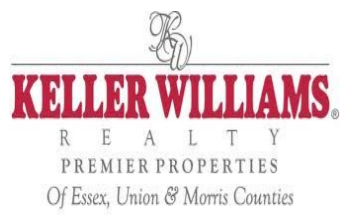




Montclair **December 2010** Market Activity

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	14 Forest Street	OneFloor	\$225,000	\$227,000	\$325,100	12/03/2010	150	100.89%	0.70
2	49 N Willow Street	Colonial	\$249,000	\$200,000	\$406,400	12/22/2010	228	80.32%	0.49
3	10 Crestmont Road	HighRise	\$250,000	\$282,500	\$12,236,500	12/20/2010	30	113.00%	0.02
4	530 Valley Road Unit 5B	OneFloor	\$254,900	\$245,000	\$244,000	12/06/2010	109	96.12%	1.00
5	50 Pine Street	TwndEndUn	\$315,000	\$294,000	\$400,800	12/10/2010	217	93.33%	0.73
6	61 S Fullerton Avenue C2002	OneFloor	\$319,000	\$310,000	\$435,800	12/01/2010	44	97.18%	0.71
7	31 Edgecliff Road	RanchRas	\$332,500	\$325,000	\$750,000	12/30/2010	7	97.74%	0.43
8	540 Highland Avenue	Cottage	\$399,000	\$400,000	\$746,500	12/28/2010	49	100.25%	0.54
9	5 Marquette Road	Colonial	\$429,000	\$420,000	\$497,500	12/17/2010	31	97.90%	0.84
10	70 Chestnut Street	Colonial	\$439,000	\$435,000	\$338,600	12/07/2010	93	99.09%	1.28
11	31 Harvard Street	Colonial	\$449,900	\$449,900	\$508,600	12/30/2010	43	100.00%	0.88
12	8 Riverview Drive W	SplitLev	\$499,900	\$480,000	\$573,800	12/17/2010	56	96.02%	0.84
13	48 S Park Street Unit 208	OneFloor	\$510,000	\$470,000	\$528,600	12/07/2010	89	92.16%	0.89
14	15 Champlain Terrace	Colonial	\$529,000	\$512,500	\$612,600	12/07/2010	32	96.88%	0.84
15	429 Park Street	Ranch	\$559,900	\$547,000	\$625,000	12/21/2010	36	97.70%	0.88



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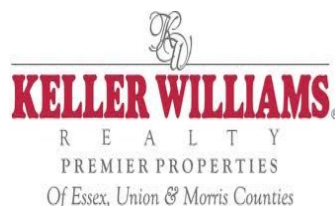
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Montclair **December 2010** Market Activity

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
16	88 Montclair Avenue	Colonial	\$569,000	\$530,000	\$632,100	12/03/2010	72	93.15%	0.84
17	6 Chester Road	Colonial	\$589,900	\$580,000	\$665,500	12/22/2010	77	98.32%	0.87
18	401 N Fullerton Avenue	Colonial	\$599,000	\$630,000	\$665,800	12/29/2010	15	105.18%	0.95
19	43 Oxford Street	Colonial	\$599,000	\$595,000	\$453,800	12/10/2010	179	99.33%	1.31
20	526 Upper Mountain Avenue	Colonial	\$625,000	\$620,000	\$671,000	12/30/2010	104	99.20%	0.92
21	71 Grandview Place	Colonial	\$649,000	\$640,000	\$682,800	12/22/2010	0	98.61%	0.94
22	60 Elston Road	Colonial	\$650,000	\$610,000	\$747,800	12/10/2010	35	93.85%	0.82
23	21 Brainard Street	Colonial	\$695,000	\$695,000	\$792,300	12/02/2010	45	100.00%	0.88
24	20 Aubrey Road	Colonial	\$699,000	\$680,000	\$718,300	12/08/2010	48	97.28%	0.95
25	247 Christopher Street	Colonial	\$699,000	\$751,000	\$805,800	12/01/2010	15	107.44%	0.93
26	3 Seneca Place	Victrian	\$749,000	\$725,000	\$852,400	12/23/2010	56	96.80%	0.85
27	31 Fairfield Street	Colonial	\$749,000	\$785,000	\$758,700	12/16/2010	20	104.81%	1.03
28	59 N Mountain Avenue	Colonial	\$879,000	\$860,000	\$1,045,400	12/16/2010	27	97.84%	0.82
29	145 Christopher Street	Colonial	\$925,000	\$883,702	\$1,199,800	12/03/2010	75	95.54%	0.74
30	320 N Mountain Avenue	Colonial	\$1,595,000	\$1,600,000	\$1,283,600	12/08/2010	32	100.31%	1.25
31	89 Llewellyn Road	Colonial	\$1,740,000	\$1,550,000	\$2,376,700	12/15/2010	401	89.08%	0.65
AVERAGES			\$605,548	\$591,374			78	97.66%	0.83



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Average Days on Market	78
Average List Price	\$605,548
Average Sales Price	\$591,374
% of List Price to Sales Price	97.66%
Sales Price to Assessed Value Ratio	0.83
# of Units for the Month	31