

South Orange **October 2010** Market Activity

#	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	75 HOLLAND RD	Colonial/Cust	\$375,000	\$350,000	\$568,200	10/1/2010	39	93.33%	0.62
2	45 UNIVERSITY CT	Colonial	\$499,900	\$505,000	\$471,100	10/1/2010	29	101.02%	1.07
3	7 TILLOU RD WEST	TwnEndUn	\$879,000	\$833,000	\$919,400	10/1/2010	146	94.77%	0.91
4	350 HARTFORD ROAD	Victrian	\$750,000	\$725,000	\$788,500	10/5/2010	163	96.67%	0.92
5	58 MEWS LN	TwnIntUn	\$330,000	\$312,000	\$375,700	10/7/2010	28	94.55%	0.83
6	276 N WESTERN DR	Tudor	\$445,000	\$440,000	\$563,900	10/15/2010	60	98.88%	0.78
7	74 RALSTON AVE	Victrian	\$499,000	\$490,000	\$473,500	10/22/2010	120	98.20%	1.03
AVERAGES			\$539,700	\$522,143			84	96.77%	0.88

Average Days on Market	84
Average List Price	\$539,700
Average Sales Price	\$522,143
% of List Price to Sales Price	96.77%
Sales Price to Assessed Value Ratio	0.88
# of Units for the Month	7

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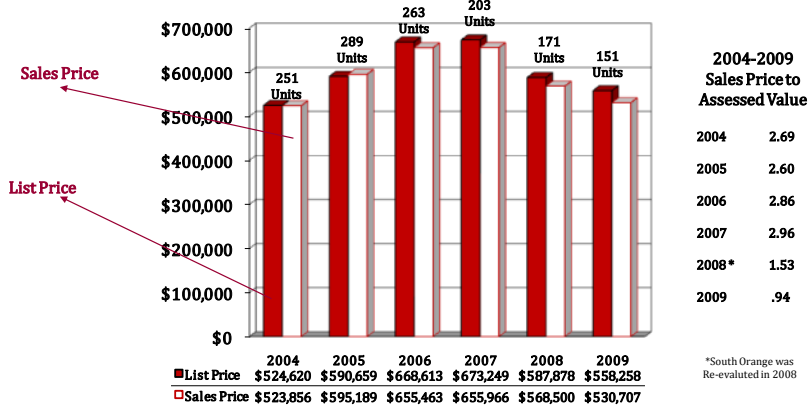
FLASHBACK!!!!
October 2009 YTD:
AVG YTD Sales Price: \$545,239
DOM: 79
#Units YTD: 116
SP:AV .95

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			\$556,067
Average Sales Price	\$488,909	\$417,222	\$612,490	\$529,534	\$563,889	\$483,463	\$565,692	\$492,117	\$630,406	\$522,143			\$535,462
Days on Market	95	110	110	67	50	33	71	70	71	84			72
% 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%			95.97%
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			0.88
# Units Sold	11	9	12	16	19	16	13	18	16	7			137

South Orange Market Averages 2004-2009

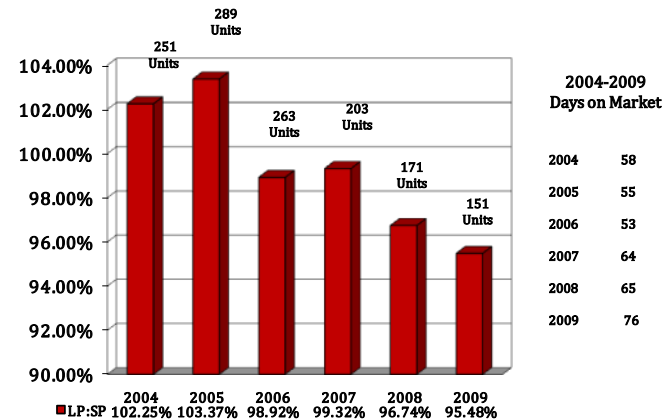
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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



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