

West Orange March 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	10 DAVEY DR.	TwnEndUn	\$385,000	\$360,000	\$97,100	3/1/2010	156	93.51%	3.71
2	340 GREGORY AVE	Ranch	\$250,000	\$245,000	\$67,700	3/4/2010	44	98.00%	3.62
3	1 CULLEN DR	SplitLev	\$399,000	\$399,000	\$130,000	3/4/2010	47	100.00%	3.07
4	18 KARAM CIR	OneFloor	\$239,000	\$235,000	\$62,900	3/11/2010	39	98.33%	3.74
5	20 SEAMAN RD	CapeCod	\$189,000	\$180,000	\$79,100	3/12/2010	70	95.24%	2.28
6	206 CLARKEN DR	TwnEndUn	\$428,500	\$416,000	\$96,700	3/12/2010	43	97.08%	4.30
7	8 DONLAVAGE WAY	TwnEndUn/	\$799,900	\$723,840	\$28,000	3/15/2010	0	90.49%	
8	61 MAPLE AVE	Ranch	\$329,000	\$288,000	\$106,100	3/16/2010	598	87.54%	2.71
9	20 NANCE RD	SplitLev	\$359,900	\$355,000	\$90,800	3/16/2010	86	98.64%	3.91
10	60 WELLINGTON AVE	Tudor	\$459,900	\$445,000	\$78,600	3/16/2010	82	96.76%	5.66
11	42 MOUNTAIN AVE	CapeCod	\$279,900	\$275,000	\$89,900	3/17/2010	136	98.25%	3.06
12	29 KNUTSEN DR	TwnIntUn	\$415,000	\$383,000	\$93,800	3/17/2010	70	92.29%	4.08
13	16 MARIE TER	SplitLev	\$279,000	\$290,000	\$100,000	3/22/2010	24	103.94%	2.90
14	42 Glen Ave	Carriage	\$1,295,000	\$1,175,000	\$222,100	3/22/2010	66	90.73%	5.29
15	3 BROOK END DR	CapeCod	\$209,000	\$209,000	\$82,200	3/24/2010	68	100.00%	2.54
16	67 LOWELL AVE	RanchRas	\$299,900	\$285,000	\$87,500	3/24/2010	152	95.03%	3.26
17	2 EDGEHILL CT	RanchExp	\$325,000	\$295,000	\$111,600	3/24/2010	153	90.77%	2.64
18	134 CLARKEN DR	TwnEndUn	\$389,000	\$389,000	\$96,700	3/24/2010	29	100.00%	4.02
19	215 St. Cloud Ave	SplitLev	\$305,000	\$290,000	\$88,800	3/25/2010	305	95.08%	3.27
20	89 Conforti Avenue	SplitLev	\$369,000	\$352,500	\$97,500	3/25/2010	43	95.53%	3.62
21	5 SILVER SPRING RD	RanchExp	\$300,000	\$310,000	\$98,100	3/26/2010	10	103.33%	3.16
22	6 Park Drive West	Colonial	\$245,000	\$235,000	\$53,200	3/29/2010	120	95.92%	4.42
23	159 MAPLE ST	Colonial	\$259,000	\$260,000	\$60,900	3/29/2010	28	100.39%	4.27
24	16 HARRINGTON TER	Ranch	\$329,000	\$322,000	\$128,900	3/31/2010	87	97.87%	2.50
25	12 PITNEY ST	Colonial	\$399,000	\$392,500	\$67,300	3/31/2010	19	98.37%	5.83
Averages			\$381,480	\$364,394			99	96.52%	3.66

Average Days on Market

99

Average List Price

\$381,480

Average Sales Price

\$364,394

% of List Price to Sales Price

96.52%

Sales Price to Assessed Value Ratio

3.66

of Units for the Month

25





RESIDENTIAL BROKERAGE

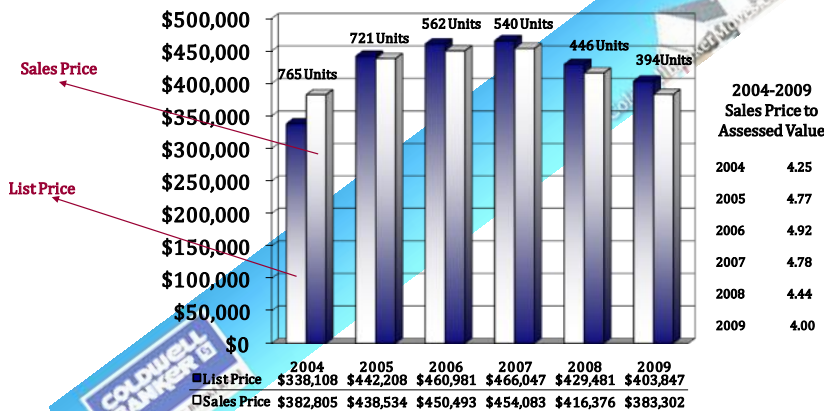
FLASHBACK!!!!
March 2009 YTD:
AVG YTD Sales Price: \$ 387,196
DOM: 102
#Units YTD: 50
SP:AV 4.27

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	\$372,918	\$381,480										\$390,066
Average Sales Price	\$393,463	\$353,553	\$364,394										\$370,798
Days on Market	99	90	99										101
% of List Price to Sales Price	94.78%	95.37%	96.52%										95.64%
Sales Price to Assessed Value	3.62	3.27	3.66										3.55
# Units Sold	20	17	25										62

West Orange Market Averages 2004-2009

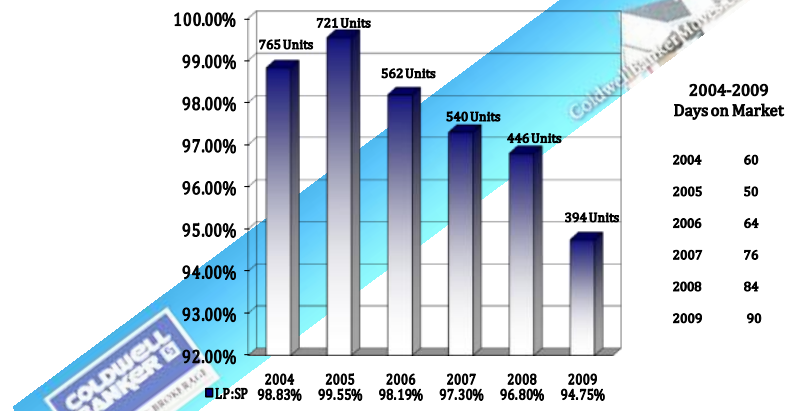
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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



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