

SOUTH ORANGE August 2010 Market Activity

Below are listings for sale this month. It's good to see what is available and for how many days these homes have been on the market (DOM), so you can make a truly educated decision when buying or selling your next home.

Homes Sold in August 2010

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM	Style
349 Turrell Ave.	\$299,900	\$229,000	\$221,100	3	1	82	Colonial
250 Ward Pl.	\$299,000	\$279,000	\$253,000	4	2	116	Colonial
26-40 Church St. #1	\$283,000	\$283,000	\$266,250	1	1	21	1 FIUnt/Rnch
42 Mews Ln.	\$349,000	\$299,000	\$285,000	2	2	49	1 FIUnt/Rnch
609 S. Orange Ave.#3M	\$309,000	\$309,000	\$290,000	2	2.1	85	Hi-Rise
609 S. Orange Ave.#4E	\$319,000	\$319,000	\$305,000	2	2.1	52	Hi-Rise
44 Fairview Ave.	\$350,000	\$350,000	\$317,000	3	1	85	Victorian
560 Sinclair Ter.	\$549,000	\$549,000	\$540,000	5	2.1	18	Colonial
360 Tillou Rd.	\$669,000	\$575,000	\$487,000	4	5.1	122	Colonial
237 S. Ridgewood Rd.	\$599,000	\$599,000	\$555,000	5	3.1	64	Colonial
455 Redmond Rd.	\$649,000	\$619,000	\$600,000	4	3.2	114	Colonial
214 Irving Ave.	\$639,000	\$639,000	\$620,000	4	3.1	16	Tudor
102 W. Montrose Ave.	\$679,000	\$659,000	\$620,000	5	3.2	59	Tudor
33 Hoskier Rd.	\$760,000	\$710,000	\$685,000	5	3.2	134	Colonial
325 Ravine Dr.	\$829,000	\$829,000	\$815,000	4	2.1	23	Contemp
25 Tillou Rd. West	\$929,000	\$849,000	\$800,000	4	4.1	182	Col/Twnhse
190 Mayhew Dr.	\$969,000	\$969,000	\$969,000	6	3.2	1	Colonial

Average Days on Market: 7; Total Sales for Month: 17
Average List Price: \$597,66 Average Sale Price: \$507,550
% of List Price to Sales Price: 95%

Aug-10	Active Listings		New Listings		Under Contract			Sold Listings			
# of Bedrooms	# of Res. Homes	Avg. LP	# of Res. Homes	Avg. LP	# of Res. Homes	Avg. LP	Avg. DOM	# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0	0	0	0	0	0	0	0	0%
1	2	174,000	0	0	0	0	0	1	266,250	21	94%
2	19	320,744	2	333,951	2	314,500	39	3	293,333	62	95%
3	30	513,603	5	554,300	3	741,300	101	2	269,050	84	93%
4	42	538,012	2	517,000	2	549,000	84	6	595,833	96	94%
5+	63	774,424	13	734,262	4	536,700	81	5	673,800	55	97%
TOWN	156	597,667	22	637,218	11	554,336	79	17	507,550	72	95%

MARKET TRENDS in South Orange August 2009 - August 2010

	Aug. '09	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.
Ave List Price	\$583,016	\$589,527	\$583,617	\$584,909	\$559,866	\$567,287	\$552,948
Ave Sale Price	\$625,611	\$535,100	\$433,821	\$495,731	\$480,425	\$468,667	\$417,222
SP/LP Ratio	96%	96%	96%	93%	97%	92%	96%
DOM	44	64	114	86	50	110	110
# of Homes Sold	10	5	15	14	21	9	9

	Mar.	Apr.	May	June	July	Aug. '10
Ave List Price	\$576,446	\$590,218	\$603,833	\$586,958	\$581,681	\$597,667
Ave Sale Price	\$629,080	\$529,534	\$579,059	\$487,421	\$565,692	\$507,550
SP/LP Ratio	97%	98%	97%	96%	96%	95%
DOM	116	67	46	36	71	72
# of Homes Sold	12	16	18	14	13	17