

## SOUTH ORANGE November 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 November 2010

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM
2 Cottage St.	\$250,000	\$250,000	\$206,000	4	1.1	4
73 Riggs Pl.	\$369,900	\$369,900	\$340,000	3	1.1	84
356 Meadowbrok Ln.	\$419,000	\$399,000	\$395,000	3	1	31
340 Prospect St.	\$595,000	\$565,000	\$575,000	4	2.1	130
29 Glenside Rd.	\$579,000	\$579,000	\$574,000	4	2.1	17
187 Northwoods Dr.	\$799,000	\$699,000	\$647,000	4	3.1	168
151 Glenview Rd.	\$745,000	\$719,900	\$707,000	4	3	69
381 Grove Rd.	\$975,000	\$975,000	\$950,000	5	4.1	109

Average Days on Market: 72      Total Sales for Month: 8  
 Average List Price: \$539,679      Average Sale Price: \$492,000  
 % of List Price to Sales Price: 96%

Nov-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	5	112,580	1	219,000	1	89,900	55
2	19	292,553	2	232,500	2	293,950	187
3	33	433,061	3	362,633	5	417,240	103
4	52	501,433	8	508,363	8	497,088	105
5+	67	723,830	10	595,540	4	541,725	123
TOWN	176	539,679	24	491,425	20	445,380	113

## MARKET TRENDS in South Orange November 2009 - November 2010

	Nov. '09	Dec.	Jan.	Feb.	Mar.	Apr.	May
Ave List Price	\$584,909	\$559,866	\$567,287	\$552,948	\$576,446	\$590,218	\$603,833
Ave Sale Price	\$495,731	\$480,425	\$468,667	\$417,222	\$629,080	\$529,534	\$579,059
SP/LP Ratio	93%	97%	92%	96%	97%	98%	97%
DOM	86	50	110	110	116	67	46
# of Homes Sold	14	21	9	9	12	16	18

	June	July	Aug.	Sept.	Oct.	Nov. '10
Ave List Price	\$586,958	\$581,681	\$597,667	\$567,222	\$560,074	\$539,679
Ave Sale Price	\$487,421	\$565,692	\$507,550	\$630,406	\$522,143	\$549,250

<b>SP/LP Ratio</b>	96%	96%	95%	96%	97%	96%
<b>DOM</b>	36	71	72	71	84	77
<b># of Homes Sold</b>	14	13	17	16	7	8

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**Style**

Colonial  
Colonial  
Colonial  
Victorian  
Colonial  
Contmprary  
Exp Ranch  
Colonial

Sold Listings			
# of Res. Homes	Avg. SP	Avg. DOM	SP/LP
0	0	0	0%
0	0	0	0%
0	0	0	0%
2	367,500	58	96%
5	541,800	78	96%
1	950,000	109	97%
8	549,250	77	96%