

Montclair November 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	45 FAIRVIEW PL	SplitLev	\$595,000	\$576,224	\$708,500	11/1/2010	76	96.84%	0.81
2	260 HIGHLAND AVE	Tudor	\$699,000	\$705,000	\$1,188,100	11/2/2010	53	100.86%	0.59
3	62 UNDERCLIFF RD	Colo/Tud	\$1,375,000	\$1,190,000	\$1,875,000	11/3/2010	130	86.55%	0.63
4	43 FRANKLIN PL	Colonial	\$399,000	\$380,000	\$388,100	11/4/2010	118	95.24%	0.98
5	101 GATES AVE	OneFloor	\$219,500	\$210,000	\$236,300	11/5/2010	102	95.67%	0.89
6	198 HIGHLAND AVE	Contemp	\$499,900	\$475,000	\$806,100	11/9/2010	154	95.02%	0.59
7	48 S PARK ST	HighRise	\$599,000	\$585,000	\$538,600	11/11/2010	24	97.66%	1.09
8	96 GORDONHURST AVE	Colonial	\$549,900	\$550,000	\$646,900	11/12/2010	24	100.02%	0.85
9	21 BRUNSWICK RD	Colonial	\$499,999	\$470,000	\$714,200	11/16/2010	164	94.00%	0.66
10	18 WILLOWMERE AVE	Colonial	\$369,000	\$355,000	\$300,000	11/17/2010	178	96.21%	1.18
11	415 CLAREMONT AVE	HighRise	\$229,000	\$225,000	\$278,600	11/18/2010	133	98.25%	0.81
12	299 N MOUNTAIN AVE	Victrian	\$639,000	\$633,000	\$760,300	11/18/2010	14	99.06%	0.83
13	103 BEVERLEY RD	Colonial	\$599,000	\$581,000	\$684,500	11/19/2010	44	96.99%	0.85
14	119 WALNUT ST	Contemp	\$699,000	\$650,000	\$607,300	11/19/2010	98	92.99%	1.07
15	25 MADISON AVE	Victrian	\$425,000	\$440,000	\$668,200	11/22/2010	14	103.53%	0.66
16	120 ESSEX AVE	Colonial	\$639,000	\$635,000	\$666,200	11/22/2010	9	99.37%	0.95
17	26 CLAREMONT AVE	Colonial	\$225,000	\$150,000	\$406,900	11/24/2010	23	66.67%	0.37
18	101 GATES AVE	OneFloor	\$265,000	\$255,000	\$277,700	11/26/2010		96.23%	0.92
19	470 VALLEY RD 3A	OneFloor	\$229,900	\$208,000	\$247,800	11/29/2010	234	90.47%	0.84
	Average		\$513,432	\$488,064			88	94.82%	0.82

Average Days on Market	88
Average List Price	\$513,432
Average Sales Price	\$488,064
% of List Price to Sales Price	94.82%
Sales Price to Assessed Value Ratio	.82
# of Units for the Month	19

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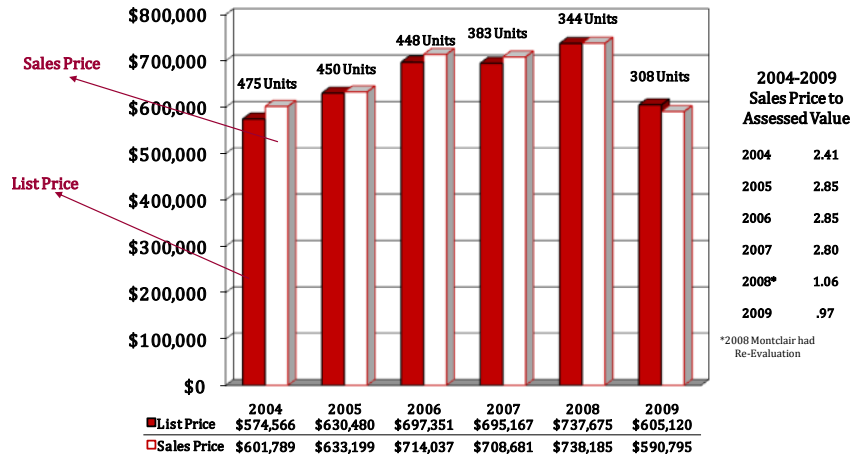
FLASHBACK!!!!
November 2009 YTD:
AVG YTD Sales Price: \$599,474
DOM: 82
#Units YTD: 272
SP:AV .94

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		\$645,148
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		\$631,406
Days on Market	87	81	121	68	61	55	59	65	74	87	88		72
% 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%		98.17%
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		0.97
# Units Sold	25	12	21	19	30	54	28	41	24	12	19		285

Montclair Market Averages 2004-2009

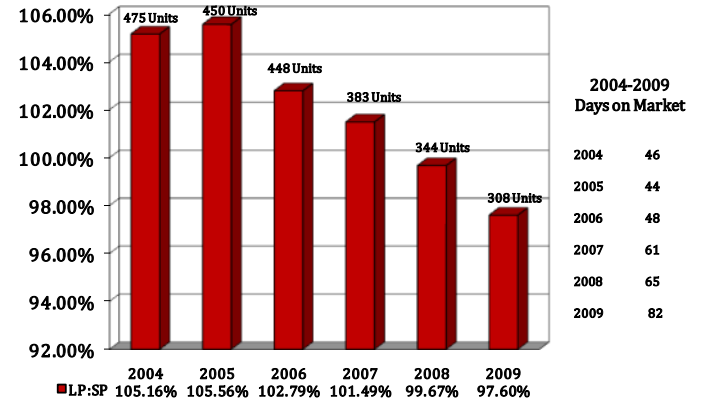
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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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