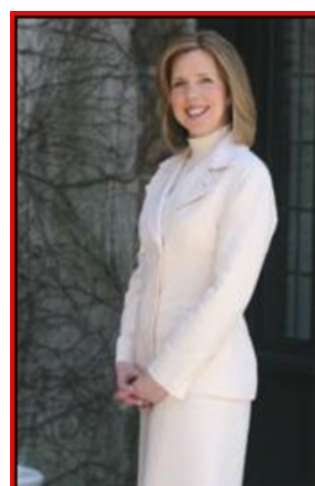
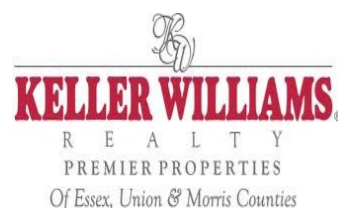




West Orange **December 2010** Market Activity

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	15 Marmon Terrace	Ranch	\$199,000	\$191,000	\$66,600	12/31/2010	29	95.98%	2.87
2	29 Kenz Terrace	CapeCod	\$199,900	\$180,000	\$62,500	12/30/2010	72	90.05%	2.88
3	58 Kirk Street	Colonial	\$199,900	\$180,000	\$70,400	12/28/2010	19	90.05%	2.56
4	26 Westminster Terrace	Colonial	\$220,000	\$220,000	\$74,100	12/17/2010	70	100.00%	2.97
5	175 Watchung Ave	Colonial	\$235,000	\$220,000	\$57,800	12/22/2010	51	93.62%	3.81
6	610 Smith Manor Boulevard	HighRise	\$235,000	\$225,000	\$80,000	12/21/2010	125	95.74%	2.81
7	129 Marion Drive	TwnIntUn	\$249,000	\$235,000	\$70,500	12/07/2010	117	94.38%	3.33
8	24 Barry Drive	SplitLev	\$249,900	\$196,000	\$91,300	12/23/2010	78	78.43%	2.15
9	25 Fitzrandolph Road	Ranch	\$269,900	\$257,000	\$64,700	12/15/2010	76	95.22%	3.97
10	65 Glenview Drive	TwnIntUn	\$273,000	\$247,500	\$70,200	12/15/2010	82	90.66%	3.53
11	142 Querques Lane	TwnIntUn	\$288,000	\$274,000	\$72,900	12/28/2010	198	95.14%	3.76
12	12 Hoover Avenue	SplitLev	\$300,000	\$295,000	\$105,000	12/07/2010	65	98.33%	2.81
13	9 Deerfield Drive	CapeCod	\$300,000	\$282,000	\$64,700	12/15/2010	132	94.00%	4.36
14	290 Araneo Drive	TwnEndUn	\$328,000	\$295,000	\$88,800	12/20/2010	177	89.94%	3.32
15	31 Davey Drive	TwnEndUn	\$379,000	\$360,000	\$82,900	12/08/2010	44	94.99%	4.34



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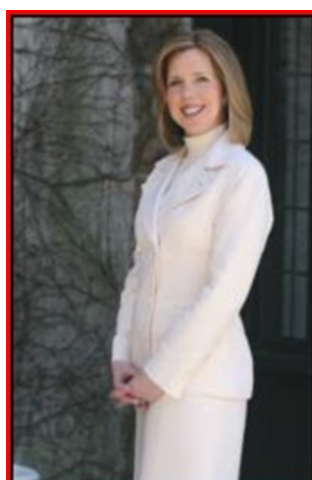
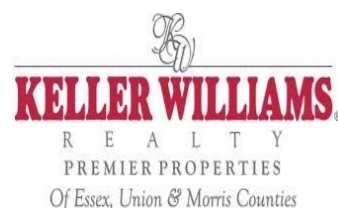
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West Orange **December 2010** Market Activity

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
16	44 Seaman Road	RanchExp	\$379,000	\$350,000	\$75,000	12/07/2010	173	92.35%	4.67
17	41 Ridgeview Avenue	Colonial	\$385,000	\$378,000	\$81,300	12/16/2010	15	98.18%	4.65
18	31 Ralph Road	Colonial	\$399,000	\$412,965	\$155,000	12/14/2010	93	103.50%	2.66
19	1119 Smith Manor Blvd	Colonial	\$409,900	\$390,000	\$109,200	12/08/2010	165	95.15%	3.57
20	322 Araneo Drive	TwndEndUn	\$415,000	\$380,000	\$100,000	12/30/2010	36	91.57%	3.80
21	606 Mount Pleasant Avenue	CapeCod	\$425,000	\$388,000	\$73,900	12/06/2010	114	91.29%	5.25
22	1390 Pleasant Valley Way	Contemp	\$437,000	\$415,000	\$112,300	12/10/2010	140	94.97%	3.70
23	186 Forest Hill Road	Tudor	\$519,000	\$483,000	\$109,600	12/07/2010	48	93.06%	4.41
24	53 Highwood Road	Colonial	\$599,000	\$585,000	\$185,900	12/16/2010	159	97.66%	3.15
25	38 Old Indian Road	Colonial	\$669,000	\$699,000	\$207,100	12/28/2010	63	104.48%	3.38
26	38 Baxter Lane	TwndEndUn	\$675,000	\$675,000	\$147,000	12/29/2010	25	100.00%	4.59
27	1 Kovach Court (Encino li)	MultiFlr	\$699,900	\$680,000	\$0	12/22/2010	212	97.16%	0.00
28	15 Haggerty Drive	Colonial	\$749,000	\$730,000	\$157,800	12/20/2010	107	97.46%	4.63
29	27 Witte Place	MultiFlr	\$749,900	\$710,000	\$0	12/15/2010	1	94.68%	0.00
30	37 Haggerty Drive	Colonial	\$799,000	\$799,000	\$36,900	12/23/2010	0	100.00%	21.65
AVERAGES			\$407,843	\$391,082			90	95.89%	3.99



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Average Days on Market	90
Average List Price	\$407,843
Average Sales Price	\$391,082
% of List Price to Sales Price	95.89%
Sales Price to Assessed Value Ratio	3.99
# of Units for the Month	30