

# West Orange **October 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	118 CLARKEN DR	TwnEndUn	\$367,000	\$345,000	\$85,200	10/1/2010	46	94.01%	4.05
2	19 KNUTSEN DR	TwnEndUn	\$389,000	\$385,000	\$82,900	10/1/2010	34	98.97%	4.64
3	3 Haggerty Dr.	Colonial	\$679,000	\$650,000	\$0	10/3/2010	0	95.73%	
4	11 Haggerty Dr	Colonial	\$679,000	\$650,000	\$0	10/3/2010	185	95.73%	
5	256 ST CLOUD AVE	Colonial	\$479,000	\$475,000	\$136,700	10/4/2010	78	99.16%	3.47
6	50 NESTRO RD	CapeCod	\$274,900	\$258,000	\$71,600	10/8/2010	77	93.85%	3.60
7	40 CUMMINGS CIR	TwnIntUn	\$459,000	\$459,000	\$97,400	10/13/2010	35	100.00%	4.71
8	35 PERKINS DR	OneFloor	\$265,000	\$265,000	\$71,000	10/14/2010	51	100.00%	3.73
9	16 HICKORY RD	SplitLev	\$339,000	\$330,000	\$103,600	10/18/2010	63	97.35%	3.19
10	43 CLARKEN DR	TwnEndUn	\$398,000	\$390,000	\$92,200	10/19/2010	59	97.99%	4.23
11	3 GLEN RD	SplitLev	\$339,000	\$339,000	\$84,000	10/20/2010	139	100.00%	4.04
12	4 DONLAVAGE WAY	TwnIntUn	\$799,900	\$747,055	\$0	10/20/2010	4	93.39%	
13	19 COGGINS LN	Colonial	\$721,000	\$705,000	\$206,800	10/26/2010	126	97.78%	3.41
14	57 MANGER RD	Ranch	\$354,900	\$340,000	\$90,000	10/27/2010	165	95.80%	3.78
15	3 KOVACH CT	TwnIntUn	\$729,900	\$688,155	\$38,000	10/28/2010	0	94.28%	
16	61 QUINBY PL	Colonial	\$269,000	\$263,000	\$64,000	10/29/2010	153	97.77%	4.11
17	37 HUNTERDON RD	CapeCod	\$315,000	\$305,000	\$75,300	10/29/2010	19	96.83%	4.05
18	7 KOVACH CT	TwnEndUn	\$699,900	\$657,795	\$28,000	10/29/2010	0	93.98%	
19	48 ROCK SPRING RD	Contemp	\$779,000	\$774,000	\$284,200	10/29/2010	76	99.36%	2.72
20	8 KOVACH CT	TwnEndUn	\$799,900	\$734,445	\$0	10/29/2010	134	91.82%	
	<b>Averages</b>		<b>\$506,820</b>	<b>\$488,023</b>			<b>72</b>	<b>96.69%</b>	<b>3.84</b>

Average Days on Market	72
Average List Price	\$506,820
Average Sales Price	\$488,023
% of List Price to Sales Price	96.69%
Sales Price to Assessed Value Ratio	3.84
# of Units for the Month	20

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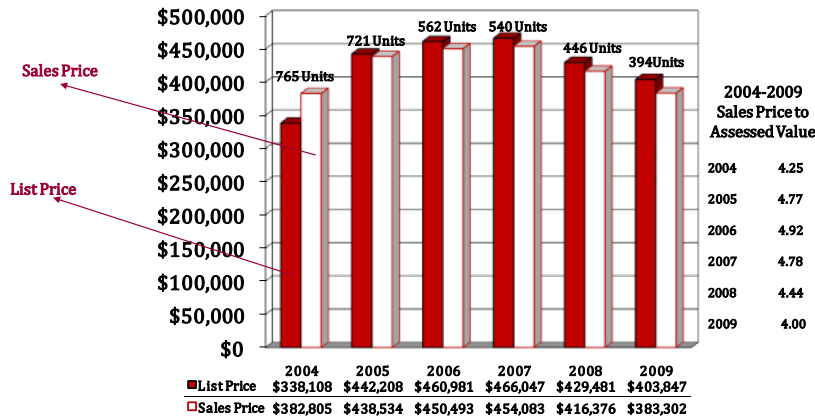
**FLASHBACK!!!!**  
**October 2009 YTD:**  
**AVG YTD Sales Price: \$ 388,442**  
**DOM: 92**  
**#Units YTD: 316**  
**SP:AV 4.05**

### 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	\$409,063				\$403,366
Average Sales Price	\$393,463	\$353,553	\$364,394	\$339,000	\$402,910	\$404,724	\$400,477	\$382,028	\$389,817				\$384,730
Days on Market	99	90	99	84	97	96	85	71	96				92
% of List Price to Sales Price	94.78%	95.37%	96.52%	96.40%	96.03%	95.61%	96.30%	96.05%	94.13%				95.74%
Sales Price to Assessed Value	3.62	3.27	3.66	3.68	3.61	3.69	3.97	3.86	3.91				3.73
# Units Sold	20	17	25	32	26	57	41	29	29				276

### West Orange Market Averages 2004-2009

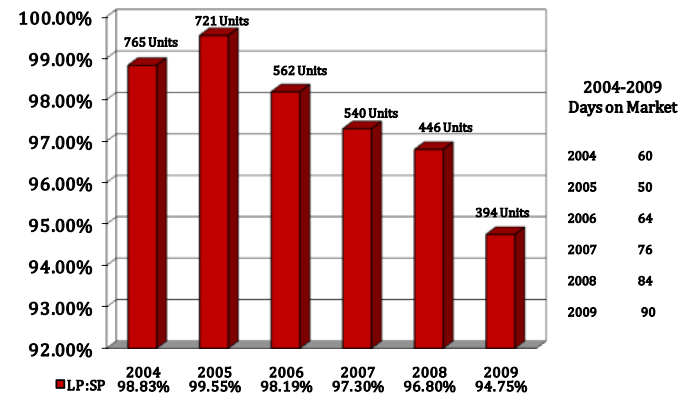
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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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