

# Berkeley Heights **May 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	53 Maple Avenue	Colonial	\$730,000	\$730,000	\$428,000	5/3/2010	19	100.00%	1.71
2	97 FERNDALE DR	Custom	\$725,000	\$730,000	\$361,100	5/7/2010	27	100.69%	2.02
3	7 OVERLOOK DR	Colonial	\$729,000	\$725,000	\$380,700	5/13/2010	44	99.45%	1.90
4	67 River Bend Rd	SplitLev	\$495,000	\$485,300	\$274,100	5/14/2010	23	98.04%	1.77
5	20 PINE GROVE RD	CapeCod /Cust	\$499,900	\$490,000	\$305,700	5/14/2010	17	98.02%	1.60
6	222 SPRING RIDGE DR	Ranch /Colon	\$759,000	\$725,000	\$390,600	5/19/2010	49	95.52%	1.86
7	15 WILSON DR	SplitLev	\$489,000	\$482,000	\$270,400	5/20/2010	30	98.57%	1.78
8	104 RUTGERS AVE	Ranch	\$429,000	\$400,000	\$286,400	5/21/2010	39	93.24%	1.40
9	16 CASTLE DR	TwnIntUn	\$389,000	\$385,000	\$214,300	5/26/2010	29	98.97%	1.80
10	77 PARK EDGE	OneFloor	\$150,000	\$146,000	\$110,500	5/27/2010	304	97.33%	1.32
11	25 WEBSTER DR	SplitLev	\$479,000	\$460,000	\$262,000	5/27/2010	77	96.03%	1.76
12	70 Greenbrook Road	Ranch	\$499,000	\$499,000	\$211,900	5/28/2010	106	100.00%	2.35
			\$531,075	\$521,442			64	97.99%	1.77

**Average Days on Market** 64  
**Average List Price** \$531,075  
**Average Sales Price** \$521,442  
**% of List Price to Sales Price** 97.99%  
**Sales Price to Assessed Value Ratio** 1.77  
**# of Units for the Month** 12



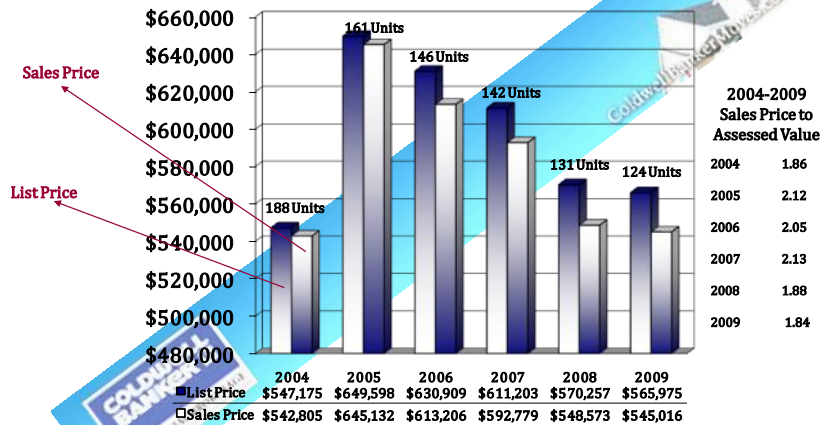
### Berkeley Heights 2010 Year to Date Market Trends

**FLASHBACK!!!!**  
**May 2009 YTD:**  
**AVG YTD Sales Price: \$513,634**  
**DOM: 89**  
**#Units YTD: 42**  
**SP:AV 1.83**

	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	\$531,075								\$546,651
Average Sales Price	\$550,500	\$469,722	\$534,363	\$572,208	\$521,442								\$530,409
Days on Market	56	109	63	82	64								76
% of List Price to Sales Price	97.11%	97.30%	96.59%	96.30%	97.99%								97.07%
Sales Price to Assessed Value	1.72	1.75	1.82	1.89	1.77								1.80
# Units Sold	6	9	8	12	12								47

### Berkeley Heights Market Averages 2004-2009

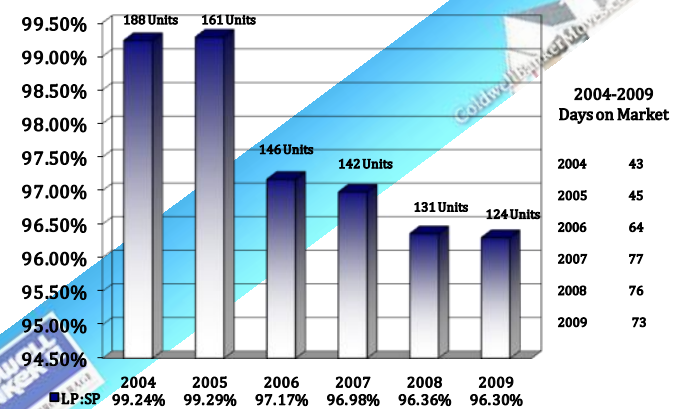
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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.