

# South Orange **March 2010** Market Activity

#	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	124 Sherman Place	Bi-Level	\$275,000	\$235,000	\$191,300	3/1/2010	296	85.45%	1.23
2	221 Montrose Ave	Colonial	\$1,096,420	\$1,035,375	\$1,339,900	3/4/2010	100	94.43%	0.77
3	31 Tillou Rd West	TwnEndUn	\$1,000,000	\$950,000	\$1,232,200	3/5/2010	45	95.00%	0.77
4	37 So Center St	Colonial	\$507,000	\$493,500	\$467,700	3/10/2010	203	97.34%	1.06
5	439 W. So. Orange Ave.	Colonial/Tudor	\$549,000	\$525,000	\$516,300	3/11/2010	126	95.63%	1.02
6	190 North Woods Dr	RanchExp	\$599,000	\$605,000	\$758,000	3/11/2010	118	101.00%	0.80
7	50 Park Pl	Colonial	\$565,000	\$560,000	\$450,000	3/15/2010	76	99.12%	1.24
8	341 Irving Ave	Colonial	\$749,000	\$720,000	\$974,400	3/16/2010	162	96.13%	0.74
9	252 Tichenor Ave	Colonial	\$469,000	\$469,000	\$405,000	3/24/2010	11	100.00%	1.16
10	298 Beech Spring Rd	Tudor	\$610,000	\$630,000	\$685,000	3/24/2010	23	103.28%	0.92
11	61 WhiteOak Dr	Colonial	\$739,000	\$697,000	\$736,800	3/30/2010	121	94.32%	0.95
12	609 W So. Orange Ave 6M	HighRise	\$460,000	\$430,000	\$412,100	3/31/2010	33	93.48%	1.04
AVERAGES			\$634,868	\$612,490			110	96.26%	0.97



**Average Days on Market** 110  
**Average List Price** \$634,868  
**Average Sales Price** \$612,490  
**% of List Price to Sales Price** 96.26%  
**Sales Price to Assessed Value Ratio** 0.97  
**# of Units for the Month** 12





**RESIDENTIAL BROKERAGE**

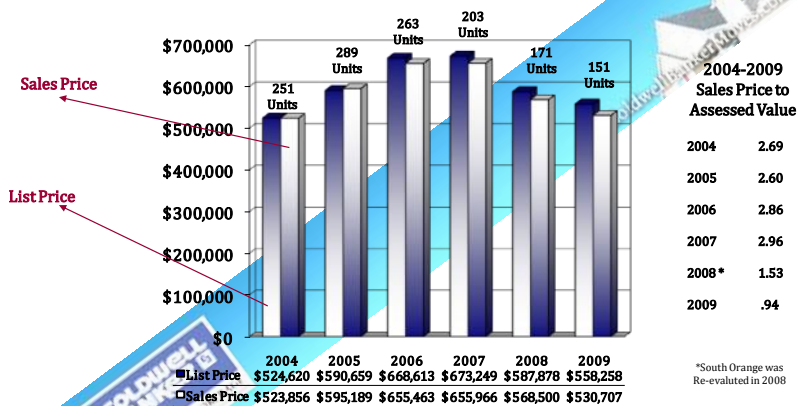
**FLASHBACK!!!!**  
**March 2009 YTD:**  
**AVG YTD Sales Price: \$546,295**  
**DOM: 78**  
**#Units YTD: 22**  
**SP:AV 1.09**

**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										\$539,026
Average Sales Price	\$488,909	\$417,222	\$612,490										\$515,090
Days on Market	95	110	110										105
% of List Price to Sales Price	92.59%	96.35%	96.26%										95.02%
Sales Price to Assessed Value	0.80	0.88	0.97										0.89
# Units Sold	11	9	12										32

**South Orange Market Averages 2004-2009**

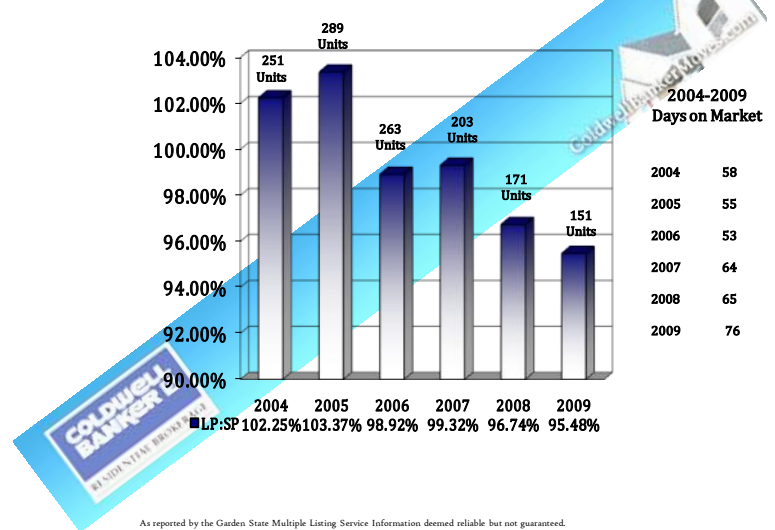
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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.