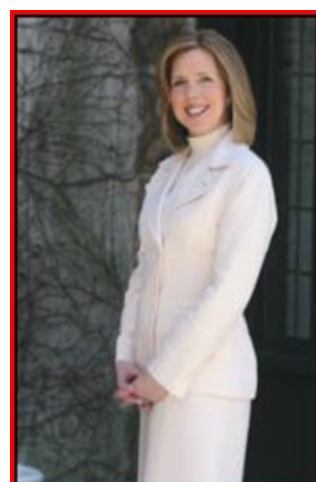




## Montclair **May 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	34 Irving Street	Colonial	\$199,000	\$180,000	\$488,600	5/21/2010	43	90.45%	\$0.37
2	18 Nishuane Road	SplitLev	\$219,900	\$215,000	\$382,900	5/5/2010	67	97.77%	\$0.56
3	16 Forest Street C6302	OneFloor	\$239,000	\$229,000	\$256,500	5/24/2010	82	95.82%	\$0.89
4	101 Gates Avenue	OneFloor	\$244,000	\$237,000	\$268,200	5/21/2010	123	97.13%	\$0.88
5	8 Nishuane Road	Colonial	\$269,000	\$230,000	\$401,000	5/11/2010	170	85.50%	\$0.57
6	655 Grove Street	CapeCod	\$339,900	\$339,900	\$481,000	5/20/2010	30	100%	\$0.71
7	6 Amelia Street	Bi-Level	\$389,000	\$394,000	\$404,000	5/27/2010	35	101.29%	\$0.98
8	207 Watchung Avenue	Colonial	\$409,000	\$409,000	\$643,400	5/27/2010	120	100%	\$0.64
9	79 Watchung Avenue	Colonial	\$419,000	\$429,000	\$451,200	5/21/2010	17	102.39%	\$0.95
10	693 Grove Street	Colonial	\$434,900	\$434,900	\$498,400	5/21/2010	21	100%	\$0.87
11	208 Watchung Avenue	Colonial	\$528,000	\$517,000	\$582,200	5/3/2010	34	97.92%	\$0.89
12	108 Claremont Avenue	Victorian	\$539,000	\$505,000	\$574,800	5/5/2010	148	93.69%	\$0.88
13	48 S Park Street 412	OneFloor	\$555,000	\$515,000	\$100,000	5/27/2010	159	92.79%	\$5.15
14	5 Euclid Place	Colonial	\$579,000	\$601,000	\$592,500	5/25/2010	18	103.80%	\$1.01
15	10 Wendover Road	Colonial	\$589,000	\$625,000	\$815,200	5/20/2010	20	106.11%	\$0.77



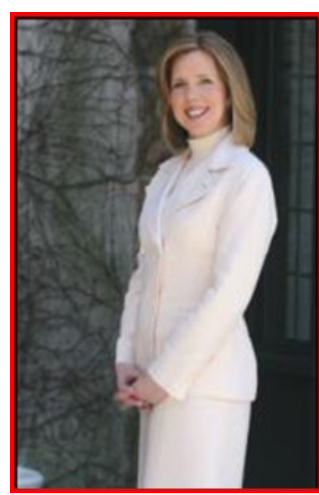
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Continued on the next page



## Montclair **May 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
16	56 Cambridge Road	Colonial	\$609,900	\$626,626	\$726,200	5/17/2010	21	102.74%	\$0.86
17	64 Tuxedo Road	Colonial	\$639,000	\$632,000	\$621,000	5/7/2010	8	98.90%	\$1.02
18	83 N Mountain Avenue	Colonial	\$649,000	\$652,000	\$773,500	5/20/2010	15	100.46%	\$0.84
19	15 Kenneth Road	RanchRas	\$649,500	\$680,000	\$716,400	5/26/2010	42	104.70%	\$0.95
20	110 Harrison Avenue	TwnEndUn	\$654,990	\$621,730	\$600,600	5/13/2010	218	94.92%	\$1.04
21	164 Watchung Avenue	Colonial	\$746,000	\$746,000	\$775,300	5/28/2010	43	100%	\$0.96
22	30 Marion Road	Colonial	\$749,000	\$727,900	\$936,200	5/12/2010	45	97.18%	\$0.78
23	537 Highland Avenue	Colonial	\$799,000	\$800,500	\$754,100	5/27/2010	17	100.19%	\$1.06
24	10 Sutherland Road	Tudor	\$850,000	\$825,000	\$1,019,500	5/21/2010	41	97.06%	\$0.81
25	12 Notting Hill Way	TwnIntUn	\$899,500	\$835,000	\$623,200	5/28/2010	52	92.83%	\$1.34
26	32 Laurel Place	Colonial	\$929,000	\$1,005,000	\$861,700	5/10/2010	11	108.18%	\$1.17
27	139 Cooper Avenue	Colonial	\$945,000	\$899,000	\$933,000	5/24/2010	29	95.13%	\$0.96
28	5 Glenside Terrace	Colonial	\$999,000	\$1,165,000	\$750,300	5/7/2010	17	116.62%	\$1.55
29	29 S Mountain Avenue	Colonial	\$999,000	\$950,000	\$1,074,500	5/27/2010	143	95.10%	\$0.88
30	352 N Mountain Avenue	Tudor	\$1,195,000	\$1,226,000	\$1,131,000	5/27/2010	34	102.59%	\$1.08
<b>AVERAGES</b>			\$608,853	\$608,419			60	99.92%	1.04



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<b>Average Days on Market</b>	<b>60</b>
<b>Average List Price</b>	<b>\$608,853</b>
<b>Average Sales Price</b>	<b>\$607,419</b>
<b>% of List Price to Sales Price</b>	<b>99.92%</b>
<b>Sales Price to Assessed Value Ratio</b>	<b>1.04</b>
<b># of Units for the Month</b>	<b>30</b>