



COMPARISON REPORT-YTD

Run date: 8/1/2010

2009 January 1st through July 31th 2010

Property Type/Area	2009				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												
Area 10 - Carteret	146	45	11,197,200	248,827	176	20.5%	61	35.6%	14,137,850	26.3%	231,768	-6.9%
Area 20 - Cranbury	39	12	7,879,615	656,635	36	-7.7%	15	25.0%	10,281,696	30.5%	685,446	4.4%
Area 30 - Dunellen	71	25	7,123,750	284,950	62	-12.7%	27	8.0%	7,158,220	0.5%	265,119	-7.0%
Area 40 - East Brunswick	397	136	52,912,200	389,060	447	12.6%	149	9.6%	57,539,939	8.7%	386,174	-0.7%
Area 50 - Edison Twp	664	226	87,934,087	389,089	684	3.0%	257	13.7%	107,520,367	22.3%	418,367	7.5%
Area 60 - Helmetta	15	6	1,411,000	235,167	11	-26.7%	3	-50.0%	745,000	-47.2%	248,333	5.6%
Area 70 - Highland Park	69	31	10,525,750	339,540	89	29.0%	29	-6.5%	11,080,000	5.3%	382,069	12.5%
Area 80 - Jamesburg	52	13	3,134,000	241,077	51	-1.9%	13	0.0%	3,163,600	0.9%	243,354	0.9%
Area 90 - Metuchen	112	41	16,644,300	405,959	134	19.6%	65	58.5%	28,439,100	70.9%	437,525	7.8%
Area 100 - Middlesex	111	62	18,006,800	290,432	135	21.6%	29	-53.2%	8,361,300	-53.6%	288,321	-0.7%
Area 110 - Milltown	43	26	7,772,400	298,938	74	72.1%	26	0.0%	8,271,070	6.4%	318,118	6.4%
Area 120 - Monroe Twp	272	86	39,600,350	460,469	304	11.8%	98	14.0%	48,312,964	22.0%	492,989	7.1%
Area 130 - New Brunswick	132	38	9,262,257	243,744	116	-12.1%	44	15.8%	8,663,655	-6.5%	196,901	-19.2%
Area 140 - North Brunswick	197	78	27,262,401	349,518	198	0.5%	76	-2.6%	27,018,550	-0.9%	355,507	1.7%
Area 150 - Old Bridge	443	158	54,073,640	342,238	464	4.7%	164	3.8%	55,108,900	1.9%	336,030	-1.8%
Area 160 - Perth Amboy	211	53	9,816,275	185,213	178	-15.6%	70	32.1%	12,181,125	24.1%	174,016	-6.0%
Area 170 - Piscataway	334	131	41,469,069	316,558	316	-5.4%	124	-5.3%	41,034,236	-1.0%	330,921	4.5%
Area 180 - Plainsboro	80	47	27,199,390	578,710	90	12.5%	46	-2.1%	26,537,650	-2.4%	576,905	-0.3%
Area 190 - Sayreville	258	117	34,726,675	296,809	258	0.0%	110	-6.0%	35,913,416	3.4%	326,486	10.0%
Area 200 - South Amboy	60	16	3,762,000	235,125	62	3.3%	25	56.3%	5,228,960	39.0%	209,158	-11.0%
Area 210 - South Brunswick	227	104	47,966,433	461,216	248	9.3%	98	-5.8%	46,948,692	-2.1%	479,068	3.9%
Area 220 - South Plainfield	188	70	20,781,500	296,879	207	10.1%	79	12.9%	25,565,625	23.0%	323,616	9.0%
Area 230 - South River	159	42	10,812,200	257,433	154	-3.1%	53	26.2%	13,247,517	22.5%	249,953	-2.9%
Area 240 - Spotswood	78	28	8,326,950	297,391	97	24.4%	25	-10.7%	7,065,900	-15.1%	282,636	-5.0%
Area 250 - Woodbridge	118	45	12,246,900	272,153	138	16.9%	52	15.6%	13,386,300	9.3%	257,429	-5.4%
Area 251 - Avenel	64	31	8,586,000	276,968	116	81.3%	40	29.0%	10,319,100	20.2%	257,978	-6.9%
Area 252 - Colonia	183	67	24,293,850	362,595	213	16.4%	75	11.9%	25,078,975	3.2%	334,386	-7.8%
Area 253 - Fords	105	35	9,650,755	275,736	126	20.0%	44	25.7%	12,063,600	25.0%	274,173	-0.6%
Area 254 - Hopelawn	26	12	2,794,400	232,867	28	7.7%	5	-58.3%	1,218,500	-56.4%	243,700	4.7%
Area 255 - Iselin	146	41	12,553,500	306,183	163	11.6%	58	41.5%	16,666,975	32.8%	287,362	-6.1%
Area 256 - Keasbey	9	2	513,000	256,500	7	-22.2%	4	100.0%	966,000	88.3%	241,500	-5.8%
Area 257 - Port Reading	26	7	1,898,000	271,143	44	69.2%	11	57.1%	2,560,000	34.9%	232,727	-14.2%
Area 258 - Sewaren	28	6	1,403,350	233,892	39	39.3%	11	83.3%	2,817,200	100.7%	256,109	9.5%
Area 259 - Woodbridge Other	19	11	3,264,500	296,773	29	52.6%	13	18.2%	3,288,500	0.7%	252,962	-14.8%
Middlesex Total	5,082	1,848	636,804,497	344,591	5,494	8.1%	1,999	8.2%	697,890,482	9.6%	349,120	1.3%
Area 400 - Mercer County	88	34	17,040,200	501,182	88	0.0%	26	-23.5%	12,708,700	-25.4%	488,796	-2.5%
Area 500 - Monmouth County	221	51	23,707,150	464,846	236	6.8%	77	51.0%	35,703,101	50.6%	463,677	-0.3%
Area 600 - Somerset County	296	85	32,069,051	377,283	297	0.3%	121	42.4%	52,217,255	62.8%	431,548	14.4%
Area 700 - Union County	98	32	11,200,525	350,016	95	-3.1%	36	12.5%	11,387,400	1.7%	316,317	-9.6%
Area 800 - Other NJ	90	10	4,311,180	431,118	107	18.9%	37	270.0%	18,881,247	338.0%	510,304	18.4%
Area 900 - Out of NJ	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	5,875	2,060	725,132,603	352,006	6,317	7.5%	2,296	11.5%	828,788,185	14.3%	360,970	2.5%



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

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	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales	Percent Change	Avg. Sale Price	Percent Change		
CONDO/TOWNHOUSE												
Area 10 - Carteret	5	0	0	0	5	0.0%	0	0.0%	0	0.0%		
Area 20 - Cranbury	0	0	0	0	0	0.0%	0	0.0%	0	0.0%		
Area 30 - Dunellen	5	1	194,000	194,000	7	40.0%	3	200.0%	497,500	156.4%		
Area 40 - East Brunswick	191	60	15,019,705	250,328	199	4.2%	72	20.0%	16,962,669	12.9%		
Area 50 - Edison Twp	260	99	27,416,800	276,937	321	23.5%	138	39.4%	38,360,927	39.9%		
Area 60 - Helmetta	24	4	853,000	213,250	26	8.3%	8	100.0%	1,571,000	84.2%		
Area 70 - Highland Park	6	5	1,469,000	293,800	12	100.0%	6	20.0%	1,856,000	26.3%		
Area 80 - Jamesburg	31	12	2,688,000	224,000	36	16.1%	13	8.3%	3,114,800	15.9%		
Area 90 - Metuchen	51	18	4,972,500	276,250	46	-9.8%	17	-5.6%	4,259,750	-14.3%		
Area 100 - Middlesex	13	5	838,400	167,680	10	-23.1%	6	20.0%	1,158,000	38.1%		
Area 110 - Milltown	5	2	477,000	238,500	4	-20.0%	1	-50.0%	260,000	-45.5%		
Area 120 - Monroe Twp	8	1	370,000	370,000	19	137.5%	4	300.0%	1,358,000	267.0%		
Area 130 - New Brunswick	63	21	4,939,750	235,226	75	19.0%	19	-9.5%	4,088,140	-17.2%		
Area 140 - North Brunswick	174	74	17,117,950	231,324	227	30.5%	86	16.2%	22,038,526	28.7%		
Area 150 - Old Bridge	156	61	18,046,700	295,848	150	-3.8%	67	9.8%	18,841,451	4.4%		
Area 160 - Perth Amboy	60	8	1,501,900	187,738	55	-8.3%	9	12.5%	1,678,850	11.8%		
Area 170 - Piscataway	113	41	11,033,201	269,102	130	15.0%	53	29.3%	14,444,300	30.9%		
Area 180 - Plainsboro	138	70	16,122,850	230,326	129	-6.5%	68	-2.9%	17,108,300	6.1%		
Area 190 - Sayreville	131	63	16,868,361	267,752	131	0.0%	54	-14.3%	13,608,000	-19.3%		
Area 200 - South Amboy	19	8	2,532,400	316,550	23	21.1%	3	-62.5%	1,019,000	-59.8%		
Area 210 - South Brunswick	150	71	19,694,360	277,385	184	22.7%	92	29.6%	28,031,610	42.3%		
Area 220 - South Plainfield	31	4	1,000,000	250,000	16	-48.4%	9	125.0%	2,202,500	120.3%		
Area 230 - South River	0	0	0	0	0	0.0%	0	0.0%	0	0.0%		
Area 240 - Spotswood	23	8	1,679,000	209,875	25	8.7%	7	-12.5%	1,491,000	-11.2%		
Area 250 - Woodbridge	66	17	3,063,750	180,221	80	21.2%	18	5.9%	3,580,500	16.9%		
Area 251 - Avenel	12	11	2,619,500	238,136	9	-25.0%	3	-72.7%	779,000	-70.3%		
Area 252 - Colonia	0	0	0	0	0	0.0%	0	0.0%	0	0.0%		
Area 253 - Fords	9	3	746,000	248,667	7	-22.2%	3	0.0%	774,900	3.9%		
Area 254 - Hopelawn	0	0	0	0	0	0.0%	0	0.0%	0	0.0%		
Area 255 - Iselin	32	12	2,402,500	200,208	41	28.1%	9	-25.0%	2,069,900	-13.8%		
Area 256 - Keasbey	0	0	0	0	3	300.0%	0	0.0%	0	0.0%		
Area 257 - Port Reading	0	0	0	0	0	0.0%	0	0.0%	0	0.0%		
Area 258 - Sewaren	1	0	0	0	0	-100.0%	1	100.0%	255,000	0.0%		
Area 259 - Woodbridge Other	0	0	0	0	0	0.0%	0	0.0%	0	0.0%		
Middlesex Total	1,777	679	173,666,627	255,768	1,970	10.9%	769	13.3%	201,409,623	16.0%	261,911	2.4%
Area 400 - Mercer County	41	14	3,512,900	250,921	48	17.1%	18	28.6%	4,083,000	16.2%		
Area 500 - Monmouth County	64	16	3,990,000	249,375	49	-23.4%	14	-12.5%	3,773,000	-5.4%		
Area 600 - Somerset County	208	91	23,553,851	258,834	210	1.0%	109	19.8%	27,131,900	15.2%		
Area 700 - Union County	19	4	1,067,875	266,969	20	5.3%	6	50.0%	1,606,000	50.4%		
Area 800 - Other NJ	26	4	963,065	240,766	19	-26.9%	4	0.0%	1,031,000	7.1%		
Area 900 - Out of NJ	0	0	0	0	0	0.0%	0	0.0%	0	0.0%		
Total	2,135	808	206,754,318	255,884	2,316	8.5%	920	13.9%	239,034,523	15.6%	259,820	1.5%



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