

Maplewood April 2010 Market Activity

| Units | Address | Style | List Price | Sales Price | Total Assess | Close Date | DOM | LP:SP | SP:AV |
|----------|---------------------|---------------|------------|-------------|--------------|------------|-----|---------|-------|
| 1 | 12 Briarcliff Ct | Colonial/Cape | \$329,900 | \$320,000 | \$189,300 | 4/2/2010 | 38 | 97.00% | 1.69 |
| 2 | 6 Bowdoin St | Colonial | \$569,900 | \$560,000 | \$322,300 | 4/2/2010 | 43 | 98.26% | 1.74 |
| 3 | 13 Ridgewood Ter | Colonial | \$759,000 | \$727,000 | \$378,800 | 4/2/2010 | 27 | 95.78% | 1.92 |
| 4 | 267A Elmwood Ave | TwnEndUn | \$219,000 | \$212,000 | \$83,500 | 4/6/2010 | 30 | 96.80% | 2.54 |
| 5 | 52 Hillcrest Rd | Colonial | \$245,000 | \$255,000 | \$166,100 | 4/6/2010 | 48 | 104.08% | 1.54 |
| 6 | 6 Rutgers St | Colonial | \$338,100 | \$338,150 | \$296,000 | 4/8/2010 | 92 | 100.01% | 1.14 |
| 7 | 17 Norfolk Ave | Colonial | \$579,000 | \$595,000 | \$342,900 | 4/9/2010 | 21 | 102.76% | 1.74 |
| 8 | 449 Walton Rd | Tudor | \$659,000 | \$650,000 | \$415,500 | 4/12/2010 | 15 | 98.63% | 1.56 |
| 9 | 160 Oakland Rd | Colonial | \$549,900 | \$569,620 | \$354,200 | 4/16/2010 | 15 | 103.59% | 1.61 |
| 10 | 148 Hilton Ave | Colonial | \$479,000 | \$465,000 | \$163,700 | 4/19/2010 | 39 | 97.08% | 2.84 |
| 11 | 506 Ridgewood Rd | Colonial | \$500,000 | \$522,000 | \$340,100 | 4/19/2010 | 11 | 104.40% | 1.53 |
| 12 | 22 Jefferson Ave. | Colonial | \$525,000 | \$537,000 | \$418,600 | 4/19/2010 | 221 | 102.29% | 1.28 |
| 13 | 736 Irvington Ave | RanchExp | \$239,000 | \$225,000 | \$154,200 | 4/20/2010 | 30 | 94.14% | 1.46 |
| 14 | 120 Jacoby St | Colonial | \$229,000 | \$225,000 | \$138,000 | 4/21/2010 | 129 | 98.25% | 1.63 |
| 15 | 7 Wellesley Rd | Colonial | \$365,000 | \$337,500 | \$231,200 | 4/21/2010 | 39 | 92.47% | 1.46 |
| 16 | 8 Wetmore Ave | Colonial | \$399,900 | \$390,000 | \$305,800 | 4/21/2010 | 17 | 97.52% | 1.28 |
| 17 | 26-30 Princeton St | Colonial | \$325,000 | \$335,000 | \$136,400 | 4/26/2010 | 12 | 103.08% | 2.46 |
| 18 | 176-178 Wyoming Ave | Tudor | \$450,000 | \$400,000 | \$616,600 | 4/27/2010 | 50 | 88.89% | 0.65 |
| 19 | 26 Oberlin St | Colonial | \$579,000 | \$569,000 | \$337,300 | 4/27/2010 | 60 | 98.27% | 1.69 |
| 20 | 47 Highland Ave | Colonial | \$525,000 | \$520,000 | \$332,800 | 4/28/2010 | 44 | 99.05% | 1.56 |
| 21 | 465 Valley St | HighRise | \$152,500 | \$144,000 | \$71,200 | 4/29/2010 | 14 | 94.43% | 2.02 |
| 22 | 10 Briarcliff Ct | Colonial/Cape | \$339,000 | \$310,000 | \$196,400 | 4/30/2010 | 52 | 91.45% | 1.58 |
| 23 | 30 Hickory Drive | Colonial | \$799,000 | \$780,000 | \$494,000 | 4/30/2010 | 106 | 97.62% | 1.58 |
| AVERAGES | | | \$441,530 | \$434,186 | | | 50 | 98.08% | 1.67 |



Average Days on Market
Average List Price
Average Sales Price
% of List Price to Sales Price
Sales Price to Assessed Value Ratio
of Units for the Month

50
\$441,530
\$434,186
98.08%
1.67
23





RESIDENTIAL BROKERAGE

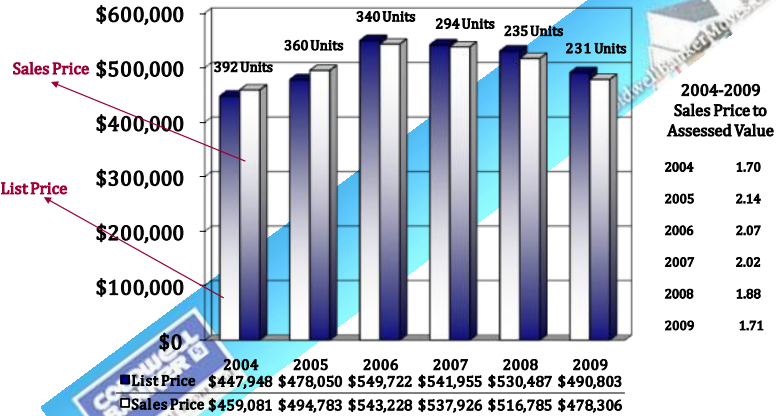
FLASHBACK!!!!
April 2009 YTD:
AVG YTD Sales Price: \$419,897
DOM: 90
#Units YTD: 51
SP:AV 1.71

Maplewood 2010 Year to Date Market Trends

| | January | February | March | April | May | June | July | August | September | October | November | December | YTD AVG |
|--------------------------------|-----------|-----------|-----------|-----------|-----|------|------|--------|-----------|---------|----------|----------|-----------|
| Average List Price | \$575,322 | \$565,833 | \$464,983 | \$441,530 | | | | | | | | | \$491,819 |
| Average Sales Price | \$566,311 | \$554,917 | \$452,956 | \$434,186 | | | | | | | | | \$482,182 |
| Days on Market | 59 | 81 | 49 | 50 | | | | | | | | | 57 |
| % of List Price to Sales Price | 98.64% | 99.82% | 95.93% | 98.08% | | | | | | | | | 97.88% |
| Sales Price to Assessed Value | 1.59 | 1.57 | 1.71 | 1.67 | | | | | | | | | 1.65 |
| # Units Sold | 9 | 12 | 18 | 23 | | | | | | | | | 62 |

Maplewood Market Averages 2004-2009

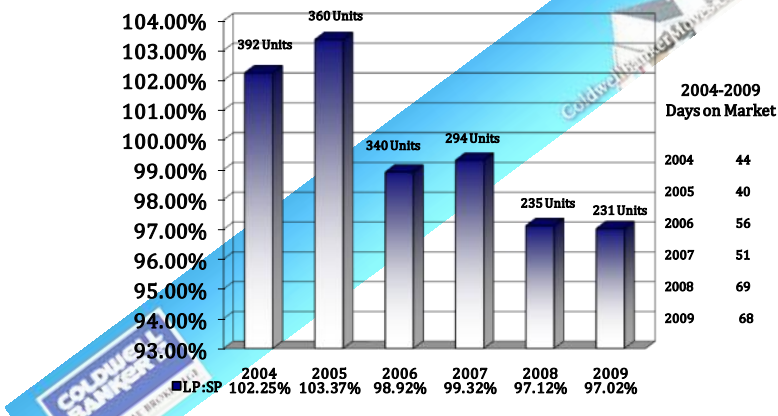
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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

Maplewood 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.