

West Orange **September 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	23 BLACKBURNE TER	CapeCod	\$299,000	\$275,000	\$78,000	9/1/2010	113	91.97%	3.53
2	2 E COLONY DR	Ranch	\$299,000	\$250,000	\$109,000	9/1/2010	149	83.61%	2.29
3	43 CONFORTI AVE	FirstFlr	\$161,000	\$152,500	\$31,900	9/2/2010	109	94.72%	4.78
4	412 SMITH MANOR BLVD	Hi Rise	\$249,000	\$245,000	\$79,900	9/2/2010	44	98.39%	3.07
5	21 ASHWOOD TER	Colonial	\$279,000	\$242,500	\$58,600	9/2/2010	45	86.92%	4.14
6	413 Mt.Pleasant Ave	SplitLev	\$335,000	\$300,000	\$84,800	9/2/2010	50	89.55%	3.54
7	24 HUTTON AVE	OneFloor	\$139,850	\$130,000	\$33,000	9/3/2010	153	92.96%	3.94
8	24 HUTTON AVE	One Floor	\$149,000	\$134,000	\$33,000	9/3/2010	98	89.93%	4.06
9	15 W KORWEL CIR	SplitLev	\$389,000	\$360,000	\$100,000	9/3/2010	117	92.54%	3.60
10	62 CRYSTAL AVE	TwnEndUn	\$429,000	\$416,000	\$89,700	9/3/2010	29	96.97%	4.64
11	195 ZEPPi LN	TwnEndUn	\$375,000	\$360,000	\$104,500	9/7/2010	229	96.00%	3.44
12	244 S VALLEY RD	Colonial	\$379,000	\$352,000	\$77,400	9/8/2010	103	92.88%	4.55
13	38 CLARKEN DR	TwnEndUn	\$410,000	\$400,000	\$96,700	9/8/2010	64	97.56%	4.14
14	384 VALLEY RD	Colonial	\$200,000	\$165,000	\$45,700	9/10/2010	22	82.50%	3.61
15	9 PARK DR S	Colonial	\$239,000	\$222,000	\$47,300	9/10/2010	115	92.89%	4.69
16	35 CLARKEN DR	TwnEndUn	\$349,000	\$335,000	\$85,200	9/10/2010	57	95.99%	3.93
17	167 WALKER RD	RanchRas	\$299,000	\$292,000	\$82,700	9/15/2010	39	97.66%	3.53
18	11 Edgehill Road	CapeCod	\$573,000	\$565,000	\$109,000	9/17/2010	91	98.60%	5.18
19	311 METZGER DR	OneFloor	\$950,000	\$950,000	\$0	9/18/2010	0	100.00%	
20	72 FAIRVIEW AVE	Colonial/Cont	\$459,000	\$440,000	\$94,600	9/21/2010	55	95.86%	4.65
21	11 SPRING HILL DR	Ranch	\$499,900	\$488,000	\$107,000	9/21/2010	35	97.62%	4.56
22	18 KOVACH COURT	TwnIntUn/	\$799,900	\$795,240	\$0	9/22/2010	0	99.42%	
23	36 WHALEN CT	TwnEndUn	\$537,500	\$520,000	\$140,000	9/27/2010	117	96.74%	3.71
24	20 KOVACH CT (Belvedere)	TwnIntUn	\$799,900	\$746,450	\$0	9/27/2010	0	93.32%	
25	15 OAK AVE	Colonial	\$549,900	\$520,000	\$150,900	9/28/2010	71	94.56%	3.45

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Units	Address	Style	List Price	Sales Price	Total Asses	Close Date	DOM	LP:SP	SP:AV
26	139 MARION DR	TwnIntUn	\$289,900	\$269,000	\$76,600	9/29/2010	38	92.79%	3.51
27	236 Crescenzi Court	TwnEndUn	\$415,000	\$390,000	\$125,200	9/29/2010	438	93.98%	3.12
28	72 HART DR	TwnEndUn	\$309,000	\$290,000	\$71,000	9/30/2010	121	93.85%	4.08
29	4 Keimel	TwnEndUn	\$699,990	\$699,990	\$0	9/30/2010	294	100.00%	
Averages			\$409,063	\$389,817			96	94.13%	3.91

Average Days on Market	96
Average List Price	\$409,063
Average Sales Price	\$389,817
% of List Price to Sales Price	94.13%
Sales Price to Assessed Value Ratio	3.91
# of Units for the Month	29

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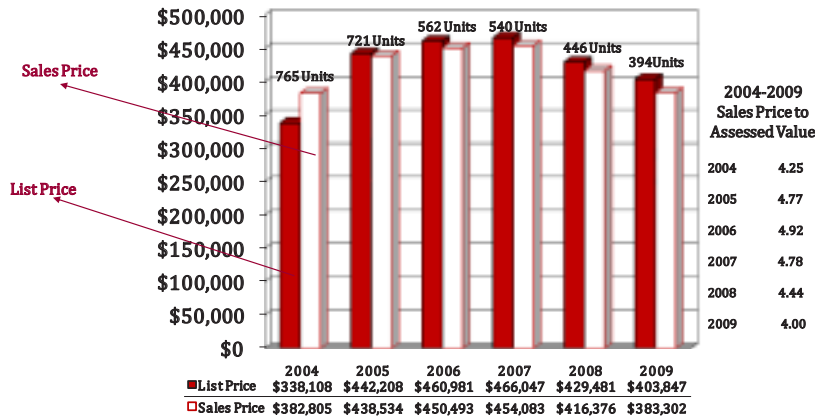
FLASHBACK!!!!
September 2009 YTD:
AVG YTD Sales Price: \$ 387,330
DOM: 87
#Units YTD: 268
SP:AV 4.11

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	\$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

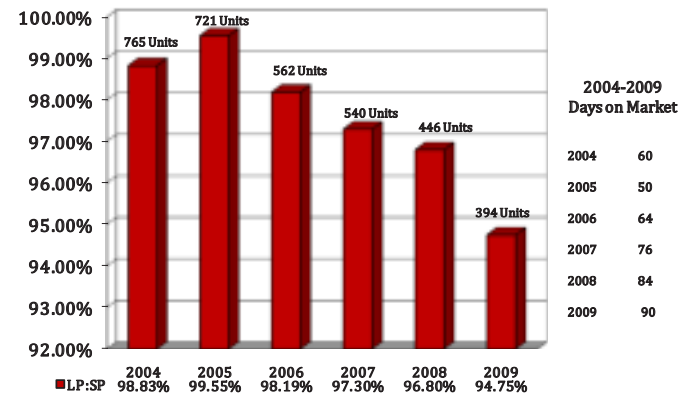
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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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