

SOUTH ORANGE

FEBRUARY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	102 RYNDA RD	Colonial	\$525,000	\$503,000	\$509,600	2/1/2011	156	95.81%	0.99
2	483 BERKELEY AVE	Colonial	\$1,369,000	\$1,200,000	\$1,450,000	2/1/2011	117	87.66%	0.83
3	416 HILLSIDE PL	Colonial	\$789,000	\$745,000	\$756,900	2/4/2011	1	94.42%	0.98
4	20 TILLOU RD W	TwnEndUn	\$885,000	\$835,000	\$933,300	2/8/2011	59	94.35%	0.89
5	130 FAIRVIEW AVE	Colonial	\$378,999	\$372,500	\$440,900	2/11/2011	94	98.29%	0.84
6	43 TILLOU RD WEST	TwnEndUn	\$899,000	\$820,000	\$1,141,200	2/14/2011	63	91.21%	0.72
7	141 S KINGMAN RD	Tudor	\$389,000	\$325,000	\$528,300	2/18/2011	55	83.55%	0.62
8	673 MOUNTAIN DRIVE	Ranch	\$499,500	\$480,000	\$540,000	2/22/2011	246	96.10%	0.89
9	379 MONTROSE AVE	Colo/Victrian	\$499,900	\$430,000	\$1,282,800	2/23/2011	184	86.02%	0.34
10	609 S ORANGE AVE 3D	HighRise	\$229,000	\$215,000	\$361,900	2/28/2011	4	93.89%	0.59
11	227 GARFIELD PL	Bung/Cottage	\$689,800	\$675,000	\$632,300	2/28/2011	50	97.85%	1.07
AVERAGE			\$650,291	\$600,045			94	92.65%	0.80

CURRENT **ACTIVE** LISTINGS IN SOUTH ORANGE

AS OF MARCH 14, 2011

NUMBER OF UNITS: 130

AVERAGE LIST PRICE: \$515,187

AVG. LIST PRICE TO ASSESSED VALUE RATIO: .88

AVERAGE DAYS ON MARKET: 100

CURRENT **"UNDER CONTRACT"** LISTINGS IN SOUTH ORANGE

AS OF MARCH 14, 2011

NUMBER OF UNITS: 26

AVERAGE LIST PRICE: \$ 532,169

AVG. LIST PRICE TO ASSESSED VALUE RATIO: .85

AVERAGE DAYS ON MARKET: 82

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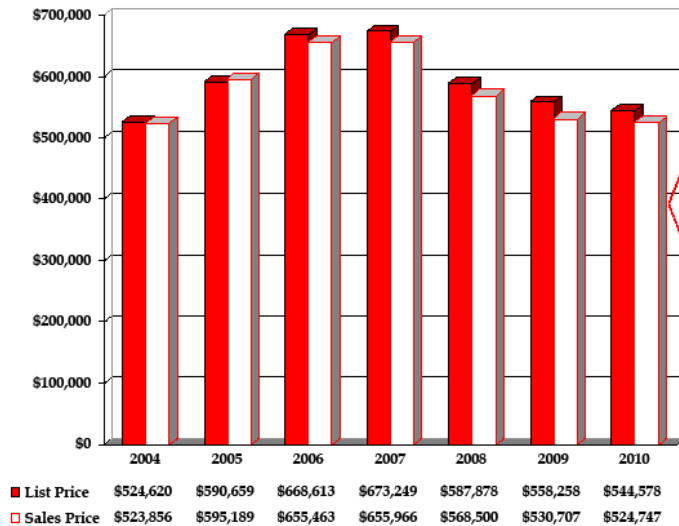
FLASHBACK!!!!
FEBRUARY 2010 YTD:
AVG YTD Sales Price: \$456,650
DOM: 102
#Units YTD: 20
SP:AV 0.83

South Orange 2011 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$523,967	\$650,291											\$584,383
Average Sales Price	\$492,375	\$600,045											\$543,870
Days on Market	84	94											89
% of List Price to Sales Price	94.41%	92.65%											93.57%
Sales Price to Assessed Value	0.76	0.80											0.78
# Units Sold	12	11											23

SOUTH ORANGE

Average List Price and Sales Price



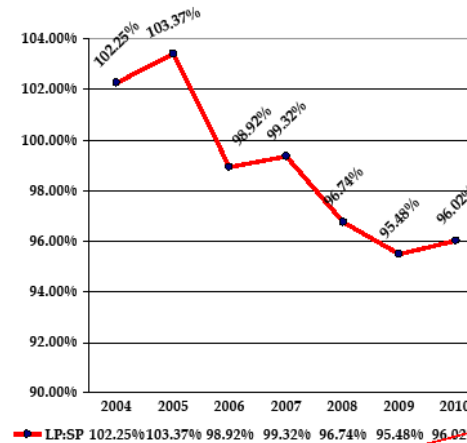
SALES PRICE TO ASSESSED VALUE RATIOS:

2004	2.69
2005	2.60
2006	2.86
2007	2.96
2008*	1.53
2009	0.94
2010	0.88

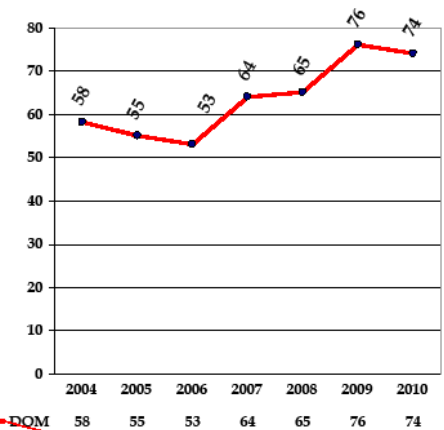
*2008 SOUTH ORANGE RE-EVALUATION

SOUTH ORANGE

Average Percentage of Sales Price to List Price



Average Days on Market



NUMBER OF UNITS SOLD EACH YEAR:

2004	251
2005	289
2006	263
2007	203
2008	171
2009	151
2010	157

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