



Run date: 7/1/2011

COMPARISON REPORT - MONTHLY

Property Type/Area	2010				June				2011			
	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- June												
Area 10 - Carteret	19	15	3,552,400	236,827	18	-5.3%	7	-53.3%	1,501,900	-57.7%	214,557	-9.4%
Area 20 - Cranbury	4	8	4,909,696	613,712	6	50.0%	4	-50.0%	3,727,500	-24.1%	931,875	51.8%
Area 30 - Dunellen	10	5	1,316,500	263,300	7	-30.0%	2	-60.0%	420,000	-68.1%	210,000	-20.2%
Area 40 - East Brunswick	52	47	19,351,501	411,734	56	7.7%	36	-23.4%	15,105,500	-21.9%	419,597	1.9%
Area 50 - Edison Twp	91	77	31,489,479	408,954	92	1.1%	39	-49.4%	14,436,800	-54.2%	370,174	-9.5%
Area 60 - Helmetta	0	1	357,000	357,000	4	400.0%	1	0.0%	180,000	-49.6%	180,000	-49.6%
Area 70 - Highland Park	11	8	3,219,500	402,438	9	-18.2%	2	-75.0%	755,000	-76.5%	377,500	-6.2%
Area 80 - Jamesburg	8	4	1,007,100	251,775	4	-50.0%	0	-400.0%	0	-100.0%	0	-100.0%
Area 90 - Metuchen	21	14	6,645,300	474,664	19	-9.5%	9	-35.7%	3,629,500	-45.4%	403,278	-15.0%
Area 100 - Middlesex	22	7	2,254,400	322,057	22	0.0%	8	14.3%	2,355,400	4.5%	294,425	-8.6%
Area 110 - Milltown	12	4	1,167,370	291,843	3	-75.0%	7	75.0%	2,379,900	103.9%	339,986	16.5%
Area 120 - Monroe Twp	43	32	16,398,000	512,438	31	-27.9%	16	-50.0%	8,578,500	-47.7%	536,156	4.6%
Area 130 - New Brunswick	13	7	1,386,100	198,014	11	-15.4%	2	-71.4%	485,000	-65.0%	242,500	22.5%
Area 140 - North Brunswick	32	26	9,127,000	351,038	32	0.0%	16	-38.5%	5,500,500	-39.7%	343,781	-2.1%
Area 150 - Old Bridge	67	49	17,347,900	354,039	74	10.4%	28	-42.9%	8,928,100	-48.5%	318,861	-9.9%
Area 160 - Perth Amboy	24	10	1,993,000	199,300	34	41.7%	9	-10.0%	1,528,000	-23.3%	169,778	-14.8%
Area 170 - Piscataway	41	37	12,383,801	334,697	50	22.0%	23	-37.8%	7,111,001	-42.6%	309,174	-7.6%
Area 180 - Plainsboro	11	20	12,216,351	610,818	10	-9.1%	17	-15.0%	9,846,000	-19.4%	579,176	-5.2%
Area 190 - Sayreville	44	22	7,368,060	334,912	38	-13.6%	23	4.5%	6,104,035	-17.2%	265,393	-20.8%
Area 200 - South Amboy	6	6	1,170,000	195,000	8	33.3%	1	-83.3%	255,000	-78.2%	255,000	30.8%
Area 210 - South Brunswick	27	33	16,009,191	485,127	36	33.3%	16	-51.5%	7,747,990	-51.6%	484,249	-0.2%
Area 220 - South Plainfield	27	20	6,127,225	306,361	36	33.3%	13	-35.0%	3,638,400	-40.6%	279,877	-8.6%
Area 230 - South River	24	5	981,517	196,303	10	-58.3%	7	40.0%	2,328,900	137.3%	332,700	69.5%
Area 240 - Spotswood	8	9	2,369,400	263,267	5	-37.5%	1	-88.9%	330,000	-86.1%	330,000	25.3%
Area 250 - Woodbridge	15	18	4,774,500	265,250	14	-6.7%	8	-55.6%	1,722,000	-63.9%	215,250	-18.9%
Area 251 - Avenel	10	11	2,860,500	260,045	18	80.0%	9	-18.2%	2,374,450	-17.0%	263,828	1.5%
Area 252 - Colonia	27	18	5,598,400	311,022	30	11.1%	16	-11.1%	4,385,500	-21.7%	274,094	-11.9%
Area 253 - Fords	18	9	2,764,900	307,211	23	27.8%	9	0.0%	2,284,000	-17.4%	253,778	-17.4%
Area 254 - Hopelawn	3	3	761,500	253,833	2	-33.3%	1	-66.7%	235,000	-69.1%	235,000	-7.4%
Area 255 - Iselin	28	13	3,262,625	250,971	19	-32.1%	11	-15.4%	2,360,950	-27.6%	214,632	-14.5%
Area 256 - Keasbey	1	2	430,000	215,000	0	-100.0%	0	-200.0%	0	-100.0%	0	-100.0%
Area 257 - Port Reading	10	4	995,000	248,750	8	-20.0%	0	-400.0%	0	-100.0%	0	-100.0%
Area 258 - Sewaren	6	2	594,000	297,000	4	-33.3%	0	-200.0%	0	-100.0%	0	-100.0%
Area 259 - Woodbridge Other	6	5	1,252,000	250,400	5	-16.7%	1	-80.0%	162,000	-87.1%	162,000	-35.3%
Middlesex Total	741	551	203,441,216	369,222	738	-0.4%	342	-37.9%	120,396,826	-40.8%	352,038	-4.7%
Area 400 - Mercer County	13	3	1,782,000	594,000	5	-61.5%	8	166.7%	3,461,200	94.2%	432,650	-27.2%
Area 500 - Monmouth County	30	26	11,587,500	445,673	25	-16.7%	6	-76.9%	2,785,000	-76.0%	464,167	4.1%
Area 600 - Somerset County	47	37	17,660,132	477,301	34	-27.7%	17	-54.1%	7,449,480	-57.8%	438,205	-8.2%
Area 700 - Union County	21	9	3,060,000	340,000	21	0.0%	5	-44.4%	1,361,000	-55.5%	272,200	-19.9%
Area 800 - Other NJ	14	10	3,827,500	382,750	8	-42.9%	13	30.0%	4,610,000	20.4%	354,615	-7.4%
Area 900 - Out of NJ	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	866	636	241,358,348	379,494	831	-4.0%	391	-38.5%	140,063,506	-42.0%	358,219	-5.6%



* 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



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Property Type/Area	2010				June				2011			
	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales	Percent Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
CONDO/TOWNHOUSE - June												
Area 10 - Carteret	0	0	0	0	0	0.0%	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	1	207,500	207,500	0	-100.0%	0	-100.0%	0	-100.0%	0	-100.0%
Area 40 - East Brunswick	38	15	3,776,620	251,775	30	-21.1%	12	-20.0%	2,538,000	-32.8%	211,500	-16.0%
Area 50 - Edison Twp	42	38	10,406,089	273,844	31	-26.2%	17	-55.3%	4,497,000	-56.8%	264,529	-3.4%
Area 60 - Helmetta	2	0	0	0	2	0.0%	1	100.0%	176,000	0.0%	176,000	0.0%
Area 70 - Highland Park	2	3	1,243,000	414,333	1	-50.0%	0	-300.0%	0	-100.0%	0	-100.0%
Area 80 - Jamesburg	4	3	732,500	244,167	5	25.0%	4	33.3%	899,000	22.7%	224,750	-8.0%
Area 90 - Metuchen	7	3	757,500	252,500	4	-42.9%	2	-33.3%	730,000	-3.6%	365,000	44.6%
Area 100 - Middlesex	2	1	100,000	100,000	1	-50.0%	0	-100.0%	0	-100.0%	0	-100.0%
Area 110 - Milltown	1	1	260,000	260,000	0	-100.0%	1	0.0%	250,000	-3.8%	250,000	-3.8%
Area 120 - Monroe Twp	1	2	735,000	367,500	0	-100.0%	1	-50.0%	270,000	-63.3%	270,000	-26.5%
Area 130 - New Brunswick	17	7	1,175,450	167,921	7	-58.8%	6	-14.3%	1,677,950	42.7%	279,658	66.5%
Area 140 - North Brunswick	24	27	7,105,560	263,169	25	4.2%	11	-59.3%	2,671,900	-62.4%	242,900	-7.7%
Area 150 - Old Bridge	24	19	5,320,000	280,000	17	-29.2%	8	-57.9%	2,151,500	-59.6%	268,938	-4.0%
Area 160 - Perth Amboy	5	4	688,850	172,213	6	20.0%	1	-75.0%	220,000	-68.1%	220,000	27.7%
Area 170 - Piscataway	17	14	4,217,500	301,250	30	76.5%	12	-14.3%	3,191,000	-24.3%	265,917	-11.7%
Area 180 - Plainsboro	17	18	5,244,800	291,378	18	5.9%	17	-5.6%	4,485,500	-14.5%	263,853	-9.4%
Area 190 - Sayreville	16	13	3,102,500	238,654	24	50.0%	6	-53.8%	1,432,000	-53.8%	238,667	0.0%
Area 200 - South Amboy	2	1	285,000	285,000	0	-200.0%	0	-100.0%	0	-100.0%	0	-100.0%
Area 210 - South Brunswick	26	24	7,877,110	328,213	24	-7.7%	16	-33.3%	4,647,000	-41.0%	290,438	-11.5%
Area 220 - South Plainfield	2	1	248,000	248,000	7	250.0%	1	0.0%	355,000	43.1%	355,000	43.1%
Area 230 - South River	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 240 - Spotswood	3	3	621,000	207,000	1	-66.7%	1	-66.7%	297,500	-52.1%	297,500	43.7%
Area 250 - Woodbridge	9	6	1,117,500	186,250	14	55.6%	3	-50.0%	465,000	-58.4%	155,000	-16.8%
Area 251 - Avenel	1	1	283,000	283,000	1	0.0%	0	-100.0%	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	3	2	525,000	262,500	1	-66.7%	0	-200.0%	0	-100.0%	0	-100.0%
Area 254 - Hopelawn	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 255 - Iselin	9	4	951,500	237,875	5	-44.4%	3	-25.0%	505,000	-46.9%	168,333	-29.2%
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	275	211	56,980,979	270,052	254	-7.6%	123	-41.7%	31,459,350	-44.8%	255,767	-5.3%
Area 400 - Mercer County	4	4	947,500	236,875	5	25.0%	2	-50.0%	337,000	-64.4%	168,500	-28.9%
Area 500 - Monmouth County	4	3	850,000	283,333	4	0.0%	2	-33.3%	375,000	-55.9%	187,500	-33.8%
Area 600 - Somerset County	28	34	8,827,800	259,641	37	32.1%	13	-61.8%	3,203,200	-63.7%	246,400	-5.1%
Area 700 - Union County	0	1	210,000	210,000	2	200.0%	0	-100.0%	0	-100.0%	0	-100.0%
Area 800 - Other NJ	2	0	0	0	0	-200.0%	0	0.0%	0	0.0%	0	0.0%
Area 900 - Out of NJ	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	313	253	67,816,279	268,049	302	-3.5%	140	-44.7%	35,374,550	-47.8%	252,675	-5.7%