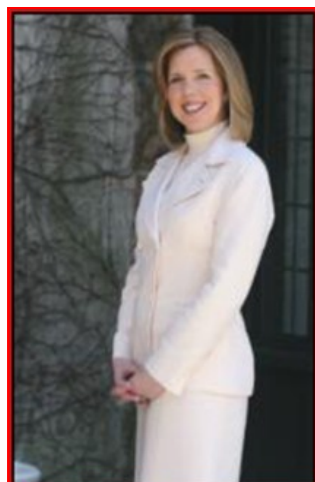




## South Orange **September 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	31-41 Church Street Unit 205	OneFloor	\$279,000	\$276,000	\$342,400	09/01/2010	105	98.92%	0.81
2	132 College Place	Colonial	\$350,000	\$330,000	\$426,600	09/07/2010	56	94.29%	0.77
3	13 Riggs Place	Victrian	\$399,000	\$410,000	\$344,700	09/15/2010	47	102.76%	1.19
4	200 West S Orange Avenue	Colonial	\$409,000	\$410,000	\$426,300	09/08/2010	35	100.24%	0.96
5	136 Mercer Place	Colonial	\$439,000	\$435,000	\$439,300	09/10/2010	102	99.09%	0.99
6	335 HaRoding Drive	Colonial	\$549,000	\$517,500	\$601,800	09/14/2010	81	94.26%	0.86
7	12 Crest Circle	Ranch	\$549,000	\$522,000	\$806,100	09/27/2010	87	95.08%	0.65
8	255 Conway Court	Tudor	\$689,000	\$643,000	\$739,300	09/22/2010	18	93.32%	0.87
9	400 Melrose Place	Colonial	\$699,900	\$688,000	\$800,000	09/24/2010	104	98.30%	0.86
10	705 Longview Road	RanchExp	\$718,000	\$660,000	\$647,400	09/29/2010	51	91.92%	1.02
11	410 Lenox Avenue	Tudor	\$749,999	\$720,000	\$642,600	09/17/2010	86	96.00%	1.12
12	265 Forest Road	Colonial	\$799,000	\$800,000	\$845,900	09/28/2010	10	100.13%	0.95
13	22 Tillou Road W	TwndEndUn	\$844,999	\$800,000	\$849,100	09/10/2010	124	94.67%	0.94
14	273 Scotland Road	Victrian	\$849,900	\$800,000	\$998,300	09/30/2010	135	94.13%	0.80
15	170 Hill Drive	Custom	\$995,000	\$875,000	\$934,000	09/13/2010	91	87.94%	0.94
16	280 Wyoming Avenue	Colonial	\$1,200,000	\$1,200,000	\$1,500,000	09/30/2010	10	100.00%	0.80
<b>AVERAGES</b>			<b>\$657,487</b>	<b>\$630,406</b>			<b>71</b>	<b>95.88%</b>	<b>0.91</b>



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<b>Average Days on Market</b>	<b>71</b>
<b>Average List Price</b>	<b>\$657,487</b>
<b>Average Sales Price</b>	<b>\$630,406</b>
<b>% of List Price to Sales Price</b>	<b>95.88%</b>
<b>Sales Price to Assessed Value Ratio</b>	<b>0.91</b>
<b># of Units for the Month</b>	<b>16</b>