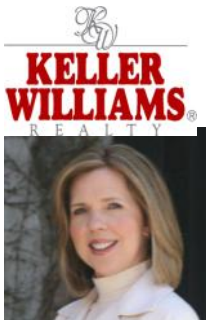


South Orange August 2011 Market Activity

The average Realtor sells a home every 73* days. I sell one every **6** days. Call me today to find out how I can do that for you.

Want to know what your home is worth? Visit www.SOrangehousevalues.com

Address	Style	Rooms	Bedrooms	Baths	List Price	Sales Price	Assessment	LP:SP	SP:AV	DOM
609 W South Orange Avenue 3N	OneFloor	5	2	2.1	\$205,000	\$195,000	\$353,200	95.12%	55.21%	285
153 Irvingston Avenue	OneFloor	4	1	1.0	\$209,900	\$209,000	\$178,100	99.57%	117.35%	145
120 3rd Street Unit B	TwndEndUn	4	2	1.1	\$210,000	\$200,000	\$273,100	95.24%	73.23%	16
202 Holland Road	Colonial	10	4	3.0	\$295,000	\$255,000	\$425,600	86.44%	59.92%	191
80 Roland Avenue	Colonial	7	2	2.0	\$320,000	\$295,000	\$308,500	92.19%	95.62%	85
122 Milton Place	Colonial	8	4	1.1	\$349,000	\$340,000	\$414,400	97.42%	82.05%	91
131 Fairview Avenue	Colonial	9	4	2.1	\$359,000	\$359,000	\$455,200	100.00%	78.87%	11
63 Massel Terrace	Colonial	9	4	2.1	\$379,900	\$350,000	\$366,200	92.13%	95.58%	31
111 3rd Street	Colonial	9	3	1.1	\$389,747	\$315,000	\$299,400	80.82%	105.21%	120
228 Coudert Place	Colonial	9	4	2.1	\$448,000	\$435,000	\$465,800	97.10%	93.39%	67
380 West South Orange Avenue	Colo/Cust	11	4	2.2	\$499,000	\$482,500	\$520,000	96.69%	92.79%	51
520 North Ridgewood Road	Colonial	10	5	3.1	\$539,000	\$540,000	\$688,700	100.19%	78.41%	258
281 West End Road	Colonial	11	4	2.2	\$550,000	\$530,000	\$637,300	96.36%	83.16%	128
221 South Ridgewood Road	Colonial	7	4	2.2	\$579,000	\$541,000	\$482,200	93.44%	112.19%	94
225 Prospect Street	Victrian	9	5	2.1	\$599,000	\$570,000	\$679,300	95.16%	83.91%	202
444 Hillside Place	Colo/Victr	10	5	3.1	\$629,000	\$513,000	\$654,100	81.56%	78.43%	66
110 Hemlock Terrace	Colonial	10	5	3.1	\$679,000	\$655,000	\$657,600	96.47%	99.60%	62
AVERAGES					\$425,856	\$399,088		93.88%	87.35%	112



Margaret "Maggee" Miggins
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"Relax...You're with Maggee"

Average Days on Market **112**
Average List Price **\$425,856**
Average Sales Price **\$399,088**
% of List Price to Sales Price **93.88%**
Sales Price to Assessed Value Ratio **87.35%**
of Sold Homes for the Month **17**

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

If you are currently listed with another broker please do not consider this a solicitation of your home.

*The average number of homes Realtors sold was provided by a NAR 2009 report