



Run date: 8/1/2010

COMPARISON REPORT - MONTHLY

Property Type/Area	2009				July				2010			
	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales	Percent Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
RESIDENTIAL ONE FAMILY- July												
Area 10 - Carteret	25	8	1,809,300	226,163	25	0.0%	8	0.0%	2,033,000	12.4%	254,125	12.4%
Area 20 - Cranbury	12	2	1,226,000	613,000	8	-33.3%	2	0.0%	2,112,500	72.3%	1,056,250	72.3%
Area 30 - Dunellen	11	7	2,066,500	295,214	10	-9.1%	2	-71.4%	525,500	-74.6%	262,750	-11.0%
Area 40 - East Brunswick	50	23	8,629,000	375,174	67	34.0%	16	-30.4%	7,646,388	-11.4%	477,899	27.4%
Area 50 - Edison Twp	72	61	24,236,900	397,326	85	18.1%	34	-44.3%	15,185,200	-37.3%	446,624	12.4%
Area 60 - Helmetta	1	1	295,000	295,000	1	0.0%	1	0.0%	238,000	-19.3%	238,000	-19.3%
Area 70 - Highland Park	11	12	3,931,250	327,604	8	-27.3%	2	-83.3%	767,000	-80.5%	383,500	17.1%
Area 80 - Jamesburg	6	3	670,000	223,333	8	33.3%	2	-33.3%	415,000	-38.1%	207,500	-7.1%
Area 90 - Metuchen	16	10	3,598,000	359,800	16	0.0%	5	-50.0%	2,329,500	-35.3%	465,900	29.5%
Area 100 - Middlesex	17	14	4,316,900	308,350	16	-5.9%	1	-92.9%	235,000	-94.6%	235,000	-23.8%
Area 110 - Milltown	9	5	1,446,500	289,300	8	-11.1%	3	-40.0%	1,033,000	-28.6%	344,333	19.0%
Area 120 - Monroe Twp	37	22	10,358,500	470,841	41	10.8%	15	-31.8%	7,062,500	-31.8%	470,833	0.0%
Area 130 - New Brunswick	21	7	1,720,000	245,714	11	-47.6%	10	42.9%	1,872,000	8.8%	187,200	-23.8%
Area 140 - North Brunswick	30	19	6,525,500	343,447	24	-20.0%	11	-42.1%	4,677,750	-28.3%	425,250	23.8%
Area 150 - Old Bridge	50	31	9,991,420	322,304	65	30.0%	23	-25.8%	7,207,400	-27.9%	313,365	-2.8%
Area 160 - Perth Amboy	34	15	2,544,000	169,600	27	-20.6%	10	-33.3%	1,685,525	-33.7%	168,553	-0.6%
Area 170 - Piscataway	38	39	12,757,770	327,122	35	-7.9%	16	-59.0%	6,191,650	-51.5%	386,978	18.3%
Area 180 - Plainsboro	6	17	11,572,890	680,758	13	116.7%	5	-70.6%	3,347,499	-71.1%	669,500	-1.7%
Area 190 - Sayreville	37	21	6,167,100	293,671	30	-18.9%	11	-47.6%	3,195,000	-48.2%	290,455	-1.1%
Area 200 - South Amboy	9	6	1,431,000	238,500	9	0.0%	2	-66.7%	450,000	-68.6%	225,000	-5.7%
Area 210 - South Brunswick	32	37	15,734,349	425,253	38	18.8%	9	-75.7%	4,396,391	-72.1%	488,488	14.9%
Area 220 - South Plainfield	23	6	1,840,000	306,667	29	26.1%	12	100.0%	4,139,500	125.0%	344,958	12.5%
Area 230 - South River	18	7	1,694,900	242,129	15	-16.7%	9	28.6%	2,659,000	56.9%	295,444	22.0%
Area 240 - Spotswood	10	10	2,793,500	279,350	11	10.0%	3	-70.0%	683,000	-75.6%	227,667	-18.5%
Area 250 - Woodbridge	19	10	2,824,900	282,490	19	0.0%	8	-20.0%	2,123,500	-24.8%	265,438	-6.0%
Area 251 - Avenel	7	4	1,133,000	283,250	22	214.3%	5	25.0%	1,035,000	-8.6%	207,000	-26.9%
Area 252 - Colonia	26	12	4,678,900	389,908	21	-19.2%	13	8.3%	4,914,100	5.0%	378,008	-3.1%
Area 253 - Fords	15	7	2,323,555	331,936	20	33.3%	2	-71.4%	519,900	-77.6%	259,950	-21.7%
Area 254 - Hopelawn	1	1	248,000	248,000	5	400.0%	1	0.0%	202,000	-18.5%	202,000	-18.5%
Area 255 - Iselin	21	7	2,187,500	312,500	20	-4.8%	8	14.3%	2,395,250	9.5%	299,406	-4.2%
Area 256 - Keasbey	1	0	0	0	3	200.0%	0	0.0%	0	0.0%	0	0.0%
Area 257 - Port Reading	5	1	315,000	315,000	7	40.0%	1	0.0%	270,000	-14.3%	270,000	-14.3%
Area 258 - Sewaren	1	1	128,100	128,100	5	400.0%	4	300.0%	1,110,000	766.5%	277,500	116.6%
Area 259 - Woodbridge Other	4	2	584,000	292,000	4	0.0%	1	-50.0%	271,000	-53.6%	271,000	-7.2%
Middlesex Total	675	428	151,779,234	354,624	726	7.6%	255	-40.4%	92,928,053	-38.8%	364,424	2.8%
Area 400 - Mercer County	13	11	7,644,900	694,991	12	-7.7%	7	-36.4%	5,484,200	-28.3%	783,457	12.7%
Area 500 - Monmouth County	27	9	3,265,500	362,833	26	-3.7%	5	-44.4%	2,508,200	-23.2%	501,640	38.3%
Area 600 - Somerset County	25	22	8,075,550	367,070	37	48.0%	22	0.0%	9,648,493	19.5%	438,568	19.5%
Area 700 - Union County	14	6	1,890,700	315,117	7	-50.0%	4	-33.3%	1,368,900	-27.6%	342,225	8.6%
Area 800 - Other NJ	12	1	560,000	560,000	13	8.3%	5	400.0%	2,917,000	420.9%	583,400	4.2%
Area 900 - Out of NJ	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	766	477	173,215,884	363,136	821	7.2%	298	-37.5%	114,854,846	-33.7%	385,419	6.1%



* 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



COMPARISON REPORT - MONTHLY

Property Type/Area	2009				July				2010			
	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales	Percent Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
CONDO/TOWNHOUSE - July												
Area 10 - Carteret	1	0	0	0	0	-100.0%	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	3	0	0	0	0	-300.0%	1	100.0%	140,000	0.0%	140,000	0.0%
Area 40 - East Brunswick	33	9	2,140,850	237,872	28	-15.2%	10	11.1%	2,480,388	15.9%	248,039	4.3%
Area 50 - Edison Twp	35	25	6,856,500	274,260	44	25.7%	11	-56.0%	2,887,180	-57.9%	262,471	-4.3%
Area 60 - Helmetta	2	0	0	0	3	50.0%	0	0.0%	0	0.0%	0	0.0%
Area 70 - Highland Park	0	1	407,000	407,000	0	0.0%	0	-100.0%	0	-100.0%	0	-100.0%
Area 80 - Jamesburg	6	6	1,482,500	247,083	4	-33.3%	0	-600.0%	0	-100.0%	0	-100.0%
Area 90 - Metuchen	7	3	826,500	275,500	2	-71.4%	0	-300.0%	0	-100.0%	0	-100.0%
Area 100 - Middlesex	0	1	110,000	110,000	2	200.0%	0	-100.0%	0	-100.0%	0	-100.0%
Area 110 - Milltown	1	1	270,000	270,000	0	-100.0%	0	-100.0%	0	-100.0%	0	-100.0%
Area 120 - Monroe Twp	1	0	0	0	2	100.0%	1	100.0%	258,000	0.0%	258,000	0.0%
Area 130 - New Brunswick	11	8	1,491,250	186,406	7	-36.4%	1	-87.5%	204,000	-86.3%	204,000	9.4%
Area 140 - North Brunswick	27	14	3,162,300	225,879	33	22.2%	11	-21.4%	2,949,710	-6.7%	268,155	18.7%
Area 150 - Old Bridge	17	16	4,677,500	292,344	9	-47.1%	8	-50.0%	2,438,500	-47.9%	304,813	4.3%
Area 160 - Perth Amboy	8	3	594,900	198,300	7	-12.5%	2	-33.3%	410,000	-31.1%	205,000	3.4%
Area 170 - Piscataway	19	7	1,809,400	258,486	13	-31.6%	6	-14.3%	1,557,400	-13.9%	259,567	0.4%
Area 180 - Plainsboro	18	11	2,423,900	220,355	15	-16.7%	11	0.0%	3,245,000	33.9%	295,000	33.9%
Area 190 - Sayreville	17	13	3,462,501	266,346	22	29.4%	6	-53.8%	1,527,000	-55.9%	254,500	-4.4%
Area 200 - South Amboy	6	3	780,000	260,000	3	-50.0%	0	-300.0%	0	-100.0%	0	-100.0%
Area 210 - South Brunswick	25	17	4,812,000	283,059	24	-4.0%	11	-35.3%	2,965,750	-38.4%	269,614	-4.7%
Area 220 - South Plainfield	5	2	490,000	245,000	0	-500.0%	1	-50.0%	251,500	-48.7%	251,500	2.7%
Area 230 - South River	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 240 - Spotswood	3	1	200,000	200,000	6	100.0%	0	-100.0%	0	-100.0%	0	-100.0%
Area 250 - Woodbridge	4	3	481,500	160,500	6	50.0%	4	33.3%	816,000	69.5%	204,000	27.1%
Area 251 - Avenel	1	2	430,000	215,000	0	-100.0%	0	-200.0%	0	-100.0%	0	-100.0%
Area 252 - Colonia	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 253 - Fords	2	1	226,000	226,000	0	-200.0%	1	0.0%	249,900	10.6%	249,900	10.6%
Area 254 - Hopelawn	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 255 - Iselin	3	3	547,500	182,500	4	33.3%	1	-66.7%	200,000	-63.5%	200,000	9.6%
Area 256 - Keasbey	0	0	0	0	1	100.0%	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	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 259 - Woodbridge Other	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Middlesex Total	255	150	37,682,101	251,214	235	-7.8%	86	-42.7%	22,580,328	-40.1%	262,562	4.5%
Area 400 - Mercer County	3	4	834,000	208,500	5	66.7%	3	-25.0%	775,000	-7.1%	258,333	23.9%
Area 500 - Monmouth County	15	3	821,000	273,667	9	-40.0%	0	-300.0%	0	-100.0%	0	-100.0%
Area 600 - Somerset County	32	26	6,538,650	251,487	26	-18.8%	8	-69.2%	1,830,900	-72.0%	228,863	-9.0%
Area 700 - Union County	3	1	297,375	297,375	2	-33.3%	0	-100.0%	0	-100.0%	0	-100.0%
Area 800 - Other NJ	3	0	0	0	5	66.7%	1	100.0%	520,000	0.0%	520,000	0.0%
Area 900 - Out of NJ	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	311	184	46,173,126	250,941	282	-9.3%	98	-46.7%	25,706,228	-44.3%	262,308	4.5%