



# Market Analysis as of 7/31/2010

	NUMBER OF LISTINGS (Excludes Rentals)	DOLLAR VOLUME	AVERAGE PRICE	AVG MKT TIME (SOLD ONLY)	%
ALL ACTIVE LISTINGS	6,607	2,412,571,374	365,154		
NEW LISTINGS SINCE LAST MONTH	1,372	499,698,286	364,212		20.8% OF ALL ACTIVE (A,AR)LISTINGS
ACTIVE RESIDENTIAL BY BDRM	3,822	1,521,900,778	398,195		
1 BEDROOM OR LESS	20	4,228,300	211,415		0.5% OF ACTIVE RESIDENTIAL BY BDRM
2 BEDROOMS	305	70,414,985	230,869		8.0% OF ACTIVE RESIDENTIAL BY BDRM
3 BEDROOMS	1,503	460,814,863	306,597		39.3% OF ACTIVE RESIDENTIAL BY BDRM
4 BEDROOMS	1,477	648,512,598	439,074		38.6% OF ACTIVE RESIDENTIAL BY BDRM
5 BEDROOMS OR MORE	517	337,930,032	653,636		13.5% OF ACTIVE RESIDENTIAL BY BDRM
ALL ACTIVE (A,AR) LISTINGS	6,607	2,412,571,374	365,154		
RESIDENTIAL ONE-FAMILY	3,822	1,521,900,778	398,195		57.8% % OF ACTIVE LISTINGS
Area 10 - Carteret	124	32,428,671	261,522		3.2% OF RESIDENTIAL HOMES
Area 20 - Cranbury	27	22,023,658	815,691		0.7% OF RESIDENTIAL HOMES
Area 30 - Dunellen	37	10,387,397	280,740		1.0% OF RESIDENTIAL HOMES
Area 40 - East Brunswick	251	121,459,593	483,903		6.6% OF RESIDENTIAL HOMES
Area 50 - Edison Twp	345	159,743,385	463,024		9.0% OF RESIDENTIAL HOMES
Area 60 - Helmetta	7	2,047,299	292,471		0.2% OF RESIDENTIAL HOMES
Area 70 - Highland Park	47	18,375,588	390,970		1.2% OF RESIDENTIAL HOMES
Area 80 - Jamesburg	37	10,116,899	273,430		1.0% OF RESIDENTIAL HOMES
Area 90 - Metuchen	65	30,921,971	475,723		1.7% OF RESIDENTIAL HOMES
Area 100 - Middlesex	87	26,832,051	308,414		2.3% OF RESIDENTIAL HOMES
Area 110 - Milltown	47	16,924,483	360,095		1.2% OF RESIDENTIAL HOMES
Area 120 - Monroe Twp	182	107,627,666	591,361		4.8% OF RESIDENTIAL HOMES
Area 130 - New Brunswick	89	21,124,394	237,353		2.3% OF RESIDENTIAL HOMES
Area 140 - North Brunswick	122	48,962,778	401,334		3.2% OF RESIDENTIAL HOMES
Area 150 - Old Bridge	297	111,347,100	374,906		7.8% OF RESIDENTIAL HOMES
Area 160 - Perth Amboy	137	27,782,308	202,791		3.6% OF RESIDENTIAL HOMES
Area 170 - Piscataway	203	76,844,551	378,545		5.3% OF RESIDENTIAL HOMES
Area 180 - Plainsboro	26	17,491,999	672,769		0.7% OF RESIDENTIAL HOMES
Area 190 - Sayreville	166	59,675,684	359,492		4.3% OF RESIDENTIAL HOMES
Area 200 - South Amboy	50	16,886,298	337,726		1.3% OF RESIDENTIAL HOMES
Area 210 - South Brunswick	142	81,409,662	573,307		3.7% OF RESIDENTIAL HOMES
Area 220 - South Plainfield	116	39,261,699	338,463		3.0% OF RESIDENTIAL HOMES
Area 230 - South River	98	26,889,086	274,378		2.6% OF RESIDENTIAL HOMES
Area 240 - Spotswood	55	18,750,000	340,909		1.4% OF RESIDENTIAL HOMES
Area 250 - Woodbridge	88	26,538,197	301,570		2.3% OF RESIDENTIAL HOMES
Area 251 - Avenel	66	18,640,684	282,435		1.7% OF RESIDENTIAL HOMES
Area 252 - Colonia	121	55,422,982	458,041		3.2% OF RESIDENTIAL HOMES
Area 253 - Fords	84	26,085,400	310,540		2.2% OF RESIDENTIAL HOMES
Area 254 - Hopelawn	22	5,470,900	248,677		0.6% OF RESIDENTIAL HOMES
Area 255 - Iselin	87	28,573,205	328,428		2.3% OF RESIDENTIAL HOMES
Area 256 - Keasbey	5	1,345,900	269,180		0.1% OF RESIDENTIAL HOMES
Area 257 - Port Reading	30	9,430,878	314,363		0.8% OF RESIDENTIAL HOMES
Area 258 - Sewaren	13	4,152,250	319,404		0.3% OF RESIDENTIAL HOMES
Area 259 - Woodbridge Other	13	3,646,900	280,531		0.3% OF RESIDENTIAL HOMES





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	NUMBER OF LISTINGS (Excludes Rentals)	DOLLAR VOLUME	AVERAGE PRICE	AVG MKT TIME (SOLD ONLY)	%
Area 400 - Mercer County	58	23,837,837	410,997		1.5% OF RESIDENTIAL HOMES
Area 500 - Monmouth County	149	78,870,283	529,331		3.9% OF RESIDENTIAL HOMES
Area 600 - Somerset County	183	77,117,367	421,406		4.8% OF RESIDENTIAL HOMES
Area 700 - Union County	67	26,667,099	398,016		1.8% OF RESIDENTIAL HOMES
Area 800 - Other NJ	79	30,786,676	389,705		2.1% OF RESIDENTIAL HOMES
Area 900 - Out of NJ	0	0	0		0.0% OF RESIDENTIAL HOMES
CONDOMINIUM	1,274	333,678,707	261,914		19.3% % OF ACTIVE LISTINGS
CO-OP	79	5,595,419	70,828		1.2% % OF ACTIVE LISTINGS
MULTI-FAMILY	450	136,870,300	304,156		6.8% % OF ACTIVE LISTINGS
LOTS AND ACREAGE	191	89,811,158	470,215		2.9% % OF ACTIVE LISTINGS
COMMERCIAL/INDUSTRIAL	241	200,417,218	831,607		3.6% % OF ACTIVE LISTINGS
BUSINESS OPP	90	19,108,273	212,314		1.4% % OF ACTIVE LISTINGS
<b>SOLD LISTINGS YTD</b>	<b>3,752</b>	<b>1,183,214,564</b>	<b>315,356</b>	<b>83</b>	
SALE COMPLETED SINCE LAST MONTH	448	153,571,808	342,794	72	11.9% OF SOLD LISTINGS YTD
<b>CO-BROKER SALES YTD</b>	<b>2,912</b>	<b>921,721,999</b>	<b>316,525</b>	<b>84</b>	<b>77.6% OF SOLD LISTINGS YTD</b>
<b>LISTING OFFICE SALES YTD</b>	<b>840</b>	<b>261,492,565</b>	<b>311,301</b>	<b>82</b>	<b>22.4% OF SOLD LISTINGS YTD</b>
SOLD LISTINGS LAST CALENDAR QTR	2,139	676,539,307	316,288	83	
RESIDENTIAL FINANCING YTD	2,296	828,788,185	360,970	80	
ASSUMPTION	0	0	0	0	0.0% OF RESIDENTIAL FINANCING YTD
CASH	237	77,811,190	328,317	87	10.3% OF RESIDENTIAL FINANCING YTD
CONVENTIONAL	1,335	546,827,694	409,609	78	58.1% OF RESIDENTIAL FINANCING YTD
SELLER GAVE CREDIT	0	0	0	0	0.0% OF RESIDENTIAL FINANCING YTD
EXCHANGE/TRADE	0	0	0	0	0.0% OF RESIDENTIAL FINANCING YTD
FEDERAL HOUSING ADMIN	677	189,494,650	279,903	81	29.5% OF RESIDENTIAL FINANCING YTD
GOVERNMENT	1	315,000	315,000	71	0.0% OF RESIDENTIAL FINANCING YTD
JOINT VENTURE	0	0	0	0	0.0% OF RESIDENTIAL FINANCING YTD
LAND CONTRACT	0	0	0	0	0.0% OF RESIDENTIAL FINANCING YTD
LEASE	0	0	0	0	0.0% OF RESIDENTIAL FINANCING YTD
SALE/LEASE BACK	0	0	0	0	0.0% OF RESIDENTIAL FINANCING YTD
LEASE W/ OPTION	0	0	0	0	0.0% OF RESIDENTIAL FINANCING YTD
LEASE PURCHASE	0	0	0	0	0.0% OF RESIDENTIAL FINANCING YTD
OTHER	13	4,916,501	378,192	66	0.6% OF RESIDENTIAL FINANCING YTD
PMM - SELLER HOLDING MORTGAG	2	425,000	212,500	33	0.1% OF RESIDENTIAL FINANCING YTD
PRIVATE	1	729,000	729,000	21	0.0% OF RESIDENTIAL FINANCING YTD
VA	30	8,269,150	275,638	87	1.3% OF RESIDENTIAL FINANCING YTD
WRAP	0	0	0	0	0.0% OF RESIDENTIAL FINANCING YTD