

# South Orange July 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.

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Address	Style	Rooms	Bedrooms	Baths	List Price	Sales Price	Assessment	LP:SP	SP:AV	DOM
609 South Orange Avenue 4R	HighRise	5	2	2	\$228,000	\$208,000	\$353,200	91.23%	58.89%	101
221 Lindsey Avenue	Colonial	6	3	1	\$260,000	\$255,000	\$371,000	98.08%	68.73%	24
105 Harding Drive	Contemp	9	4	3	\$374,950	\$370,000	\$605,900	98.68%	61.07%	62
59 Stewart Place	Colo/RanchRas	11	4	2	\$399,000	\$399,000	\$489,600	100.00%	81.50%	95
333 Meadowbrook Lane	Colonial	6	3	1	\$405,000	\$400,000	\$426,100	98.77%	93.87%	40
466 Academy Street	Colo/Victrian	9	5	1	\$409,000	\$405,000	\$296,900	99.02%	136.41%	93
212 Montague Place	Colonial	9	4	1	\$419,000	\$411,000	\$421,200	98.09%	97.58%	28
26-40 Church Street Apt. 22	TwnIntUn	5	3	2	\$430,125	\$415,000	\$441,500	96.48%	94.00%	49
301 Richmond Avenue	Colonial	9	4	3	\$449,000	\$430,000	\$467,400	95.77%	92.00%	67
311 Redmond Road	Cottage /Cust	10	2	2	\$545,000	\$555,000	\$582,200	101.83%	95.33%	14
105 Glenview Road	Ranch	9	4	3	\$585,000	\$550,000	\$738,000	94.02%	74.53%	21
39 Stanley Road	Colonial	14	7	3	\$599,000	\$587,000	\$919,400	98.00%	63.85%	23
129 Prospect Place	Colonial	10	5	3	\$609,000	\$665,250	\$447,800	109.24%	148.56%	10
17 Foster Court	RanchExp	9	4	2	\$649,000	\$540,000	\$800,400	83.20%	67.47%	20
426 Harding Drive	Colonial	11	5	4	\$649,000	\$625,000	\$627,000	96.30%	99.68%	97
190 Great Hills Drive	RanchExp	9	4	4	\$689,000	\$690,000	\$735,000	100.15%	93.88%	79
111 Blanchard Road	CapeCod	8	4	3	\$695,000	\$633,000	\$633,000	91.08%	100.00%	37
37 Tillou Road West	TwnEndUn	10	3	4	\$759,000	\$720,000	\$1,004,700	94.86%	71.66%	131
4 Tillou Road West	TwnEndUn	13	3	4	\$839,000	\$825,000	\$1,071,300	98.33%	77.01%	37
330 Prospect Street	Victrian	13	7	3	\$850,000	\$830,000	\$870,000	97.65%	95.40%	28
465 Harding Drive	Colonial	11	6	4	\$959,000	\$959,000	\$991,800	100.00%	96.69%	27
6 Overhill Road	Colonial	14	5	4	\$1,075,000	\$1,050,000	\$925,000	97.67%	113.51%	21
333 Forest Road	Colonial	14	6	4	\$1,399,999	\$1,250,000	\$1,225,000	89.29%	102.04%	49
<b>AVERAGES</b>					<b>\$620,699</b>	<b>\$598,793</b>		<b>96.86%</b>	<b>90.59%</b>	<b>50</b>



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Average Days on Market	<b>50</b>
Average List Price	<b>\$620,699</b>
Average Sales Price	<b>\$598,793</b>
% of List Price to Sales Price	<b>96.86%</b>
Sales Price to Assessed Value Ratio	<b>90.59%</b>
# of Sold Homes for the Month	<b>23</b>

\*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