

Berkeley Heights **February 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	43 Beech Ave	CapeCod	\$499,000	\$485,000	\$262,000	2/1/2010	41	97.19%	1.85
2	114 Diamond Hill Rd	CapeCod	\$334,900	\$317,500	\$182,500	2/2/2010	138	94.80%	1.74
3	50 Windsor Way	SplitLev	\$579,000	\$540,000	\$273,000	2/2/2010	342	93.26%	1.98
4	31 Park Edge	TwndEndUn	\$319,000	\$315,000	\$168,200	2/12/2010	7	98.75%	1.87
5	84 Orchard Ln	Custom /Cape	\$459,900	\$465,000	\$291,100	2/12/2010	42	101.11%	1.60
6	11 Whispering Way East	TwndEndUn	\$535,000	\$500,000	\$280,500	2/12/2010	112	93.46%	1.78
7	16 Castle Dr	TwndIntUn	\$400,000	\$385,000	\$214,300	2/19/2010	206	96.25%	1.80
8	198 Sawmill Dr W	Colonial	\$599,900	\$610,000	\$328,700	2/22/2010	75	101.68%	1.86
9	156 Countryside Dr	Ranch	\$615,000	\$610,000	\$471,200	2/26/2010	17	99.19%	1.29
			\$482,411	\$469,722			109	97.30%	1.75

Average Days on Market 109
Average List Price \$482,411
Average Sales Price \$469,722
% of List Price to Sales Price 97.30%
Sales Price to Assessed Value Ratio 1.75
of Units for the Month 9



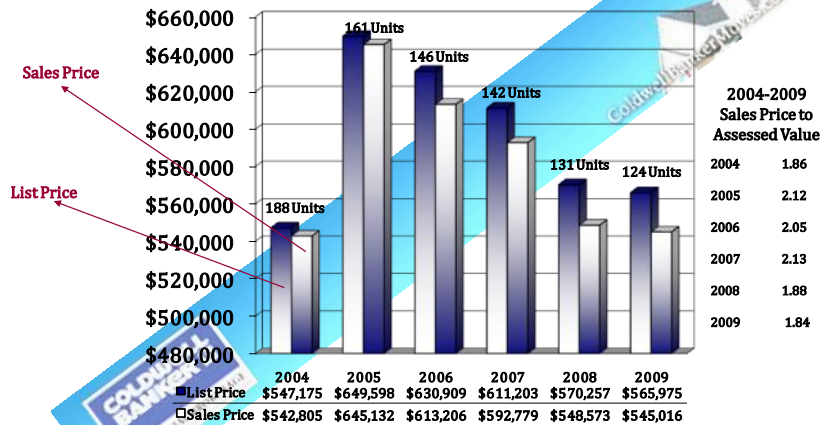
Berkeley Heights 2010 Year to Date Market Trends

FLASHBACK!!!!
February 2009 YTD:
AVG YTD Sales Price: \$531,665
DOM: 75
#Units YTD: 14
SP:AV 1.86

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$569,083	\$482,411											\$517,080
Average Sales Price	\$550,500	\$469,722											\$502,033
Days on Market	56	109											88
% of List Price to Sales Price	97.11%	97.30%											97.22%
Sales Price to Assessed Value	1.72	1.75											1.74
# Units Sold	6	9											15

Berkeley Heights Market Averages 2004-2009

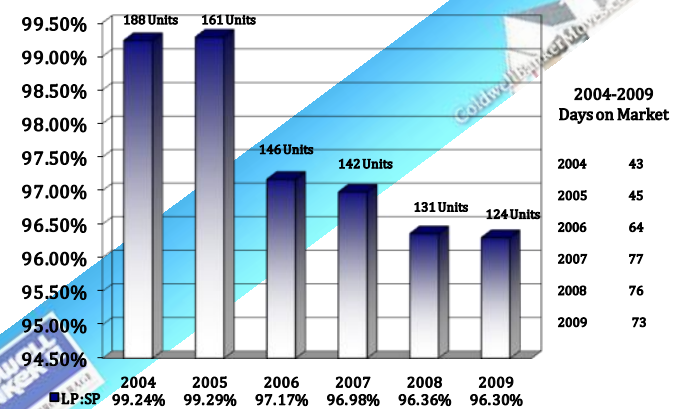
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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



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