

# Montclair May 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	208 WATCHUNG AVE	Colonial	\$528,000	\$517,000	\$582,200	5/3/2010	34	97.92%	0.89
2	18 NISHUANE RD	SplitLev	\$219,900	\$215,000	\$382,900	5/5/2010	67	97.77%	0.56
3	108 CLAREMONT AVE	Victrian	\$539,000	\$505,000	\$574,800	5/5/2010	148	93.69%	0.88
4	64 TUXEDO RD	Colonial	\$639,000	\$632,000	\$621,000	5/7/2010	8	98.90%	1.02
5	5 GLENSIDE TER	Colonial	\$999,000	\$1,165,000	\$750,300	5/7/2010	17	116.62%	1.55
6	32 LAUREL PL	Colonial	\$929,000	\$1,005,000	\$861,700	5/10/2010	11	108.18%	1.17
7	8 NISHUANE RD	Colonial	\$269,000	\$230,000	\$401,000	5/11/2010	170	85.50%	0.57
8	30 MARION RD	Colonial	\$749,000	\$727,900	\$936,200	5/12/2010	45	97.18%	0.78
9	110 HARRISON AVE	TwnEndUn	\$654,990	\$621,730	\$600,600	5/13/2010	218	94.92%	1.04
10	56 CAMBRIDGE RD	Colonial	\$609,900	\$626,626	\$726,200	5/17/2010	21	102.74%	0.86
11	655 GROVE ST	Cape	\$339,900	\$339,900	\$481,000	5/20/2010	30	100.00%	0.71
12	10 WENDOVER RD	Colonial	\$589,000	\$625,000	\$815,200	5/20/2010	20	106.11%	0.77
13	83 N MOUNTAIN AVE	Colonial	\$649,000	\$652,000	\$773,500	5/20/2010	15	100.46%	0.84
14	34 IRVING ST	Colonial	\$199,000	\$180,000	\$488,600	5/21/2010	43	90.45%	0.37
15	101 GATES AVE	OneFloor	\$244,000	\$237,000	\$268,200	5/21/2010	123	97.13%	0.88
16	79 WATCHUNG AVE	Colonial	\$419,000	\$429,000	\$451,200	5/21/2010	17	102.39%	0.95
17	693 GROVE ST	Colonial	\$434,900	\$434,900	\$498,400	5/21/2010	21	100.00%	0.87
18	10 SUTHERLAND RD	Tudor	\$850,000	\$825,000	\$1,019,500	5/21/2010	41	97.06%	0.81
19	16 FOREST ST C6302	OneFloor	\$239,000	\$229,000	\$256,500	5/24/2010	82	95.82%	0.89
20	139 COOPER AVE	Colonial	\$945,000	\$899,000	\$933,000	5/24/2010	29	95.13%	0.96
21	5 EUCLID PL	Colonial	\$579,000	\$601,000	\$592,500	5/25/2010	18	103.80%	1.01
22	15 KENNETH RD	RanchRas	\$649,500	\$680,000	\$716,400	5/26/2010	42	104.70%	0.95
23	6 AMELIA ST	Bi-Level	\$389,000	\$394,000	\$404,000	5/27/2010	35	101.29%	0.98
24	207 WATCHUNG AVE	Colonial	\$409,000	\$409,000	\$643,400	5/27/2010	120	100.00%	0.64
25	48 S PARK ST 412	1fl/HiRi	\$555,000	\$515,000	\$100,000	5/27/2010	159	92.79%	5.15

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26	537 HIGHLAND AVE	Colonial	\$799,000	\$800,500	\$754,100	5/27/2010	17	100.19%	1.06
27	29 S MOUNTAIN AVE	Colonial	\$999,000	\$950,000	\$1,074,500	5/27/2010	143	95.10%	0.88
28	352 N MOUNTAIN AVE	Tudor	\$1,195,000	\$1,226,000	\$1,131,000	5/27/2010	34	102.59%	1.08
29	164 WATCHUNG AVE	Colonial	\$746,000	\$746,000	\$775,300	5/28/2010	43	100.00%	0.96
30	12 NOTTING HILL WAY	TwnIntUn	\$899,500	\$835,000	\$623,200	5/28/2010	52	92.83%	1.34
Average			\$608,853	\$608,419			61	99.04%	1.05

Average Days on Market	61
Average List Price	\$608,853
Average Sales Price	\$608,419
% of List Price to Sales Price	99.04%
Sales Price to Assessed Value Ratio	1.05
# of Units for the Month	30





**RESIDENTIAL BROKERAGE**

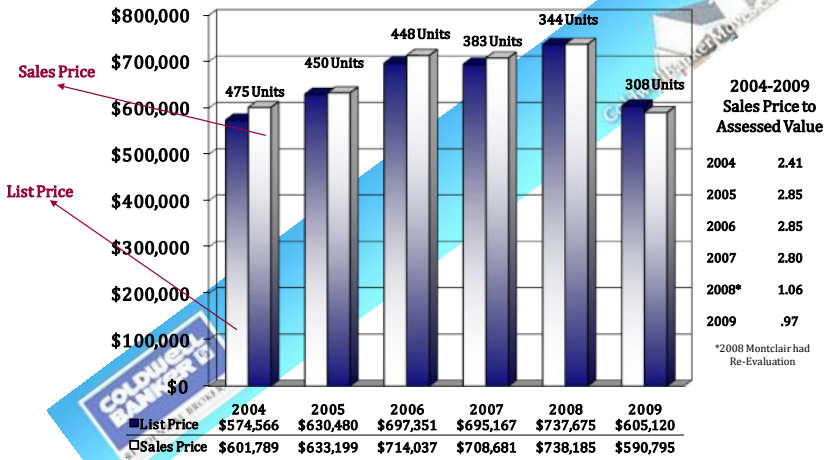
**FLASHBACK!!!!**  
**May 2009 YTD:**  
**AVG YTD Sales Price: \$583,715**  
**DOM: 96**  
**#Units YTD: 81**  
**SP:AV .96**

**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	\$608,853								\$639,443
Average Sales Price	\$612,060	\$792,458	\$491,845	\$689,595	\$608,419								\$621,445
Days on Market	87	81	121	68	61								82
% of List Price to Sales Price	96.51%	96.88%	95.26%	99.56%	99.04%								97.56%
Sales Price to Assessed Value	0.94	1.16	0.80	1.11	1.05								1.00
# Units Sold	25	12	21	19	30								107

**Montclair Market Averages 2004-2009**

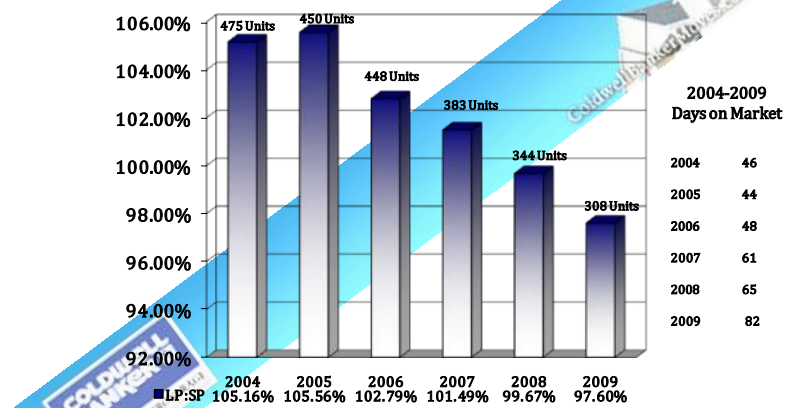
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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.