

Montclair March 2009 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	2 INWOOD TER	Colonial	\$769,000	\$749,000	\$706,300	3/2/2009	17	97.40%	1.06
2	4 CLAIRIDGE CT	Colonial	\$449,000	\$430,000	\$619,700	3/3/2009	148	95.77%	0.69
3	66 GLENWOOD RD	Tudor	\$499,000	\$511,000	\$589,800	3/3/2009	29	102.40%	0.87
4	14 MENDL TER	ColTudor	\$649,900	\$661,500	\$600,800	3/9/2009	55	101.78%	1.10
5	530 VALLEY RD C003H	HighRise	\$159,000	\$159,150	\$160,600	3/16/2009	21	100.09%	0.99
6	142 BELLEVUE AVE	Colonial	\$729,000	\$729,000	\$853,300	3/17/2009	26	100.00%	0.85
7	530 Valley Road, Unit 1P	FirstFlr	\$229,000	\$220,000	\$262,500	3/20/2009	179	96.07%	0.84
8	179 ALEXANDER AVE	Colonial	\$675,000	\$650,000	\$774,300	3/20/2009	122	96.30%	0.84
9	19 Warfield Street	Colonial	\$899,000	\$850,000	\$888,000	3/20/2009	101	94.55%	0.96
10	140 Upper Mountain Ave	Cust	\$1,849,000	\$1,625,000	\$1,143,000	3/20/2009	94	87.89%	1.42
11	252 N MOUNTAIN AVE	Colonial	\$499,900	\$485,000	\$695,000	3/23/2009	45	97.02%	0.70
12	442 WASHINGTON AVE	Colonial	\$399,900	\$400,000	\$405,700	3/27/2009	149	100.03%	0.99
13	12 Burnside Street	Colonial	\$549,000	\$517,000	\$540,000	3/27/2009	134	94.17%	0.96
14	12 MELROSE PL	Colonial	\$890,000	\$850,000	\$966,700	3/30/2009	93	95.51%	0.88
Average			\$660,407	\$631,189			87	97.07%	0.94

Average Days on Market 82
Average List Price \$660,407
Average Sales Price \$631,189
% of List Price to Sales Price 97.07%
Sales Price to Assessed Value Ratio 0.94
of Units for the Month 14

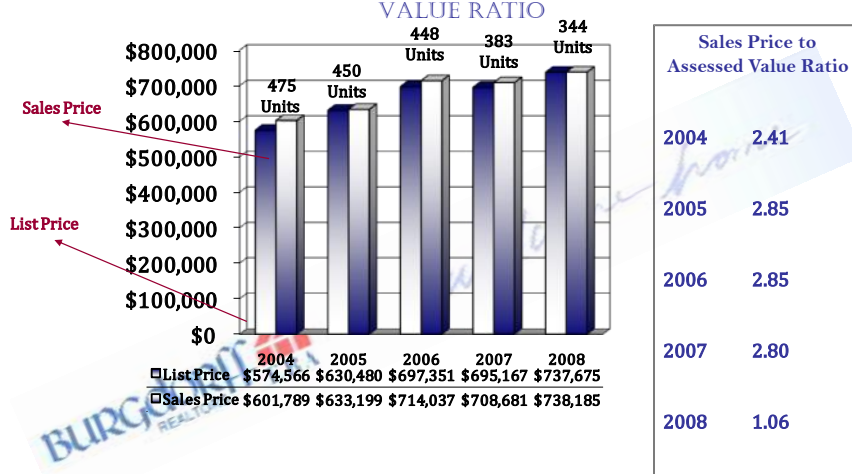
FLASHBACK!!!!
March 2008 YTD:
AVG YTD Sales Price: \$748,116
DOM: 82
#Units YTD: 71

Montclair 2009 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$666,113	\$618,689	\$660,407										\$648,797
Average Sales Price	\$634,264	\$663,055	\$631,189										\$641,916
Days on Market	99	112	87										98
% of List Price to Sales Price	95.07%	101.38%	97.07%										97.92%
Sales Price to Assessed Value	0.85	1.11	0.94										0.95
# Units Sold	8	10	14										32

Montclair Market Averages 2004-2008

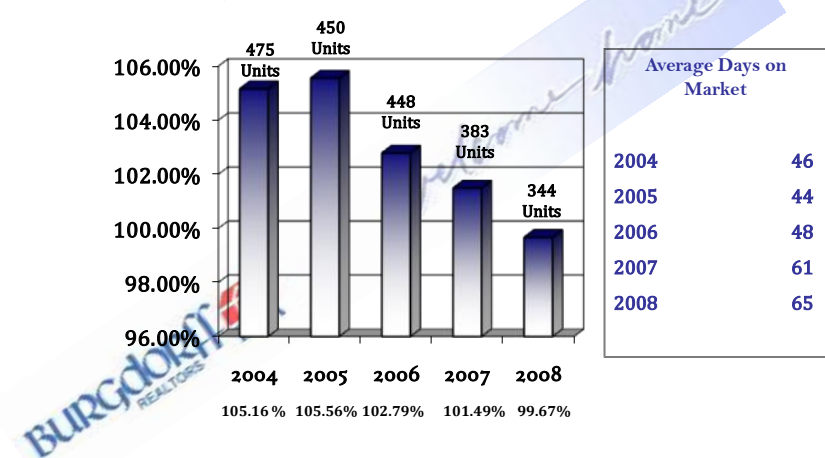
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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

Montclair Market Averages 2004-2008

PERCENTAGE OF LIST PRICE TO SALES PRICE



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