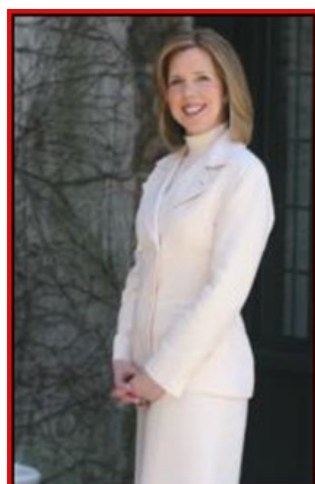




Montclair **October 2010** Market Activity

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	50 Pine Street	TwnEndUn	\$299,000	\$285,000	\$365,700	10/15/2010	31	95.32%	0.78
2	138 Chestnut Street	Colonial	\$455,000	\$420,000	\$471,800	10/28/2010	170	92.31%	0.89
3	87 Union Street	Colonial	\$715,000	\$715,000	\$845,600	10/14/2010	36	100.00%	0.85
4	504 Highland Avenue	Contemp	\$729,000	\$730,000	\$716,300	10/14/2010	65	100.14%	1.02
5	379 Upper Mountain Avenue	Colonial	\$789,000	\$730,000	\$775,800	10/15/2010	34	92.52%	0.00
6	19 Club Road	Ranch	\$789,000	\$770,000	\$977,500	10/18/2010	131	97.59%	0.79
7	258 N Mountain Avenue	Colonial	\$829,000	\$815,000	\$899,600	10/29/2010	88	98.31%	0.91
8	151 Inwood Avenue	Contemp	\$949,000	\$907,000	\$918,200	10/28/2010	56	95.57%	0.99
9	337 Upper Mountain Avenue	Tudor	\$1,300,000	\$1,300,000	\$1,520,000	10/05/2010	166	100.00%	0.86
10	496 Park Street	Colonial	\$1,575,000	\$1,515,000	\$1,616,600	10/13/2010	96	96.19%	0.94
11	195 Midland Avenue	Colonial	\$1,599,000	\$1,450,000	\$1,263,300	10/06/2010	56	90.68%	1.15
12	40 Edgemont Road	Colonial	\$2,295,000	\$2,190,000	\$1,252,700	10/29/2010	114	95.42%	1.75
AVERAGES			\$1,026,917	\$985,583			87	95.98%	0.91



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Average Days on Market	87
Average List Price	\$1,026,917
Average Sales Price	\$958,583
% of List Price to Sales Price	95.98%
Sales Price to Assessed Value Ratio	0.91
# of Units for the Month	12