

Berkeley Heights **April 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	65 Rogers Ave	Custom	\$675,000	\$661,500	\$306,300	4/9/2010	96	98.00%	2.16
2	25 Ford Pl	Colonial	\$759,000	\$725,000	\$393,000	4/12/2010	24	95.52%	1.84
3	27 Somerset Pl	SplitLev	\$619,000	\$600,000	\$335,700	4/14/2010	27	96.93%	1.79
4	80 Sherbrook Drive	Colonial	\$625,000	\$610,000	\$353,000	4/14/2010	194	97.60%	1.73
5	40 Old Forge Ln	Colonial	\$699,000	\$650,000	\$436,000	4/15/2010	171	92.99%	1.49
6	195 Killarney Dr	Colonial/Tudor	\$859,000	\$850,000	\$553,700	4/15/2010	10	98.95%	1.54
7	53 Park Edge	OneFloor	\$285,000	\$275,000	\$112,000	4/19/2010	147	96.49%	2.46
8	59 Hillside Ave	CapeCod	\$449,000	\$435,000	\$263,900	4/26/2010	19	96.88%	1.65
9	21 Princeton Ave	Custom	\$739,900	\$705,000	\$253,700	4/29/2010	30	95.28%	2.78
10	23 Castle Dr	TwnIntUn	\$399,000	\$385,000	\$216,000	4/30/2010	19	96.49%	1.78
11	105 Briarwood Dr E	Colonial	\$499,900	\$480,000	\$266,700	4/30/2010	66	96.02%	1.80
12	141 Lawrence Dr	Bi-Level	\$519,000	\$490,000	\$292,100	4/30/2010	178	94.41%	1.68
			\$593,983	\$572,208			82	96.30%	1.89

Average Days on Market 82
Average List Price \$593,983
Average Sales Price \$572,208
% of List Price to Sales Price 96.30%
Sales Price to Assessed Value Ratio 1.89
of Units for the Month 12



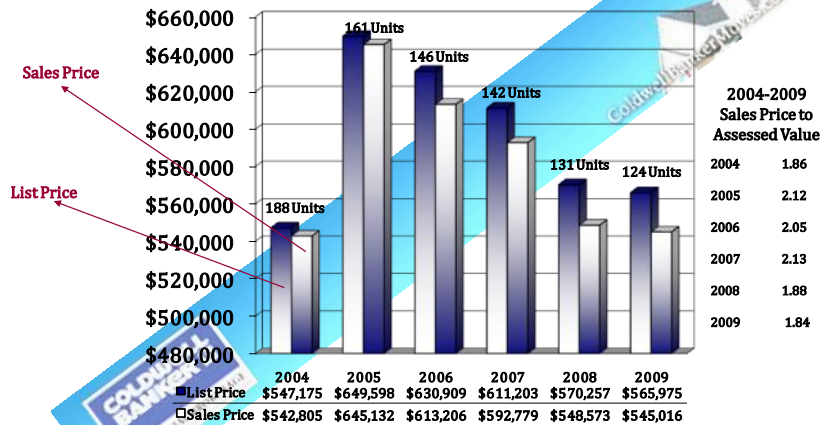
Berkeley Heights 2010 Year to Date Market Trends

FLASHBACK!!!!
April 2009 YTD:
AVG YTD Sales Price: \$504,824
DOM: 96
#Units YTD: 30
SP:AV 1.82

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$569,083	\$482,411	\$554,462	\$593,983									\$551,991
Average Sales Price	\$550,500	\$469,722	\$534,363	\$572,208									\$533,483
Days on Market	56	109	63	82									80
% of List Price to Sales Price	97.11%	97.30%	96.59%	96.30%									96.76%
Sales Price to Assessed Value	1.72	1.75	1.82	1.89									1.81
# Units Sold	6	9	8	12									35

Berkeley Heights Market Averages 2004-2009

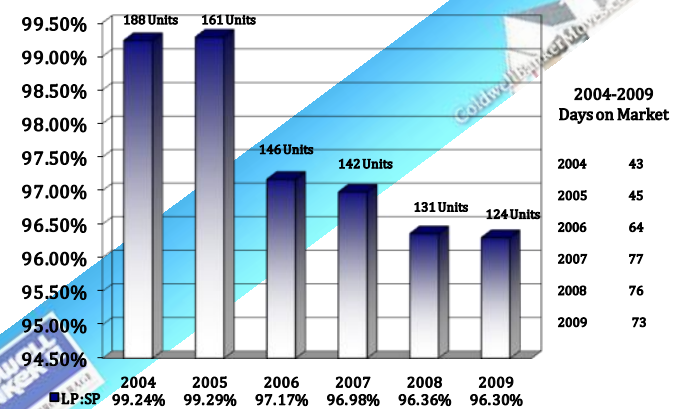
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.

Berkeley Heights Market Averages 2004-2009

PERCENTAGE OF LIST PRICE TO SALES PRICE & DAYS ON MARKET



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