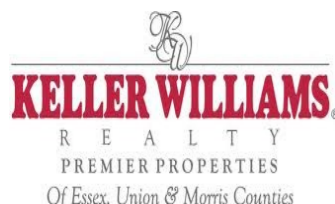




Maplewood **January 2011** Market Activity

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Address	Style	List Price	Sales Price	Old Assessment	SP:AV	New Assessment	SP:AV	DOM	LP:SP
465-67 Valley Street	OneFloor	\$99,000	\$90,200	\$39,600	2.28	\$84,100	1.07	67	91.11%
63 Hughes Street	Colonial	\$215,000	\$190,000	\$130,400	1.46	\$204,000	0.93	142	88.37%
86 Union Avenue	Colonial	\$239,000	\$244,000	\$136,400	1.79	\$234,500	1.04	116	102.09%
99 Oakland Road	Colonial	\$319,000	\$310,000	\$258,600	1.20	\$405,300	0.76	107	97.18%
724 Valley Street	Colonial	\$399,000	\$399,000	\$183,100	2.18	\$336,200	1.19	42	100.00%
83 Boyden Avenue	Colonial	\$399,900	\$380,000	\$174,700	2.18	\$352,100	1.08	80	95.02%
33 Park Avenue	Colonial	\$399,990	\$405,000	\$286,300	1.41	\$443,300	0.91	63	101.25%
469 Elmwood Avenue	Colonial	\$430,000	\$415,000	\$303,900	1.37	486,400	0.85	129	96.51%
616 W South Orange Avenue 3C	HighRise	\$449,000	\$435,000	\$349,600	1.24	403,300	1.08	39	96.88%
455 Ridgewood Road	Colonial	\$499,000	\$495,000	\$407,500	1.21	565,000	0.88	41	99.20%
13 Sunset Terrace	Colonial	\$539,000	\$532,000	\$371,600	1.43	525,000	1.01	40	98.70%
25 Tuscan Road	Colonial	\$565,000	\$576,000	\$329,400	1.75	473,900	1.22	18	101.95%
31 Ridgewood Terrace	Colonial	\$719,000	\$705,000	\$508,000	1.39	780,600	0.90	79	98.05%
AVERAGES		\$405,530	\$398,169		1.61		0.99	74.08	98.18%



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Average Days on Market	74.08
Average List Price	\$405,530
Average Sales Price	\$398,169
% of List Price to Sales Price	98.18%
Sales Price to Old Assessed Value Ratio	1.61
Sales Price to New Assessed Value Ratio	0.99
# of Units for the Month	17