

South Orange **December 2010** Market Activity

#	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	311 MEEKER ST	Colonial	\$449,000	\$425,000	\$479,700	12/3/2010	81	94.65%	0.89
2	411 TILLOU RD	Colonial	\$550,000	\$543,000	\$667,700	12/6/2010	27	98.73%	0.81
3	362 PROSPECT ST	Colonial	\$315,000	\$310,000	\$517,200	12/7/2010	83	98.41%	0.60
4	372 VALLEY ST	TwnIntUn	\$89,900	\$80,000	\$141,500	12/9/2010	55	88.99%	0.57
5	78 2ND ST	Victrian	\$249,000	\$235,000	\$332,100	12/16/2010	338	94.38%	0.71
6	65 MEWS LN	TwnIntUn	\$338,900	\$331,000	\$390,500	12/22/2010	36	97.67%	0.85
7	92 RIGGS PL	Colonial	\$400,000	\$400,000	\$445,700	12/29/2010	203	100.00%	0.90
8	200 IRVINGTON AVENUE-5A	OneFloor	\$110,000	\$110,000	\$125,300	12/30/2010	76	100.00%	0.88
9	639 MOUNTAIN DR	Ranch	\$499,900	\$499,000	\$552,800	12/30/2010	72	99.82%	0.90
10	182 GREAT HILLS DR	Colonial	\$799,000	\$750,000	\$799,300	12/30/2010	103	93.87%	0.94
11	41 RYND A RD	Colonial	\$510,000	\$500,000	\$451,400	12/31/2010	71	98.04%	1.11
AVERAGES			\$391,882	\$380,273			104	96.78%	0.83

Average Days on Market	104
Average List Price	\$391,882
Average Sales Price	\$380,273
% of List Price to Sales Price	96.78%
Sales Price to Assessed Value Ratio	0.83
# of Units for the Month	11

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Not intended to solicit a property already listed.

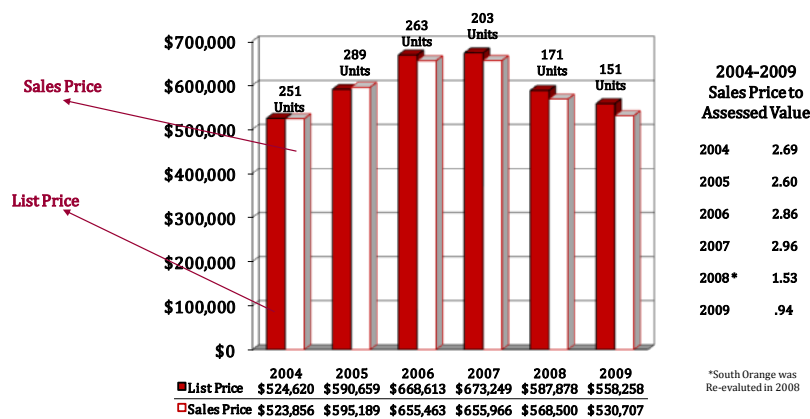
FLASHBACK!!!!
December 2009 YTD:
AVG YTD Sales Price: \$530,707
DOM: 76
#Units YTD: 151
SP:AV .94

South Orange 2010 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$518,536	\$436,278	\$634,868	\$539,181	\$583,931	\$497,281	\$588,977	\$516,661	\$657,487	\$539,700	\$556,311	\$391,882	\$544,578
Average Sales Price	\$488,909	\$417,222	\$612,490	\$529,534	\$563,889	\$483,463	\$565,692	\$492,117	\$630,406	\$522,143	\$538,222	\$380,273	\$524,747
Days on Market	95	110	110	67	50	33	71	70	71	84	68	104	74
% of List Price to Sales Price	92.59%	96.35%	96.26%	97.89%	95.83%	96.61%	96.06%	94.85%	96.32%	96.77%	95.83%	96.78%	96.02%
Sales Price to Assessed Value	0.80	0.88	0.97	0.81	0.90	0.91	0.93	0.85	0.91	0.88	0.92	0.83	0.88
# Units Sold	11	9	12	16	19	16	13	18	16	7	9	11	157

South Orange Market Averages 2004-2009

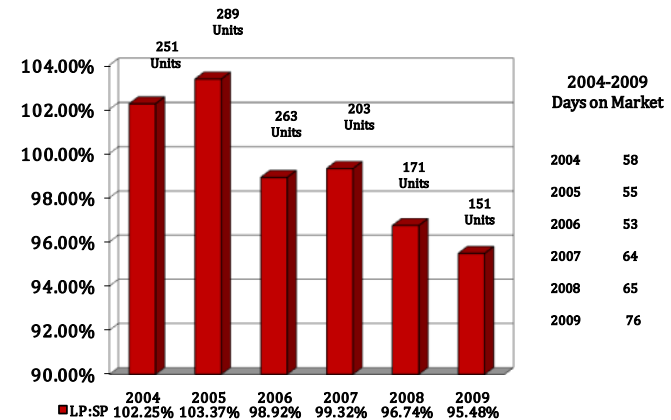
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.

South Orange Market Averages 2004-2009

PERCENTAGE OF LIST PRICE TO SALES PRICE & DAYS ON MARKET



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.

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