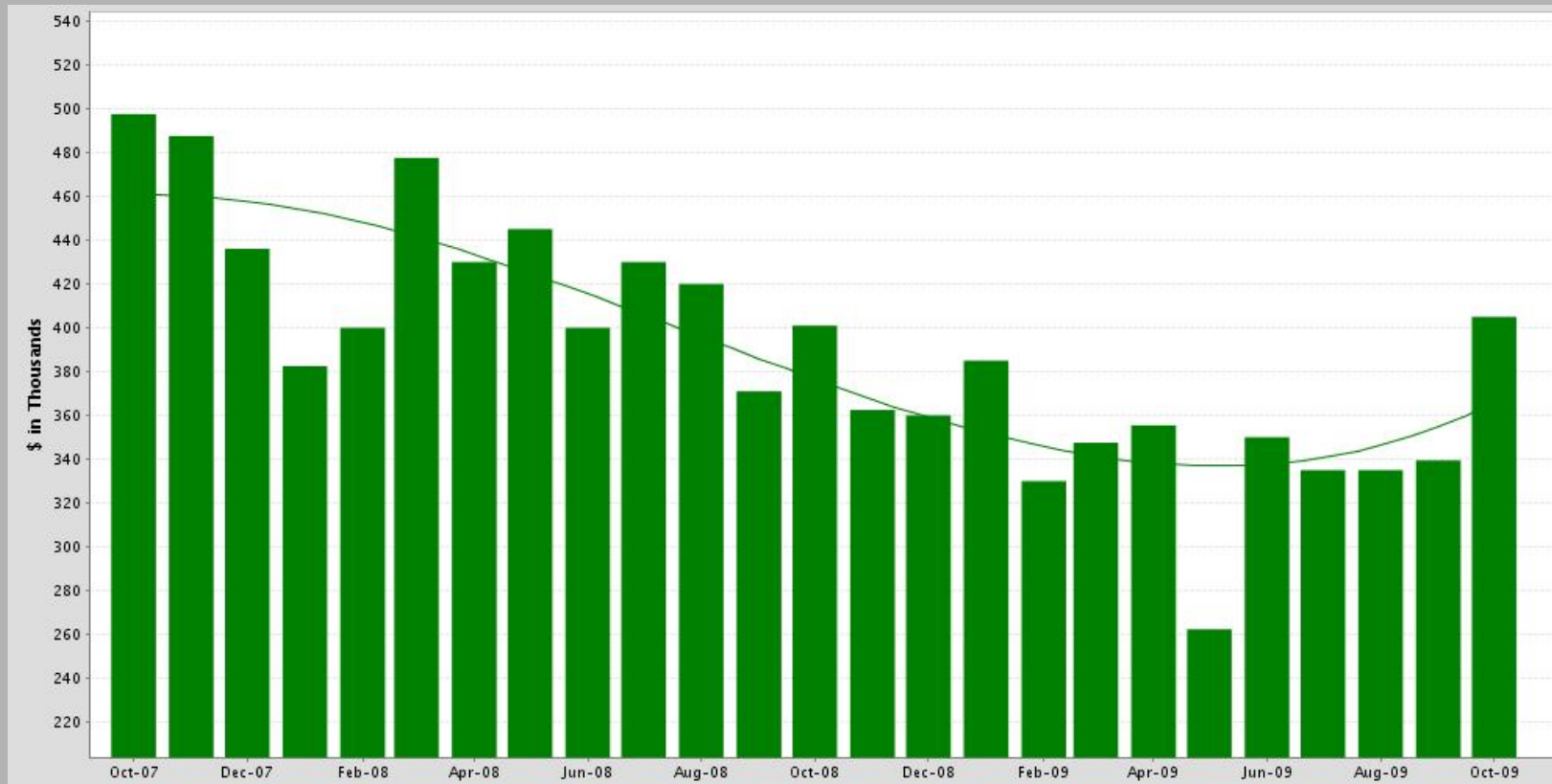


Median Sold Price by Month

Oct-07 vs. Oct-09: The median sold price is down 19%



Oct-07 vs. Oct-09

Oct-07	Oct-09	Change	%
497,500	405,000	-92,500	-19%



MLS: MAX-EBRD Time Period: 2 years (monthly) Price: All Construction Type: Resale Bedrooms: All Bathrooms: All

Property Types: Residential: (Condo, Townhouse)

Cities: Dublin

Statistics are based on closed MLS transactions. Each closing generates one transaction side only.

Median Sold Price by Month

Oct-07 vs. Oct-09: The median sold price is down 19%

Month	Median Price	# Units	Average DOM
Oct-09	405,000	13	53
Sep-09	339,500	24	37
Aug-09	335,000	16	30
Jul-09	335,000	16	86
Jun-09	350,000	20	41
May-09	262,450	12	46
Apr-09	355,500	12	48
Mar-09	347,500	14	112
Feb-09	330,000	13	80
Jan-09	385,000	8	45
Dec-08	360,000	14	76
Nov-08	362,500	10	61
Oct-08	401,000	16	60
Sep-08	371,000	14	50
Aug-08	419,975	6	58
Jul-08	430,000	16	52
Jun-08	400,000	19	74
May-08	445,000	17	96
Apr-08	430,000	15	63
Mar-08	477,500	8	134
Feb-08	400,000	5	36
Jan-08	382,500	8	70
Dec-07	436,000	4	81
Nov-07	487,500	6	86
Oct-07	497,500	8	54

Median For Sale vs. Median Sold

Oct-07 vs. Oct-09: The median price of for sale properties is down 23% and the median price of sold properties is down 19%



Oct-07 vs. Oct-09			
Oct-07	Oct-09	Change	%
485,000	374,900	-110,100	-23%



Oct-07 vs. Oct-09			
Oct-07	Oct-09	Change	%
497,500	405,000	-92,500	-19%

MLS: MAX-EBRD Time Period: 2 years (monthly) Price: All Construction Type: Resale Bedrooms: All Bathrooms: All
 Property Types: Residential: (Condo, Townhouse)
 Cities: Dublin

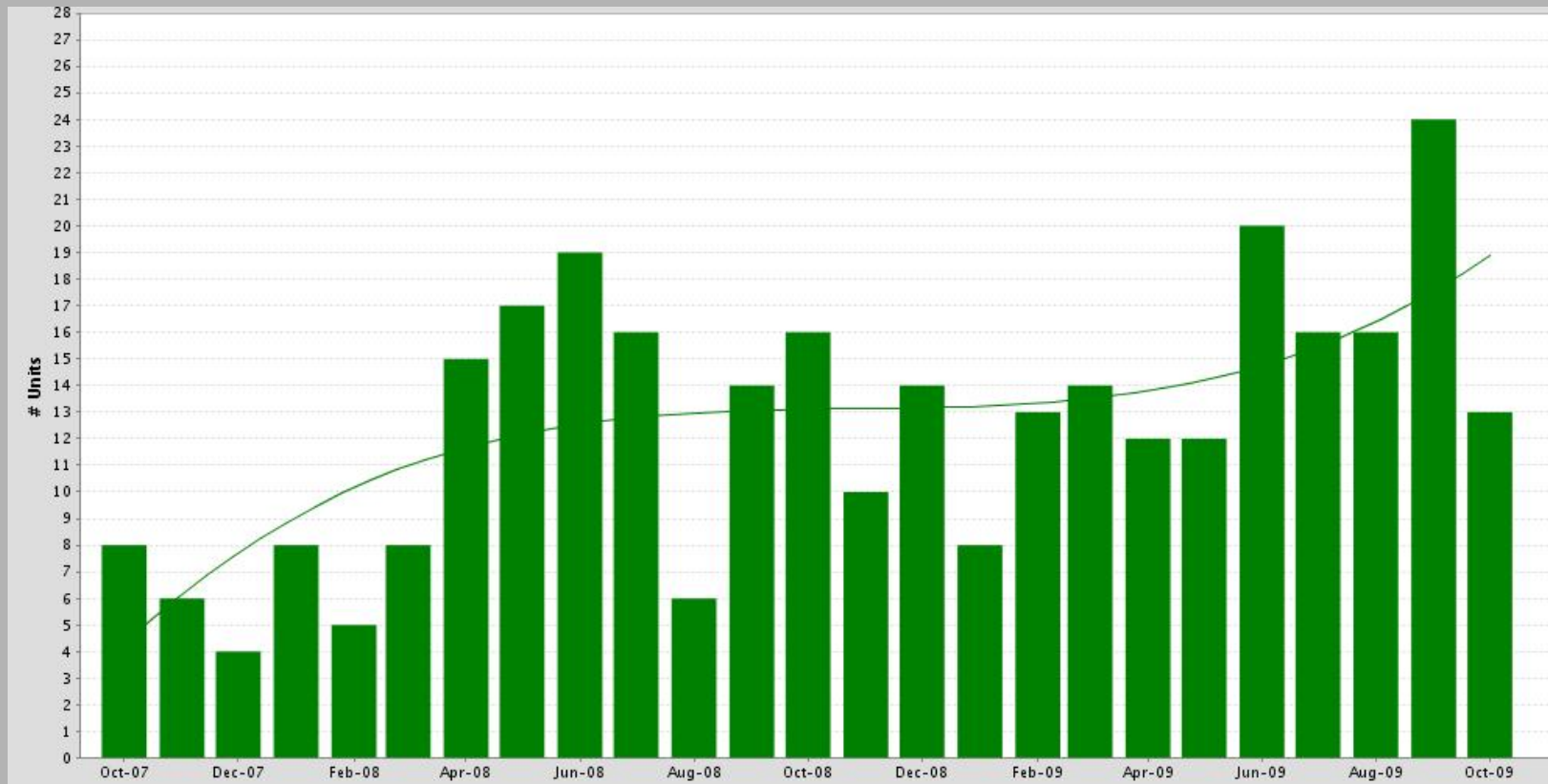
Median For Sale vs. Median Sold

Oct-07 vs. Oct-09: The median price of for sale properties is down 23% and the median price of sold properties is down 19%

Month	# Units For Sale	For Sale Average DOM	# Sold Units	Sold Average DOM
Oct-09	60	83	13	53
Sep-09	60	90	24	37
Aug-09	56	101	16	30
Jul-09	57	112	16	86
Jun-09	64	110	20	41
May-09	70	124	12	46
Apr-09	76	129	12	48
Mar-09	82	126	14	112
Feb-09	76	138	13	80
Jan-09	80	135	8	45
Dec-08	78	150	14	76
Nov-08	82	149	10	61
Oct-08	91	142	16	60
Sep-08	91	138	14	50
Aug-08	96	136	6	58
Jul-08	97	136	16	52
Jun-08	92	128	19	74
May-08	100	119	17	96
Apr-08	89	123	15	63
Mar-08	90	132	8	134
Feb-08	88	139	5	36
Jan-08	90	137	8	70
Dec-07	98	137	4	81
Nov-07	106	140	6	86
Oct-07	126	130	8	54

The Number of Sold Properties by Month

Oct-07 vs. Oct-09: The number of sold properties is up 62%



Oct-07 vs. Oct-09

Oct-07

Oct-09

Change

%

8

13

5

+62%



MLS: MAX-EBRD

Time Period: 2 years (monthly)

Price: All

Construction Type: Resale

Bedrooms: All

Bathrooms: All

Property Types: Residential: (Condo, Townhouse)

Cities: Dublin

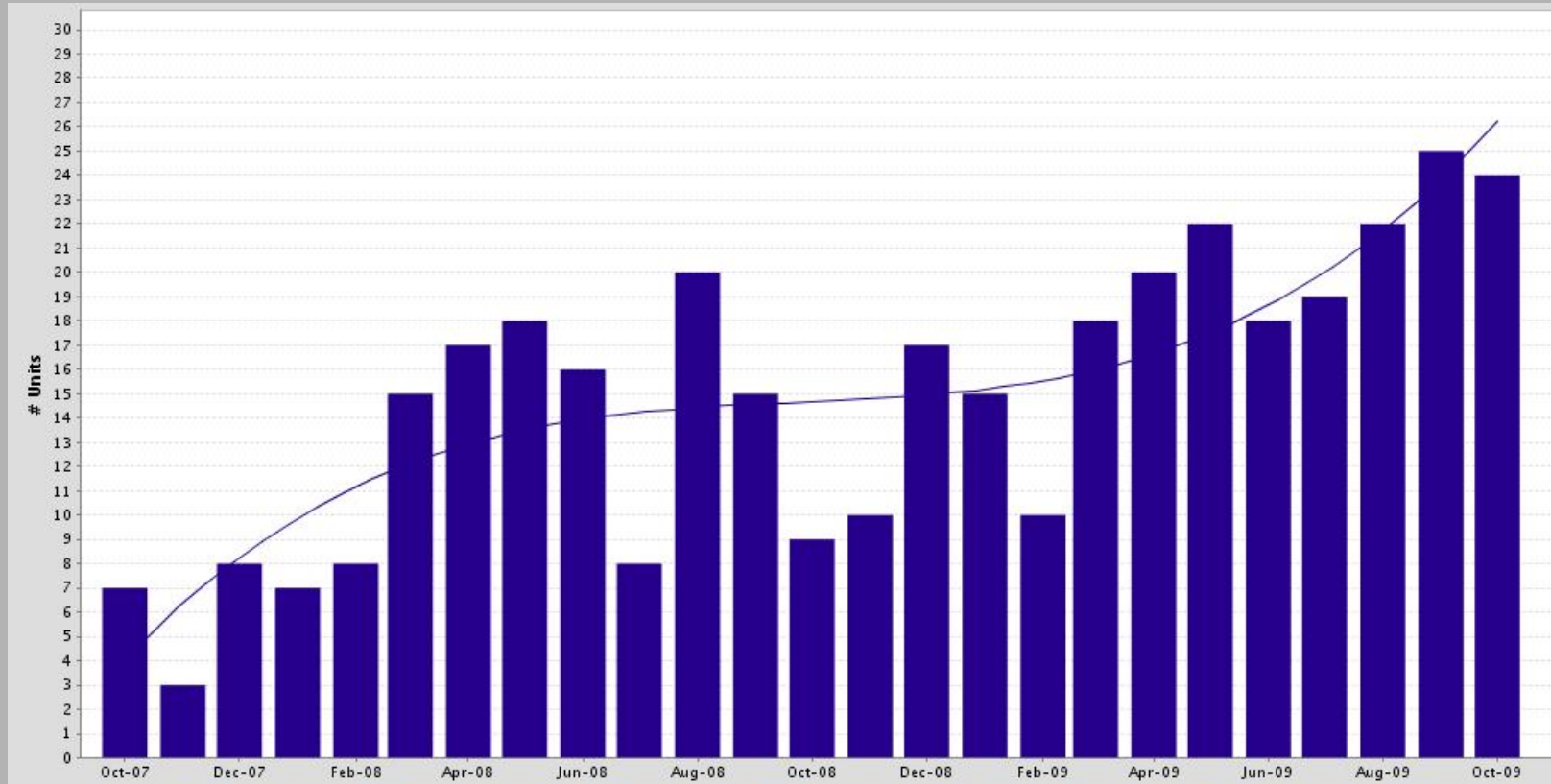
The Number of Sold Properties by Month

Oct-07 vs. Oct-09: The number of sold properties is up 62%

Month	# Units	Median Price	Average DOM
Oct-09	13	405,000	53
Sep-09	24	339,500	37
Aug-09	16	335,000	30
Jul-09	16	335,000	86
Jun-09	20	350,000	41
May-09	12	262,450	46
Apr-09	12	355,500	48
Mar-09	14	347,500	112
Feb-09	13	330,000	80
Jan-09	8	385,000	45
Dec-08	14	360,000	76
Nov-08	10	362,500	61
Oct-08	16	401,000	60
Sep-08	14	371,000	50
Aug-08	6	419,975	58
Jul-08	16	430,000	52
Jun-08	19	400,000	74
May-08	17	445,000	96
Apr-08	15	430,000	63
Mar-08	8	477,500	134
Feb-08	5	400,000	36
Jan-08	8	382,500	70
Dec-07	4	436,000	81
Nov-07	6	487,500	86
Oct-07	8	497,500	54

The Number of Under Contract Properties by Month

Oct-07 vs. Oct-09: The number of under contract properties is up 243%



Oct-07 vs. Oct-09

Oct-07

Oct-09

Change

%

7

24

17

+243%

+243%

MLS: MAX-EBRD

Time Period: 2 years (monthly)

Price: All

Construction Type: Resale

Bedrooms: All

Bathrooms: All

Property Types: Residential: (Condo, Townhouse)

Cities: Dublin

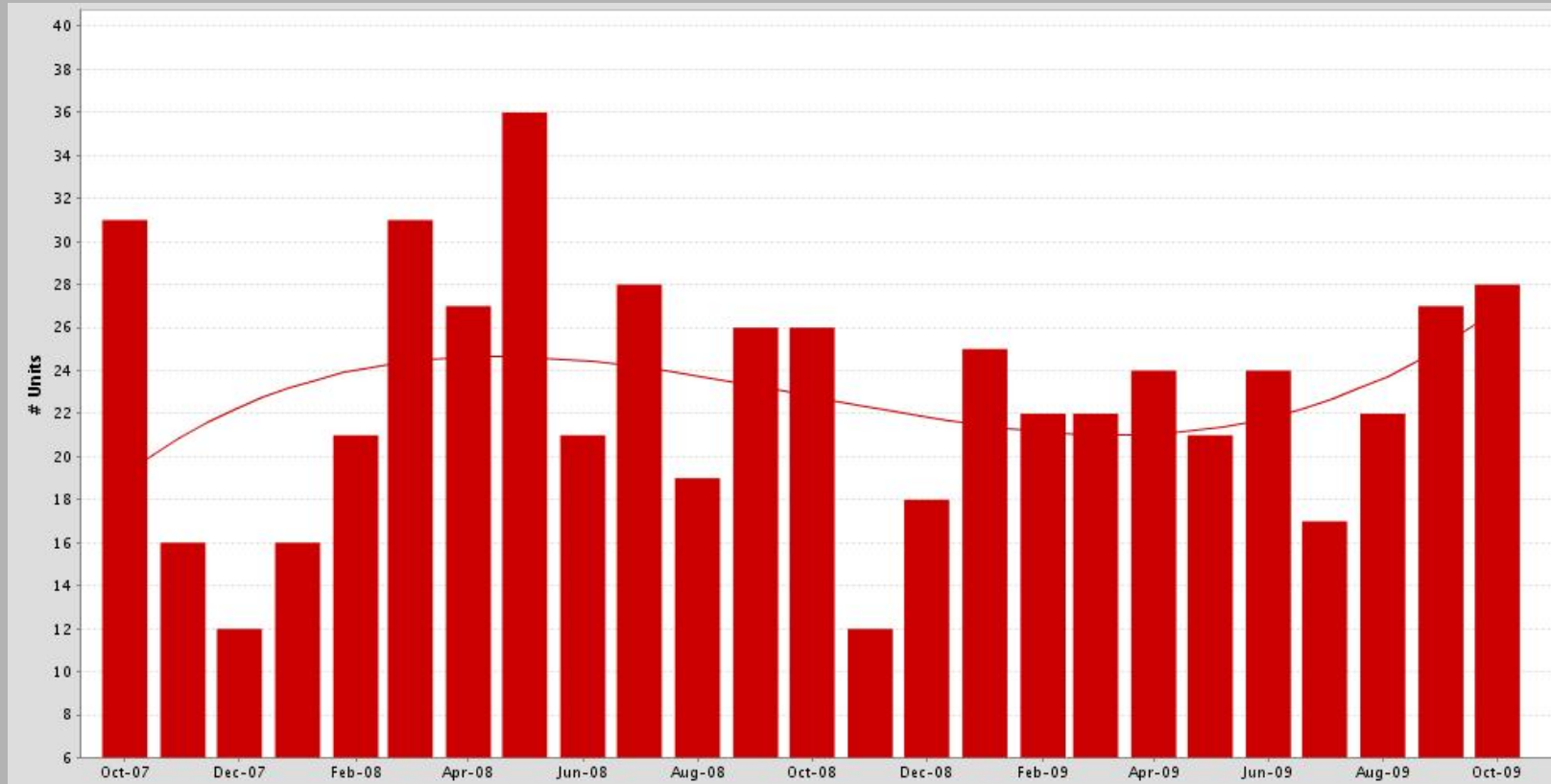
The Number of Under Contract Properties by Month

Oct-07 vs. Oct-09: The number of under contract properties is up 243%

Month	# Units	Median Price	Average DOM
Oct-09	24	376,500	39
Sep-09	25	399,950	21
Aug-09	22	328,375	26
Jul-09	19	349,900	49
Jun-09	18	345,000	44
May-09	22	318,950	68
Apr-09	20	309,500	63
Mar-09	18	334,500	53
Feb-09	10	341,500	74
Jan-09	15	350,000	84
Dec-08	17	349,900	76
Nov-08	10	339,950	57
Oct-08	9	363,000	37
Sep-08	15	399,000	65
Aug-08	20	395,500	54
Jul-08	8	404,500	60
Jun-08	16	419,950	56
May-08	18	452,919	61
Apr-08	17	419,900	83
Mar-08	15	433,000	68
Feb-08	8	462,000	117
Jan-08	7	474,900	75
Dec-07	8	399,500	70
Nov-07	3	524,950	115
Oct-07	7	489,900	95

The Number of New Properties Listed by Month

Oct-07 vs. Oct-09: The number of new properties is down 10%



Oct-07 vs. Oct-09

Oct-07	Oct-09	Change	%
31	28	-3	-10%



MLS: MAX-EBRD
 Time Period: 2 years (monthly)
 Price: All
 Construction Type: Resale
 Bedrooms: All
 Bathrooms: All
Property Types: Residential: (Condo, Townhouse)
Cities: Dublin

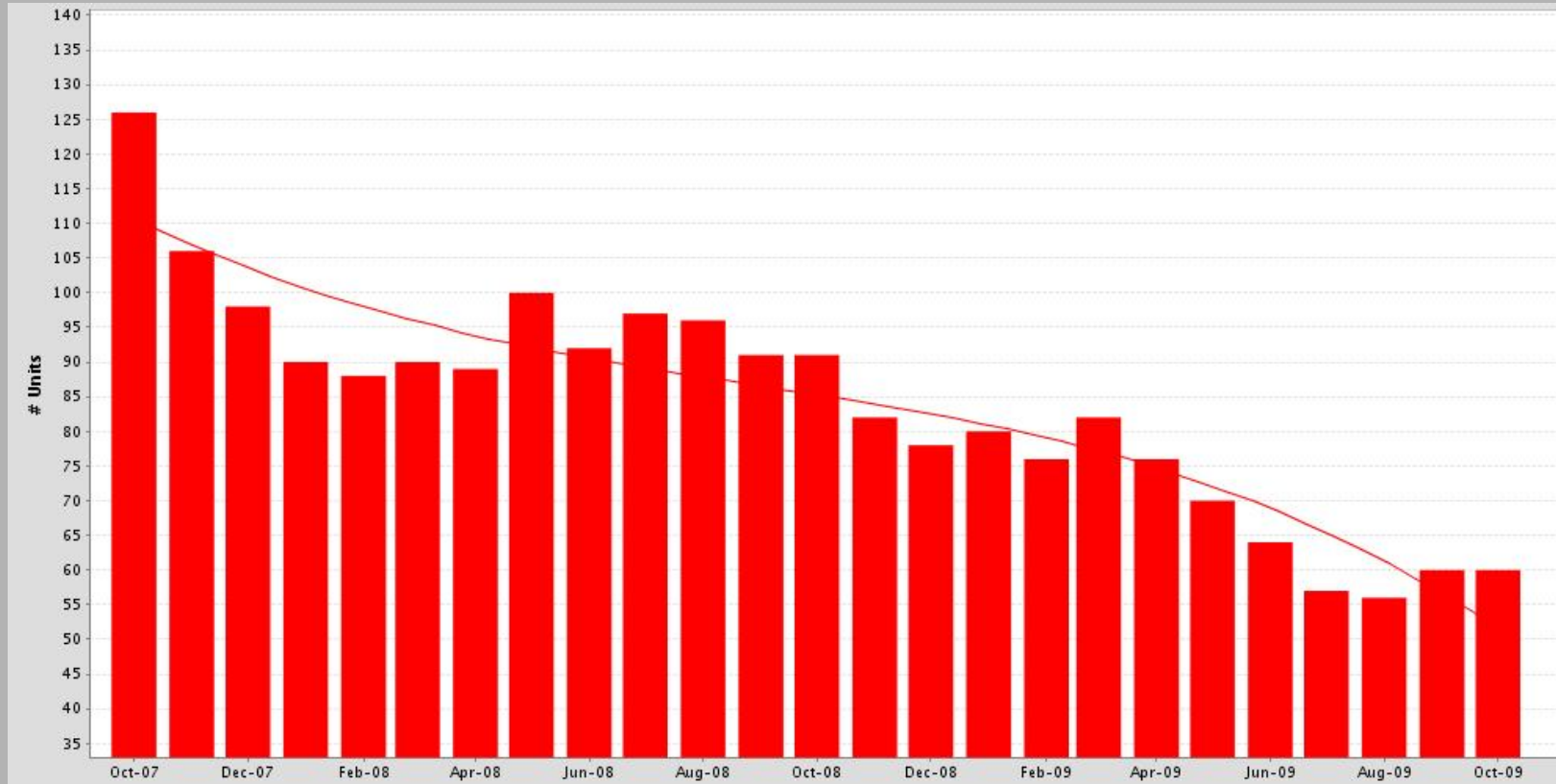
The Number of New Properties Listed by Month

Oct-07 vs. Oct-09: The number of new properties is down 10%

Month	# Units	Median Price
Oct-09	28	375,000
Sep-09	27	374,950
Aug-09	22	377,500
Jul-09	17	339,000
Jun-09	24	344,500
May-09	21	350,000
Apr-09	24	329,500
Mar-09	22	316,950
Feb-09	22	324,000
Jan-09	25	329,000
Dec-08	18	347,475
Nov-08	12	317,475
Oct-08	26	357,475
Sep-08	26	377,500
Aug-08	19	374,900
Jul-08	28	385,000
Jun-08	21	409,000
May-08	36	404,500
Apr-08	27	415,000
Mar-08	31	437,000
Feb-08	21	425,000
Jan-08	16	431,000
Dec-07	12	439,500
Nov-07	16	400,000
Oct-07	31	479,888

The Number of For Sale Properties By Month

Oct-07 vs. Oct-09: The number of for sale properties is down 52%



Oct-07 vs. Oct-09			
Oct-07	Oct-09	Change	%
126	60	-66	-52%

MLS: MAX-EBRD **Time Period:** 2 years (monthly) **Price:** All **Construction Type:** Resale **Bedrooms:** All **Bathrooms:** All
Property Types: Residential: (Condo, Townhouse)
Cities: Dublin
Statistics are based on closed MLS transactions. Each closing generates one transaction side only.

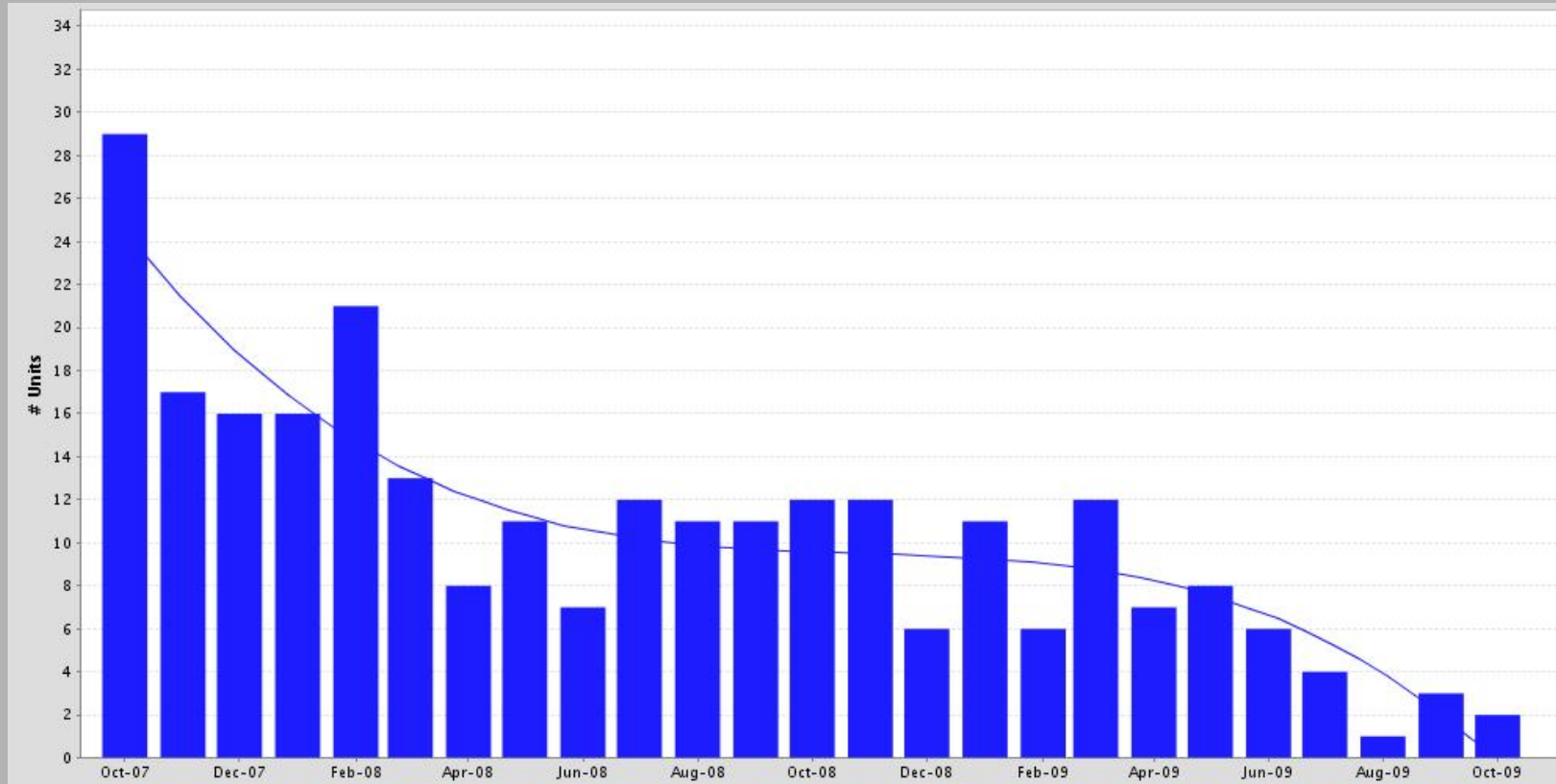
The Number of For Sale Properties By Month

Oct-07 vs. Oct-09: The number of for sale properties is down 52%

Month	# Units	Median Price	Average DOM
Oct-09	60	374,900	83
Sep-09	60	359,450	90
Aug-09	56	344,600	101
Jul-09	57	339,990	112
Jun-09	64	344,500	110
May-09	70	332,475	124
Apr-09	76	308,950	129
Mar-09	82	308,950	126
Feb-09	76	309,500	138
Jan-09	80	319,975	135
Dec-08	78	334,950	150
Nov-08	82	339,900	149
Oct-08	91	354,900	142
Sep-08	91	380,000	138
Aug-08	96	385,000	136
Jul-08	97	399,950	136
Jun-08	92	409,500	128
May-08	100	419,000	119
Apr-08	89	424,000	123
Mar-08	90	435,500	132
Feb-08	88	439,230	139
Jan-08	90	449,950	137
Dec-07	98	450,000	137
Nov-07	106	474,950	140
Oct-07	126	485,000	130

The Number of Expired Properties by Month

Oct-07 vs. Oct-09: The number of expired properties is down 93%



Oct-07 vs. Oct-09

Oct-07	Oct-09	Change	%
29	2	-27	-93%



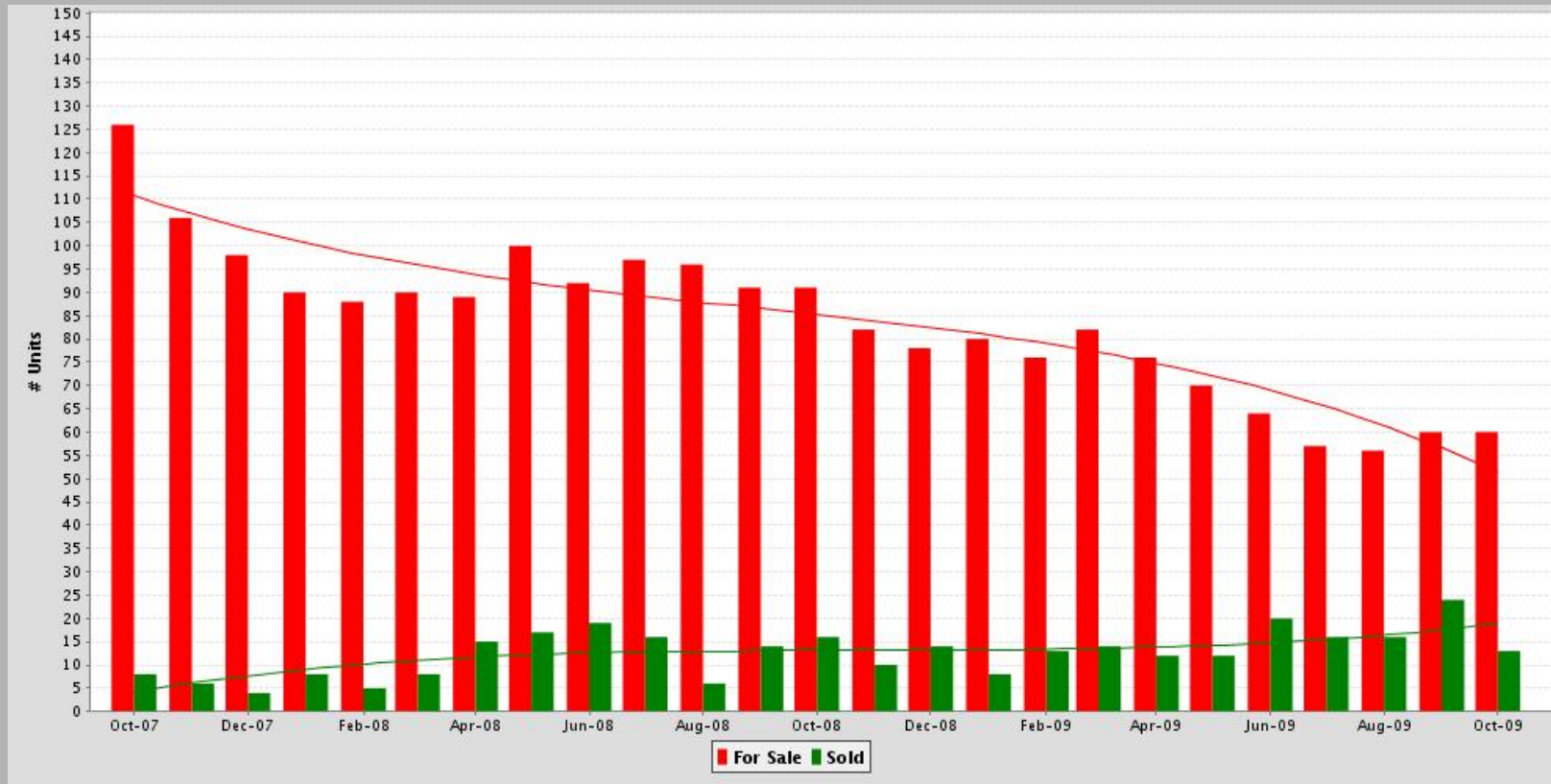
MLS: MAX-EBRD
 Time Period: 2 years (monthly)
 Price: All
 Construction Type: Resale
 Bedrooms: All
 Bathrooms: All
Property Types: Residential: (Condo, Townhouse)
Cities: Dublin

The Number of Expired Properties by Month

Oct-07 vs. Oct-09: The number of expired properties is down 93%

Month	# Units	Median Price	Average DOM
Oct-09	2	334,450	96
Sep-09	3	266,934	144
Aug-09	1	189,000	191
Jul-09	4	392,500	43
Jun-09	6	284,750	48
May-09	8	285,000	142
Apr-09	7	320,000	130
Mar-09	12	293,500	107
Feb-09	6	278,468	92
Jan-09	11	399,000	76
Dec-08	6	349,925	144
Nov-08	12	369,000	112
Oct-08	12	434,500	111
Sep-08	11	415,000	58
Aug-08	11	415,000	119
Jul-08	12	448,250	74
Jun-08	7	475,000	129
May-08	11	399,900	109
Apr-08	8	472,450	98
Mar-08	13	449,900	144
Feb-08	21	450,000	97
Jan-08	16	490,000	108
Dec-07	16	479,475	114
Nov-07	17	510,000	98
Oct-07	29	485,000	81

Oct-07 vs. Oct-09: The number of for sale properties is down 52% and the number of sold properties is up 62%



Oct-07 vs. Oct-09			
Oct-07	Oct-09	Change	%
126	60	-66	-52%



Oct-07 vs. Oct-09			
Oct-07	Oct-09	Change	%
8	13	5	+62%

MLS: MAX-EBRD Time Period: 2 years (monthly) Price: All Construction Type: Resale Bedrooms: All Bathrooms: All
 Property Types: Residential: (Condo, Townhouse)
 Cities: Dublin

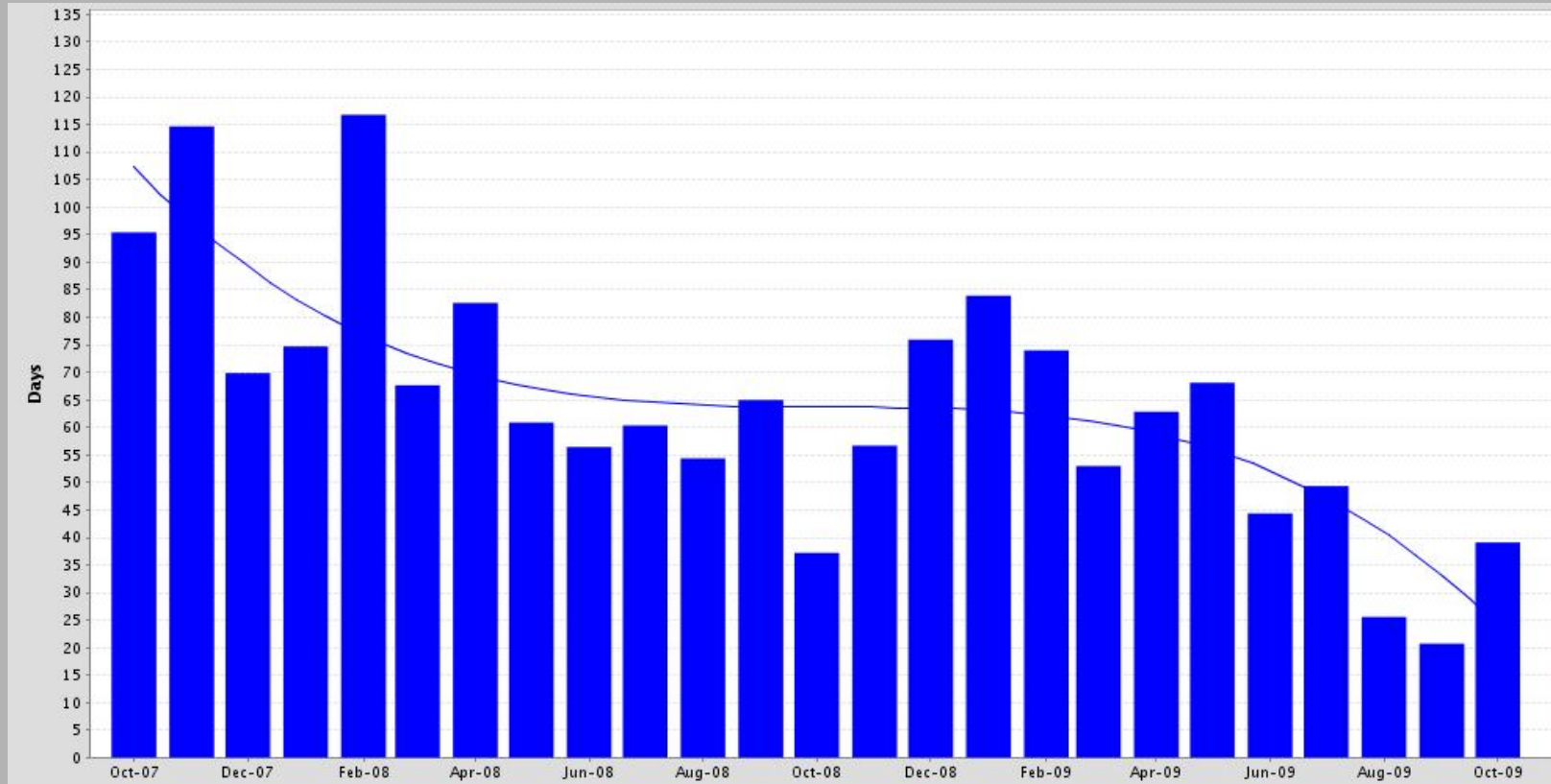
Supply & Demand by Month

Oct-07 vs. Oct-09: The number of for sale properties is down 52% and the number of sold properties is up 62%

Month	# Units For Sale	For Sale Average DOM	# Sold Units	Sold Average DOM
Oct-09	60	83	13	53
Sep-09	60	90	24	37
Aug-09	56	101	16	30
Jul-09	57	112	16	86
Jun-09	64	110	20	41
May-09	70	124	12	46
Apr-09	76	129	12	48
Mar-09	82	126	14	112
Feb-09	76	138	13	80
Jan-09	80	135	8	45
Dec-08	78	150	14	76
Nov-08	82	149	10	61
Oct-08	91	142	16	60
Sep-08	91	138	14	50
Aug-08	96	136	6	58
Jul-08	97	136	16	52
Jun-08	92	128	19	74
May-08	100	119	17	96
Apr-08	89	123	15	63
Mar-08	90	132	8	134
Feb-08	88	139	5	36
Jan-08	90	137	8	70
Dec-07	98	137	4	81
Nov-07	106	140	6	86
Oct-07	126	130	8	54

The Average Days on Market by Month

Oct-07 vs. Oct-09: The average days on market is down 59%



Oct-07 vs. Oct-09

Oct-07

Oct-09

Change

%

95

39

-56

-59%

-59%

MLS: MAX-EBRD

Time Period: 2 years (monthly)

Price: All

Construction Type: Resale

Bedrooms: All

Bathrooms: All

Property Types: Residential: (Condo, Townhouse)

Cities: Dublin

Statistics are based on closed MLS transactions. Each closing generates one transaction side only.

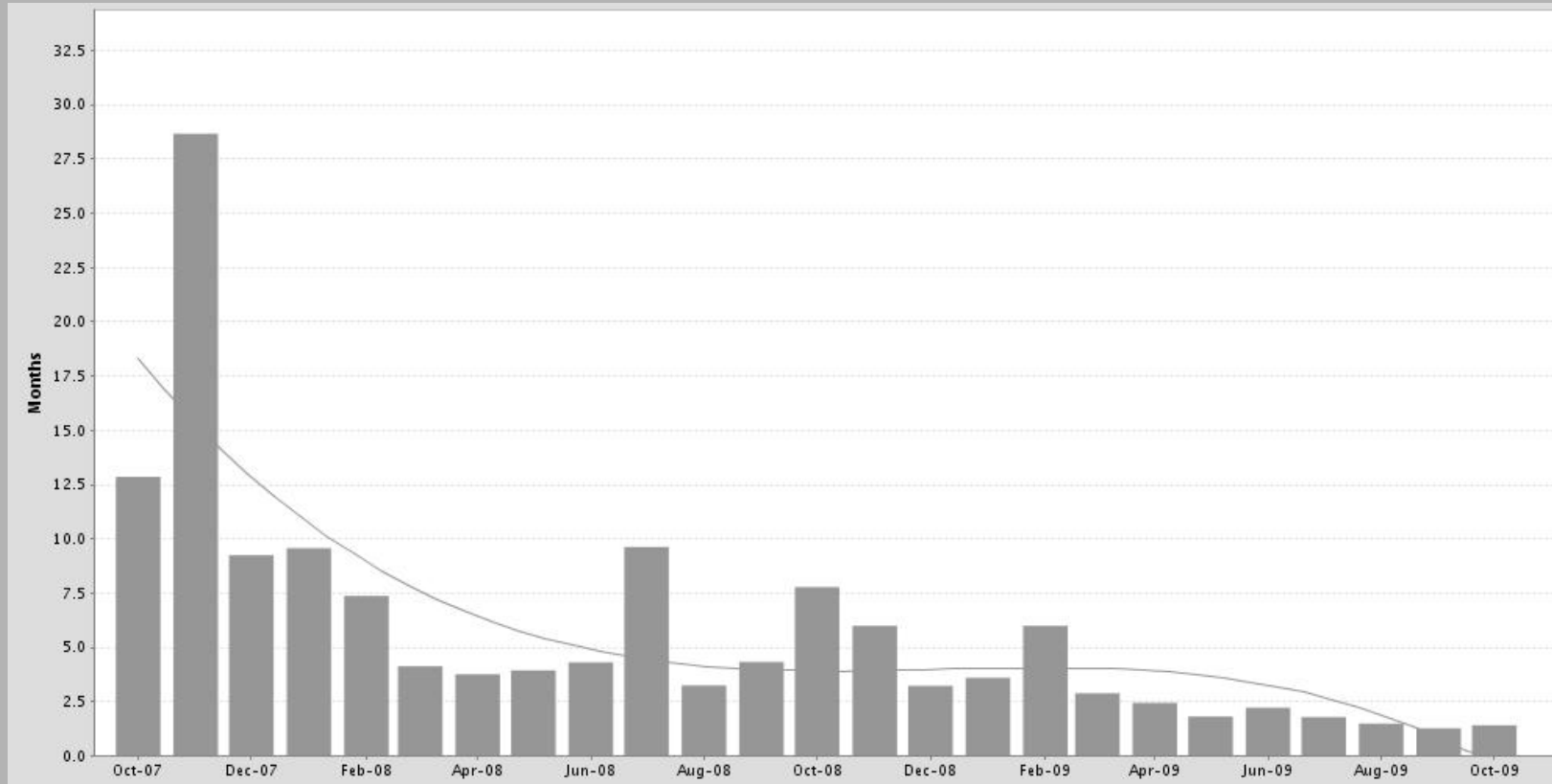
The Average Days on Market by Month

Oct-07 vs. Oct-09: The average days on market is down 59%

Month	Average DOM	# UC Units
Oct-09	39	24
Sep-09	21	25
Aug-09	26	22
Jul-09	49	19
Jun-09	44	18
May-09	68	22
Apr-09	63	20
Mar-09	53	18
Feb-09	74	10
Jan-09	84	15
Dec-08	76	17
Nov-08	57	10
Oct-08	37	9
Sep-08	65	15
Aug-08	54	20
Jul-08	60	8
Jun-08	56	16
May-08	61	18
Apr-08	83	17
Mar-08	68	15
Feb-08	117	8
Jan-08	75	7
Dec-07	70	8
Nov-07	115	3
Oct-07	95	7

Months Supply of Inventory

Oct-07 vs. Oct-09: The average months supply of inventory is down 89%



Oct-07 vs. Oct-09

Oct-07	Oct-09	Change	%
12.9	1.4	-11.4	-89%



MLS: MAX-EBRD
 Time Period: 2 years (monthly)
 Price: All
 Construction Type: Resale
 Bedrooms: All
 Bathrooms: All
Property Types: Residential: (Condo, Townhouse)
Cities: Dublin
 Statistics are based on closed MLS transactions. Each closing generates one transaction side only.

Months Supply of Inventory

Oct-07 vs. Oct-09: The average months supply of inventory is down 89%

Month	# Units For Sale Last Day of Month	# UC Units During Month	MSI	UC Average DOM
Oct-09	34	24	1	39
Sep-09	32	25	1	21
Aug-09	33	22	2	26
Jul-09	34	19	2	49
Jun-09	40	18	2	44
May-09	40	22	2	68
Apr-09	49	20	2	63
Mar-09	52	18	3	53
Feb-09	60	10	6	74
Jan-09	54	15	4	84
Dec-08	55	17	3	76
Nov-08	60	10	6	57
Oct-08	70	9	8	37
Sep-08	65	15	4	65
Aug-08	65	20	3	54
Jul-08	77	8	10	60
Jun-08	69	16	4	56
May-08	71	18	4	61
Apr-08	64	17	4	83
Mar-08	62	15	4	68
Feb-08	59	8	7	117
Jan-08	67	7	10	75
Dec-07	74	8	9	70
Nov-07	86	3	29	115
Oct-07	90	7	13	95

Market Dynamics

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