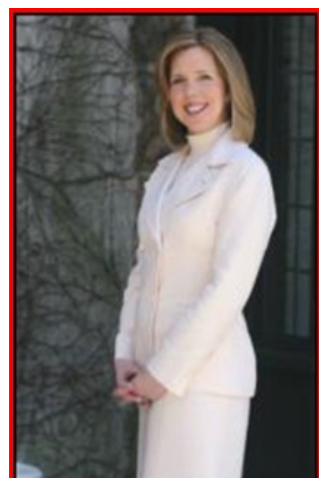
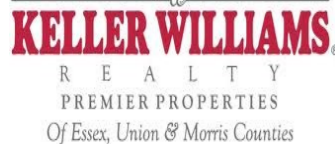




West Orange **January 2011** Market Activity

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	45 Wilfred Street	OneFloor	\$184,900	\$173,000	\$37,500	01/12/2011	61	93.56%	4.61
2	1-A Burnett Terrace	Ranch	\$259,000	\$280,000	\$91,100	01/21/2011	84	108.11%	3.07
3	42 Mountainview Street	Colonial	\$279,900	\$250,000	\$45,600	01/11/2011	134	89.32%	5.48
4	15 Elmwood Avenue	CapeCod	\$299,000	\$280,000	\$76,000	01/31/2011	66	93.65%	3.68
5	3 Wessman Drive	Custom	\$309,900	\$280,000	\$99,800	01/05/2011	191	90.35%	2.81
6	47 Benvenue Avenue	Ranch	\$315,000	\$300,000	\$86,700	01/24/2011	65	95.24%	3.46
7	42 Glenview Drive	TwnIntUn	\$319,000	\$286,000	\$89,900	01/13/2011	199	89.66%	3.18
8	252 Crescenzi Court	TwnEndUn	\$319,000	\$275,000	\$88,800	01/19/2011	166	86.21%	3.10
9	54 Fairway Avenue	RanchExp	\$325,000	\$275,000	\$117,200	01/26/2011	90	84.62%	2.35
10	74 Herbert Terrace	MultiFlr	\$325,000	\$302,000	\$67,500	01/28/2011	92	92.92%	4.47
11	1 Collamore Terrace	Tudor	\$369,000	\$356,000	\$96,400	01/04/2011	28	96.48%	3.69
12	329 Gregory Avenue	Tudor	\$374,000	\$364,000	\$82,200	01/28/2011	67	97.33%	4.43
13	12 Waddington Avenue	SplitLev	\$379,000	\$362,500	\$100,000	01/06/2011	12	95.65%	3.63
14	10 Schindler Terrace	TwnEndUn	\$387,000	\$375,000	\$93,200	01/11/2011	100	96.90%	4.02
15	11 Arverne Road	Bi-Level	\$399,000	\$385,000	\$95,000	01/10/2011	132	96.49%	4.05
16	140 Clarcken Drive	TwnEndUn	\$409,800	\$390,000	\$96,700	01/18/2011	183	95.17%	4.03
17	21 Waldeck Court	TwnEndUn	\$424,999	\$385,000	\$131,600	01/11/2011	237	90.59%	2.93
18	23 Woods End Road	Tudor	\$439,000	\$420,000	\$114,900	01/28/2011	39	95.67%	3.66
19	4 Beverly Road	RanchExp	\$499,900	\$475,000	\$109,400	01/19/2011	56	95.02%	4.34
20	61 Boland Drive	TwnEndUn	\$685,000	\$660,000	\$144,000	01/17/2011	192	96.35%	4.58
21	26 Haggerty Drive. Southwyck	Colonial	\$799,000	\$779,000	\$0	01/25/2011	0	97.50%	0.00
22	17 Efstis Court-Custom Home	Colonial	\$799,000	\$799,000	\$0	01/21/2011	77	100.00%	0.00
23	22 Kovach Court (Encino)	MultiFlr	\$799,900	\$745,000	\$0	01/14/2011	111	93.14%	0.00
AVERAGES			\$421,752	\$399,848			104	94.81%	3.29



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Average Days on Market	104
Average List Price	\$421,752
Average Sales Price	\$399,848
% of List Price to Sales Price	94.81%
Sales Price to Assessed Value Ratio	3.29
# of Units for the Month	23