



West Orange **September 2010** Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	24 Hutton Avenue	OneFloor	\$139,850	\$130,000	\$33,000	09/03/2010	153	92.96%	3.94
2	24 Hutton Avenue	FirstFlr	\$149,000	\$134,000	\$33,000	09/03/2010	98	89.93%	4.06
3	43 Conforti Avenue	FirstFlr	\$161,000	\$152,500	\$31,900	09/02/2010	109	94.72%	4.78
4	384 Valley Road	Colonial	\$200,000	\$165,000	\$45,700	09/10/2010	22	82.50%	3.61
5	9 Park Drive S	Colonial	\$239,000	\$222,000	\$47,300	09/10/2010	115	92.89%	4.69
6	412 Smith Manor Boulevard	HighRise	\$249,000	\$245,000	\$79,900	09/02/2010	44	98.39%	3.07
7	21 Ashwood Terrace	Colonial	\$279,000	\$242,500	\$58,600	09/02/2010	45	86.92%	4.14
8	139 Marion Drive	TwnIntUn	\$289,900	\$269,000	\$76,600	09/29/2010	38	92.79%	3.51
9	2 E Colony Drive	Ranch	\$299,000	\$250,000	\$109,000	09/01/2010	149	83.61%	2.29
10	23 Blackburne Terrace	CapeCod	\$299,000	\$274,000	\$78,000	09/01/2010	113	91.64%	3.51
11	167 Walker Road	RanchRas	\$299,000	\$292,000	\$82,700	09/15/2010	39	97.66%	3.53
12	23 Blackburne Terrace	CapeCod	\$299,000	\$275,000	\$78,000	09/01/2010	113	91.97%	3.53
13	413 Mt.pleasant Avenue	SplitLev	\$335,000	\$300,000	\$84,800	09/02/2010	50	89.55%	3.54
14	35 Clarcken Drive	TwnEndUn	\$349,000	\$335,000	\$85,200	09/10/2010	57	95.99%	3.93



The Maggee Miggin's Group
 973.376.8990-office
 973.879.9711-cell
maggee@migginsrealestate.com
www.maplewoodhousevalues.com
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Continued on the next page



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15	195 Zeppi Lane	TwndEndUn	\$375,000	\$360,000	\$104,500	09/07/2010	229	96.00%	3.44
16	244 S Valley Road	Colonial	\$379,000	\$352,000	\$77,400	09/08/2010	103	92.88%	4.55
17	15 W Korwel Circle	SplitLev	\$389,000	\$360,000	\$100,000	09/03/2010	117	92.54%	3.60
18	38 Clarken Drive	TwndEndUn	\$410,000	\$400,000	\$96,700	09/08/2010	64	97.56%	4.14
19	236 Crescenzi Court	TwndEndUn	\$415,000	\$390,000	\$125,200	09/29/2010	438	93.98%	3.12
20	62 Crystal Avenue	TwndEndUn	\$429,000	\$416,000	\$89,700	09/03/2010	29	96.97%	4.64
21	72 Fairview Avenue	Colonial	\$459,000	\$440,000	\$94,600	09/21/2010	55	95.86%	4.65
22	11 Spring Hill Drive	Ranch	\$499,900	\$488,000	\$107,000	09/21/2010	35	97.62%	4.56
23	36 Whalen Court	TwndEndUn	\$537,500	\$520,000	\$140,000	09/27/2010	117	96.74%	3.71
24	15 Oak Avenue	Colonial	\$549,900	\$520,000	\$150,900	09/28/2010	71	94.56%	3.45
25	11 Edgehill Road	CapeCod	\$573,000	\$565,000	\$109,000	09/17/2010	91	98.60%	5.18
26	20 Kovach Court (Belvedere)	TwndIntUn	\$799,900	\$746,450	\$0	09/27/2010	0	93.32%	0.00
27	18 Kovach Court (Coronado)	TwndIntUn	\$799,900	\$795,240	\$0	09/22/2010	0	99.42%	0.00
28	311 Metzger Drive	OneFloor	\$950,000	\$950,000	\$0	09/18/2010	0	100.00%	0.00
AVERAGES			\$398,316	\$378,168			89	94.94%	3.47



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Average Days on Market	89
Average List Price	\$398,316
Average Sales Price	\$378,168
% of List Price to Sales Price	94.94%
Sales Price to Assessed Value Ratio	3.47
# of Units for the Month	28