

Maplewood **December 2010** Market Activity

| Units | Address | Style | List Price | Sales Price | Total Assess | Close Date | DOM | LP:SP | SP:AV |
|-------|----------------------|----------------|------------------|------------------|--------------|------------|-----------|---------------|-------------|
| 1 | 64 ORCHARD RD | Colonial | \$239,000 | \$233,000 | \$164,600 | 12/3/2010 | 102 | 97.49% | 1.42 |
| 2 | 33 MEADOWBROOK RD | Colonial | \$315,000 | \$310,000 | \$161,700 | 12/7/2010 | 148 | 98.41% | 1.92 |
| 3 | 432 LENOX PL | RanchExp | \$499,900 | \$440,000 | \$266,900 | 12/7/2010 | 174 | 88.02% | 1.65 |
| 4 | 540 SUMMIT AVE | Colonial | \$438,500 | \$432,500 | \$292,300 | 12/10/2010 | 8 | 98.63% | 1.48 |
| 5 | 32 BURNET ST | Victrian | \$645,000 | \$625,000 | \$342,800 | 12/14/2010 | 26 | 96.90% | 1.82 |
| 6 | 57 REVERE AVE | Colonial | \$299,900 | \$299,000 | \$133,600 | 12/15/2010 | 60 | 99.70% | 2.24 |
| 7 | 116 MAPLEWOOD AVE | Colonial | \$860,000 | \$810,000 | \$446,900 | 12/15/2010 | 37 | 94.19% | 1.81 |
| 8 | 31 BURNET ST | Colonial | \$575,000 | \$570,000 | \$303,100 | 12/17/2010 | 25 | 99.13% | 1.88 |
| 9 | 566 RIDGEWOOD RD | Colon/FixrUppr | \$773,000 | \$615,000 | \$486,300 | 12/17/2010 | 38 | 79.56% | 1.26 |
| 10 | 35 WELLESLEY ST | Colonial | \$130,000 | \$156,888 | \$128,800 | 12/20/2010 | 25 | 120.68% | 1.22 |
| 11 | 20 COLLINWOOD RD | Colonial | \$599,999 | \$582,500 | \$368,500 | 12/20/2010 | 62 | 97.08% | 1.58 |
| 12 | 71 HUGHES ST | Colonial | \$218,900 | \$200,000 | \$144,100 | 12/28/2010 | 211 | 91.37% | 1.39 |
| 13 | 17 PORTER RD | CapeCod | \$225,000 | \$215,000 | \$130,700 | 12/28/2010 | 56 | 95.56% | 1.64 |
| 14 | 140 TUSCAN RD | Colonial | \$399,900 | \$389,000 | \$256,000 | 12/28/2010 | 33 | 97.27% | 1.52 |
| 15 | 93 MIDLAND BLVD | Colonial/Tudor | \$305,000 | \$307,000 | \$240,300 | 12/30/2010 | 21 | 100.66% | 1.28 |
| 16 | 191 PARKER AVE | Bung/CapeCod | \$380,000 | \$349,000 | \$188,200 | 12/30/2010 | 17 | 91.84% | 1.85 |
| 17 | 89 COLLINWOOD RD, SO | Colonial/Cust | \$649,000 | \$560,000 | \$515,400 | 12/30/2010 | | 86.29% | 1.09 |
| | AVERAGES | | \$444,300 | \$417,288 | | | 65 | 96.05% | 1.59 |

| | |
|-------------------------------------|-----------|
| Average Days on Market | 65 |
| Average List Price | \$444,300 |
| Average Sales Price | \$417,288 |
| % of List Price to Sales Price | 96.05% |
| Sales Price to Assessed Value Ratio | 1.59 |
| # of Units for the Month | 17 |

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Not intended to solicit a property already listed.



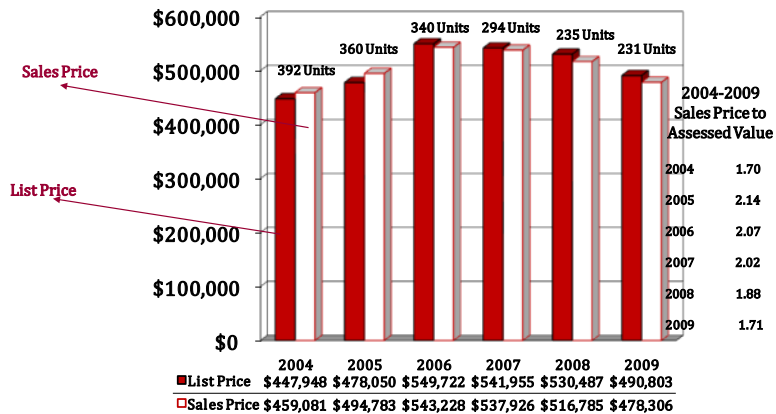
FLASHBACK!!!!
December 2009 YTD:
AVG YTD Sales Price: \$478,306
DOM: 68
#Units YTD: 231
SP:AV 1.71

Maplewood 2010 Year to Date Market Trends

| | January | February | March | April | May | June | July | August | September | October | November | December | YTD AVG |
|--------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Average List Price | \$575,322 | \$565,833 | \$464,983 | \$441,530 | \$525,176 | \$539,832 | \$476,785 | \$525,438 | \$511,443 | \$492,642 | \$441,686 | \$444,300 | \$500,568 |
| Average Sales Price | \$566,311 | \$554,917 | \$452,956 | \$434,186 | \$524,912 | \$523,680 | \$461,423 | \$519,091 | \$500,615 | \$478,708 | \$407,233 | \$417,288 | \$487,124 |
| Days on Market | 59 | 81 | 49 | 50 | 32 | 42 | 61 | 69 | 96 | 67 | 101 | 65 | 62 |
| % of List Price to Sales Price | 98.64% | 99.82% | 95.93% | 98.08% | 99.51% | 96.84% | 95.96% | 99.46% | 98.36% | 95.65% | 91.88% | 96.05% | 97.22% |
| Sales Price to Assessed Value | 1.59 | 1.57 | 1.71 | 1.67 | 1.78 | 1.73 | 1.62 | 1.81 | 1.72 | 1.60 | 1.56 | 1.59 | 1.68 |
| # Units Sold | 9 | 12 | 18 | 23 | 17 | 44 | 26 | 29 | 21 | 12 | 15 | 17 | 243 |

Maplewood Market Averages 2004-2009

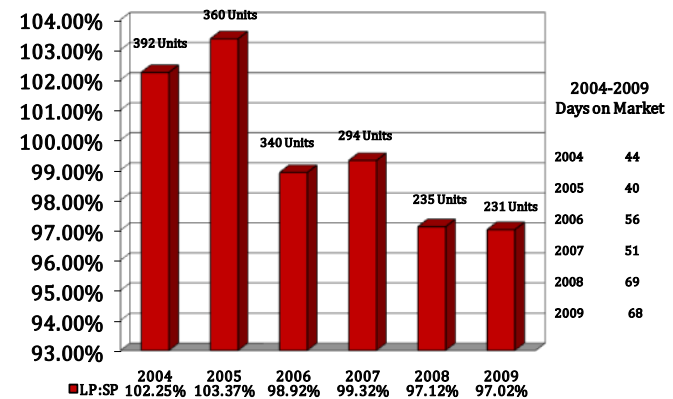
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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

Maplewood 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.

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