

# South Orange April 2010 Market Activity

#	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	350 Turrell Ave	Victrian/Colo	\$429,000	\$445,000	\$519,400	4/1/2010	70	103.73%	0.86
2	75 Mayhew Dr	Tudor	\$869,900	\$849,000	\$936,000	4/2/2010	69	97.60%	0.91
3	190 Underhill Rd	Colonial	\$509,000	\$501,000	\$506,200	4/5/2010	39	98.43%	0.99
4	26-40 Church St Un 6	MultiFlr	\$335,000	\$325,000	\$372,000	4/6/2010	159	97.01%	0.87
5	463 W. So. Orange Ave	Colonial	\$259,500	\$259,500	\$417,200	4/7/2010	5	100.00%	0.62
6	271 Tichenor Ave	Colonial	\$429,000	\$437,000	\$377,100	4/8/2010	16	101.86%	1.16
7	386 N.Wyoming Ave	Tudor	\$749,000	\$750,000	\$1,281,200	4/8/2010	143	100.13%	0.59
8	362 Warwick Ave	Colonial	\$799,000	\$799,000	\$856,800	4/9/2010	14	100.00%	0.93
9	257 Warwick Ave	Victrian	\$508,700	\$470,000	\$1,455,700	4/12/2010	150	92.39%	0.32
10	243 Lenox Ave	Colonial	\$568,000	\$570,000	\$521,000	4/12/2010	14	100.35%	1.09
11	16 Mews Ln	OneFloor	\$349,000	\$338,000	\$407,700	4/15/2010	39	96.85%	0.83
12	47 Crest Dr	Colonial	\$849,000	\$862,750	\$815,300	4/15/2010	19	101.62%	1.06
13	27 Cottage St	Colonial	\$199,900	\$179,000	\$382,000	4/20/2010	154	89.54%	0.47
14	129 Mayhew Dr	Colonial/Cust	\$629,000	\$589,800	\$875,400	4/20/2010	79	93.77%	0.67
15	422 Academy St	Colonial	\$294,900	\$288,000	\$495,500	4/28/2010	25	97.66%	0.58
16	348 Redmond Rd	Colonial	\$849,000	\$809,500	\$775,800	4/29/2010	81	95.35%	1.04
AVERAGES			\$539,181	\$529,534			67	97.89%	0.81



**Average Days on Market**  
**Average List Price**  
**Average Sales Price**  
**% of List Price to Sales Price**  
**Sales Price to Assessed Value Ratio**  
**# of Units for the Month**

**67**  
**\$539,181**  
**\$529,534**  
**97.89%**  
**0.81**  
**16**





**RESIDENTIAL BROKERAGE**

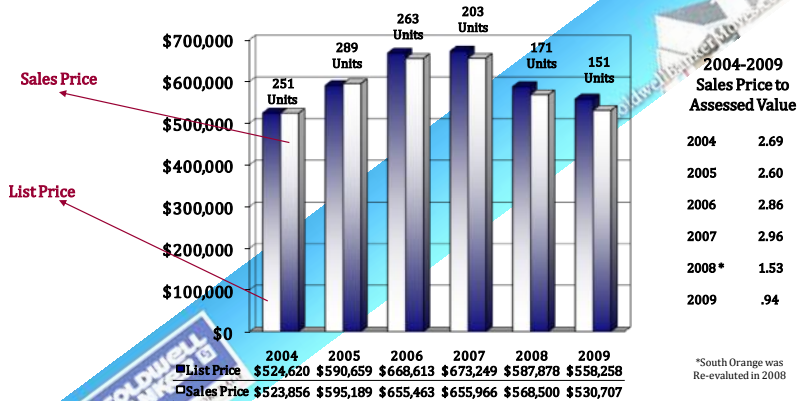
**FLASHBACK!!!!**  
**April 2009 YTD:**  
**AVG YTD Sales Price: \$529,015**  
**DOM: 89**  
**#Units YTD: 22**  
**SP:AV 1.02**

**South Orange 2010 Year to Date Market Trends**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$518,536	\$436,278	\$634,868	\$539,181									\$539,078
Average Sales Price	\$488,909	\$417,222	\$612,490	\$529,534									\$519,905
Days on Market	95	110	110	67									92
% of List Price to Sales Price	92.59%	96.35%	96.26%	97.89%									95.98%
Sales Price to Assessed Value	0.80	0.88	0.97	0.81									0.86
# Units Sold	11	9	12	16									48

**South Orange Market Averages 2004-2009**

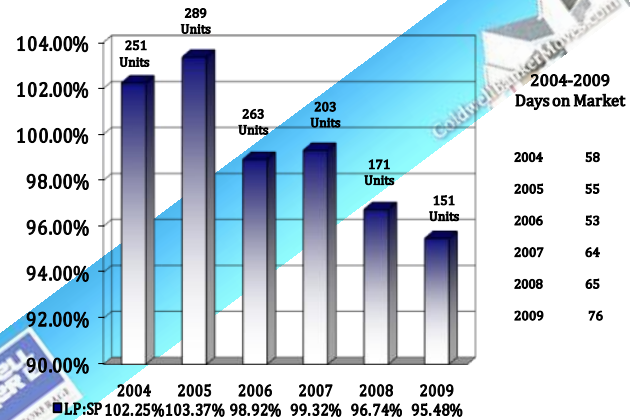
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.

**South Orange Market Averages 2004-2009**

PERCENTAGE OF LIST PRICE TO SALES PRICE & DAYS ON MARKET



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.