

West Orange February 2011 Market Activity

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Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
29 Central Place	Colonial	\$149,000	\$155,000	\$39,500	2/4/2011	\$125	104.03%	3.92
113 Watson Avenue	Colonial	\$149,900	\$155,000	\$56,400	2/26/2011	\$166	103.40%	2.75
6 Westover Terrace	CapeCod	\$179,900	\$180,000	\$78,800	2/23/2011	\$105	100.06%	2.28
19 Joyce Street	Colonial	\$198,000	\$198,000	\$35,600	2/14/2011	\$358	100.00%	5.56
1464 Pleasant Valley Way	Ranch	\$225,000	\$172,000	\$79,100	2/10/2011	\$132	76.44%	2.17
22 Karam Circle	Contemp	\$230,000	\$230,000	\$62,900	2/28/2011	\$102	100.00%	3.66
16 Larkin Circle	OneFloor	\$239,000	\$225,000	\$69,400	2/22/2011	\$61	94.14%	3.24
287-289 Pleasant Valley Way	CapeCod	\$260,000	\$260,000	\$73,200	2/10/2011	\$452	100.00%	3.55
17 Lenox Terrace	Colonial	\$289,000	\$270,000	\$74,800	2/4/2011	\$41	93.43%	3.61
118 Marion Drive	TwnIntUn	\$314,000	\$294,000	\$76,600	2/25/2011	\$70	93.63%	3.84
62 Davey Drive	TwnEndUn	\$330,000	\$298,000	\$95,900	2/22/2011	\$168	90.30%	3.11
91 Clarcken Drive	TwnEndUn	\$335,000	\$315,000	\$95,200	2/7/2011	\$643	94.03%	3.31
83 Leonardo Court	TwnIntUn	\$335,000	\$322,500	\$73,900	2/18/2011	\$97	96.27%	4.36
31 Bongart Drive	TwnEndUn	\$349,900	\$357,000	\$85,400	2/15/2011	\$80	102.03%	4.18
5 Cliff Street	CapeCod	\$349,900	\$340,000	\$90,000	2/7/2011	\$82	97.17%	3.78
25-27 Manger Road	Ranch	\$385,000	\$340,000	\$90,000	2/17/2011	\$92	88.31%	3.78
25 Witte Place (Coronado)	MultiFlr	\$749,900	\$700,010	\$0	2/15/2011	\$57	93.35%	0.00
30 Witte Place (Belevedere)	MultiFlr	\$769,900	\$745,145	\$0	2/11/2011	\$367	96.78%	0.00
14 Witte Place (Belevedere)	MultiFlr	\$773,400	\$745,125	\$0	2/11/2011	\$0	96.34%	0.00
7 Hundt Place	TwnEndUn	\$820,000	\$790,000	\$147,000	2/11/2011	\$17	96.34%	5.37
53 Fredericks Street	TwnEndUn	\$835,000	\$780,000	\$147,000	2/15/2011	\$72	93.41%	0.00
AVERAGES		\$393,657	\$374,847			157	95.22%	2.98



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Average Days on Market	157
Average List Price	\$393,657
Average Sales Price	\$374,847
% of List Price to Sales Price	95.22%
Sales Price to Assessed Value Ratio	2.98
# of Sold Homes for the Month	21