



South Orange August 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	349 Turrell Avenue	Colonial	\$229,000	\$221,100	\$377,400	08/24/2010	82	96.55%	0.59
2	45 Eder Terrace	Colonial	\$234,900	\$229,750	\$435,700	08/05/2010	34	97.81%	0.53
3	250 Ward Place	Colonial	\$279,000	\$253,000	\$334,000	08/12/2010	116	90.61%	0.76
4	26-40 Church Street Unit 1	OneFloor	\$283,000	\$266,250	\$283,600	08/25/2010	21	94.08%	0.94
5	42 Mews Lane	Ranch	\$299,000	\$285,000	\$405,400	08/26/2010	49	95.32%	0.70
6	609 S Orange Avenue	HighRise	\$309,000	\$290,000	\$401,000	08/24/2010	85	93.85%	0.72
7	609 S Orange Avenue 4E	HighRise	\$319,000	\$305,000	\$401,900	08/31/2010	52	95.61%	0.76
8	44 Fairview Avenue	Victrian	\$350,000	\$317,000	\$395,300	08/17/2010	85	90.57%	0.80
9	560 Sinclair Terrace	Colonial	\$549,000	\$540,000	\$541,200	08/18/2010	18	98.36%	1.00
10	360 Tillou Road	Colonial	\$575,000	\$487,000	\$694,300	08/17/2010	122	84.69%	0.70
11	237 S Ridgewood Road	Colonial	\$599,000	\$555,000	\$586,200	08/20/2010	64	92.65%	0.95
12	455 Redmond Road	Colonial	\$619,000	\$600,000	\$649,000	08/06/2010	114	96.93%	0.92
13	214 Irving Avenue	Tudor	\$639,000	\$620,000	\$533,500	08/12/2010	16	97.03%	1.16
14	102 W Montrose Avenue	Tudor	\$659,000	\$620,000	\$622,200	08/24/2010	59	94.08%	1.00
15	33 Hoskier Road	Colonial	\$710,000	\$685,000	\$854,600	08/20/2010	134	96.48%	0.80
16	325 Ravine Drive	Contemp	\$829,000	\$815,000	\$970,100	08/13/2010	23	98.31%	0.84
17	25 Tillou Road West	Colonial	\$849,000	\$800,000	\$999,900	08/05/2010	182	94.23%	0.80
18	190 Mayhew Drive	Colonial	\$969,000	\$969,000	\$766,600	08/06/2010	1	100%	1.26
AVERAGES			\$505,211	\$492,117			70	97.41%	0.85



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Average Days on Market	70
Average List Price	\$505,211
Average Sales Price	\$492,117
% of List Price to Sales Price	97.41%
Sales Price to Assessed Value Ratio	0.85
# of Units for the Month	18