West Orange December 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.WOrangehousevalues.com

Address	Style	Rooms	Bedrooms	Baths	Original List Price	Sales Price	Assessment	LP:SP	SP:AV	Liveable Area Sq Ft	Price Per Sq Ft	DOM
1 Sussex Road	Ranch	5	2	1.0	$129,000	$130,000	$230,800	100.78%	56.33%	936	$139	10
10 Cerone Court	MultiFlr	6	2	2.1	$349,000	$152,000	$256,700	43.55%	59.21%	2576	$59	745
94 Mayfair Drive	CapeCod	5	3	1.0	$200,000	$174,070	$191,400	87.04%	90.95%	1116	$156	63
4 Maple Avenue	Colonial	6	3	1.1	$279,000	$162,000	$219,900	58.06%	73.67%	1312	$123	423
819 Smith Manor Boulevard	HighRise	3	1	1.0	$199,000	$175,000	$169,100	87.94%	103.49%	1040	$168	96
100 Riggs Place	Colonial	7	4	1.1	$369,000	$249,100	$245,900	67.51%	101.30%	1434	$174	511
2 James Court	Colonial	8	3	1.1	$249,900	$240,000	$250,200	96.04%	95.92%	1468	$163	95
272 Northfield Avenue	Tudor	9	4	3.2	$499,999	$260,000	$400,400	52.00%	64.94%	2349	$111	500
10 Smith Manor Boulevard	HighRise	4	2	2.1	$261,000	$232,500	$206,200	89.08%	112.75%	1425	$163	30
42 Crystal Avenue	Custom/Cape	7	3	1.0	$291,900	$255,000	$280,800	87.36%	90.81%	1446	$176	162
40 Paris Circle	TwnIntUn	6	2	2.0	$290,000	$256,000	$255,900	88.28%	100.04%	1305	$196	65
29 Deerfield Drive	CapeCod	6	4	2.0	$300,000	$260,000	$253,000	86.67%	102.77%	1209	$215	102
80 Cummings Circle	TwnIntUn	7	2	3.1	$319,000	$280,000	$331,900	87.77%	84.36%	1872	$150	201
147 Gregory Avenue	Colonial/Tudor	9	4	2.1	$379,000	$310,000	$363,800	81.79%	85.21%	2160	$144	479
3 Buckingham Rod	CapeCod	7	3	2.0	$410,000	$318,000	$277,200	77.56%	114.72%	1440	$221	499
37 Orange Heights Avenue	Colonial	8	3	1.1	$340,000	$340,000	$367,200	100.00%	92.59%	1900	$179	32
290 Araneo Drive	TwnEndUn	7	3	2.1	$374,900	$374,000	$312,000	99.76%	119.87%	1907	$196	11
146 Querques Lane	TwnEndUn	7	3	2.1	$399,000	$365,000	$317,300	91.48%	115.03%	1907	$191	181
6 Old Salem Road	Colonial	7	3	2.1	$399,000	$370,000	$337,500	92.73%	109.63%	1987	$186	69

Margaret "Maggee" Miggins
Broker Associate

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Average Days on Market	212
Average List Price	$391,624
Average Sales Price	$312,187
% of List Price to Sales Price	82.68%
Average Price per SF	$169
Sales Price to Assessed Value Ratio	94.02%
# of Sold Homes for the Month	25

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.

Liveable area square footage taken from 2011 Re-Evaluations and are considered approximate *The average number of homes Realtors sold was provided by a NAR 2009 report

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8 Ardmore Road	SplitLev	9	4	3.3	$415,000	$372,000	$388,400	89.64%	95.78%	3058	$122	52
62 Rosemont Terrace	SplitLev	10	3	2.1	$489,000	$405,000	$397,500	82.82%	101.89%	2490	$163	191
50 Whalen Court	TwnEndUn	9	3	3.1	$549,900	$431,000	$479,900	78.38%	89.81%	2476	$174	317
3 Vosseler Court	SplitLev	9	4	2.1	$549,000	$470,000	$473,100	85.61%	99.34%	2650	$177	52
26 Whalen Court	TwnEndUn	7	3	2.1	$569,000	$564,000	$538,700	99.12%	104.70%	2530	$223	7
111 Metzger Drive	OneFloor	6	2	2.0	$1,180,000	$660,000	$773,700	55.93%	85.30%	2540	$260	402
AVERAGES					$391,624	$312,187		82.68%	94.02%	1861	$169	212

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KELLER WILLIAMS REALTY

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