

# West Orange **April 2011** Market Activity

Want to know what your home is worth? Visit [www.WOrangeHouseValues.com](http://www.WOrangeHouseValues.com)

Address	Style	Rooms	List Price	Sales Price	Total Assessment	Close Date	DOM	LP:SP	SP:AV
139 Rollinson Street	Colonial	7	\$125,000	\$115,000	\$53,400	4/1/2011	96	92.00%	2.15
24 Hutton Avenue	OneFloor	5	\$189,000	\$170,000	\$36,000	4/8/2011	140	89.95%	4.72
242 Gregory Avenue	Colonial	7	\$224,900	\$190,000	\$65,100	4/5/2011	150	84.48%	2.92
6 Fairmount Terrace	Colonial	7	\$249,000	\$242,000	\$64,700	4/5/2011	144	97.19%	3.74
28 Stone Drive	Colonial	7	\$284,900	\$265,000	\$200,900	4/6/2011	185	93.02%	1.32
519 Mt Pleasant Avenue	CapeCod	7	\$289,000	\$280,500	\$66,200	4/29/2011	78	97.06%	4.24
52 Mountain Avenue	Colonial	8	\$289,900	\$280,000	\$71,200	4/1/2011	240	96.59%	3.93
26 Chestnut Road	SplitLev	8	\$295,000	\$289,000	\$111,400	4/8/2011	292	97.97%	2.59
24 Crystal Avenue	CapeCod	8	\$299,000	\$318,000	\$83,600	4/29/2011	33	106.35%	3.80
75 Forest Hill Road	Colonial	8	\$300,000	\$290,000	\$85,300	4/28/2011	21	96.67%	3.40
5 Abington Road	CapeCod	6	\$305,000	\$288,000	\$72,800	4/29/2011	242	94.43%	3.96
10 Rutgers Street	SplitLev	7	\$309,000	\$300,000	\$89,000	4/8/2011	47	97.09%	3.37
58 Walker Road	RanchExp	7	\$315,000	\$320,000	\$92,200	4/28/2011	135	101.59%	3.47
298 Gregory Avenue	Colonial	7	\$319,500	\$295,000	\$80,900	4/25/2011	208	92.33%	3.65
249 Crescenzi Court	TwnIntUn	8	\$325,000	\$287,000	\$83,900	4/12/2011	158	88.31%	3.42



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*"Relax...You're with Maggee"*

Average Days on Market

**115**

Average List Price

**\$394,144**

Average Sales Price

**\$376,759**

% of List Price to Sales Price

**95.59%**

Sales Price to Assessed Value Ratio

**3.43**

# of Sold Homes for the Month

**27**

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24 Buckingham Road	SplitLev	8	\$339,000	\$320,000	\$88,600	4/25/2011	110	94.40%	3.61
34 Knutsen Drive	TwnEndUn	8	\$339,000	\$330,000	\$86,300	4/28/2011	14	97.35%	3.82
14 Rock Spring Avenue	Bi-Level	8	\$379,000	\$335,000	\$114,300	4/27/2011	22	88.39%	2.93
22 Ronald Terrace	SplitLev	9	\$385,000	\$366,000	\$96,000	4/29/2011	376	95.06%	3.81
1066 Smith Manor Boulevard	TwnEndUn	9	\$395,000	\$385,000	\$97,400	4/5/2011	273	97.47%	3.95
92 Terrace Avenue	Colonial	8	\$469,000	\$469,000	\$131,000	4/27/2011	22	100.00%	3.58
7 Weber Road	Colonial	9	\$499,000	\$464,500	\$121,300	4/28/2011	43	93.09%	3.83
7 Haggerty Drive	Colonial	12	\$679,000	\$685,000	\$41,500	4/1/2011	0	100.88%	16.51
17 Witte Place (Coronado)	MultiFlr	9	\$749,900	\$701,500	\$0	4/4/2011	2	93.55%	0.00
12 Witte Place (Coronado)	MultiFlr	9	\$749,900	\$704,000	\$0	4/18/2011	1	93.88%	0.00
5 Himsel Court Fairmount	Colonial	11	\$754,000	\$788,000	\$0	4/1/2011	0	104.51%	0.00
19 Witte Place (Coronado)	MultiFlr	9	\$784,900	\$695,000	\$0	4/1/2011	82	88.55%	0.00
<b>AVERAGES</b>			<b>\$394,144</b>	<b>\$376,759</b>			<b>115</b>	<b>95.59%</b>	<b>3.43</b>



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Average Days on Market	<b>115</b>
Average List Price	<b>\$394,144</b>
Average Sales Price	<b>\$376,759</b>
% of List Price to Sales Price	<b>95.59%</b>
Sales Price to Assessed Value Ratio	<b>3.43</b>
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