

Montclair August 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	19 HOWE AVE	Colonial	\$345,900	\$335,000	\$341,100	8/2/2010	123	96.85%	0.98
2	9 LANSING PL	First Fl	\$649,900	\$630,000	\$802,100	8/2/2010	232	96.94%	0.79
3	7 EAGLE ROCK WAY	Colonial	\$915,000	\$900,000	\$1,175,000	8/2/2010	21	98.36%	0.77
4	10 CRESTMONT RD	HighRise	\$179,000	\$170,000	\$0	8/3/2010	158	94.97%	
5	10 CRESTMONT RD	HighRise	\$549,000	\$545,000	\$12,236,500	8/3/2010	76	99.27%	
6	392 N FULLERTON AVE	Colonial	\$742,000	\$795,000	\$795,000	8/4/2010	22	107.14%	1.00
7	113 ALEXANDER AVE	Victr/Cust	\$770,000	\$841,000	\$737,700	8/4/2010	10	109.22%	1.14
8	218 GROVE ST	Colonial	\$450,000	\$450,000	\$601,900	8/5/2010	99	100.00%	0.75
9	5 WINDERMERE RD	Colonial	\$589,000	\$590,000	\$577,300	8/5/2010	10	100.17%	1.02
10	36 FAIRFIELD ST	Victrian	\$845,000	\$850,000	\$835,900	8/5/2010	48	100.59%	1.02
11	54 EDMONT RD	Colonial	\$899,000	\$1,030,000	\$952,300	8/6/2010	12	114.57%	1.08
12	159 WALNUT ST	OneFloor	\$269,000	\$264,000	\$289,700	8/9/2010	43	98.14%	0.91
13	10 EMERSON PL	Colonial	\$418,000	\$379,700	\$469,700	8/9/2010	42	90.84%	0.81
14	123 HELLER WAY	RanchExp	\$1,195,000	\$1,175,000	\$1,200,000	8/9/2010	18	98.33%	0.98
15	180 N MOUNTAIN AVE	Colonial	\$849,000	\$825,000	\$1,200,600	8/11/2010	66	97.17%	0.69
16	202 CHRISTOPHER ST	Colonial	\$759,000	\$750,000	\$847,900	8/12/2010	24	98.81%	0.88
17	18 DURYEA RD	Colonial	\$679,000	\$657,000	\$743,900	8/13/2010	27	96.76%	0.88
18	8 KIPS RDG	TwndEndUn	\$939,000	\$963,000	\$913,400	8/13/2010	87	102.56%	1.05
19	270 N FULLERTON AVE	Colonial	\$489,000	\$548,566	\$572,400	8/16/2010	13	112.18%	0.96
20	192 Park Street	Colonial	\$850,000	\$951,000	\$853,200	8/16/2010	8	111.88%	1.11
21	594 UPP. MOUNTAINAVE	Colonial	\$519,000	\$499,000	\$544,800	8/18/2010	38	96.15%	0.92
22	57 UNION ST	OneFloor	\$325,000	\$321,000	\$440,600	8/19/2010	132	98.77%	0.73
23	18 TUERS PL	SplitLev	\$475,000	\$460,000	\$554,900	8/19/2010	32	96.84%	0.83
24	15 THE CRESCENT	OneFloor	\$199,999	\$177,000	\$253,600	8/20/2010	120	88.50%	0.70
25	204 WATCHUNG AVE	Colonial	\$469,000	\$463,000	\$568,800	8/20/2010	98	98.72%	0.81

Continued on Next Page...

Montclair August 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
26	153 WATCHUNG AVE	Colonial	\$699,000	\$695,000	\$747,700	8/20/2010	35	99.43%	0.93
27	206 UP MOUNTAIN AVE	Tudor	\$2,249,999	\$1,950,068	\$3,205,500	8/20/2010	318	86.67%	0.61
28	530 VALLEY RD 2M	HighRise	\$355,000	\$340,000	\$333,000	8/23/2010	15	95.77%	1.02
29	15 CLUB RD	Ranch	\$999,999	\$999,999	\$980,000	8/23/2010	61	100.00%	1.02
30	500 PARK ST	Victrian	\$1,399,000	\$1,242,500	\$1,200,000	8/23/2010	140	88.81%	1.04
31	416 WASHINGTON AVE	Bi-Level	\$395,000	\$377,500	\$412,100	8/24/2010	34	95.57%	0.92
32	107 HELLER WAY	Colonial	\$949,000	\$926,000	\$1,032,900	8/24/2010	60	97.58%	0.90
33	262 S MOUNTAIN AVE	Colonial	\$1,050,000	\$957,000	\$1,131,700	8/24/2010	84	91.14%	0.85
34	35 RIVERVIEW DR	Colonial	\$529,000	\$460,000	\$603,900	8/26/2010	47	86.96%	0.76
35	212 UNION STREET	Custom	\$899,000	\$835,000	\$1,049,900	8/26/2010	42	92.88%	0.80
36	8 S MOUNTAIN AVE UNIT E	MultiFlr	\$665,000	\$631,000	\$821,200	8/27/2010	147	94.89%	0.77
37	96 WILDWOOD AVE	Colonial	\$524,900	\$535,000	\$612,200	8/31/2010	11	101.92%	0.87
38	117 HIGH ST	Colo/Cont	\$555,000	\$555,000	\$589,500	8/31/2010	27	100.00%	0.94
39	8 TUERS PL	SplitLev	\$579,000	\$570,000	\$543,200	8/31/2010	25	98.45%	1.05
40	20 CLAIRIDGE CT	Colonial	\$649,900	\$681,000	\$708,200	8/31/2010	15	104.79%	0.96
41	133 COOPER AVE	Colonial	\$675,000	\$675,000	\$837,600	8/31/2010	39	100.00%	0.81
	Average		\$696,161	\$682,911			65	98.50%	0.90

Average Days on Market	65
Average List Price	\$696,161
Average Sales Price	\$682,911
% of List Price to Sales Price	98.50%
Sales Price to Assessed Value Ratio	.90
# of Units for the Month	41



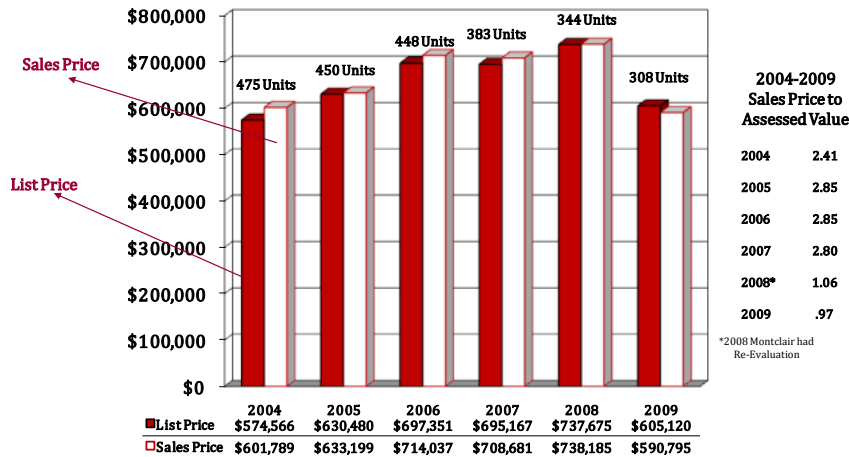
FLASHBACK!!!!
August 2009 YTD:
AVG YTD Sales Price: \$614,442
DOM: 80
#Units YTD: 195
SP:AV .92

Montclair 2010 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$640,432	\$820,067	\$521,275	\$702,972	\$608,853	\$602,557	\$677,443	\$696,161					\$645,520
Average Sales Price	\$612,060	\$792,458	\$491,845	\$689,595	\$608,419	\$600,352	\$677,875	\$682,911					\$634,319
Days on Market	87	81	121	68	61	55	59	65					70
% of List Price to Sales Price	96.51%	96.88%	95.26%	99.56%	99.04%	99.10%	100.98%	98.50%					98.50%
Sales Price to Assessed Value	0.94	1.16	0.80	1.11	1.05	0.93	1.09	0.90					0.98
# Units Sold	25	12	21	19	30	54	28	41					230

Montclair Market Averages 2004-2009

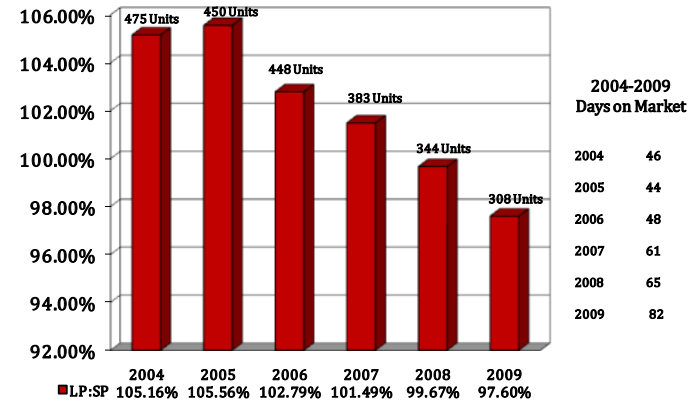
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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

Montclair 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.

Brought to you by Vanessa Pollock & Her Team of Associates