

South Orange February 2011 Market Activity

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Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
609 S Orange Avenue 3D	HighRise	\$229,000	\$215,000	\$361,900	2/28/2011	4	93.89%	0.59
130 Fairview Avenue	Colonial	\$378,999	\$372,500	\$440,900	2/11/2011	94	98.29%	0.84
141 S Kingman Road	Tudor	\$389,000	\$325,000	\$528,300	2/18/2011	55	83.55%	0.62
673 Mountain Drive	Ranch	\$499,500	\$480,000	\$540,000	2/22/2011	246	96.10%	0.89
379 Montrose Avenue	Colonial	\$499,900	\$430,000	\$1,282,800	2/23/2011	184	86.02%	0.34
102 Rynda Road	Colonial	\$525,000	\$503,000	\$509,600	2/1/2011	156	95.81%	0.99
227 Garfield Place	Bungalow	\$689,800	\$675,000	\$632,300	2/28/2011	50	97.85%	1.07
416 Hillside Place	Colonial	\$789,000	\$745,000	\$756,900	2/4/2011	0	94.42%	0.98
20 Tillou Rd West	TwnEndUn	\$885,000	\$835,000	\$933,300	2/8/2011	59	94.35%	0.89
43 Tillou Rd West	Colonial	\$899,000	\$820,000	\$1,141,200	2/14/2011	63	91.21%	0.72
483 Berkeley Avenue	Colonial	\$1,369,000	\$1,200,000	\$1,450,000	2/1/2011	117	87.66%	0.83
AVERAGES		\$650,291	\$600,045			93	92.27%	0.80



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Average Days on Market	93
Average List Price	\$650,291
Average Sales Price	\$600,045
% of List Price to Sales Price	92.27%
Sales Price to Assessed Value Ratio	0.80
# of Sold Homes for the Month	11

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.