



West Orange **October 2010** Market Activity

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Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	35 Perkins Drive	OneFloor	\$265,000	\$265,000	\$71,000	10/14/2010	51	100.00%	3.73
2	61 Quinby Place	Colonial	\$269,000	\$263,000	\$64,000	10/29/2010	153	97.77%	4.11
3	50 Nestro Road	CapeCod	\$274,900	\$258,000	\$71,600	10/08/2010	77	93.85%	3.60
4	37 Hunterdon Road	CapeCod	\$315,000	\$305,000	\$75,300	10/29/2010	19	96.83%	4.05
5	3 Glen Road	SplitLev	\$339,000	\$339,000	\$84,000	10/20/2010	139	100.00%	4.04
6	16 Hickory Road	SplitLev	\$339,000	\$330,000	\$103,600	10/18/2010	63	97.35%	3.19
7	57 Manger Road	Ranch	\$354,900	\$340,000	\$90,000	10/27/2010	165	95.80%	3.78
8	118 Clarcken Drive	TwnEndUn	\$367,000	\$345,000	\$85,200	10/01/2010	46	94.01%	4.05
9	19 Knutsen Drive	TwnEndUn	\$389,000	\$385,000	\$82,900	10/01/2010	34	98.97%	4.64
10	43 Clarcken Drive	TwnEndUn	\$398,000	\$390,000	\$92,200	10/19/2010	59	97.99%	4.23
11	40 Cummings Circle	TwnIntUn	\$459,000	\$459,000	\$97,400	10/13/2010	35	100.00%	4.71
12	256 St Cloud Avenue	Colonial	\$479,000	\$475,000	\$136,700	10/04/2010	78	99.16%	3.47
13	11 Haggerty Drive. Baltusrol	Colonial	\$679,000	\$650,000	\$0	10/03/2010	185	95.73%	0.00
14	3 Haggerty Drive. Baltusrol	Colonial	\$679,000	\$650,000	\$0	10/03/2010	0	95.73%	0.00
15	7 Kovach Court (Alameda Ii)	TwnEndUn	\$699,900	\$657,795	\$28,000	10/29/2010	0	93.98%	23.49
16	19 Coggins Lane	Colonial	\$721,000	\$705,000	\$206,800	10/26/2010	126	97.78%	3.41
17	3 Kovach Court(Belevedere Ii)	TwnIntUn	\$729,900	\$688,155	\$38,000	10/28/2010	0	94.28%	18.11
18	48 Rock Spring Road	Contemp	\$779,000	\$774,000	\$284,200	10/29/2010	76	99.36%	2.72
19	4 Donlavage Way (Coranado)	TwnIntUn	\$799,900	\$747,055	\$0	10/20/2010	4	93.39%	0.00
20	8 Kovach Court (Alameda)	TwnEndUn	\$799,900	\$734,445	\$0	10/29/2010	134	91.82%	0.00
AVERAGES			\$506,820	\$488,023			72	96.29%	4.77



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Average Days on Market	72
Average List Price	\$506,820
Average Sales Price	\$488,023
% of List Price to Sales Price	96.29%
Sales Price to Assessed Value Ratio	4.77
# of Units for the Month	20