

West Orange August 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	219 CLARKEN DR	TwnIntUn	\$357,000	\$348,000	\$80,800	8/2/2010	11	97.48%	4.31
2	16 MARIE TER	SplitLev	\$448,900	\$450,000	\$100,000	8/9/2010	102	100.25%	4.50
3	29 CURREY LN	TwnIntUn	\$379,000	\$363,000	\$90,400	8/10/2010	70	95.78%	4.02
4	1 Haggerty Dr. CUSTOM	Colonial	\$899,000	\$899,000	\$0	8/10/2010	186	100.00%	
5	74 TERRACE AVE	Colonial	\$589,900	\$554,000	\$167,100	8/11/2010	18	93.91%	3.32
6	15 S VALLEY RD	Colonial	\$139,900	\$139,000	\$53,100	8/13/2010	1	99.36%	2.62
7	187 PLEASANT VALLEY	SplitLev	\$249,900	\$250,000	\$101,300	8/13/2010	129	100.04%	2.47
8	1 BARBARA AVE	Colonial	\$415,000	\$406,000	\$84,000	8/16/2010	28	97.83%	4.83
9	20 CURREY LN	TwnEndUn	\$429,900	\$390,000	\$108,700	8/16/2010	65	90.72%	3.59
10	5 WINFIELD ST	Colo/FixrUppr	\$224,900	\$212,000	\$62,800	8/18/2010	137	94.26%	3.38
11	673 MOUNT PLEASANT	Colonial	\$275,000	\$275,000	\$80,000	8/18/2010	4	100.00%	3.44
12	14 DEVON DR	SplitLev	\$399,000	\$386,000	\$103,100	8/18/2010	119	96.74%	3.74
13	24 WEDGEWOOD DR	SplitLev/Cust	\$569,000	\$569,000	\$178,200	8/18/2010	25	100.00%	3.19
14	33 DEVONSHIRE TER	CapeCod	\$329,900	\$329,900	\$87,000	8/19/2010	117	100.00%	3.79
15	10 SHERIDAN AVE	Bi-Level	\$339,900	\$323,000	\$90,300	8/20/2010	18	95.03%	3.58
16	29 BONGART DR	TwnIntUn	\$378,500	\$372,000	\$77,200	8/23/2010	46	98.28%	4.82
17	1096 SMITH MANOR BLVD	TwnEndUn	\$445,000	\$440,000	\$137,000	8/23/2010	155	98.88%	3.21
18	24 KOVACH CT (Alameda)	TwnEndUn	\$849,900	\$782,410	\$28,000	8/23/2010	0	92.06%	
19	18 LAWRENCE AVE	Colonial	\$432,000	\$403,000	\$69,000	8/24/2010	68	93.29%	5.84
20	10 SEAMAN RD	CapeCod	\$329,000	\$300,000	\$69,600	8/25/2010	159	91.19%	4.31
21	41 NUTMAN PL	Colonial	\$207,000	\$190,000	\$72,200	8/26/2010	45	91.79%	2.63
22	2 CERONE CT	TwnEndUn	\$319,000	\$287,000	\$66,100	8/26/2010	68	89.97%	4.34
23	12 RUTGERS ST	SplitLev	\$369,000	\$360,000	\$75,000	8/27/2010	24	97.56%	4.80
24	37 KNUTSEN DR	TwnEndUn	\$432,500	\$400,000	\$100,900	8/27/2010	115	92.49%	3.96
25	82 VALLEY WAY	Colonial	\$195,000	\$184,000	\$47,500	8/30/2010	12	94.36%	3.87

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25	82 VALLEY WAY	Colonial	\$195,000	\$184,000	\$47,500	8/30/2010	12	94.36%	3.87
26	7 Cerone Court	TwnEndUn	\$224,900	\$212,500	\$65,600	8/31/2010	109	94.49%	3.24
27	19 N WESTWOOD DR	CapeCod	\$325,000	\$308,000	\$70,000	8/31/2010	76	94.77%	4.40
28	1046 SMITH MANOR BLVD	TwnEndUn	\$474,900	\$459,000	\$131,600	8/31/2010	20	96.65%	3.49
29	23 BRADFORD AVE	Colonial	\$495,000	\$487,000	\$108,800	8/31/2010	146	98.38%	4.48
Averages			\$397,341	\$382,028			71	96.05%	3.86

Average Days on Market	71
Average List Price	\$397,341
Average Sales Price	\$382,028
% of List Price to Sales Price	96.05%
Sales Price to Assessed Value Ratio	3.86
# of Units for the Month	29



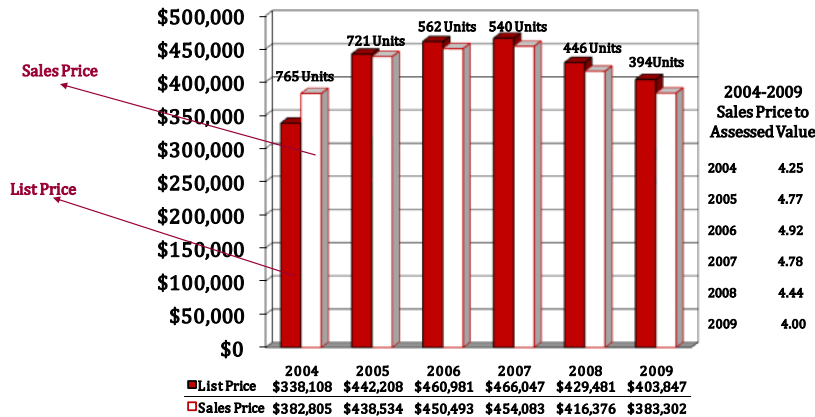
FLASHBACK!!!!
August 2009 YTD:
AVG YTD Sales Price: \$ 387,330
DOM: 87
#Units YTD: 231
SP:AV 4.11

West Orange 2010 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$415,375	\$372,918	\$381,480	\$351,225	\$421,504	\$430,089	\$415,749	\$397,341					\$402,697
Average Sales Price	\$393,463	\$353,553	\$364,394	\$339,000	\$402,910	\$404,724	\$400,477	\$382,028					\$384,133
Days on Market	99	90	99	84	97	96	85	71					91
% of List Price to Sales Price	94.78%	95.37%	96.52%	96.40%	96.03%	95.61%	96.30%	96.05%					95.93%
Sales Price to Assessed Value	3.62	3.27	3.66	3.68	3.61	3.69	3.97	3.86					3.71
# Units Sold	20	17	25	32	26	57	41	29					247

West Orange Market Averages 2004-2009

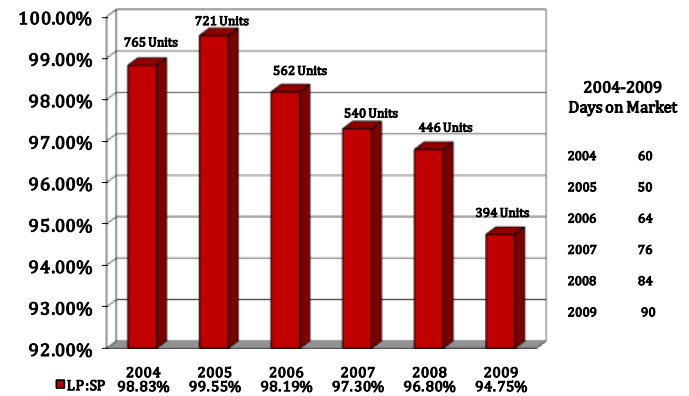
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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

West 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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