



2010 YTD Real Estate Market Activity

South Orange October 2010

ColdwellBankerMoves.com

| # | Property Address | Style | #BR | #BA | List Price (LP) | Sale Price (SP) | Total Assessed Value (AV) | Closed Date | DOM | SP:LP | SP:AV |
|-----------------|-------------------|-----------------|-----|-----|------------------|------------------|---------------------------|-------------|-----------|---------------|-------------|
| 1 | 276 N WESTERN DR | Tudor | 4 | 3.2 | \$445,000 | \$440,000 | \$563,900 | 10/15/10 | 60 | 98.88% | 0.78 |
| 2 | 350 HARTFORD ROAD | Victrian | 7 | 3.1 | \$750,000 | \$725,000 | \$788,500 | 10/05/10 | 163 | 96.67% | 0.92 |
| 3 | 45 UNIVERSITY CT | Colonial | 3 | 2.1 | \$499,900 | \$505,000 | \$471,100 | 10/01/10 | 29 | 101.02% | 1.07 |
| 4 | 58 MEWS LN | TwnIntUn | 2 | 2.1 | \$330,000 | \$312,000 | \$375,700 | 10/07/10 | 28 | 94.55% | 0.83 |
| 5 | 7 TILLOU RD WEST | TwnEndUn/Color | 3 | 4.2 | \$879,000 | \$833,000 | \$919,400 | 10/01/10 | 146 | 94.77% | 0.91 |
| 6 | 74 RALSTON AVE | Victrian | 4 | 1.1 | \$499,000 | \$490,000 | \$473,500 | 10/22/10 | 120 | 98.20% | 1.03 |
| 7 | 75 HOLLAND RD | Colonial/Custom | 4 | 3.1 | \$375,000 | \$350,000 | \$568,200 | 10/01/10 | 39 | 93.33% | 0.62 |
| AVERAGES | | | | | \$539,700 | \$522,143 | | | 84 | 96.77% | 0.88 |

| | |
|--|------------------|
| <i># of Units for the Month</i> | 7 |
| <i>Average List Price</i> | \$539,700 |
| <i>Average Sale Price</i> | \$522,143 |
| <i>% of Sale Price to List Price</i> | 96.77% |
| <i>Average Days on Market</i> | 84 |
| <i>Sales Price to Assessed Value Ratio</i> | 0.88 |

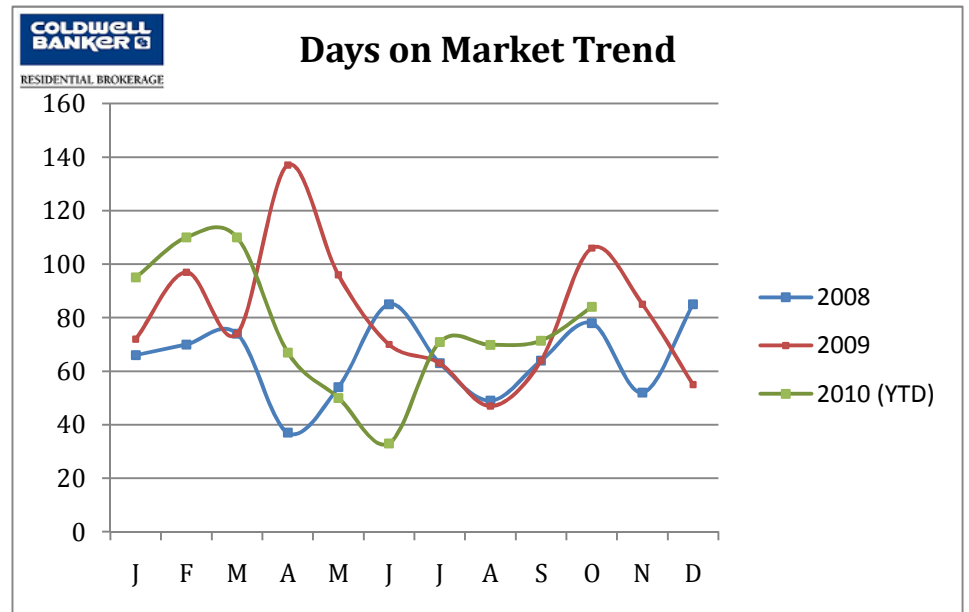


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| Column1 | January | February | March | April | May | June | July | August | September | October | November | December | YTD AVG |
|-------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|----------|-----------|
| # Units Sold | 11 | 9 | 12 | 16 | 19 | 16 | 13 | 18 | 16 | 7 | | | 137 |
| Average List Price | \$518,536 | \$436,278 | \$634,868 | \$539,181 | \$583,931 | \$497,281 | \$588,977 | \$516,661 | \$657,487 | \$539,700 | | | \$551,290 |
| Average Sale Price | \$488,909 | \$417,222 | \$612,490 | \$529,534 | \$563,889 | \$483,463 | \$565,692 | \$492,117 | \$630,406 | \$522,143 | | | \$530,587 |
| % of Sale Price to List Price | 92.59% | 96.35% | 96.26% | 97.89% | 95.83% | 96.61% | 96.06% | 94.85% | 96.32% | 96.77% | | | 95.95% |
| Days on Market | 95 | 110 | 110 | 67 | 50 | 33 | 71 | 70 | 71 | 84 | | | 76 |
| Sale Price to Assessed Value | 0.8 | 0.88 | 0.97 | 0.81 | 0.9 | 0.91 | 0.93 | 0.85 | 0.91 | 0.88 | | | 0.88 |



* Note: South Orange had a re-evaluation in 2008.