

# Montclair April 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	5 ROOSEVELT PL	FirstFlr	\$229,000	\$229,000	\$249,100	4/6/2010	26	100.00%	0.92
2	47 GATES AVE	TwnEndUn	\$384,900	\$384,900	\$370,700	4/7/2010	132	100.00%	1.04
3	3 WINDERMERE RD	Colonial	\$599,000	\$651,000	\$677,900	4/9/2010	18	108.68%	0.96
4	136 MONTCLAIR AVE	Colonial	\$420,000	\$510,000	\$606,100	4/13/2010	18	121.43%	0.84
5	106 MONTCLAIR AVE	Colonial	\$642,000	\$630,000	\$720,900	4/20/2010	68	98.13%	0.87
6	108 HARRISON AVE	TwnEndUn	\$669,990	\$646,196	\$352,600	4/23/2010	67	96.45%	1.83
7	104 HARRISON AVE	TwnEndUn	\$669,990	\$632,585	\$352,600	4/23/2010	118	94.42%	1.79
8	113 GORDONHURST AVE	Colonial	\$689,000	\$750,000	\$734,500	4/23/2010	17	108.85%	1.02
9	9 MT VERNON RD	Colo/Cust	\$1,295,000	\$1,250,000	\$0	4/23/2010	174	96.53%	
10	14 NORTHVIEW AVE	Colonial	\$497,700	\$482,500	\$503,600	4/27/2010	11	96.95%	0.96
11	112 HARRISON AVE	TwnIntUn	\$639,990	\$574,843	\$596,300	4/27/2010	144	89.82%	0.96
12	106 HARRISON AVE	TwnIntUn	\$649,990	\$607,284	\$352,100	4/27/2010	51	93.43%	1.72
13	41 AUBREY RD	Colonial	\$648,000	\$675,000	\$698,300	4/28/2010	16	104.17%	0.97
14	225 INWOOD AVE	Victrian	\$699,900	\$700,000	\$673,400	4/28/2010	18	100.01%	1.04
15	65-67 UNION ST	OneFloor	\$325,000	\$315,000	\$379,700	4/29/2010	70	96.92%	0.83
16	250 UP MOUNTAIN AVE	Contemp	\$1,450,000	\$1,310,000	\$1,525,000	4/29/2010	131	90.34%	0.86
17	27 TUERS PL	SplitLev	\$569,000	\$599,000	\$572,100	4/30/2010	13	105.27%	1.05
18	90 UNION ST	Victrian	\$879,000	\$855,000	\$910,200	4/30/2010	36	97.27%	0.94
19	117 LLOYD RD	Contemp	\$1,399,000	\$1,300,000	\$892,700	4/30/2010	156	92.92%	1.46
<b>Average</b>			<b>\$702,972</b>	<b>\$689,595</b>			<b>68</b>	<b>99.56%</b>	<b>1.11</b>

**Average Days on Market** 68  
**Average List Price** \$702,972  
**Average Sales Price** \$689,595  
**% of List Price to Sales Price** 99.56%  
**Sales Price to Assessed Value Ratio** 1.11  
**# of Units for the Month** 19





**RESIDENTIAL BROKERAGE**

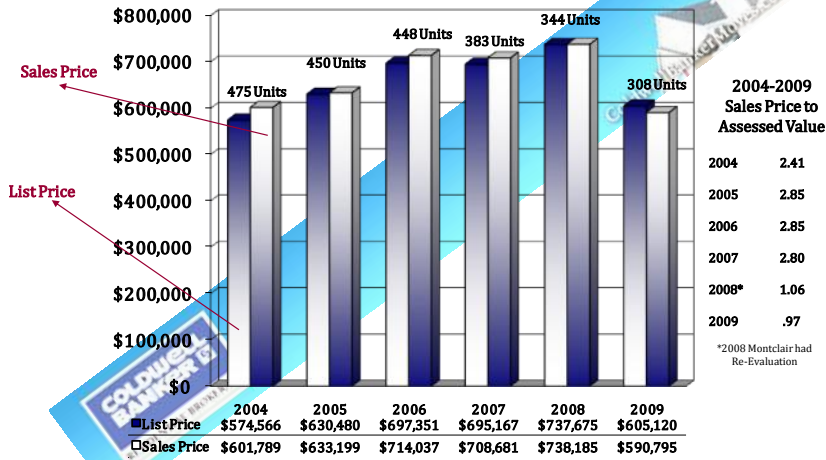
**FLASHBACK!!!!**  
**April 2009 YTD:**  
**AVG YTD Sales Price: \$552,076**  
**DOM: 96**  
**#Units YTD: 58**  
**SP:AV .96**

**Montclair 2010 Year to Date Market Trends**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$640,432	\$820,067	\$521,275	\$702,972									\$651,361
Average Sales Price	\$612,060	\$792,458	\$491,845	\$689,595									\$626,520
Days on Market	87	81	121	68									91
% of List Price to Sales Price	96.51%	96.88%	95.26%	99.56%									96.98%
Sales Price to Assessed Value	0.94	1.16	0.80	1.11									0.98
# Units Sold	25	12	21	19									77

**Montclair Market Averages 2004-2009**

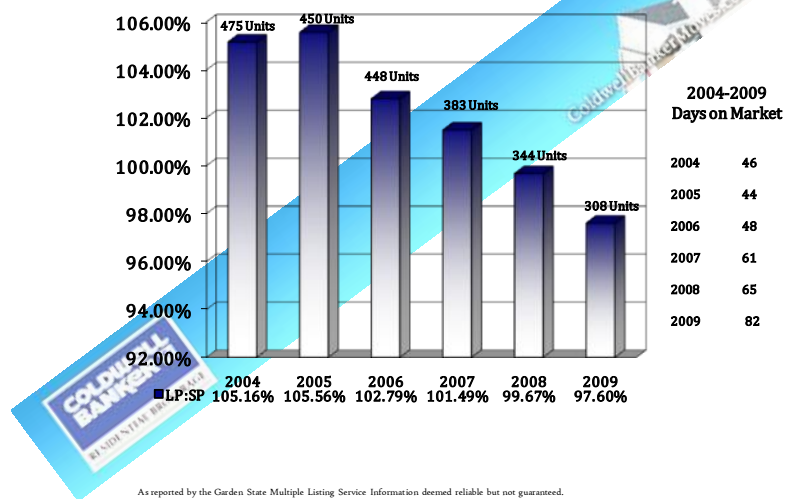
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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

**Montclair 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.