

West Orange July 2011 Market Activity

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

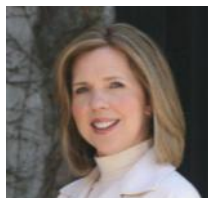
Address	Style	Rooms	Bedrooms	Baths	List Price	Sales Price	Assessment	LP:SP	SP:AV	Liveable Area Sq Ft	Price Per Sq Ft	DOM
214 Watchung Avenue	Colonial	6	3	2	\$109,900	\$102,000	\$199,100	92.81%	51.23%	1440	\$71	163
24 Hutton Avenue Unit #52	OneFloor	3	1	1	\$120,000	\$112,500	\$116,200	93.75%	96.82%	740	\$152	273
7 Ashwood Terrace	Colonial	5	2	1	\$199,000	\$180,000	\$171,100	90.45%	105.20%	990	\$182	168
1 Quarry Terrace	Ranch	6	2	2	\$199,900	\$199,000	\$301,200	99.55%	66.07%	1456	\$137	136
30 Kenz Terrace	CapeCod	5	2	1	\$219,900	\$299,900	\$202,900	136.38%	147.81%	891	\$337	65
83 Maple Avenue	CapeCod	5	3	1	\$229,900	\$200,000	\$228,800	86.99%	87.41%	1579	\$127	257
3 Carolina Avenue	CapeCod	8	4	1	\$249,000	\$235,000	\$253,800	94.38%	92.59%	1152	\$204	152
32 Moore Terrace	Colonial	8	3	1	\$259,000	\$250,000	\$241,100	96.53%	103.69%	1272	\$197	8
302 Smith Manor Boulevard	HighRise	4	2	2	\$265,000	\$208,300	\$208,300	78.60%	100.00%	1425	\$146	50
30 Waddington Avenue	Bi-Level	8	4	2	\$270,900	\$369,600	\$369,600	136.43%	100.00%	2576	\$143	156
15 Wakeman Street	Ranch	9	3	3	\$280,000	\$282,000	\$243,900	100.71%	115.62%	1196	\$236	148
25 Moran Road	TwnIntUn	6	2	2	\$299,000	\$299,000	\$310,100	100.00%	96.42%	1872	\$160	40
18 Gerdes Avenue	Colonial	7	3	2	\$300,000	\$300,000	\$358,300	100.00%	83.73%	2115	\$142	105
60 Sheridan Avenue	Colonial	7	3	1	\$314,000	\$302,500	\$286,500	96.34%	105.58%	1616	\$187	84
32 Winding Way	SplitLev	7	3	2	\$319,000	\$300,000	\$343,100	94.04%	87.44%	1501	\$200	58
27 Currey Lane	TwnIntUn	6	3	2	\$334,000	\$322,500	\$321,100	96.56%	100.44%	1850	\$174	70
213 Cerutti Court	TwnIntUn	6	3	3	\$335,000	\$310,000	\$328,900	92.54%	94.25%	1724	\$180	55
86 Clarcken Drive	TwnEndUn	6	2	2	\$335,000	\$325,000	\$314,300	97.01%	103.40%	1752	\$186	18
7 Bayowski Road	TwnIntUn	8	3	2	\$345,000	\$324,000	\$348,900	93.91%	92.86%	1850	\$175	72
398 DiGaetano Terrace	TwnEndUn	8	3	2	\$349,000	\$340,000	\$303,600	97.42%	111.99%	1882	\$181	10



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Average Days on Market	93
Average List Price	\$384,838
Average Sales Price	\$374,426
% of List Price to Sales Price	97.87%
Average Price per SF	\$180
Sales Price to Assessed Value Ratio	100.65%
# of Sold Homes for the Month	35

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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26 Dartmouth Road	Colonial	9	4	2	\$379,900	\$370,496	\$417,000	97.52%	88.85%	2637	\$140	43
13 Colony Drive West	Colonial	8	4	2	\$399,000	\$375,000	\$431,800	93.98%	86.85%	2290	\$164	47
14 Edgehill Road	Colonial	11	6	3	\$399,900	\$402,500	\$507,000	100.65%	79.39%	2760	\$146	115
7 Oak Avenue	Contemp	7	3	2	\$424,900	\$386,000	\$367,000	90.84%	105.18%	1547	\$250	12
67 Burnett Terrace	Colo/Cust	9	4	3	\$429,900	\$452,000	\$501,000	105.14%	90.22%	2730	\$166	10
14 Boland Drive	TwnIntUn	8	3	2	\$439,000	\$450,000	\$444,900	102.51%	101.15%	2155	\$209	14
201 Barringer Court	TwnEndUn	10	4	3	\$449,000	\$442,500	\$361,800	98.55%	122.31%	2641	\$168	32
41 Knutsen Drive	TwnEndUn	8	2	3	\$459,000	\$430,000	\$409,800	93.68%	104.93%	1610	\$267	285
2 Howell Drive	Colonial	9	5	3	\$499,000	\$499,000	\$687,400	100.00%	72.59%	3302	\$151	40
6 Edgehill Road	Colo/Vict	9	5	3	\$599,000	\$520,000	\$684,100	86.81%	76.01%	3278	\$159	73
28 Redwood Avenue	Colonial	10	6	3	\$679,000	\$679,000	\$615,500	100.00%	110.32%	3304	\$206	182
5 Lonergan Lane (Coronado II)	TwnIntUn	10	4	3	\$689,900	\$685,000	\$448,500	99.29%	152.73%	3622	\$189	1
7 Himsl Court	Colonial	10	4	3	\$754,422	\$754,422	\$404,000	100.00%	186.74%	3130	\$241	1
20 Witte Place (Coronado)	TwnIntUn	9	4	3	\$759,900	\$682,683	\$610,000	89.84%	111.92%	3465	\$197	6
27 Coggins Lane	Colonial	13	5	3	\$774,999	\$715,000	\$784,500	92.26%	91.14%	4726	\$151	314
AVERAGES					\$384,838	\$374,426		97.87%	100.65%	2116	\$180	93



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