

# South Orange January 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	125 S Centre St	Tudor	\$450,000	\$416,000	\$448,800	1/15/2010	77	92.44%	0.93
2	185 Scotland Rd	Ranch	\$299,000	\$299,000	\$422,400	1/19/2010	7	100.00%	0.71
3	351 Beech Spring Rd	Tudor	\$649,000	\$634,000	\$690,900	1/20/2010	48	97.69%	0.92
4	609 So Orange Ave	HighRise	\$225,000	\$200,000	\$401,900	1/21/2010	10	88.89%	0.50
5	111 Blanchard Rd	RanchExp	\$399,000	\$220,000	\$633,000	1/22/2010	224	55.14%	0.35
6	443 Prospect St	Colonial	\$410,000	\$385,000	\$482,700	1/28/2010	102	93.90%	0.80
7	109 S Centre St	Colonial	\$449,500	\$415,000	\$346,200	1/28/2010	53	92.32%	1.20
8	150 Scotland Rd	Colonial	\$668,900	\$750,000	\$1,152,500	1/29/2010	17	112.12%	0.65
9	38 Tillou Road W.	TwnEndUn	\$849,000	\$812,000	\$993,900	1/29/2010	255	95.64%	0.82
10	300 Redmond Rd	Colonial	\$867,500	\$837,000	\$985,400	1/29/2010	215	96.48%	0.85
11	26-40 Church St Unit 7	TwnIntUn	\$437,000	\$410,000	\$387,400	1/30/2010	35	93.82%	1.06
AVERAGES			\$518,536	\$488,909			95	92.59%	0.80



**Average Days on Market** 95  
**Average List Price** \$518,546  
**Average Sales Price** \$488,909  
**% of List Price to Sales Price** 92.59%  
**Sales Price to Assessed Value Ratio** 0.80  
**# of Units for the Month** 11





**RESIDENTIAL BROKERAGE**

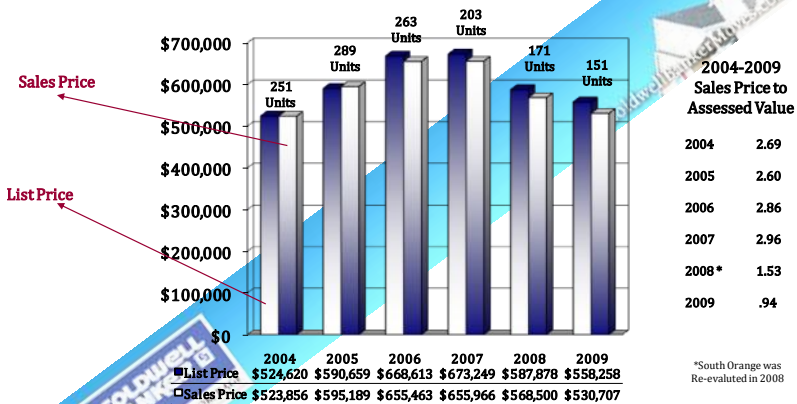
**FLASHBACK!!!!**  
**January 2009 YTD:**  
**AVG YTD Sales Price: \$454,778**  
**DOM: 71**  
**#Units YTD: 9**  
**SP:AV .93**

**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												\$518,536
Average Sales Price	\$488,909												\$488,909
Days on Market	95												95
% of List Price to Sales Price	92.59%												92.59%
Sales Price to Assessed Value	0.80												0.80
# Units Sold	11												11

**South Orange Market Averages 2004-2009**

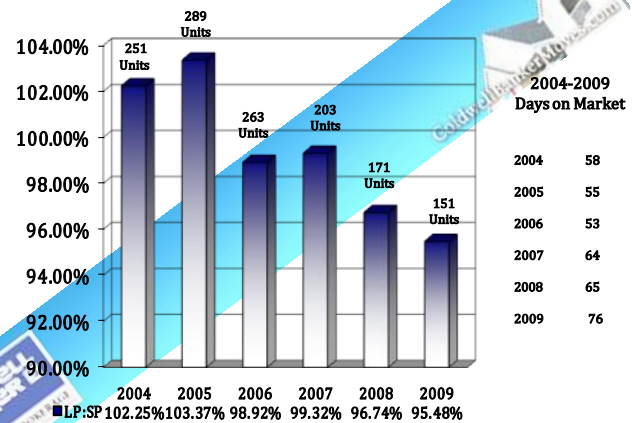
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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.