



Montclair July 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	39 Harrison Avenue	OneFloor	\$199,900	\$195,000	\$270,700	07/23/2010	18	97.55%	0.72
2	16 Forest Street Unit 405	OneFloor	\$269,900	\$260,000	\$273,400	07/28/2010	25	96.33%	0.95
3	530 Valley Road C003V	OneFloor	\$270,000	\$252,500	\$274,400	07/28/2010	64	93.52%	0.92
4	5 Roosevelt Place C003K	MultiFlr	\$284,900	\$273,000	\$310,400	07/12/2010	51	95.82%	0.88
5	113 Lincoln Street	Colonial	\$321,000	\$315,000	\$360,500	07/01/2010	36	98.13%	0.87
6	699 Grove Street	Colonial	\$429,000	\$429,000	\$521,400	07/01/2010	18	100.00%	0.82
7	8 Stonehenge Road	Colonial	\$429,900	\$422,000	\$490,300	07/07/2010	47	98.16%	0.86
8	48 S Park Street Unit 220	OneFloor	\$470,000	\$455,000	\$100,000	07/14/2010	313	96.81%	4.55
9	253 Orange Road	Victrian	\$479,000	\$471,500	\$633,100	07/28/2010	20	98.43%	0.74
10	10 Stonehenge Road	Colonial	\$549,000	\$596,000	\$510,800	07/26/2010	12	108.56%	1.17
11	293 Valley Road	SplitLev	\$549,000	\$537,500	\$710,800	07/15/2010	31	97.91%	0.76
12	21 College Avenue	Colonial	\$569,800	\$569,000	\$661,800	07/06/2010	13	99.86%	0.86
13	98 Montclair Avenue	Colonial	\$575,000	\$575,000	\$688,500	07/02/2010	35	100.00%	0.84
14	66 Brookfield Road	Victrian	\$579,000	\$589,000	\$665,600	07/27/2010	32	101.73%	0.88



The Maggee Miggin's Group
 973.376.8990-office
 973.879.9711-cell
maggee@migginsrealestate.com
www.maplewoodhousevalues.com
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Continued on the next page



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15	541 Highland Avenue	Colonial	\$599,000	\$621,000	\$644,200	07/14/2010	29	103.67%	0.96
16	55 Warren Place	Victrian	\$599,000	\$599,000	\$910,000	07/15/2010	225	100.00%	0.66
17	15 Marion Road	Colonial	\$699,000	\$692,000	\$752,700	07/27/2010	35	99.00%	0.92
18	72 Oakwood Avenue	Victrian	\$729,000	\$745,000	\$657,400	07/09/2010	61	102.19%	1.13
19	189 Highland Avenue	Contemp	\$749,000	\$851,000	\$874,200	07/30/2010	12	113.62%	0.97
20	210 Inwood Avenue	Colonial	\$759,000	\$814,000	\$790,200	07/09/2010	14	107.25%	1.03
21	792 Valley Road	Victrian	\$779,000	\$755,000	\$522,100	07/08/2010	37	96.92%	1.45
22	48 Erwin Park Road	Colonial	\$819,000	\$900,000	\$740,700	07/16/2010	11	109.89%	1.22
23	17 Marion Road	Colonial	\$849,000	\$989,000	\$847,300	07/01/2010	17	116.49%	1.17
24	344 N Fullerton Avenue	Colonial	\$879,000	\$850,000	\$825,000	07/23/2010	35	96.70%	1.03
25	123 Clarewill Avenue	Victrian	\$899,000	\$950,000	\$797,000	07/23/2010	18	105.67%	1.19
26	11 Undercliff Drive	Tudor	\$925,000	\$925,000	\$1,052,500	07/30/2010	11	100.00%	0.88
27	192 Fernwood Avenue	Colonial	\$959,000	\$1,050,000	\$733,000	07/08/2010	29	109.49%	1.43
28	25 Prospect Avenue	Custom	\$2,750,000	\$2,300,000	\$3,199,000	07/23/2010	409	83.64%	0.72
AVERAGES			\$677,442	\$677,875			59	100.06%	1.09



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Average Days on Market	59
Average List Price	\$677,442
Average Sales Price	\$677,875
% of List Price to Sales Price	100.06%
Sales Price to Assessed Value Ratio	1.09
# of Units for the Month	28