

## South Orange **November 2010** Market Activity

#	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	2 COTTAGE ST	Colonial	\$250,000	\$206,000	\$345,400	11/4/2010	4	82.40%	0.60
2	340 PROSPECT ST	Victrian	\$565,000	\$575,000	\$645,200	11/4/2010	130	101.77%	0.89
3	29 GLENSIDE RD	Colonial	\$579,000	\$574,000	\$531,000	11/5/2010	17	99.14%	1.08
4	187 NORTHWOODS DR	Contemp	\$699,000	\$647,000	\$800,000	11/12/2010	168	92.56%	0.81
5	73 RIGGS PL	Colonial	\$369,900	\$340,000	\$400,700	11/18/2010	84	91.92%	0.85
6	356 MEADOWBROOK LN	Colonial	\$399,000	\$395,000	\$396,000	11/19/2010	31	99.00%	1.00
7	151 GLENVIEW RD	RanchExp	\$719,900	\$707,000	\$780,600	11/23/2010	69	98.21%	0.91
8	216 THORNDEN ST	Colonial	\$450,000	\$450,000	\$457,100	11/30/2010	1	100.00%	0.98
9	381 GROVE RD	Colonial	\$975,000	\$950,000	\$837,800	11/30/2010	109	97.44%	1.13
<b>AVERAGES</b>			<b>\$556,311</b>	<b>\$538,222</b>			<b>68</b>	<b>95.83%</b>	<b>0.92</b>

Average Days on Market	68
Average List Price	\$556,311
Average Sales Price	\$538,222
% of List Price to Sales Price	95.83%
Sales Price to Assessed Value Ratio	0.92
# of Units for the Month	9

© 2004-2010 Copyright Protected. All Rights Reserved



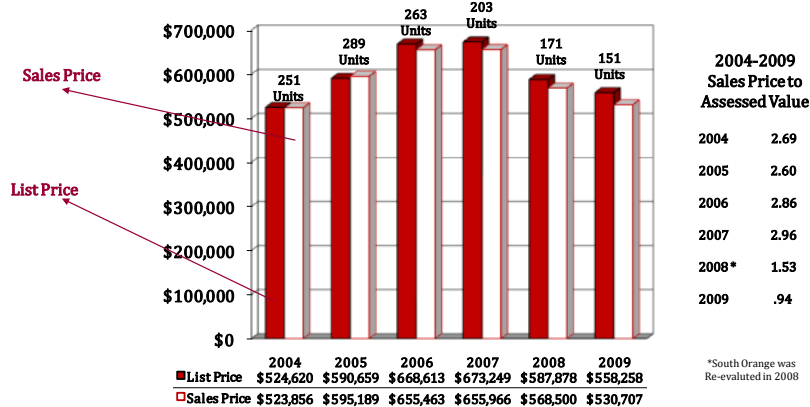
**FLASHBACK!!!!**  
**November 2009 YTD:**  
**AVG YTD Sales Price: \$539,832**  
**DOM: 79**  
**#Units YTD: 130**  
**SP:AV .95**

### 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	\$556,311		\$556,082
Average Sales Price	\$488,909	\$417,222	\$612,490	\$529,534	\$563,889	\$483,463	\$565,692	\$492,117	\$630,406	\$522,143	\$538,222		\$535,632
Days on Market	95	110	110	67	50	33	71	70	71	84	68		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%	96.77%	95.83%		95.96%
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	0.92		0.89
# Units Sold	11	9	12	16	19	16	13	18	16	7	9		146

### South Orange Market Averages 2004-2009

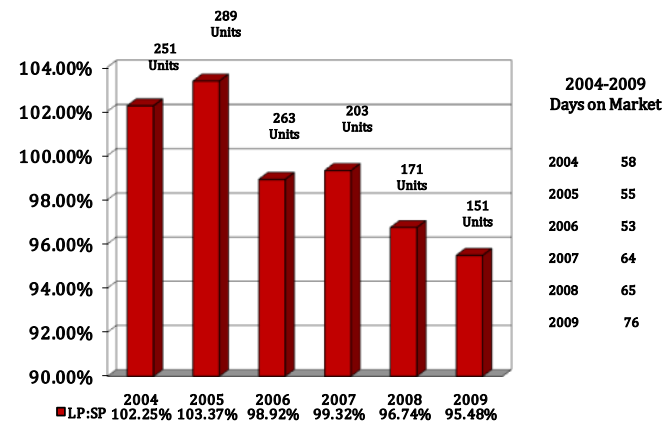
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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.

Brought to you by Vanessa Pollock & Her Team of Associates

© 2004-2010 Copyright Protected. All Rights Reserved

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.