

SOUTH ORANGE

JANUARY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	209 VILLAGE RD	Colonial	\$299,900	\$290,000	\$491,100	1/7/2011	21	96.70%	0.59
2	316 REDMOND RD	Custom/Cott	\$599,900	\$525,000	\$819,700	1/9/2011	122	87.51%	0.64
3	747 BERKELEY AVE	Custom /Colo	\$799,000	\$700,000	\$36,800	1/10/2011	10	87.61%	
4	705 MARION AVE	Ranch	\$249,900	\$226,000	\$410,700	1/11/2011	272	90.44%	0.55
5	55 MEADOWBROOK PL	Colonial	\$448,900	\$430,000	\$491,300	1/13/2011	47	95.79%	0.88
6	423 N RIDGEWOOD RD	Colonial	\$729,000	\$692,500	\$800,000	1/14/2011	166	94.99%	0.87
7	129 HOLLAND RD	Colonial	\$219,000	\$219,000	\$360,000	1/24/2011	34	100.00%	0.61
8	435 CLARK ST	Colonial	\$415,000	\$415,000	\$501,700	1/24/2011	38	100.00%	0.83
9	405 WALTON AVE	Colonial	\$499,000	\$466,500	\$585,200	1/24/2011	66	93.49%	0.80
10	170 MAYHEW DR	Ranch	\$549,000	\$507,500	\$571,500	1/24/2011	136	92.44%	0.89
11	249 TURRELL AVE	Colonial	\$669,000	\$635,000	\$694,200	1/31/2011	21	94.92%	0.91
12	235 HARDING DR	Colonial	\$810,000	\$802,000	\$1,055,200	1/31/2011	76	99.01%	0.76
AVERAGES			\$523,967	\$492,375			84	94.41%	0.76

CURRENT **ACTIVE** LISTINGS IN SOUTH ORANGE

(AS OF FEBRUARY 10, 2010)

NUMBER OF UNITS: 124

AVERAGE LIST PRICE: \$529,506

AVG. LIST PRICE TO ASSESSED VALUE RATIO: .85

AVERAGE DAYS ON MARKET: 103

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

(AS OF FEBRUARY 10, 2010)

NUMBER OF UNITS: 18

AVERAGE LIST PRICE: \$ 502,439

AVG. LIST PRICE TO ASSESSED VALUE RATIO: .80

AVERAGE DAYS ON MARKET: 125

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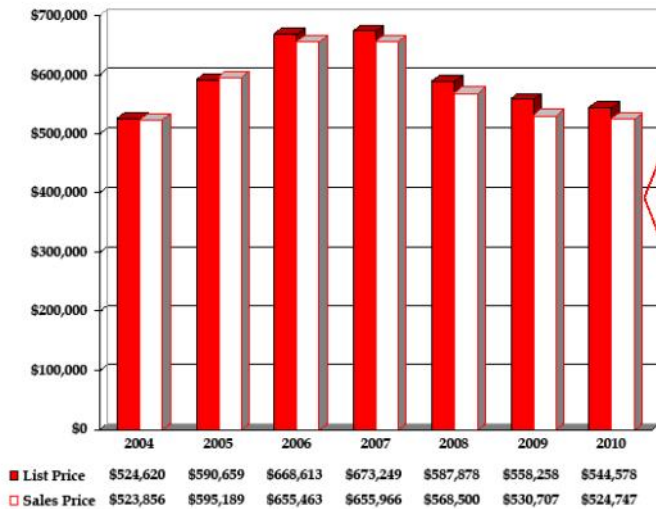
FLASHBACK!!!!
JANUARY 2010 YTD:
AVG YTD Sales Price: \$488,909
DOM: 95
#Units YTD: 11
SP:AV 0.80

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												\$523,967
Average Sales Price	\$492,375												\$492,375
Days on Market	84												84
% of List Price to Sales Price	94.41%												94.41%
Sales Price to Assessed Value	0.76												0.76
# Units Sold	12												12

SOUTH ORANGE

Average List Price and Sales Price



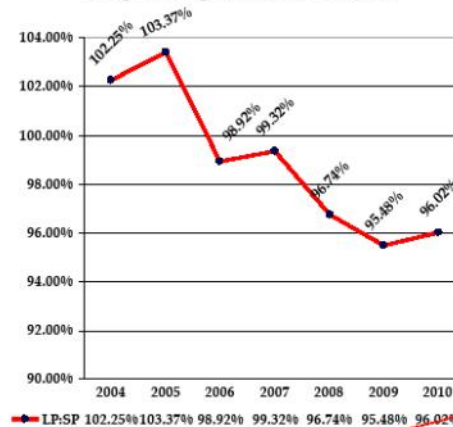
SALES PRICE TO ASSESSED VALUE RATIOS:

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

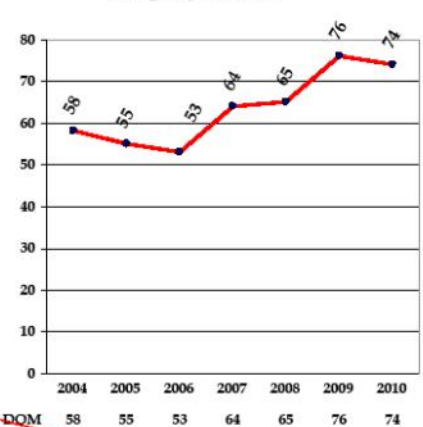
*2008 SOUTH ORANGE RE-EVALUATION

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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