

West Orange **March 2011** Market Activity

Want to know what your home is worth? Visit www.WOrangeHouseValues.com

Address	Style	Rooms	List Price	Sales Price	Total Assessment	Close Date	DOM	LP:SP	SP:AV
15 Central Place	Colonial	6	\$159,000	\$154,500	\$48,700	3/8/2011	211	97.17%	3.17
15 Freeman Place	Colonial	7	\$160,000	\$166,000	\$45,900	3/15/2011	16	103.75%	3.62
21 Swaine Place	Colonial	8	\$225,000	\$225,000	\$63,700	3/31/2011	328	100.00%	3.53
24 Undercliff Terrace S	Ranch	5	\$225,000	\$200,000	\$70,300	3/15/2011	64	88.89%	2.84
60 Larkin Circle	TwnIntUn	6	\$239,000	\$227,000	\$69,400	3/22/2011	18	94.98%	3.27
360 Saint Cloud Avenue	CapeCod	7	\$249,000	\$255,000	\$86,900	3/14/2011	454	102.41%	2.93
21 S Valley Road	Bungalow	8	\$259,000	\$259,000	\$71,700	3/15/2011	105	100.00%	3.61
5 Mountain Way S	Ranch	7	\$269,000	\$249,000	\$90,000	3/8/2011	30	92.57%	2.77
183 High Street	Colonial	9	\$269,900	\$245,000	\$79,100	3/1/2011	113	90.77%	3.10
24 Manchester Road	Tudor	7	\$269,900	\$255,000	\$80,400	3/16/2011	111	94.48%	3.17
32 Meyer Court	TwnEndUn	6	\$269,999	\$232,000	\$70,500	3/9/2011	345	85.93%	3.29
16 Buchanon Court	OneFloor	6	\$269,999	\$250,000	\$69,400	3/23/2011	257	92.59%	3.60
112 Maple Street	Colonial	8	\$285,000	\$263,000	\$65,700	3/31/2011	28	92.28%	4.00
24 Coolidge Avenue	Custom	10	\$324,900	\$320,000	\$113,900	3/8/2011	121	98.49%	2.81



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"Relax...You're with Maggee"

Average Days on Market

144

Average List Price

\$349,437

Average Sales Price

\$334,264

% of List Price to Sales Price

95.66%

Sales Price to Assessed Value Ratio

4.59

of Sold Homes for the Month

27

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18 Belle Terre Road	Colonial	6	\$349,000	\$342,500	\$68,800	3/10/2011	155	98.14%	4.98
3 N Koewing Place	Colonial	7	\$349,900	\$325,000	\$98,700	3/30/2011	138	92.88%	3.29
369 St Cloud Avenue	CapeCod	7	\$350,000	\$335,000	\$84,100	3/31/2011	267	95.71%	3.98
30 Mullarkey Drive	TwnIntUn	9	\$379,000	\$345,000	\$87,300	3/4/2011	152	91.03%	3.95
14 Benvenue Ave	Colonial	6	\$379,900	\$369,900	\$90,100	3/21/2011	37	97.37%	4.11
43 Porter Road	SplitLev	9	\$385,000	\$385,100	\$82,700	3/25/2011	48	100.03%	4.66
30 Carter Road	Ranch	7	\$389,000	\$400,000	\$99,200	3/31/2011	20	102.83%	4.03
1365 Pleasant Valley Way	Contemp	7	\$439,500	\$415,000	\$96,700	3/24/2011	371	94.43%	4.29
29 S Valley Road	Victrian	9	\$445,000	\$417,000	\$102,100	3/8/2011	254	93.71%	4.08
32 Fairview Avenue	Victrian	9	\$495,000	\$470,000	\$111,100	3/14/2011	84	94.95%	4.23
6 Reid Street	Contemp	10	\$549,900	\$500,000	\$140,600	3/18/2011	151	90.93%	3.56
23 Haggerty Drive	Colonial	9	\$699,000	\$728,125	\$22,000	3/4/2011	0	104.17%	33.10
28 Witte Place (Coronado)	TwnIntUn	9	\$749,900	\$692,000	\$0	3/18/2011	1	92.28%	0.00
AVERAGES			\$349,437	\$334,264			144	95.66%	4.59



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