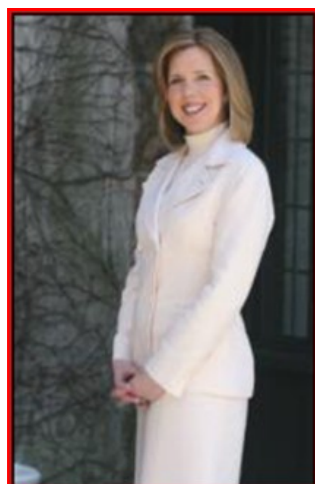




## Montclair August 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	10 Crestmont Road	HighRise	\$179,000	\$170,000	\$0	08/03/2010	158	94.97%	0.00
2	15 The Crescent	OneFloor	\$199,999	\$177,000	\$253,600	08/20/2010	120	88.50%	0.70
3	159 Walnut Street	OneFloor	\$269,000	\$264,000	\$289,700	08/09/2010	43	98.14%	0.91
4	57 Union Street	OneFloor	\$325,000	\$321,000	\$440,600	08/19/2010	132	98.77%	0.73
5	19 Howe Avenue	Colonial	\$345,900	\$335,000	\$341,100	08/02/2010	123	96.85%	0.98
6	530 Valley Road 2M	HighRise	\$355,000	\$340,000	\$333,000	08/23/2010	15	95.77%	1.02
7	416 Washington Avenue	SplitLev	\$395,000	\$377,500	\$412,100	08/24/2010	34	95.57%	0.92
8	10 Emerson Place	Colonial	\$418,000	\$379,700	\$469,700	08/09/2010	42	90.84%	0.81
9	218 Grove Street	Colonial	\$450,000	\$450,000	\$601,900	08/05/2010	99	100%	0.75
10	204 Watchung Avenue	Colonial	\$469,000	\$463,000	\$568,800	08/20/2010	98	98.72%	0.81
11	18 Tuers Place	SplitLev	\$475,000	\$460,000	\$554,900	08/19/2010	32	96.84%	0.83
12	270 N Fullerton Avenue	Colonial	\$489,000	\$548,566	\$572,400	08/16/2010	13	112.18%	0.96
13	594 Upper Mountain Avenue	Colonial	\$519,000	\$499,000	\$544,800	08/18/2010	38	96.15%	0.92
14	96 Wildwood Avenue	Colonial	\$524,900	\$535,000	\$612,200	08/31/2010	11	101.92%	0.87
15	35 Riverview Drive	Colonial	\$529,000	\$460,000	\$603,900	08/26/2010	47	86.96%	0.76
16	10 Crestmont Road	HighRise	\$549,000	\$545,000	\$12,236,500	08/03/2010	76	99.27%	0.04
17	117 High Street	Colonial	\$555,000	\$555,000	\$589,500	08/31/2010	27	100%	0.94
18	8 Tuers Place	SplitLev	\$579,000	\$570,000	\$543,200	08/31/2010	25	98.45%	1.05
19	5 Windermere Road	Colonial	\$589,000	\$590,000	\$577,300	08/05/2010	10	100%	1.02
20	9 Lansing Place	Colonial	\$649,900	\$630,000	\$802,100	08/02/2010	232	96.94%	0.79



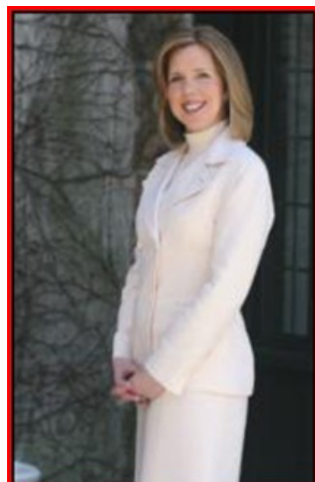
**The Maggee Miggin's Group**  
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Continued on the next page



## Montclair August 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
21	20 Clairidge Court	Colonial	\$649,900	\$681,000	\$708,200	08/31/2010	15	104.79%	0.96
22	8 S Mountain Avenue Unit E	MultiFlr	\$665,000	\$631,000	\$821,200	08/27/2010	147	94.89%	0.77
23	133 Cooper Avenue	Colonial	\$675,000	\$675,000	\$837,600	08/31/2010	39	100%	0.81
24	18 Duryea Road	Colonial	\$679,000	\$657,000	\$743,900	08/13/2010	27	96.76%	0.88
25	153 Watchung Avenue	Colonial	\$699,000	\$695,000	\$747,700	08/20/2010	35	99.43%	0.93
26	392 N Fullerton Avenue	Colonial	\$742,000	\$795,000	\$795,000	08/04/2010	22	107.14%	1.00
27	202 Christopher Street	Colonial	\$759,000	\$750,000	\$847,900	08/12/2010	24	98.81%	0.88
28	113 Alexander Avenue	Victrian	\$770,000	\$841,000	\$737,700	08/04/2010	10	109.22%	1.14
29	36 Fairfield Street	Victrian	\$845,000	\$850,000	\$835,900	08/05/2010	48	100.59%	1.02
30	180 N Mountain Avenue	Colonial	\$849,000	\$825,000	\$1,200,600	08/11/2010	66	97.17%	0.69
31	192 Park Street	Colonial	\$850,000	\$951,000	\$853,200	08/16/2010	8	111.88%	1.11
32	54 Edgemont Road	Colonial	\$899,000	\$1,030,000	\$952,300	08/06/2010	12	114.57%	1.08
33	212 Union Street	Custom	\$899,000	\$835,000	\$1,049,900	08/26/2010	42	92.88%	0.80
34	7 Eagle Rock Way	Colonial	\$915,000	\$900,000	\$1,175,000	08/02/2010	21	98.36%	0.77
35	8 Kips Ridge	TwnEndUn	\$939,000	\$963,000	\$913,400	08/13/2010	87	102.56%	1.05
36	107 Heller Way	Colonial	\$949,000	\$926,000	\$1,032,900	08/24/2010	60	97.58%	0.90
37	15 Club Road	Ranch	\$999,999	\$999,999	\$980,000	08/23/2010	61	100%	1.02
38	262 S Mountain Avenue	Colonial	\$1,050,000	\$957,000	\$1,131,700	08/24/2010	84	91.14%	0.85
39	123 Heller Way	RanchExp	\$1,195,000	\$1,175,000	\$1,200,000	08/09/2010	18	98.33%	0.98
40	500 Park Street	Victrian	\$1,399,000	\$1,242,500	\$1,200,000	08/23/2010	140	88.81%	1.04
41	206 Up Mountain Avenue	SeeRem	\$2,249,999	\$1,950,068	\$3,205,500	08/20/2010	318	86.67%	0.61
<b>AVERAGES</b>			\$696,161	\$682,911			65	98.10%	0.86



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**Average Days on Market** 65  
**Average List Price** \$696,161  
**Average Sales Price** \$682,911  
**% of List Price to Sales Price** 98.10%  
**Sales Price to Assessed Value Ratio** 0.86  
**# of Units for the Month** 41