

Montclair **October 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	337 UPP MOUNTAIN AVE	Tudor	\$1,300,000	\$1,300,000	\$1,520,000	10/5/2010	166	100.00%	0.86
2	195 MIDLAND AVE	Colonial	\$1,599,000	\$1,450,000	\$1,263,300	10/6/2010	56	90.68%	1.15
3	496 PARK ST	Colonial	\$1,575,000	\$1,515,000	\$1,616,600	10/13/2010	96	96.19%	0.94
4	87 UNION ST	Colonial	\$715,000	\$715,000	\$845,600	10/14/2010	36	100.00%	0.85
5	504 HIGHLAND AVE	Cont /Cust	\$729,000	\$730,000	\$716,300	10/14/2010	65	100.14%	1.02
6	50 PINE ST	TwnEndUn	\$299,000	\$285,000	\$365,700	10/15/2010	31	95.32%	0.78
7	379 UPP MOUNTAIN AVE	Colonial	\$789,000	\$730,000	\$775,800	10/15/2010	34	92.52%	0.94
8	19 CLUB RD	Ranch	\$789,000	\$770,000	\$977,500	10/18/2010	131	97.59%	0.79
9	138 CHESTNUT ST	Colonial	\$455,000	\$420,000	\$471,800	10/28/2010	170	92.31%	0.89
10	151 INWOOD AVE	Contemp	\$949,000	\$907,000	\$918,200	10/28/2010	56	95.57%	0.99
11	258 N MOUNTAIN AVE	Colonial	\$829,000	\$815,000	\$899,600	10/29/2010	88	98.31%	0.91
12	40 EDMONT RD	Colon/Carr	\$2,295,000	\$2,190,000	\$1,252,700	10/29/2010	114	95.42%	1.75
Average			\$1,026,917	\$985,583			87	96.17%	0.99

Average Days on Market 87
Average List Price \$1,026,917
Average Sales Price \$985,583
% of List Price to Sales Price 96.17%
Sales Price to Assessed Value Ratio .99
of Units for the Month 12



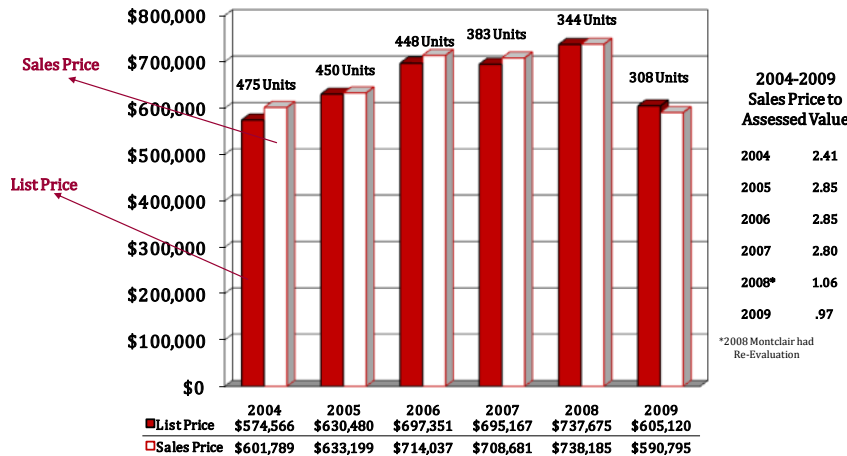
FLASHBACK!!!!
October 2009 YTD:
AVG YTD Sales Price: \$601,312
DOM: 82
#Units YTD: 247
SP:AV .92

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	\$554,983	\$1,026,917			\$654,557
Average Sales Price	\$612,060	\$792,458	\$491,845	\$689,595	\$608,419	\$600,352	\$677,875	\$682,911	\$539,875	\$985,583			\$641,645
Days on Market	87	81	121	68	61	55	59	65	74	87			71
% 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%			98.41%
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			0.98
# Units Sold	25	12	21	19	30	54	28	41	24	12			266

Montclair Market Averages 2004-2009

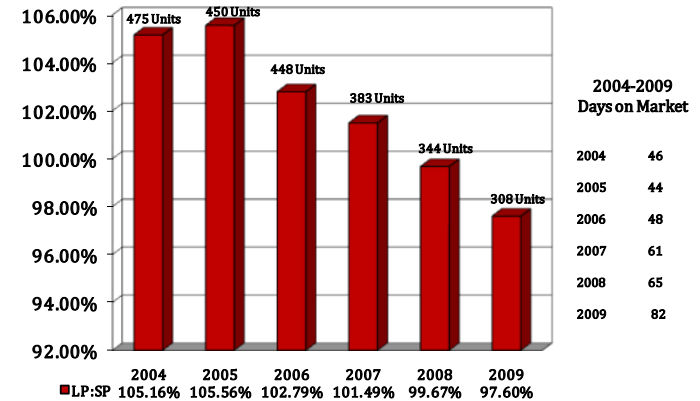
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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.

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