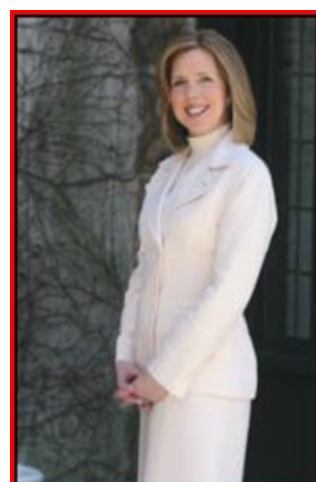




## Montclair April 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	5 Roosevelt Place	FirstFlr	\$229000	\$229000	\$249100	4/6/2010	26	100%	0.92
2	65-67 Union Street	OneFloor	\$325000	\$315000	\$379700	4/29/2010	70	96.92%	0.83
3	47 Gates Avenue	TwnEndUn	\$384900	\$384900	\$370700	4/7/2010	132	100%	1.04
4	136 Montclair Avenue	Colonial	\$420000	\$510000	\$606100	4/13/2010	18	121.44%	0.84
5	14 Northview Avenue	Colonial	\$497700	\$482500	\$503600	4/27/2010	11	96.95%	0.96
6	27 Tuers Place	SplitLev	\$569000	\$599000	\$572100	4/30/2010	13	105.27%	1.05
7	3 Windermere Road	Colonial	\$599000	\$651000	\$677900	4/9/2010	18	108.68%	0.96
8	112 Harrison Avenue	TwnIntUn	\$639990	\$574843	\$596300	4/27/2010	144	89.82%	0.96
9	106 Montclair Avenue	Colonial	\$642000	\$630000	\$720900	4/20/2010	68	98.13%	0.87
10	41 Aubrey Road	Colonial	\$648000	\$675000	\$698300	4/28/2010	16	104.17%	0.97
11	106 Harrison Avenue	TwnIntUn	\$649990	\$607284	\$352100	4/27/2010	51	93.43%	1.72
12	104 Harrison Avenue	TwnEndUn	\$669990	\$632585	\$352600	4/23/2010	118	94.42%	1.79
13	108 Harrison Avenue	TwnEndUn	\$669990	\$646196	\$352600	4/23/2010	67	96.45%	1.83
14	113 Gordonhurst Avenue	Colonial	\$689000	\$750000	\$734500	4/23/2010	17	108.85%	1.02
15	225 Inwood Avenue	Victrian	\$699900	\$700000	\$673400	4/28/2010	18	100.01%	1.04
16	90 Union Street	Victrian	\$879000	\$855000	\$910200	4/30/2010	36	97.27%	0.94
17	9 Mt Vernon Road	Colonial	\$1295000	\$1250000	\$0	4/23/2010	174	96.53%	0
18	117 Lloyd Road	Contemp	\$1399000	\$1300000	\$892700	4/30/2010	156	92.92%	1.46
19	250 Upper Mountain Avenue	Contemp	\$1450000	\$1310000	\$1525000	4/29/2010	131	90.34%	0.86
<b>AVERAGES</b>			<b>\$702971</b>	<b>\$689595</b>			<b>67</b>	<b>98.09%</b>	<b>1.05</b>



**The Maggee Miggin's Group**  
 973.376.8990-office  
 973.879.9711-cell  
[maggee@migginsrealestate.com](mailto:maggee@migginsrealestate.com)  
[www.maplewoodhousevalues.com](http://www.maplewoodhousevalues.com)  
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Average Days on Market	67
Average List Price	\$702,971
Average Sales Price	\$689,595
% of List Price to Sales Price	98.09%
Sales Price to Assessed Value Ratio	1.05
# of Units for the Month	19