

WEST ORANGE

May 2012 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Final List Price	Sales Price	SP:FLP	Actual DOM	Original List Price	SP:FLP	Total Assessment	SP:AV
1	2 Forest Ave	Colonial	3	2	58	\$175,000	\$165,000	94.29%	58	\$212,000	77.83%	\$246,100	0.67
2	512 Pleasant Valley Way	Colonial	3	2	84	\$249,000	\$170,000	68.27%	84	\$269,000	63.20%	\$151,200	1.12
3	42 Valley Way	CapeCod	2	1	133	\$175,000	\$170,000	97.14%	133	\$175,000	97.14%	\$178,300	0.95
4	63 Old Short Hills Rd	SplitLev	3	2	13	\$190,000	\$190,000	100.00%	13	\$190,000	100.00%	\$315,000	0.60
5	43 Musano Ct	TwnEndUn	2	2	12	\$199,000	\$205,000	103.02%	12	\$199,000	103.02%	\$353,900	0.58
6	41 Musano Ct	TwnIntUn	2	2	43	\$229,900	\$208,000	90.47%	43	\$229,900	90.47%	\$221,800	0.94
7	4 Nutwold Ave	Colonial	3	1	91	\$240,000	\$225,000	93.75%	91	\$240,000	93.75%	\$280,300	0.80
8	51 Musano Ct	TwnEndUn	2	2	12	\$249,000	\$225,000	90.36%	12	\$249,000	90.36%	\$210,200	1.07
9	16 Stanford Ave	CapeCod	4	3	185	\$259,000	\$230,000	88.80%	606	\$339,900	67.67%	\$286,900	0.80
10	16 Central Pl	Colonial	3	1	35	\$259,000	\$250,000	96.53%	35	\$259,000	96.53%	\$189,800	1.32
11	150 Marion Dr	TwnIntUn	2	3	253	\$264,500	\$250,000	94.52%	253	\$295,000	84.75%	\$281,100	0.89
12	64 Conforti Ave	CapeCod	4	1	365	\$268,000	\$250,000	93.28%	365	\$298,000	83.89%	\$242,800	1.03
13	237 Gregory Ave	Colonial	3	2	23	\$290,000	\$280,000	96.55%	207	\$340,000	82.35%	\$300,000	0.93
14	7 Vosseler Ct	SplitLev	4	3	60	\$305,000	\$280,000	91.80%	60	\$305,000	91.80%	\$396,000	0.71
15	98 Swaine Pl	Colonial	5	2	162	\$299,000	\$285,000	95.32%	162	\$299,000	95.32%	\$256,200	1.11
16	344 St Cloud Ave	Custom	3	1	55	\$299,000	\$287,000	95.99%	237	\$329,000	87.23%	\$259,500	1.11
17	19 Fundus Rd	CapeCod	3	1	23	\$299,000	\$292,500	97.83%	331	\$339,900	86.05%	\$261,100	1.12
18	20 Hickory Rd	SplitLev	3	1	64	\$309,000	\$302,000	97.73%	64	\$329,000	91.79%	\$262,800	1.15
19	92 Forest Hill Rd	Victrian	5	2	2	\$325,000	\$310,000	95.38%	2	\$325,000	95.38%	\$484,900	0.64
20	19 Bayowski Rd	TwnIntUn	3	2	185	\$305,000	\$320,000	104.92%	185	\$299,000	107.02%	\$329,400	0.97

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* ACTUAL DOM includes previous expired and withdrawn dates. OLP reflects the original asking price that a house entered the market for sale.

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Not intended to solicit a property already listed.

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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21	36 Schindler Ter	TwnIntUn	2	2	95	\$339,000	\$320,000	94.40%	210	\$460,000	69.57%	\$377,600	0.85
22	1118 Smith Manor Blvd	TwnEndUn	3	3	86	\$335,000	\$324,000	96.72%	253	\$439,000	73.80%	\$399,200	0.81
23	30-34 Crestwood Dr	Bi-Level	4	3	12	\$349,900	\$330,000	94.31%	12	\$349,900	94.31%	\$326,200	1.01
24	16 Wedgewood Dr	SplitLev	4	3	494	\$375,000	\$350,000	93.33%	680	\$398,000	87.94%	\$360,200	0.97
25	70 Oakridge Rd	Colonial	4	1	8	\$357,000	\$353,000	98.88%	8	\$357,000	98.88%	\$354,100	1.00
26	94 Warren Rd	Bi-Level	4	3	19	\$339,000	\$354,000	104.42%	19	\$339,000	104.42%	\$328,600	1.08
27	50 Walker Rd	Victrian	5	3	13	\$450,000	\$450,000	100.00%	13	\$450,000	100.00%	\$389,300	1.16
28	64 Sullivan Dr	TwnIntUn	3	3	18	\$455,000	\$450,000	98.90%	18	\$455,000	98.90%	\$375,300	1.20
29	17 Grand View Ave	Colonial	5	3	21	\$499,000	\$491,000	98.40%	21	\$499,000	98.40%	\$431,700	1.14
30	5 Honeysuckle Ave	Victrian	6	3	78	\$645,000	\$590,000	91.47%	78	\$645,000	91.47%	\$791,000	0.75
31	17 Hage Ter	TwnEndUn	4	3	72	\$709,000	\$692,500	97.67%	253	\$799,900	86.57%	\$667,800	1.04
32	4 Baxter Ln	TwnEndUn	4	3	51	\$739,900	\$729,000	98.53%	51	\$739,900	98.53%	\$671,800	1.09
33	90 Glen Ave	Tudor	9	6	154	\$1,400,000	\$1,250,000	89.29%	154	\$2,199,000	56.84%	\$1,645,800	0.76
AVERAGE					90	\$369,127	\$350,848	95.22%	143	\$413,709	89.25%	\$382,603	0.95

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CURRENT **"ACTIVE"** LISTINGS IN WEST ORANGE

AS OF MAY 11, 2012

Number of Units: 33

Average List Price: \$419,660

Average List Price to Assessed Value Ratio: 1.16

Average Days on Market: 156

CURRENT **"UNDER CONTRACT"** LISTINGS IN WEST ORANGE

AS OF MAY 11, 2012

Number of Units: 153

Average List Price: \$355,993

Average List Price to Assessed Value Ratio: 1.01

Average Days on Market: 97

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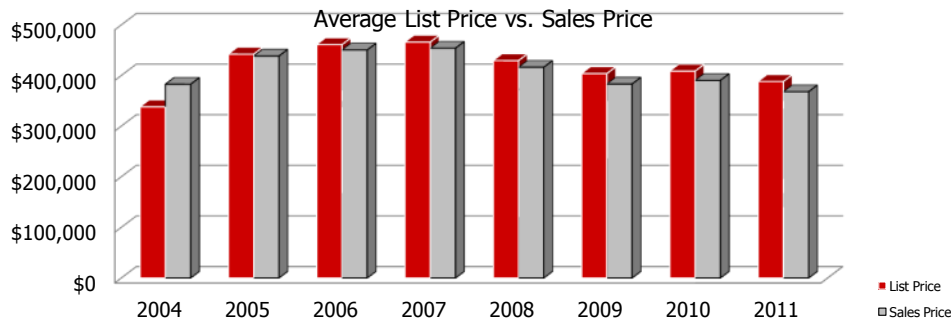
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

West Orange 2012 Year to Date Market Trends

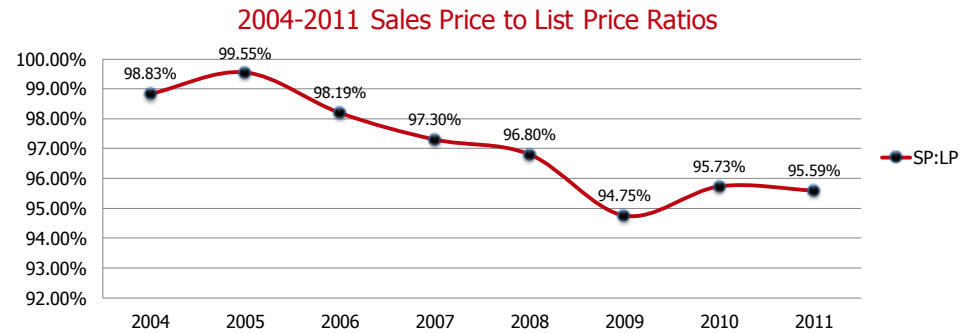
May 2011 YTD:
AVG YTD Sales Price: \$375,849
DOM: 125
#Units YTD: 131
SP:AV 3.64

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	92	125	103	129	90								106
Final List Price	\$376,110	\$352,494	\$308,052	\$383,646	\$369,127								\$358,877
Sales Price	\$354,740	\$333,941	\$295,420	\$354,173	\$350,848								\$338,748
Sales Price as a % of FLP	94.41%	94.20%	95.31%	92.91%	95.22%								94.46%
Actual DOM	197	269	224	303	143								221
Original List Price	\$410,467	\$404,400	\$348,164	\$481,075	\$413,709								\$411,439
Sales Price as a % of OLP	84.99%	82.09%	84.69%	77.61%	89.25%								84.24%
Sales Price to As-	0.95	0.86	0.87	0.84	0.95								0.90
# Units Sold	29	17	28	28	33								135

WEST ORANGE 2004 - 2011

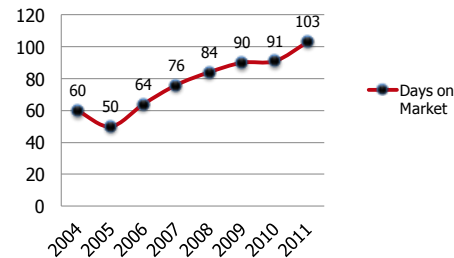


WEST ORANGE 2004 - 2011

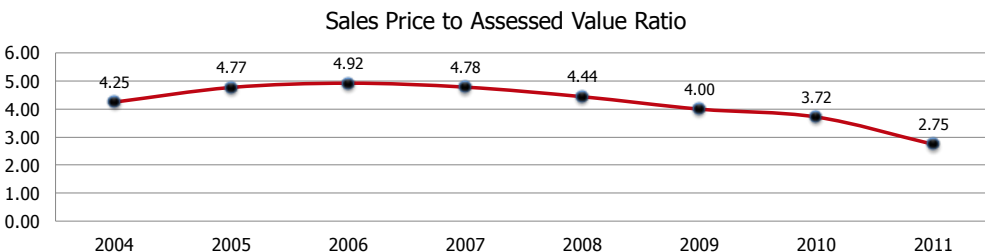
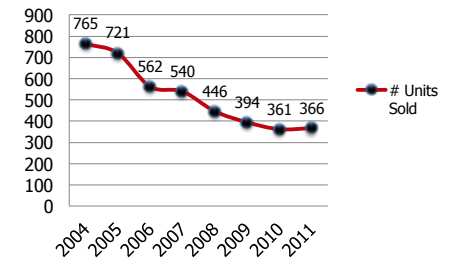


	2004	2005	2006	2007	2008	2009	2010	2011
LP	\$338,108	\$442,208	\$460,981	\$466,047	\$429,481	\$403,847	\$408,694	\$388,271
SP	\$382,805	\$438,534	\$450,493	\$454,083	\$416,376	\$383,302	\$390,469	\$368,090

2004-2011 Average Days on Market



2004-2011 # Units Sold



*2010 Tax Re-evaluation