



2010 YTD Real Estate Market Activity

West Orange
October 2010

ColdwellBankerMoves.com

#	Property Address	Style	#BR	#BA	List Price (LP)	Sale Price (SP)	Total		DOM	SP:LP	SP:AV
							Assessed Value (AV)	Closed Date			
1	11 HAGGERTY DR. BALTUSROL	Colonial	5	2.1	\$679,000	\$650,000	\$0	10/03/10	185	95.73%	NA
2	118 CLARKEN DR	TwnEndUn/MultiFlr	3	2.1	\$367,000	\$345,000	\$85,200	10/01/10	46	94.01%	4.05
3	16 HICKORY RD	SplitLev	3	3.1	\$339,000	\$330,000	\$103,600	10/18/10	63	97.35%	3.19
4	19 COGGINS LN	Colonial	4	2.1	\$721,000	\$705,000	\$206,800	10/26/10	126	97.78%	3.41
5	19 KNUTSEN DR	TwnEndUn	3	2.1	\$389,000	\$385,000	\$82,900	10/01/10	34	98.97%	4.64
6	256 ST CLOUD AVE	Colonial	4	2.1	\$479,000	\$475,000	\$136,700	10/04/10	78	99.16%	3.47
7	3 GLEN RD	SplitLev	3	2	\$339,000	\$339,000	\$84,000	10/20/10	139	100.00%	4.04
8	3 Haggerty Dr. BALTUSROL	Colonial	5	2.1	\$679,000	\$650,000	\$0	10/03/10	0	95.73%	NA
9	3 KOVACH CT(Belevedere II)	TwnIntUn/MultiFlr	4	3.1	\$729,900	\$688,155	\$38,000	10/28/10	0	94.28%	18.11
10	35 PERKINS DR	OneFloor	2	2	\$265,000	\$265,000	\$71,000	10/14/10	51	100.00%	3.73
11	37 HUNTERDON RD	CapeCod	4	2	\$315,000	\$305,000	\$75,300	10/29/10	19	96.83%	4.05
12	4 DONLAVAGE WAY (Coranado)	TwnIntUn/MultiFlr	4	3.1	\$799,900	\$747,055	\$0	10/20/10	4	93.39%	NA
13	40 CUMMINGS CIR	TwnIntUn	3	3.1	\$459,000	\$459,000	\$97,400	10/13/10	35	100.00%	4.71
14	43 CLARKEN DR	TwnEndUn	3	2.1	\$398,000	\$390,000	\$92,200	10/19/10	59	97.99%	4.23
15	48 ROCK SPRING RD	Contemp/Custom	4	3.2	\$779,000	\$774,000	\$284,200	10/29/10	76	99.36%	2.72
16	50 NESTRO RD	CapeCod	4	1.1	\$274,900	\$258,000	\$71,600	10/08/10	77	93.85%	3.60
17	57 MANGER RD	Ranch	3	2.1	\$354,900	\$340,000	\$90,000	10/27/10	165	95.80%	3.78
18	61 QUINBY PL	Colonial	4	1	\$269,000	\$263,000	\$64,000	10/29/10	153	97.77%	4.11
19	7 KOVACH CT (Alameda II)	TwnEndUn	3	2.1	\$699,900	\$657,795	\$28,000	10/29/10	0	93.98%	23.49
20	8 KOVACH CT (Alameda)	TwnEndUn/MultiFlr	4	3.1	\$799,900	\$734,445	\$0	10/29/10	134	91.82%	NA
AVERAGES					\$506,820	\$488,023			72	96.69%	5.96



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<i># of Units for the Month</i>	20
<i>Average List Price</i>	\$506,820
<i>Average Sale Price</i>	\$488,023
<i>% of Sale Price to List Price</i>	96.69%
<i>Average Days on Market</i>	72
<i>Sales Price to Assessed Value Ratio</i>	5.96



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Column1	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
# Units Sold	20	17	25	32	26	57	41	30	28	20			296
Average List Price	\$415,375	\$372,918	\$381,480	\$351,225	\$421,504	\$430,089	\$415,749	\$396,730	\$398,673	\$506,820			\$409,056
Average Sale Price	\$393,463	\$353,553	\$364,394	\$339,000	\$402,910	\$404,724	\$400,477	\$381,460	\$378,739	\$488,023			\$390,674
% of Sale Price to List Price	94.78%	95.37%	96.52%	96.40%	96.03%	95.61%	96.30%	96.06%	93.92%	96.69%			95.77%
Days on Market	99	90	99	84	97	96	85	71	89	72			88
Sale Price to Assessed Value	3.62	3.27	3.66	3.68	3.61	4.44	4.85	4.69	3.91	5.96			4.17

