

South Orange **May 2011** Market Activity

Want to know what your home is worth? Visit www.SOrangeHouseValues.com

Address	Style	Rooms	List Price	Sales Price	Total		Close Date	DOM	LP:SP	SP:AV
					Assessment					
378 Valley Street-C4B	FirstFlr	2	\$65,000.00	\$22,000.00	\$119,500.00		5/6/2011	206	33.85%	0.18
609 S Orange Avenue	TwnIntUn	5	\$214,900	\$214,900	\$365,900		5/17/2011	94	100.00%	0.59
18 Prospect Street	OneFloor	5	\$240,000	\$225,000	\$250,500		5/12/2011	83	93.75%	0.90
709 Kenmore Avenue	Colonial	9	\$247,000	\$240,000	\$334,400		5/31/2011	230	97.17%	0.72
259 Ward Place	Colonial	8	\$299,000	\$305,000	\$346,900		5/26/2011	11	102.01%	0.88
261 Village Road	Colonial	6	\$325,000	\$270,000	\$374,300		5/10/2011	43	83.08%	0.72
24 Cottage Street	Colonial	10	\$339,000	\$330,000	\$362,900		5/26/2011	77	97.35%	0.91
215 Montague Place	Colonial	8	\$349,000	\$310,000	\$436,900		5/20/2011	100	88.83%	0.71
75 Massel Terrace	Colonial	8	\$369,500	\$360,000	\$379,700		5/31/2011	55	97.43%	0.95
225 Thornden Street	TwnIntUn	7	\$399,000	\$380,000	\$482,600		5/31/2011	77	95.24%	0.79
75 Ward Place	Colonial	11	\$499,000	\$490,000	\$389,600		5/25/2011	26	98.20%	1.26
518 Hartford Court	Colonial	10	\$510,000	\$502,000	\$573,000		5/31/2011	25	98.43%	0.88
178 Crestwood Drive	RanchExp	8	\$535,000	\$475,000	\$672,300		5/31/2011	90	88.79%	0.71
377 Charlton Avenue	Colonial	10	\$580,000	\$551,000	\$594,200		5/28/2011	22	95.00%	0.93
440 Twin Oak Road	Colonial	9	\$669,900	\$655,000	\$722,900		5/31/2011	37	97.78%	0.91
73 Crest Drive	Colonial	\$16.00	\$1,099,000	\$999,000	\$1,000,000		5/24/2011	38	90.90%	1.00
AVERAGES			\$421,268.75	\$395,556.25				76	91.11%	0.81



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Average Days on Market

76

Average List Price

\$421,269

Average Sales Price

\$395,556

% of List Price to Sales Price

91.11

Sales Price to Assessed Value Ratio

0.81

of Sold Homes for the Month

16

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.