - SFH



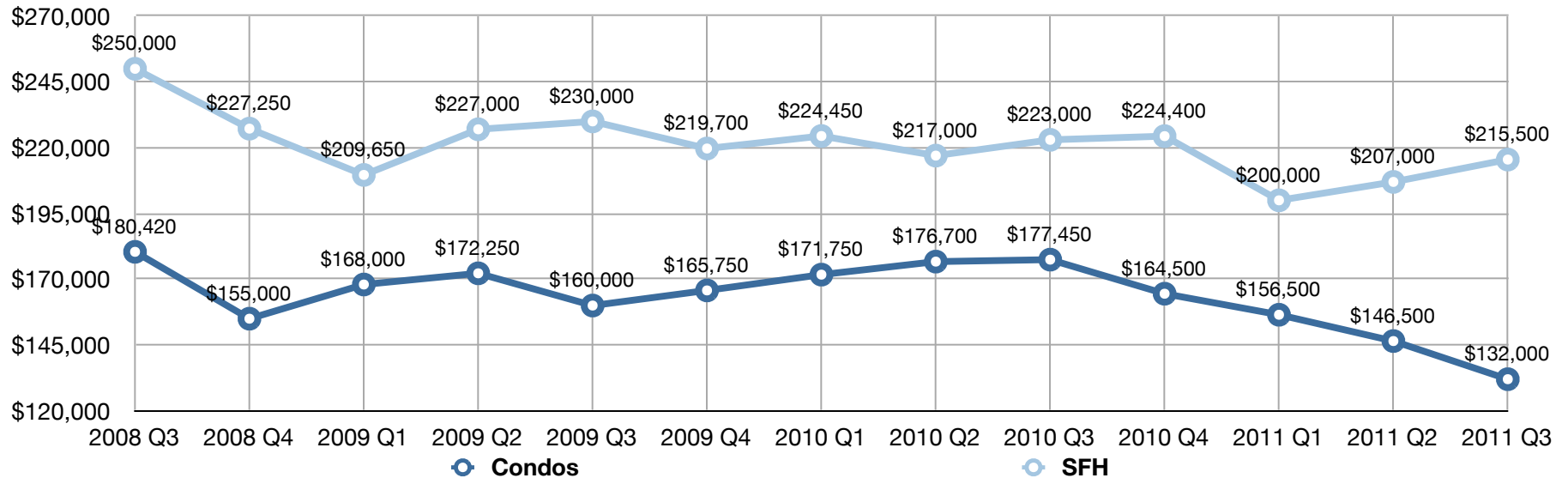
	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
Median SP	\$223,000	\$224,400	\$200,000	\$207,000	\$215,500
Average SP	\$275,026	\$276,013	\$231,601	\$271,570	\$256,540

Number Sold by Month - 2010/2011



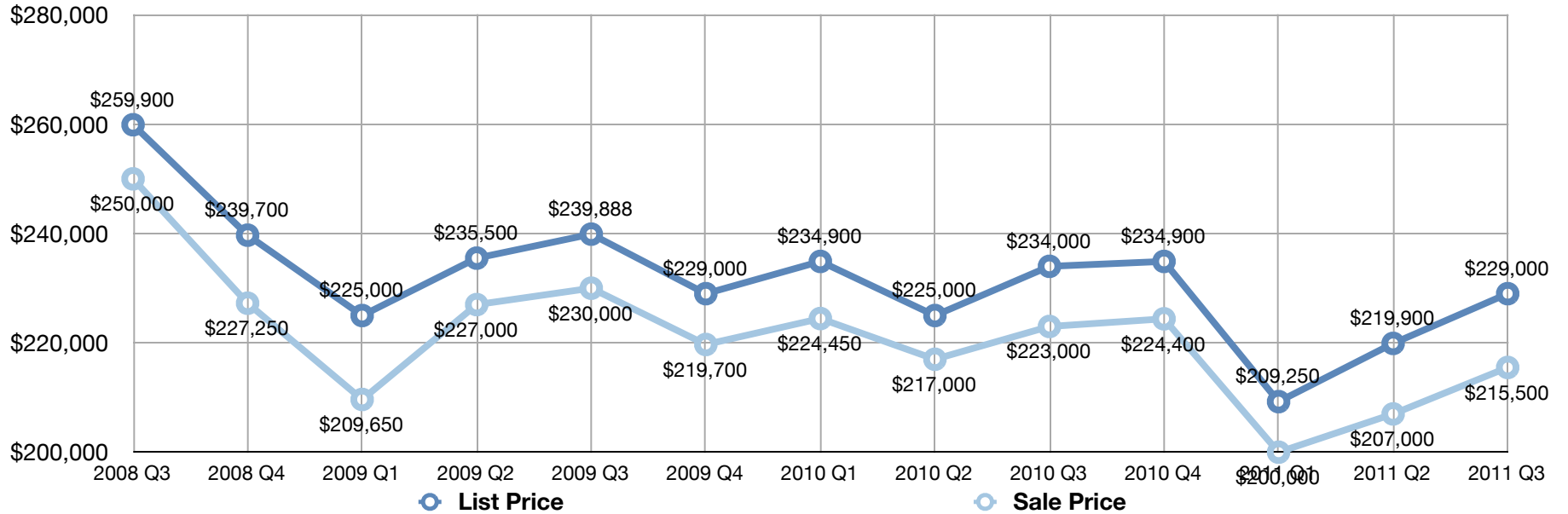
2010	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condos	24	21	15	23	21	18	14	22	24	31	31	38	18	35	29
SFH	157	155	165	154	155	149	115	99	136	165	154	160	165	184	165

Median Sale Price by Quarter



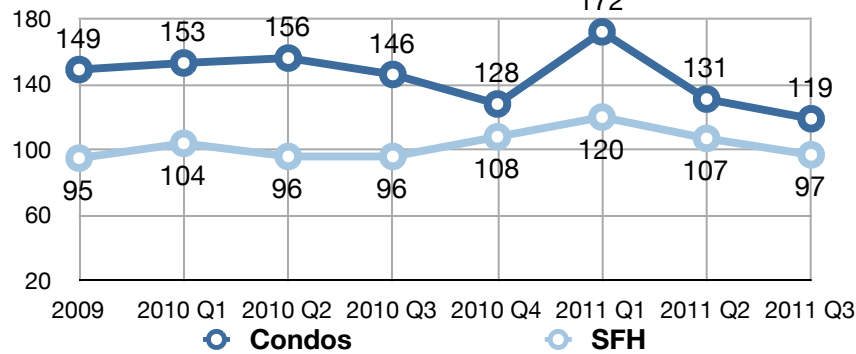
	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
Condo	\$180,420	\$155,000	\$168,000	\$172,250	\$160,000	\$165,750	\$171,750	\$176,700	\$177,450	\$164,500	\$156,500	\$146,500	\$132,000
SFH	\$250,000	\$227,250	\$209,650	\$227,000	\$230,000	\$219,700	\$224,450	\$217,000	\$223,000	\$224,400	\$200,000	\$207,000	\$215,500

Median List Price vs. Median Sale Price by Quarter - SFH



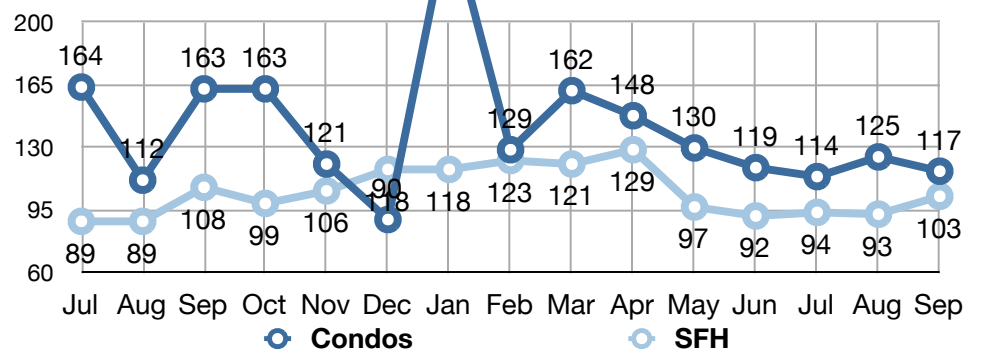
	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
List Price	\$259,900	\$239,700	\$225,000	\$235,500	\$239,888	\$229,000	\$234,900	\$225,000	\$234,000	\$234,900	\$209,250	\$219,900	\$229,000
Sale Price	\$250,000	\$227,250	\$209,650	\$227,000	\$230,000	\$219,700	\$224,450	\$217,000	\$223,000	\$224,400	\$200,000	\$207,000	\$215,500

Average Days on Market by Year



	2009	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
Condos	149	156	146	128	172	131	119
SFH	95	96	96	108	120	107	97

Average Days on Market by Month - 2010/2011



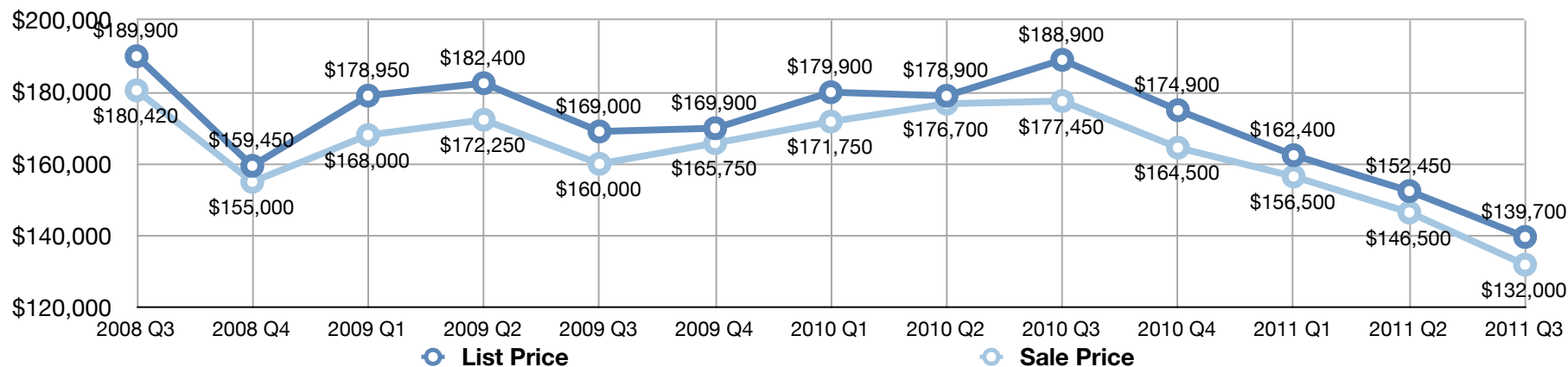
2010	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condos	164	112	163	163	121	90	259	129	162	148	130	119	114	125	117
SFH	89	89	108	99	106	118	118	123	121	129	97	92	94	93	103

Condo Sales by County

	2004	2005	% Change	2006	% Change	2007	% Change	2008	% Change	2009	% Change	2010	% Change
Fairfield County	4,935	4,978	1%	4,087	(-18%)	3,944	(-4%)	2,388	(-40%)	1,694	(-29%)	1,746	3%
\$ Volume (in millions)	\$1,580	\$1,857	18%	\$1,478	(-20%)	\$1,632	10%	\$946	(-42%)	\$535	(-43%)	\$586	10%
Hartford County	3,110	3,340	7%	3,181	(-5%)	2,816	(-12%)	1,929	(-32%)	1,879	(-3%)	1,694	(-10%)
\$ Volume (in millions)	\$512	\$620	21%	\$629	1%	\$562	(-11%)	\$372	(-34%)	\$345	(-7%)	\$318	(-8%)
Litchfield County	273	304	11%	272	(-11%)	249	(-9%)	173	(-31%)	192	11%	170	(-11%)
\$ Volume (in millions)	\$37	\$46	24%	\$47	2%	\$44	(-6%)	\$30	(-32%)	\$28	(-7%)	\$25	(-11%)
Middlesex County	588	673	14%	602	(-11%)	521	(-13%)	384	(-26%)	345	(-10%)	287	(-17%)
\$ Volume (in millions)	\$99	\$120	21%	\$127	6%	\$102	(-20%)	\$76	(-26%)	\$60	(-21%)	\$51	(-15%)
New Haven County	2,931	3,165	8%	3,016	(-5%)	2,466	(-18%)	1,690	(-32%)	1,653	(-2%)	1,611	(-3%)
\$ Volume (in millions)	\$459	\$557	21%	\$570	2%	\$484	(-15%)	\$327	(-32%)	\$285	(-13%)	\$278	(-2%)
New London County	655	720	10%	768	7%	545	(-29%)	362	(-34%)	336	(-7%)	285	(-15%)
\$ Volume (in millions)	\$104	\$134	29%	\$158	18%	\$113	(-29%)	\$74	(-35%)	\$59	(-20%)	\$58	(-2%)
Tolland County	326	309	(-5%)	365	18%	316	(-13%)	213	(-33%)	212	0%	159	(-25%)
\$ Volume (in millions)	\$47	\$50	6%	\$67	34%	\$57	(-15%)	\$38	(-33%)	\$35	(-8%)	\$25	(-29%)
Windham County	113	161	42%	131	(-19%)	102	(-22%)	69	(-32%)	71	3%	55	(-23%)
\$ Volume (in millions)	\$14	\$27	93%	\$23	(-15%)	\$17	(-26%)	\$9	(-47%)	\$9	0%	\$6	(-33%)

NOTE: Fairfield County statistics drawn from public records data. All other statistics drawn from the Connecticut Multiple Listing Service, Inc.

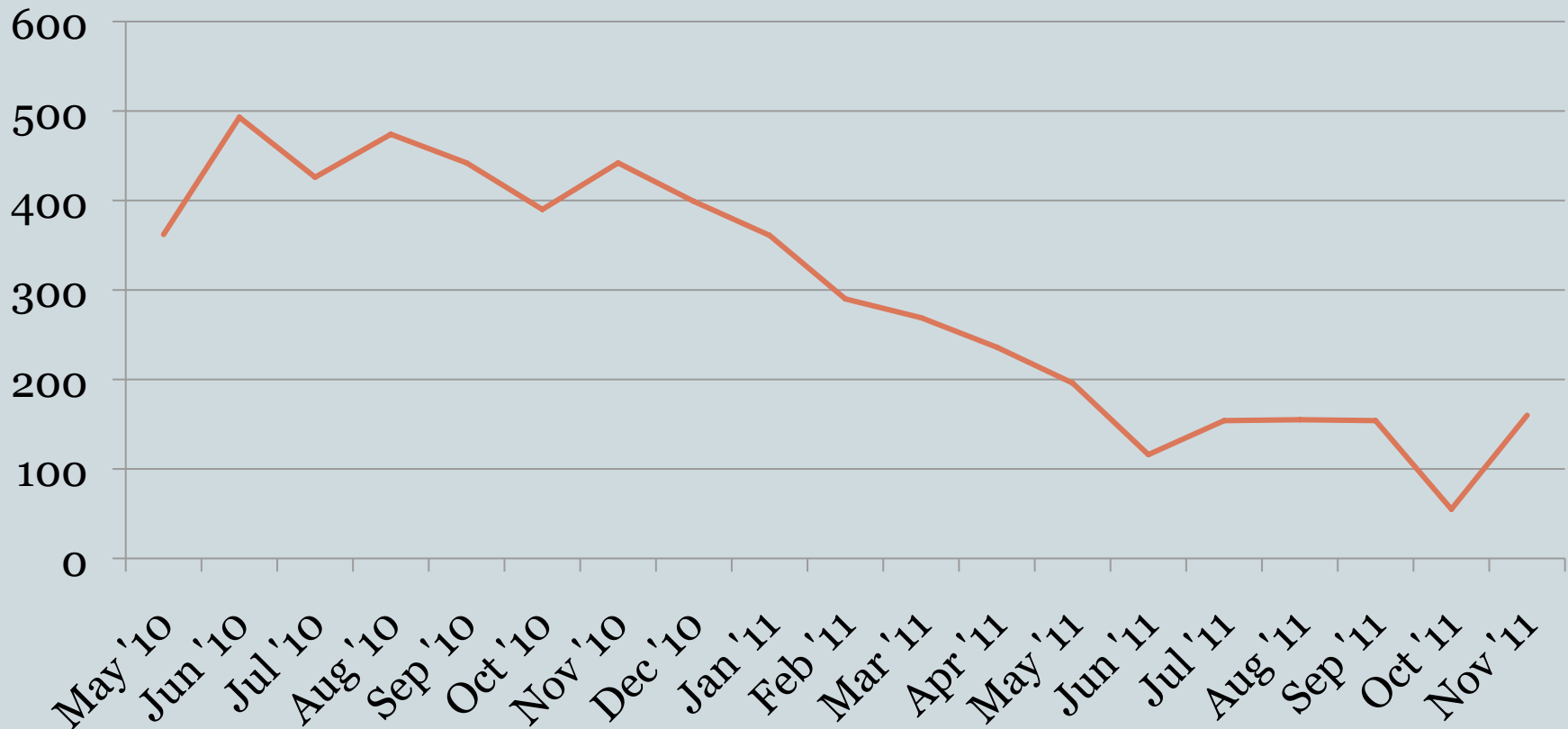
Median List Price vs. Median Sale Price by Quarter - Condo



	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
List Price	\$189,900	\$159,450	\$178,950	\$182,400	\$169,000	\$169,900	\$179,900	\$178,900	\$188,900	\$174,900	\$162,400	\$152,450	\$139,700
Sale Price	\$180,420	\$155,000	\$168,000	\$172,250	\$160,000	\$165,750	\$171,750	\$176,700	\$177,450	\$164,500	\$156,500	\$146,500	\$132,000



2010/2011 Pre-Foreclosures, Auctions, REOs



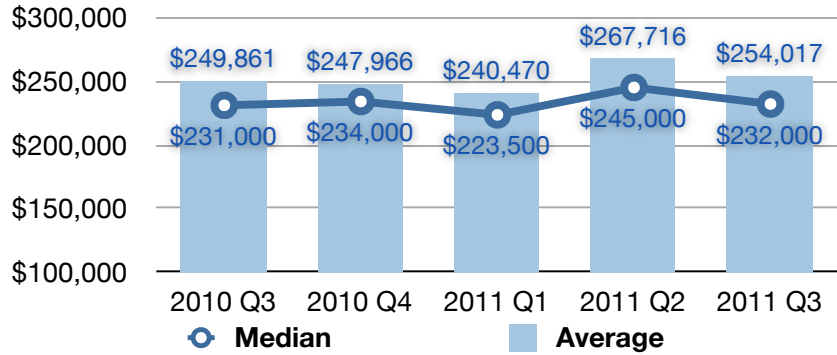
Tolland County - Statistics

Single Family Home Sales by County

	2004	2005	% Change	2006	% Change	2007	% Change	2008	% Change	2009	% Change	2010	% Change
Fairfield County	12,405	11,332	(-9%)	8,858	(-22%)	8,187	(-8%)	5,627	(-31%)	4,380	(-22%)	5,170	18%
\$ Volume (in millions)	\$9,172	\$9,223	1%	\$7,425	(-19%)	\$7,996	8%	\$4,637	(-42%)	\$3,565	(-23%)	\$4,551	28%
Hartford County	9,038	9,025	0%	8,168	(-9%)	7,406	(-9%)	6,077	(-18%)	6,180	2%	5,708	(-8%)
\$ Volume (in millions)	\$2,413	\$2,637	9%	\$2,447	(-7%)	\$2,280	(-7%)	\$1,790	(-21%)	\$1,625	(-9%)	\$1,541	(-5%)
Litchfield County	1,706	1,800	6%	1,570	(-13%)	1,449	(-8%)	1,178	(-19%)	1,170	(-1%)	1,184	1%
\$ Volume (in millions)	\$538	\$634	18%	\$574	(-9%)	\$539	(-6%)	\$410	(-24%)	\$337	(-18%)	\$398	18%
Middlesex County	2,304	2,196	(-5%)	1,937	(-12%)	1,800	(-7%)	1,286	(-29%)	1,312	2%	1,278	(-3%)
\$ Volume (in millions)	\$772	\$793	3%	\$718	(-9%)	\$663	(-8%)	\$458	(-31%)	\$413	(-10%)	\$393	(-5%)
New Haven County	7,700	7,581	(-2%)	6,653	(-12%)	5,822	(-12%)	4,716	(-19%)	5,239	11%	4,876	(-7%)
\$ Volume (in millions)	\$2,156	\$2,485	15%	\$2,303	(-7%)	\$2,050	(-11%)	\$1,530	(-25%)	\$1,368	(-11%)	\$1,303	(-5%)
New London County	3,620	3,410	(-6%)	3,262	(-4%)	2,573	(-21%)	1,864	(-28%)	1,985	6%	2,022	2%
\$ Volume (in millions)	\$1,051	\$1,074	2%	\$1,112	4%	\$921	(-17%)	\$575	(-38%)	\$509	(-11%)	\$536	5%
Tolland County	1,698	1,796	6%	1,647	(-8%)	1,300	(-21%)	994	(-24%)	1,062	7%	924	(-13%)
\$ Volume (in millions)	\$423	\$489	16%	\$467	(-4%)	\$378	(-19%)	\$271	(-28%)	\$272	0%	\$233	(-14%)
Windham County	1,709	1,714	0%	1,512	(-12%)	998	(-34%)	861	(-14%)	967	12%	894	(-8%)
\$ Volume (in millions)	\$359	\$408	14%	\$362	(-11%)	\$243	(-33%)	\$182	(-25%)	\$178	(-2%)	\$159	(-11%)

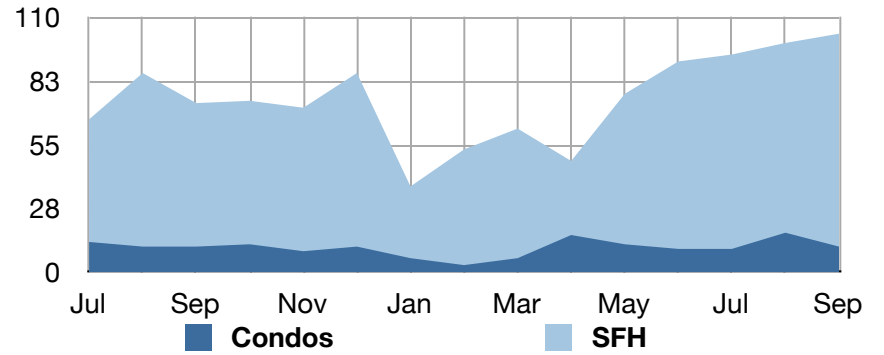
*NOTE: Fairfield County statistics drawn from public records. All other county statistics are drawn from the Connecticut Multiple Listing Service, Inc.

Average vs. Median Sale Price by Year - SFH



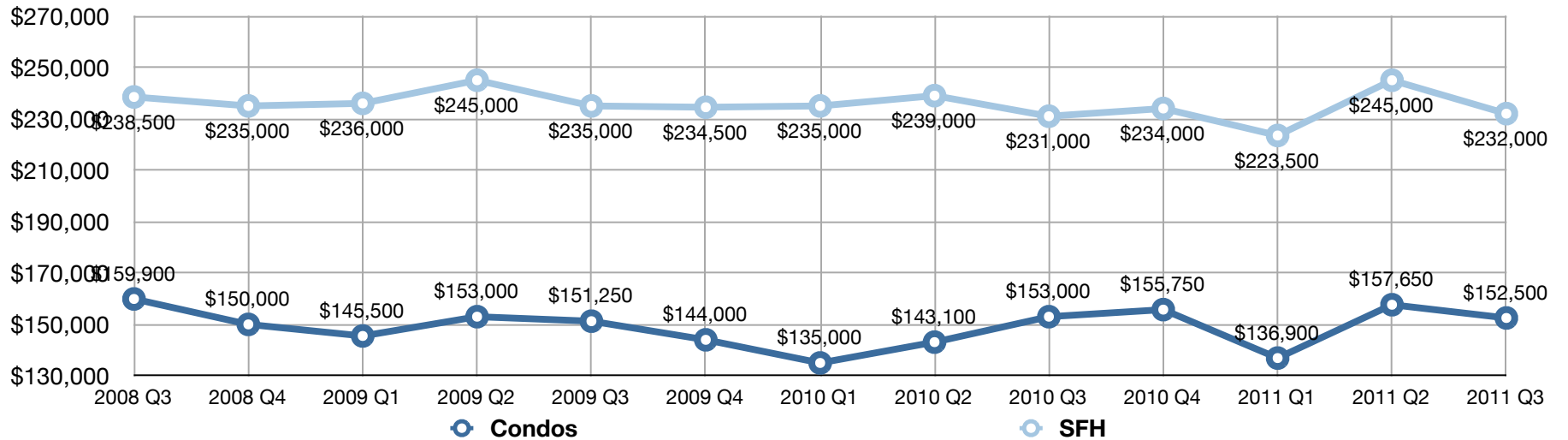
	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
Median SP	\$231,000	\$234,000	\$223,500	\$245,000	\$232,000
Average SP	\$249,861	\$247,966	\$240,470	\$267,716	\$254,017

Number Sold by Month - 2010/2011



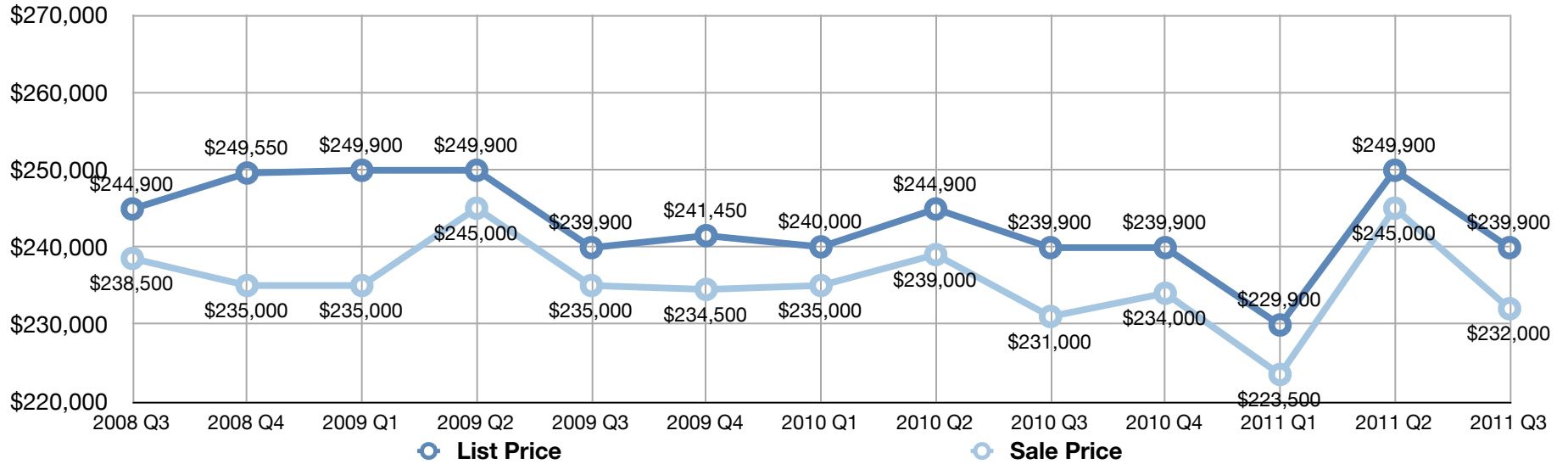
2010	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condos	13	11	11	12	9	11	6	3	6	16	12	10	10	17	11
SFH	66	86	73	74	71	86	37	53	62	48	77	91	94	99	103

Median Sales Price by Quarter



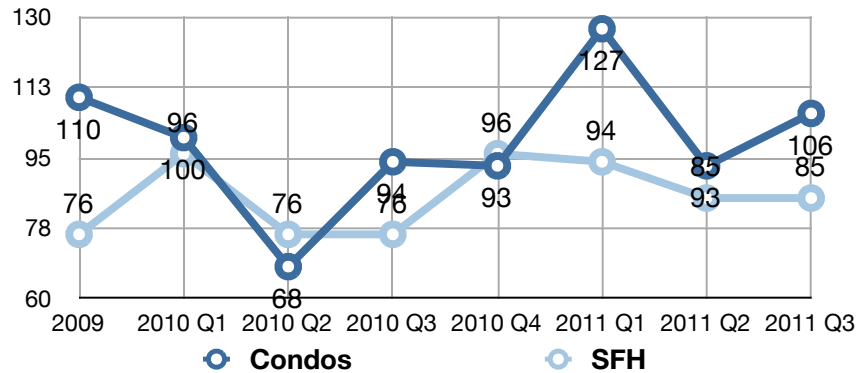
	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
Condo	\$159,900	\$150,000	\$145,500	\$153,000	\$151,250	\$144,000	\$135,000	\$143,100	\$153,000	\$155,750	\$136,900	\$157,650	\$152,500
SFH	\$238,500	\$235,000	\$236,000	\$245,000	\$235,000	\$234,500	\$235,000	\$239,000	\$231,000	\$234,000	\$223,500	\$245,000	\$232,000

Median List Price vs. Median Sale Price by Quarter - SFH



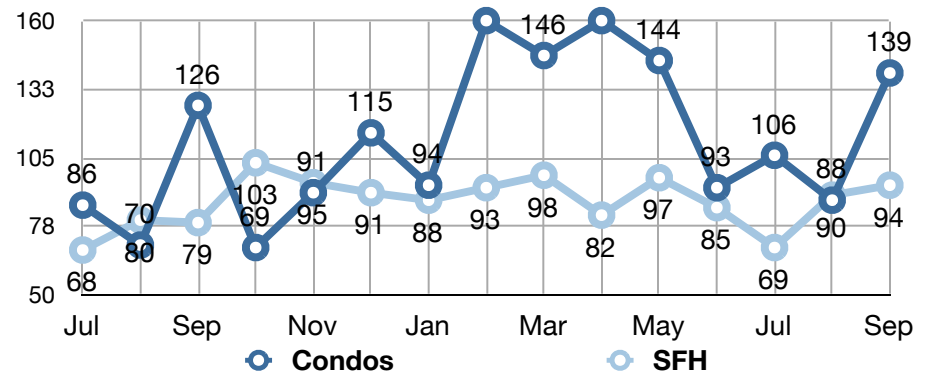
	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
List Price	\$244,900	\$249,550	\$249,900	\$249,900	\$239,900	\$241,450	\$240,000	\$244,900	\$239,900	\$239,900	\$229,900	\$249,900	\$239,900
Sale Price	\$238,500	\$235,000	\$235,000	\$245,000	\$235,000	\$234,500	\$235,000	\$239,000	\$231,000	\$234,000	\$223,500	\$245,000	\$232,000

Average Days on Market by Year



	2009	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
Condos	110	68	94	93	127	93	106
SFH	76	76	76	96	94	85	85

Average Days on Market by Month - 2010/2011



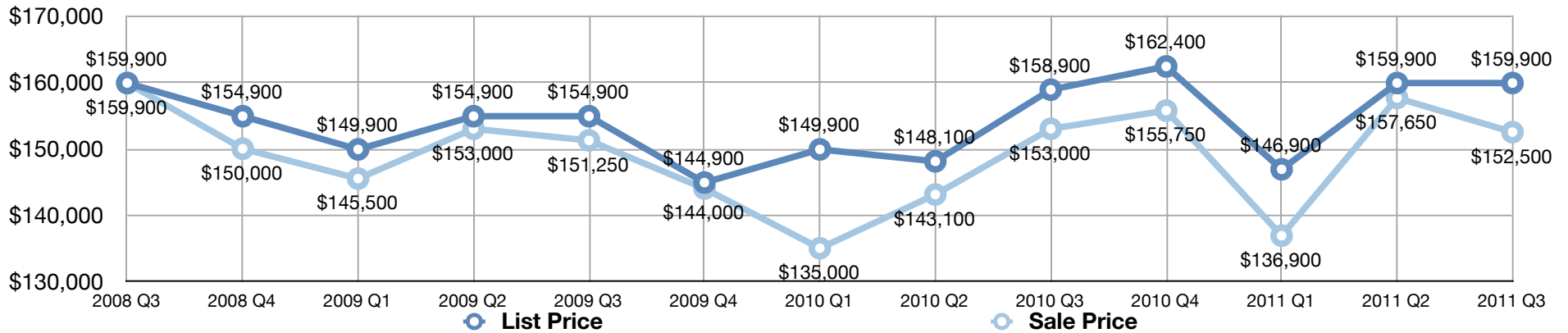
2010	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condos	86	70	126	69	91	115	94	160	146	160	144	93	106	88	139
SFH	68	80	79	103	95	91	88	93	98	82	97	85	69	90	94

Condo Sales by County

	2004	2005	% Change	2006	% Change	2007	% Change	2008	% Change	2009	% Change	2010	% Change
Fairfield County	4,935	4,978	1%	4,087	(-18%)	3,944	(-4%)	2,388	(-40%)	1,694	(-29%)	1,746	3%
\$ Volume (in millions)	\$1,580	\$1,857	18%	\$1,478	(-20%)	\$1,632	10%	\$946	(-42%)	\$535	(-43%)	\$586	10%
Hartford County	3,110	3,340	7%	3,181	(-5%)	2,816	(-12%)	1,929	(-32%)	1,879	(-3%)	1,694	(-10%)
\$ Volume (in millions)	\$512	\$620	21%	\$629	1%	\$562	(-11%)	\$372	(-34%)	\$345	(-7%)	\$318	(-8%)
Litchfield County	273	304	11%	272	(-11%)	249	(-9%)	173	(-31%)	192	11%	170	(-11%)
\$ Volume (in millions)	\$37	\$46	24%	\$47	2%	\$44	(-6%)	\$30	(-32%)	\$28	(-7%)	\$25	(-11%)
Middlesex County	588	673	14%	602	(-11%)	521	(-13%)	384	(-26%)	345	(-10%)	287	(-17%)
\$ Volume (in millions)	\$99	\$120	21%	\$127	6%	\$102	(-20%)	\$76	(-26%)	\$60	(-21%)	\$51	(-15%)
New Haven County	2,931	3,165	8%	3,016	(-5%)	2,466	(-18%)	1,690	(-32%)	1,653	(-2%)	1,611	(-3%)
\$ Volume (in millions)	\$459	\$557	21%	\$570	2%	\$484	(-15%)	\$327	(-32%)	\$285	(-13%)	\$278	(-2%)
New London County	655	720	10%	768	7%	545	(-29%)	362	(-34%)	336	(-7%)	285	(-15%)
\$ Volume (in millions)	\$104	\$134	29%	\$158	18%	\$113	(-29%)	\$74	(-35%)	\$59	(-20%)	\$58	(-2%)
Tolland County	326	309	(-5%)	365	18%	316	(-13%)	213	(-33%)	212	0%	159	(-25%)
\$ Volume (in millions)	\$47	\$50	6%	\$67	34%	\$57	(-15%)	\$38	(-33%)	\$35	(-8%)	\$25	(-29%)
Windham County	113	161	42%	131	(-19%)	102	(-22%)	69	(-32%)	71	3%	55	(-23%)
\$ Volume (in millions)	\$14	\$27	93%	\$23	(-15%)	\$17	(-26%)	\$9	(-47%)	\$9	0%	\$6	(-33%)

NOTE: Fairfield County statistics drawn from public records data. All other statistics drawn from the Connecticut Multiple Listing Service, Inc.

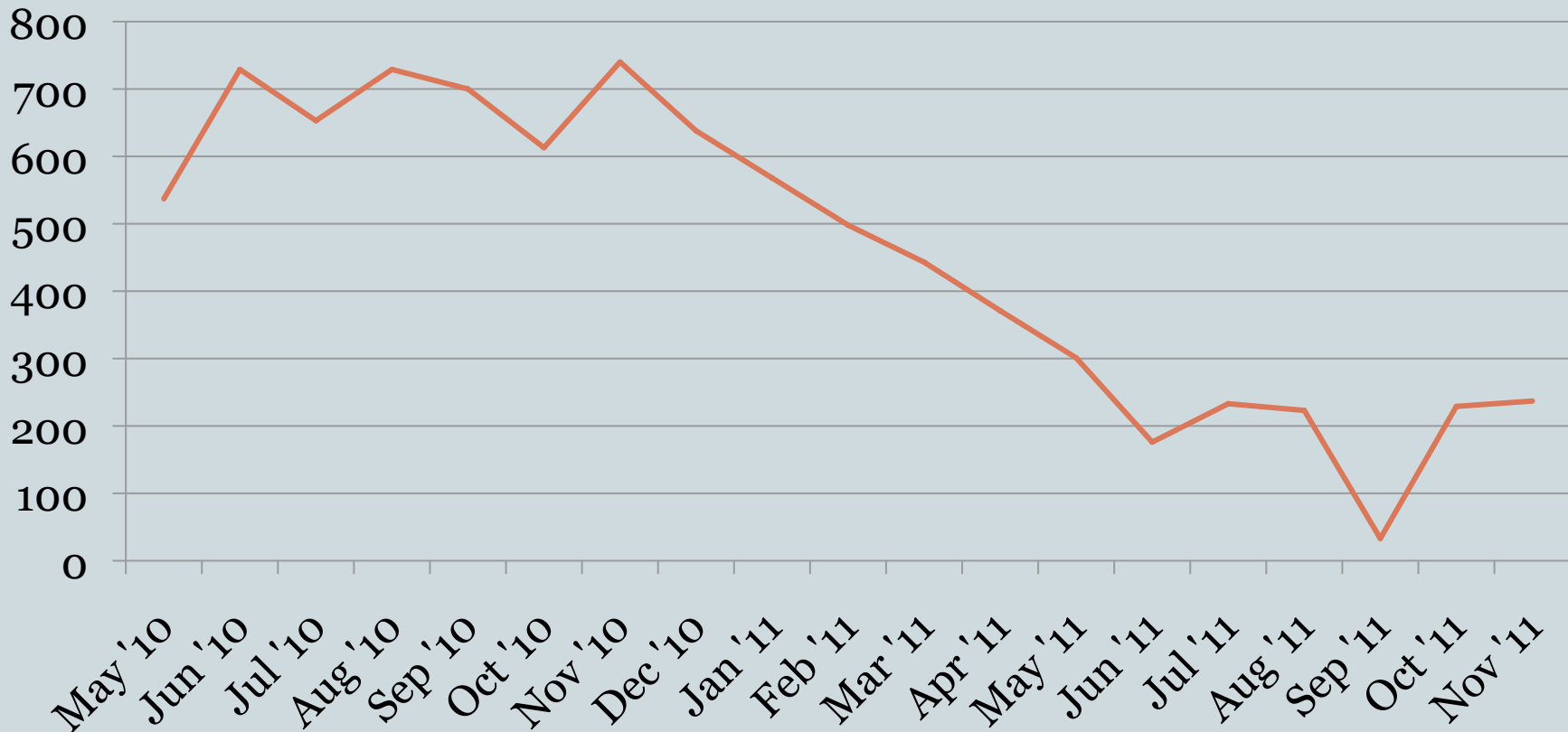
Median List Price vs. Median Sale Price by Quarter - Condos



	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
List Price	\$159,900	\$154,900	\$149,900	\$154,900	\$154,900	\$144,900	\$149,900	\$148,100	\$158,900	\$162,400	\$146,900	\$159,900	\$159,900
Sale Price	\$159,900	\$150,000	\$145,500	\$153,000	\$151,250	\$144,000	\$135,000	\$143,100	\$153,000	\$155,750	\$136,900	\$157,650	\$152,500



2010/2011 Pre-Foreclosures, Auctions, REOs



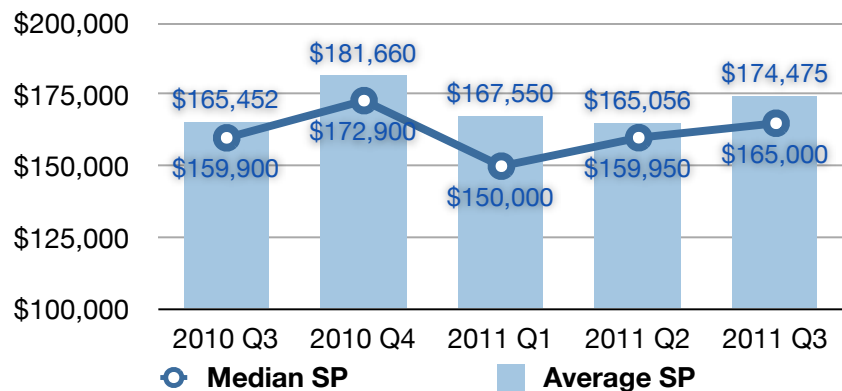
Windham County - Statistics

Single Family Home Sales by County

	2004	2005	% Change	2006	% Change	2007	% Change	2008	% Change	2009	% Change	2010	% Change
Fairfield County	12,405	11,332	(-9%)	8,858	(-22%)	8,187	(-8%)	5,627	(-31%)	4,380	(-22%)	5,170	18%
\$ Volume (in millions)	\$9,172	\$9,223	1%	\$7,425	(-19%)	\$7,996	8%	\$4,637	(-42%)	\$3,565	(-23%)	\$4,551	28%
Hartford County	9,038	9,025	0%	8,168	(-9%)	7,406	(-9%)	6,077	(-18%)	6,180	2%	5,708	(-8%)
\$ Volume (in millions)	\$2,413	\$2,637	9%	\$2,447	(-7%)	\$2,280	(-7%)	\$1,790	(-21%)	\$1,625	(-9%)	\$1,541	(-5%)
Litchfield County	1,706	1,800	6%	1,570	(-13%)	1,449	(-8%)	1,178	(-19%)	1,170	(-1%)	1,184	1%
\$ Volume (in millions)	\$538	\$634	18%	\$574	(-9%)	\$539	(-6%)	\$410	(-24%)	\$337	(-18%)	\$398	18%
Middlesex County	2,304	2,196	(-5%)	1,937	(-12%)	1,800	(-7%)	1,286	(-29%)	1,312	2%	1,278	(-3%)
\$ Volume (in millions)	\$772	\$793	3%	\$718	(-9%)	\$663	(-8%)	\$458	(-31%)	\$413	(-10%)	\$393	(-5%)
New Haven County	7,700	7,581	(-2%)	6,653	(-12%)	5,822	(-12%)	4,716	(-19%)	5,239	11%	4,876	(-7%)
\$ Volume (in millions)	\$2,156	\$2,485	15%	\$2,303	(-7%)	\$2,050	(-11%)	\$1,530	(-25%)	\$1,368	(-11%)	\$1,303	(-5%)
New London County	3,620	3,410	(-6%)	3,262	(-4%)	2,573	(-21%)	1,864	(-28%)	1,985	6%	2,022	2%
\$ Volume (in millions)	\$1,051	\$1,074	2%	\$1,112	4%	\$921	(-17%)	\$575	(-38%)	\$509	(-11%)	\$536	5%
Tolland County	1,698	1,796	6%	1,647	(-8%)	1,300	(-21%)	994	(-24%)	1,062	7%	924	(-13%)
\$ Volume (in millions)	\$423	\$489	16%	\$467	(-4%)	\$378	(-19%)	\$271	(-28%)	\$272	0%	\$233	(-14%)
Windham County	1,709	1,714	0%	1,512	(-12%)	998	(-34%)	861	(-14%)	967	12%	894	(-8%)
\$ Volume (in millions)	\$359	\$408	14%	\$362	(-11%)	\$243	(-33%)	\$182	(-25%)	\$178	(-2%)	\$159	(-11%)

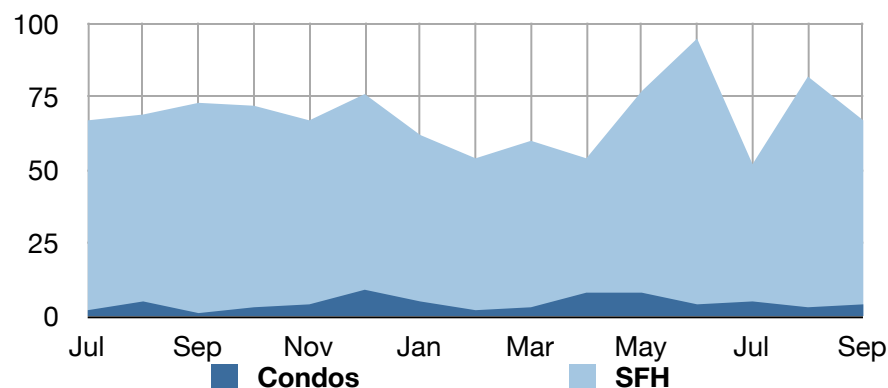
*NOTE: Fairfield County statistics drawn from public records. All other county statistics are drawn from the Connecticut Multiple Listing Service, Inc.

Average vs. Median Sale Price by Quarter - SFH



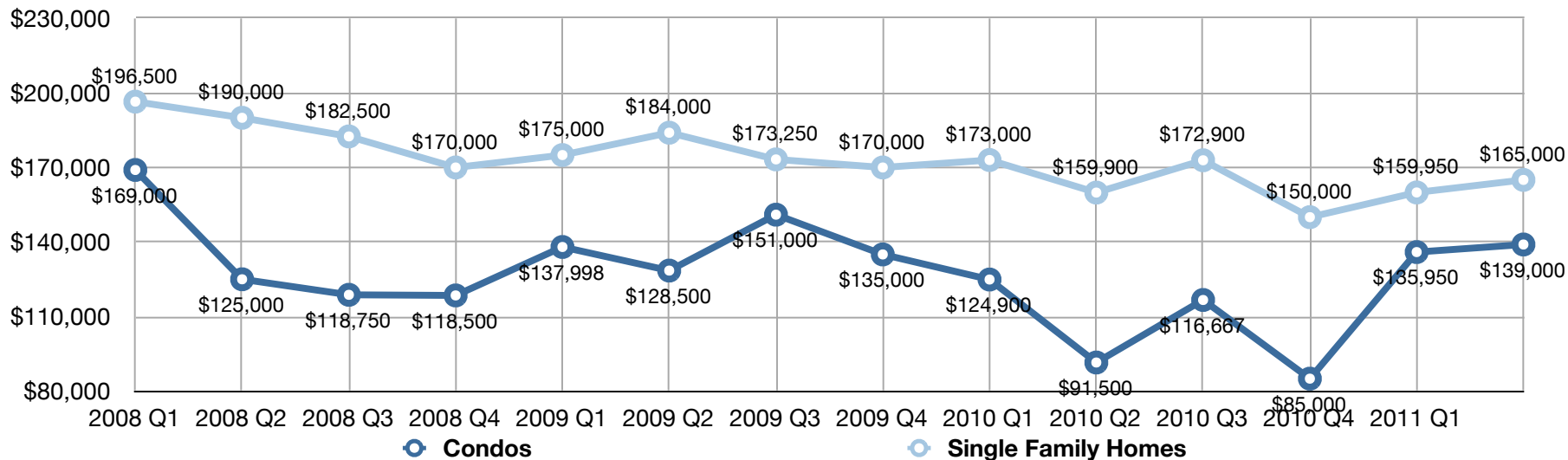
	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
Median SP	\$159,900	\$172,900	\$150,000	\$159,950	\$165,000
Average SP	\$165,452	\$181,660	\$167,550	\$165,056	\$174,475

Number Sold by Month - 2010/2011



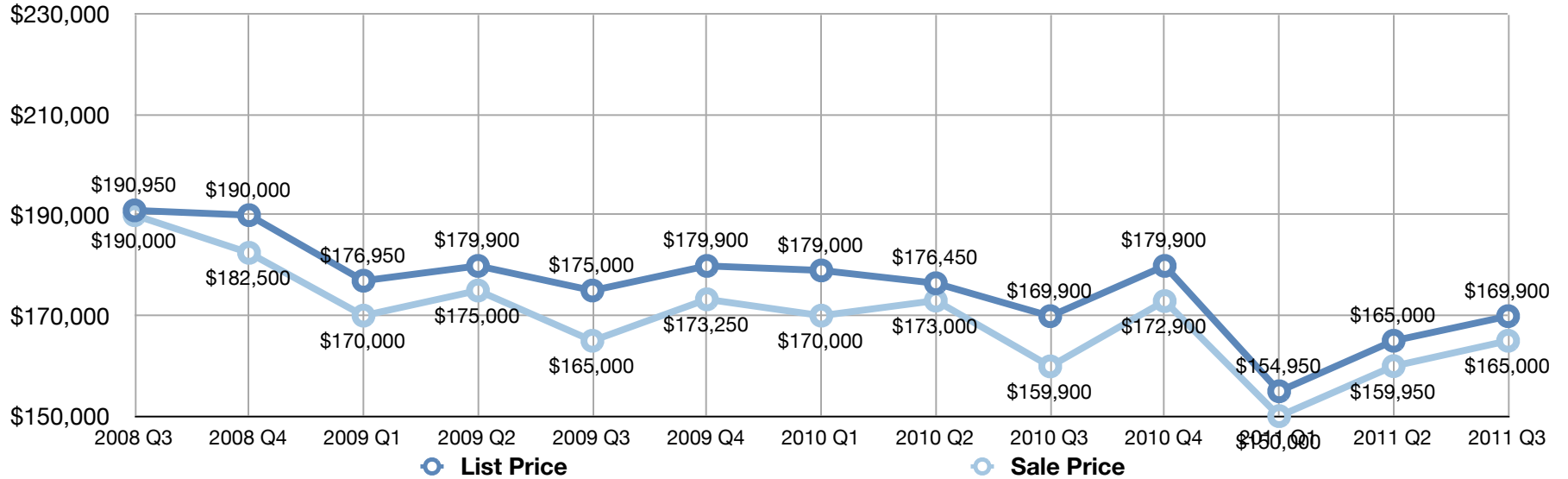
2010	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condos	2	5	1	3	4	9	5	2	3	8	8	4	5	3	4
SFH	67	69	73	72	67	76	62	54	60	54	77	95	52	82	67

Median Sale Price by Quarter



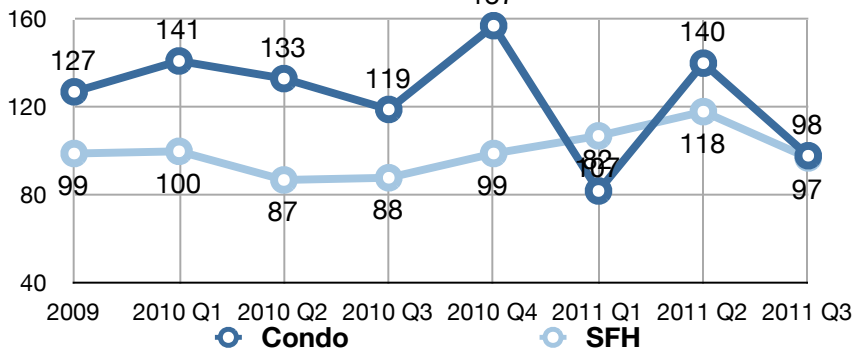
	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
Condo	\$125,000	\$118,750	\$118,500	\$137,998	\$128,500	\$151,000	\$135,000	\$124,900	\$91,500	\$116,667	\$85,000	\$135,950	\$139,000
SFH	\$190,000	\$182,500	\$170,000	\$175,000	\$184,000	\$173,250	\$170,000	\$173,000	\$159,900	\$172,900	\$150,000	\$159,950	\$165,000

Median List Price vs. Median Sale Price by Quarter - SFH



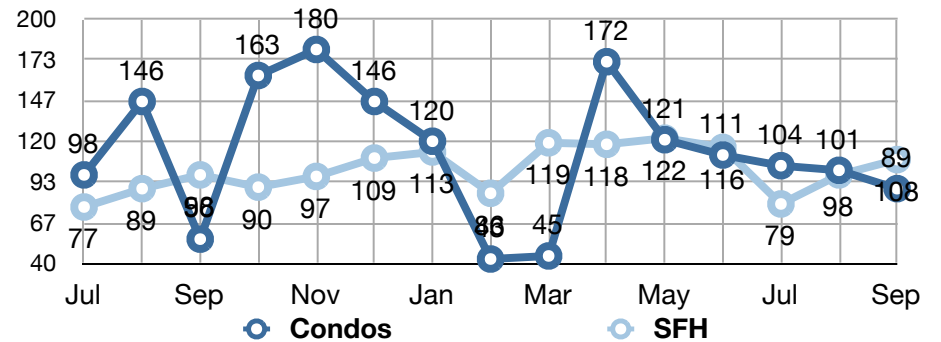
	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
List Price	\$190,950	\$190,000	\$176,950	\$179,900	\$175,000	\$179,900	\$179,000	\$176,450	\$169,900	\$179,900	\$154,950	\$165,000	\$169,900
Sale Price	\$190,000	\$182,500	\$170,000	\$175,000	\$165,000	\$173,250	\$170,000	\$173,000	\$159,900	\$172,900	\$150,000	\$159,950	\$165,000

Average Days on Market by Year



	2009	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
Condo	127	119	157	82	140	98
SFH	99	88	99	107	118	97

Average Days on Market by Month - 2010/2011



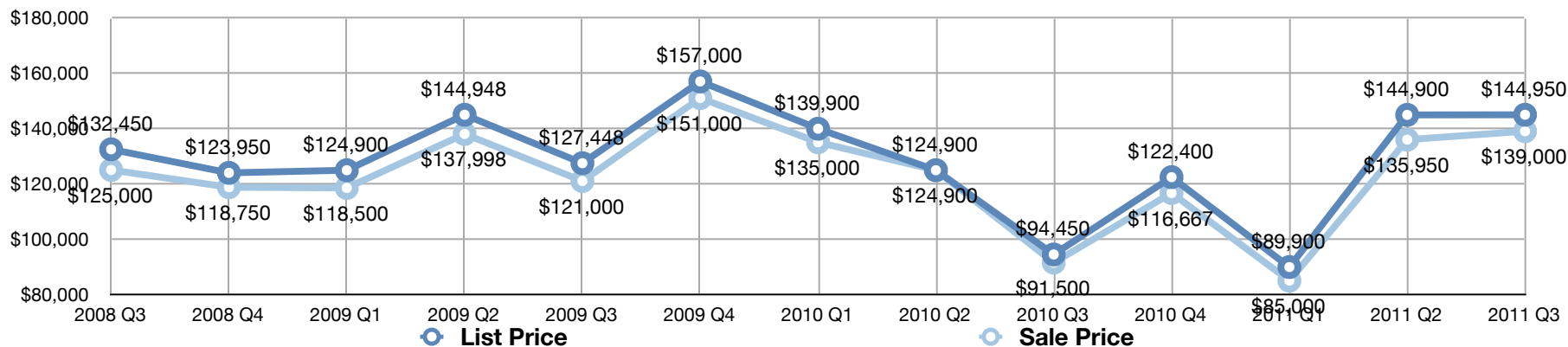
	2010 Jul	2010 Aug	2010 Sep	2010 Oct	2010 Nov	2010 Dec	2011 Jan	2011 Feb	2011 Mar	2011 Apr	2011 May	2011 Jun	2011 Jul	2011 Aug	2011 Sep
Condos	98	146	56	163	180	146	120	43	45	172	121	111	104	101	89
SFH	77	89	98	90	97	109	113	86	119	118	122	116	79	98	108

Condo Sales by County

	2004	2005	% Change	2006	% Change	2007	% Change	2008	% Change	2009	% Change	2010	% Change
Fairfield County	4,935	4,978	1%	4,087	(-18%)	3,944	(-4%)	2,388	(-40%)	1,694	(-29%)	1,746	3%
\$ Volume (in millions)	\$1,580	\$1,857	18%	\$1,478	(-20%)	\$1,632	10%	\$946	(-42%)	\$535	(-43%)	\$586	10%
Hartford County	3,110	3,340	7%	3,181	(-5%)	2,816	(-12%)	1,929	(-32%)	1,879	(-3%)	1,694	(-10%)
\$ Volume (in millions)	\$512	\$620	21%	\$629	1%	\$562	(-11%)	\$372	(-34%)	\$345	(-7%)	\$318	(-8%)
Litchfield County	273	304	11%	272	(-11%)	249	(-9%)	173	(-31%)	192	11%	170	(-11%)
\$ Volume (in millions)	\$37	\$46	24%	\$47	2%	\$44	(-6%)	\$30	(-32%)	\$28	(-7%)	\$25	(-11%)
Middlesex County	588	673	14%	602	(-11%)	521	(-13%)	384	(-26%)	345	(-10%)	287	(-17%)
\$ Volume (in millions)	\$99	\$120	21%	\$127	6%	\$102	(-20%)	\$76	(-26%)	\$60	(-21%)	\$51	(-15%)
New Haven County	2,931	3,165	8%	3,016	(-5%)	2,466	(-18%)	1,690	(-32%)	1,653	(-2%)	1,611	(-3%)
\$ Volume (in millions)	\$459	\$557	21%	\$570	2%	\$484	(-15%)	\$327	(-32%)	\$285	(-13%)	\$278	(-2%)
New London County	655	720	10%	768	7%	545	(-29%)	362	(-34%)	336	(-7%)	285	(-15%)
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NOTE: Fairfield County statistics drawn from public records data. All other statistics drawn from the Connecticut Multiple Listing Service, Inc.

Median List Price vs. Median Sale Price by Quarter - Condo



	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1	2011 Q2	2011 Q3
List Price	\$132,450	\$123,950	\$124,900	\$144,948	\$127,448	\$157,000	\$139,900	\$124,900	\$94,450	\$122,400	\$89,900	\$144,900	\$144,950
Sale Price	\$125,000	\$118,750	\$118,500	\$137,998	\$121,000	\$151,000	\$135,000	\$124,900	\$91,500	\$116,667	\$85,000	\$135,950	\$139,000