

## Montclair June 2010 Market Activity

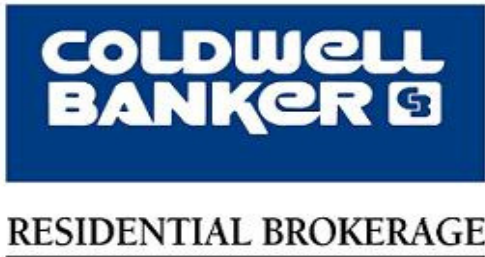
| Units | Address                | Style             | List Price     | Sale Price     | Total Assess   | Close Date | DOM | LP:SP   | SP:AV |
|-------|------------------------|-------------------|----------------|----------------|----------------|------------|-----|---------|-------|
| 1     | 111 Central Ave        | RanchRas          | \$515,000.00   | \$505,000.00   | \$575,000.00   | 06/25/10   | 547 | 98.06%  | 0.88  |
| 2     | 312 LINDEN AVE         | Aframe/Cottage    | \$200,000.00   | \$170,000.00   | \$334,000.00   | 06/22/10   | 181 | 85.00%  | 0.51  |
| 3     | 15 THE CRES            | OneFloor          | \$149,900.00   | \$143,000.00   | \$197,400.00   | 06/15/10   | 3   | 95.40%  | 0.72  |
| 4     | 1 S MOUNTAIN TER       | Colonial          | \$979,000.00   | \$979,000.00   | \$1,095,400.00 | 06/25/10   | 22  | 100.00% | 0.89  |
| 5     | 132 S Mountain Ave     | Custom/Ranch      | \$675,000.00   | \$635,000.00   | \$782,000.00   | 06/24/10   | 65  | 94.07%  | 0.81  |
| 6     | 91 S MOUNTAIN AVE      | Cottage           | \$649,000.00   | \$660,000.00   | \$638,700.00   | 06/17/10   | 14  | 101.69% | 1.03  |
| 7     | 361 CLAREMONT AVE      | TwnIntUn          | \$337,000.00   | \$330,000.00   | \$342,300.00   | 06/08/10   | 55  | 97.92%  | 0.96  |
| 8     | 211 UPPER MOUNTAIN AVE | Custom/Colonial   | \$799,000.00   | \$755,000.00   | \$875,000.00   | 06/29/10   | 43  | 94.49%  | 0.86  |
| 9     | 10 CRESTMONT RD        | HighRise          | \$269,000.00   | \$255,000.00   | \$0.00         | 06/07/10   | 135 | 94.80%  | NA    |
| 10    | 46 HARRISON AVE        | CapeCod           | \$499,000.00   | \$485,000.00   | \$495,400.00   | 06/21/10   | 147 | 97.19%  | 0.98  |
| 11    | 20 BERKELEY PL         | Colonial          | \$775,000.00   | \$825,000.00   | \$696,000.00   | 06/16/10   | 24  | 106.45% | 1.19  |
| 12    | 97 N MOUNTAIN AVE      | Colonial/Victorn  | \$699,000.00   | \$680,000.00   | \$769,600.00   | 06/01/10   | 16  | 97.28%  | 0.88  |
| 13    | 87 N MOUNTAIN AVE      | Victrian          | \$979,000.00   | \$900,000.00   | \$1,132,600.00 | 06/22/10   | 29  | 91.93%  | 0.79  |
| 14    | 101 GATES AVE          | OneFloor,         | \$197,000.00   | \$191,000.00   | \$233,500.00   | 06/22/10   | 35  | 96.95%  | 0.82  |
| 15    | 238 CLAREMONT AVE      | HighRise/OneFlr   | \$288,000.00   | \$282,750.00   | \$295,500.00   | 06/25/10   | 33  | 98.18%  | 0.96  |
| 16    | 11 HAWTHORNE PL        | HalfDupl          | \$419,000.00   | \$425,000.00   | \$358,500.00   | 06/28/10   | 28  | 101.43% | 1.19  |
| 17    | 16 ALDEN RD            | Colonial          | \$549,000.00   | \$550,000.00   | \$430,500.00   | 06/25/10   | 12  | 100.18% | 1.28  |
| 18    | 119 WALNUT ST          | MultiFlr          | \$750,000.00   | \$630,000.00   | \$662,400.00   | 06/14/10   | 112 | 84.00%  | 0.95  |
| 19    | 183 PARK ST            | Colonial          | \$699,999.00   | \$755,000.00   | \$800,000.00   | 06/08/10   | 20  | 107.86% | 0.94  |
| 20    | 27 ESSEX AVE           | Colonial          | \$309,900.00   | \$315,000.00   | \$527,700.00   | 06/11/10   | 10  | 101.65% | 0.60  |
| 21    | 79 MONTCLAIR AVE       | CapeCod           | \$599,000.00   | \$631,500.00   | \$644,900.00   | 06/25/10   | 8   | 105.43% | 0.98  |
| 22    | 222 GROVE ST           | Colonial          | \$599,000.00   | \$635,000.00   | \$653,800.00   | 06/23/10   | 24  | 106.01% | 0.97  |
| 23    | 59 MADISON AVE         | Victrian/Colonial | \$479,000.00   | \$479,000.00   | \$469,200.00   | 06/18/10   | 21  | 100.00% | 1.02  |
| 24    | 14 WALNUT CRES         | Colonial          | \$179,000.00   | \$179,000.00   | \$391,000.00   | 06/25/10   | 30  | 100.00% | 0.46  |
| 25    | 38 CAMBRIDGE RD        | Colonial          | \$899,000.00   | \$940,000.00   | \$836,100.00   | 06/11/10   | 17  | 104.56% | 1.12  |
| 26    | 64 CAMBRIDGE RD        | Colonial          | \$599,000.00   | \$608,500.00   | \$621,800.00   | 06/15/10   | 24  | 101.59% | 0.98  |
| 27    | 5 ROOSEVELT PL         | HighRise          | \$315,000.00   | \$307,000.00   | \$357,700.00   | 06/18/10   | 22  | 97.46%  | 0.86  |
| 28    | 310 HIGHLAND AVE       | Tudor             | \$1,199,000.00 | \$1,175,000.00 | \$1,391,000.00 | 06/30/10   | 28  | 98.00%  | 0.84  |
| 29    | 21 BROOKFIELD RD       | Colonial          | \$499,000.00   | \$483,000.00   | \$486,500.00   | 06/22/10   | 18  | 96.79%  | 0.99  |
| 30    | 62 BROOKFIELD RD       | Colonial          | \$699,000.00   | \$720,000.00   | \$795,000.00   | 06/29/10   | 17  | 103.00% | 0.91  |
| 31    | 10 LANSING PL          | Cottage/Colonial  | \$429,000.00   | \$429,000.00   | \$510,600.00   | 06/29/10   | 203 | 100.00% | 0.84  |
| 32    | 672 VALLEY RD          | Victrian/Duplex   | \$489,000.00   | \$480,000.00   | \$451,300.00   | 06/24/10   | 14  | 98.16%  | 1.06  |

## Montclair June 2010 Market Activity

| Units           | Address           | Style           | List Price          | Sale Price          | Total Assess   | Close Date | DOM       | LP:SP         | SP:AV       |
|-----------------|-------------------|-----------------|---------------------|---------------------|----------------|------------|-----------|---------------|-------------|
| 33              | 8 HAMILTON TER    | Colonial        | \$499,900.00        | \$560,000.00        | \$516,300.00   | 06/01/10   | 24        | 112.02%       | 1.08        |
| 34              | 824 VALLEY RD     | Colonial        | \$569,000.00        | \$569,000.00        | \$576,500.00   | 06/29/10   | 28        | 100.00%       | 0.99        |
| 35              | 29 COLLEGE AVE    | Colonial        | \$575,000.00        | \$560,000.00        | \$612,700.00   | 06/15/10   | 45        | 97.39%        | 0.91        |
| 36              | 217 MONTCLAIR AVE | Colonial        | \$749,000.00        | \$775,000.00        | \$719,600.00   | 06/04/10   | 21        | 103.47%       | 1.08        |
| 37              | 281 PARK ST       | Colonial/Det    | \$895,000.00        | \$875,000.00        | \$986,300.00   | 06/29/10   | 37        | 97.77%        | 0.89        |
| 38              | 15 VICTORIA TER   | SplitLev/Custom | \$849,000.00        | \$871,700.00        | \$806,900.00   | 06/25/10   | 20        | 102.67%       | 1.08        |
| 39              | 462 PARK ST       | Colonial        | \$999,000.00        | \$1,050,000.00      | \$1,150,600.00 | 06/25/10   | 14        | 105.11%       | 0.91        |
| 40              | 18 MARION RD      | SplitLev        | \$539,000.00        | \$507,000.00        | \$545,000.00   | 06/11/10   | 66        | 94.06%        | 0.93        |
| 41              | 12 MARION RD      | Colonial        | \$715,000.00        | \$695,000.00        | \$734,300.00   | 06/28/10   | 39        | 97.20%        | 0.95        |
| 42              | 28 MARION RD      | Colonial        | \$819,000.00        | \$863,000.00        | \$788,200.00   | 06/30/10   | 19        | 105.37%       | 1.09        |
| 43              | 206 INWOOD AVE    | Colonial        | \$899,900.00        | \$999,500.00        | \$912,800.00   | 06/25/10   | 17        | 111.07%       | 1.09        |
| 44              | 701 GROVE ST      | Colonial        | \$449,000.00        | \$440,000.00        | \$534,300.00   | 06/15/10   | 28        | 98.00%        | 0.82        |
| 45              | 22 CLUB RD        | Colonial/Ranch  | \$985,000.00        | \$985,000.00        | \$960,000.00   | 06/25/10   | 18        | 100.00%       | 1.03        |
| 46              | 131 HELLER WAY    | Ranch           | \$899,000.00        | \$901,000.00        | \$1,196,800.00 | 06/08/10   | 36        | 100.22%       | 0.75        |
| 47              | 43 WOODMONT RD    | Col/SplitLev    | \$819,000.00        | \$805,000.00        | \$941,700.00   | 06/04/10   | 23        | 98.29%        | 0.85        |
| 48              | 87 INWOOD AVE     | Colonial        | \$699,000.00        | \$656,000.00        | \$687,300.00   | 06/24/10   | 83        | 93.85%        | 0.95        |
| 49              | 9 CARLTON DR      | RanchExp        | \$415,000.00        | \$410,000.00        | \$514,400.00   | 06/04/10   | 33        | 98.80%        | 0.80        |
| 50              | 108 ALEXANDER AVE | Colonial        | \$649,000.00        | \$640,000.00        | \$643,600.00   | 06/11/10   | 61        | 98.61%        | 0.99        |
| 51              | 29 MARQUETTE RD   | Colonial        | \$549,000.00        | \$552,066.00        | \$536,900.00   | 06/01/10   | 17        | 100.56%       | 1.03        |
| 52              | 14 CARLTON DR     | CapeCod         | \$459,000.00        | \$420,000.00        | \$513,300.00   | 06/24/10   | 85        | 91.50%        | 0.82        |
| 53              | 530 VALLEY RD     | HighRise/OneFlr | \$349,500.00        | \$322,000.00        | \$343,600.00   | 06/25/10   | 169       | 92.13%        | 0.94        |
| <b>AVERAGES</b> |                   |                 | <b>\$605,718.85</b> | <b>\$603,660.68</b> |                |            | <b>54</b> | <b>99.13%</b> | <b>0.93</b> |

|                                     |           |
|-------------------------------------|-----------|
| Average Days on Market              | 54        |
| Average List Price                  | \$605,719 |
| Average Sale Price                  | \$603,661 |
| % of List Price to Sale Price       | 99.13%    |
| Sales Price to Assessed Value Ratio | 0.93      |
| # of Units for the Month            | 53        |





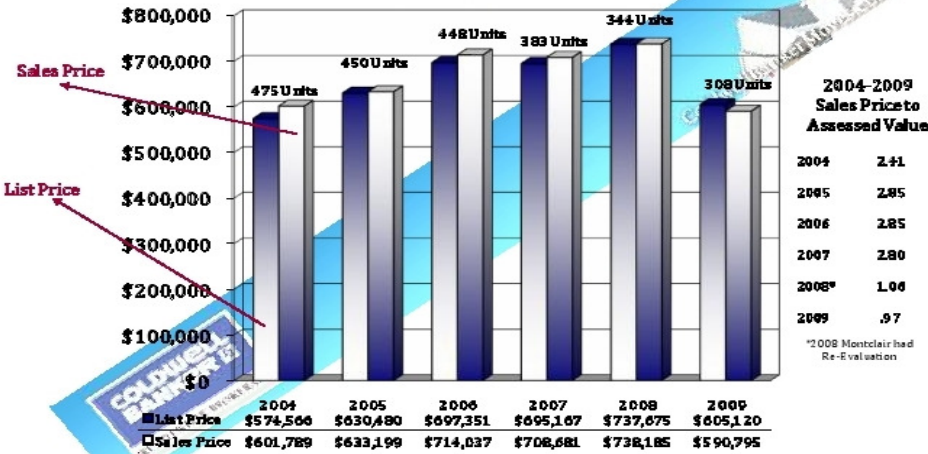
**FLASHBACK!!!!**  
**June 2009 YTD:**  
**AVG YTD Sales Price: \$617,467**  
**DOM: 89**  
**#Units YTD: 109**  
**SP:AV 0.93**

### 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 | \$605,719 |      |        |           |         |          |          | \$649,886 |
| Average Sale Price             | \$612,060 | \$792,458 | \$491,845 | \$689,595 | \$608,419 | \$603,661 |      |        |           |         |          |          | \$633,006 |
| Days on Market                 | 87        | 81        | 121       | 68        | 61        | 54        |      |        |           |         |          |          | 79        |
| % of List Price to Sales Price | 96.51%    | 96.88%    | 95.26%    | 99.56%    | 99.04%    | 99.13%    |      |        |           |         |          |          | 97.73%    |
| Sales Price to Assessed Value  | 0.94      | 1.16      | 0.80      | 1.11      | 1.05      | 0.93      |      |        |           |         |          |          | 1.00      |
| # Units Sold                   | 25        | 12        | 21        | 19        | 30        | 53        |      |        |           |         |          |          | 160       |

### Montclair Market Averages 2004-2009

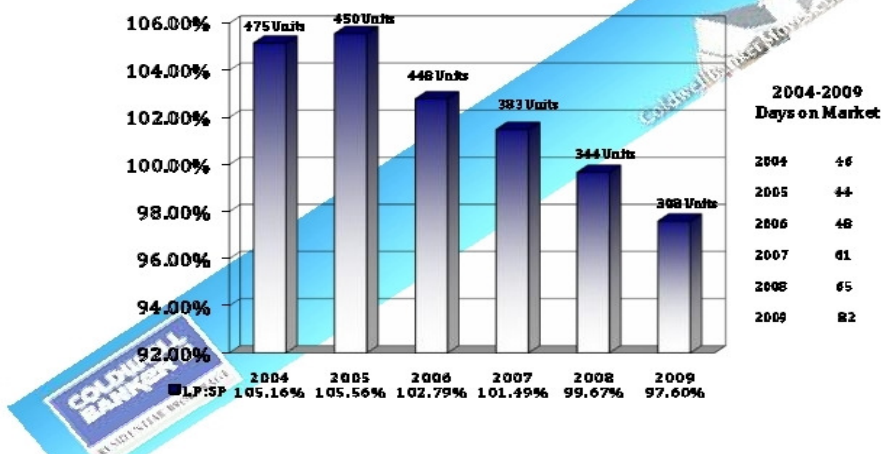
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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.