



COMPARISON REPORT-YTD

Run date: 4/1/2009

Property Type/Area	2008				2009							
	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales/Percent Lease Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change	
RESIDENTIAL ONE FAMILY												
Area 10 - Carteret	97	22	6,526,450	296,657	62	-36.1%	19	-13.6%	4,943,800	-24.2%	260,200	-12.3%
Area 20 - Cranbury	22	0	0	0	13	-40.9%	0	0.0%	0	0.0%	0	0.0%
Area 30 - Dunellen	38	10	3,133,775	313,378	29	-23.7%	4	-60.0%	1,078,750	-65.6%	269,688	-13.9%
Area 40 - East Brunswick	196	44	18,336,000	416,727	166	-15.3%	33	-25.0%	12,565,150	-31.5%	380,762	-8.6%
Area 50 - Edison Twp	304	84	36,878,917	439,035	297	-2.3%	53	-36.9%	21,223,699	-42.5%	400,447	-8.8%
Area 60 - Helmetta	9	3	812,000	270,667	7	-22.2%	1	-66.7%	325,000	-60.0%	325,000	20.1%
Area 70 - Highland Park	30	5	2,085,000	417,000	27	-10.0%	7	40.0%	2,183,500	4.7%	311,929	-25.2%
Area 80 - Jamesburg	20	3	822,000	274,000	16	-20.0%	6	100.0%	1,482,000	80.3%	247,000	-9.9%
Area 90 - Metuchen	56	18	8,821,500	490,083	58	3.6%	10	-44.4%	3,955,500	-55.2%	395,550	-19.3%
Area 100 - Middlesex	63	19	6,063,400	319,126	38	-39.7%	16	-15.8%	4,765,400	-21.4%	297,838	-6.7%
Area 110 - Milltown	26	13	4,917,900	378,300	16	-38.5%	6	-53.8%	1,598,000	-67.5%	266,333	-29.6%
Area 120 - Monroe Twp	142	30	15,151,727	505,058	118	-16.9%	26	-13.3%	12,108,450	-20.1%	465,710	-7.8%
Area 130 - New Brunswick	80	21	5,828,720	277,558	62	-22.5%	14	-33.3%	3,873,000	-33.6%	276,643	-0.3%
Area 140 - North Brunswick	114	32	15,902,146	496,942	78	-31.6%	17	-46.9%	5,700,900	-64.2%	335,347	-32.5%
Area 150 - Old Bridge	230	69	24,642,564	357,139	187	-18.7%	52	-24.6%	18,799,800	-23.7%	361,535	1.2%
Area 160 - Perth Amboy	121	15	4,218,900	281,260	88	-27.3%	19	26.7%	3,848,275	-8.8%	202,541	-28.0%
Area 170 - Piscataway	158	43	15,029,777	349,530	145	-8.2%	35	-18.6%	11,392,460	-24.2%	325,499	-6.9%
Area 180 - Plainsboro	40	9	5,451,000	605,667	32	-20.0%	9	0.0%	4,416,000	-19.0%	490,667	-19.0%
Area 190 - Sayreville	151	37	12,815,425	346,363	108	-28.5%	38	2.7%	11,617,400	-9.3%	305,721	-11.7%
Area 200 - South Amboy	20	10	3,835,380	383,538	25	25.0%	5	-50.0%	1,038,000	-72.9%	207,600	-45.9%
Area 210 - South Brunswick	116	39	19,317,650	495,324	85	-26.7%	30	-23.1%	15,525,083	-19.6%	517,503	4.5%
Area 220 - South Plainfield	87	39	12,986,500	332,987	81	-6.9%	22	-43.6%	6,705,500	-48.4%	304,795	-8.5%
Area 230 - South River	100	11	2,930,345	266,395	78	-22.0%	13	18.2%	3,825,500	30.5%	294,269	10.5%
Area 240 - Spotswood	30	13	4,414,700	339,592	30	0.0%	8	-38.5%	3,026,000	-31.5%	378,250	11.4%
Area 250 - Woodbridge	47	13	4,074,500	313,423	42	-10.6%	14	7.7%	3,785,500	-7.1%	270,393	-13.7%
Area 251 - Avenel	47	11	3,214,500	292,227	30	-36.2%	14	27.3%	3,943,000	22.7%	281,643	-3.6%
Area 252 - Colonia	85	24	9,179,500	382,479	77	-9.4%	27	12.5%	8,976,250	-2.2%	332,454	-13.1%
Area 253 - Fords	60	11	3,675,500	334,136	37	-38.3%	15	36.4%	4,008,300	9.1%	267,220	-20.0%
Area 254 - Hopelawn	12	3	1,132,000	377,333	15	25.0%	4	33.3%	889,000	-21.5%	222,250	-41.1%
Area 255 - Iselin	63	21	7,110,900	338,614	57	-9.5%	11	-47.6%	3,452,500	-51.4%	313,864	-7.3%
Area 256 - Keasbey	2	3	660,000	220,000	3	50.0%	2	-33.3%	513,000	-22.3%	256,500	16.6%
Area 257 - Port Reading	17	6	1,709,500	284,917	8	-52.9%	3	-50.0%	825,000	-51.7%	275,000	-3.5%
Area 258 - Sewaren	18	2	735,000	367,500	10	-44.4%	0	-200.0%	0	-100.0%	0	-100.0%
Area 259 - Woodbridge Other	11	3	915,000	305,000	7	-36.4%	6	100.0%	1,796,000	96.3%	299,333	-1.9%
Middlesex Total	2,612	686	263,328,176	383,860	2,132	-18.4%	539	-21.4%	184,185,717	-30.1%	341,717	-11.0%
Area 400 - Mercer County	35	7	3,774,500	539,214	45	28.6%	6	-14.3%	2,781,900	-26.3%	463,650	-14.0%
Area 500 - Monmouth County	105	15	6,856,999	457,133	99	-5.7%	15	0.0%	7,800,750	13.8%	520,050	13.8%
Area 600 - Somerset County	181	46	18,155,980	394,695	132	-27.1%	17	-63.0%	6,836,900	-62.3%	402,171	1.9%
Area 700 - Union County	77	10	3,320,600	332,060	52	-32.5%	11	10.0%	2,757,825	-16.9%	250,711	-24.5%
Area 800 - Other NJ	37	3	1,242,500	414,167	34	-8.1%	5	66.7%	1,952,000	57.1%	390,400	-5.7%
Area 900 - Out of NJ	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	3,047	767	296,678,755	386,804	2,494	-18.1%	593	-22.7%	206,315,092	-30.5%	347,918	-10.1%



* Average Sale Price does not include sales reported as \$1.

All data is subject to errors, omissions, or revisions and is not warranted. Copyright 2004, Middlesex County MLS



Run date: 4/1/2009

COMPARISON REPORT-YTD

Property Type/Area	2008				2009							
	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales/Percent Lease Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change	
CONDO/TOWNHOUSE												
Area 10 - Carteret	2	0	0	0	2	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 20 - Cranbury	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 30 - Dunellen	1	0	0	0	0	-100.0%	1	100.0%	194,000	0.0%	194,000	0.0%
Area 40 - East Brunswick	83	29	7,858,944	270,998	64	-22.9%	17	-41.4%	4,212,600	-46.4%	247,800	-8.6%
Area 50 - Edison Twp	115	40	11,923,650	298,091	113	-1.7%	25	-37.5%	7,180,000	-39.8%	287,200	-3.7%
Area 60 - Helmetta	5	7	1,412,000	201,714	5	0.0%	1	-85.7%	236,000	-83.3%	236,000	17.0%
Area 70 - Highland Park	7	0	0	0	4	-42.9%	1	100.0%	412,000	0.0%	412,000	0.0%
Area 80 - Jamesburg	25	4	1,063,000	265,750	15	-40.0%	4	0.0%	833,000	-21.6%	208,250	-21.6%
Area 90 - Metuchen	17	7	2,111,000	301,571	19	11.8%	4	-42.9%	1,120,000	-46.9%	280,000	-7.2%
Area 100 - Middlesex	6	0	0	0	6	0.0%	2	200.0%	385,900	0.0%	192,950	0.0%
Area 110 - Milltown	3	0	0	0	3	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 120 - Monroe Twp	2	0	0	0	2	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 130 - New Brunswick	45	5	972,900	194,580	27	-40.0%	5	0.0%	1,102,000	13.3%	220,400	13.3%
Area 140 - North Brunswick	108	41	10,883,577	265,453	68	-37.0%	23	-43.9%	4,879,250	-55.2%	212,141	-20.1%
Area 150 - Old Bridge	64	16	5,302,400	331,400	69	7.8%	19	18.8%	5,592,000	5.5%	294,316	-11.2%
Area 160 - Perth Amboy	32	7	1,642,000	234,571	27	-15.6%	1	-85.7%	180,000	-89.0%	180,000	-23.3%
Area 170 - Piscataway	53	16	4,726,500	295,406	40	-24.5%	15	-6.3%	4,004,000	-15.3%	266,933	-9.6%
Area 180 - Plainsboro	67	27	6,318,000	234,000	52	-22.4%	18	-33.3%	4,080,900	-35.4%	226,717	-3.1%
Area 190 - Sayreville	61	17	4,938,251	290,485	63	3.3%	14	-17.6%	3,448,000	-30.2%	246,286	-15.2%
Area 200 - South Amboy	5	4	2,069,000	517,250	7	40.0%	0	-400.0%	0	-100.0%	0	-100.0%
Area 210 - South Brunswick	80	29	9,427,900	325,100	57	-28.8%	20	-31.0%	5,419,500	-42.5%	270,975	-16.6%
Area 220 - South Plainfield	5	5	1,756,500	351,300	7	40.0%	1	-80.0%	245,000	-86.1%	245,000	-30.3%
Area 230 - South River	0	1	206,000	206,000	0	0.0%	0	-100.0%	0	-100.0%	0	-100.0%
Area 240 - Spotswood	12	3	626,500	208,833	9	-25.0%	5	66.7%	1,044,000	66.6%	208,800	0.0%
Area 250 - Woodbridge	30	13	2,915,830	224,295	35	16.7%	12	-7.7%	2,285,250	-21.6%	190,438	-15.1%
Area 251 - Avenel	11	1	210,000	210,000	6	-45.5%	2	100.0%	470,000	123.8%	235,000	11.9%
Area 252 - Colonia	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 253 - Fords	2	0	0	0	1	-50.0%	0	0.0%	0	0.0%	0	0.0%
Area 254 - Hopelawn	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 255 - Iselin	20	1	267,000	267,000	16	-20.0%	4	300.0%	802,000	200.4%	200,500	-24.9%
Area 256 - Keasbey	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 257 - Port Reading	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 258 - Sewaren	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 259 - Woodbridge Other	2	1	300,500	300,500	0	-200.0%	0	-100.0%	0	-100.0%	0	-100.0%
Middlesex Total	864	274	76,931,452	280,772	718	-16.9%	194	-29.2%	48,125,400	-37.4%	248,069	-11.6%
Area 400 - Mercer County	16	3	646,000	215,333	17	6.3%	6	100.0%	1,389,400	115.1%	231,567	7.5%
Area 500 - Monmouth County	21	9	2,568,500	285,389	23	9.5%	5	-44.4%	1,229,500	-52.1%	245,900	-13.8%
Area 600 - Somerset County	142	43	11,879,155	276,259	74	-47.9%	28	-34.9%	7,269,550	-38.8%	259,627	-6.0%
Area 700 - Union County	4	2	479,000	239,500	7	75.0%	0	-200.0%	0	-100.0%	0	-100.0%
Area 800 - Other NJ	6	6	1,986,510	331,085	14	133.3%	2	-66.7%	350,165	-82.4%	175,083	-47.1%
Area 900 - Out of NJ	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	1,053	337	94,490,617	280,388	853	-19.0%	235	-30.3%	58,364,015	-38.2%	248,358	-11.4%



* Average Sale Price does not include sales reported as \$1.

All data is subject to errors, omissions, or revisions and is not warranted. Copyright 2004, Middlesex County MLS