



Scotch Plains July 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	514 Cicilia Place	Colonial	\$209,900	\$180,000	\$61,200	07/02/2010	40	85.76%	2.94
2	1118 Lincoln Avenue	Bi-Level	\$238,000	\$255,000	\$115,100	07/29/2010	43	107.14%	2.22
3	1552 E 2Nd Street	Colonial	\$259,900	\$245,000	\$72,100	07/16/2010	31	94.27%	3.40
4	2236 Mountain Avenue	CapeCod	\$339,000	\$325,000	\$77,600	07/02/2010	154	95.87%	4.19
5	44 Tisbury Court	TwnIntUn	\$359,000	\$340,000	\$83,900	07/30/2010	121	94.71%	4.05
6	2214 Rhoda Place	Ranch	\$359,000	\$342,500	\$78,200	07/09/2010	48	95.40%	4.38
7	2389 Westfield Avenue	SplitLev	\$369,900	\$375,000	\$88,000	07/23/2010	27	101.38%	4.26
8	307 Farley Avenue	CapeCod	\$389,900	\$380,000	\$83,000	07/08/2010	54	97.46%	4.58
9	36 Tisbury Court	TwnEndUn	\$399,900	\$383,000	\$97,800	07/19/2010	75	95.77%	3.92
10	1508 Lamberts Mill Road	CapeCod	\$439,000	\$425,000	\$89,700	07/21/2010	45	96.81%	4.74
11	3 Malanga Court	Colonial	\$489,900	\$453,000	\$128,700	07/02/2010	44	92.47%	3.52
12	1610 King Street	Custom	\$585,000	\$600,000	\$140,200	07/29/2010	24	102.56%	4.28
13	2000 Mary Beth Court	SplitLev	\$589,000	\$585,000	\$123,900	07/22/2010	12	99.32%	4.72
14	10 Unami Lane	Contemp	\$650,000	\$632,500	\$193,400	07/13/2010	60	97.31%	3.27
15	8 Brandywine Court	Colonial	\$685,000	\$685,000	\$183,600	07/14/2010	65	100.00%	3.73
16	1161 Donamy Glen	Custom	\$739,900	\$755,000	\$184,500	07/01/2010	15	102.04%	4.09
17	2268 Westfield Avenue	Colonial	\$825,000	\$785,000	\$189,200	07/30/2010	141	95.15%	4.15
18	32 Highlander Drive	Ranch	\$849,000	\$825,000	\$151,600	07/22/2010	13	97.17%	5.44
19	2219 North Avenue	Townhouse-Interior	\$269,000	\$250,000	\$73,400	7/23/2010	37	92.93%	3.41
20	40 Eastham Village	Townhouse-End Unit	\$369,900	\$361,000	\$83,800	7/30/2010	45	97.59%	4.31
AVERAGES			\$319,450	\$305,500			55	97.06%	3.98



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Average Days on Market	55
Average List Price	\$319,450
Average Sales Price	\$305,500
% of List Price to Sales Price	97.06%
Sales Price to Assessed Value Ratio	3.98
# of Units for the Month	20