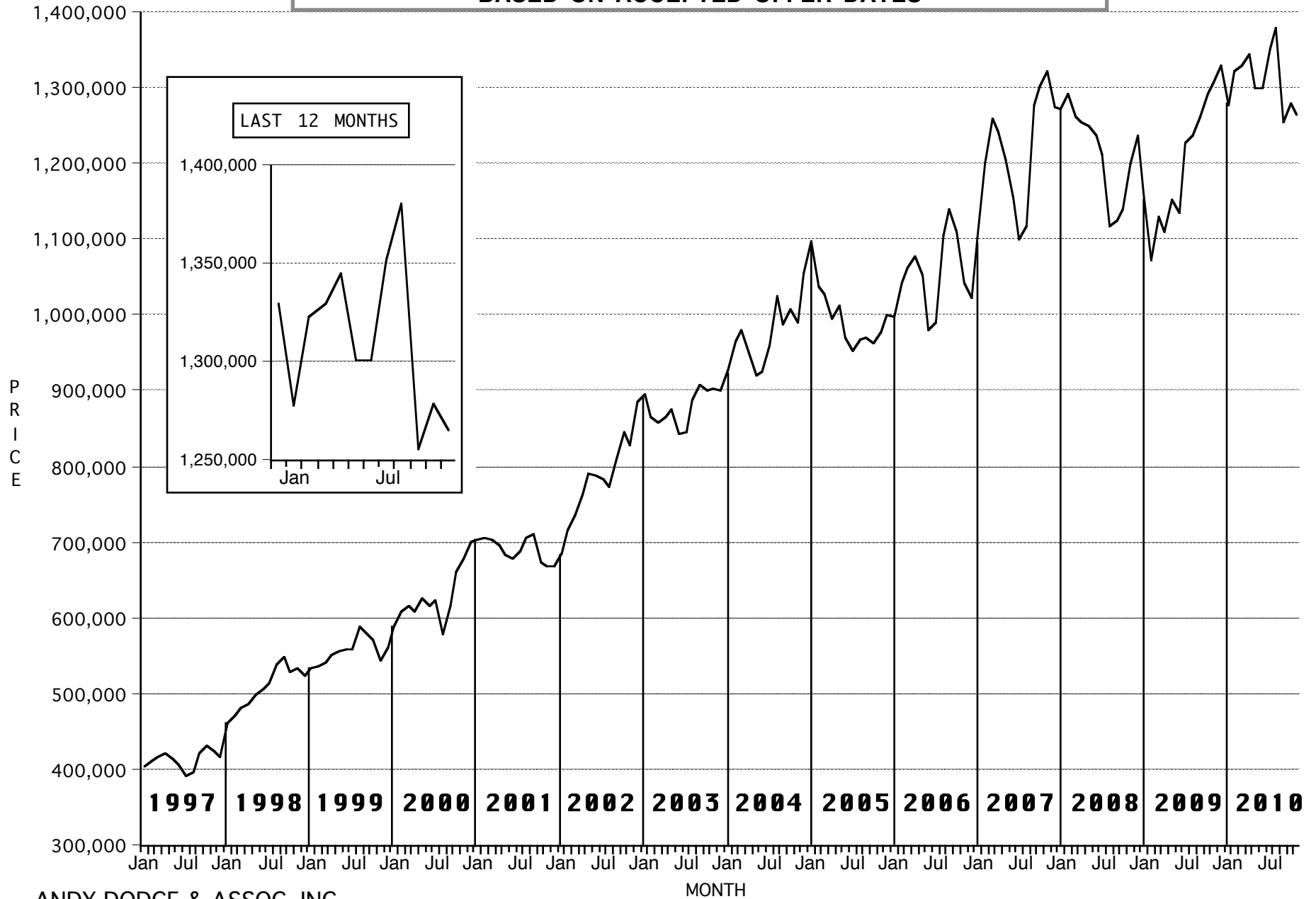


**AVERAGE ADJUSTED PRICE OF 'TYPICAL' WESTMOUNT HOME,
BY MONTH, JANUARY 1997- NOVEMBER 2010
BASED ON ACCEPTED OFFER DATES**



ANDY DODGE & ASSOC. INC

MONTH