

Union January 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	1111 SALEM RD	Colonial	\$194,750	\$225,000	\$39,900	1/4/2010	29	115.53%	5.64
2	1264 WILDWOOD TERRACE	CapeCod	\$210,000	\$175,000	\$41,400	1/5/2010	534	83.33%	4.23
3	264 WINFIELD TER	Colonial	\$275,000	\$265,000	\$40,300	1/8/2010	314	96.36%	6.58
4	1341 BROOKFALL AVE	Colonial	\$315,000	\$305,000	\$47,700	1/8/2010	26	96.83%	6.39
5	312 LIVINGSTON AVE	Bi-Lev/CapeCod	\$369,000	\$345,000	\$49,800	1/8/2010	136	93.50%	6.93
6	1027 KINGS CT	SplitLev	\$333,000	\$305,000	\$54,000	1/11/2010	43	91.59%	5.65
7	644 FAIRFIELD WAY	Colonial	\$455,000	\$430,000	\$57,700	1/11/2010	68	94.51%	7.45
8	121 COUNTRY CLUB DR-10	OneFloor	\$245,000	\$232,000	\$34,800	1/12/2010	22	94.69%	6.67
9	1210 FRANCYNE WAY	HalfDupl	\$279,900	\$275,000	\$45,300	1/12/2010	57	98.25%	6.07
10	2027 PLEASANT PKWY	Colonial	\$215,000	\$245,000	\$38,200	1/13/2010	12	113.95%	6.41
11	255 TUCKER AVE-APT 331	OneFloor	\$140,000	\$130,000	\$21,600	1/15/2010	36	92.86%	6.02
12	1267 COOLIDGE AVE	Colonial	\$223,000	\$212,000	\$40,900	1/15/2010	13	95.07%	5.18
13	1064 NICHOLAS AVENUE	Colonial/Tudor	\$323,500	\$335,000	\$51,500	1/15/2010	11	103.55%	
14	1064 NICHOLAS AVENUE	Colonial/Tudor	\$339,900	\$335,000	\$51,500	1/15/2010	72	98.56%	6.50
15	1192 Morris Avenue	CapeCod	\$349,900	\$315,000	\$62,200	1/19/2010	94	90.03%	5.06
16	348 COLONIAL AVE	CapeCod	\$160,000	\$175,000	\$46,400	1/20/2010	102	109.38%	3.77
17	1553 BURNET AVE	TwnEndUn	\$226,000	\$215,000	\$45,000	1/21/2010	30	95.13%	4.78
18	257 KAWAMEEH DR	Colonial	\$390,000	\$390,000	\$55,200	1/21/2010	160	100.00%	7.07
19	2418 WOODSIDE RD	Colonial	\$449,000	\$435,000	\$63,500	1/21/2010	114	96.88%	6.85
20	2752 MEISTER AVE	CapeCod	\$309,900	\$295,000	\$44,900	1/22/2010	30	95.19%	6.57
21	2075 VAUXHALL RD	Ranch	\$369,000	\$360,000	\$65,000	1/22/2010	159	97.56%	5.54
22	2669 KILLIAN PLACE	SplitLev	\$398,000	\$380,000	\$50,400	1/22/2010	269	95.48%	7.54
23	612 DEEPDALE CT	MultiFlr/Twn	\$254,900	\$238,600	\$36,200	1/25/2010	68	93.61%	
24	764 PINWOOD RD	CapeCod	\$265,000	\$247,500	\$39,100	1/26/2010	65	93.40%	6.33
25	46 MAPLE AVE	CapeCod	\$169,000	\$159,000	\$26,900	1/28/2010	14	94.08%	5.91
26	336 STOCKTON RD	Colonial	\$395,000	\$360,000	\$51,300	1/28/2010	37	91.14%	7.02
27	476 BROOKDALE RD	Colonial	\$339,900	\$325,500	\$45,300	1/29/2010	15	95.76%	7.19
28	1581 VAN NESS TER	Cape/Cust	\$349,900	\$330,000	\$48,000	1/29/2010	9	94.31%	6.88
	Averages		\$297,984	\$287,129			91	96.80%	6.16



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

91
\$297,984
\$287,129
96.80%
6.16
28





RESIDENTIAL BROKERAGE

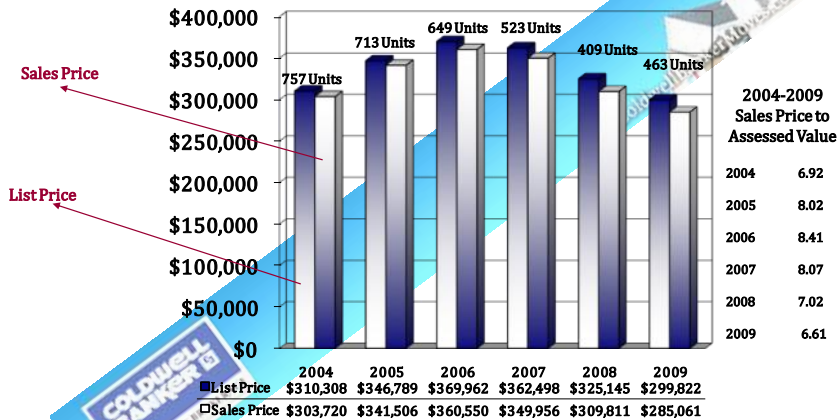
Union 2010 Year to Date Market Trends

FLASHBACK!!!!
January 2009 YTD:
AVG YTD Sales Price: \$ 318,106
DOM: 95
#Units YTD: 17
SP:AV 6.41

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$297,984												\$297,984
Average Sales Price	\$287,129												\$287,129
Days on Market	91												91
% of List Price to Sales Price	96.80%												96.80%
Sales Price to Assessed Value	6.16												6.16
# Units Sold	28												28

Union Market Averages 2004-2009

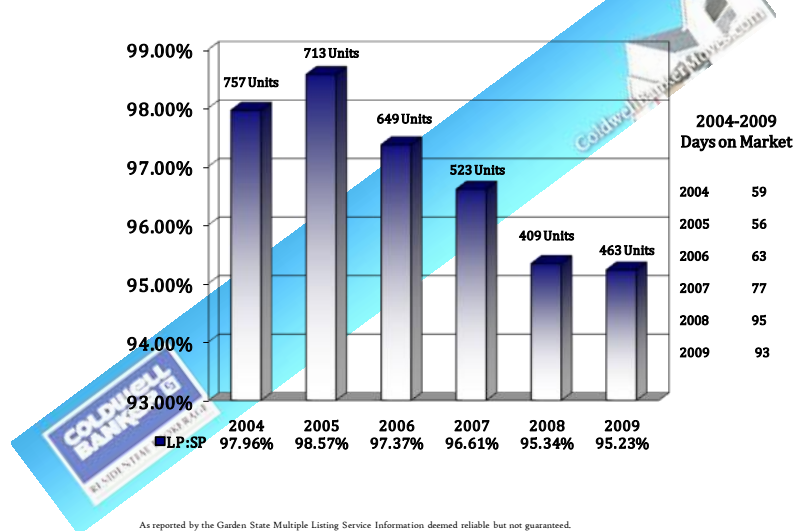
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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.