

Millburn February 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	206 Main St	OneFloor	\$185,000	\$176,000	\$245,600	2/5/2010	94	95.14%	0.72
2	54 Greenwood Dr	Tudor	\$689,000	\$664,000	\$695,100	2/5/2010	142	96.37%	0.96
3	19 Locust Ave	Ranch	\$499,000	\$480,000	\$527,000	2/12/2010	8	96.19%	0.91
AVERAGES			\$457,667	\$440,000			81	95.90%	0.86



Average Days on Market 81
Average List Price \$457,667
Average Sales Price \$440,000
% of List Price to Sales Price 95.90%
Sales Price to Assessed Value Ratio .86
of Units for the Month 3





RESIDENTIAL BROKERAGE

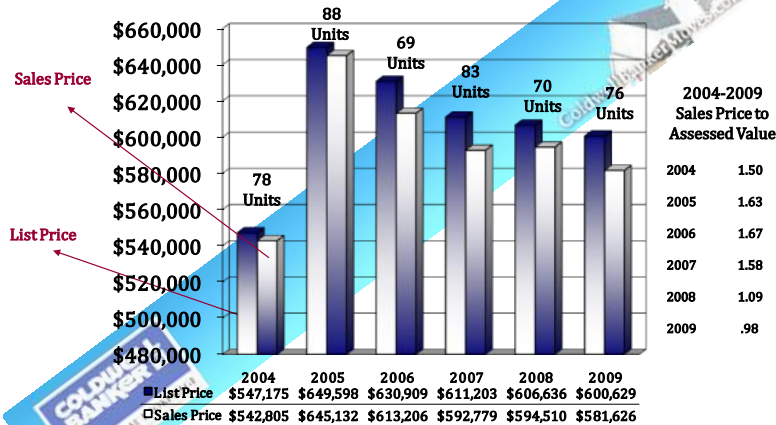
FLASHBACK!!!!
February 2009 YTD:
AVG YTD Sales Price: 475,833
DOM: 76
#Units YTD: 3
SP:AV .83

Millburn 2010 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$555,725	\$457,667											\$513,700
Average Sales Price	\$548,725	\$440,000											\$502,129
Days on Market	27	81											50
% of List Price to Sales Price	98.14%	95.90%											97.18%
Sales Price to Assessed Value	1.04	0.86											0.97
# Units Sold	4	3											7

Millburn Market Averages 2004-2009

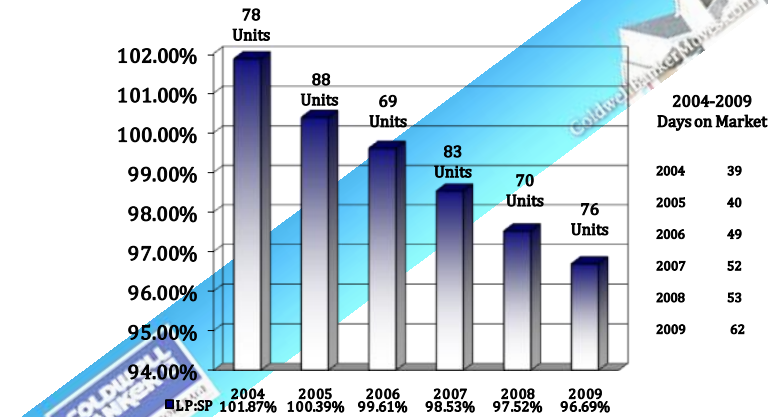
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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

Millburn Market Averages 2004-2009

PERCENT OF LIST PRICE TO SALES PRICE & DAYS ON MARKET



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