

WEST ORANGE

APRIL 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	139 ROLLINSON ST	Colonial	\$125,000	\$115,000	\$53,400	4/1/2011	96	92.00%	2.15
2	52 MOUNTAIN AVE	Colonial	\$289,900	\$280,000	\$71,200	4/1/2011	240	96.59%	3.93
3	7 HAGGERTY DR	Colonial	\$679,000	\$685,000	\$41,500	4/1/2011	0	100.88%	
4	5 HIMSL CT	Colonial	\$754,000	\$788,000	\$0	4/1/2011	0	104.51%	
5	19 WITTE PL	TwnIntUn	\$784,900	\$695,000	\$0	4/1/2011	82	88.55%	
6	17 WITTE PL	TwnIntUn	\$749,900	\$701,500	\$0	4/4/2011	2	93.55%	
7	242 GREGORY AVE	Colonial	\$224,900	\$190,000	\$65,100	4/5/2011	150	84.48%	2.92
8	6 FAIRMOUNT TER	Colonial	\$249,000	\$242,000	\$64,700	4/5/2011	144	97.19%	3.74
9	1066 SMITH MANOR BLVD	TwnEndUn	\$395,000	\$385,000	\$97,400	4/5/2011	273	97.47%	3.95
10	28 STONE DR	Colonial	\$284,900	\$265,000	\$200,900	4/6/2011	185	93.02%	1.32
11	24 HUTTON AVE	OneFloor	\$189,000	\$170,000	\$36,000	4/8/2011	140	89.95%	4.72
12	26 CHESTNUT RD	SplitLev	\$295,000	\$289,000	\$111,400	4/8/2011	292	97.97%	2.59
13	10 RUTGERS ST	SplitLev	\$309,000	\$300,000	\$89,000	4/8/2011	47	97.09%	3.37
14	249 CRESCENZI CT	TwnIntUn	\$325,000	\$287,000	\$83,900	4/12/2011	158	88.31%	3.42
15	12 WITTE PL	TwnIntUn	\$749,900	\$704,000	\$0	4/18/2011	1	93.88%	
16	298 GREGORY AVE	Colonial	\$319,500	\$295,000	\$80,900	4/25/2011	208	92.33%	3.65
17	24 BUCKINGHAM RD	SplitLev	\$339,000	\$320,000	\$88,600	4/25/2011	110	94.40%	3.61
18	18 OAK AVE	Ranch	\$314,500	\$290,000	\$109,200	4/27/2011	39	92.21%	2.66
19	14 ROCK SPRING AVE	Bi-Level	\$379,000	\$335,000	\$114,300	4/27/2011	22	88.39%	2.93

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
20	92 TERRACE AVE	Colonial	\$469,000	\$469,000	\$131,000	4/27/2011	22	100.00%	3.58
21	75 FOREST HILL RD	Colonial	\$300,000	\$290,000	\$85,300	4/28/2011	21	96.67%	3.40
22	58 WALKER RD	RanchExp	\$315,000	\$320,000	\$92,200	4/28/2011	135	101.59%	3.47
23	34 KNUTSEN DR	TwnEndUn	\$339,000	\$330,000	\$86,300	4/28/2011	14	97.35%	3.82
24	7 WEBER RD	Colonial	\$499,000	\$464,500	\$121,300	4/28/2011	43	93.09%	3.83
25	519 MT PLEASANT AVE	CapeCod	\$289,000	\$280,500	\$66,200	4/29/2011	78	97.06%	4.24
26	24 CRYSTAL AVE	CapeCod	\$299,000	\$318,000	\$83,600	4/29/2011	33	106.35%	3.80
27	5 ABINGTON RD	CapeCod	\$305,000	\$288,000	\$72,800	4/29/2011	242	94.43%	3.96
28	22 RONALD TER	SplitLev	\$385,000	\$366,000	\$96,000	4/29/2011	376	95.06%	3.81
29	213S METZGER DR	OneFloor	\$1,080,990	\$1,080,990	\$0	4/29/2011	159	100.00%	
AVERAGES			\$415,082	\$398,051			114	95.32%	3.43

CURRENT **ACTIVE** LISTINGS IN WEST ORANGE

AS OF MAY 13, 2011

NUMBER OF UNITS: 405

AVERAGE LIST PRICE: \$437,984

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 3.84

AVERAGE DAYS ON MARKET: 113

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

AS OF MAY 13, 2011

NUMBER OF UNITS: 98

AVERAGE LIST PRICE: \$ 415,073

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 3.68

AVERAGE DAYS ON MARKET: 109

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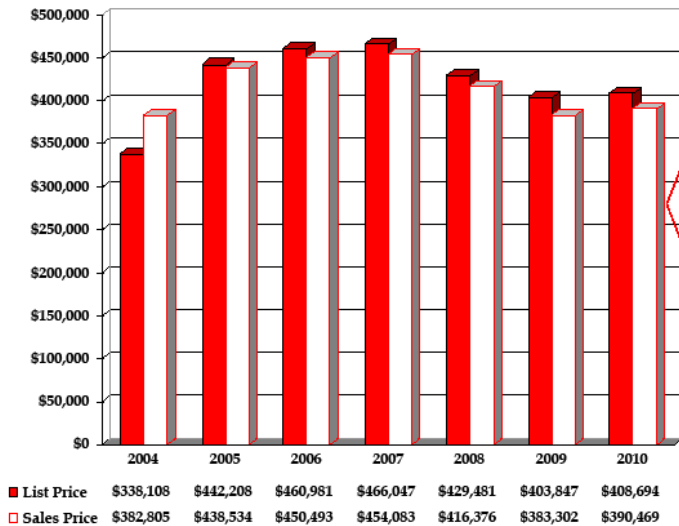
FLASHBACK!!!!
APRIL 2010 YTD:
AVG YTD Sales Price: \$359,973
DOM: 95
#Units YTD: 94
SP:AV 3.59

West Orange 2011 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$419,387	\$393,657	\$357,576	\$415,082									\$395,526
Average Sales Price	\$399,521	\$374,847	\$341,694	\$398,051									\$377,795
Days on Market	113	157	140	114									130
% of List Price to Sales Price	94.89%	95.69%	95.58%	95.32%									95.37%
Sales Price to Assessed Value	3.75	3.77	3.62	3.43									3.63
# Units Sold	24	21	29	29									103

WEST ORANGE

Average List Price and Sales Price

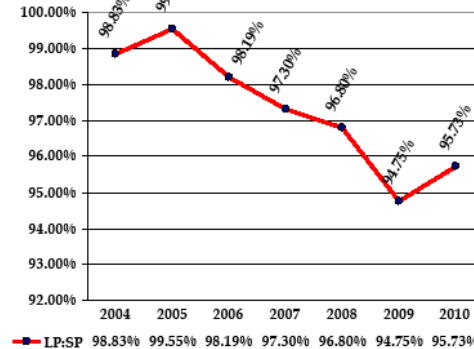


SALES PRICE TO ASSESSED VALUE RATIOS:

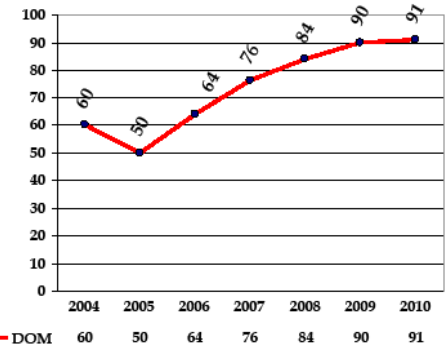
2004	4.25
2005	4.77
2006	4.92
2007	4.78
2008	4.44
2009	4.00
2010	3.72

WEST ORANGE

Average Percentage of Sales Price to List Price



Average Days on Market



NUMBER OF UNITS SOLD EACH YEAR:

2004	765
2005	721
2006	562
2007	540
2008	446
2009	394
2010	361

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