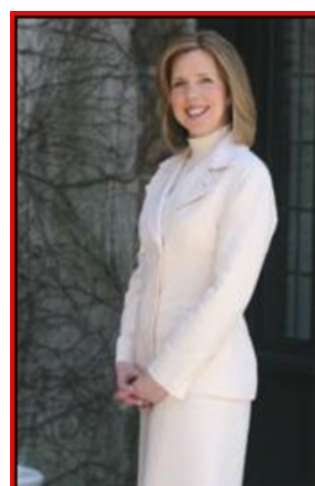
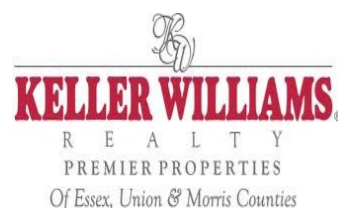




## South Orange **December 2010** Market Activity

Know what your home is worth Visit [www.SorangeHouseValues.com](http://www.SorangeHouseValues.com)

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	372 Valley Street	TwnIntUn	\$89,900	\$80,000	\$141,500	12/09/2010	55	88.99%	0.57
2	200 Irvington Avenue-5A	OneFloor	\$110,000	\$110,000	\$125,300	12/30/2010	76	100.00%	0.88
3	78 2Nd Street	Victrian	\$249,000	\$235,000	\$332,100	12/16/2010	338	94.38%	0.71
4	362 Prospect Street	Colonial	\$315,000	\$310,000	\$517,200	12/07/2010	83	98.41%	0.60
5	65 Mews Lane	TwnIntUn	\$338,900	\$331,000	\$390,500	12/22/2010	36	97.67%	0.85
6	92 Riggs Place	Colonial	\$400,000	\$400,000	\$445,700	12/29/2010	203	100.00%	0.90
7	311 Meeker Street	Colonial	\$449,000	\$425,000	\$479,700	12/03/2010	81	94.65%	0.89
8	639 Mountain Drive	Ranch	\$499,900	\$499,000	\$552,800	12/30/2010	72	99.82%	0.90
9	411 Tillou Road	Colonial	\$550,000	\$543,000	\$667,700	12/06/2010	27	98.73%	0.81
10	182 Great Hills Drive	Colonial	\$799,000	\$750,000	\$799,300	12/30/2010	103	93.87%	0.94
<b>AVERAGES</b>			<b>\$380,070</b>	<b>\$368,300</b>			<b>107</b>	<b>96.90%</b>	<b>0.80</b>



**Margaret "Maggee" Miggins**  
Broker Associate

**The Miggins Group**

973.376.8990 – Direct

973.879.9711 – Cell

973.376.0033 x309 – Office

[maggee@migginsrealestate.com](mailto:maggee@migginsrealestate.com)

[www.MigginsRealEstate.com](http://www.MigginsRealEstate.com)

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<b>Average Days on Market</b>	<b>107</b>
<b>Average List Price</b>	<b>\$380,070</b>
<b>Average Sales Price</b>	<b>\$368,300</b>
<b>% of List Price to Sales Price</b>	<b>96.90%</b>
<b>Sales Price to Assessed Value Ratio</b>	<b>0.80</b>
<b># of Units for the Month</b>	<b>10</b>