

# WEST ORANGE

## JANUARY 2011 MARKET SNAPSHOT

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	1 COLLAMORE TER	Tudor	\$369,000	\$356,000	\$96,400	1/4/2011	28	96.48%	3.69
2	3 WESSMAN DR	Custom	\$309,900	\$280,000	\$99,800	1/5/2011	191	90.35%	2.81
3	12 WADDINGTON AVE	SplitLev	\$379,000	\$362,500	\$100,000	1/6/2011	12	95.65%	3.63
4	6 COLONY DR E	Colonial	\$365,000	\$392,000	\$122,200	1/7/2011	318	107.40%	3.21
5	11 ARVERNE RD	Bi-Level	\$399,000	\$385,000	\$95,000	1/10/2011	132	96.49%	4.05
6	42 MOUNTAINVIEW ST	Colonial	\$279,900	\$250,000	\$45,600	1/11/2011	134	89.32%	5.48
7	10 SCHINDLER TER	TwnEndUn	\$387,000	\$375,000	\$93,200	1/11/2011	100	96.90%	4.02
8	21 WALDECK CT	TwnEndUn	\$424,999	\$385,000	\$131,600	1/11/2011	237	90.59%	2.93
9	45 WILFRED ST	OneFloor	\$184,900	\$173,000	\$37,500	1/12/2011	61	93.56%	4.61
10	42 GLENVIEW DR	TwnIntUn	\$319,000	\$286,000	\$89,900	1/13/2011	199	89.66%	3.18
11	22 KOVACH CT (Encino)	TwnEndUn	\$799,900	\$745,000	\$0	1/14/2011	111	93.14%	
12	61 BOLAND DR	TwnEndUn	\$685,000	\$660,000	\$144,000	1/17/2011	192	96.35%	4.58
13	140 CLARKEN DR	TwnEndUn	\$409,800	\$390,000	\$96,700	1/18/2011	183	95.17%	4.03
14	252 CRESCENZI CT	TwnEndUn	\$319,000	\$275,000	\$88,800	1/19/2011	166	86.21%	3.10
15	4 BEVERLY RD	RanchExp	\$499,900	\$475,000	\$109,400	1/19/2011	56	95.02%	4.34
16	1-A BURNETT TER	Ranch	\$259,000	\$280,000	\$91,100	1/21/2011	84	108.11%	3.07
17	17 EFSTIS COURT	Colonial	\$799,000	\$799,000	\$0	1/21/2011	77	100.00%	
18	47 BENVENUE AVE	Ranch	\$315,000	\$300,000	\$86,700	1/24/2011	65	95.24%	3.46
19	26 HAGGERTY DR	Colonial	\$799,000	\$779,000	\$0	1/25/2011	0	97.50%	
20	54 FAIRWAY AVE	RanchExp	\$325,000	\$275,000	\$117,200	1/26/2011	90	84.62%	2.35

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Not intended to solicit a property already listed.

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
21	74 HERBERT TER	MultiFlr	\$325,000	\$302,000	\$67,500	1/28/2011	92	92.92%	4.47
22	329 GREGORY AVE	Tudor /Colon	\$374,000	\$364,000	\$82,200	1/28/2011	67	97.33%	4.43
23	23 WOODS END RD	Tudor /SplitLev	\$439,000	\$420,000	\$114,900	1/28/2011	39	95.67%	3.66
24	15 ELMWOOD AVE	CapeCod	\$299,000	\$280,000	\$76,000	1/31/2011	66	93.65%	3.68
AVERAGES			\$419,387	\$399,521			113	94.89%	3.75

### CURRENT **ACTIVE** LISTINGS IN WEST ORANGE

(AS OF FEBRUARY 10, 2010)

NUMBER OF UNITS: 330

AVERAGE LIST PRICE: \$434,801

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 3.91

AVERAGE DAYS ON MARKET: 136

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

(AS OF FEBRUARY 10, 2010)

NUMBER OF UNITS: 70

AVERAGE LIST PRICE: \$ 446,670

AVG. LIST PRICE TO ASSESSED VALUE RATIO: 3.70

AVERAGE DAYS ON MARKET: 152

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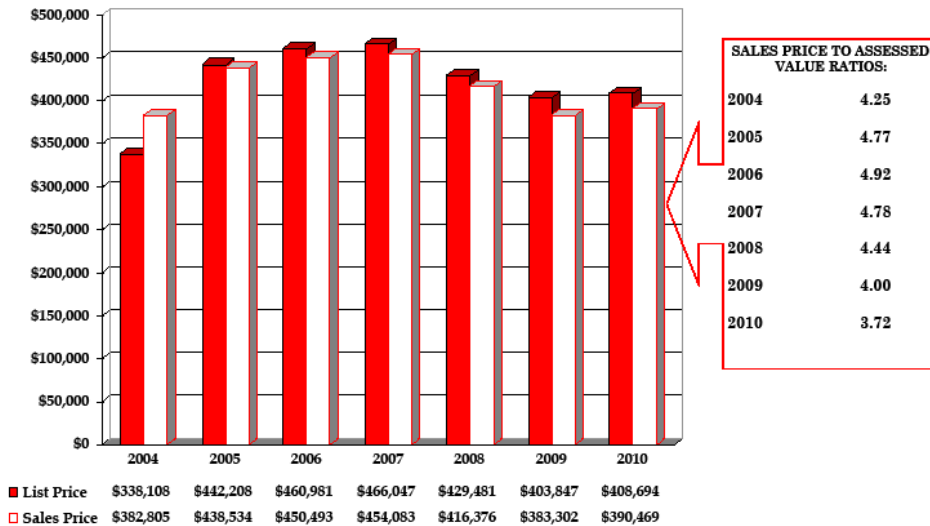
## West Orange 2011 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$419,387												\$419,387
Average Sales Price	\$399,521												\$399,521
Days on Market	113												113
% of List Price to Sales Price	94.89%												94.89%
Sales Price to Assessed Value	3.75												3.75
# Units Sold	24												24

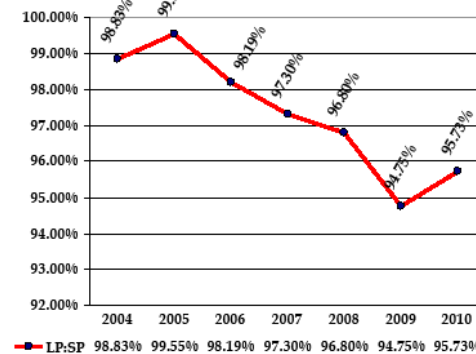
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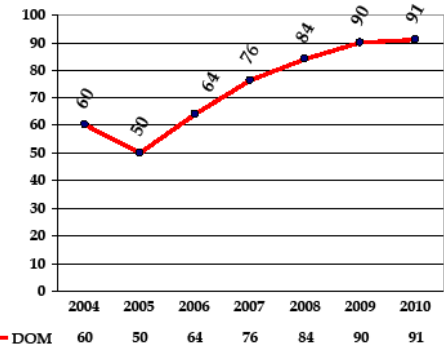
Average List Price and Sales Price



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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