

South Orange **March 2011** Market Activity

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Address	Style	Rooms	List Price	Sales Price	Total Assessment	Close Date	DOM	LP:SP	SP:AV
317 Academy Street	Colonial	9	\$329,000	\$310,000	\$355,000	3/28/2011	97	94.22%	0.87
349 Turrell Avenue	Colonial	9	\$439,000	\$420,000	\$377,400	3/22/2011	73	95.67%	1.11
19 Fielding Court	Colonial	10	\$449,000	\$442,000	\$517,900	3/28/2011	0	98.44%	0.85
202 Lenox Avenue	Colonial	8	\$524,900	\$505,000	\$307,800	3/25/2011	83	96.21%	1.64
103 Scotland Road	Colonial	12	\$699,000	\$665,000	\$800,000	3/2/2011	415	95.14%	0.83
170 Irving Avenue	Colonial	14	\$999,900	\$925,000	\$1,150,000	3/14/2011	174	92.51%	0.80
151 Irving Avenue	Tudor	19	\$1,150,000	\$999,000	\$1,396,700	3/31/2011	143	86.87%	0.72
AVERAGES			\$655,829	\$609,429			141	92.92%	0.98



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Average Days on Market	141
Average List Price	\$655,829
Average Sales Price	\$609,429
% of List Price to Sales Price	92.92%
Sales Price to Assessed Value Ratio	0.98
# of Sold Homes for the Month	7

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.