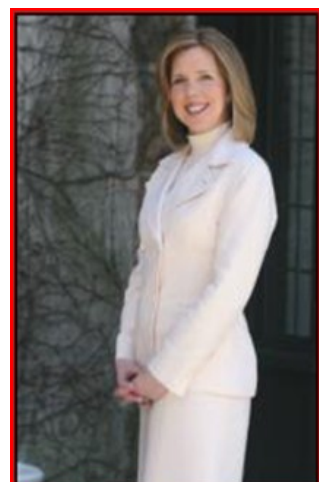




## South Orange **April 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	27 Cottage Street	Colonial	\$199900	\$179000	\$382000	4/20/2010	154	89.54%	0.47
2	463 West South Orange Avenue	Colonial	\$259500	\$259500	\$417200	4/7/2010	5	100	0.62
3	422 Academy Street	Colonial	\$294900	\$288000	\$495500	4/28/2010	25	97.66%	0.58
4	26-40 Church Street Unit 6	MultiFlr	\$335000	\$325000	\$372000	4/6/2010	159	97.01%	0.87
5	16 Mews Lane	OneFloor	\$349000	\$338000	\$407700	4/15/2010	39	96.84%	0.83
6	271 Tichenor Avenue	Colonial	\$429000	\$437000	\$377100	4/8/2010	16	101.86%	1.16
7	350 Turrell Avenue	Victrian	\$429000	\$445000	\$519400	4/1/2010	70	103.72%	0.86
8	257 Warwick Avenue	Victrian	\$508700	\$470000	\$1455700	4/12/2010	150	92.39%	0.32
9	190 Underhill Road	Colonial	\$509000	\$501000	\$506200	4/5/2010	39	98.42%	0.99
10	243 Lenox Avenue	Colonial	\$568000	\$570000	\$521000	4/12/2010	14	100.35%	1.09
11	129 Mayhew Drive	Colonial	\$629000	\$589800	\$875400	4/20/2010	79	93.76%	0.67
12	386 North Wyoming Avenue	Tudor	\$749000	\$750000	\$1281200	4/8/2010	143	100.13%	0.59
13	362 Warwick Avenue	Colonial	\$799000	\$799000	\$856800	4/9/2010	14	100%	0.93
14	348 Redmond Road	Colonial	\$849000	\$809500	\$775800	4/29/2010	81	95.37%	1.04
15	47 Crest Drive	Colonial	\$849000	\$862750	\$815300	4/15/2010	19	101.62%	1.06
16	75 Mayhew Drive	Tudor	\$869900	\$849000	\$936000	4/2/2010	69	97.59%	0.91
<b>AVERAGES</b>			<b>\$539181</b>	<b>\$529534</b>			<b>67</b>	<b>98.21%</b>	<b>0.81</b>



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<b>Average Days on Market</b>	<b>67</b>
<b>Average List Price</b>	<b>\$539,181</b>
<b>Average Sales Price</b>	<b>\$529,534</b>
<b>% of List Price to Sales Price</b>	<b>98.21%</b>
<b>Sales Price to Assessed Value Ratio</b>	<b>0.81</b>
<b># of Units for the Month</b>	<b>16</b>