

West Orange May 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	118 OLD INDIAN RD	RanchRas	\$559,000	\$500,000	\$173,800	5/4/2010	173	89.45%	2.88
2	535 EAGLE ROCK AVE	Ranch	\$259,900	\$252,000	\$96,300	5/5/2010	135	96.96%	2.62
3	35 BOLAND DR	TwnEndUn	\$449,000	\$435,000	\$137,100	5/5/2010	30	96.88%	3.17
4	12 N COBANE TER	Victrian	\$998,500	\$937,500	\$172,700	5/5/2010	9	93.89%	5.43
5	2 DONLAVAGE WAY	TwnEndUn	\$799,900	\$725,000	\$0	5/6/2010	140	90.64%	
6	27 UNDERCLIFF TER	Contemp	\$365,000	\$355,000	\$119,200	5/7/2010	83	97.26%	2.98
7	11 EFSTIS CT	Colonial	\$699,000	\$679,000	\$0	5/7/2010	0	97.14%	
8	4 SEAMAN RD	CapeCod	\$229,900	\$225,000	\$67,400	5/10/2010	139	97.87%	3.34
9	31 HAGGERTY DR	Colon/Custom	\$699,000	\$679,000	\$0	5/10/2010	18	97.14%	
10	195 GREGORY AVE	Colonial	\$389,900	\$394,900	\$131,700	5/13/2010	83	101.28%	3.00
11	281 PLEAS. VALLEY WAY	RanchRas	\$250,000	\$250,000	\$85,900	5/14/2010	23	100.00%	2.91
12	40 EDGEWOOD AVE	Carriage/Cust	\$289,000	\$270,000	\$81,600	5/14/2010	70	93.43%	3.31
13	530 EAGLE ROCK AVE	Colonial	\$339,900	\$339,000	\$91,900	5/14/2010	183	99.74%	3.69
14	22 FAIRWAY DR	Colonial	\$342,000	\$320,000	\$80,900	5/14/2010	128	93.57%	3.96
15	11 PHYLLIS RD	CapeCod	\$289,900	\$285,000	\$78,300	5/17/2010	16	98.31%	3.64
16	95 WARREN RD	Bi-Level	\$360,000	\$303,868	\$115,500	5/17/2010	77	84.41%	2.63
17	73 LAWRENCE AVE	Colonial	\$399,000	\$392,500	\$78,800	5/20/2010	17	98.37%	4.98
18	16 EDGAR RD	SplitLev	\$444,900	\$430,000	\$100,000	5/21/2010	438	96.65%	4.30
19	34 TERRACE AVE	Colonial	\$450,000	\$425,000	\$132,900	5/21/2010	136	94.44%	3.20
20	32 MCCHESENEY CT	OneFloor	\$275,000	\$265,000	\$71,000	5/24/2010	26	96.36%	3.73
21	269 MT PLEASANT AVE	TwnEndUn	\$319,900	\$320,000	\$153,600	5/25/2010	232	100.03%	2.08
22	234 GREGORY AVE	Colonial	\$298,000	\$275,000	\$81,000	5/26/2010	66	92.28%	3.40
23	67 STANFORD AVE	Contemp	\$379,500	\$360,000	\$90,000	5/26/2010	58	94.86%	4.00
24	7 ABINGTON RD	CapeCod /Colo	\$358,900	\$358,900	\$71,100	5/27/2010	12	100.00%	5.05
25	24 WOODS END RD	Tudor	\$399,000	\$392,000	\$85,500	5/27/2010	16	98.25%	4.58
26	437 MT PLEASANT AVE	CapeCod	\$315,000	\$307,000	\$71,800	5/28/2010	205	97.46%	4.28
Averages			\$421,504	\$402,910			97	96.03%	3.61

Average Days on Market

97

Average List Price

\$421,504

Average Sales Price

\$402,910

% of List Price to Sales Price

96.03%

Sales Price to Assessed Value Ratio

3.61

of Units for the Month

26





RESIDENTIAL BROKERAGE

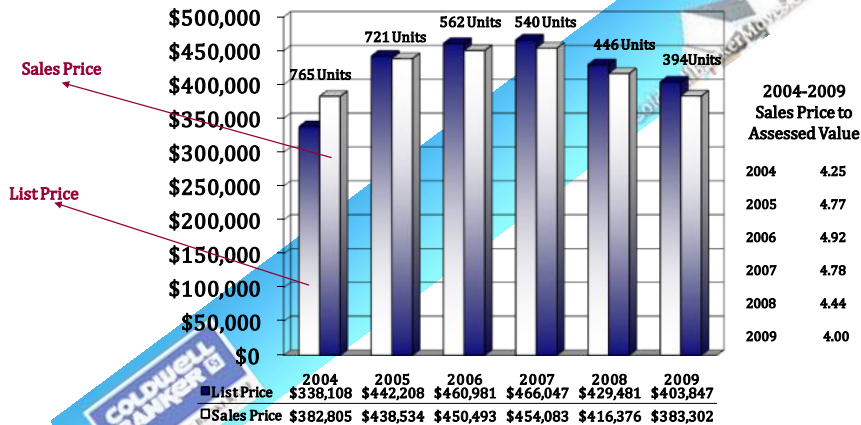
FLASHBACK!!!!
May 2009 YTD:
AVG YTD Sales Price: \$ 377,289
DOM: 95
#Units YTD: 104
SP:AV 4.13

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	\$351,225	\$421,504								\$386,520
Average Sales Price	\$393,463	\$353,553	\$364,394	\$339,000	\$402,910								\$369,276
Days on Market	99	90	99	84	97								95
% of List Price to Sales Price	94.78%	95.37%	96.52%	96.40%	96.03%								95.93%
Sales Price to Assessed Value	3.62	3.27	3.66	3.68	3.61								3.60
# Units Sold	20	17	25	32	26								120

West Orange Market Averages 2004-2009

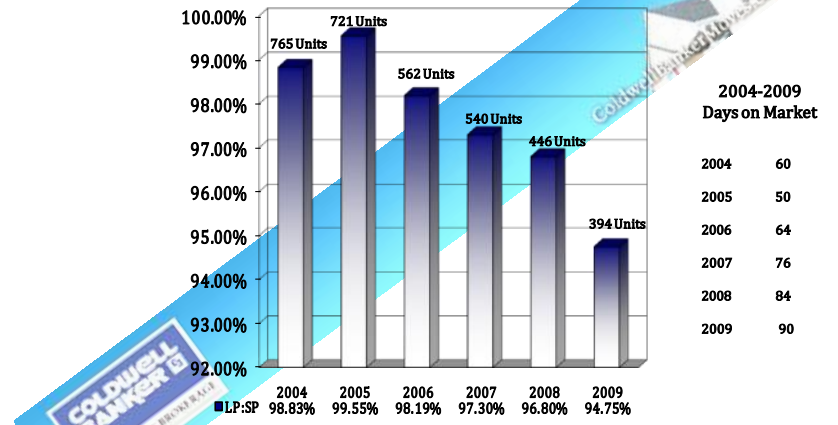
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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.