

West Orange **November 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					Liveable Price Per		
					Price	Sales Price	Assessment	LP:SP	SP:AV	Area Sq Ft	Sq Ft	DOM
38 Randolph Place	Colonial	6	3	1.0	\$118,300	\$107,500	\$198,700	90.87%	54.10%	1286	\$84	93
43 Conforti Aveniu	FirstFlr	4	1	1.0	\$139,900	\$120,000	\$141,000	85.78%	85.11%	921	\$130	160
24 Valley Way	Colonial	7	4	1.0	\$185,000	\$165,000	\$204,800	89.19%	80.57%	988	\$167	77
20 Ashwood	Colonial	6	3	1.1	\$219,000	\$220,000	\$240,000	100.46%	91.67%	1421	\$155	23
283 St. Cloud Avenue	Ranch	8	3	2.1	\$220,000	\$212,000	\$303,400	96.36%	69.87%	1465	\$145	328
125 Chestnut Street	Colonial	6	3	1.0	\$229,000	\$140,000	\$215,600	61.14%	64.94%	1380	\$101	314
1454 Pleasant Valley Way	Cape/Colon	10	5	2.0	\$274,900	\$236,000	\$253,500	85.85%	93.10%	2037	\$116	87
16 Fairway Avenue	Colonial	8	4	1.1	\$285,000	\$220,000	\$384,500	77.19%	57.22%	2004	\$110	166
91 Riggs Place	HalfDupl	6	3	1.1	\$299,900	\$105,000	\$183,700	35.01%	57.16%	1396	\$75	208
45 Buckingham Road	Colonial	8	4	2.1	\$300,000	\$270,000	\$255,500	90.00%	105.68%	1813	\$149	118
48 Dogwood Road	Colonial	9	3	2.1	\$300,000	\$305,000	\$357,800	101.67%	85.24%	1741	\$175	22
10 Central Place	Colonial	6	3	2.0	\$305,000	\$139,900	\$164,800	45.87%	84.89%	1224	\$114	299
234 Gregory Avenue	Colonial	6	3	1.1	\$310,000	\$280,000	\$281,100	90.32%	99.61%	1666	\$168	66
5 Devonshire Terrace	SplitLev	11	5	3.0	\$324,000	\$219,000	\$339,200	67.59%	64.56%	2198	\$100	323
50 Walker Road	Victrian	9	5	3.1	\$325,000	\$150,000	\$389,300	46.15%	38.53%			396
71 Clarken Drive	TwnIntUn	7	2	2.1	\$329,000	\$285,000	\$342,700	86.63%	83.16%	1809	\$158	125
17 Currey Lane	TwnIntUn	7	3	2.1	\$339,900	\$323,250	\$331,100	95.10%	97.63%	1850	\$175	114
54 Blackburne Terrace	TwnEndUn	7	2	2.1	\$347,500	\$302,500	\$299,100	87.05%	101.14%	1571	\$193	200
4 Orange Place	Colonial	8	3	1.1	\$349,900	\$236,385	\$220,200	67.56%	107.35%	1198	\$197	32
3 Crystal Avenue	Split/Cust	8	4	2.1	\$350,000	\$275,000	\$319,200	78.57%	86.15%	1681	\$164	416



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

Average Days on Market

197

Average List Price

\$407,690

Average Sales Price

\$327,513

% of List Price to Sales Price

79.23%

Average Price per SF

\$154

Sales Price to Assessed Value Ratio

84.98%

of Sold Homes for the Month

41

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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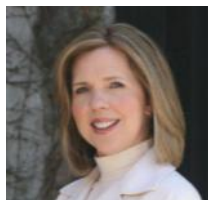
Address	Style	Rooms	Bedrooms	Baths	Original List			LP:SP	SP:AV	Liveable		DOM
					Price	Sales Price	Assessment			Area Sq Ft	Price Per Sq Ft	
5 Amos Street	Colonial	7	3	2.0	\$369,900	\$249,000	\$264,600	67.32%	94.10%	1263	\$197	637
6 Dunn Road	Bi-Level	8	4	3.0	\$369,900	\$315,000	\$302,900	85.16%	103.99%	1876	\$168	158
237 Crescenzi Court	TwnIntUn	7	3	2.1	\$369,900	\$345,000	\$320,100	93.27%	107.78%	1724	\$200	24
7 Parson Drive	SplitLev	6	3	2.1	\$379,000	\$350,000	\$341,300	92.35%	102.55%	2094	\$167	39
3 Schindler Terrace	TwnIntUn	8	3	2.1	\$379,000	\$340,000	\$383,000	89.71%	88.77%	2058	\$165	133
140 Watchung Ave	Colonial	6	3	1.1	\$399,000	\$74,480	\$227,200	18.67%	32.78%	1748	\$43	221
1100 Smith Manor Blvd	Colonia	7	3	3.1	\$399,900	\$310,000	\$413,300	77.52%	75.01%	1884	\$165	171
26 Nance Road	SplitLev	8	5	2.1	\$420,000	\$250,000	\$347,500	59.52%	71.94%	2516	\$99	620
1 Cummings Circle	TwnEndUn	7	2	2.1	\$429,000	\$267,500	\$331,600	62.35%	80.67%	2080	\$129	154
27 Lessing Road	Ranch	8	4	3.0	\$434,900	\$275,000	\$464,600	63.23%	59.19%	2581	\$107	343
16 Ardmore Road	SplitLev	7	3	3.1	\$449,900	\$449,900	\$415,200	100.00%	108.36%	3017	\$149	40
41 Harriet Street	Colonial	10	5	3.1	\$489,000	\$402,500	\$368,700	82.31%	109.17%	2046	\$197	116
52 Fowler Drive	TwnEndUn	7	3	2.1	\$499,000	\$320,000	\$352,200	64.13%	90.86%	1925	\$166	44
17 Whalen Court	TwnEndUn	9	3	3.1	\$549,000	\$477,000	\$479,900	86.89%	99.40%	2476	\$193	104
75 Walker Road	Custom	12	6	4.0	\$599,900	\$420,000	\$466,500	70.01%	90.03%	3784	\$111	1093
6 Hage Terrace	TwnIntUn	8	4	3.1	\$679,000	\$635,000	\$463,400	93.52%	137.03%	3605	\$176	159
22 Witte Place	TwnIntUn	9	4	3.1	\$699,900	\$692,692	\$623,700	98.97%		3412	\$203	1
57 Fredericks Street	TwnIntUn	9	4	3.1	\$699,900	\$728,176		104.04%		3412	\$213	1
64 Fredericks Street	TwnEndUn	9	3	3.1	\$739,900	\$725,246		98.02%		3376	\$215	71
15 Benvenue Avenue	Colonial	10	5	5.1	\$749,000	\$575,000		76.77%		4000	\$144	228
89 Glen Avenue	Custom	10	4	3.1	\$1,059,000	\$915,000	\$838,200	86.40%		3121	\$293	153
AVERAGES					\$407,690	\$327,513		79.23%	84.98%	2091	\$154	197



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