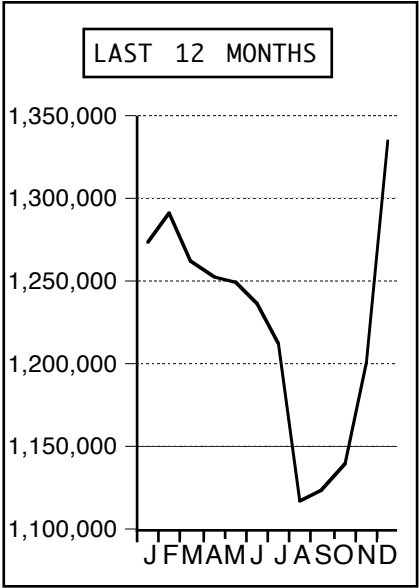
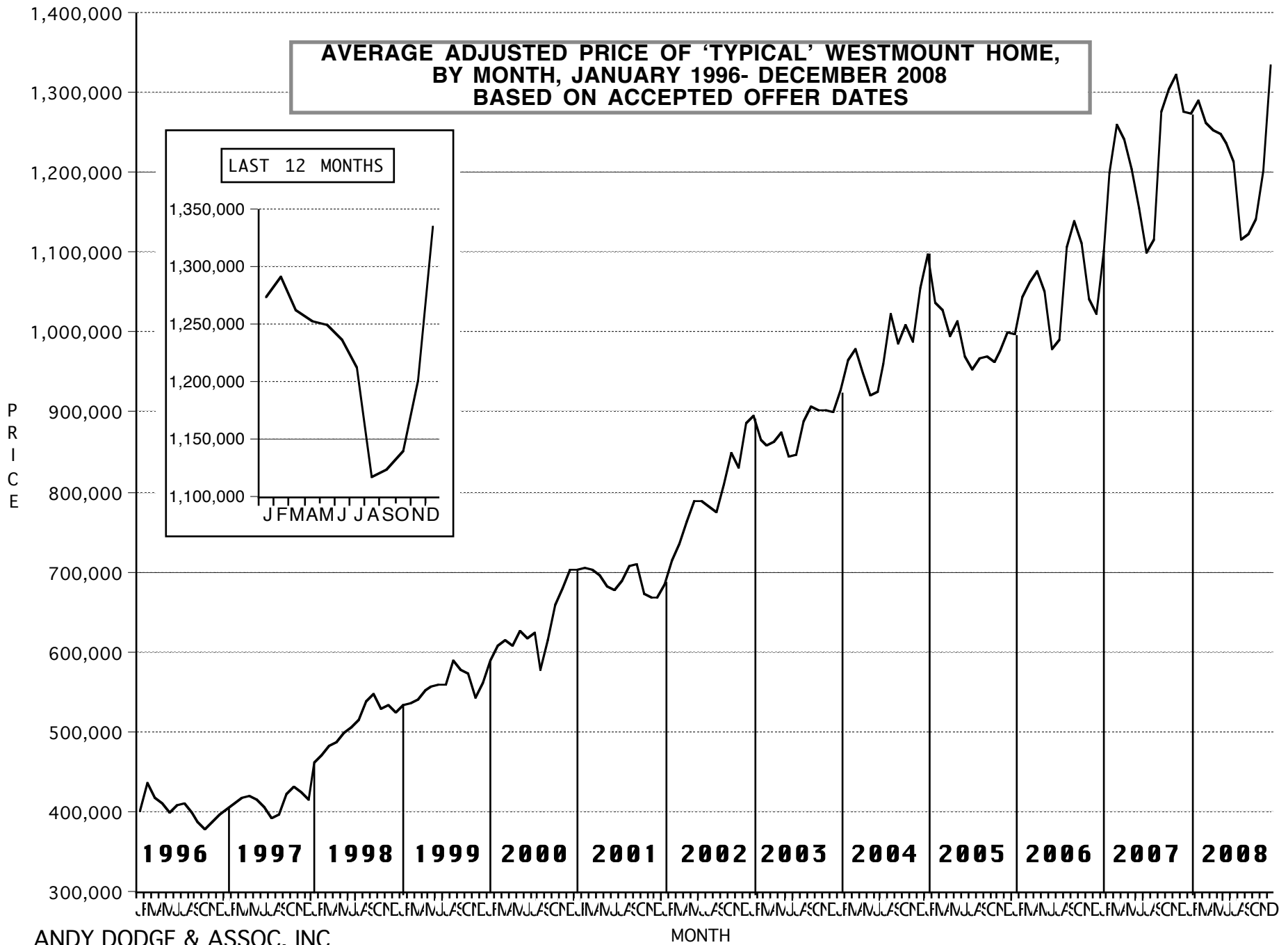
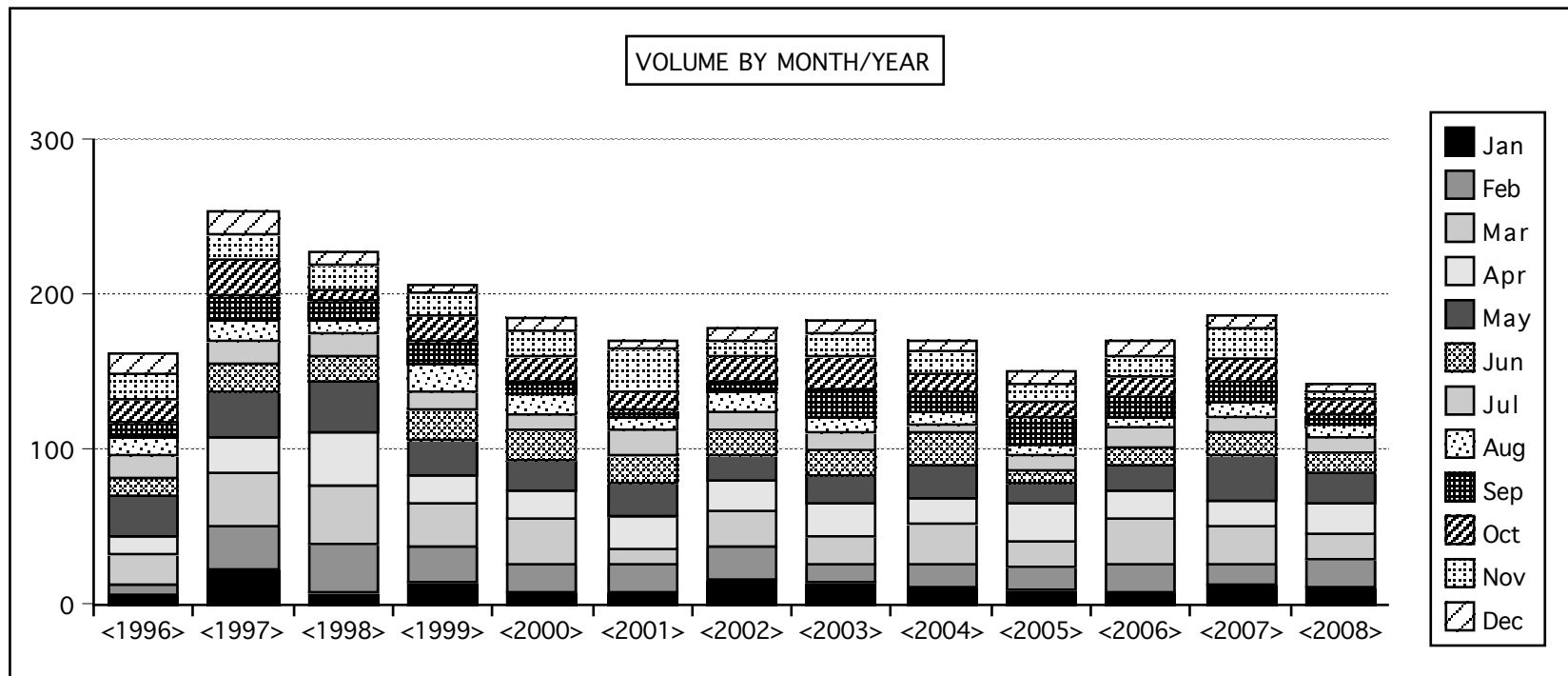


**AVERAGE ADJUSTED PRICE OF 'TYPICAL' WESTMOUNT HOME,
BY MONTH, JANUARY 1996- DECEMBER 2008
BASED ON ACCEPTED OFFER DATES**





	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	AVG 96-07		<1996>	<1997>	<1998>	<1999>	<2000>	<2001>	<2002>	<2003>	<2004>	<2005>	<2006>	<2007>	<2008>
2	11.9	Jan	6	23	8	15	9	8	17	15	11	10	8	13	12
3	18.2	Feb	7	28	31	22	17	19	20	11	15	15	19	14	18
4	24.6	Mar	19	34	38	28	30	9	24	19	26	16	28	24	17
5	20.8	Apr	13	24	35	19	18	22	20	21	17	25	19	16	19
6	21.8	May	26	28	33	22	20	20	15	18	21	13	16	29	20
7	15.9	Jun	11	18	16	20	19	18	17	16	21	8	12	15	14
8	12.1	Jul	14	15	15	11	10	17	11	12	6	10	13	11	9
9	10.5	Aug	12	14	8	18	13	8	14	9	8	7	6	9	8
10	12.4	Sep	10	16	12	15	8	6	7	19	12	18	13	13	7
11	14.7	Oct	14	23	8	17	17	11	15	20	13	9	14	15	9
12	15.7	Nov	17	16	16	14	16	27	10	15	14	11	13	19	6
13	8.8	Dec	14	15	8	6	8	5	8	8	6	9	10	8	4
14	187.2	TOTAL	163	254	228	207	185	170	178	183	170	151	171	186	143