



Montclair June 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	15 The Crescent	OneFloor	\$149900	\$143000	\$197400	6/15/2010	3	95.40%	0.72
2	14 Walnut Crescent	Colonial	\$179000	\$179000	\$391000	6/25/2010	30	100%	0.46
3	101 Gates Avenue	OneFloor	\$197000	\$191000	\$233500	6/22/2010	35	96.95%	0.82
4	312 Linden Avenue	AFrame	\$200000	\$170000	\$334000	6/22/2010	181	85.00%	0.51
5	10 Crestmont Road	HighRise	\$269000	\$255000	\$0	6/7/2010	135	94.80%	0
6	238 Claremont Avenue	HighRise	\$288000	\$282750	\$295500	6/25/2010	33	98%	0.96
7	27 Essex Avenue	Colonial	\$309900	\$315000	\$527700	6/11/2010	10	101.65%	0.6
8	5 Roosevelt Place	HighRise	\$315000	\$307000	\$357700	6/18/2010	22	97.46%	0.86
9	361 Claremont Avenue	TwIntUn	\$337000	\$330000	\$342300	6/8/2010	55	98%	0.96
10	530 Valley Road	HighRise	\$349500	\$322000	\$343600	6/25/2010	169	92.13%	0.94
11	9 Carlton Drive	RanchExp	\$415000	\$410000	\$514400	6/4/2010	33	98.80%	0.8
12	11 Hawthorne Place	HalfDupl	\$419000	\$425000	\$358500	6/28/2010	28	101.43%	1.19
13	10 Lansing Place	Cottage	\$429000	\$429000	\$510600	6/29/2010	203	100.00%	0.84
14	701 Grove Street	Colonial	\$449000	\$440000	\$534300	6/15/2010	28	98.00%	0.82
15	14 Carlton Drive	CapeCod	\$459000	\$420000	\$513300	6/24/2010	85	92%	0.82
16	59 Madison Avenue	Victrian	\$479000	\$479000	\$469200	6/18/2010	21	100.00%	1.02
17	672 Valley Road	Victrian	\$489000	\$480000	\$451300	6/24/2010	14	98%	1.06
18	21 Brookfield Road	Colonial	\$499000	\$483000	\$486500	6/22/2010	18	96.79%	0.99
19	46 Harrison Avenue	CapeCod	\$499000	\$485000	\$495400	6/21/2010	147	97.19%	0.98
20	8 Hamilton Terrace	Colonial	\$499900	\$560000	\$516300	6/1/2010	24	112.02%	1.08
21	111 Central Avenue	RanchRas	\$515000	\$505000	\$575000	6/25/2010	547	98.06%	0.88
22	18 Marion Road	SplitLev	\$539000	\$507000	\$545000	6/11/2010	66	94%	0.93
23	29 Marquette Road	Colonial	\$549000	\$552066	\$536900	6/1/2010	17	100.56%	1.03
24	16 Alden Road	Colonial	\$549000	\$550000	\$430500	6/25/2010	12	100.18%	1.28
25	824 Valley Road	Colonial	\$569000	\$569000	\$576500	6/29/2010	28	100%	0.99
26	29 College Avenue	Colonial	\$575000	\$560000	\$612700	6/15/2010	45	97.39%	0.91



The Maggee Miggin's Group

973.376.8990-office

973.879.9711-cell

maggee@migginsrealestate.com

www.maplewoodhousevalues.com

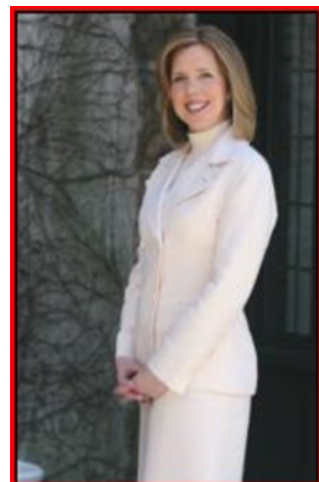
"Relax...You're with Maggee"

Continued on the next page

Montclair June 2010 Market Activity



Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
27	79 Montclair Avenue	CapeCod	\$599000	\$631500	\$644900	6/25/2010	8	105.43%	0.98
28	222 Grove Street	Colonial	\$599000	\$635000	\$653800	6/23/2010	24	106.01%	0.97
29	64 Cambridge Road	Colonial	\$599000	\$608500	\$621800	6/15/2010	24	102%	0.98
30	91 S Mountain Avenue	Cottage	\$649000	\$660000	\$638700	6/17/2010	14	101.69%	1.03
31	108 Alexander Avenue	Colonial	\$649000	\$640000	\$643600	6/11/2010	61	98.61%	0.99
32	132 S Mountain Avenue	Custom	\$675000	\$635000	\$782000	6/24/2010	65	94.07%	0.81
33	97 N Mountain Avenue	Colonial	\$699000	\$680000	\$769600	6/1/2010	16	97%	0.88
34	87 Inwood Avenue	Colonial	\$699000	\$656000	\$687300	6/24/2010	83	93.85%	0.95
35	62 Brookfield Road	Colonial	\$699000	\$720000	\$795000	6/29/2010	17	103.00%	0.91
36	183 Park Street	Colonial	\$699999	\$755000	\$800000	6/8/2010	20	108%	0.94
37	12 Marion Road	Colonial	\$715000	\$695000	\$734300	6/28/2010	39	97.20%	0.95
38	217 Montclair Avenue	Colonial	\$749000	\$775000	\$719600	6/4/2010	21	103.47%	1.08
39	119 Walnut Street	MultiFlr	\$750000	\$630000	\$662400	6/14/2010	112	84.00%	0.95
40	20 Berkeley Place	Colonial	\$775000	\$825000	\$696000	6/16/2010	24	106.45%	1.19
41	211 Upper Mountain Avenue	Custom	\$799000	\$755000	\$875000	6/29/2010	43	94.49%	0.86
42	43 Woodmont Road	Colonial	\$819000	\$805000	\$941700	6/4/2010	23	98%	0.85
43	28 Marion Road	Colonial	\$819000	\$863000	\$788200	6/30/2010	19	105.37%	1.09
44	15 Victoria Terrace	SplitLev	\$849000	\$871700	\$806900	6/25/2010	20	103%	1.08
45	281 Park Street	Colonial	\$895000	\$875000	\$986300	6/29/2010	37	97.77%	0.89
46	131 Heller Way	Ranch	\$899000	\$901000	\$1196800	6/8/2010	36	100.22%	0.75
47	38 Cambridge Road	Colonial	\$899000	\$940000	\$836100	6/11/2010	17	104.56%	1.12
48	206 Inwood Avenue	Colonial	\$899900	\$999500	\$912800	6/25/2010	17	111.07%	1.09
49	87 N Mountain Avenue	Victrian	\$979000	\$900000	\$1132600	6/22/2010	29	92%	0.79
50	1 S Mountain Terrace	Colonial	\$979000	\$979000	\$1095400	6/25/2010	22	100.00%	0.89
51	22 Club Road	Colonial	\$985000	\$985000	\$960000	6/25/2010	18	100.00%	1.03
52	462 Park Street	Colonial	\$999000	\$1050000	\$1150600	6/25/2010	14	105%	0.91
53	310 Highland Avenue	Tudor	\$1199000	\$1175000	\$1391000	6/30/2010	28	98.00%	0.84
AVERAGES			\$605719	\$603661			54	99.66%	0.91



The Maggee Miggin's Group
 973.376.8990-office
 973.879.9711-cell
maggee@migginsrealestate.com
www.maplewoodhousevalues.com
"Relax...You're with Maggee"

Average Days on Market	54
Average List Price	\$605,719
Average Sales Price	\$603,661
% of List Price to Sales Price	99.66%
Sales Price to Assessed Value Ratio	0.91
# of Units for the Month	53