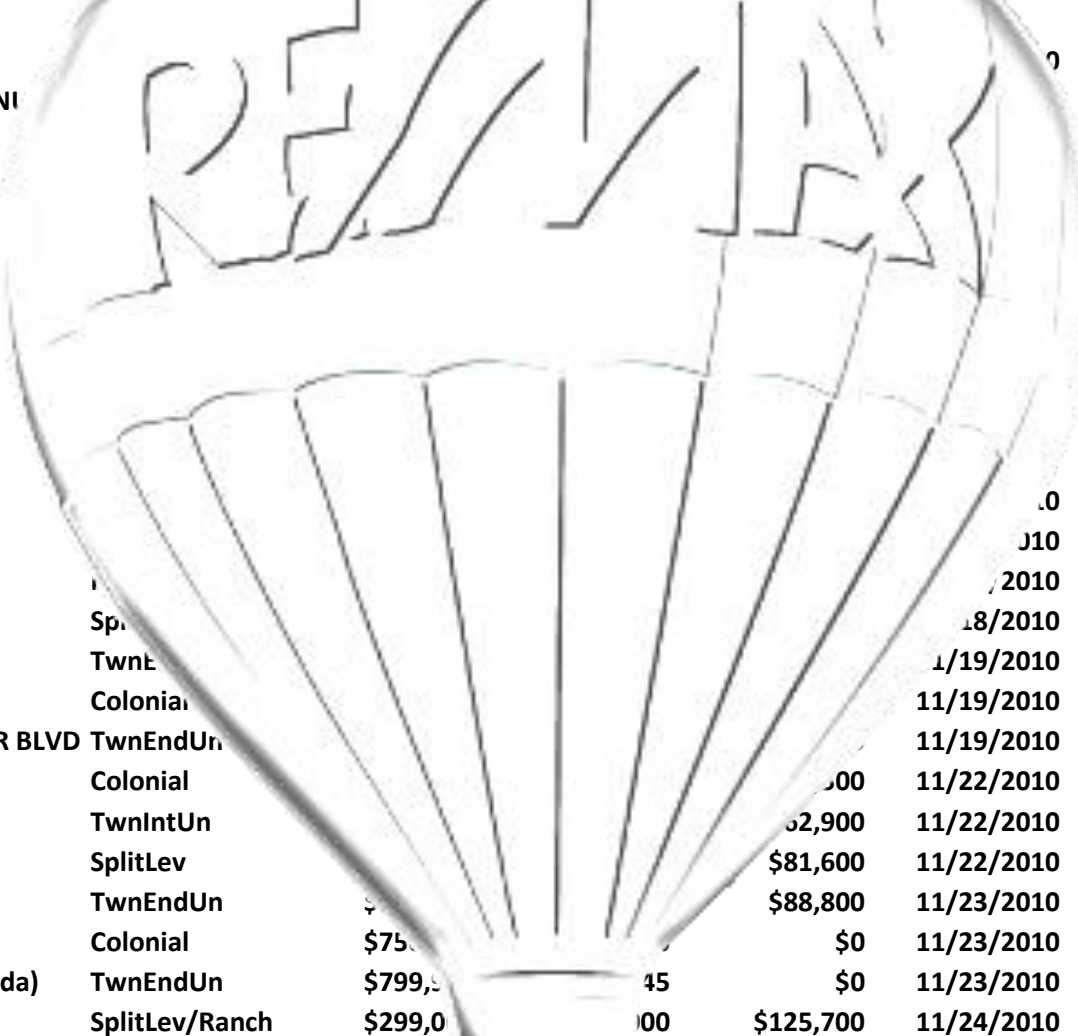


# West Orange **November 2010** Market Activity



Units	Address				DOM	LP:SP	SP:AV
1	279 De Rose				14	98.51%	3.72
2	37 RIDGEVIEW AVENUE				93	98.69%	4.67
3	71 LINDSLEY AVE				190	100.00%	3.28
4	5 ASHWOOD TER				13	97.77%	4.30
5	1270 Pleasant Valley				2	91.10%	3.23
6	15 SILVER SPRING R				136	92.63%	2.95
7	25 HAGGERTY DR					102.86%	
8	4 HIGHLAND PL				79	95.31%	3.59
9	8 MC MANUS CT				147	93.32%	3.72
10	62 CRESTMONT RD				30	98.42%	2.95
11	359 STILES CT				63	90.67%	3.78
12	9 CASSIEN TER				167	97.70%	3.38
13	3 LENOX TER				131	97.85%	4.39
14	44 EDGEWOOD AVE				100	100.13%	3.74
15	82 CRYSTAL AVE	Sp			87	100.00%	4.05
16	71 GLEN VIEW DR	Twnt			160	98.37%	3.45
17	21 WHITMAN ST	Colonial			190	91.52%	4.09
18	1003 SMITH MANOR BLVD	TwntEndUn			18	97.11%	3.45
19	16 WOODSIDE TER	Colonial			125	96.40%	4.24
20	10 Hart Drive	TwntIntUn			51	89.97%	4.13
21	25 HICKORY RD	SplitLev			172	94.40%	3.92
22	162 DEZENZO LN	TwntEndUn			119	89.97%	3.94
23	9 Himsl Ct	Colonial	\$75,000	\$0	0	100.00%	
24	29 WITTE PL (Alameda)	TwntEndUn	\$799,500	\$0	4	95.84%	
25	69 NICHOLAS AVE	SplitLev/Ranch	\$299,000	\$125,700	27	86.96%	2.07

Continued on Next Page...

# West Orange **November 2010** Market Activity

Continued From Previous Page...

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
26	6 WILDWOOD AVE	Splitlev	\$384,000	\$384,000	\$155,600	11/29/2010	291	100.00%	2.47
27	10 BLACKSTOCK RD	Ranch	\$499,999	\$485,000	\$87,900	11/29/2010	167	97.00%	5.52
28	17 ELMWOOD AVE	CapeCod	\$229,000	\$235,000	\$65,400	11/30/2010	305	102.62%	3.59
29	19 MULLARKEY DR	TwnEndUn	\$324,000	\$310,000	\$76,800	11/30/2010	48	95.68%	4.04
30	38 HERBERT TER	Ranch	\$474,500	\$470,000	\$115,000	11/30/2010	14	99.05%	4.09
31	16 HIGHWOOD RD	RanchExp	\$489,900	\$472,500	\$130,900	11/30/2010	119	96.45%	3.61
32	23 WITTE PL (Delano)	TwnEndUnt	\$799,900	\$735,374	\$0	11/30/2010	1	91.93%	
<b>Averages</b>			<b>\$403,403</b>	<b>\$388,563</b>			<b>99</b>	<b>96.19%</b>	<b>3.73</b>

Average Days on Market	99
Average List Price	\$403,403
Average Sales Price	\$388,563
% of List Price to Sales Price	96.19%
Sales Price to Assessed Value Ratio	3.73
# of Units for the Month	32



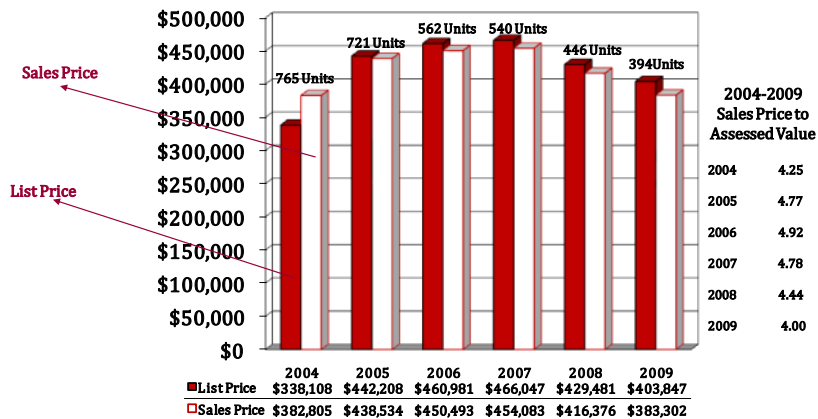
**FLASHBACK!!!!**  
**November 2009 YTD:**  
**AVG YTD Sales Price: \$ 381,090**  
**DOM: 91**  
**#Units YTD: 361**  
**SP:AV 4.04**

### 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	\$506,820	\$403,403		\$409,677
Average Sales Price	\$393,463	\$353,553	\$364,394	\$339,000	\$402,910	\$404,724	\$400,477	\$382,028	\$389,817	\$488,023	\$388,563		\$391,402
Days on Market	99	90	99	84	97	96	85	71	96	72	99		91
% of List Price to Sales Price	94.78%	95.37%	96.52%	96.40%	96.03%	95.61%	96.30%	96.05%	94.13%	96.69%	96.19%		95.84%
Sales Price to Assessed Value	3.62	3.27	3.66	3.68	3.61	3.69	3.97	3.86	3.91	3.84	3.73		3.73
# Units Sold	20	17	25	32	26	57	41	29	29	20	32		328

### West Orange Market Averages 2004-2009

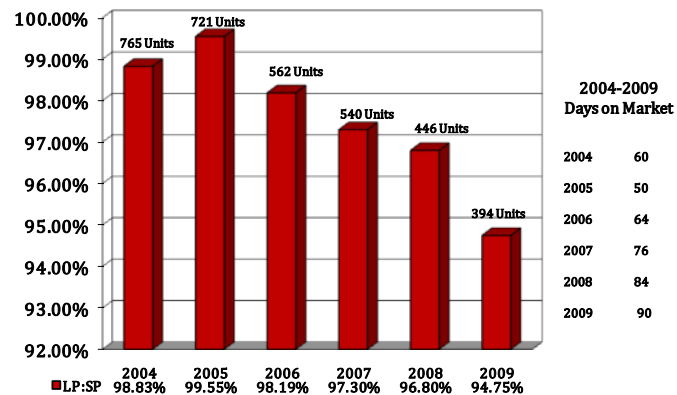
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



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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