



## West Orange July 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	74 Mitchell Street	Colonial	\$179,000	\$165,000	\$48,100	07/22/2010	128	92.18%	3.43
2	320 Smith Manor Boulevard.	Contemp	\$225,000	\$220,000	\$62,500	07/30/2010	221	97.78%	3.52
3	60 Musano Court	TwndEndUn	\$225,000	\$225,000	\$64,300	07/20/2010	102	100.00%	3.50
4	703 Smith Manor Boulevard	Contemp	\$229,000	\$215,000	\$87,500	07/15/2010	126	93.89%	2.46
5	10 Smith Manor Boulevard	OneFloor	\$234,900	\$197,500	\$99,999	07/16/2010	318	84.08%	1.98
6	24 Hutton Avenue	FirstFlr	\$249,000	\$245,000	\$40,000	07/30/2010	38	98.39%	6.13
7	23 Wellington Avenue	RanchExp	\$255,000	\$250,000	\$75,200	07/02/2010	96	98.04%	3.32
8	38 Belle Terre Road	Colonial	\$295,000	\$294,000	\$81,900	07/23/2010	39	99.66%	3.59
9	39 Perkins Drive	OneFloor	\$299,000	\$288,500	\$69,400	07/15/2010	105	96.49%	4.16
10	26 Nutwold Avenue	SplitLev	\$299,999	\$291,000	\$75,300	07/12/2010	104	97.00%	3.86
11	144 Marion Drive	TwndIntUn	\$309,000	\$307,500	\$70,500	07/26/2010	142	99.51%	4.36
12	13 Elmwood Avenue	CapeCod	\$318,000	\$300,000	\$66,600	07/21/2010	94	94.34%	4.50
13	4 Cassien Terrace	Ranch	\$319,500	\$289,000	\$83,100	07/23/2010	85	90.45%	3.48
14	16 Ralph Road	Ranch	\$325,000	\$325,000	\$96,900	07/23/2010	86	100.00%	3.35
15	27 Lapis Circle	TwndIntUn	\$325,900	\$300,000	\$85,200	07/12/2010	23	92.05%	3.52
16	2 Kayser Lane	TwndEndUn	\$334,900	\$317,500	\$72,500	07/23/2010	65	94.80%	4.38
17	157 Clarcken Drive	TwndEndUn	\$349,000	\$330,000	\$81,500	07/23/2010	38	94.56%	4.05
18	47 Oakridge Road	Colonial	\$357,500	\$345,000	\$79,500	07/01/2010	107	96.50%	4.34
19	258 De Rose Court	TwndIntUn	\$357,900	\$340,000	\$73,900	07/13/2010	121	95.00%	4.60
20	10 Clarcken Drive	TwndEndUn	\$359,900	\$343,500	\$82,700	07/12/2010	64	95.44%	4.15



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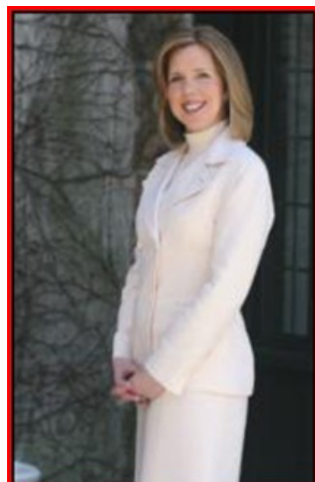
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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
21	42 Birchwood Avenue	Colonial	\$369,000	\$365,000	\$95,000	07/15/2010	39	98.92%	3.84
22	94 Clarken Drive	TwnEndUn	\$375,000	\$362,500	\$85,200	07/01/2010	8	96.67%	4.25
23	33 Knutsen Drive	TwnIntUn	\$379,000	\$379,000	\$102,500	07/26/2010	76	100.00%	3.70
24	13 Cornell Street	SplitLev	\$379,900	\$360,000	\$82,100	07/29/2010	11	94.76%	4.38
25	78 Cummings Circle	TwnIntUn	\$389,000	\$370,000	\$116,600	07/28/2010	2	95.12%	3.17
26	32 Mountain Avenue	Colonial	\$396,000	\$380,000	\$93,500	07/30/2010	99	95.96%	4.06
27	82 Maple Avenue	Ranch	\$399,900	\$385,000	\$101,200	07/28/2010	43	96.27%	3.80
28	11 Luddington Terrace	Colonial	\$417,000	\$417,000	\$89,500	07/23/2010	9	100.00%	4.66
29	76 Lowell Avenue	RanchExp	\$425,000	\$405,000	\$104,800	07/09/2010	262	95.29%	3.86
30	152 Forest Hill Road	Colonial	\$469,000	\$465,000	\$95,500	07/01/2010	47	99.15%	4.87
31	1103 Smith Manor Boulevard	Detached	\$479,500	\$450,000	\$139,800	07/30/2010	14	93.85%	3.22
32	12 Knutsen Drive	TwnEndUn	\$479,900	\$466,000	\$121,500	07/29/2010	35	97.10%	3.84
33	33 Currey Lane	TwnEndUn	\$505,000	\$442,000	\$89,000	07/29/2010	20	87.52%	4.97
34	29 Silver Spring Road	RanchExp	\$519,000	\$513,000	\$88,800	07/23/2010	28	98.84%	5.78
35	6 Tornillo Road	Ranch	\$524,000	\$500,000	\$148,000	07/28/2010	137	95.42%	3.38
36	17 Kovach Court (Alameda Ii)	TwnEndUn	\$659,000	\$644,571	\$28,000	07/23/2010	1	97.81%	23.02
37	1 Allsop Court	Colonial	\$779,000	\$760,000	\$202,100	07/15/2010	22	97.56%	3.76
38	3 Efstis Court	Colonial	\$809,000	\$809,000	\$40,000	07/14/2010	0	100.00%	20.23
39	40 Wildwood Avenue	Tudor	\$1,400,000	\$1,200,000	\$302,100	07/28/2010	172	85.71%	3.97
<b>AVERAGES</b>			<b>\$410,274</b>	<b>\$391,322</b>			<b>39</b>	<b>95.38%</b>	<b>4.86</b>



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<b>Average Days on Market</b>	<b>39</b>
<b>Average List Price</b>	<b>\$410,274</b>
<b>Average Sales Price</b>	<b>\$391,322</b>
<b>% of List Price to Sales Price</b>	<b>95.38%</b>
<b>Sales Price to Assessed Value Ratio</b>	<b>4.86</b>
<b># of Units for the Month</b>	<b>39</b>