

Berkeley Heights **March 2009** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	76 Springholm Dr	TwnIntUn	\$329,900	\$329,900	\$197,900	3/6/2009	15	100.00%	1.67
2	13 Castle Dr	TwnEndUn	\$430,000	\$410,000	\$216,000	3/9/2009	50	95.35%	1.90
3	1127 Mountain Ave	SplitLev	\$508,000	\$460,000	\$263,200	3/12/2009	39	90.55%	1.75
4	20 Park Edge	TwnEndUn	\$339,000	\$316,000	\$168,200	3/13/2009	90	93.22%	1.88
5	121 Dogwood Lane	SplitLev	\$499,000	\$445,000	\$279,100	3/23/2009	319	89.18%	1.59
6	217 Riverbend Road	Bi-Level	\$629,000	\$600,000	\$304,500	3/25/2009	23	95.39%	1.97
7	30 Delmore Avenue	CapeCod	\$359,900	\$370,000	\$215,000	3/27/2009	23	102.81%	1.72
8	31 Hillcrest Ave	Bi-Level	\$485,000	\$467,500	\$283,400	3/27/2009	28	96.39%	1.65
9	546 Plainfield Avenue	Colonial	\$449,000	\$440,000	\$225,200	3/31/2009	251	98.00%	1.95
AVERAGES			\$447,644	\$426,489			93	95.65%	1.79

Average Days on Market	93
Average List Price	\$447,644
Average Sales Price	\$426,489
% of List Price to Sales Price	95.65%
Sales Price to Assessed Value Ratio	1.79
# of Units for the Month	9

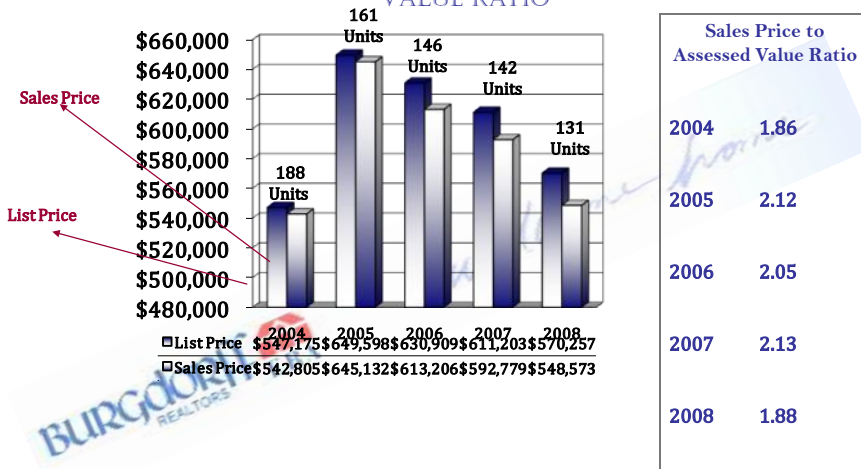
FLASHBACK!!!!
March 2008 YTD:
AVG YTD Sales Price: \$517,442
DOM: 90
#Units YTD: 19

Berkeley Heights 2009 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$699,000	\$595,486	\$447,644										\$517,566
Average Sales Price	\$574,310	\$572,900	\$426,489										\$490,509
Days on Market	135	77	93										82
% of List Price to Sales Price	82.16%	96.20%	95.65%										95.03%
Sales Price to Assessed Value	1.80	1.88	1.79										1.83
# Units Sold	9	5	9										23

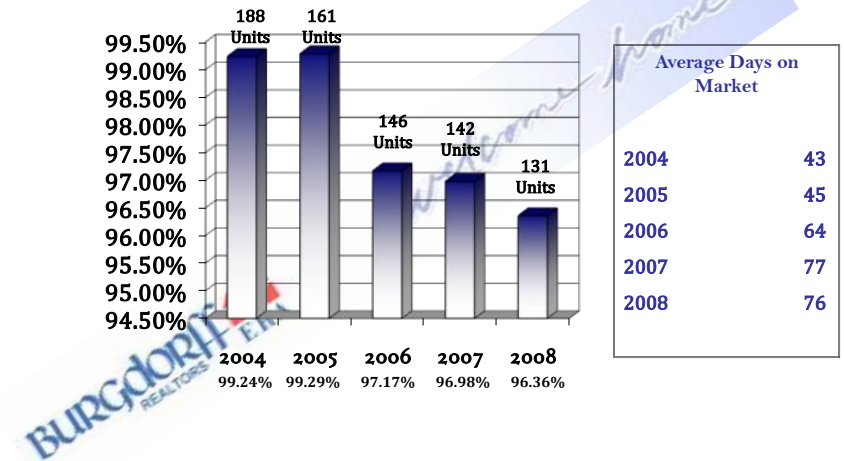
Berkeley Heights Market Averages 2004-2008

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



Berkeley Heights Market Averages 2004-2008

PERCENTAGE OF LIST PRICE TO SALES PRICE



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

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