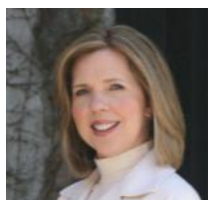


West Orange **September 2011** Market Activity

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	Sales Price	Assessment	LP:SP	SP:AV	Area Sq Ft	Price Per Sq Ft	DOM
34 Joyce Street	Cape/Fixr	7	5	0.1	\$154,759	\$50,000	\$169,800	32.31%	29.45%	1177	\$42	497
39 Nutman Place	Colonial	8	5	2.0	\$285,000	\$140,000	\$265,600	49.12%	52.71%	3866	\$36	227
220 Smith Manor Boulevard	HighRise	3	1	1.1	\$165,000	\$155,000	\$190,600	93.94%	81.32%	1235	\$126	69
9 Prospect Place	Colonial	7	4	1.0	\$23,000	\$165,000	\$225,800	71.74%	73.07%	1420	\$116	137
53 Roosevelt Ave	CapeCod	6	3	2.0	\$259,000	\$192,000	\$206,500	74.13%	92.98%	1302	\$147	333
59 Sunnyside Road	CapeCod	8	4	1.0	\$219,000	\$205,000	\$254,000	93.61%	80.71%	1428	\$144	16
14 Beasley Street	CapeCod	7	3	1.1	\$219,999	\$210,000	\$255,100	95.45%	82.32%	1338	\$157	112
115 Walker Road	Colonial	8	3	2.1	\$439,000	\$230,500	\$313,900	52.51%	73.43%	1500	\$154	401
612 Smith Manor Boulevard	HighRise	4	2	2.0	\$250,000	\$230,000	\$211,700	92.00%	108.64%	1500	\$153	256
9 Edgewood Avenue	Cust/Split	11	4	2.1	\$335,000	\$310,000	\$397,500	92.54%	77.99%	2434	\$127	142
28 Westminster Terrace	CapeCod	9	4	3.0	\$295,000	\$278,000	\$303,800	94.24%	91.51%	1547	\$180	48
49 Mullarkey Drive	TwnIntUn	6	2	2.1	\$299,000	\$280,000	\$305,500	93.65%	91.65%	2002	\$140	13
198 Zeppi Lane	TwnIntUn	6	3	2.1	\$329,000	\$300,000	\$293,500	91.19%	102.21%	1724	\$174	49
28 Lenox Terrace	CapeCod	8	4	2.0	\$339,000	\$310,500	\$421,700	91.59%	73.63%	2673	\$116	56
64 Clarcken Drive	MultiFlr	6	2	2.1	\$345,000	\$333,500	\$326,500	96.67%	102.14%	1752	\$190	120
12 McManus Court	TwnIntUn	7	3	2.1	\$399,000	\$342,000	\$399,000	85.71%	85.71%	2622	\$130	68
229 Saint Cloud Avenue	SplitLev	7	3	2.0	\$349,700	\$349,777	\$291,800	100.02%	119.87%	1519	\$230	46
17 Bongart Drive	TwnEndUn	9	2	2.1	\$399,000	\$347,000	\$364,000	86.97%	95.33%	1925	\$180	145
16 Harvard Terrace	Colonial	9	5	2.1	\$399,000	\$379,000	\$334,900	94.99%	113.17%	1646	\$230	143
15 Oak Avenue	Colonial	9	4	3.1	\$529,000	\$520,000	\$485,900	98.30%	107.02%	2538	\$205	45



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

Average Days on Market	149
Average List Price	\$460,485
Average Sales Price	\$352,163
% of List Price to Sales Price	83.10%
Average Price per SF	\$163
Sales Price to Assessed Value Ratio	85.52%
# of Sold Homes for the Month	23

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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					Price	Sales Price	Assessment			Area Sq Ft		
68 Fredericks Street	TwnIntUn	9	4	3.1	\$719,900	\$652,535	N/A	90.64%	N/A	3465	\$188	2
66 Fredericks Street	TwnIntUn	9	4	3.1	\$739,900	\$694,926	N/A	93.92%	N/A	3652	\$190	1
39 Gregory Avenue	Custom	14	6	6.2	\$3,099,000	\$1,425,000	\$2,331,600	45.98%	61.12%	3652	\$390	502
AVERAGES					\$469,489	\$352,163		83.10%	85.52%	2083	\$163	149

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