



Mountainside **September 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	1120 Corrinne Terrace	Ranch	\$359,800	\$355,000	\$103,600	09/27/2010	36	98.67%	3.49
2	1117 Mountain Avenue	Colonial	\$398,000	\$362,000	\$92,000	09/17/2010	136	90.95%	4.73
3	180 Sunrise Parkway	Colonial	\$449,900	\$435,000	\$89,500	09/08/2010	28	96.69%	5.91
4	1450 Whipporwill Way	Colonial	\$529,000	\$529,000	\$133,600	09/24/2010	26	100.00%	2.71
5	1117-23 Mountain Avenue	Colonial	\$565,000	\$362,000	\$0	09/17/2010	135	64.07%	0.00
6	5 Highpoint Drive	Colonial	\$649,000	\$630,000	\$160,000	09/03/2010	42	97.07%	4.09
7	6 Endor Lane	Colonial	\$699,000	\$655,000	\$137,400	09/30/2010	43	93.71%	4.88
8	1116 Heckel Drive	Colonial	\$713,000	\$670,000	\$241,300	09/24/2010	15	93.97%	3.13
9	228 Beechwood Court	Colonial	\$850,000	\$756,000	\$183,500	09/30/2010	69	88.94%	2.88
AVERAGES			\$579,189	\$528,222			59	91.20%	3.54



The Maggee Miggin's Group
 973.376.8990-office
 973.879.9711-cell
maggee@migginsrealestate.com
www.maplewoodhousevalues.com
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Average Days on Market	59
Average List Price	\$579,189
Average Sales Price	\$528,222
% of List Price to Sales Price	91.20%
Sales Price to Assessed Value Ratio	3.54
# of Units for the Month	9