

## South Orange **September 2010** Market Activity

#	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	31-41 CHURCH ST UN 205	OneFloor	\$279,000	\$276,000	\$342,400	9/1/2010	105	98.92%	0.81
2	132 COLLEGE PL	Colonial	\$350,000	\$330,000	\$426,600	9/7/2010	56	94.29%	0.77
3	200 WEST S ORANGE AVE	Colonial	\$409,000	\$410,000	\$426,300	9/8/2010	35	100.24%	0.96
4	136 MERCER PL	Colonial	\$439,000	\$435,000	\$439,300	9/10/2010	102	99.09%	0.99
5	22 TILLOU RD W	TwndEndUn	\$844,999	\$800,000	\$849,100	9/10/2010	124	94.67%	0.94
6	170 HILL DR	Custom/Conte	\$995,000	\$875,000	\$934,000	9/13/2010	91	87.94%	0.94
7	335 HARDING DR	Colonial	\$549,000	\$517,500	\$601,800	9/14/2010	81	94.26%	0.86
8	13 RIGGS PL	Victrian	\$399,000	\$410,000	\$344,700	9/15/2010	47	102.76%	1.19
9	410 Lenox Ave	Tudor	\$749,999	\$720,000	\$642,600	9/17/2010	86	96.00%	1.12
10	255 CONWAY CT	Tudor	\$689,000	\$643,000	\$739,300	9/22/2010	18	93.32%	0.87
11	400 MELROSE PL	Colonial	\$699,900	\$688,000	\$800,000	9/24/2010	104	98.30%	0.86
12	12 CREST CIR	Ranch/Custom	\$549,000	\$522,000	\$806,100	9/27/2010	87	95.08%	0.65
13	265 FOREST RD	Colonial	\$799,000	\$800,000	\$845,900	9/28/2010	10	100.13%	0.95
14	705 LONGVIEW RD	RanchExp	\$718,000	\$660,000	\$647,400	9/29/2010	51	91.92%	1.02
15	273 SCOTLAND RD	Victrian	\$849,900	\$800,000	\$998,300	9/30/2010	135	94.13%	0.80
16	280 WYOMING AVE	Colonial	\$1,200,000	\$1,200,000	\$1,500,000	9/30/2010	10	100.00%	0.80
<b>AVERAGES</b>			<b>\$657,487</b>	<b>\$630,406</b>			<b>71</b>	<b>96.32%</b>	<b>0.91</b>

Average Days on Market	71
Average List Price	\$657,487
Average Sales Price	\$630,406
% of List Price to Sales Price	96.32%
Sales Price to Assessed Value Ratio	0.91
# of Units for the Month	16



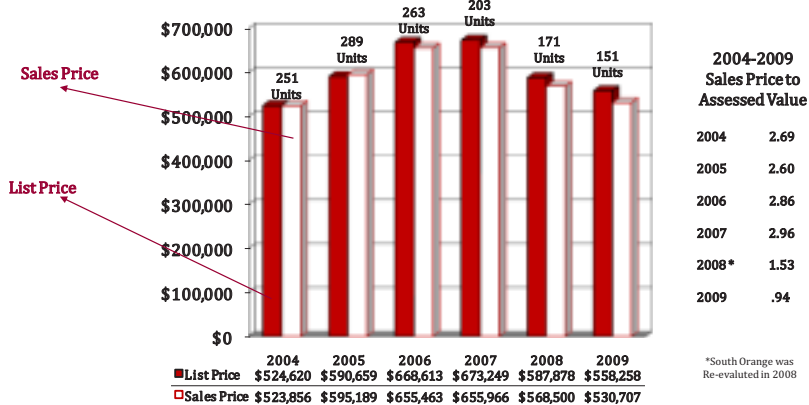
**FLASHBACK!!!!**  
**September 2009 YTD:**  
**AVG YTD Sales Price: \$559,732**  
**DOM: 75**  
**#Units YTD: 100**  
**SP:AV .97**

### 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				\$556,949
Average Sales Price	\$488,909	\$417,222	\$612,490	\$529,534	\$563,889	\$483,463	\$565,692	\$492,117	\$630,406				\$536,179
Days on Market	95	110	110	67	50	33	71	70	71				71
% of List Price to Sales Price	92.59%	96.35%	96.26%	97.89%	95.83%	96.61%	96.06%	94.85%	96.32%				95.93%
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
# Units Sold	11	9	12	16	19	16	13	18	16				130

### South Orange Market Averages 2004-2009

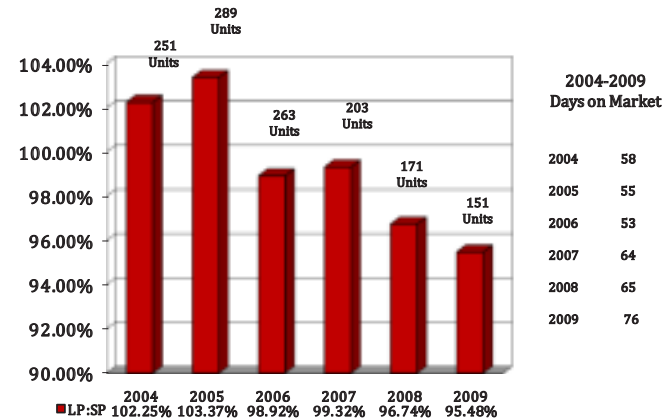
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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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