

# Berkeley Heights **January 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	5 Cottage Ct	TwnEndUn	\$449,000	\$438,000	\$224,800	1/8/2010	48	97.55%	1.95
2	9 Cottage Court	TwnEndUn	\$419,999	\$417,500	\$231,200	1/13/2010	43	99.40%	1.81
3	23 Whitney Dr	SplitLev	\$538,000	\$525,000	\$280,200	1/15/2010	7	97.58%	1.87
4	80 North Rd	Contemp	\$749,000	\$675,000	\$577,900	1/19/2010	119	90.12%	1.17
5	87 Twin Falls Road	CapeCod	\$459,500	\$452,500	\$231,600	1/21/2010	91	98.48%	1.95
6	20 Branko Rd	Exp Ranch/Cust	\$799,000	\$795,000	\$508,500	1/25/2010	30	99.50%	1.56
			\$569,083	\$550,500			56	97.11%	1.72

**Average Days on Market** 56  
**Average List Price** \$569,083  
**Average Sales Price** \$550,500  
**% of List Price to Sales Price** 97.11%  
**Sales Price to Assessed Value Ratio** 1.71  
**# of Units for the Month** 6



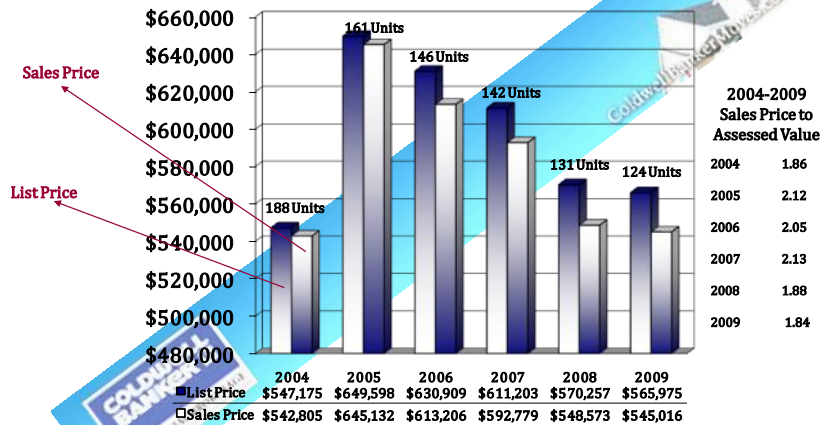
### Berkeley Heights 2010 Year to Date Market Trends

**FLASHBACK!!!!**  
**January YTD:**  
**AVG YTD Sales Price: \$508,757**  
**DOM: 73**  
**#Units YTD: 9**  
**SP:AV 1.84**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$569,083												\$569,083
Average Sales Price	\$550,500												\$550,500
Days on Market	56												56
% of List Price to Sales Price	97.11%												97.11%
Sales Price to Assessed Value	1.72												1.72
# Units Sold	6												6

### Berkeley Heights Market Averages 2004-2009

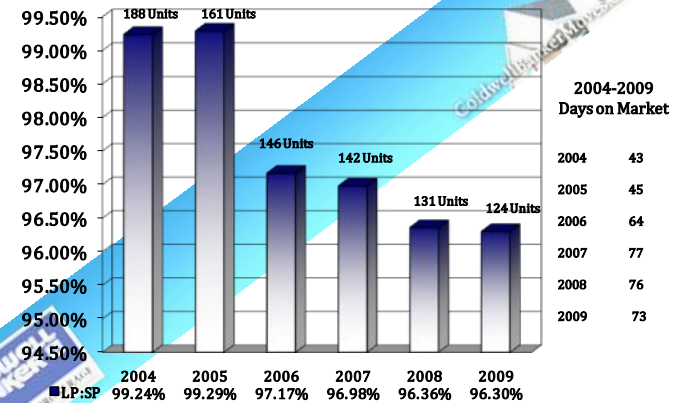
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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.