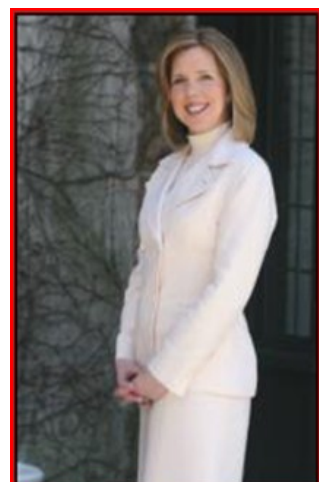




## West Orange **April 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	30 S Westwood Drive	CapeCod	\$199000	\$195000	\$76900	4/8/2010	264	97.99%	2.54
2	26 Westwood Drive South	CapeCod	\$205900	\$213000	\$70100	4/1/2010	16	103.45%	3.04
3	49 Park Terrace	Colonial	\$219000	\$220000	\$48200	4/28/2010	18	100.46%	4.56
4	25 Mountain View Street	Ranch	\$219000	\$225000	\$67400	4/30/2010	18	102.74%	3.34
5	13 Cornell Street	SplitLev	\$225000	\$180000	\$82100	4/9/2010	36	80%	2.19
6	1 Fitzrandolph Road	Ranch	\$229500	\$200000	\$70900	4/15/2010	101	87.15%	2.82
7	31 Ridgehurst Road	Colonial	\$249000	\$240000	\$52800	4/5/2010	35	96.39%	4.55
8	37 Nestro	CapeCod	\$249900	\$210000	\$59800	4/28/2010	197	84.03%	3.51
9	45 Morris Road	Ranch	\$259000	\$259000	\$65600	4/9/2010	23	100%	3.95
10	176 Dezenzo Lane	TwnIntUn	\$277500	\$278000	\$72900	4/29/2010	18	100.18%	3.81
11	24 Birch Street	Colonial	\$289900	\$285000	\$72600	4/1/2010	24	98.31%	3.93
12	119 Forest Hill Road	Colonial	\$299000	\$302500	\$83000	4/23/2010	19	101.17%	3.64
13	35 Larkin Circle	TwnEndUn	\$299900	\$291000	\$71000	4/8/2010	22	97.03	4.1
14	44 Porter Road	SplitLev	\$300000	\$299000	\$82500	4/16/2010	134	99.67%	3.62
15	1 Rand Drive	Bi-Level	\$322900	\$314000	\$95000	4/15/2010	56	97.24%	3.31
16	157 Walker Road	RanchRas	\$325000	\$300000	\$84900	4/16/2010	98	92.31%	3.53

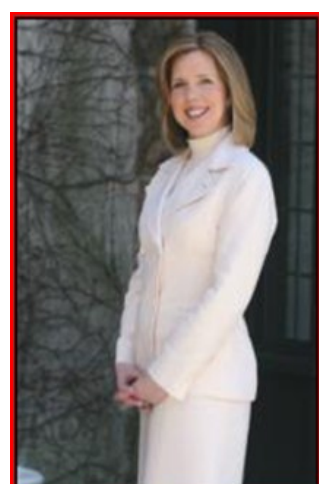


**The Maggee Miggin's Group**  
 973.376.8990-office  
 973.879.9711-cell  
[maggee@migginsrealestate.com](mailto:maggee@migginsrealestate.com)  
[www.maplewoodhousevalues.com](http://www.maplewoodhousevalues.com)  
*"Relax...You're with Maggee"*



## West Orange **April 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
17	50 Buchanon Court	MultiFlr	\$329000	\$325000	\$75900	4/30/2010	35	98.78%	4.28
18	48 Belle Terre Road	SplitLev	\$339000	\$325000	\$74800	4/9/2010	30	95.87%	4.34
19	260 S Valley Road	Colonial	\$359900	\$345000	\$86900	4/9/2010	42	95.86%	3.97
20	273 St Cloud Avenue	SplitLev	\$379500	\$381500	\$95700	4/23/2010	32	100.53%	3.99
21	73 Gregory Avenue	Ranch	\$379900	\$375000	\$163800	4/30/2010	77	98.71%	2.29
22	10 Knollwood Drive	Ranch	\$395000	\$450000	\$125900	4/2/2010	10	113.92%	3.57
23	33 Davey Drive	TwndEndUn	\$399000	\$385000	\$90900	4/16/2010	89	96.49%	4.24
24	113 Gregory Avenue	SplitLev	\$399000	\$368000	\$117100	4/14/2010	148	92.23%	3.14
25	122 Maple Street	Colonial	\$399000	\$300000	\$87000	4/29/2010	536	75.19%	3.45
26	12 Aspen Road	CapeCod	\$448000	\$440000	\$92200	4/30/2010	45	98.21%	4.77
27	1025 Smith Manor Boulevard	Detached	\$474900	\$470000	\$125500	4/9/2010	47	98.97%	3.75
28	1043 Smith Manor Boulevard	Colonial	\$479500	\$470000	\$115900	4/15/2010	161	98.02%	4.06
29	38 Crestwood Drive	RanchRas	\$495000	\$470000	\$143400	4/1/2010	37	94.95%	3.28
30	24 Arverne Road	Colonial	\$495000	\$465000	\$131800	4/8/2010	75	93.94%	3.53
31	23 Glenside Drive	Contemp	\$599000	\$577000	\$114800	4/16/2010	108	96.33%	5.03
32	1 Henry Street	Custom	\$699000	\$690000	\$0	4/30/2010	143	98.71%	0
33	15 Efstis Dr. Southwyck	Colonial	\$799000	\$799000	\$0	4/1/2010	86	100%	0
<b>AVERAGES</b>			<b>\$364793</b>	<b>\$352939</b>			<b>84</b>	<b>96.75%</b>	<b>3.45</b>



**The Maggee Miggin's Group**  
 973.376.8990-office  
 973.879.9711-cell  
[maggee@migginsrealestate.com](mailto:maggee@migginsrealestate.com)  
[www.maplewoodhousevalues.com](http://www.maplewoodhousevalues.com)  
*"Relax...You're with Maggee"*

**Average Days on Market** 84  
**Average List Price** \$364,793  
**Average Sales Price** \$352,939  
**% of List Price to Sales Price** 96.75%  
**Sales Price to Assessed Value Ratio** 3.45  
**# of Units for the Month** 33