



MM

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New Milford 2010 Sold Homes Report

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| <u>New Milford</u> | | | <u>Price</u> | <u>Date</u> | <u>List</u> | <u>%</u> | <u>Days</u> | <u>Full</u> | <u>Half</u> | <u>Home</u> | | <u>Approx.</u> | <u>R.E.</u> | <u>Fire</u> | <u>Listing Office</u> | <u>Selling Office</u> | |
|-----------------------|--|--|----------------|-------------|--------------|----------------|---------------|-------------|-------------|-------------|--------------|-------------------|----------------|--------------|-----------------------|------------------------|----------------------|
| <u>Street Address</u> | | | <u>Sold</u> | <u>Sold</u> | <u>Price</u> | <u>Reduced</u> | <u>on Mkt</u> | <u>Bed</u> | <u>Bath</u> | <u>Bath</u> | <u>style</u> | <u>Lot Size</u> | <u>Tax</u> | <u>Place</u> | | | |
| 775 RIVER RD | | | 207,000 | 06/02/10 | 236,000 | -12.29% | 172 | 2 | 1 | 0 | RANCH | ATTACHED, ONE CAR | 6,596 | NONE | COLDWELL BANKER | PUBLIC TRUST REALTY | |
| 140 RIVER EDGE AVE | | | 220,000 | 03/11/10 | 244,900 | -10.17% | 6 | 3 | 1 | 1 | COL | NONE | 20 X 150 APPRC | 6,631 | NONE | RE/MAX INTEGRITY | RE/MAX INTEGRITY |
| 1115 BOULEVARD | | | 225,000 | 04/15/10 | 289,000 | -22.15% | 60 | 2 | 1 | 0 | C/C | DETACHED, ONE CAR | 75X100 | 7,110 | NONE | CENTURY21 MAINSTREAM | RE/MAX ELITE ASSOC |
| 668 HARVARD ST | | | 247,200 | 01/13/10 | 259,000 | -4.56% | 299 | 3 | 2 | 0 | COL | DETACHED, ONE CAR | 50 X 100 | 6,552 | NONE | RE/MAX INTEGRITY | WEICHERT REALTORS |
| 452 JAMES ST | | | 252,500 | 04/19/10 | 329,000 | -23.25% | 211 | 2 | 2 | 0 | COL | DETACHED, ONE CAR | 40 X 100 | 6,773 | NONE | LARRY KAHN REAL ESTATE | COLDWELL BANKER |
| 393 LUHMANN DR | | | 255,000 | 05/07/10 | 289,000 | -11.76% | 10 | 3 | 2 | 1 | C/C | ONE CAR | | 8,671 | NONE | PROMINENT PROPERTIES | PROMINENT PROPERTIES |
| 358 SHERIDAN CT | | | 260,000 | 02/04/10 | 285,000 | -8.77% | 91 | 3 | 1 | 0 | RANCH | ATTACHED, ONE CAR | 50 X IRR | 8,335 | NONE | CENTURY21 MAINSTREAM | CENTURY21 MAINSTREAM |
| 1016 RIVER RD | | | 260,000 | 04/20/10 | 299,900 | -13.30% | 118 | 2 | 2 | 0 | C/C | ATTACHED, ONE CAR | | 7,134 | NONE | COLDWELL BANKER | RE/MAX PROPERTY CNTR |
| 128 GRAND ST | | | 262,500 | 07/27/10 | 270,000 | -2.78% | 28 | 2 | 1 | 1 | COL | DETACHED, ONE CAR | 50 X 100 | 6,800 | NONE | WEICHERT REALTORS | WEICHERT REALTORS |
| 687 STOCKTON ST | | | 280,000 | 03/22/10 | 359,000 | -22.01% | 72 | 3 | 1 | 0 | RANCH | ONE CAR | 100 X 125 | 8,732 | 2 FPL | CENTURY21 MAINSTREAM | WEICHERT REALTORS |
| 746 BERKLEY ST | | | 280,000 | 07/26/10 | 289,000 | -3.11% | 6 | 3 | 1 | 0 | C/C | ATTACHED, ONE CAR | 58 X 125 | 7,478 | NONE | RE/MAX INTEGRITY | RE/MAX INTEGRITY |
| 91 BOULEVARD | | | 285,000 | 01/07/10 | 339,900 | -16.15% | 48 | 3 | 2 | 0 | C/C | DETACHED, TWO CAR | 77X140 | 11,157 | NONE | RE/MAX FORTUNE PROP. | RE/MAX FORTUNE PROP. |
| 221 BIRCHWOOD RD | | | 295,000 | 04/26/10 | 299,900 | -1.63% | 50 | 3 | 1 | 0 | C/C | ATTACHED, ONE CAR | IRREG | 8,182 | NONE | CENTURY21 MAINSTREAM | CENTURY21 MAINSTREAM |
| 154 BOULEVARD | | | 300,000 | 06/21/10 | 315,000 | -4.76% | 28 | 4 | 3 | 0 | COL | CARPORT | 51XIRR | 8,860 | NONE | RE/MAX FORTUNE PROP. | GILMORE REALTY |
| 359 GRAPHIC BLVE | | | 300,000 | 06/22/10 | 335,000 | -10.45% | 77 | 4 | 1 | 0 | C/C | ATTACHED, ONE CAR | 50X100 | 8,434 | 1 FPL | WEICHERT REALTORS | WEICHERT REALTORS |
| 594 DUKE RD | | | 305,000 | 05/11/10 | 319,000 | -4.39% | 19 | 4 | 2 | 0 | C/C | ATTACHED, ONE CAR | 87 X 100 | 8,666 | NONE | RE/MAX INTEGRITY | RE/MAX INTEGRITY |
| 348 LUHMANN DR | | | 305,000 | 07/06/10 | 305,000 | 0.00% | 69 | 3 | 1 | 0 | C/C | ATTACHED | 70XIRREGULAR | 8,020 | NONE | CENTURY21 MAINSTREAM | COLDWELL BANKER |
| 402 MADISON AVE | | | 308,000 | 06/01/10 | 330,000 | -6.67% | 37 | 4 | 2 | 0 | COL | DETACHED, ONE CAR | 35 X 100 | 6,759 | NONE | RE/MAX PROP. PLUS | FRIEDBERG PROPERTIES |
| 215 MYRTLE AVE | | | 311,000 | 07/15/10 | 359,000 | -13.37% | 88 | 3 | 1 | 0 | COL | DETACHED, ONE CAR | 38X108 | 6,826 | NONE | WEICHERT REALTORS | WEICHERT REALTORS |
| 639 ASBURY ST | | | 315,000 | 05/25/10 | 319,000 | -1.25% | 10 | 3 | 1 | 1 | COL | DETACHED, ONE CAR | 42 X 125 | 6,856 | NONE | RE/MAX INTEGRITY | CENTURY21 FOURSTAR |
| 179 S PARK DR | | | 325,000 | 03/31/10 | 345,000 | -5.80% | 109 | 3 | 1 | 0 | C/C | ATTACHED, ONE CAR | 55 X IRR. | 7,535 | NONE | RE/MAX RE LIMITED | CENTURY21 MARIE K |
| 628 FERMERY DR | | | 325,000 | 04/01/10 | 365,500 | -11.08% | 177 | 2 | 1 | 0 | RANCH | ATTACHED, ONE CAR | 75X105 | 7,675 | NONE | WEICHERT REALTORS | WEICHERT REALTORS |
| 564 RIVER RD | | | 325,000 | 04/23/10 | 379,000 | -14.25% | 206 | 3 | 1 | 2 | RANCH | ONE CAR | 102 X IRR | 7,800 | NONE | LARRY KAHN REAL ESTATE | WEICHERT REALTORS |
| 507 RYESIDE AVE | | | 326,000 | 05/07/10 | 299,000 | 9.03% | 31 | 4 | 1 | 0 | C/C | ATTACHED | 76X100 | 8,681 | 1 FPL | COLDWELL BANKER | COLDWELL BANKER |
| 634 ASBURY ST | | | 336,500 | 05/27/10 | 339,990 | -1.03% | 6 | 3 | 1 | 0 | COL | DETACHED, ONE CAR | 42 X 125 | 6,795 | NONE | RE/MAX ELITE ASSOC | FRIEDBERG PROPERTIES |
| 152 CENTER ST | | | 340,000 | 01/19/10 | 389,000 | -12.60% | 107 | 4 | 2 | 0 | C/C | ATTACHED, ONE CAR | 62 X 100 | 8,396 | NONE | RE/MAX INTEGRITY | RE/MAX ELITE ASSOC |
| 645 ASBURY ST | | | 340,000 | 04/12/10 | 349,900 | -2.83% | 77 | 2 | 2 | 0 | COL | DETACHED, ONE CAR | 42X125 | 6,634 | 1 FPL | COLDWELL BANKER | RE/MAX EXECUTIVE |
| 544 RYESIDE AVE | | | 345,000 | 04/21/10 | 369,000 | -6.50% | 12 | 3 | 2 | 0 | C/C | ATTACHED, ONE CAR | 75 X 100 | 8,651 | NONE | RE/MAX ELITE ASSOC | 3.75 REALTY GROUP |

Sold by various participants of NJMLS based on information from the New Jersey Multiple Listing Service, Inc. for the period 1/1/2010 to 7/29/2010

| | | | | | | | | | | | | | | | | | |
|------|-------------|-----|----------------|----------|---------|---------|-----|---|---|---|-------|-------------------|---------------|--------|------------|------------------------------|------------------------------|
| 495 | RIVER | RD | 350,000 | 03/25/10 | 365,000 | -4.11% | 23 | 4 | 2 | 0 | COL | NONE | 50 X 104 | 7,177 | 1 FPL | LARRY KAHN REAL ESTATE | WEICHERT REALTORS |
| 675 | RIVER | RD | 350,000 | 06/30/10 | 359,500 | -2.64% | 27 | 3 | 1 | 1 | COL | DETACHED, ONE CAR | 80X136X75X132 | 7,531 | 1 FPL | CENTURY21 MAINSTREAM | CENTURY21 MAINSTREAM |
| 318 | MAIN | ST | 351,000 | 06/24/10 | 339,000 | 3.54% | 27 | 3 | 2 | 0 | S/L | NONE | | 8,645 | NONE | RE/MAX PROPERTIES | DICK O'CONNOR RE |
| 652 | BERKLEY | ST | 355,000 | 06/30/10 | 399,000 | -11.03% | 49 | 4 | 2 | 0 | C/C | | 75 X 125 | 8,821 | 1 FPL | RE/MAX INTEGRITY | RIDGECO REALTY |
| 320 | WILLIAM | ST | 360,000 | 04/15/10 | 399,000 | -9.77% | 128 | 3 | 2 | 0 | RANCH | DETACHED, ONE CAR | 50 X 100 | 7,406 | NONE | REAL LIVING GATEWAY REALTORS | ERLANCIA REALTY |
| 800 | ASBURY | ST | 370,500 | 07/22/10 | 379,900 | -2.47% | 47 | 3 | 1 | 0 | RANCH | DETACHED, ONE CAR | 120 X 100 | 9,194 | 1 FPL | RE/MAX RE LIMITED | COLLIS REALTY, INC. |
| 313 | LACEY | DR | 375,000 | 01/18/10 | 399,999 | -6.25% | 66 | 3 | 2 | 0 | RANCH | ATTACHED, ONE CAR | 86XIRR | 7,915 | NONE | TERRIE O'CONNOR REALTRS | WEICHERT REALTORS |
| 989 | OXFORD | LN | 375,000 | 07/22/10 | 396,000 | -5.30% | 62 | 3 | 1 | 0 | C/C | ATTACHED, ONE CAR | 85 X IRR | 8,819 | NONE | LARRY KAHN REAL ESTATE | WEICHERT REALTORS |
| 230 | RIDGE | ST | 385,000 | 02/01/10 | 455,000 | -15.38% | 148 | 5 | 2 | 0 | C/C | ATTACHED, ONE CAR | 60 X 199 | 9,839 | NONE | RE/MAX INTEGRITY | WEICHERT REALTORS |
| 545 | COLUMBIA | ST | 394,000 | 06/25/10 | 425,000 | -7.29% | 106 | 3 | 2 | 0 | S/L | ATTACHED, ONE CAR | 91 X IRREG. | 8,555 | NONE | COLDWELL BANKER | RE/MAX PROPERTY CNTR |
| 365 | WILLIAM | ST | 400,000 | 02/19/10 | 479,000 | -16.49% | 71 | 4 | 2 | 1 | B/L | ATTACHED, TWO CAR | 75X100 | 10,127 | 1 FPL | WEICHERT REALTORS | HEROLD REAL ESTATE |
| 139 | CEDAR | RD | 410,000 | 04/27/10 | 459,000 | -10.68% | 36 | 4 | 2 | 1 | B/L | ATTACHED, TWO CAR | | 9,827 | NONE | RE/MAX INTEGRITY | PRUDENTIAL ADAMO |
| 336 | TRENSCH | DR | 410,000 | 06/04/10 | 439,000 | -6.61% | 92 | 3 | 1 | 1 | RANCH | ATTACHED, ONE CAR | 95 X 110 | 8,627 | NONE | RE/MAX INTEGRITY | RE/MAX INTEGRITY |
| 358 | WEBSTER | DR | 415,000 | 07/19/10 | 489,000 | -15.13% | 84 | 3 | 2 | 1 | S/L | ATTACHED, TWO CAR | 75 X 100 | 10,786 | 1 FPL | RE/MAX INTEGRITY | WEICHERT REALTORS |
| 145 | HIRSCHFIELD | PL | 417,000 | 02/12/10 | 417,000 | 0.00% | 21 | 3 | 2 | 1 | S/L | ONE CAR | | 8,723 | NONE | HOWARD KOVAL | PROMINENT PROPERTIES |
| 327 | SHEA | DR | 418,000 | 07/12/10 | 449,900 | -7.09% | 31 | 3 | 2 | 1 | S/L | ATTACHED, ONE CAR | 75 X 100 | 9,361 | NONE | RE/MAX RE LIMITED | TERRIE O'CONNOR REALTRS |
| 547 | PRINCETON | ST | 445,000 | 04/09/10 | 489,000 | -9.00% | 77 | 4 | 3 | 0 | S/L | ONE CAR | 97 X IRR | 8,671 | NONE | PUBLIC TRUST REALTY | WEICHERT REALTORS |
| 117 | SUMMIT | AVE | 505,000 | 05/13/10 | 529,900 | -4.70% | 47 | 5 | 2 | 1 | COL | PARK SPACE | 60X100 | 10,546 | NONE | DICK O'CONNOR RE | REAL LIVING GATEWAY REALTORS |
| 654 | HARVARD | ST | 522,500 | 05/26/10 | 539,900 | -3.22% | 28 | 4 | 3 | 0 | B/L | ATTACHED, ONE CAR | 75X100 | 9,800 | NONE | VILLA VALENTINA RE | RRM REALTY, INC. |
| 1106 | JOHNSON | CT | 530,000 | 06/15/10 | 599,900 | -11.65% | 337 | 4 | 2 | 1 | COL | ATTACHED, TWO CAR | X126X120X62X1 | 12,016 | 1 FPL | CENTURY21 MAINSTREAM | CENTURY21 MAINSTREAM |
| 214 | BIRCHWOOD | RD | 556,000 | 05/01/10 | 579,000 | -3.97% | 60 | 5 | 3 | 0 | S/L | ATTACHED, ONE CAR | 72XIRR | 10,543 | 1 FPL, GAS | CENTURY21 MAINSTREAM | WEICHERT REALTORS |
| 157 | HOLLAND | AVE | 575,000 | 04/29/10 | 595,000 | -3.36% | 59 | 4 | 3 | 1 | COL | 3+CAR, DETACHED | 140 X 125 | 12,534 | 1 FPL | RE/MAX INTEGRITY | RE/MAX INTEGRITY |
| 355 | LEONARD | DR | 580,000 | 01/22/10 | 649,000 | -10.63% | 144 | 5 | 3 | 0 | COL | ATTACHED, ONE CAR | 80 X 120 | 13,739 | 1 FPL | RE/MAX INTEGRITY | RE/MAX INTEGRITY |
| 412 | VOMEL | DR | 600,000 | 04/19/10 | 729,000 | -17.70% | 209 | 6 | 4 | 0 | COL | ATTACHED, ONE CAR | 80 X 100 | 13,910 | 1 FPL | VERA & NECHAMA REALTY | VERA & NECHAMA REALTY |
| 235 | NEW BRIDGE | RD | 625,000 | 01/28/10 | 699,900 | -10.70% | 34 | 5 | 4 | 1 | COL | ATTACHED, TWO CAR | 90X109 | 13,187 | 1 FPL | RUSSO REAL ESTATE | RE/MAX INTEGRITY |
| 291 | RIDGE | ST | 690,000 | 07/06/10 | 699,000 | -1.29% | 69 | 5 | 3 | 0 | COL | ATTACHED, ONE CAR | 84 X 90 | 13,000 | 1 FPL, GAS | VERA & NECHAMA REALTY | RE/MAX RE ASSOCIATES |

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