

SOUTH ORANGE August 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 August 2011

Address	Original List Price	List Price	Sale Price	# of Bedrms	# of Baths	DOM
609 W SOrange Ave.#3N	\$255,000	\$205,000	\$195,000	2	2.1	285
153 Irvington Ave.	\$219,900	\$209,900	\$209,000	1	1	145
120 3rd St. #B	\$210,000	\$210,000	\$200,000	2	1.1	16
202 Holland Rd.	\$295,000	\$295,000	\$255,000	4	3	191
80 Roland Ave.	\$345,000	\$320,000	\$295,000	2	2	85
122 Milton Pl.	\$349,000	\$349,000	\$340,000	4	1.1	91
131 Fairview Ave.	\$359,000	\$359,000	\$359,000	4	2.1	11
63 massel Ter.	\$369,000	\$379,900	\$350,000	4	2.1	31
111 3rd St.	\$389,747	\$389,747	\$315,000	3	1.1	120
228 Coudert Pl.	\$460,000	\$448,000	\$435,000	4	2.1	67
380 W. SOrange Ave.	\$499,000	\$499,000	\$482,500	4	2.2	51
520 N. Ridgewood Rd.	\$619,000	\$539,000	\$540,000	5	3.1	258
281 W. End Rd.	\$589,000	\$550,000	\$530,000	4	2.2	128
221 S. Ridgewood Rd.	\$589,000	\$579,000	\$541,000	4	2.2	94
225 Prospect St.	\$649,000	\$599,000	\$570,000	5	2.1	202
444 Hillside Pl.	\$629,000	\$629,000	\$513,000	5	3.1	66
110 Hemlock Ter.	\$699,000	\$679,000	\$655,000	5	3.1	62
162 Irving Ave.	\$1,095,000	\$1,050,000	\$975,000	6	3.1	114

Average Days on Market: 116 Total Sales for Month: 18
Average List Price: \$485,982 Average Sale Price: \$428,059
% of List Price to Sales Price: 93%

Aug-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	5	210,180	0	0	1	293,000	67
2	9	285,878	3	306,666	1	220,000	1
3	29	362,293	6	364,467	1	265,000	44
4	39	436,356	3	439,333	2	570,000	81
5+	47	671,137	2	494,450	3	639,330	89
TOWN	129	485,982	14	386,693	8	479,499	68

MARKET TRENDS August 2010 - August 2011

	Aug. '10	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.
Ave List Price	\$597,667	\$567,222	\$560,074	\$539,679	\$549,604	\$539,376	\$528,018
Ave Sale Price	\$507,550	\$630,406	\$522,143	\$549,250	\$368,300	\$479,409	\$592,550

SP/LP Ratio	95%	96%	97%	96%	97%	94%	92%
DOM	72	71	84	77	107	90	98
# of Homes Sold	17	16	7	8	10	11	10

	Mar.	Apr.	May	June	July	Aug. '11
Ave List Price	\$533,893	\$555,271	\$530,651	\$518,044	\$509,888	\$485,982
Ave Sale Price	\$591,400	\$428,250	\$379,564	\$723,036	\$598,793	\$428,059
SP/LP Ratio	95%	95%	93%	93%	96%	93%
DOM	149	74	80	98	50	116
# of Homes Sold	7	9	16	12	23	18

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Style

1 Fl. Unit
1st Fl. Unit
Townhouse-End
Colonial
Colonial
Colonial
Colonial
Colonial
Colonial
Colonial
Colonial
Colonial
Colonial
Colonial
Colonial
Victorian
Colonial
Colonial
Tudor

Sold Listings			
# of Res. Homes	Ave. SP	Avg. DOM	SP/LP
0	0	0	0%
1	209,000	145	100%
3	230,000	129	94%
1	315,000	120	81%
8	401,429	88	95%
5	650,600	140	93%
18	428,059	116	93%