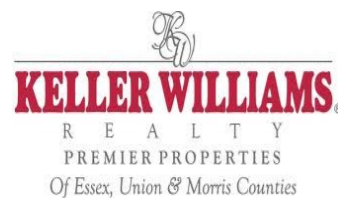




Scotch Plains **December 2010** Market Activity

Know what your home is worth Visit www.MigginsHouseValues.com

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	544 Rolling Peaks Way	Ranch	\$249,900	\$210,000	\$74,700	12/28/2010	52	84.03%	2.81
2	1585 Front Street	Colonial	\$255,000	\$240,000	\$69,900	12/09/2010	45	94.12%	3.43
3	8 Crestwood Common No Ave	TwnIntUn	\$259,000	\$255,000	\$74,900	12/17/2010	82	98.46%	3.40
4	340 Hoe Avenue	CapeCod	\$269,000	\$247,000	\$76,100	12/21/2010	260	91.82%	3.25
5	2089 Lyde Place	CapeCod	\$279,000	\$280,000	\$97,900	12/22/2010	29	100.36%	2.86
6	321 Forest Road	CapeCod	\$289,000	\$275,000	\$78,400	12/17/2010	8	95.16%	3.51
7	15 Village Park Court	TwnIntUn	\$305,000	\$290,000	\$63,800	12/06/2010	22	95.08%	4.55
8	2232 Paff Place	Custom	\$359,000	\$330,000	\$96,600	12/15/2010	24	91.92%	3.42
9	409 Victor Street	SplitLev	\$389,900	\$390,000	\$80,000	12/06/2010	174	100.03%	4.88
10	2089 Algonquin Drive	Ranch	\$389,900	\$372,500	\$97,900	12/03/2010	60	95.54%	3.80
11	1938 Church Avenue	Colonial	\$476,000	\$450,000	\$122,600	12/30/2010	84	94.54%	3.67
12	2021 Prospect Avenue	Colonial	\$479,000	\$465,000	\$99,400	12/01/2010	152	97.08%	4.68
13	1132 Tanglewood Lane	SplitLev	\$499,900	\$488,000	\$105,100	12/03/2010	72	97.62%	4.64
14	1392 Lamberts Mill Road	SplitLev	\$544,000	\$544,000	\$144,100	12/03/2010	9	100.00%	3.78
15	8 Fenimore Drive	SplitLev	\$625,000	\$544,000	\$155,200	12/15/2010	106	87.04%	3.51
16	20 Highlander Drive	Ranch	\$649,000	\$599,000	\$152,200	12/22/2010	61	92.30%	3.94
17	2691 Deer Path	Custom	\$649,000	\$620,000	\$140,900	12/03/2010	61	95.53%	4.40
18	2328 Edgewood Terrace	Colonial	\$649,000	\$625,000	\$160,700	12/23/2010	71	96.30%	3.89
19	24 Briarcliffe Drive	RanchExp	\$664,900	\$650,000	\$166,600	12/29/2010	166	97.76%	3.90
20	1240 Cooper Road	SplitLev	\$799,000	\$775,000	\$198,500	12/17/2010	104	97.00%	3.90
21	2084 Jersey Avenue	Colonial	\$850,000	\$820,000	\$75,400	12/27/2010	24	96.47%	10.88
AVERAGES			\$472,833	\$450,929			79	95.37%	4.15



Margaret "Maggee" Miggins
Broker Associate

The Miggins Group

973.376.8990 – Direct

973.879.9711 – Cell

973.376.0033 x309 – Office

maggee@migginsrealestate.com

www.MigginsRealEstate.com

"Relax...You're with Maggee"

Average Days on Market	79
Average List Price	\$472,833
Average Sales Price	\$450,929
% of List Price to Sales Price	95.37%
Sales Price to Assessed Value Ratio	4.15
# of Units for the Month	21