



Run date: 6/1/2009

COMPARISON REPORT - MONTHLY

Property Type/Area	2008				May				2009			
	New	Sales	Sales Volume	Avg. Sale Price	New	Percent Change	Sales/Lease	Percent Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
RESIDENTIAL ONE FAMILY- May												
Area 10 - Carteret	34	7	1,613,000	230,429	20	-41.2%	9	28.6%	2,322,300	44.0%	258,033	12.0%
Area 20 - Cranbury	10	3	2,232,000	744,000	3	-70.0%	3	0.0%	1,623,215	-27.3%	541,072	-27.3%
Area 30 - Dunellen	12	2	621,000	310,500	7	-41.7%	5	150.0%	1,435,000	131.1%	287,000	-7.6%
Area 40 - East Brunswick	71	24	11,428,500	476,188	53	-25.4%	21	-12.5%	8,951,500	-21.7%	426,262	-10.5%
Area 50 - Edison Twp	100	42	16,709,400	397,843	105	5.0%	30	-28.6%	9,717,000	-41.8%	323,900	-18.6%
Area 60 - Helmetta	3	0	0	0	3	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 70 - Highland Park	9	8	2,898,500	362,313	13	44.4%	9	12.5%	3,236,000	11.6%	359,556	-0.8%
Area 80 - Jamesburg	13	3	909,000	303,000	11	-15.4%	2	-33.3%	317,000	-65.1%	158,500	-47.7%
Area 90 - Metuchen	31	11	5,281,962	480,178	18	-41.9%	5	-54.5%	2,420,000	-54.2%	484,000	0.8%
Area 100 - Middlesex	26	7	2,467,500	352,500	21	-19.2%	13	85.7%	3,526,000	42.9%	271,231	-23.1%
Area 110 - Milltown	13	5	1,893,750	378,750	7	-46.2%	4	-20.0%	1,356,000	-28.4%	339,000	-10.5%
Area 120 - Monroe Twp	30	9	4,361,500	484,611	35	16.7%	9	0.0%	4,135,000	-5.2%	459,444	-5.2%
Area 130 - New Brunswick	32	8	2,330,000	291,250	15	-53.1%	6	-25.0%	1,020,000	-56.2%	170,000	-41.6%
Area 140 - North Brunswick	40	16	6,496,000	406,000	28	-30.0%	12	-25.0%	4,928,001	-24.1%	410,667	1.1%
Area 150 - Old Bridge	83	26	10,602,500	407,788	76	-8.4%	23	-11.5%	8,092,800	-23.7%	351,861	-13.7%
Area 160 - Perth Amboy	42	7	2,036,000	290,857	29	-31.0%	3	-57.1%	560,000	-72.5%	186,667	-35.8%
Area 170 - Piscataway	67	22	8,370,750	380,489	43	-35.8%	20	-9.1%	6,441,900	-23.0%	322,095	-15.3%
Area 180 - Plainsboro	20	1	469,000	469,000	13	-35.0%	3	200.0%	1,910,000	307.2%	636,667	35.7%
Area 190 - Sayreville	50	19	6,640,000	349,474	37	-26.0%	18	-5.3%	5,088,950	-23.4%	282,719	-19.1%
Area 200 - South Amboy	10	0	0	0	6	-40.0%	0	0.0%	0	0.0%	0	0.0%
Area 210 - South Brunswick	53	17	7,631,600	448,918	34	-35.8%	12	-29.4%	5,033,990	-34.0%	419,499	-6.6%
Area 220 - South Plainfield	35	16	5,690,750	355,672	22	-37.1%	13	-18.8%	3,917,000	-31.2%	301,308	-15.3%
Area 230 - South River	30	9	2,848,000	316,444	20	-33.3%	4	-55.6%	1,076,000	-62.2%	269,000	-15.0%
Area 240 - Spotswood	9	6	1,560,000	260,000	20	122.2%	1	-83.3%	200,000	-87.2%	200,000	-23.1%
Area 250 - Woodbridge	22	6	1,902,500	317,083	14	-36.4%	6	0.0%	1,886,000	-0.9%	314,333	-0.9%
Area 251 - Avenel	9	4	1,213,500	303,375	7	-22.2%	6	50.0%	1,632,000	34.5%	272,000	-10.3%
Area 252 - Colonia	34	17	6,341,900	373,053	33	-2.9%	4	-76.5%	1,179,000	-81.4%	294,750	-21.0%
Area 253 - Fords	16	7	1,988,000	284,000	15	-6.3%	0	-700.0%	0	-100.0%	0	-100.0%
Area 254 - Hopelawn	4	1	275,000	275,000	3	-25.0%	3	200.0%	702,000	155.3%	234,000	-14.9%
Area 255 - Iselin	31	10	3,191,500	319,150	23	-25.8%	10	0.0%	2,871,000	-10.0%	287,100	-10.0%
Area 256 - Keasbey	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Area 257 - Port Reading	5	1	315,000	315,000	6	20.0%	2	100.0%	523,000	66.0%	261,500	-17.0%
Area 258 - Sewaren	3	2	519,000	259,500	6	100.0%	2	0.0%	518,000	-0.2%	259,000	-0.2%
Area 259 - Woodbridge Other	5	1	330,000	330,000	2	-60.0%	1	0.0%	315,000	-4.5%	315,000	-4.5%
Middlesex Total	953	317	121,167,112	382,231	748	-21.5%	259	-18.3%	86,933,656	-28.3%	335,651	-12.2%
Area 400 - Mercer County	13	3	1,066,900	355,633	4	-69.2%	7	133.3%	2,916,400	173.4%	416,629	17.2%
Area 500 - Monmouth County	54	11	4,524,000	411,273	33	-38.9%	8	-27.3%	3,604,000	-20.3%	450,500	9.5%
Area 600 - Somerset County	61	19	8,239,800	433,674	51	-16.4%	8	-57.9%	2,916,101	-64.6%	364,513	-15.9%
Area 700 - Union County	17	4	1,850,550	462,638	15	-11.8%	7	75.0%	3,483,000	88.2%	497,571	7.6%
Area 800 - Other NJ	22	1	430,000	430,000	13	-40.9%	3	200.0%	1,269,180	195.2%	423,060	-1.6%
Area 900 - Out of NJ	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	1,120	355	137,278,362	386,700	864	-22.9%	292	-17.7%	101,122,337	-26.3%	346,309	-10.4%



* 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	2008				May				2009			
	New	Sales	Sales Volume	Avg. Sale Price	Percent New	Percent Change	Sales/Percent Lease	Percent Change	Sales Volume	Percent Change	Avg. Sale Price	Percent Change
CONDO/TOWNHOUSE - May												
Area 10 - Carteret	0	0	0	0	1	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	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 40 - East Brunswick	27	13	3,513,500	270,269	30	11.1%	7	-46.2%	1,889,000	-46.2%	269,857	-0.2%
Area 50 - Edison Twp	33	27	8,278,000	306,593	39	18.2%	17	-37.0%	4,885,700	-41.0%	287,394	-6.3%
Area 60 - Helmetta	5	1	200,000	200,000	5	0.0%	1	0.0%	220,000	10.0%	220,000	10.0%
Area 70 - Highland Park	0	0	0	0	0	0.0%	1	100.0%	125,000	0.0%	125,000	0.0%
Area 80 - Jamesburg	5	4	1,086,000	271,500	5	0.0%	1	-75.0%	165,000	-84.8%	165,000	-39.2%
Area 90 - Metuchen	8	3	1,057,500	352,500	9	12.5%	4	33.3%	1,267,500	19.9%	316,875	-10.1%
Area 100 - Middlesex	2	1	284,000	284,000	3	50.0%	1	0.0%	182,500	-35.7%	182,500	-35.7%
Area 110 - Milltown	1	0	0	0	0	100.0%	1	100.0%	207,000	0.0%	207,000	0.0%
Area 120 - Monroe Twp	0	0	0	0	3	300.0%	0	0.0%	0	0.0%	0	0.0%
Area 130 - New Brunswick	11	6	1,501,500	250,250	6	-45.5%	6	0.0%	1,615,500	7.6%	269,250	7.6%
Area 140 - North Brunswick	23	18	5,401,000	300,056	27	17.4%	12	-33.3%	2,851,900	-47.2%	237,658	-20.8%
Area 150 - Old Bridge	19	12	3,532,600	294,383	25	31.6%	8	-33.3%	2,299,000	-34.9%	287,375	-2.4%
Area 160 - Perth Amboy	5	1	265,000	265,000	6	20.0%	2	100.0%	370,000	39.6%	185,000	-30.2%
Area 170 - Piscataway	20	7	2,038,900	291,271	22	10.0%	0	-700.0%	0	-100.0%	0	-100.0%
Area 180 - Plainsboro	20	9	2,407,160	267,462	20	0.0%	14	55.6%	3,152,150	30.9%	225,154	-15.8%
Area 190 - Sayreville	19	12	3,252,150	271,013	21	10.5%	10	-16.7%	2,713,360	-16.6%	271,336	0.1%
Area 200 - South Amboy	4	1	487,500	487,500	1	-75.0%	0	-100.0%	0	-100.0%	0	-100.0%
Area 210 - South Brunswick	27	21	5,875,400	279,781	23	-14.8%	9	-57.1%	2,459,500	-58.1%	273,278	-2.3%
Area 220 - South Plainfield	15	3	1,126,000	375,333	12	-20.0%	1	-66.7%	265,000	-76.5%	265,000	-29.4%
Area 230 - South River	1	0	0	0	0	100.0%	0	0.0%	0	0.0%	0	0.0%
Area 240 - Spotswood	3	3	498,000	166,000	2	-33.3%	0	-300.0%	0	-100.0%	0	-100.0%
Area 250 - Woodbridge	11	4	794,250	198,563	10	-9.1%	0	-400.0%	0	-100.0%	0	-100.0%
Area 251 - Avenel	6	3	786,000	262,000	2	-66.7%	2	-33.3%	480,000	-38.9%	240,000	-8.4%
Area 252 - Colonia	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 253 - Fords	1	0	0	0	2	100.0%	1	100.0%	275,000	0.0%	275,000	0.0%
Area 254 - Hopelawn	0	0	0	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Area 255 - Iselin	8	1	247,500	247,500	6	-25.0%	1	0.0%	180,000	-27.3%	180,000	-27.3%
Area 256 - Keasbey	1	0	0	0	0	100.0%	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	1	0	0	0	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Middlesex Total	277	150	42,631,960	284,213	282	1.8%	99	-34.0%	25,603,110	-39.9%	258,617	-9.0%
Area 400 - Mercer County	8	3	793,000	264,333	4	-50.0%	1	-66.7%	167,000	-78.9%	167,000	-36.8%
Area 500 - Monmouth County	8	2	438,000	219,000	6	-25.0%	1	-50.0%	185,000	-57.8%	185,000	-15.5%
Area 600 - Somerset County	32	13	3,278,900	252,223	30	-6.3%	13	0.0%	3,458,901	5.5%	266,069	5.5%
Area 700 - Union County	1	0	0	0	4	300.0%	1	100.0%	330,000	0.0%	330,000	0.0%
Area 800 - Other NJ	4	0	0	0	3	-25.0%	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	330	168	47,141,860	280,606	329	-0.3%	115	-31.5%	29,744,011	-36.9%	258,644	-7.8%