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**Empire Plaza
 33 University Ave**

Sold Price	Bed	Den	Bath	Facing	Pkg	Maint	Sold Date
\$247,000	1	1	2	Se	2	423.96	7/1/05
\$246,000	1	1	2	Nw	0	474.23	7/19/05
\$520,000	2	1	2	Nw	1	837.94	8/19/05
\$269,000	1	2	2	E	1	494.93	9/7/05
\$299,000	2		2	Ne	1	556	9/12/05
\$358,000	2		2	Sw	1	570.35	9/16/05
\$340,000	2	2	2	Nw	1	710.86	11/23/05
\$229,000	1	1	2	E	0	399.49	1/10/06
\$238,000	1	1	2	Se	1	446.82	1/17/06
\$258,000	1	1	2	Nw	0	474.23	2/20/06
\$312,000	1	2	2	Se	1	516.74	2/27/06
\$570,000	2	1	2	Nw	1	881	3/4/06
\$210,000	1	1	2	Se	0	416.13	3/14/06
\$255,000	1	1	2	Se	1	447	3/24/06
\$410,000	2	1	2	Ne	1	739.29	4/1/06
\$375,000	2	2	2	Nw	1	710.86	4/10/06
\$520,000	2	2	2	Nw	1	884.64	5/5/06
\$363,500	2	1	2	Sw	1	593.16	5/9/06
\$259,000	1	1	2	E	1	426.4	5/23/06
\$372,500	2	1	2	Sw	1	595.69	6/2/06
\$246,750	1	1	2	Nw	2	416.13	6/24/06
\$367,000	2	1	2	Sw	1	587.26	6/30/06
\$415,000	2	1	2	Sw	1	689.34	7/24/06
\$315,000	1		2	Sw	1	512.95	8/11/06
\$236,000	1		1	Nw	0	416.13	9/1/06
\$317,000	1	1	2	Sw	1	512.95	9/29/06
\$363,000	2	1	2	Sw	1	593.16	10/2/06
\$379,900	2		2	Sw	1	686.61	10/11/06
\$580,000	2	1	2	Nw	1	881.64	10/13/06
\$378,000	2	1	2	Sw	1	593.16	10/27/06
\$287,500	1	2	2	Se	0	489.42	11/14/06
\$415,000	2	2	2	Ne	1	741.83	11/24/06
\$540,000	2		2	Sw	1	686.81	2/21/07
\$210,000	1	1	1	Nw	0	324.54	3/9/07
\$325,000	1	2	2	E	1	514.21	3/26/07
\$363,000	1	1	2	Sw	1	510.43	3/28/07
\$290,000	1	1	2	E	1	452.74	4/2/07

\$245,000	1	1	2	W	0	416.13	4/20/07
\$615,000	2	1	2	Nw	1	884.15	5/3/07
\$290,000	1	1	2	E	1	452.74	5/29/07
\$295,000	1	1	2	Se	0	416.13	6/27/07
\$347,000	1	1	2	Sw	1	512.89	7/30/07
\$301,000	1	1	1	Nw	1	440.91	9/7/07
\$288,000	1	1	2	E	1	452.74	10/29/07
\$290,000	1	1	2	W	0	416.13	11/26/07
\$414,000	2	1	2	Sw	1	613.92	12/28/07
\$336,000	1	1	2	Se	1	449.46	1/15/08
\$345,000	1	2	2	E	0	506.55	4/5/08
\$468,000	2	1	2	Sw	1	713.47	4/22/08
\$315,000	1	1	2	Se	1	468.52	5/15/08
\$444,500	2		2	E	1	765.17	5/23/08
\$256,000	1	1	2	W	0	433.97	6/24/08
\$350,000	1	1	2	Se	2	456.35	7/15/08
\$340,000	1	2	2	E	1	506.59	7/24/08
\$475,000	2		2	Nw	1	800.89	9/18/08
\$336,000	1	1	2	Sw	0	508.36	9/30/08
\$360,000	1		2	Se	1	468.58	10/18/08
\$310,000	1		2	E	1	468.58	11/20/08
\$390,000	2	1	2	N	1	628.68	4/3/09
\$275,000	1	1	2	W	0	455	4/14/09
\$338,600	1	1	2	Se	1	479.13	6/20/09
\$324,000	1	1	2	Se	1	479.15	6/23/09
\$330,000	1		2	Se	1	479.13	7/1/09
\$578,000	2	1	2	E	1	785.92	7/3/09
\$525,000	2		2	Ne	1	803.38	7/20/09
\$329,000	1		2	Nw	1	509.11	9/18/09
\$282,000	1		1	W	0	341.6	10/20/09
\$471,000	2		2	Sw	1	647.33	10/31/09
\$665,000	2	2	2	Nw	1	950.06	12/18/09
\$319,000	1		2	Se	1	521.19	2/5/10
\$787,500	2		2	Sw	1	1018.31	2/18/10
\$475,000	2		2	Sw	1	647.33	2/23/10
\$375,300	1	1	2	Nw	0	481	3/7/10
\$478,000	2	1	2	Sw	1	685.12	3/8/10