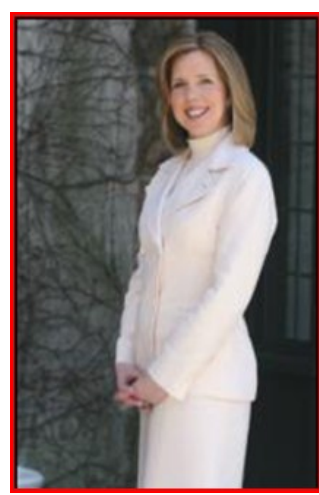




Summit City **April 2010** Market Activity

| Units | Address | Streetyle | List Price | Sales Price | Total Assess | Close Date | DOM | LP:SP | SP:AV |
|-----------------|----------------------------|-----------|------------------|------------------|--------------|------------|-----------|---------------|-------------|
| 1 | 133 Summit Avenue Unit 16A | OneFloor | \$172500 | \$150000 | \$0 | 4/1/2010 | 10 | 86.96% | 0 |
| 2 | 390 Morris Avenue Unit 26 | OneFloor | \$319000 | \$288000 | \$106500 | 4/2/2010 | 85 | 90.28% | 2.7 |
| 3 | 417 Morris Avenue | TwnEndUn | \$320000 | \$315000 | \$123400 | 4/22/2010 | 11 | 98.44% | 2.55 |
| 4 | 768 Springfield Avenue B6 | MultiFlr | \$339000 | \$300000 | \$143500 | 4/15/2010 | 35 | 88.49% | 2.09 |
| 5 | 768 Springfield Avenue C6 | TwnIntUn | \$339900 | \$327000 | \$143500 | 4/9/2010 | 15 | 96.20% | 2.28 |
| 6 | 20 Sayre Street | FixrUppr | \$399999 | \$310000 | \$187100 | 4/1/2010 | 66 | 77.50% | 1.66 |
| 7 | 12 Lowell Avenue | Colonial | \$524900 | \$505000 | \$232700 | 4/16/2010 | 88 | 96.21% | 2.17 |
| 8 | 261 Woodland Avenue | Colonial | \$559000 | \$545000 | \$215100 | 4/23/2010 | 11 | 97.49% | 2.53 |
| 9 | 22 Harvey Drive | Ranch | \$570000 | \$600000 | \$261500 | 4/19/2010 | 20 | 105.26% | 2.29 |
| 10 | 18 Stony Hill Court | CapeCod | \$629000 | \$619000 | \$300700 | 4/1/2010 | 7 | 98.41% | 2.06 |
| 11 | 105 Essex Road | Ranch | \$735000 | \$836000 | \$306800 | 4/8/2010 | 130 | 113.74% | 2.72 |
| 12 | 43 Plain Street | Colonial | \$839000 | \$800000 | \$0 | 4/5/2010 | 118 | 95.35% | 0 |
| 13 | 45 Dale Drive | Bi-Level | \$894000 | \$880000 | \$353400 | 4/27/2010 | 34 | 98.43% | 2.49 |
| 14 | 12 Oaklawn Road | Colonial | \$965000 | \$957500 | \$443000 | 4/30/2010 | 35 | 99.22% | 2.16 |
| 15 | 54 High Street | Colonial | \$995000 | \$1055000 | \$341300 | 4/22/2010 | 14 | 106.03% | 3.09 |
| 16 | 75 Tanglewood Drive. | Colonial | \$1250000 | \$1110000 | \$541400 | 4/6/2010 | 95 | 88.80% | 2.05 |
| 17 | 91 Druid Hill Road | Colonial | \$1275000 | \$1500100 | \$869500 | 4/28/2010 | 11 | 117.65% | 1.73 |
| 18 | 132 Rotary Drive | Colonial | \$1650000 | \$1650000 | \$968600 | 4/14/2010 | 7 | 100% | 1.7 |
| 19 | 197 Blackburn Road | Colonial | \$1795000 | \$1700000 | \$884800 | 4/9/2010 | 84 | 94.71% | 1.92 |
| 20 | 37 Druid Hill Road | Tudor | \$2100000 | \$2100000 | \$798000 | 4/9/2010 | 0 | 100% | 2.63 |
| 21 | 10 Pembroke Road | Colonial | \$2295000 | \$1950000 | \$1017300 | 4/30/2010 | 153 | 84.97% | 1.92 |
| 22 | 50 Ox Bow Lane | Colonial | \$2550000 | \$2425000 | \$1092300 | 4/26/2010 | 117 | 95.09% | 2.22 |
| 23 | 85 Hillcrest Avenue | Colonial | \$2725000 | \$2550000 | \$1340700 | 4/5/2010 | 134 | 93.58% | 1.9 |
| AVERAGES | | | \$1053969 | \$1020547 | | | 55 | 96.82% | 2.03 |



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| | |
|--|--------------------|
| Average Days on Market | 55 |
| Average List Price | \$1,053,969 |
| Average Sales Price | \$1,020,547 |
| % of List Price to Sales Price | 96.82% |
| Sales Price to Assessed Value Ratio | 2.03 |
| # of Units for the Month | 23 |