

Montclair January 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	5 Roosevelt Pl 6N	OneFloor	\$319,000	\$300,000	\$377,700	1/4/2010	11	94.04%	0.79
2	19 Charles St	Colonial	\$199,000	\$199,000	\$304,400	1/5/2010	65	100.00%	0.65
3	176 S MOUNTAIN AVE	Victrian	\$1,825,000	\$1,675,000	\$1,880,500	1/5/2010	195	91.78%	0.89
4	117 Alexander Ave	Colonial	\$635,000	\$610,000	\$699,000	1/6/2010	42	96.06%	0.87
5	8 Erwin Park	Victrian	\$1,495,000	\$1,447,500	\$1,162,500	1/7/2010	42	96.82%	1.25
6	25 Up Mountain Ave C2503	MultiFlr	\$349,000	\$340,000	\$333,200	1/8/2010	26	97.42%	1.02
7	45 Irving St	Victrian	\$465,500	\$443,500	\$437,400	1/9/2010	174	95.27%	1.01
8	95 Heller Way	RanchRas	\$795,000	\$725,000	\$828,600	1/11/2010	151	91.19%	0.87
9	27 Upper Mountain Ave.	OneFl/First	\$279,000	\$268,000	\$267,900	1/14/2010	118	96.06%	1.00
10	530 Valley Rd-6A	OneFloor	\$369,000	\$350,000	\$391,100	1/14/2010	84	94.85%	0.89
11	114 Harrison Ave	TwnEndUn	\$654,990	\$630,000	\$600,600	1/14/2010	135	96.18%	1.05
12	54 Tremont Pl	Colonial	\$520,000	\$537,000	\$588,100	1/15/2010	27	103.27%	0.91
13	8 Waterbury Rd	Colonial	\$699,000	\$645,000	\$828,400	1/15/2010	191	92.27%	0.78
14	130 Lloyed Rd	Tudor	\$1,380,000	\$1,250,000	\$1,278,800	1/15/2010	78	90.58%	0.98
15	50 Pine St 7F	TwnEndUn	\$319,000	\$313,500	\$400,800	1/19/2010	106	98.28%	0.78
16	20 Elizabeth Rd	Colonial	\$529,000	\$550,000	\$547,400	1/20/2010	11	103.97%	1.00
17	16 Braemore Rd	Colonial	\$447,000	\$450,000	\$510,000	1/26/2010	19	100.67%	0.88
18	131 Highland	Contemp	\$1,595,000	\$1,495,000	\$1,415,800	1/27/2010	268	93.73%	1.06
19	415 Claremont Ave 2H	HighRise	\$249,900	\$230,000	\$234,100	1/28/2010	148	92.04%	0.98
20	530 Valley Rd	OneFloor	\$348,500	\$340,000	\$339,000	1/29/2010	89	97.56%	1.00
21	152 Pine St C0003	TwnEndUn	\$349,900	\$325,000	\$317,900	1/29/2010	32	92.88%	1.02
22	10 Oakcroft Ave	Bungalow	\$379,000	\$379,000	\$396,300	1/29/2010	22	100.00%	0.96
23	5 Godfrey Rd	Colonial	\$479,000	\$472,000	\$544,200	1/29/2010	66	98.54%	0.87
24	28 Tuers Pl	SplitLev	\$555,000	\$546,000	\$550,900	1/29/2010	50	98.38%	0.99
25	2 Curtis Ter	Colonial	\$775,000	\$781,000	\$865,600	1/29/2010	22	100.77%	0.90
Average			\$640,432	\$612,060			87	96.51%	0.94



Average Days on Market
Average List Price
Average Sales Price
% of List Price to Sales Price
Sales Price to Assessed Value Ratio
of Units for the Month

87
\$640,432
\$612,060
96.51%
.094
26





RESIDENTIAL BROKERAGE

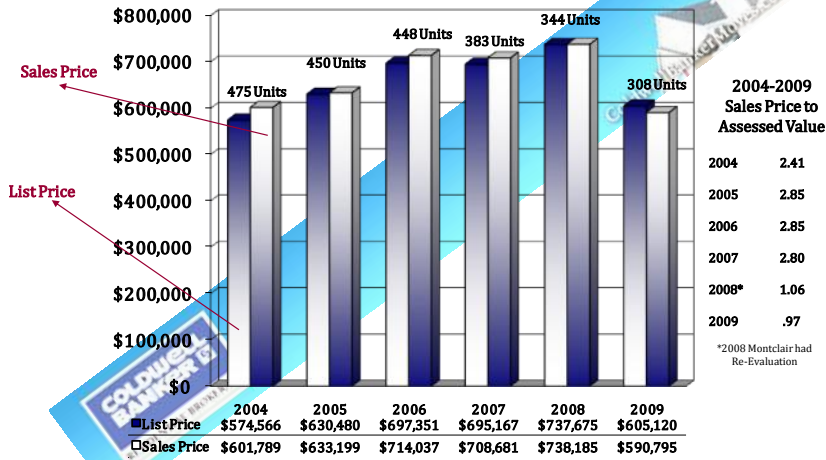
FLASHBACK!!!!
January 2010 YTD:
AVG YTD Sales Price: \$634,264
DOM: 99
#Units YTD: 8
SP:AV .85

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												\$640,432
Average Sales Price	\$612,060												\$612,060
Days on Market	87												87
% of List Price to Sales Price	96.51%												96.51%
Sales Price to Assessed Value	0.94												0.94
# Units Sold	25												25

Montclair Market Averages 2004-2009

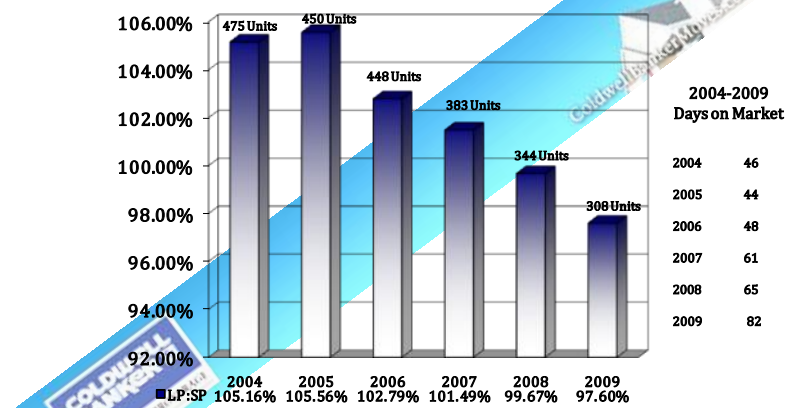
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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.