

MONTCLAIR

MAY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	411 HIGHLAND AVE	Colonial	\$639,000	\$618,000	\$766,200	5/2/2011	26	96.71%	0.81
2	75 HELLER WAY	Ranch	\$675,000	\$623,500	\$817,100	5/2/2011	105	92.37%	0.76
3	26 NORMAN RD	Colonial	\$749,000	\$720,000	\$845,000	5/2/2011	101	96.13%	0.85
4	29 LAUREL PL	Colonial	\$799,000	\$765,000	\$850,300	5/2/2011	29	95.74%	0.90
5	238 CLAREMONT AVE	TwnIntUn	\$289,000	\$270,000	\$318,900	5/3/2011	275	93.43%	0.85
6	38 OXFORD ST	Colonial	\$645,000	\$608,000	\$584,500	5/6/2011	93	94.26%	1.04
7	168 MONTCLAIR AVE	Colonial	\$729,835	\$647,875	\$795,400	5/9/2011	12	88.77%	0.81
8	48 S PARK ST 301	HighRise	\$645,000	\$570,000	\$602,600	5/10/2011	242	88.37%	0.95
9	48 WOODMONT RD	RanchRas	\$650,000	\$675,000	\$822,300	5/10/2011	12	103.85%	0.82
10	73 GORDONHURST AVE	Colonial	\$699,000	\$690,000	\$715,000	5/10/2011	19	98.71%	0.97
11	515 UPPER MOUNTAIN AVE	Colonial	\$549,000	\$549,000	\$594,000	5/12/2011	44	100.00%	0.92
12	22 GRENADA PL	Colonial	\$270,000	\$260,000	\$320,600	5/16/2011	114	96.30%	0.81
13	530 VALLEY RD	HighRise	\$299,000	\$290,000	\$345,600	5/17/2011	57	96.99%	0.84
14	7 IRVING ST	Colon/Victrian	\$489,000	\$461,000	\$631,200	5/17/2011	211	94.27%	0.73
15	138 SUMMIT AVENUE	Tudor	\$625,000	\$660,000	\$811,000	5/17/2011	19	105.60%	0.81
16	13 BRIAR HILL RD	Contemp	\$1,949,000	\$1,900,000	\$1,248,400	5/17/2011	12	97.49%	1.52
17	258 MIDLAND AVE	Colonial	\$699,000	\$680,000	\$800,000	5/19/2011	108	97.28%	0.85
18	6 RUTGERS PL	RanchExp	\$395,000	\$388,000	\$530,300	5/20/2011	155	98.23%	0.73
19	133 BELLEVUE AVE	Victrian	\$829,000	\$840,000	\$950,100	5/20/2011	59	101.33%	0.88
20	53 JAMES ST C0001	FirstFlr	\$245,000	\$240,000	\$342,500	5/23/2011	28	97.96%	0.70

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21	517 UP MOUNTAIN AVE	Colonial	\$599,000	\$599,000	\$575,700	5/23/2011	17	100.00%	1.04
22	2 ALEXANDER CT	Contemp	\$599,000	\$579,500	\$790,000	5/23/2011	234	96.74%	0.73
23	22 BELLEGROVE DR	Tudor	\$799,000	\$785,000	\$950,900	5/23/2011	24	98.25%	0.83
24	41 MARQUETTE RD	Colonial	\$669,000	\$669,000	\$665,000	5/24/2011	14	100.00%	1.01
25	202 HARRISON AVE	SplitLev	\$299,000	\$280,000	\$355,400	5/25/2011	214	93.65%	0.79
26	52 DODD ST	Tudor	\$529,000	\$520,000	\$589,000	5/26/2011	9	98.30%	0.88
27	138 GORDONHURST AVE	Colonial	\$599,000	\$599,000	\$691,700	5/26/2011	19	100.00%	0.87
28	129 CLAREMONT AVE Unit 2	MultiFlr	\$329,000	\$330,000	\$381,200	5/27/2011	138	100.30%	0.87
29	1 SUTHERLAND RD	Colonial	\$815,000	\$804,000	\$752,000	5/27/2011	27	98.65%	1.07
30	265 HIGHLAND AVE	Contemp	\$849,000	\$900,000	\$823,900	5/27/2011	18	106.01%	1.09
31	159 UPPER MOUNTAIN AVE	Meditter	\$1,175,000	\$1,100,000	\$1,283,700	5/27/2011	168	93.62%	0.86
32	81 GROVE ST	OneFloor	\$159,000	\$150,000	\$225,500	5/31/2011	115	94.34%	0.67
AVERAGE			\$634,026	\$617,840			85	97.30%	0.88

CURRENT **"ACTIVE"** LISTINGS IN MONTCLAIR AS OF JUNE 11, 2011

NUMBER OF UNITS: 232

AVERAGE LIST PRICE: \$640,664

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 0.89

AVERAGE DAYS ON MARKET: 98

CURRENT **"UNDER CONTRACT"** LISTINGS IN MONTCLAIR AS OF JUNE 11, 2011

NUMBER OF UNITS: 88

AVERAGE LIST PRICE: \$ 679,112

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 0.87

AVERAGE DAYS ON MARKET: 81

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FLASHBACK!!!!
MAY 2010 YTD:
AVG YTD Sales Price: \$621,445
DOM: 82
#Units YTD: 107
SP:AV 1.00

Montclair 2011 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$560,462	\$630,983	\$928,875	\$636,656	\$634,026								\$655,520
Average Sales Price	\$544,440	\$605,417	\$842,695	\$655,000	\$617,840								\$635,070
Days on Market	66	64	105	63	85								77
% of List Price to Sales Price	95.91%	96.82%	93.94%	99.80%	97.30%								96.92%
Sales Price to Assessed Value	0.84	0.90	0.88	0.92	0.88								0.88
# Units Sold	21	12	12	16	32								93

MONTCLAIR

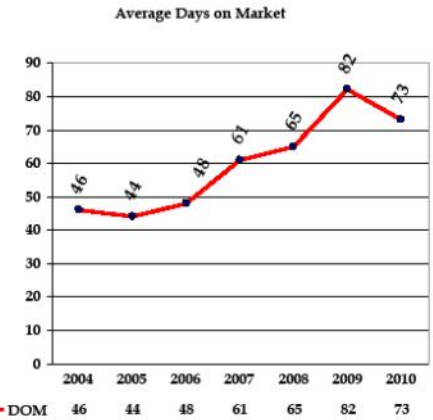
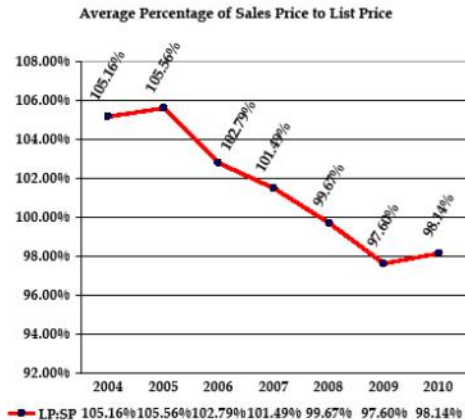


SALES PRICE TO ASSESSED VALUE RATIOS:

2004	2.41
2005	2.85
2006	2.85
2007	2.80
2008*	1.06
2009	0.97
2010	0.95

* 2008 Montclair Re-Evaluation.

MONTCLAIR



NUMBER OF UNITS SOLD EACH YEAR:

2004	475
2005	450
2006	448
2007	383
2008	344
2009	308
2010	316

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