

Maplewood February 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	605 Ridgewood Rd.	Colonial	\$539,000	\$515,000	\$386,500	2/3/2010	156	95.55%	1.33
2	54 Burroughs Way	Tudor	\$449,000	\$505,000	\$290,900	2/5/2010	11	112.47%	1.74
3	624 Ridgewood Road	Victrian	\$1,099,000	\$1,025,000	\$593,300	2/12/2010	218	93.27%	1.73
4	12-14 Courter Ave	Colonial	\$575,000	\$580,500	\$332,100	2/16/2010	13	100.96%	1.75
5	192 Wyoming Ave.	Colonial	\$769,900	\$755,000	\$504,400	2/16/2010	159	98.06%	1.50
6	63 Woodside Rd	Colonial	\$187,500	\$182,000	\$155,100	2/17/2010	98	97.07%	1.17
7	71 Broadview Ave	Colonial	\$134,700	\$155,000	\$174,400	2/22/2010	9	115.07%	0.89
8	46 Schaefer Rd	CapeCod	\$269,900	\$263,000	\$146,500	2/23/2010	172	97.44%	1.80
9	534 Summit Ave	Colonial	\$519,000	\$510,000	\$255,600	2/26/2010	65	98.27%	2.00
10	22 Sunset Ter	Colonial	\$559,000	\$543,500	\$320,100	2/26/2010	14	97.23%	1.70
11	36 Clinton Ave	Colonial	\$819,000	\$780,000	\$498,100	2/26/2010	31	95.24%	1.57
12	10 Woodhill Dr	Colonial	\$869,000	\$845,000	\$513,700	2/26/2010	20	97.24%	1.64
AVERAGES			\$565,833	\$554,917			81	99.82%	1.57

Average Days on Market 81
Average List Price \$565,833
Average Sales Price \$554,917
% of List Price to Sales Price 99.82%
Sales Price to Assessed Value Ratio 1.57
of Units for the Month 12





RESIDENTIAL BROKERAGE

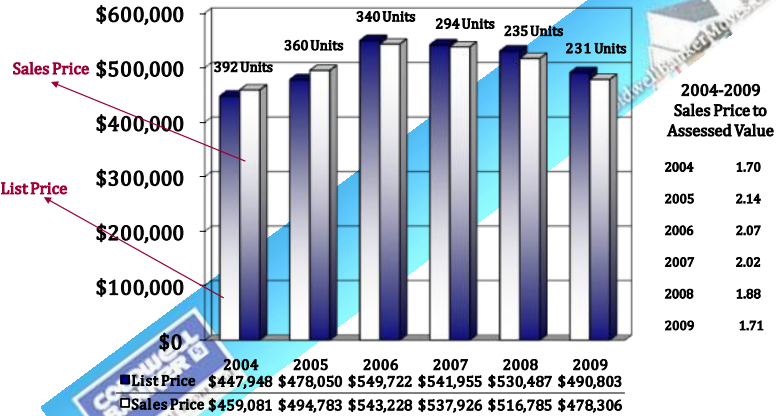
FLASHBACK!!!!
February 2009 YTD:
AVG YTD Sales Price: \$375,609
DOM: 95
#Units YTD: 23
SP:AV 1.70

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											\$569,900
Average Sales Price	\$566,311	\$554,917											\$559,800
Days on Market	59	81											71
% of List Price to Sales Price	98.64%	99.82%											99.32%
Sales Price to Assessed Value	1.59	1.57											1.58
# Units Sold	9	12											21

Maplewood Market Averages 2004-2009

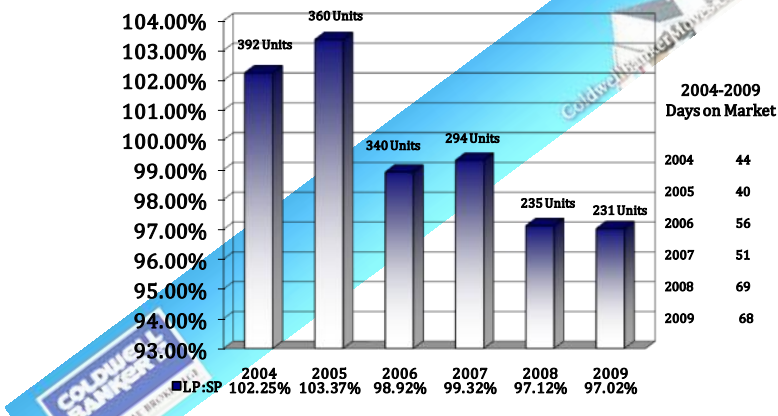
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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.