

New Providence April 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	19 Forest Rd	CapeCod	\$485,000	\$470,000	\$212,900	4/2/2010	28	96.91%	2.21
2	18 Pitney Ave	Colonial	\$599,000	\$585,000	\$316,300	4/7/2010	122	97.66%	1.85
3	29 Magnolia Dr	Ranch	\$579,000	\$575,000	\$318,900	4/9/2010	15	99.31%	1.80
4	1673 Springfield Ave	Colonial	\$509,000	\$495,000	\$195,200	4/14/2010	28	97.25%	2.54
5	39 The Fellsway	CapeCod	\$539,000	\$535,000	\$243,400	4/15/2010	26	99.26%	2.20
6	74 Woodcrest Dr	Colonial	\$649,000	\$649,000	\$373,800	4/15/2010	65	100.00%	1.74
7	291 Elkwood Ave	Victrian	\$669,000	\$645,000	\$308,600	4/19/2010	58	96.41%	2.09
8	83 Overhill Rd	SplitLev	\$695,000	\$635,000	\$323,700	4/21/2010	20	91.37%	1.96
9	1072 Springfield Ave	SplitLev	\$316,900	\$327,200	\$242,900	4/29/2010	13	103.25%	1.35
10	17 Division Ave	Tudor	\$599,900	\$575,000	\$222,400	4/29/2010	16	95.85%	2.59
11	43 Union Ave	CapeCod	\$409,000	\$400,000	\$171,600	4/30/2010	14	97.80%	2.33
12	32 Bergen Rd	SplitLev	\$459,000	\$469,000	\$269,600	4/30/2010	30	102.18%	1.74
13	949 Springfield Ave	Colonial	\$499,900	\$501,000	\$275,100	4/30/2010	128	100.22%	1.82
14	64 Holmes Oval N.	Colonial	\$519,000	\$515,000	\$281,100	4/30/2010	51	99.23%	1.83
15	87 Richland Dr	Colonial	\$649,000	\$633,500	\$359,900	4/30/2010	50	97.61%	1.76
AVERAGES			\$485,000	\$470,000			28	96.91%	2.21

Average Days on Market 28
Average List Price \$485,000
Average Sales Price \$470,000
% of List Price to Sales Price 96.91%
Sales Price to Assessed Value Ratio 2.21
of Units for the Month 15



RESIDENTIAL BROKERAGE



RESIDENTIAL BROKERAGE



RESIDENTIAL BROKERAGE

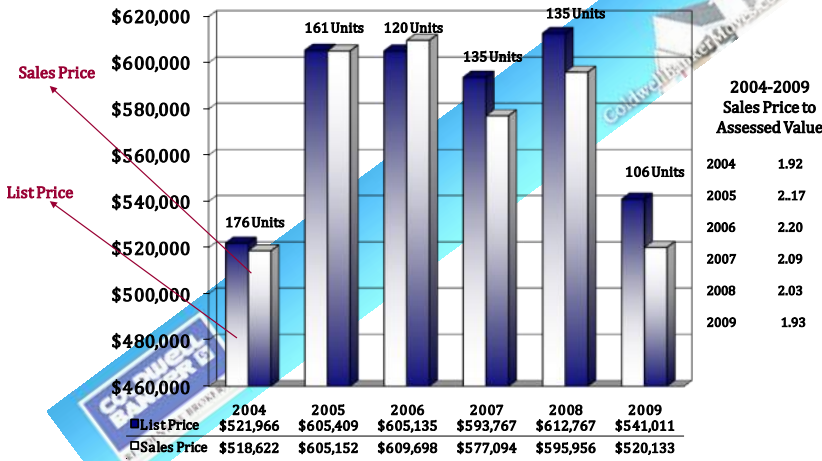
FLASHBACK!!!!
April 2009 YTD:
AVG YTD Sales Price: \$508,205
DOM: 70
#Units YTD: 22
SP:AV 1.85

New Providence 2010 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$536,518	\$469,000	\$589,000	\$485,000									\$537,611
Average Sales Price	\$519,227	\$445,000	\$547,000	\$470,000									\$522,834
Days on Market	72	1	131	28									53
% of List Price to Sales Price	96.61%	94.88%	92.87%	96.91%									97.38%
Sales Price to Assessed Value	1.88	1.95	2.06	2.21									1.94
# Units Sold	11	1	8	15									35

New Providence Market Averages 2004-2009

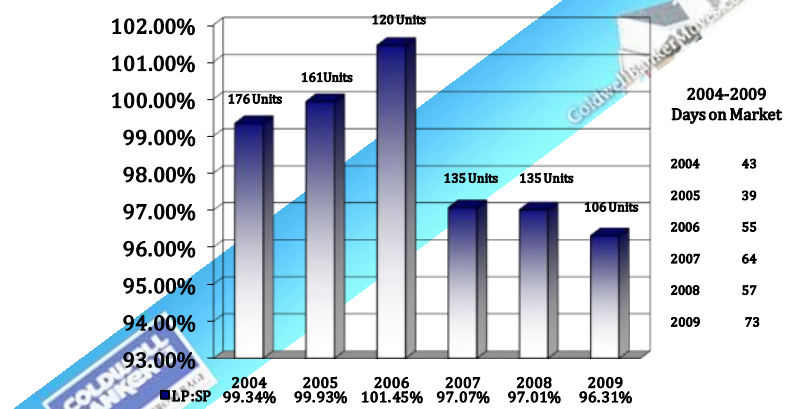
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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

New Providence Market Averages 2004-2009

PERCENTAGE OF LIST PRICE TO SALES PRICE & DAYS ON MARKET



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