

Condos 1,250 to 1,650 SF

RE: Exhibit M

Date Sold	SP per Exh M	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006
		15.4% *	11.0% *	14.7% *	10.4% *	5.0% *
8/02	180,000	207,720	230,569	264,463	291,967	306,565
8/02	160,000	184,640	204,950	235,078	259,526	272,503
11/01	161,000	185,794	206,231	236,547	261,148	274,206
4/02	161,500	186,371	206,872	237,282	261,959	275,057
8/02	165,000	190,410	211,355	242,424	267,636	281,018
6/02	165,000	190,410	211,355	242,424	267,636	281,018
9/01	165,000	190,410	211,355	242,424	267,636	281,018
4/02	165,000	190,410	211,355	242,424	267,636	281,018
5/02	168,000	193,872	215,198	246,832	272,503	286,128
4/02	169,900	196,065	217,632	249,624	275,584	289,364
9/01	169,900	196,065	217,632	249,624	275,584	289,364
4/02	170,000	196,180	217,760	249,770	275,747	289,534
2/02	170,000	196,180	217,760	249,770	275,747	289,534
8/02	170,250	196,469	218,080	250,138	276,152	289,960
4/02	175,000	201,950	224,165	257,117	283,857	298,050
7/02	180,000	207,720	230,569	264,463	291,967	306,565
3/02	189,000	218,106	242,098	277,686	306,565	321,894
3/02	190,000	219,260	243,379	279,155	308,187	323,597
8/02	195,000	225,030	249,783	286,501	316,298	332,112
7/02	197,500	227,915	252,986	290,175	320,353	336,370
7/02	198,900	229,531	254,779	292,231	322,624	338,755
5/02	210,000	242,340	268,997	308,540	340,628	357,660
4/02	222,500	256,765	285,009	326,905	360,904	378,949
6/02	225,000	259,650	288,212	330,579	364,959	383,207
4/02	232,900	268,767	298,331	342,186	377,773	396,662
5/02	234,000	270,036	299,740	343,802	379,557	398,535
11/01	258,000	297,732	330,483	379,063	418,486	439,410
10/01	270,000	311,580	345,854	396,694	437,951	459,848
1/02	356,500	411,401	456,655	523,783	578,257	607,170
2/02	382,500	441,405	489,960	561,984	620,430	651,451
10/01	520,000	600,080	666,089	764,004	843,460	885,633
	6,577,350					11,202,154
Average	\$212,173				Avg SP @ 2006 Prices	\$361,360
					Median	\$285,622

\* Average increases in condo prices per the Warren Group

