

Market Activity (4th Quarter 2008)

RESIDENTIAL — AVAILABLE/UNDER CONTRACT (AS OF JANUARY 09, 2009)

LIST PRICE	ADDRESS	TOTAL SQ. FT.	YEAR BUILT
\$499,750	784 Bow Mountain Road	2408	1975
\$539,000	1373 Linden Drive	2640	1975
\$564,999	2350 Linden Drive	2045	1975
\$560,000	772 N Cedar Brook Road	3708	1974
\$599,000	982 N Cedar Brook Road	2430	1973
\$599,500	194 N Cedar Brook Road	2146	1966
\$649,000	341 Timber Lane	3562	1977
\$724,000	22 Pine Brook Road	2722	1977
\$799,900	1754 Timber Lane	4839	1965
\$799,900	2064 Timber Lane	4077	1968
\$979,000	15 Arrowleaf Court	3361	2000
\$1,250,000	75 Alder Lane	5575	2008
\$1,330,000	230 Bristlecone Way	4699	1979
\$1,620,000	214 Pine Brook Road	5429	2009
\$1,649,000	71 Acorn Lane	3603	1976
\$2,200,000	1142 Linden Drive	6266	2006
\$2,559,000	855 Timber Lane	7848	1990
\$4,490,000	34 Boulder View Lane	12603	1996

RESIDENTIAL — SOLD (FROM OCTOBER 01, 2008 THROUGH DECEMBER 31, 2008)

SALES PRICE	LIST PRICE	ADDRESS	TOTAL SQ. FT.	YEAR BUILT
\$745,000	\$799,900	99 Meadowlook Way	4168	1993
\$805,000	\$829,700	415 S. Cedar Brook Road	3981	1982

VACANT LAND — AVAILABLE/UNDER CONTRACT (AS OF JANUARY 09, 2009)

LIST PRICE	ADDRESS	ACREAGE
\$110,000	774 N Cedar Brook Road	1.1
\$139,500	1573 Linden Drive	1
\$169,500	1573 Linden Drive	1
\$199,900	1197 Timber Lane	1.67
\$299,000	795 Pine Brook Road	3.3
\$350,000	1039 Timber Lane	4.94
\$375,000	1472 Timber Lane	1
\$395,000	196 N Cedar Brook Road	1.02
\$400,000	201 Pine Brook Road	3.67
\$475,000	219 High View Drive	7
\$495,000	0 Fountaintree Lane	19
\$549,000	56 Beaver Way	25

VACANT LAND — SOLD (FROM OCTOBER 01, 2008 THROUGH DECEMBER 31, 2008)

No vacant land sold during this period

PINE BROOK HILLS REAL ESTATE MARKET SUMMARY OF 2008 RESIDENTIAL SALES

\$491,000	765 Pine Brook Road	\$680,000	210 Pine Brook Road	\$1,020,000	36 High View Drive
\$575,000	2433 Linden Drive	\$693,888	1431 Timber Lane	\$1,175,000	137 Alpine Way
\$596,000	445 N Cedar Brook Road	\$740,000	46 Alpine Way	\$2,000,000	321 Alder Lane
\$600,000	901 N Cedar Brook Road	\$745,000	99 Meadowlook Way		
\$665,000	122 Fir Lane	\$805,000	415 S. Cedar Brook Road		

FIVE YEAR HISTORY OF SINGLE FAMILY HOME SALES IN PINE BROOK

Year:	2004	2005	2006	2007	2008
Number sold:	18	20	20	10	13
Total volume:	\$10,479,500	\$17,257,620	\$17,794,961	\$8,428,000	\$10,785,888
Average price:	\$582,194	\$862,881	\$889,748	\$842,800	\$829,684
Median price:	\$525,000	\$685,000	\$758,750	\$682,000	\$693,888