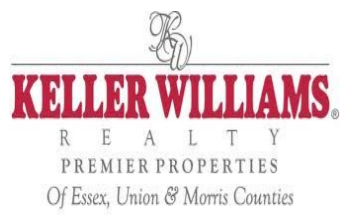




# Montclair **January 2011** Market Activity

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| Units           | Address                  | Style    | List Price       | Sales Price      | Total Assess | Close Date | DOM       | LP:SP         | SP:AV       |
|-----------------|--------------------------|----------|------------------|------------------|--------------|------------|-----------|---------------|-------------|
| 1               | 39 Harrison Avenue       | OneFloor | \$169,900        | \$161,000        | \$264,500    | 01/27/2011 | 28        | 94.76%        | 0.61        |
| 2               | 530 Valley Road          | OneFloor | \$199,000        | \$195,750        | \$340,900    | 01/21/2011 | 29        | 98.37%        | 0.57        |
| 3               | 530 Valley Road, Unit 3G | OneFloor | \$339,000        | \$315,000        | \$354,200    | 01/20/2011 | 115       | 92.92%        | 0.89        |
| 4               | 10 Crestmont Road        | HighRise | \$349,000        | \$300,000        | \$0          | 01/25/2011 | 124       | 85.96%        | 0.00        |
| 5               | 33 Norwood Avenue        | Ranch    | \$399,000        | \$370,000        | \$534,500    | 01/11/2011 | 99        | 92.73%        | 0.69        |
| 6               | 49 Alexander Avenue      | Tudor    | \$475,000        | \$468,000        | \$530,000    | 01/13/2011 | 67        | 98.53%        | 0.88        |
| 7               | 279 Grove Street         | Colonial | \$479,000        | \$450,000        | \$441,400    | 01/19/2011 | 68        | 93.95%        | 1.02        |
| 8               | 228 Orange Road          | Victrian | \$529,000        | \$529,000        | \$668,700    | 01/12/2011 | 100       | 100.00%       | 0.79        |
| 9               | 8 Valley Place           | Colonial | \$529,000        | \$529,000        | \$482,100    | 01/20/2011 | 26        | 100.00%       | 1.10        |
| 10              | 108 High Street          | Colonial | \$529,000        | \$500,000        | \$615,000    | 01/10/2011 | 169       | 94.52%        | 0.81        |
| 11              | 134 Wildwood Avenue      | Colonial | \$549,000        | \$540,000        | \$627,100    | 01/26/2011 | 50        | 98.36%        | 0.86        |
| 12              | 27 Essex Avenue          | Colonial | \$569,000        | \$555,000        | \$527,700    | 01/10/2011 | 17        | 97.54%        | 1.05        |
| 13              | 58 Union Street          | Colonial | \$569,000        | \$542,500        | \$639,700    | 01/24/2011 | 29        | 95.34%        | 0.85        |
| 14              | 4 Kenneth Road           | Colonial | \$620,000        | \$620,000        | \$703,400    | 01/28/2011 | 71        | 100.00%       | 0.88        |
| 15              | 137 Gordonhurst Avenue   | Colonial | \$695,000        | \$675,000        | \$760,000    | 01/21/2011 | 36        | 97.12%        | 0.89        |
| 16              | 125 Gordonhurst Avenue   | Colonial | \$699,000        | \$699,000        | \$753,000    | 01/07/2011 | 39        | 100.00%       | 0.93        |
| 17              | 126 Heller Way           | Ranch    | \$799,000        | \$750,000        | \$938,400    | 01/14/2011 | 113       | 93.87%        | 0.80        |
| 18              | 170 Wildwood Avenue      | Victrian | \$999,900        | \$984,999        | \$1,445,800  | 01/20/2011 | 54        | 98.51%        | 0.68        |
| 19              | 25 Norman Road           | Colonial | \$1,499,000      | \$1,595,000      | \$650,000    | 01/14/2011 | 17        | 106.40%       | 2.45        |
| <b>AVERAGES</b> |                          |          | <b>\$578,726</b> | <b>\$567,329</b> |              |            | <b>66</b> | <b>98.03%</b> | <b>0.88</b> |



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**Average Days on Market** 66  
**Average List Price** \$578,726  
**Average Sales Price** \$567,329  
**% of List Price to Sales Price** 98.03%  
**Sales Price to Assessed Value Ratio** 0.88  
**# of Units for the Month** 19

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.