

Maplewood May 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	74 DURAND RD	Colonial	\$799,000	\$785,000	\$432,600	5/3/2010	44	98.25%	1.81
2	152 WYOMING AVE	Tudor	\$799,000	\$799,000	\$592,900	5/3/2010	58	100.00%	1.35
3	34 DUNNELL RD	Colonial	\$509,000	\$502,000	\$248,700	5/6/2010	23	98.62%	2.02
4	7 CROWELL PL	Colonial	\$400,000	\$390,000	\$250,900	5/10/2010	66	97.50%	1.55
5	50-54 PRINCETON ST	Colonial	\$269,000	\$245,000	\$174,600	5/13/2010	29	91.08%	1.40
6	86 BOYDEN AVE	Colonial	\$264,000	\$252,500	\$141,000	5/14/2010	27	95.64%	1.79
7	548 PROSPECT ST	Colonial	\$559,000	\$559,000	\$301,500	5/14/2010	57	100.00%	1.85
8	43 KENSINGTON TER	Colonial	\$575,000	\$590,000	\$288,000	5/14/2010	13	102.61%	2.05
9	37 ORCHARD RD	Bungalow	\$265,000	\$260,000	\$149,200	5/17/2010	30	98.11%	1.74
10	137 INDIANA ST	Bungalow	\$309,000	\$300,000	\$127,300	5/17/2010	66	97.09%	2.36
11	13 EUCLID AVE	Colonial	\$589,000	\$589,000	\$305,000	5/17/2010	16	100.00%	1.93
12	14 OAKLAND TER	Colonial	\$589,000	\$625,000	\$359,000	5/18/2010	14	106.11%	1.74
13	16 SUNSET TER	Colonial	\$500,000	\$535,000	\$332,100	5/21/2010	23	107.00%	1.61
14	433 RIDGEWOOD RD	Colonial	\$589,000	\$560,000	\$308,300	5/26/2010	31	95.08%	1.82
15	29 RIDGEWOOD TER	Colonial	\$775,000	\$775,000	\$475,300	5/26/2010	30	100.00%	1.63
16	19 FRANKLIN PL	Colonial	\$419,000	\$438,000	\$269,900	5/27/2010	11	104.53%	1.62
17	9 COURTER AVE	Colonial	\$719,000	\$719,000	\$361,300	5/28/2010	10	100.00%	1.99
AVERAGES			\$525,176	\$524,912			32	99.51%	1.78

Average Days on Market 32
Average List Price \$525,176
Average Sales Price \$524,912
% of List Price to Sales Price 99.51%
Sales Price to Assessed Value Ratio 1.78
of Units for the Month 17





RESIDENTIAL BROKERAGE

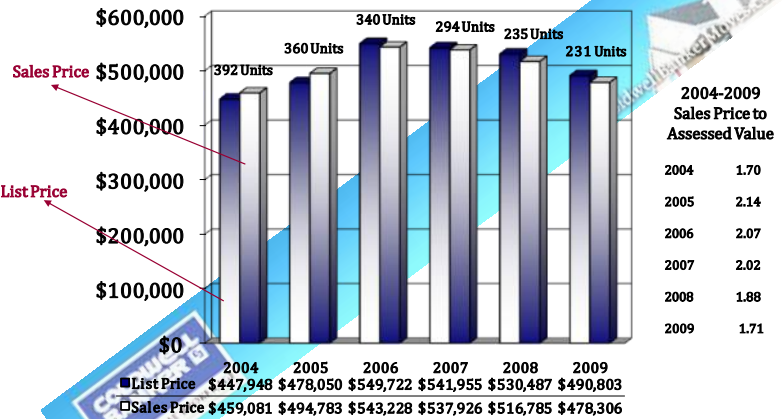
FLASHBACK!!!!
May 2009 YTD:
AVG YTD Sales Price: \$432,254
DOM: 85
#Units YTD: 72
SP:AV 1.71

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	\$525,176								\$498,997
Average Sales Price	\$566,311	\$554,917	\$452,956	\$434,186	\$524,912								\$491,377
Days on Market	59	81	49	50	32								52
% of List Price to Sales Price	98.64%	99.82%	95.93%	98.08%	99.51%								98.23%
Sales Price to Assessed Value	1.59	1.57	1.71	1.67	1.78								1.68
# Units Sold	9	12	18	23	17								79

Maplewood Market Averages 2004-2009

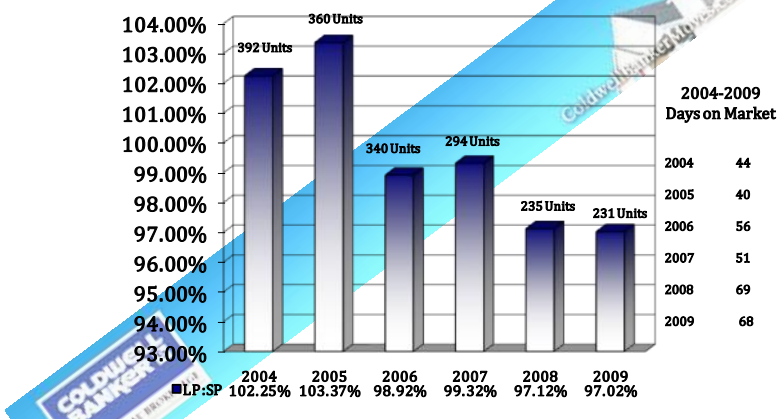
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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.