

Montclair February 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	61 S Fullerton Ave C2001	OneFloor	\$299,000	\$300,000	\$417,600	2/1/2010	28	100.33%	0.72
2	167 Park St	Colonial	\$650,000	\$655,000	\$764,600	2/1/2010	14	100.77%	0.86
3	200 Midland Ave	Colon	\$1,599,000	\$1,500,000	\$650,000	2/3/2010	63	93.81%	2.31
4	101 Gates Ave	OneFloor	\$279,000	\$267,500	\$281,400	2/8/2010	39	95.88%	0.95
5	101 Gates Ave	OneFloor	\$279,000	\$267,000	\$272,900	2/16/2010	33	95.70%	0.98
6	23 Valley Rd	Colonial	\$389,900	\$389,900	\$381,700	2/18/2010	233	100.00%	1.02
7	95 Harrison Ave.	Colonial	\$629,000	\$582,100	\$754,000	2/18/2010	170	92.54%	0.77
8	120 Clinton Ave Ave	Colonial	\$899,000	\$865,000	\$966,000	2/22/2010	46	96.22%	0.90
9	108 Eagle Rock Way	Colonial	\$3,450,000	\$3,350,000	\$1,184,600	2/22/2010	152	97.10%	2.83
10	125 Elm St	Colonial	\$350,000	\$340,000	\$419,000	2/23/2010	109	97.14%	0.81
11	28 Laurel Pl	Colonial	\$617,000	\$628,000	\$592,200	2/23/2010	24	101.78%	1.06
12	325 Grove St	Colonial	\$399,900	\$365,000	\$552,800	2/26/2010	60	91.27%	0.66
Average			\$820,067	\$792,458			81	96.88%	1.16

Average Days on Market 81
Average List Price \$820,067
Average Sales Price \$792.458
% of List Price to Sales Price 96.88%
Sales Price to Assessed Value Ratio 1.16
of Units for the Month 12





RESIDENTIAL BROKERAGE

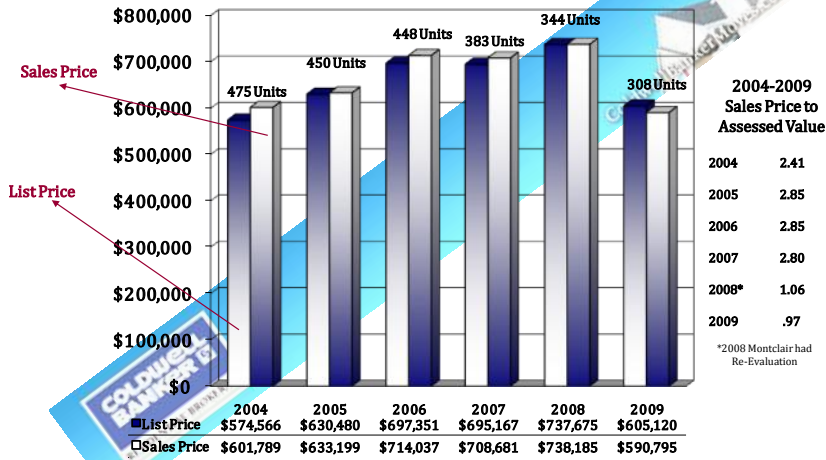
FLASHBACK!!!!
February 2010 YTD:
AVG YTD Sales Price: \$650,259
DOM: 106
#Units YTD: 18
SP:AV .96

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											\$698,692
Average Sales Price	\$612,060	\$792,458											\$670,568
Days on Market	87	81											85
% of List Price to Sales Price	96.51%	96.88%											96.63%
Sales Price to Assessed Value	0.94	1.16											1.01
# Units Sold	25	12											37

Montclair Market Averages 2004-2009

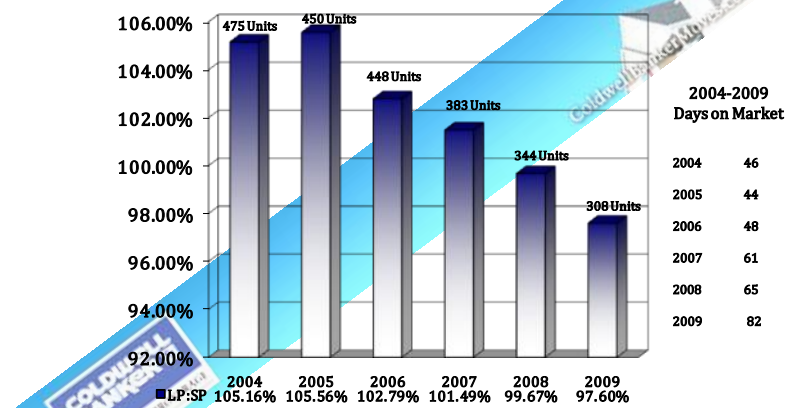
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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

Montclair Boro 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.