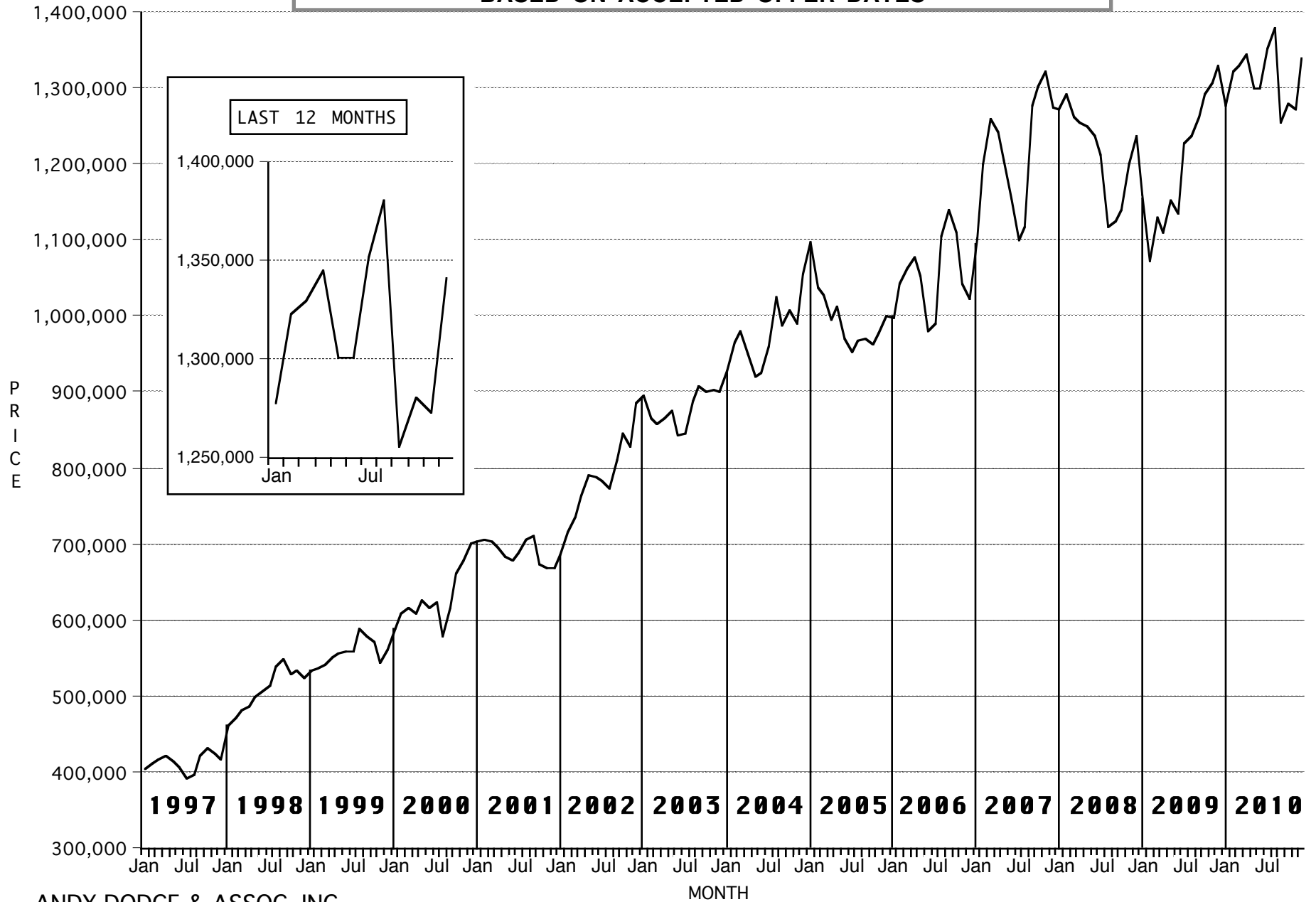


**AVERAGE ADJUSTED PRICE OF 'TYPICAL' WESTMOUNT HOME,  
BY MONTH, JANUARY 1997- DECEMBER 2010  
BASED ON ACCEPTED OFFER DATES**



ANDY DODGE & ASSOC. INC