

# South Orange February 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	17-25 Church St Un 2	OneFloor	\$423,800	\$400,000	\$440,900	2/1/2010	261	94.38%	0.91
2	179 W Fairview Ave	Colonial	\$299,900	\$310,000	\$359,400	2/2/2010	57	103.37%	0.86
3	303 Vose Ave	Colon/Cottage	\$525,000	\$510,000	\$392,500	2/2/2010	58	97.14%	1.30
4	61 2ND St	Colonial	\$249,900	\$245,000	\$267,400	2/18/2010	151	98.04%	0.92
5	124 Milton Pl	Colonial	\$395,000	\$390,000	\$380,800	2/19/2010	17	98.73%	1.02
6	45 University Ct	Colonial	\$249,900	\$245,000	\$471,100	2/22/2010	36	98.04%	0.52
7	321 Wyoming Avenue 1D	TwnEndUn	\$425,000	\$400,000	\$492,900	2/22/2010	132	94.12%	0.81
8	198 Underhill Rd	RanchExp	\$459,000	\$410,000	\$520,000	2/24/2010	159	89.32%	0.79
9	13 Tillou Rd West	TwnEndUn	\$899,000	\$845,000	\$1,064,900	2/25/2010	123	93.99%	0.79
AVERAGES			\$436,278	\$417,222			110	96.35%	0.88



**Average Days on Market** 110  
**Average List Price** \$436,278  
**Average Sales Price** \$417,222  
**% of List Price to Sales Price** 96.35%  
**Sales Price to Assessed Value Ratio** 0.88  
**# of Units for the Month** 9





**RESIDENTIAL BROKERAGE**

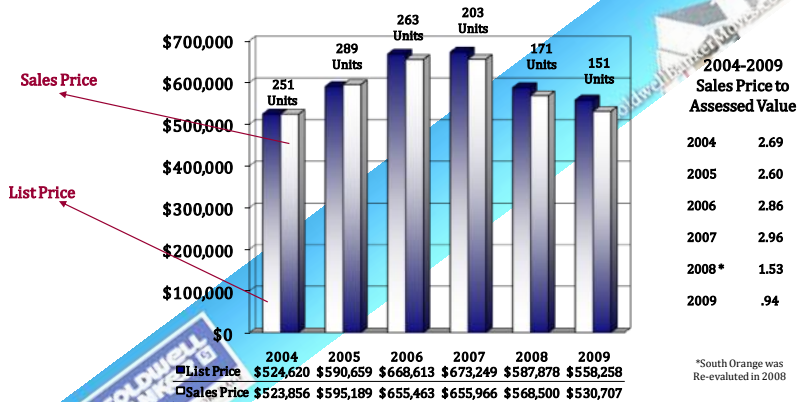
**FLASHBACK!!!!**  
**February 2009 YTD:**  
**AVG YTD Sales Price: \$529,846**  
**DOM: 97**  
**#Units YTD: 13**  
**SP:AV 1.02**

**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											\$481,520
Average Sales Price	\$488,909	\$417,222											\$456,650
Days on Market	95	110											102
% of List Price to Sales Price	92.59%	96.35%											94.28%
Sales Price to Assessed Value	0.80	0.88											0.83
# Units Sold	11	9											20

**South Orange Market Averages 2004-2009**

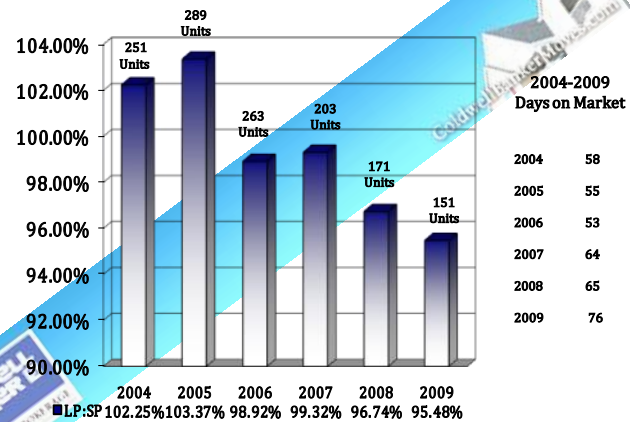
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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.