

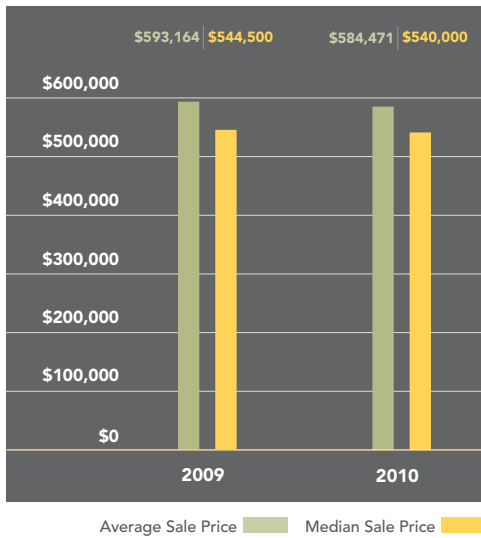
# ESSEX COUNTY SINGLE-FAMILY SALES REPORT 2010



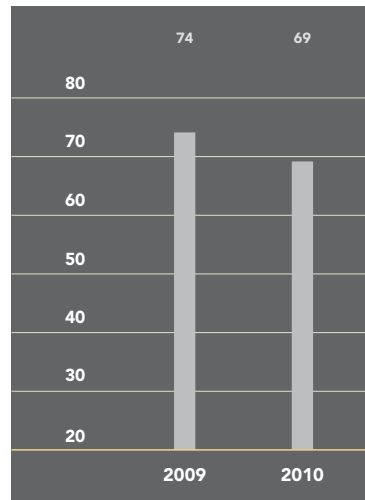
## Glen Ridge

Both the average and median price for single-family homes fell 1% in Glen Ridge compared to 2009. The number of sales fell 7%, from 74 in 2009 to 69 this year. Homes spent an average of 67 days on the market, 8% longer than during 2009.

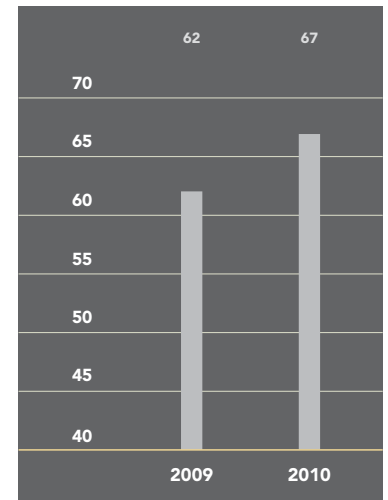
Average and Median Sale Price



Number of Sales



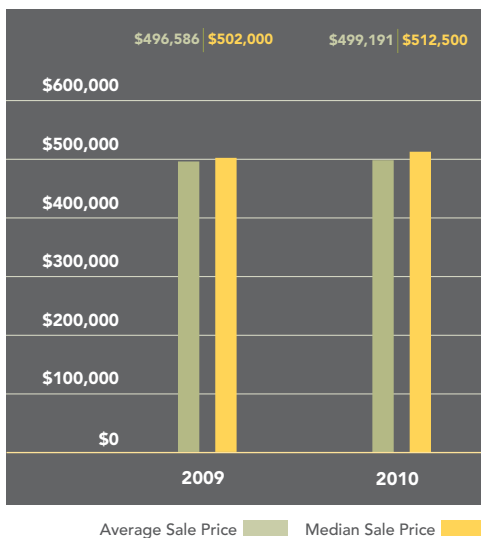
Days on Market



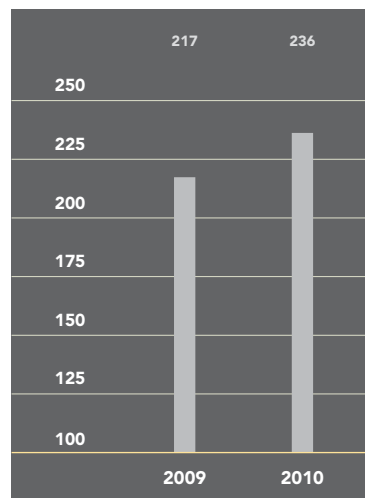
## Maplewood

The average price of \$499,191 for houses in Maplewood during 2010 was 1% higher than 2009's level. Sales rose 9%, while houses spent 12% less time on the market than in 2009.

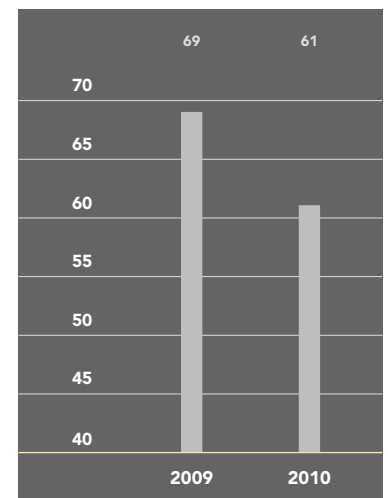
Average and Median Sale Price



Number of Sales



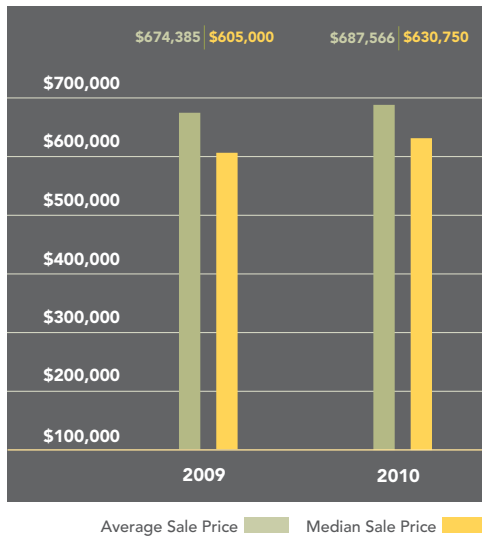
Days on Market



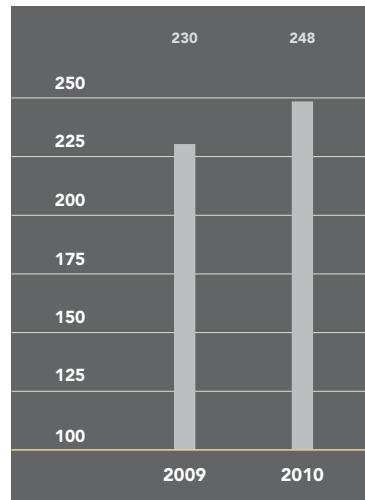
## Montclair

Prices averaged \$687,566 in Montclair during 2010, 2% more than the prior year. There were 248 closings, an 8% improvement from 2009.

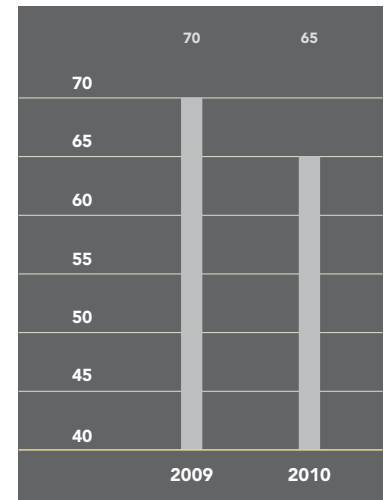
Average and Median Sale Price



Number of Sales



Days on Market



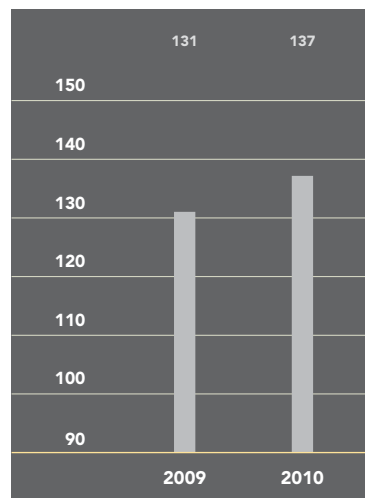
## South Orange

The average price fell 4% in South Orange, from \$563,241 a year ago to \$539,226. At \$510,000, the median price was 3% lower than during 2009. The number of sales rose 5%, from 131 in 2009 to 137.

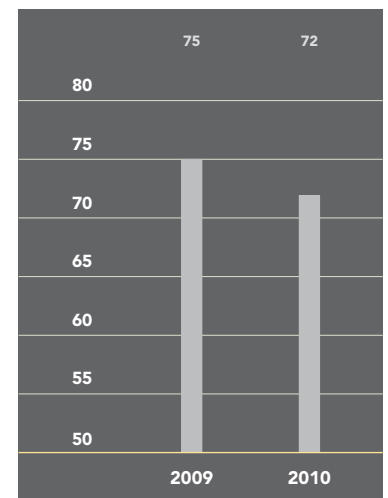
Average and Median Sale Price



Number of Sales



Days on Market



**Eastside**

1356 Third Avenue  
New York, NY 10075  
212.734.0010

**Hudson Valley**

526 Warren Street  
Hudson, NY 12534  
518.828.0181

**Westside**

408 Columbus Avenue  
New York, NY 10024  
212.769.3000

**Development Marketing**

831 Broadway  
New York, NY 10003  
212.253.9300

**Village**

831 Broadway  
New York, NY 10003  
212.253.9300

**Investment Sales**

770 Lexington Avenue  
New York, NY 10065  
212.381.3208

**SoHo**

451 West Broadway  
New York, NY 10012  
212.475.4200

**Global Services**

770 Lexington Avenue  
New York, NY 10065  
800.765.2692 x6521

**Midtown**

770 Lexington Avenue  
New York, NY 10065  
212.317.7800

**Greenwich**

2 Sound View Drive  
Greenwich, CT 06830  
203.869.8100

**Harlem**

175 Lenox Avenue  
New York, NY 10026  
212.381.2570

**Stamford**

1099 High Ridge Road  
Stamford, CT 06905  
203.329.8801

**Brooklyn Heights**

150 Montague Street  
Brooklyn, NY 11201  
718.613.2000

**Darien**

671 Boston Post Road  
Darien, CT 06820  
203.655.1418

**Boerum Hill**

495 Atlantic Avenue  
Brooklyn, NY 11217  
Phone: 718-613-2090

**New Canaan**

183 Elm Street  
New Canaan, CT 06840  
203.966.7800

**Cobble Hill**

162 Court Street  
Brooklyn, NY 11201  
718.613.2020

**Westport**

379 Post Road East  
Westport, CT 06880  
203.221.0666

**Metro New Jersey**

79 Hudson Street  
Hoboken, NJ 07030  
201.478.6700

**Wilton**

21 River Road  
Wilton, CT 06897  
203.762.8118

**Riverdale**

3531 Johnson Avenue  
Riverdale, NY 10463  
718.878.1700

**Rowayton**

140 Rowayton Avenue  
Rowayton, CT 06853  
203.655.1418

Prepared by Gregory Heym, Chief Economist, Halstead Property

Data is sourced from the Garden State MLS

Cover Property: Web# 1879987

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