

Union May 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	1310 GLENDALE PL	CapeCod	\$298,500	\$299,000	\$44,000	5/4/2010	12	100.17%	6.80
2	1741 EDWARD TER	Bi-Level	\$319,900	\$295,000	\$47,800	5/4/2010	100	92.22%	6.17
3	531 CLUBHOUSE CT	OneFloor	\$235,000	\$226,000	\$32,900	5/6/2010	39	96.17%	6.87
4	255 TUCKER AVE UNIT 116	FirstFlr/1Floor	\$114,900	\$110,000	\$15,300	5/7/2010	207	95.74%	7.19
5	1345 ORANGE AVE	CapeCod	\$255,000	\$253,000	\$39,100	5/11/2010	27	99.22%	6.47
6	186 RENNER AVE	CapeCod	\$279,000	\$270,000	\$40,100	5/11/2010	131	96.77%	6.73
7	322 WAYNE TER	Colonial/Cont	\$319,000	\$325,000	\$54,800	5/11/2010	56	101.88%	5.93
8	2701 ALICE TER	SplitLev	\$205,000	\$210,500	\$59,000	5/14/2010	24	102.68%	3.57
9	713-3 PINEHURST CT	OneFloor	\$249,000	\$240,000	\$34,800	5/14/2010	28	96.39%	6.90
10	1260 MARCELLA DR	Bi-Level	\$254,900	\$245,000	\$49,200	5/14/2010	345	96.12%	4.98
11	729 COLONIAL AVE	Colonial	\$359,000	\$337,500	\$51,500	5/14/2010	43	94.01%	6.55
12	2407 DAYTON AVE	SplitLev	\$369,900	\$360,000	\$51,700	5/14/2010	23	97.32%	6.96
13	619 BENNINGTON DR	Colonial	\$429,000	\$415,000	\$52,400	5/18/2010	16	96.74%	7.92
14	1220 PLANE ST	Colonial	\$270,000	\$253,500	\$37,000	5/21/2010	46	93.89%	6.85
15	986 BALSAM WAY North	Colonial	\$282,000	\$272,000	\$42,300	5/24/2010	189	96.45%	6.43
16	255 TUCKER AVE	TwnEndUn	\$139,900	\$128,000	\$17,400	5/25/2010	6	91.49%	7.36
17	454 CRAWFORD TER	Colonial	\$238,000	\$228,000	\$40,200	5/25/2010	28	95.80%	5.67
18	1229 VICTOR AVE	CapeCod	\$289,900	\$277,000	\$46,500	5/25/2010	20	95.55%	5.96
19	211 BROADMOOR CT	1 Floor/1stFlr	\$229,900	\$225,000	\$34,800	5/26/2010	140	97.87%	6.47
20	703 PINEHURST CT	OneFloor	\$239,000	\$220,000	\$34,800	5/26/2010	85	92.05%	6.32
21	722 FIRETHORN DR	TwnIntUn	\$219,900	\$220,000	\$54,100	5/27/2010	256	100.05%	4.07
22	2068 STANLEY TER	CapeCod	\$295,000	\$300,000	\$45,000	5/27/2010	237	101.69%	6.67
23	678 COLONIAL ARMS RD	SplitLev	\$324,900	\$326,000	\$44,500	5/27/2010	23	100.34%	7.33
24	264 COLONIAL AVE	Bi-Level	\$389,000	\$373,000	\$74,900	5/27/2010	103	95.89%	4.98
25	240 NEWARK AVE	Colonial	\$619,000	\$580,000	\$64,900	5/27/2010	50	93.70%	8.94

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RESIDENTIAL BROKERAGE



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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
26	337 NEW JERSEY AVE	Colonial	\$245,900	\$247,000	\$40,700	5/28/2010	87	100.45%	6.07
27	833 VALLEY STREET Unit D	TwnIntUn	\$289,000	\$260,000	\$38,500	5/28/2010	166	89.97%	6.75
28	881 DOUGLAS TER	SplitLev	\$350,000	\$325,000	\$50,400	5/28/2010	22	92.86%	6.45
Averages			\$289,625	\$279,304			90	96.55%	6.41

Average Days on Market 90
Average List Price \$289,625
Average Sales Price \$279,304
% of List Price to Sales Price 96.55%
Sales Price to Assessed Value Ratio 6.41
of Units for the Month 28



RESIDENTIAL BROKERAGE



RESIDENTIAL BROKERAGE

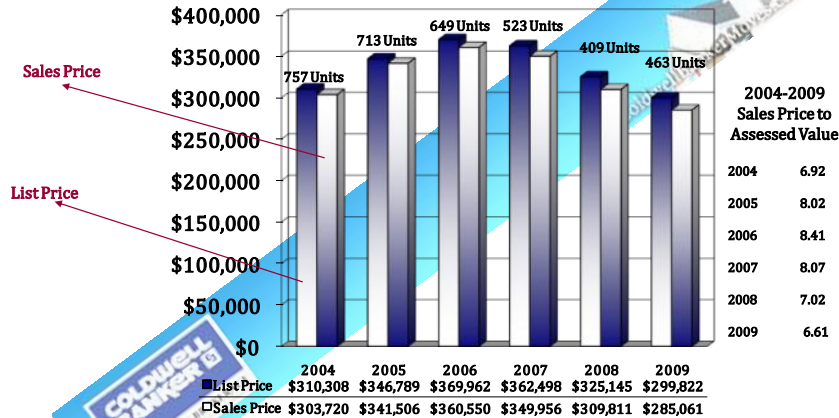
Union 2010 Year to Date Market Trends

FLASHBACK!!!!
May 2009 YTD:
AVG YTD Sales Price: \$ 289,465
DOM: 94
#Units YTD: 141
SP:AV 6.35

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$297,984	\$324,505	\$321,930	\$275,651	\$289,625								\$297,541
Average Sales Price	\$287,129	\$309,533	\$307,000	\$264,130	\$279,304								\$285,352
Days on Market	91	124	112	101	90								101
% of List Price to Sales Price	96.80%	95.51%	95.28%	95.74%	96.55%								96.01%
Sales Price to Assessed Value	6.16	6.62	6.67	6.27	6.41								6.40
# Units Sold	28	15	27	39	28								137

Union Market Averages 2004-2009

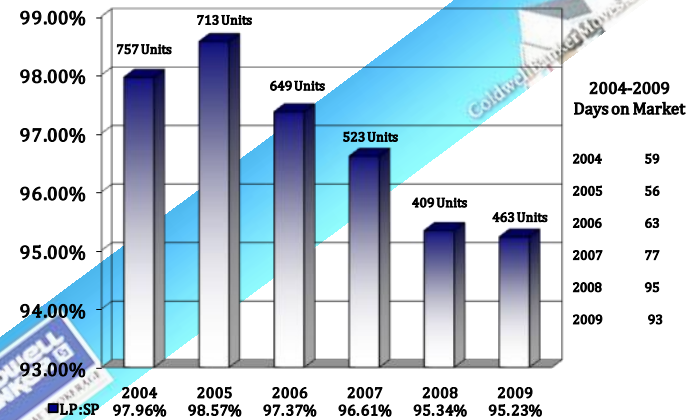
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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.