

South Orange **October 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	Original List		Assessment	LP:SP	SP:AV	DOM
					Price	Sales Price				
31-41 Church Street Unit 304	OneFloor	4	1	1.1	\$293,000	\$275,000	\$364,900	93.86%	75.36%	67
14 Village Green Court	TwndEndUn	6	2	2.1	\$439,000	\$379,000	\$480,500	86.33%	78.88%	226
261 Village Road	Colonial	7	3	1.2	\$429,000	\$425,000	\$374,300	99.07%	113.55%	8
380 Harding Drive	Colonial	10	4	3.0	\$567,500	\$502,900	\$622,400	88.62%	80.80%	139
461 Lenox Avenue	Tudor/Colo	8	3	2.2	\$635,000	\$540,000	\$685,000	85.04%	78.83%	258
330 South Ridgewood Road	RanchRas	9	4	3.0	\$599,000	\$521,000	\$556,800	86.98%	93.57%	91
63 Montrose Avenue	Victr/Colo	17	6	2.1	\$779,000	\$639,000	\$794,900	82.03%	80.39%	244
126 Turrell Avenue	Tudor	10	5	3.1	\$779,000	\$730,000	\$861,100	93.71%	84.78%	101
317 Forest Road	Colo/Tudor	14	6	5.3	\$1,300,000	\$1,270,000	\$1,200,000	97.69%	105.83%	42
AVERAGES					\$646,722	\$586,878		90.37%	88.00%	131

Average Days on Market	131
Average List Price	\$646,722
Average Sales Price	\$586,878
% of List Price to Sales Price	90.37%
Sales Price to Assessed Value Ratio	88.00%
# of Sold Homes for the Month	9



Margaret "Maggee" Miggins
Broker Associate

The Miggins Group

973.376.8990 - Direct
973.879.9711 - Cell
973.376.0033 x309 -Office
maggee@migginsrealestate.com
www.MigginsRealEstate.com

"Relax...You're with Maggee"

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