

# South Orange **May 2010** Market Activity

#	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	45 GLENVIEW RD	Colonial	\$1,050,000	\$975,000	\$704,100	5/3/2010	49	92.86%	1.38
2	53 GLENVIEW RD	Custom	\$1,195,000	\$1,150,000	\$930,100	5/3/2010	13	96.23%	1.24
3	169 HILL DR	Custom	\$749,000	\$740,000	\$820,000	5/6/2010	56	98.80%	0.90
4	64 RAYMOND AVE	CapeCod	\$539,000	\$510,000	\$507,300	5/7/2010	71	94.62%	1.01
5	529 SCOTLAND RD	Colonial	\$249,990	\$225,000	\$534,800	5/10/2010	62	90.00%	0.42
6	111 HOLLAND RD	Colonial	\$159,900	\$135,000	\$331,800	5/13/2010	5	84.43%	0.41
7	52 GLENVIEW RD	Colonial	\$839,000	\$860,000	\$733,100	5/14/2010	3	102.50%	1.17
8	153 MILTON PL	Bungalow	\$439,000	\$426,000	\$442,800	5/15/2010	18	97.04%	0.96
9	141 REYNOLDS PL	Colonial	\$375,000	\$350,000	\$346,300	5/19/2010	179	93.33%	1.01
10	328 Vose Ave	Colonial	\$489,000	\$485,000	\$500,500	5/20/2010	14	99.18%	0.97
11	30 Glenview Road	Ranch	\$450,000	\$400,000	\$640,000	5/21/2010	18	88.89%	0.63
12	202 LENOX AVE	Colonial	\$159,900	\$159,900	\$307,800	5/27/2010	7	100.00%	0.52
13	47 FIELDING CT	Colonial	\$495,000	\$485,000	\$436,100	5/27/2010	19	97.98%	1.11
14	111 RAYMOND AVE	Colonial	\$610,000	\$611,000	\$518,800	5/27/2010	0	100.16%	1.18
15	424 CLARK ST	Colonial	\$629,000	\$602,000	\$599,100	5/27/2010	72	95.71%	1.00
16	315 WEST END RD	Tudor	\$729,000	\$750,000	\$709,200	5/27/2010	8	102.88%	1.06
17	341 MONTROSE AVE	Victrian	\$749,000	\$710,000	\$819,200	5/27/2010	163	94.79%	0.87
18	114 S WYOMING AVE	Colonial	\$495,000	\$465,000	\$803,900	5/28/2010	29	93.94%	0.58
19	600 LONGVIEW RD	Cont/Ranch	\$692,900	\$675,000	\$870,500	5/28/2010	171	97.42%	0.78
<b>AVERAGES</b>			<b>\$583,931</b>	<b>\$563,889</b>			<b>50</b>	<b>95.83%</b>	<b>0.90</b>



**Average Days on Market** 50  
**Average List Price** \$583,931  
**Average Sales Price** \$563,889  
**% of List Price to Sales Price** 95.83%  
**Sales Price to Assessed Value Ratio** 0.90  
**# of Units for the Month** 19





**RESIDENTIAL BROKERAGE**

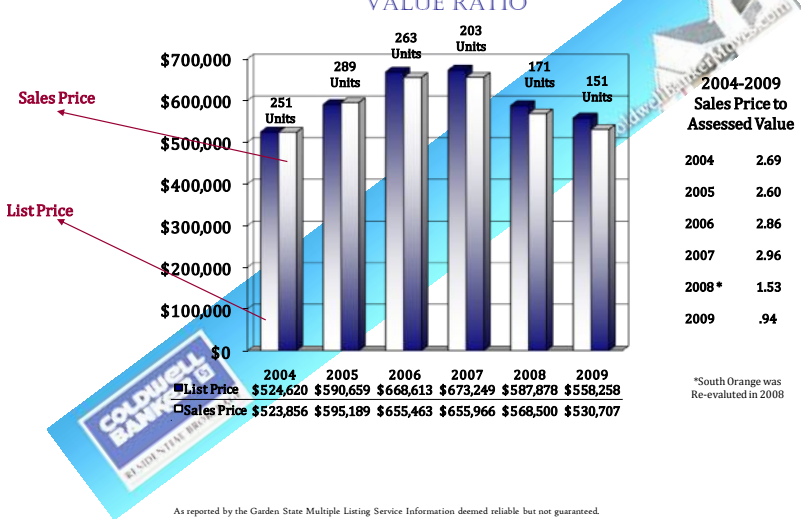
**FLASHBACK!!!!**  
**May 2009 YTD:**  
**AVG YTD Sales Price: \$546,944**  
**DOM: 91**  
**#Units YTD: 42**  
**SP:AV .97**

**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	\$583,931								\$551,797
Average Sales Price	\$488,909	\$417,222	\$612,490	\$529,534	\$563,889								\$532,378
Days on Market	95	110	110	67	50								80
% of List Price to Sales Price	92.59%	96.35%	96.26%	97.89%	95.83%								95.94%
Sales Price to Assessed Value	0.80	0.88	0.97	0.81	0.90								0.87
# Units Sold	11	9	12	16	19								67

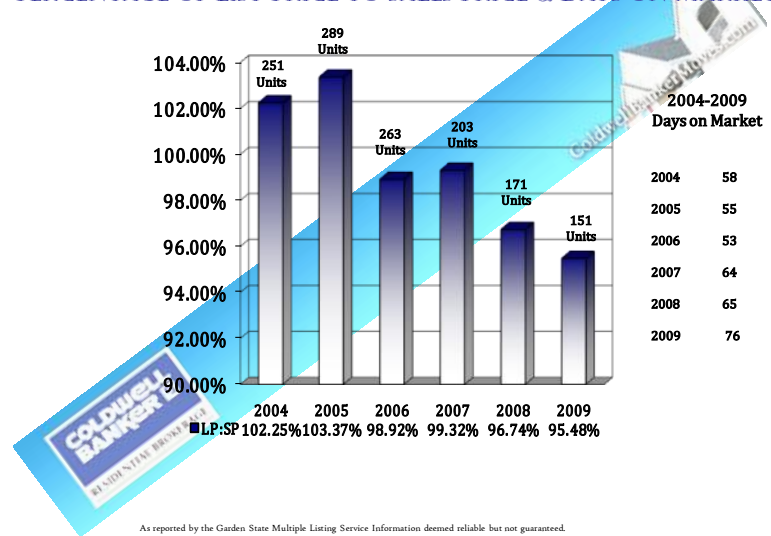
**South Orange Market Averages 2004-2009**

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



**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.

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