

West Orange **May 2011** Market Activity

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

Address	Style	Rooms	List Price	Sales Price	Liveable Area SF	Price per SF	New Assessment	SP:AV	DOM	LP:SP
14 Pillot Place	Colonial	7	\$139,900	\$120,000	1,204	\$99.67	\$227,700	0.53	75	85.78%
50 Musano Court	TwnEndUn	6	\$229,000	\$180,000	2,056	\$87.55	\$215,300	0.84	57	78.60%
26 Beasley Street	Ranch	6	\$234,500	\$233,500	1,309	\$178.38	\$217,300	1.07	20	99.57%
13 Woodhull Avenue	CapeCod	7	\$239,000	\$230,000	1,629	\$141.19	\$270,400	0.85	236	96.23%
36 Hart Drive	TwnIntUn	6	\$239,000	\$225,000	1,305	\$172.41	\$255,900	0.88	25	94.14%
49 Riggs Place	Colonial	7	\$269,900	\$269,900	1,390	\$194.17	\$237,400	1.14	249	100.00%
1 Rock Spring Road	Ranch	7	\$279,900	\$265,000	1,512	\$175.26	\$310,000	0.85	106	94.68%
11 Sheridan Avenue	Colonial	7	\$290,000	\$290,000	1,534	\$189.05	\$282,400	1.03	74	100.00%
12 Dawson Avenue	Colonial	7	\$294,000	\$295,000	1,708	\$172.72	\$294,000	1.00	25	100.34%
1 Devore Drive	SplitLev	8	\$299,900	\$290,000	1,593	\$182.05	\$304,000	0.95	64	96.70%
116 Clarcken Drive	MultiFlr	7	\$315,000	\$306,500	1,821	\$168.31	\$342,700	0.89	159	97.30%
204 Barringer Court	TwnIntUn	8	\$325,000	\$310,000	2,121	\$146.16	\$304,700	1.02	211	95.38%
136 Forest Hill Road	Colonial	7	\$334,900	\$327,450	1,556	\$210.44	\$303,100	1.08	139	97.78%
28 Undercliff Terrace	Tudor	9	\$335,000	\$365,000	2,034	\$179.45	\$380,800	0.96	22	108.96%
17 Essex Terrace	Contemp	10	\$335,000	\$335,000	\$2,002	\$167.33	\$420,100	0.80	52	100.00%
11 Rock Spring Avenue	SplitLev	8	\$350,000	\$340,000	\$1,836	\$185.19	\$333,700	1.02	42	97.14%



Margaret "Maggee" Miggins
Broker Associate

The Miggins Group

973.376.8990 – Direct

973.879.9711 – Cell

973.376.0033 x309 – Office

maggee@migginsrealestate.com

www.MigginsRealEstate.com

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Average Days on Market	106
Average List Price	\$392,062
Average Sales Price	\$368,691
% of List Price to Sales Price	94.04%
Average Price per SF	\$181.31
# of Sold Homes for the Month	28
Sales Price to Assessed Value Ratio	0.98

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.
Liveable area square footage taken from 2011 Re-Evaluations.

*if your house is currently listed with another broker, please do not consider this a solicitation of your home.

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4 Old Salem Road	Colonial	6	\$359,900	\$351,000	\$1,376	\$255.09	\$316,700	1.11	28	97.53%
35 Bayowski Road	TwnEndUn	7	\$360,000	\$360,000	\$2,200	\$163.64	\$365,300	0.99	23	100.00%
70 Davey Drive	TwnIntUn	11	\$369,036	\$365,000	\$1,850	\$197.30	\$354,800	1.03	31	98.91%
83 Crystal Avenue	SplitLev	10	\$389,000	\$384,000	\$1,874	\$204.91	\$355,000	1.08	16	98.71%
80 Warren Road	SplitLev	8	\$398,000	\$377,000	\$2,112	\$178.50	\$336,200	1.12	64	94.72%
60 Undercliff Terrace S	Bi-Level	8	\$399,000	\$360,000	\$1,741	\$206.78	\$355,400	1.01	179	90.23%
1 Ridgeway Court	Colonial	9	\$449,000	\$416,000	\$2,961	\$140.49	\$502,700	0.83	566	92.65%
18 Underwood Drive	SplitLev	11	\$450,000	\$440,000	\$3,041	\$144.69	\$404,400	1.09	130	97.78%
65 Warren Road	RanchRas	9	\$459,900	\$425,000	\$2,685	\$158.29	\$460,800	0.92	7	92.41%
2 Burnett Terrace	Tudor	10	\$485,000	\$435,000	\$1,484	\$293.13	\$355,500	1.22	120	89.69%
2 Forest Way	Colonial	10	\$899,900	\$828,000	\$3,212	\$257.78	\$741,600	1.12	188	92.01%
57 Old Indian Road	Colonial	13	\$1,449,000	\$1,200,000	\$5,290	\$226.84	\$1,230,900	0.97	64	82.82%
AVERAGES			\$392,062	\$368,691		\$181.31		0.98	106	94.04%



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