



Run date: 8/1/2009

COMPARISON REPORT - MONTHLY

Property Type/Area	2008				July				2009			
	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales/ Lease	Percent Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
RESIDENTIAL ONE FAMILY- July												
Area 10 - Carteret	38	4	984,500	246,125	25	-34.2%	8	100.0%	1,809,300	83.8%	226,163	-8.1%
Area 20 - Cranbury	6	1	600,000	600,000	12	100.0%	2	100.0%	1,226,000	104.3%	613,000	2.2%
Area 30 - Dunellen	11	3	1,067,000	355,667	11	0.0%	6	100.0%	1,784,000	67.2%	297,333	-16.4%
Area 40 - East Brunswick	50	31	12,991,500	419,081	51	2.0%	22	-29.0%	8,105,000	-37.6%	368,409	-12.1%
Area 50 - Edison Twp	93	56	24,556,400	438,507	73	-21.5%	60	7.1%	23,833,900	-2.9%	397,232	-9.4%
Area 60 - Helmetta	3	1	345,000	345,000	1	-66.7%	1	0.0%	295,000	-14.5%	295,000	-14.5%
Area 70 - Highland Park	8	6	2,340,000	390,000	11	37.5%	12	100.0%	3,931,250	68.0%	327,604	-16.0%
Area 80 - Jamesburg	6	1	225,000	225,000	6	0.0%	3	200.0%	670,000	197.8%	223,333	-0.7%
Area 90 - Metuchen	20	15	7,447,695	496,513	16	-20.0%	10	-33.3%	3,598,000	-51.7%	359,800	-27.5%
Area 100 - Middlesex	23	8	2,619,500	327,438	17	-26.1%	13	62.5%	4,159,400	58.8%	319,954	-2.3%
Area 110 - Milltown	9	4	1,205,900	301,475	9	0.0%	5	25.0%	1,446,500	20.0%	289,300	-4.0%
Area 120 - Monroe Twp	37	18	9,675,500	537,528	38	2.7%	21	16.7%	9,959,000	2.9%	474,238	-11.8%
Area 130 - New Brunswick	24	4	1,335,000	333,750	21	-12.5%	7	75.0%	1,720,000	28.8%	418,839	-26.4%
Area 140 - North Brunswick	30	17	6,650,715	391,219	30	0.0%	17	0.0%	5,772,500	-13.2%	339,559	-13.2%
Area 150 - Old Bridge	63	33	13,411,900	406,421	50	-20.6%	31	-6.1%	9,991,420	-25.5%	322,304	-20.7%
Area 160 - Perth Amboy	37	5	1,179,670	235,934	34	-8.1%	15	200.0%	2,544,000	115.7%	169,600	-28.1%
Area 170 - Piscataway	60	26	9,699,400	373,054	39	-35.0%	39	50.0%	12,727,770	31.2%	326,353	-12.5%
Area 180 - Plainsboro	11	14	9,359,580	668,541	6	-45.5%	16	14.3%	11,166,890	19.3%	697,931	4.4%
Area 190 - Sayreville	42	9	2,939,000	326,556	37	-11.9%	21	133.3%	6,167,100	109.8%	293,671	-10.1%
Area 200 - South Amboy	4	3	690,000	230,000	9	125.0%	6	100.0%	1,431,000	107.4%	238,500	3.7%
Area 210 - South Brunswick	27	25	13,474,900	538,996	32	18.0%	35	40.0%	14,659,349	8.8%	418,839	-22.3%
Area 220 - South Plainfield	23	18	6,349,313	352,740	23	0.0%	6	-66.7%	1,840,000	-71.0%	306,667	-13.1%
Area 230 - South River	32	6	2,005,000	334,167	17	-46.9%	6	0.0%	1,539,900	-23.2%	256,650	-23.2%
Area 240 - Spotswood	9	2	514,750	257,375	10	11.1%	10	400.0%	2,793,500	442.7%	279,350	8.5%
Area 250 - Woodbridge	17	7	2,150,000	307,143	19	11.8%	10	42.9%	2,824,900	31.4%	282,490	-8.0%
Area 251 - Avenel	17	4	1,180,000	295,000	7	-58.8%	4	0.0%	1,133,000	-4.0%	283,250	-4.0%
Area 252 - Colonia	26	13	4,999,500	384,577	26	0.0%	11	-15.4%	4,301,900	-14.0%	391,082	1.7%
Area 253 - Fords	20	13	3,642,800	280,215	15	-25.0%	7	-46.2%	2,323,555	-36.2%	331,936	18.5%
Area 254 - Hopelawn	6	0	0	0	1	-83.3%	1	100.0%	248,000	0.0%	248,000	0.0%
Area 255 - Iselin	19	8	2,686,000	335,750	21	10.5%	7	-12.5%	2,187,500	-18.6%	312,500	-6.9%
Area 256 - Keasbey	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 257 - Port Reading	3	3	905,000	301,667	5	66.7%	1	-66.7%	315,000	-65.2%	315,000	4.4%
Area 258 - Sewaren	4	1	275,000	275,000	1	-75.0%	1	0.0%	128,100	-53.4%	128,100	-53.4%
Area 259 - Woodbridge Other	2	0	0	0	4	100.0%	2	200.0%	584,000	0.0%	292,000	0.0%
Middlesex Total	781	359	147,505,523	410,879	678	-13.2%	416	15.9%	147,216,734	-0.2%	353,886	-13.9%
Area 400 - Mercer County	8	5	2,838,000	567,600	13	62.5%	9	80.0%	5,059,900	78.3%	562,211	-0.9%
Area 500 - Monmouth County	26	8	3,752,900	469,113	27	3.8%	9	12.5%	3,265,500	-13.0%	362,833	-22.7%
Area 600 - Somerset County	58	34	14,702,100	432,415	25	-56.9%	21	-38.2%	7,716,550	-47.5%	367,455	-15.0%
Area 700 - Union County	17	5	2,239,477	447,895	14	-17.6%	5	0.0%	1,140,700	-49.1%	228,140	-49.1%
Area 800 - Other NJ	14	3	981,000	327,000	11	-21.4%	1	-66.7%	560,000	-42.9%	560,000	71.3%
Area 900 - Out of NJ	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	904	414	172,019,000	415,505	768	-15.0%	461	11.4%	164,959,384	-4.1%	357,829	-13.9%





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	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales/ Lease	Percent Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
CONDO/TOWNHOUSE - July												
Area 10 - Carteret	0	0	0	0	1100.0%		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	3200.0%		0	0.0%	0	0.0%	0	0.0%
Area 40 - East Brunswick	18	22	6,029,400	274,064	33	83.3%	9	-59.1%	2,140,850	-64.5%	237,872	-13.2%
Area 50 - Edison Twp	36	28	8,129,425	290,337	34	-5.6%	24	-14.3%	6,546,500	-19.5%	272,771	-6.1%
Area 60 - Helmetta	3	0	0	0	2	-33.3%	0	0.0%	0	0.0%	0	0.0%
Area 70 - Highland Park	0	1	143,000	143,000	0	0.0%	1	0.0%	407,000	184.6%	407,000	184.6%
Area 80 - Jamesburg	8	5	1,217,500	243,500	6	-25.0%	5	0.0%	1,245,500	2.3%	249,100	2.3%
Area 90 - Metuchen	6	4	1,376,500	344,125	7	16.7%	3	-25.0%	826,500	-40.0%	275,500	-19.9%
Area 100 - Middlesex	0	0	0	0	0	0.0%	1	100.0%	110,000	0.0%	110,000	0.0%
Area 110 - Milltown	0	0	0	0	1100.0%		1	100.0%	270,000	0.0%	270,000	0.0%
Area 120 - Monroe Twp	0	0	0	0	1100.0%		0	0.0%	0	0.0%	0	0.0%
Area 130 - New Brunswick	4	0	0	0	11175.0%		7	700.0%	1,211,250	0.0%	173,036	0.0%
Area 140 - North Brunswick	23	19	5,065,070	266,583	27	17.4%	14	-26.3%	3,162,300	-37.6%	225,879	-15.3%
Area 150 - Old Bridge	19	11	3,446,500	313,318	16	-15.8%	15	36.4%	4,407,500	27.9%	293,833	-6.2%
Area 160 - Perth Amboy	6	1	142,500	142,500	8	33.3%	3	200.0%	594,900	317.5%	198,300	39.2%
Area 170 - Piscataway	17	19	4,809,400	253,126	19	11.8%	6	-68.4%	1,559,400	-67.6%	259,900	2.7%
Area 180 - Plainsboro	16	18	4,707,001	261,500	18	12.5%	11	-38.9%	2,423,900	-48.5%	220,355	-15.7%
Area 190 - Sayreville	9	12	3,155,000	262,917	16	77.8%	13	8.3%	3,462,501	9.7%	266,346	1.3%
Area 200 - South Amboy	3	0	0	0	6100.0%		3	300.0%	780,000	0.0%	260,000	0.0%
Area 210 - South Brunswick	25	13	3,835,000	295,000	25	0.0%	15	15.4%	4,178,000	8.9%	278,533	-5.6%
Area 220 - South Plainfield	4	3	985,100	328,367	5	25.0%	2	-33.3%	490,000	-50.3%	245,000	-25.4%
Area 230 - South River	1	0	0	0	0100.0%		0	0.0%	0	0.0%	0	0.0%
Area 240 - Spotswood	2	1	370,000	370,000	3	50.0%	1	0.0%	200,000	-45.9%	200,000	-45.9%
Area 250 - Woodbridge	14	4	922,000	230,500	4	-71.4%	3	-25.0%	476,500	-48.3%	158,833	-31.1%
Area 251 - Avenel	8	0	0	0	1	-87.5%	2	200.0%	430,000	0.0%	215,000	0.0%
Area 252 - Colonia	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 253 - Fords	1	0	0	0	2100.0%		1	100.0%	226,000	0.0%	226,000	0.0%
Area 254 - Hopelawn	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 255 - Iselin	6	2	390,000	195,000	3	-50.0%	2	0.0%	360,000	-7.7%	180,000	-7.7%
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	0100.0%		0	0.0%	0	0.0%	0	0.0%
Area 259 - Woodbridge Other	0	1	287,000	287,000	0	0.0%	0	-100.0%	0	-100.0%	0	-100.0%
Middlesex Total	231	164	45,010,396	274,454	252	9.1%	142	-13.4%	35,508,601	-21.1%	250,061	-8.9%
Area 400 - Mercer County	2	2	880,000	440,000	3	50.0%	4	100.0%	834,000	-5.2%	208,500	-52.6%
Area 500 - Monmouth County	5	5	1,341,500	268,300	14	180.0%	2	-60.0%	506,000	-62.3%	253,000	-5.7%
Area 600 - Somerset County	37	35	9,696,050	277,030	30	-18.9%	23	-34.3%	5,869,650	-39.5%	255,202	-7.9%
Area 700 - Union County	1	1	265,000	265,000	3	200.0%	1	0.0%	297,375	12.2%	297,375	12.2%
Area 800 - Other NJ	6	0	0	0	3	-50.0%	0	0.0%	0	0.0%	0	0.0%
Area 900 - Out of NJ	1	0	0	0	0100.0%		0	0.0%	0	0.0%	0	0.0%
Total	283	207	57,192,946	276,294	305	7.8%	172	-16.9%	43,015,626	-24.8%	250,091	-9.5%