

TABLE 1

The top 10 most expensive and most affordable surveyed U.S. markets overall in 2009 are:

Rank	Most Expensive	2009 Avg. Sales Price	Most Affordable	2009 Avg. Sales Price
1	La Jolla, Calif.	\$2,125,000	Grayling, Mich.	\$112,675
2	Beverly Hills, Calif.	\$1,981,750	Akron, Ohio	\$121,885
3	Greenwich, Conn.	\$1,519,250	Fayetteville, N.C.	\$130,875
4	Palo Alto, Calif.	\$1,489,726	Canton, Ohio	\$131,867
5	Santa Monica, Calif.	\$1,460,912	Detroit, Mich.	\$132,000
6	San Francisco, Calif.	\$1,363,250	Arlington, Texas	\$138,775
7	Boston, Mass.	\$1,337,578	Macon, Ga.	\$139,007
8	Newport Beach, Calif.	\$1,315,505	Eau Claire, Wis.	\$141,270
9	Palos Verdes, Calif.	\$1,237,041	Port Charlotte, Fla.	\$142,750
10	San Mateo, Calif.	\$1,090,000	Wichita, Kans.	\$144,625

TABLE 2

The most expensive and most affordable surveyed U.S. markets within each state in 2009 are:

State	Most Expensive	2009 Avg. Sales Price	Most Affordable	2009 Avg. Sales Price	Variance
ALASKA	Juneau	\$375,667	Anchorage	\$339,311	\$36,356
ALABAMA	Huntsville	\$267,314	Mobile	\$183,696	\$83,618
ARIZONA	Flagstaff	\$385,057	Phoenix	\$199,111	\$213,373
ARKANSAS	Fayetteville	\$216,125	Little Rock	\$171,684	\$44,441
CALIFORNIA	La Jolla	\$2,125,000	Lancaster	\$165,205	\$1,959,795
COLORADO	Boulder	\$622,000	Colorado Springs	\$200,002	\$421,998
CONNECTICUT	Greenwich	\$1,519,250	West Hartford	\$354,375	\$1,164,875
DELAWARE	Wilmington*		\$376,250		
FLORIDA	Key West	\$815,750	Port Charlotte	\$142,750	\$673,000
GEORGIA	Atlanta	\$287,250	Macon	\$139,007	\$148,243
HAWAII	Honolulu	\$712,500	Kihei Maui	\$540,044	\$172,456
IDAHO	Boise	\$215,432	Coeur d'Alene	\$204,518	\$10,914
ILLINOIS	Chicago	\$768,333	Joliet	\$176,536	\$591,797
INDIANA	Munster	\$336,000	Muncie	\$144,996	\$191,004
IOWA	Des Moines	\$221,625	Sioux City	\$150,060	\$71,565
KANSAS	Overland Park	\$230,317	Wichita	\$144,625	\$85,692
KENTUCKY	Florence	\$212,720	Lexington	\$188,017	\$24,703
LOUISIANA	New Orleans	\$255,066	Lafayette	\$194,939	\$60,127
MAINE	Portland	\$310,500	Lewiston	\$212,250	\$98,250
MARYLAND	Bethesda	\$759,664	Hagerstown	\$237,946	\$521,718
MASSACHUSETTS	Boston	\$1,337,578	Worcester	\$242,769	\$1,094,809

MICHIGAN	Mount Pleasant	\$195,014	Grayling	\$112,675	\$82,339
MINNESOTA	Edina	\$392,647	Rochester	\$191,982	\$200,665
MISSISSIPPI	Jackson	\$238,000	Gulfport/Biloxi	\$186,500	\$51,500
MISSOURI	St. Louis	\$228,852	Springfield	\$156,225	\$72,627
MONTANA	Bozeman	\$297,488	Great Falls	\$151,100	\$146,388
NEBRASKA	Kearney	\$212,100	Norfolk	\$187,350	\$24,750
NEVADA	Reno	\$272,309	Las Vegas	\$213,120	\$59,189
NEW HAMPSHIRE	Hanover	\$555,222	Nashua	\$281,250	\$273,972
NEW JERSEY	Ridgewood	\$801,250	Haddon Heights	\$238,448	\$562,802
NEW MEXICO	Santa Fe	\$362,602	Albuquerque	\$215,059	\$147,543
NEW YORK	Queens	\$793,500	Syracuse	\$171,711	\$621,789
NORTH CAROLINA	Winston-Salem	\$279,241	Fayetteville	\$113,701	\$165,540
NORTH DAKOTA	Fargo	\$224,426	Minot	\$157,167	\$67,259
OHIO	Columbus	\$307,250	Akron	\$121,885	\$185,365
OKLAHOMA	Oklahoma City	\$164,250	Tulsa	\$154,800	\$9,450
OREGON	Salem	\$335,840	Medford	\$276,367	\$59,473
PENNSYLVANIA	Philadelphia	\$472,396	Erie	\$206,500	\$266,193
RHODE ISLAND	Providence*			\$290,217	
SOUTH CAROLINA	Charleston	\$338,726	Myrtle Beach	\$188,123	\$150,123
TENNESSEE	Nashville	\$235,336	Chattanooga	\$161,975	\$73,661
TEXAS	Dallas	\$332,375	Arlington	\$138,775	\$193,600
UTAH	Salt Lake City	\$291,152	Provo	\$213,000	\$78,152
VERMONT	Burlington	\$352,000	Rutland	\$237,600	\$114,400
VIRGINIA	Vienna	\$645,946	Winchester	\$209,750	\$436,196
WASHINGTON	Bellevue	\$781,825	Tri-Cities	\$224,475	\$557,350
WEST VIRGINIA	Charleston	\$203,528	Parkersburg	\$155,000	\$48,528
WISCONSIN	Madison	\$298,000	Eau Claire	\$141,270	\$156,730

The 2009 average price in the District of Columbia:

DISTRICT OF COLUMBIA	\$642,962 *
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The 2009 average price in the Commonwealth of Puerto Rico:

PUERTO RICO	\$311,750 *
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*Only one market included in the study.

TABLE 3

The most expensive and most affordable markets (in U.S. dollars²) within selected provinces/territories in Canada are:

Province/Territory	Most Expensive	2009 Avg. Sales Price	Most Affordable	2009 Avg. Sales Price	Variance
ALBERTA	Fort McMurray	\$593,340	Edmonton	\$401,993	\$191,347
BRITISH COLUMBIA	Vancouver	\$1,174,241	Burnaby	\$611,243	\$562,998
MANITOBA	Winnipeg \$363,042*				
NEW BRUNSWICK	Moncton \$256,843 *				
NEWFOUNDLAND	St. John's \$324,338*				
NOVA SCOTIA	Halifax \$257,891*				
ONTARIO	Toronto	\$766,643	Brantford	\$222,968	\$543,675
PRINCE EDWARD ISLAND	Charlottetown \$147,560 *				
QUEBEC	Montreal \$436,403 *				
SASKATCHEWAN	Saskatoon \$355,237*				
YUKON	Whitehorse \$341,775*				

* Only one market included in the study.

TABLE 4
All surveyed international markets 2009:

Country	Market	2009 Avg. Sales Price in U.S. \$	2009 Average Sales Price in Local Currency
ARUBA	Aruba	\$ 314,000	565,200 AWG
AUSTRALIA	Brisbane	\$ 217,071	676,500 AUD
BAHAMAS	Nassau	\$ 458,906	458,906 BD
BELIZE	San Pedro	\$ 244,300	244,300 BZD
BERMUDA	Hamilton	\$ 1,348,813	1,348,812.50 BMD
CAYMAN ISLANDS	Cayman Islands	\$ 526,250	427,210.00 KYD
CHINA	Shanghai	\$ 1,386,750	9,471,500 CNY
	Chongqing	\$ 340,776	2,327,500 CNY
COLOMBIA	Pereira	\$ 151,884	342.500.000 COP
	Bogotá	\$ 182,926	412.500.000 COP
	Cartagena	\$ 454,102	1.024.000.000 COP
COSTA RICA	Escazu	\$ 293,750	293,750 CRC
	Heredia	\$ 265,000	265,000 CRC
	Jaco Beach	\$ 385,500	385,500 CRC

	San Jose	\$ 269,500	269,500 CRC
ECUADOR	Guayaquil	\$ 101,250	101,250 ECS
	Samborondon	\$ 154,250	154,250 ECS
	Salinas	\$ 69,375	69,375 ECS
EGYPT	Cairo	\$ 273,393	1,366,963 EGP
	6th October	\$ 859,625	4,298,125 EGP
GUATEMALA	Guatemala City	\$ 207,175	1,665,687.00 EUR
HONDURAS	Roatan	\$ 299,500	299,500.00 HNL
	San Pedro	\$ 220,000	220,000.00 HNL
	Tegucigalpa	\$ 228,166	228,166.66 HNL
INDONESIA	Bandung	\$ 112,367	1.24 billion IDR
	South Jakarta	\$ 494,252	5.37 billion IDR
	Tangerang	\$ 146,551	1 billion IDR
IRELAND	Cork	\$ 534,360	185,500 EUR
	Dublin	\$ 1,127,843	727,125 EUR
	Galway	\$ 746,874	481,875 EUR
ITALY	Florence	\$ 1,612,224	1.150.000 EUR
	Rome	\$ 1,261,740	900,000 EUR
	Milan	\$ 1,636,758	1.167.500 EUR
LEBANON	Beirut	\$ 512,000	787,456.00 LBP
MEXICO	Mexico City	\$ 207,020	2,727,433 MXN
	Monterrey	\$ 188,435	26,395,000 MXN
NICARAGUA	Granada	\$ 239,750	239,750 NIO
	Managua	\$ 221,000	221,000 NIO
PANAMA	Panama City	\$ 239,750	239,750 PAB
ROMANIA	Ploiesti	\$ 402,778	1,220,539 RON
	Brasov	\$ 300,764	911,406 RON
	Bucuresti	\$ 1,371,528	4,156,145 RON
SINGAPORE	Singapore	\$ 1,898,500	1,898,500 EUR
ST. CROIX	Christiansted	\$ 602,500	602,500 US
TURKEY	Istanbul	\$ 669,000	1,037,000 TRY
	Ankara	\$ 351,000	545,000 TRY
	Gaziantep	\$ 173,500	270,000 TRY
	Izmir	\$ 315,000	490,000 TRY
TURKS AND CAICOS	Providenciales	\$ 872,225	872,225 US
UNITED ARAB EMIRATES	Dubai	\$ 1,077,703	3,987,500 AED
VENEZUELA	Caracas	\$ 165,615	1.076.500,00 VEF
	Maracaibo	\$ 118,461	770.000,00 VEF
	Porlamar	\$ 151,653	985.750,00 VEF

VIETNAM	Ho Chi Min City Dist 1	\$ 341,099	6,066,000,000 VND
	Hanoi	\$ 166,470	2,962,500,000 VND
	DaNang	\$ 172,900	3,075,000,000 VND

Methodology – 2009 Coldwell Banker® Home Price Comparison Index:

Coldwell Banker Real Estate LLC conducts its Home Price Comparison Index study by compiling survey data from **Coldwell Banker** offices throughout the United States, Puerto Rico, Canada and a sampling of other countries where the **Coldwell Banker** system has a market presence. Companies within the Coldwell Banker system submit data based on the average sales price of comparable listings through July 2009, a comparative market analysis of homes previously evaluated for the 2008 HPCI. The criteria for the HPCI subject home is: single-family dwelling, 2,200 square feet (approximately)² four bedrooms, two and one-half baths, family room (or equivalent) and two-car garage in neighborhoods/zip codes within a market that is typical for corporate middle-management transferees.

About Coldwell Banker Real Estate

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¹ 2,200 square feet was the baseline figure used as size criteria for the HPCI subject homes. However, it is possible that in certain markets the size of the subject homes varied.

² The Canadian dollar to U.S. dollar conversion rate was \$.93. The date of conversion was 9/15, and <http://www.bank-banque-canada.ca> was used to convert the figures.

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