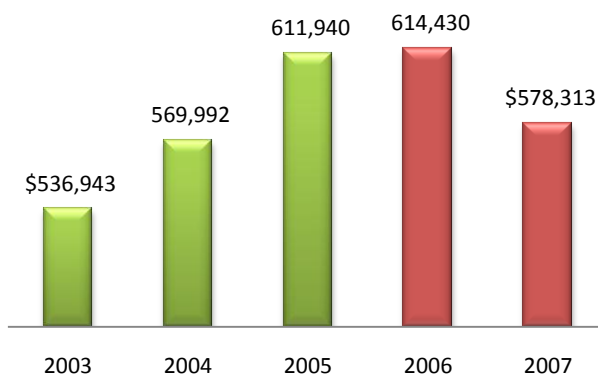


Johnston | Lynch Group's Davis Square Market Report

Historical Home Sale Statistics | 2003 - 2007

Single Family - Davis Square, Somerville, 02144, MA

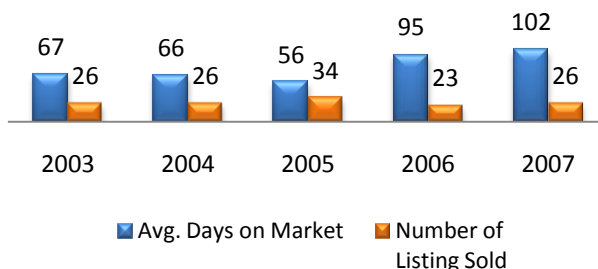
Year	Number of Listing Sold	Avg. Days on Market	Average Sale Price	Sales Price % Change
2003	26	67	\$ 536,943	
2004	26	66	569,992	6.16%
2005	34	56	611,940	7.36%
2006	23	95	614,430	0.41%
2007	26	102	\$ 578,313	-5.88%



Adjustment leading to stability?

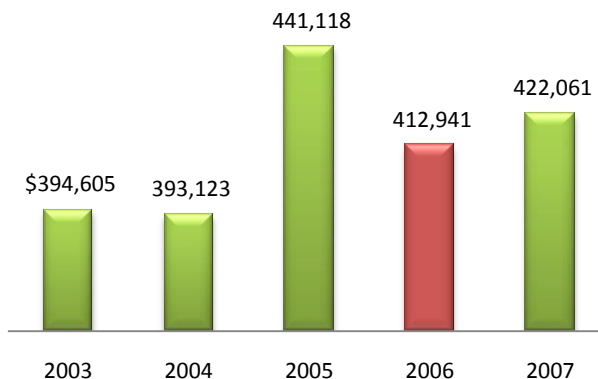
Davis Square is a unique section of Somerville and this 02144 zip code is a unique real estate market. The number of single family home sales is few. Single family homes are mostly an alternative to the more robust condominium market. As the market settled in 2006, buyers did not have the pressure to pay premium prices for homes requiring major renovations. In addition, we believe the market corrections felt in other markets in 2006 was observed in 2007 for the 02144 zip code.

To specifically review the future performance of single family homes in Davis Square is very circumstantial and must be reviewed on a case by case basis. This is mostly due to the low numbers of single family homes in the 02144 zip code. We do believe the demand will continue for quality homes within Davis in 2008.



Condominiums - Davis Square, Somerville, 02144, MA

Year	Number of Listing Sold	Avg. Days on Market	Average Sale Price	Sales Price % Change
2003	106	80	\$ 394,605	
2004	142	51	393,123	-0.38%
2005	150	63	441,118	12.21%
2006	158	89	412,941	-6.39%
2007	140	95	422,061	2.21%



2007 - Condos are Up!

The condominium market in Davis Square, zip code 02144, is active given the size of the community. The expected adjustments felt in many real estate markets in 2006 did take place in Davis Square during that period. As a result, 2007 was a year of recovery and stability for the condo market in Davis Square. This was due to prices realigning within expectations of buyers and prevented would be buyer's from being priced out of the market.

In 2008, we believe Davis Square will remain stable for the year. We do not anticipate significant growth or decline in value for this 2008. Inventory levels are high do to the completion of new condominium projects and provide an abundance of choice for buyers. That being said, re-sale condos with locations in the square that have historically been sought after, in excellent condition, will remain stable and could see some growth in value.

