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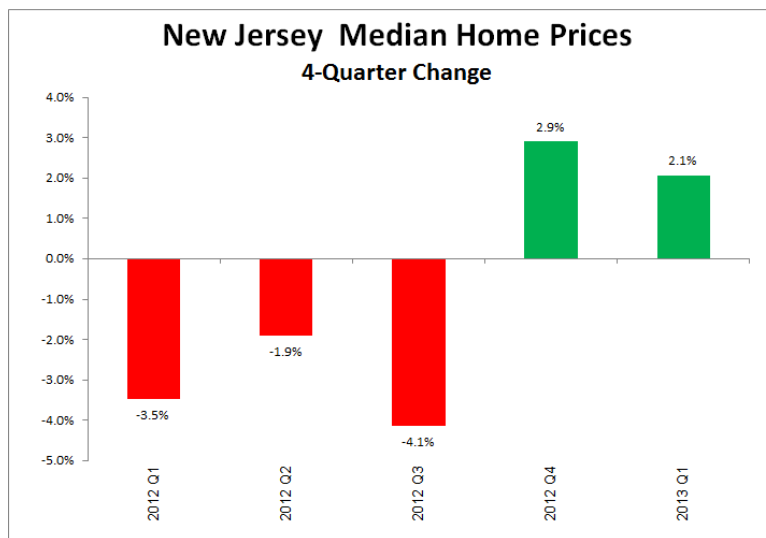
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NJ Home Prices Increase for 2nd Consecutive Quarter

May 3, 2013 – East Brunswick, New Jersey

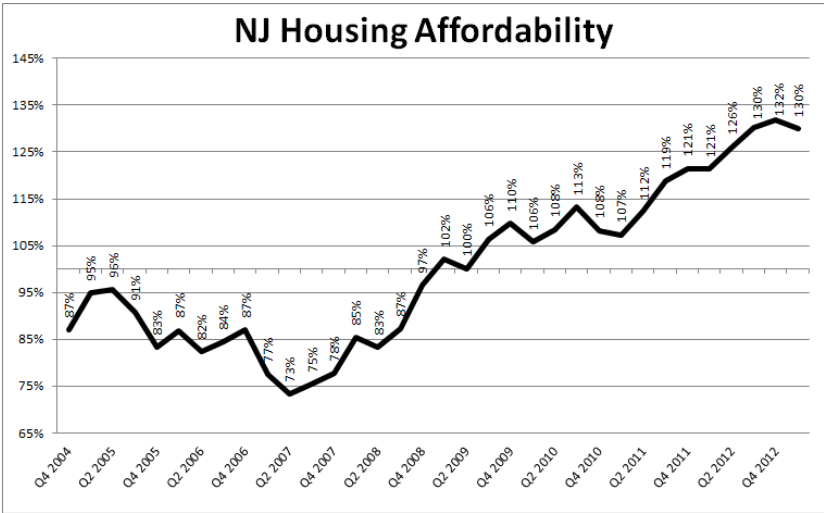
New Jersey home prices increased for the 2nd consecutive quarter due to rising purchase demand and tight inventory levels. Median home prices increased by 2.07% in the 1st quarter with a median home price of \$262,661 up from \$257,331 one year earlier. This latest increase follows a 2.91% rise in Q4.2012.

The continuing rise in home prices is the result of increased home purchase demand, tight unsold inventory, and continuing economic recovery from The Great Recession. The number of homes being offered for sale in New Jersey now stands at its lowest level in 8 years while the pace of sales is the highest in 6 years.



Source: Otteau Valuation Group

The combined effects of both higher home prices and mortgage rates in the 1st quarter caused home purchase affordability in New Jersey to decline in the 1st quarter. The Affordability Index in the state fell for the first time in two years to 130% indicating that today's home buyers earning median income are able to afford a home that is priced 30% higher than the state's median home value. This unusual opportunity illustrates the 'sense of urgency' that home buyers are feeling as they rush to take advantage of today's affordable home prices and record low interest rates. Looking to the future, the combined effects of continued increases in home prices and mortgage rates will further erode home buyer purchasing power in the market.



Source: Otteau Valuation Group, US Census Bureau, Freddie Mac

JEFFREY G. OTTEAU, President

Otteau Valuation Group provides valuation and advisory services to financial & lending institutions, developers & builders, attorneys, investors, relocation management service companies, governmental agencies, corporations and the public. Included in those services are value diminution and stigma analyses for properties affected by external events such as major storms, flooding and environmental contamination.

As President of Otteau Valuation Group Mr. Otteau has been recognized by NJBIZ as one of the **Most Influential People in the Real Estate Industry** for the past 3 years. He manages all facets of the firm's business including serving as General Manager of www.otteau.com which is an information provider on real estate trends. Mr. Otteau has provided testimony as an expert witness at the municipal, county and state levels, authored several texts on property valuation techniques and has lectured throughout North America. His practice is concentrated in providing valuation and advisory services to financial institutions, governmental entities, developers, and investors. Widely respected for his knowledge and insight into real estate trends, Mr. Otteau is frequently quoted in the Wall Street Journal and New York Times; has made television appearances on CNBC, Bloomberg and NBC;



About Otteau Valuation Group, Inc.

Bringing Clarity to Real Estate - The lightning strike speed of today's information flow has accelerated the pace of change for real estate markets. As a result, trends that previously took years to develop can now unfold in a few short months. Our mission is to assist our clients in keeping pace with that change by providing insightful analysis and cutting edge pricing skills. To accomplish this we have assembled a team of skilled professionals specializing in the complex field of real estate market analysis. With a broad based exposure in real estate valuation and consultation, our firm engages in a diversified practice encompassing all property types. Appraisal and consulting services are provided to financial & lending institutions, developers & builders, attorneys, investors, relocation management service companies, governmental agencies, corporations and the public. Our Consulting Group provides a wide array of services to developers and builders with respect to market analysis, project feasibility, demographic trends, project valuation and municipal project approval proceedings. Litigation support is provided for matters requiring the valuation and corresponding expert testimony for eminent domain proceedings, contractual disputes, bankruptcy, tax appeals, equitable distribution, estate valuation and stigma related issues. For more information visit www.otteau.com.

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