

Montclair December 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	61 S FULLERTON AVE C2002	OneFloor	\$319,000	\$310,000	\$435,800	12/1/2010	44	97.18%	0.71
2	247 CHRISTOPHER ST	Colonial	\$699,000	\$751,000	\$805,800	12/1/2010	15	107.44%	0.93
3	21 BRAINARD ST	Colonial	\$695,000	\$695,000	\$792,300	12/2/2010	45	100.00%	0.88
4	14 FOREST ST	OneFloor	\$225,000	\$227,000	\$325,100	12/3/2010	150	100.89%	0.70
5	88 MONTCLAIR AVE	Colonial	\$569,000	\$530,000	\$632,100	12/3/2010	72	93.15%	0.84
6	145 CHRISTOPHER ST	Colonial	\$925,000	\$883,702	\$1,199,800	12/3/2010	75	95.54%	0.74
7	530 VALLEY RD UNIT 5B	One Floor	\$254,900	\$245,000	\$244,000	12/6/2010	109	96.12%	1.00
8	70 CHESTNUT ST	Colonial	\$439,000	\$435,000	\$338,600	12/7/2010	93	99.09%	1.28
9	48 S PARK ST UNIT 208	OneFloor	\$510,000	\$470,000	\$528,600	12/7/2010	89	92.16%	0.89
10	15 CHAMPLAIN TER	Colonial	\$529,000	\$512,500	\$612,600	12/7/2010	32	96.88%	0.84
11	20 AUBREY RD	Colonial	\$699,000	\$680,000	\$718,300	12/8/2010	48	97.28%	0.95
12	320 N MOUNTAIN AVE	Colonial	\$1,595,000	\$1,600,000	\$1,283,600	12/8/2010	32	100.31%	1.25
13	50 PINE ST	TwEndUn	\$315,000	\$294,000	\$400,800	12/10/2010	217	93.33%	0.73
14	43 OXFORD ST	Colonial	\$599,000	\$595,000	\$453,800	12/10/2010	179	99.33%	1.31
15	60 ELSTON RD	Colonial	\$650,000	\$610,000	\$747,800	12/10/2010	35	93.85%	0.82
16	89 LLEWELLYN RD	Colonial	\$1,740,000	\$1,550,000	\$2,376,700	12/15/2010	401	89.08%	0.65
17	31 FAIRFIELD ST	Colonial	\$749,000	\$785,000	\$758,700	12/16/2010	20	104.81%	1.03
18	59 N MOUNTAIN AVE	Colonial	\$879,000	\$860,000	\$1,045,400	12/16/2010	27	97.84%	0.82
19	5 MARQUETTE RD	Colonial	\$429,000	\$420,000	\$497,500	12/17/2010	31	97.90%	0.84
20	8 RIVERVIEW DR W	SplitLev	\$499,900	\$480,000	\$573,800	12/17/2010	56	96.02%	0.84
21	10 CRESTMONT RD	HighRise	\$250,000	\$282,500	\$12,236,500	12/20/2010	30	113.00%	0.02
22	429 PARK ST	Ranch	\$559,900	\$547,000	\$625,000	12/21/2010	36	97.70%	0.88
23	49 N WILLOW ST	Colonial	\$249,000	\$200,000	\$406,400	12/22/2010	228	80.32%	0.49
24	6 CHESTER RD	Colonial	\$589,900	\$580,000	\$665,500	12/22/2010	77	98.32%	0.87
25	71 GRANDVIEW PL	Colon	\$649,000	\$640,000	\$682,800	12/22/2010		98.61%	0.94

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Not intended to solicit a property already listed.

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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26	3 SENECA PL	Victrian	\$749,000	\$725,000	\$852,400	12/23/2010	56	96.80%	0.85
27	540 HIGHLAND AVE	Cottage /Tud	\$399,000	\$400,000	\$746,500	12/28/2010	49	100.25%	0.54
28	401 N FULLERTON AVE	Colonial	\$599,000	\$630,000	\$665,800	12/29/2010	15	105.18%	0.95
29	31 EDGECLIFF RD	RanchRas	\$332,500	\$325,000	\$750,000	12/30/2010	7	97.74%	0.43
30	31 HARVARD ST	Colonial	\$449,900	\$449,900	\$508,600	12/30/2010	43	100.00%	0.88
31	526 UPPER MOUNTAIN AVE	Colonial	\$625,000	\$620,000	\$671,000	12/30/2010	104	99.20%	0.92
Average			\$605,548	\$591,374			81	97.91%	0.83

Average Days on Market	81
Average List Price	\$605,548
Average Sales Price	\$591,374
% of List Price to Sales Price	97.91%
Sales Price to Assessed Value Ratio	.83
# of Units for the Month	31

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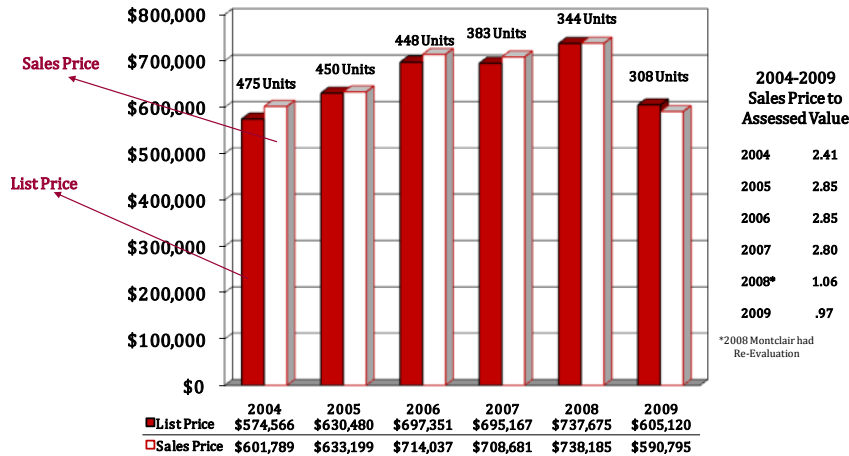
FLASHBACK!!!!
December 2009 YTD:
AVG YTD Sales Price: \$590,795
DOM: 82
#Units YTD: 308
SP:AV .97

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	\$554,983	\$1,026,917	\$513,432	\$605,548	\$641,264
Average Sales Price	\$612,060	\$792,458	\$491,845	\$689,595	\$608,419	\$600,352	\$677,875	\$682,911	\$539,875	\$985,583	\$488,064	\$591,374	\$627,479
Days on Market	87	81	121	68	61	55	59	65	74	87	88	78	73
% of List Price to Sales Price	96.51%	96.88%	95.26%	99.56%	99.04%	99.10%	100.98%	98.50%	98.63%	96.17%	94.82%	97.91%	98.14%
Sales Price to Assessed Value	0.94	1.16	0.80	1.11	1.05	0.93	1.09	0.90	0.98	0.99	0.82	0.83	0.95
# Units Sold	25	12	21	19	30	54	28	41	24	12	19	31	316

Montclair Market Averages 2004-2009

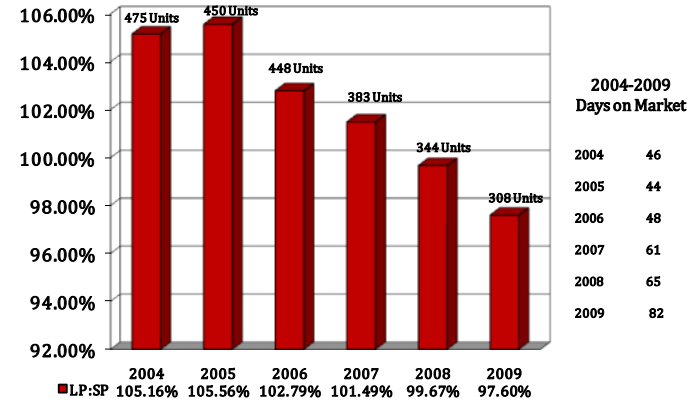
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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



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