

# South Orange **June 2011** Market Activity

Want to know what your home is worth? Visit [www.SOrangeHouseValues.com](http://www.SOrangeHouseValues.com)

| Address              | Style    | Rooms | Bedrooms | Baths | List Price       | Sales Price      | Assessment  | SP:LP      | SP:AV      | DOM       |
|----------------------|----------|-------|----------|-------|------------------|------------------|-------------|------------|------------|-----------|
| 483 Irvington Avenue | Colonial | 8     | 4        | 2.0   | \$250,000        | \$232,000        | \$409,800   | 93%        | 57%        | 163       |
| 191 Village Road     | Bungalow | 9     | 4        | 3.0   | \$421,000        | \$421,000        | \$429,100   | 100%       | 98%        | 12        |
| 11 Walnut Court      | Colonial | 11    | 4        | 3.2   | \$524,900        | \$510,000        | \$597,100   | 97%        | 85%        | 46        |
| 74 Speir Drive       | RanchExp | 12    | 6        | 4.1   | \$549,000        | \$505,000        | \$946,300   | 92%        | 53%        | 28        |
| 128 Montrose Avenue  | Colonial | 10    | 5        | 4.2   | \$599,000        | \$570,000        | \$1,115,900 | 95%        | 46%        | 407       |
| 211 Prospect Street  | Victrian | 11    | 6        | 2.1   | \$599,000        | \$560,000        | \$582,100   | 93%        | 96%        | 105       |
| 445 Harding Drive    | Colonial | 13    | 6        | 4.2   | \$659,000        | \$622,500        | \$850,000   | 94%        | 73%        | 117       |
| 264 Highland Road    | Tudor    | 10    | 3        | 2.2   | \$749,900        | \$749,900        | \$745,000   | 100%       | 101%       | 16        |
| 170 Glenview Road    | RanchExp | 11    | 4        | 3.0   | \$750,000        | \$715,000        | \$867,500   | 95%        | 83%        | 222       |
| 51 Glenview Road     | Colonial | 10    | 5        | 3.2   | \$750,000        | \$675,000        | \$860,500   | 90%        | 78%        | 23        |
| 50 Tillou Road W     | TwnEndUn | 9     | 3        | 3.1   | \$850,000        | \$820,000        | \$767,100   | 96%        | 107%       | 33        |
| 181 Underhill Road   | Colonial | 10    | 4        | 4.1   | \$925,000        | \$925,000        | \$957,800   | 100%       | 87%        | 60        |
| 6 Halsey Place       | Tudor    | 16    | 7        | 4.1   | \$1,990,000      | \$1,700,000      | \$1,931,500 | 85%        | 88%        | 38        |
| <b>AVERAGES</b>      |          |       |          |       | <b>\$739,754</b> | <b>\$692,723</b> |             | <b>95%</b> | <b>82%</b> | <b>98</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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|                                     |                  |
|-------------------------------------|------------------|
| Average Days on Market              | <b>98</b>        |
| Average List Price                  | <b>\$739,754</b> |
| Average Sales Price                 | <b>\$692,723</b> |
| % of List Price to Sales Price      | <b>95%</b>       |
| Sales Price to Assessed Value Ratio | <b>82%</b>       |
| # of Sold Homes for the Month       | <b>13</b>        |

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.