

Union February 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	254 Lincoln Ave	Colonial	\$433,000	\$410,000	\$59,500	2/1/2010	171	94.69%	6.89
2	1337 Lincrest Ter	CapeCod	\$279,000	\$255,000	\$43,200	2/3/2010	81	91.40%	5.90
3	435 Ramsey Cl	SplitLev	\$319,000	\$297,000	\$48,600	2/5/2010	46	93.10%	6.11
4	521 Clubhouse Ct-2	OneFloor	\$215,000	\$205,000	\$32,900	2/9/2010	40	95.35%	6.23
5	338 Stiles St	Bungalow	\$149,900	\$149,000	\$19,800	2/11/2010	35	99.40%	7.53
6	480 Brookdale Rd	Colonial	\$267,900	\$281,000	\$53,500	2/11/2010	12	104.89%	5.25
7	312 Lilac Drive	TwnIntUn	\$318,880	\$300,000	\$53,800	2/12/2010	168	94.08%	5.58
8	385 Putnam Rd	Colonial	\$519,000	\$499,000	\$57,400	2/12/2010	442	96.15%	8.69
9	800 Colonial Arms Rd	SplitLev	\$339,000	\$325,000	\$45,500	2/16/2010	50	95.87%	7.14
10	6 Tuxedo Place	Colonial	\$225,000	\$200,000	\$8,700	2/18/2010	160	88.89%	
11	1326 Glendale Pl	Colonial	\$299,500	\$300,000	\$50,000	2/19/2010	112	100.17%	6.00
12	1076 Nicolas Ave	Colonial	\$389,000	\$365,000	\$51,200	2/24/2010	89	93.83%	7.13
13	1095 Kensington Ter	Colonial	\$384,500	\$367,000	\$48,100	2/26/2010	185	95.45%	7.63
14	1120 Cranbrook Rd	SplitLev	\$369,900	\$350,000	\$59,600	2/27/2010	25	94.62%	5.87
15	1462 Gregory Ave	SplitLev	\$359,000	\$340,000	\$51,100	2/28/2010	251	94.71%	6.65
	Averages		\$324,505	\$309,533			124	95.51%	6.62



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

124
\$324,505
\$309,533
95.51%
6.62
15



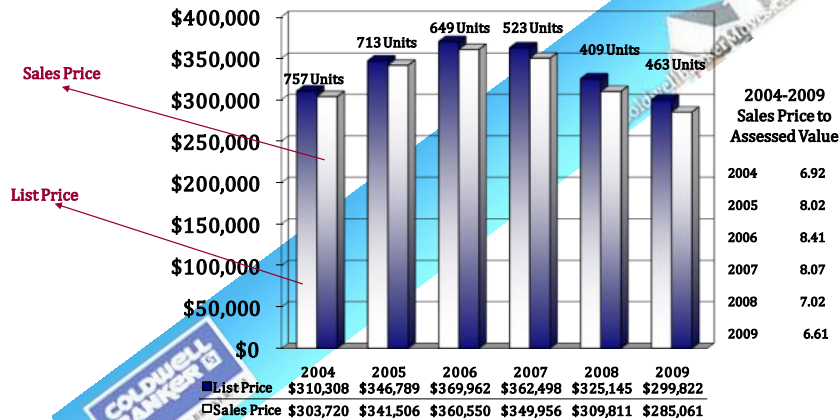
Union 2010 Year to Date Market Trends

FLASHBACK!!!!
February 2009 YTD:
AVG YTD Sales Price: \$ 301,329
DOM: 94
#Units YTD: 45
SP:AV 6.62

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$297,984	\$324,505											\$307,236
Average Sales Price	\$287,129	\$309,533											\$294,944
Days on Market	91	124											102
% of List Price to Sales Price	96.80%	95.51%											96.35%
Sales Price to Assessed Value	6.16	6.62											6.32
# Units Sold	28	15											43

Union Market Averages 2004-2009

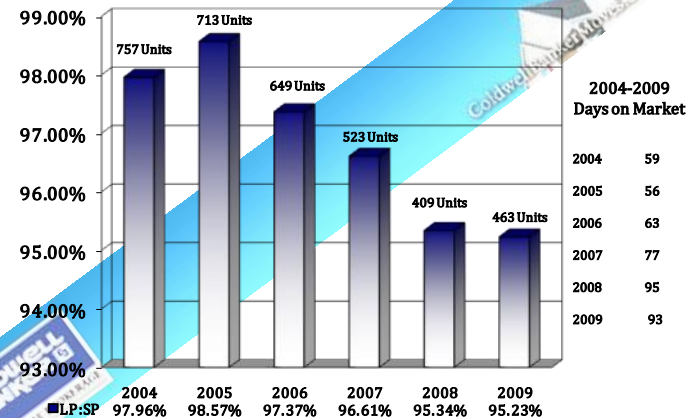
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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

Union 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.