

West Orange January 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	25 Arverne Road	RanchExp	\$369,900	\$359,000	\$97,500	1/4/2010	119	97.05%	3.68
2	31 Rutgers Street	SplitLev	\$415,000	\$385,000	\$75,900	1/4/2010	69	92.77%	5.07
3	132 Forest Hill Rd.	Colonial	\$425,000	\$400,000	\$83,700	1/11/2010	126	94.12%	4.78
4	22 Colony Dr E	Colonial	\$515,000	\$500,000	\$90,800	1/11/2010	49	97.09%	5.51
5	25 Rosemont Terrace	RanchExp	\$469,000	\$450,000	\$892,000	1/12/2010	53	95.95%	0.50
6	18 Beverly Rd	Colonial	\$575,000	\$540,000	\$155,000	1/12/2010	162	93.91%	3.48
7	262 DeRose Court	TwnEndUn	\$324,900	\$320,000	\$104,500	1/15/2010	119	98.49%	3.06
8	9 Highland Pl	Ranch	\$399,000	\$375,500	\$118,000	1/15/2010	96	94.11%	3.18
9	16 Grandview Ave	Colonial	\$589,000	\$574,000	\$114,300	1/15/2010	11	97.45%	5.02
10	478 Eagle Rock Ave	CapeCod	\$231,000	\$225,000	\$80,900	1/19/2010	57	97.40%	2.78
11	14 Edgemont Rd	CapeCod	\$349,000	\$344,500	\$88,900	1/19/2010	17	98.71%	3.88
12	5 Faas Ct	Colonial	\$699,900	\$678,000	\$155,500	1/19/2010	154	96.87%	4.36
13	753 Northfield Ave	OneFloor	\$1,064,990	\$961,757	\$0	1/20/2010	408	90.31%	
14	323 Smith Manor Blvd	HighRise	\$255,000	\$218,000	\$77,500	1/22/2010	123	85.49%	2.81
15	171 Dezenzo Rd	TwnIntUn	\$324,000	\$315,000	\$87,000	1/24/2010	128	97.22%	3.62
16	10 Smith Manor Blvd	OneFloor	\$169,000	\$150,000	\$57,400	1/28/2010	81	88.76%	2.61
17	11 Smith Manor Blvd	HighRise	\$239,000	\$225,000	\$89,900	1/28/2010	24	94.14%	2.50
18	12 Karam Cir	OneFloor	\$334,900	\$302,500	\$69,400	1/28/2010	85	90.33%	4.36
19	15 Fundus Rd	Bi-Level	\$339,900	\$332,000	\$87,100	1/29/2010	61	97.68%	3.81
20	18 Ashwood Ter	Colonial	\$219,000	\$214,000	\$56,100	1/30/2010	39	97.72%	3.81
Averages			\$415,375	\$393,463			99	94.78%	3.62



Average Days on Market 99
Average List Price \$415,375
Average Sales Price \$393,463
% of List Price to Sales Price 94.78%
Sales Price to Assessed Value Ratio 3.62
of Units for the Month 20





RESIDENTIAL BROKERAGE

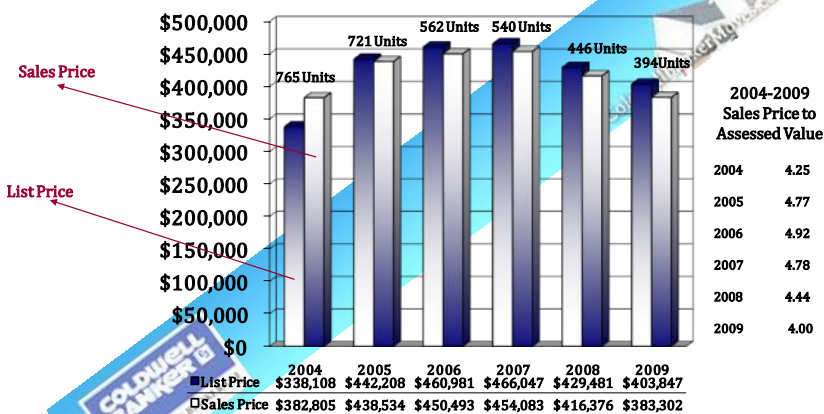
FLASHBACK!!!!
January 2009 YTD:
AVG YTD Sales Price: \$ 454,588
DOM: 104
#Units YTD: 16
SP:AV 4.08

West Orange 2010 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$415,375												\$415,375
Average Sales Price	\$393,463												\$393,463
Days on Market	99												99
% of List Price to Sales Price	94.78%												94.78%
Sales Price to Assessed Value	3.62												3.62
# Units Sold	20												20

West Orange Market Averages 2004-2009

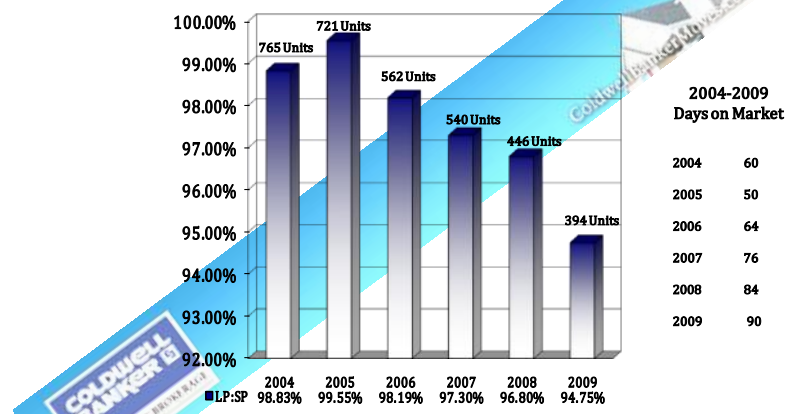
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.

West Orange Market Averages 2004-2009

PERCENTAGE OF LIST PRICE TO SALES PRICE & DAYS ON MARKET



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