

South Orange August 2007 Market Activity

# Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	387 Turrell Avenue	Colonial	\$425,000	\$420,000	\$170,000	8/1/2007	108	98.82%	2.47
2	372 Hartford Rd.	RanchExp	\$709,900	\$700,000	\$250,000	8/2/2007	88	98.61%	2.80
3	176 Mayhew Dr.	Tudor	\$792,000	\$765,000	\$235,000	8/2/2007	47	96.59%	3.26
4	235 Walton Ave	Colonial	\$409,000	\$403,000	\$140,000	8/6/2007	30	98.53%	2.88
5	221 Montrose Ave	Colonial	\$1,465,000	\$1,405,000	\$384,400	8/8/2007	43	95.90%	3.66
6	3 Tillou Road West	TwnEndUn	\$1,575,000	\$1,500,000	\$0	8/9/2007	79	95.24%	
7	2 So Centre St	Colo/FixrUppr	\$410,000	\$410,000	\$241,600	8/10/2007	16	100.00%	1.70
8	11 Warren Ct	Tudor	\$529,000	\$535,000	\$186,900	8/13/2007	50	101.13%	2.86
9	372 Valley St #3E	OneFloor	\$219,747	\$207,000	\$75,000	8/13/2007	46	94.20%	2.76
10	115 Mercer Place	Colonial	\$489,000	\$484,000	\$150,000	8/14/2007	22	98.98%	3.23
11	59 S. Wyoming Ave.	Tudor	\$789,000	\$752,000	\$180,000	8/15/2007	109	95.31%	4.18
12	264 Highland Road	Colonial	\$799,000	\$955,000	\$280,300	8/16/2007	17	119.52%	3.41
13	148 College Pl	Colonial	\$379,900	\$377,000	\$130,000	8/20/2007	58	99.24%	2.90
14	209 Mayhew Dr	Colonial	\$875,000	\$850,000	\$332,000	8/20/2007	38	97.14%	2.56
15	223 Conway Court	Tudor	\$699,000	\$750,000	\$182,000	8/21/2007	22	107.30%	4.12
16	332 Clark Street	Colonial	\$529,000	\$521,000	\$173,200	8/22/2007	21	98.49%	3.01
17	237 Highland Rd	Colonial	\$849,000	\$805,000	\$279,000	8/23/2007	26	94.82%	2.89
18	614 Varsity Rd	Colonial	\$352,500	\$352,500	\$155,000	8/24/2007	102	100.00%	2.27
19	266 Ward Pl	Colonial	\$499,000	\$485,000	\$140,500	8/24/2007	67	97.19%	3.45
20	109 Fairview Ave	Victrian	\$579,000	\$560,000	\$151,600	8/27/2007	96	96.72%	3.69
21	15 Village Green	TwnEndUn	\$539,000	\$530,000	\$187,000	8/28/2007	27	98.33%	2.83
22	257 Warwick Ave	Colonial	\$1,790,000	\$1,712,000	\$238,500	8/29/2007	6	95.64%	7.18
23	68 Riggs Pl	Colonial	\$419,000	\$405,000	\$126,900	8/29/2007	78	96.66%	3.19
			\$700,959	\$690,587			52	98.89%	3.24

Average Days on Market 52
Average List Price \$700,959
Average Sales Price \$690,587
% of List Price to Sales Price 98.89%
Assessed Value to Sales Price 3.24
of Units for the Month 23

South Orange 2007 Year to Date Market

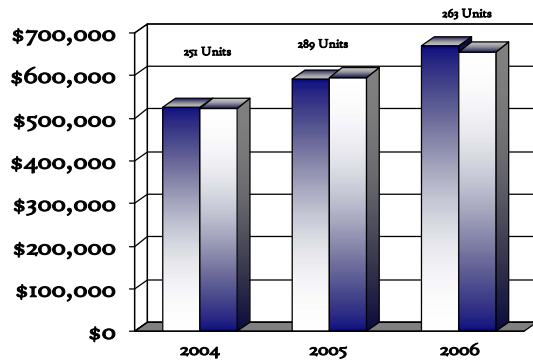
	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$645,275	\$650,350	\$631,946	\$664,140	\$604,826	\$712,117	\$605,988	\$700,959					\$654,717
Average Sales Price	\$620,125	\$635,198	\$614,223	\$668,240	\$584,991	\$702,414	\$596,417	\$690,587					\$641,702
Days on Market	91	63	102	73	60	65	66	60					64
% of List Price to Sales Price	95.87%	97.85%	97.34%	101.68%	97.48%	98.67%	98.26%	98.89%					98.22%
Sales Price to Assessed Value	2.85	2.98	2.63	3.47	2.88	3.06	2.77	3.24					2.99
# Units Sold	12	22	13	10	23	29	24	23					156

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South Orange Market Averages 2004-2006

List Price & Sales Price

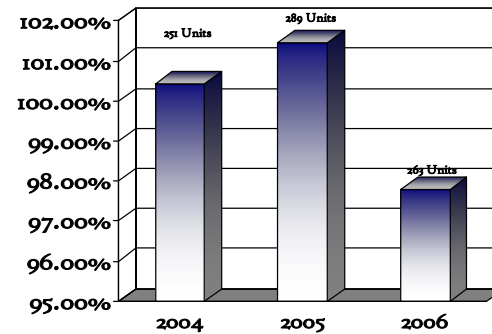


Assessed Value to Sales Price Ratio

2004	2.69
2005	2.60
2006	2.86

South Orange Market Averages 2004-2006

Percentage of List Price to Sales Price



Average Days on Market

2004	58
2005	55
2006	53

As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.

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