

SOUTH ORANGE January 2011 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 January 2011

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM
129 Holland Rd.	\$219,000	\$219,000	\$219,000	3	2	34
705 Marion Ave.	\$299,900	\$249,900	\$226,000	3	2.1	272
209 Village Rd.	\$299,900	\$299,900	\$290,000	5	4	21
435 Clark St.	\$439,000	\$415,000	\$415,000	4	2.1	38
55 Meadowbrook Pl.	\$448,900	\$448,900	\$430,000	3	1.1	47
405 Walton Ave.	\$499,000	\$499,000	\$466,500	4	2.2	66
170 Mayhew Dr.	\$589,000	\$549,000	\$507,500	4	2.1	136
316 Redmond Rd.	\$695,000	\$599,900	\$525,000	3	2.1	122
324 N. Ridgewood Rd.	\$749,000	\$729,000	\$692,500	7	5.2	166
747 Berkeley Ave.	\$799,000	\$799,000	\$700,000	8	4.1	10
235 Harding Dr.	\$850,000	\$810,000	\$802,000	5	5	76

Average Days on Market: 90 Total Sales for Month: 11
 Average List Price: \$539,376 Average Sale Price: \$479,409
 % of List Price to Sales Price: 94%

Jan-11	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	188,000	1	299,000	0	0	0
2	17	288,165	4	264,250	1	229,000	4
3	26	390,567	8	483,363	0	0	0
4	45	508,058	13	598,599	2	409,000	84
5+	59	725,044	10	739,890	1	1,369,000	117
TOWN	151	539,376	36	566,766	4	604,000	72

MARKET TRENDS in South Orange January 2010 - January 2011

	Jan. '10	Feb.	Mar.	Apr.	May	June	July
Ave List Price	\$567,287	\$552,948	\$576,446	\$590,218	\$603,833	\$586,958	\$581,681
Ave Sale Price	\$468,667	\$417,222	\$629,080	\$529,534	\$579,059	\$487,421	\$565,692
SP/LP Ratio	92%	96%	97%	98%	97%	96%	96%
DOM	110	110	116	67	46	36	71
# of Homes Sold	9	9	12	16	18	14	13

	Aug.	Sept.	Oct.	Nov.	Dec.	Jan. '11
Ave List Price	\$597,667	\$567,222	\$560,074	\$539,679	\$549,604	\$539,376
Ave Sale Price	\$507,550	\$630,406	\$522,143	\$549,250	\$368,300	\$479,409
SP/LP Ratio	95%	96%	97%	96%	97%	94%
DOM	72	71	84	77	107	90
# of Homes Sold	17	16	7	8	10	11

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Style

- Colonial
- Ranch
- Colonial
- Colonial
- Colonial
- Colonial
- Ranch
- Cottge/Cstm
- Colonial
- Colonial/Cstm
- Colonial

Sold Listings			
# of Res. Homes	Ave. SP	Avg. DOM	SP/LP
0	0	0	0%
0	0	0	0%
0	0	0	0%
4	350,000	119	92%
3	463,000	80	95%
4	621,125	68	94%
11	479,409	90	94%