

Montclair March 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	44 UNION ST	OneFloor	\$219,900	\$210,000	\$200,200	3/1/2010	98	95.50%	1.05
2	577 PARK ST	Colonial	\$325,000	\$305,000	\$770,100	3/1/2010	138	93.85%	0.40
3	39 Gates Avenue	Colonial	\$385,000	\$370,000	\$490,900	3/1/2010	152	96.10%	0.75
4	136 ALEXANDER AVE	Colonial	\$617,000	\$630,000	\$603,600	3/1/2010	12	102.11%	1.04
5	716 VALLEY RD	Colonial	\$799,900	\$835,000	\$683,300	3/1/2010	70	104.39%	1.22
6	215 Walnut Street	Victrian	\$416,000	\$416,000	\$606,400	3/2/2010	236	100.00%	0.69
7	505 GROVE ST	Colonial	\$649,000	\$630,000	\$858,000	3/2/2010	88	97.07%	0.73
8	320 N MOUNTAIN AVE	Colonial	\$1,199,000	\$965,000	\$1,283,600	3/2/2010	208	80.48%	0.75
9	530 VALLEY RD	HighRise	\$195,000	\$191,000	\$239,300	3/3/2010	20	97.95%	0.80
10	48 South Park St 518	OneFl/Hi Ri	\$638,990	\$585,000	\$0	3/3/2010	246	91.55%	
11	10 CRESTMONT RD	HighRise	\$129,000	\$123,750	\$0	3/4/2010	88	95.93%	
12	43 OXFORD ST	Colonial	\$419,000	\$327,000	\$453,800	3/8/2010	88	78.04%	0.72
13	17 CARLISLE RD	Colonial	\$449,000	\$445,000	\$488,600	3/15/2010	57	99.11%	0.91
14	194 GROVE ST	Colonial	\$475,000	\$470,000	\$674,400	3/15/2010	131	98.95%	0.70
15	25 Norman Road	Colol/Cust	\$695,000	\$650,000	\$871,000	3/15/2010	103	93.53%	0.75
16	61 GORDONHURST AVE	Colonial	\$695,000	\$690,000	\$638,000	3/16/2010	21	99.28%	1.08
17	91 BAY ST	OneFloor	\$210,000	\$207,000	\$639,500	3/19/2010	132	98.57%	0.32
18	118 Midland	Victrian	\$449,000	\$415,000	\$593,800	3/26/2010	161	92.43%	0.70
19	48 S Park St Unit 711	HighRise	\$620,990	\$564,000	\$0	3/26/2010	287	90.82%	
20	15 GLEN RIDGE AVE	MultiFlr	\$199,999	\$200,000	\$226,500	3/31/2010	163	100.00%	0.88
21	129 CLAREWILL AVE	Colonial	\$1,160,000	\$1,100,000	\$1,117,700	3/31/2010	43	94.83%	0.98
Average			\$521,275	\$491,845			121	95.26%	0.80

Average Days on Market 121
Average List Price \$521,275
Average Sales Price \$491,845
% of List Price to Sales Price 95.26%
Sales Price to Assessed Value Ratio .80
of Units for the Month 21





RESIDENTIAL BROKERAGE

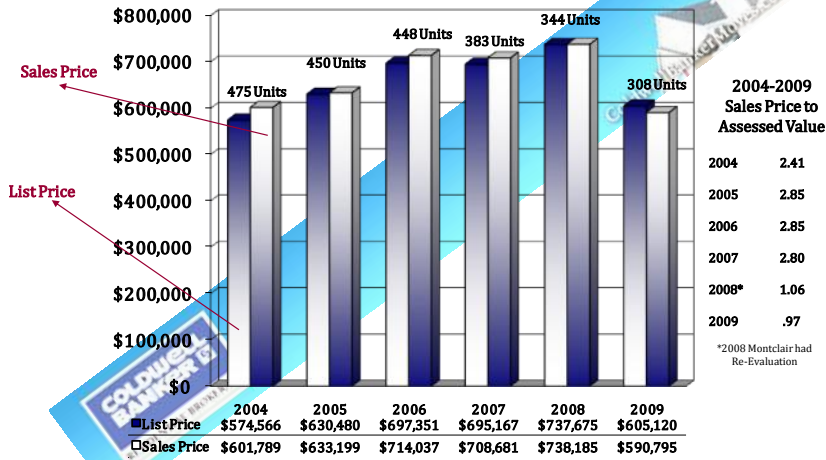
FLASHBACK!!!!
March 2010 YTD:
AVG YTD Sales Price: \$641,916
DOM: 98
#Units YTD: 32
SP:AV .95

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										\$634,455
Average Sales Price	\$612,060	\$792,458	\$491,845										\$605,858
Days on Market	87	81	121										98
% of List Price to Sales Price	96.51%	96.88%	95.26%										96.13%
Sales Price to Assessed Value	0.94	1.16	0.80										0.94
# Units Sold	25	12	21										58

Montclair Market Averages 2004-2009

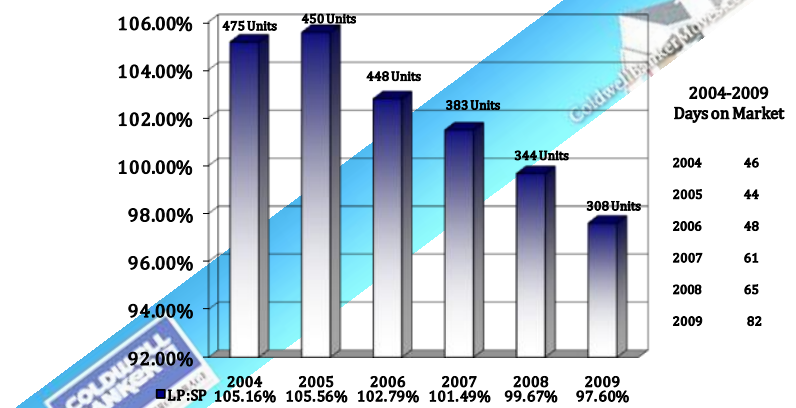
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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.