

South Orange **April 2011** Market Activity

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

| Address | Style | Rooms | List Price | Sales Price | Total Assessment | Close Date | DOM | LP:SP | SP:AV |
|--------------------------|-----------|-------|------------------|------------------|------------------|------------|-----------|---------------|-------------|
| 111 Holland Road | Colonial | 8 | \$249,900 | \$240,000 | \$331,800 | 4/8/2011 | 124 | 96.04% | 0.72 |
| 51 Mews Lane | OneFloor | 5 | \$279,900 | \$260,000 | \$398,200 | 4/4/2011 | 165 | 92.89% | 0.65 |
| 198 W Fairview Avenue | Colonial | 6 | \$285,000 | \$281,000 | \$296,200 | 4/11/2011 | 26 | 98.60% | 0.95 |
| 320 Clark Street | Colonial | 10 | \$423,000 | \$420,000 | \$481,900 | 4/28/2011 | 21 | 99.29% | 0.87 |
| 228 West S Orange Avenue | Colonial | 7 | \$495,000 | \$475,000 | \$485,900 | 4/8/2011 | 64 | 95.96% | 0.98 |
| 321 Richmond Avenue | Colonial | 9 | \$550,000 | \$540,000 | \$571,000 | 4/21/2011 | 39 | 98.18% | 0.95 |
| 4 Tillou Road W | TwnEn-dUn | 10 | \$635,000 | \$580,000 | \$1,071,300 | 4/6/2011 | 132 | 91.34% | 0.54 |
| 360 Cumberland Road | Colonial | 7 | \$679,000 | \$630,000 | \$485,000 | 4/26/2011 | 23 | 92.78% | 1.30 |
| 146 Brentwood Drive | Custom | 11 | \$880,000 | \$867,500 | \$1,136,400 | 4/29/2011 | 39 | 98.58% | 0.76 |
| AVERAGES | | | \$497,422 | \$477,056 | | | 70 | 95.91% | 0.86 |



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| | |
|-------------------------------------|------------------|
| Average Days on Market | 70 |
| Average List Price | \$497,422 |
| Average Sales Price | \$477,056 |
| % of List Price to Sales Price | 95.91% |
| Sales Price to Assessed Value Ratio | 0.86 |
| # of Sold Homes for the Month | 99 |

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

*if your house is currently listed with another broker, please do not consider this a solicitation of your home.