

SOUTH ORANGE July 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 see your next home.

Homes Sold in July 2010

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM
153 Irvington Ave. #102	\$269,000	\$269,000	\$247,500	1	1	21
81 Arnold Ter.	\$339,000	\$275,000	\$265,000	4	2	81
657 Cameron Rd.	\$439,000	\$415,000	\$396,000	3	2.1	89
75 Fifth St.	\$449,000	\$449,000	\$433,000	3	1.1	36
654 Varsity Rd.	\$450,000	\$450,000	\$427,500	4	2.1	68
7 Village Green Ct.	\$485,000	\$468,800	\$455,000	2	2.1	189
419 Lenox Pl.	\$534,000	\$534,000	\$515,000	5	3.1	64
189 Harding Dr.	\$579,900	\$579,900	\$580,000	6	3.2	26
361 Irving Ave.	\$689,000	\$689,000	\$669,000	6	3.1	27
325 Turrell Ave.	\$699,000	\$699,000	\$680,000	5	4.1	63
443 Page Ter.	\$719,000	\$719,000	\$694,000	5	3.1	37
340 N. Wyoming Ave.	\$929,876	\$859,000	\$847,000	5	3	188
69 Crest Dr.	\$1,250,000	\$1,250,000	\$1,175,000	6	5.2	32

Average Days on Market: 71 Total Sales for Month: 13
 Average List Price: \$581,681 Average Sale Price: \$565,692
 % of List Price to Sales Price: 96%

Jul-10	Active Listings			New Listings			U
# of Bedrooms	# of Res. Homes	Avg. LP	DOM	# of Res. Homes	Avg. LP	DOM	# of Res. Homes
0	0	0	N/A	0	0	N/A	0
1	6	206,000	N/A	1	269,000	N/A	1
2	25	342,312	N/A	4	344,250	N/A	1
3	30	494,017	N/A	4	527,475	N/A	3
4	51	549,725	N/A	10	538,580	N/A	6
5+	66	771,045	N/A	10	755,790	N/A	6
TOWN	178	581,681	N/A	29	575,848	N/A	17

MARKET TRENDS in South Orange July 2009 - July 2010

	July '09	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.
Ave List Price	\$596,099	\$583,016	\$589,527	\$583,617	\$584,909	\$559,866	\$567,287
Ave Sale Price	\$570,456	\$625,611	\$535,100	\$433,821	\$495,731	\$480,425	\$468,667
SP/LP Ratio	95%	96%	96%	96%	93%	97%	92%
DOM	63	44	64	114	86	50	110

# of Homes Sold	24	10	5	15	14	21	9
------------------------	----	----	---	----	----	----	---

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

The data relating to real estate for sale on this website comes in part from the IDX Program of Garden State Multiple Listing Service, L.L.C. Copyright © 2010 Garden State Multiple Listing , L.L.C. All rights reserved.

lling

Style

- 1st FI Unit
- Colonial
- Colonial
- Colonial
- Custom Home
- Twnhse-Int
- Colonial
- Colonial
- Colonial
- Colonial
- Colonial
- Colonial
- Colonial

Under Contract		Sold Listings			
Avg. LP	Avg. DOM	# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0	0	0%
279,000	105	1	247,500	21	92%
309,000	85	1	455,000	189	97%
321,000	53	2	414,500	63	96%
547,667	102	2	346,250	75	96%
698,500	52	7	732,857	62	96%
531,059	75	13	565,692	71	96%