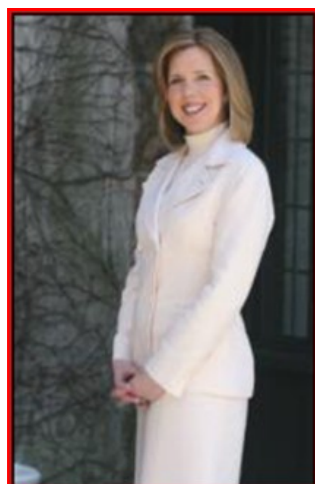




South Orange July 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	153 Irvington Avenue Apartment 102	FirstFlr	\$269,000	\$247,500	\$180,500	07/26/2010	21	92.01%	1.37
2	81 Arnold Terrace	Colonial	\$275,000	\$265,000	\$384,100	07/02/2010	81	96.36%	0.69
3	657 Cameron Road	Colonial	\$415,000	\$396,000	\$456,200	07/02/2010	89	95.42%	0.87
4	75 Fifth Street	Colonial	\$449,000	\$433,000	\$350,900	07/02/2010	36	96.44%	1.23
5	654 Varsity Road	Custom	\$450,000	\$427,500	\$439,400	07/23/2010	68	95.00%	0.97
6	7 Village Green Court	TwnIntUn	\$468,800	\$455,000	\$489,200	07/09/2010	189	97.06%	0.93
7	419 Lenox Place	Colonial	\$534,000	\$515,000	\$597,100	07/28/2010	64	96.44%	0.86
8	189 Harding Drive	Colonial	\$579,900	\$580,000	\$808,900	07/20/2010	26	100.02%	0.72
9	361 Irving Avenue	Colonial	\$689,000	\$669,000	\$646,300	07/20/2010	27	97.10%	1.04
10	325 Turrell Avenue	Colonial	\$699,000	\$680,000	\$748,700	07/06/2010	63	97.28%	0.91
11	443 Page Terrace	Colonial	\$719,000	\$694,000	\$733,700	07/20/2010	37	96.52%	0.95
12	340 N Wyoming Avenue	Colonial	\$859,000	\$817,000	\$1,036,400	07/08/2010	188	95.11%	0.79
13	69 Crest Drive	Colonial	\$1,250,000	\$1,175,000	\$1,431,500	07/01/2010	32	94.00%	0.82
AVERAGES			\$588,976	\$565,692			71	96.04%	0.93



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Average Days on Market 71
Average List Price \$588,976
Average Sales Price \$565,692
% of List Price to Sales Price 96.04%
Sales Price to Assessed Value Ratio 0.93
of Units for the Month 13