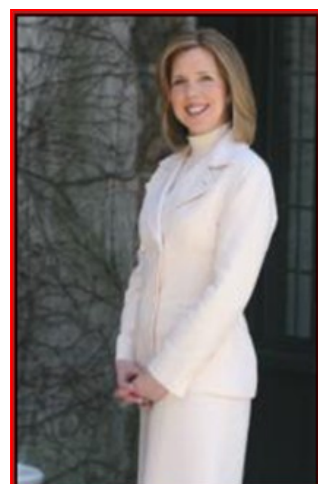
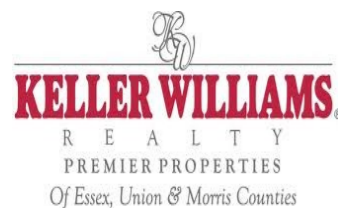




## Westfield **December 2010** Market Activity

Know what your home is worth Visit [www.MigginsHouseValues.com](http://www.MigginsHouseValues.com)

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	41 C-1 Sandra Circle	OneFloor	\$134,900	\$132,500	\$0	12/16/2010	40	98.22%	0.00
2	746 Central Avenue	HalfDupl	\$298,000	\$277,000	\$70,000	12/28/2010	13	92.95%	4.53
3	538 Rahway Avenue	Ranch	\$329,900	\$317,000	\$85,300	12/01/2010	190	96.09%	3.75
4	1519 Boulevard	CapeCod	\$350,000	\$320,000	\$98,600	12/17/2010	124	91.43%	3.70
5	718 Austin Street	CapeCod	\$424,900	\$365,000	\$118,700	12/17/2010	49	85.90%	3.83
6	608 Leigh Drive	SplitLev	\$459,000	\$455,000	\$136,900	12/21/2010	94	99.13%	3.47
7	128 Ayliffe Avenue	Colonial	\$499,900	\$475,000	\$129,900	12/18/2010	62	95.02%	4.03
8	776 Fairacres Avenue	Colonial	\$545,000	\$524,100	\$159,800	12/30/2010	22	96.17%	3.29
9	411 Everson Place	Colonial	\$549,900	\$525,000	\$146,900	12/23/2010	129	95.47%	3.74
10	424 Montauk Drive	SplitLev	\$549,900	\$550,000	\$181,000	12/23/2010	11	100.02%	3.15
11	463 Edgewood Avenue	Colonial	\$589,000	\$570,000	\$182,900	12/13/2010	76	96.77%	3.46
12	702 Westfield Avenue	Colonial	\$600,000	\$633,000	\$133,800	12/03/2010	4	105.50%	5.58
13	814 Highland Avenue	Colonial	\$625,000	\$747,000	\$250,800	12/29/2010	12	119.52%	2.31



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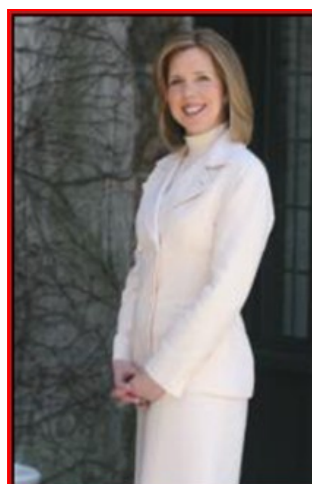
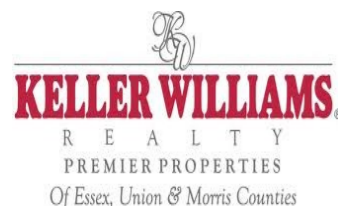
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## Westfield **December 2010** Market Activity

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
14	325 Mountain Avenue	Colonial	\$659,900	\$580,000	\$179,000	12/14/2010	303	87.89%	3.85
15	417 Woodland Avenue	Colonial	\$699,000	\$690,000	\$222,500	12/07/2010	7	98.71%	3.24
16	647 Cumberland Street	Colonial	\$719,000	\$720,000	\$186,200	12/16/2010	18	100.14%	3.52
17	56 Barchester Way	Colonial	\$719,900	\$655,000	\$250,000	12/21/2010	104	90.98%	2.84
18	405 Mountain Avenue	Colonial	\$725,000	\$710,000	\$130,900	12/17/2010	36	97.93%	5.11
19	914 Coolidge Street	Colonial	\$729,900	\$668,260	\$180,300	12/17/2010	97	91.56%	3.99
20	10 Genesee Trail	Custom	\$739,000	\$720,000	\$192,500	12/02/2010	17	97.43%	4.03
21	810 Mountain Avenue	Colonial	\$795,000	\$775,000	\$182,300	12/08/2010	35	97.48%	4.25
22	649 Nottingham Place	Colonial	\$799,000	\$775,000	\$220,700	12/03/2010	139	97.00%	3.74
23	515 Parkview Avenue	Colonial	\$845,000	\$825,000	\$203,000	12/20/2010	27	97.63%	4.38
24	814 Summit Avenue	Colonial	\$899,000	\$890,000	\$0	12/02/2010	46	99.00%	0.00
25	229 Delaware Street	Colonial	\$949,000	\$910,000	\$249,300	12/09/2010	77	95.89%	3.99
26	536 Birch Avenue	Colonial	\$1,100,000	\$995,000	\$215,600	12/01/2010	177	90.45%	4.96
27	14 Stoneleigh Park	Colonial	\$1,199,000	\$1,070,000	\$250,100	12/03/2010	66	89.24%	5.12
28	8 Max Place	Colonial	\$1,359,000	\$1,280,000	\$342,900	12/22/2010	78	94.19%	1.89
<b>AVERAGES</b>			<b>\$674,718</b>	<b>\$648,352</b>			<b>73</b>	<b>96.09%</b>	<b>3.56</b>



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<b>Average Days on Market</b>	<b>73</b>
<b>Average List Price</b>	<b>\$674,718</b>
<b>Average Sales Price</b>	<b>\$648,352</b>
<b>% of List Price to Sales Price</b>	<b>96.09%</b>
<b>Sales Price to Assessed Value Ratio</b>	<b>3.56</b>
<b># of Units for the Month</b>	<b>28</b>