



## South Orange **October 2010** Market Activity

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	58 Mews Lane	TwnIntUn	\$330,000	\$312,000	\$375,700	10/07/2010	28	94.55%	0.83
2	75 Holland Road	Colonial	\$375,000	\$350,000	\$568,200	10/01/2010	39	93.33%	0.62
3	276 N Western Drive	Tudor	\$445,000	\$440,000	\$563,900	10/15/2010	60	98.88%	0.78
4	74 Ralston Avenue	Victrian	\$499,000	\$490,000	\$473,500	10/22/2010	120	98.20%	1.03
5	45 University Court	Colonial	\$499,900	\$505,000	\$471,100	10/01/2010	29	101.02%	1.07
6	350 Hartford Road	Victrian	\$750,000	\$725,000	\$788,500	10/05/2010	163	96.67%	0.92
7	7 Tillou Road West	TwnEndUn	\$879,000	\$833,000	\$919,400	10/01/2010	146	94.77%	0.91
<b>AVERAGES</b>			<b>\$539,700</b>	<b>\$522,143</b>			<b>84</b>	<b>96.75%</b>	<b>0.88</b>



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Average Days on Market	84
Average List Price	\$539,700
Average Sales Price	\$522,143
% of List Price to Sales Price	96.75%
Sales Price to Assessed Value Ratio	0.8
# of Units for the Month	7