

SOUTH ORANGE September 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 your next home.

Homes Sold in September 2010

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM
31-41 Church St. #205	\$349,000	\$279,000	\$276,000	1	1.1	105
132 College Pl.	\$350,000	\$350,000	\$330,000	3	2.1	56
13 Riggs Pl.	\$399,000	\$399,000	\$410,000	5	2.1	47
200 W. S. Orange Ave.	\$409,000	\$409,000	\$410,000	3	3.1	35
136 Mercer Pl.	\$449,000	\$439,000	\$435,000	4	2.1	102
12 Crest Cir.	\$574,999	\$549,000	\$522,000	4	3	87
335 Harding Dr.	\$549,000	\$549,000	\$517,500	4	3.2	81
255 Conway Ct.	\$689,000	\$689,000	\$643,000	4	3.1	18
400 Melrose Pl.	\$769,000	\$699,900	\$688,000	6	4.1	104
705 Longview Rd.	\$718,000	\$718,000	\$660,000	4	3	51
410 Lenox Ave.	\$789,000	\$749,999	\$720,000	5	2.2	86
265 Forest Rd.	\$799,000	\$799,000	\$800,000	6	3.1	10
22 Tillou Rd. W.	\$865,000	\$844,999	\$800,000	3	3.1	124
273 Scotland Rd.	\$849,900	\$849,900	\$800,000	7	4.1	135
170 Hill Dr.	\$1,075,000	\$995,000	\$875,000	4	4.2	91
280 Wyoming Ave.	\$1,200,000	\$1,200,000	\$1,200,000	6	5.1	10

Average Days on Market: 71 Total Sales for Month: 16
 Average List Price: \$567,222 Average Sale Price: \$603,406
 % of List Price to Sales Price: 96%

Sep-10	Active Listings		New Listings		Under Contract		
# of Bedrooms	# of Res. Homes	Avg. LP	# of Res. Homes	Avg. LP	# of Res. Homes	Avg. LP	Avg. DOM
0	0	0	0	0	0	0	0
1	4	143,000	2	112,000	0	0	0
2	21	316,124	5	323,180	2	329,000	107
3	32	453,250	6	400,000	1	369,900	84
4	54	513,937	16	479,575	4	624,225	94
5+	65	774,829	15	828,713	1	975,000	109
TOWN	176	567,222	44	553,268	8	562,475	98

MARKET TRENDS in South Orange September 2009 - September 2010

	Sept. '09	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.
Ave List Price	\$589,527	\$583,617	\$584,909	\$559,866	\$567,287	\$552,948	\$576,446

Ave Sale Price	\$535,100	\$433,821	\$495,731	\$480,425	\$468,667	\$417,222	\$629,080
SP/LP Ratio	96%	96%	93%	97%	92%	96%	97%
DOM	64	114	86	50	110	110	116
# of Homes Sold	5	15	14	21	9	9	12

	Apr.	May	June	July	Aug.	Sept. '10
Ave List Price	\$590,218	\$603,833	\$586,958	\$581,681	\$597,667	\$567,222
Ave Sale Price	\$529,534	\$579,059	\$487,421	\$565,692	\$507,550	\$630,406
SP/LP Ratio	98%	97%	96%	96%	95%	96%
DOM	67	46	36	71	72	71
# of Homes Sold	16	18	14	13	17	16

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Style

1 Fl. Unit
Colonial
Victorian
Colonial
Colonial
Custom Hm
Colonial
Tudor
Colonial
Exp Ranch
Tudor
Colonial
Twnhse-End
Victorian
Contemp
Colonial

Sold Listings			
# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0%
1	276,000	105	99%
0	0	0	0%
3	513,333	72	96%
6	608,750	72	93%
6	769,667	65	98%
16	630,406	71	96%