



Run date: 1/1/2011

COMPARISON REPORT - MONTHLY

2009

December

2010

Property Type/Area	2009		Avg. Sale		Percent		Percent		2010		Percent	
	New	Sales	Sales Volume	Price	New	Change	Sales	Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
RESIDENTIAL ONE FAMILY- December												
Area 10 - Carteret	18	11	2,250,400	204,582	12	-33.3%	9	-18.2%	1,525,000	-32.2%	169,444	-17.2%
Area 20 - Cranbury	2	0	0	0	0	-200.0%	0	0.0%	0	0.0%	0	0.0%
Area 30 - Dunellen	3	3	831,500	277,167	7	133.3%	2	-33.3%	485,000	-41.7%	242,500	-12.5%
Area 40 - East Brunswick	35	26	10,991,400	422,746	32	-8.6%	24	-7.7%	9,801,300	-10.8%	408,388	-3.4%
Area 50 - Edison Twp	39	31	13,064,855	421,447	40	2.6%	31	0.0%	11,087,500	-15.1%	357,661	-15.1%
Area 60 - Helmetta	0	1	137,000	137,000	2	200.0%	2	100.0%	455,000	232.1%	227,500	66.1%
Area 70 - Highland Park	3	6	1,759,000	293,167	3	0.0%	4	-33.3%	1,355,000	-23.0%	338,750	15.5%
Area 80 - Jamesburg	0	3	765,500	255,167	2	200.0%	1	-66.7%	309,000	-59.6%	309,000	21.1%
Area 90 - Metuchen	10	8	3,058,000	382,250	8	-20.0%	3	-62.5%	1,472,800	-51.8%	490,933	28.4%
Area 100 - Middlesex	5	5	1,722,500	344,500	11	120.0%	6	20.0%	1,520,000	-11.8%	253,333	-26.5%
Area 110 - Milltown	5	6	2,086,000	347,667	5	0.0%	4	-33.3%	1,223,000	-41.4%	305,750	-12.1%
Area 120 - Monroe Twp	19	11	4,936,500	448,773	16	-15.8%	17	54.5%	8,402,700	70.2%	494,276	10.1%
Area 130 - New Brunswick	7	9	1,826,900	202,989	7	0.0%	5	-44.4%	653,000	-64.3%	130,600	-35.7%
Area 140 - North Brunswick	9	16	6,416,200	401,013	12	33.3%	10	-37.5%	3,495,000	-45.5%	349,500	-12.8%
Area 150 - Old Bridge	34	28	8,913,600	318,343	32	-5.9%	19	-32.1%	6,039,450	-32.2%	317,866	-0.1%
Area 160 - Perth Amboy	21	11	2,042,000	185,636	15	-28.6%	14	27.3%	1,954,300	-4.3%	139,593	-24.8%
Area 170 - Piscataway	23	28	8,789,500	313,911	20	-13.0%	23	-17.9%	8,522,606	-3.0%	370,548	18.0%
Area 180 - Plainsboro	3	3	1,540,800	513,600	3	0.0%	2	-33.3%	1,760,000	14.2%	880,000	71.3%
Area 190 - Sayreville	20	22	7,256,580	329,845	13	-35.0%	8	-63.6%	2,591,900	-64.3%	323,988	-1.8%
Area 200 - South Amboy	6	3	600,000	200,000	3	-50.0%	4	33.3%	897,000	49.5%	224,250	12.1%
Area 210 - South Brunswick	9	10	4,222,000	422,200	26	188.9%	17	70.0%	8,359,500	98.0%	491,735	16.5%
Area 220 - South Plainfield	12	12	4,168,900	347,408	7	-41.7%	9	-25.0%	3,044,888	-27.0%	338,321	-2.6%
Area 230 - South River	7	10	2,712,500	271,250	8	14.3%	12	20.0%	2,664,000	-1.8%	222,000	-18.2%
Area 240 - Spotswood	5	2	442,000	221,000	2	-60.0%	2	0.0%	565,000	27.8%	282,500	27.8%
Area 250 - Woodbridge	7	8	2,080,500	260,063	12	71.4%	10	25.0%	2,497,500	20.0%	249,750	-4.0%
Area 251 - Avenel	13	3	682,500	227,500	9	-30.8%	6	100.0%	1,412,900	107.0%	235,483	3.5%
Area 252 - Colonia	10	14	4,357,000	311,214	15	50.0%	8	-42.9%	3,138,000	-28.0%	392,250	26.0%
Area 253 - Fords	10	5	1,166,000	233,200	6	-40.0%	4	-20.0%	908,500	-22.1%	227,125	-2.6%
Area 254 - Hopelawn	2	2	292,000	146,000	1	-50.0%	3	50.0%	570,500	95.4%	190,167	30.3%
Area 255 - Iselin	14	9	2,329,750	258,861	8	-42.9%	7	-22.2%	2,097,000	-10.0%	299,571	15.7%
Area 256 - Keasbey	0	1	85,000	85,000	3	300.0%	0	-100.0%	0	-100.0%	0	-100.0%
Area 257 - Port Reading	4	4	872,000	218,000	0	-400.0%	1	-75.0%	335,000	-61.6%	335,000	53.7%
Area 258 - Sewaren	4	4	971,100	242,775	4	0.0%	1	-75.0%	330,000	-66.0%	330,000	35.9%
Area 259 - Woodbridge Other	5	1	250,000	250,000	1	-80.0%	1	0.0%	212,000	-15.2%	212,000	-15.2%
Middlesex Total	364	316	103,619,485	327,910	345	-5.2%	269	-14.9%	89,684,344	-13.4%	333,399	1.7%
Area 400 - Mercer County	10	4	1,810,000	452,500	5	-50.0%	4	0.0%	2,397,260	32.4%	599,315	32.4%
Area 500 - Monmouth County	9	12	6,200,500	516,708	9	0.0%	10	-16.7%	4,190,500	-32.4%	419,050	-18.9%
Area 600 - Somerset County	23	13	4,225,150	325,012	15	-34.8%	13	0.0%	4,856,250	14.9%	373,558	14.9%
Area 700 - Union County	4	5	1,294,500	258,900	8	100.0%	4	-20.0%	935,000	-27.8%	233,750	-9.7%
Area 800 - Other NJ	9	5	1,883,000	376,600	6	-33.3%	5	0.0%	1,547,000	-17.8%	309,400	-17.8%
Area 900 - Out of NJ	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	419	355	119,032,635	335,303	388	-7.4%	305	-14.1%	103,610,354	-13.0%	339,706	1.3%



* 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				December				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 - December												
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	1	0	0	0	0	-100.0%	0	0.0%	0	0.0%	0	0.0%
Area 40 - East Brunswick	11	15	3,779,000	251,933	7	-36.4%	9	-40.0%	1,989,500	-47.4%	221,056	-12.3%
Area 50 - Edison Twp	24	16	4,181,950	261,372	12	-50.0%	12	-25.0%	3,201,850	-23.4%	266,821	2.1%
Area 60 - Helmetta	1	1	180,000	180,000	4	300.0%	1	0.0%	198,000	10.0%	198,000	10.0%
Area 70 - Highland Park	0	1	182,500	182,500	0	0.0%	1	0.0%	402,500	120.5%	402,500	120.5%
Area 80 - Jamesburg	1	3	496,000	165,333	0	-100.0%	1	-66.7%	265,000	-46.6%	265,000	60.3%
Area 90 - Metuchen	0	5	1,312,000	262,400	3	300.0%	3	-40.0%	739,500	-43.6%	246,500	-6.1%
Area 100 - Middlesex	0	0	0	0	0	0.0%	2	200.0%	444,000	0.0%	222,000	0.0%
Area 110 - Milltown	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 120 - Monroe Twp	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 130 - New Brunswick	7	6	1,369,000	228,167	4	-42.9%	2	-66.7%	469,500	-65.7%	234,750	2.9%
Area 140 - North Brunswick	14	10	2,386,000	238,600	9	-35.7%	7	-30.0%	1,580,000	-33.8%	225,714	-5.4%
Area 150 - Old Bridge	8	8	2,313,000	289,125	7	-12.5%	4	-50.0%	1,207,500	-47.8%	301,875	4.4%
Area 160 - Perth Amboy	7	2	400,000	200,000	6	-14.3%	3	50.0%	543,500	35.9%	181,167	-9.4%
Area 170 - Piscataway	12	5	1,414,500	282,900	7	-41.7%	10	100.0%	2,614,250	84.8%	261,425	-7.6%
Area 180 - Plainsboro	7	6	1,476,500	246,083	7	0.0%	8	33.3%	2,453,000	66.1%	306,625	24.6%
Area 190 - Sayreville	4	12	3,136,000	261,333	6	50.0%	4	-66.7%	1,142,500	-63.6%	285,625	9.3%
Area 200 - South Amboy	0	1	445,000	445,000	1	100.0%	0	-100.0%	0	-100.0%	0	-100.0%
Area 210 - South Brunswick	6	16	4,650,500	290,656	7	16.7%	3	-81.3%	798,750	-82.8%	266,250	-8.4%
Area 220 - South Plainfield	1	0	0	0	2	100.0%	3	300.0%	699,500	0.0%	233,167	0.0%
Area 230 - South River	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 240 - Spotswood	3	0	0	0	2	-33.3%	0	0.0%	0	0.0%	0	0.0%
Area 250 - Woodbridge	5	7	1,599,473	228,496	4	-20.0%	4	-42.9%	747,700	-53.3%	186,925	-18.2%
Area 251 - Avenel	1	0	0	0	0	-100.0%	0	0.0%	0	0.0%	0	0.0%
Area 252 - Colonia	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 253 - Fords	0	3	745,000	248,333	1	100.0%	1	-66.7%	250,000	-66.4%	250,000	0.7%
Area 254 - Hopelawn	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 255 - Iselin	1	5	1,120,900	224,180	1	0.0%	2	-60.0%	235,000	-79.0%	117,500	-47.6%
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	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	116	122	31,187,323	255,634	91	-21.6%	80	-34.4%	19,981,550	-35.9%	249,769	-2.3%
Area 400 - Mercer County	6	2	738,000	369,000	2	-66.7%	1	-50.0%	520,000	-29.5%	520,000	40.9%
Area 500 - Monmouth County	2	3	838,000	279,333	1	-50.0%	2	-33.3%	449,000	-46.4%	224,500	-19.6%
Area 600 - Somerset County	15	11	2,707,000	246,091	13	-13.3%	10	-9.1%	2,637,000	-2.6%	263,700	7.2%
Area 700 - Union County	0	1	204,000	204,000	1	100.0%	0	-100.0%	0	-100.0%	0	-100.0%
Area 800 - Other NJ	3	0	0	0	0	-300.0%	2	200.0%	451,826	0.0%	225,913	0.0%
Area 900 - Out of NJ	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	142	139	35,674,323	256,650	108	-23.9%	95	-31.7%	24,039,376	-32.6%	253,046	-1.4%