

South Orange December 2007 Market Activity

# Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	227 Thornden ST	TwnIntUn	\$499,000	\$480,000	\$186,300	12/3/2007	52	96.19%	2.58
2	302 Melrose Pl	Colonial	\$759,000	\$744,000	\$202,200	12/4/2007	30	98.02%	3.68
3	377 Vose Ave	Victrian	\$669,000	\$670,000	\$163,700	12/4/2007	139	100.15%	4.09
4	16 Alleb Ct	Colonial	\$825,000	\$782,000	\$358,100	12/7/2007	140	94.79%	2.18
5	379 South Ridgewood Road	Colonial	\$549,000	\$552,000	\$161,200	12/13/2007	46	100.55%	3.42
6	36 S Ridgewood Rd	Colonial	\$429,000	\$429,000	\$126,000	12/13/2007	7	100.00%	3.40
7	52 Tillou Road West	TwnEndUn	\$990,084	\$963,479	\$0	12/14/2007	14	97.31%	
8	204 S Ridgewood Rd	Colonial	\$465,000	\$475,000	\$167,500	12/21/2007	12	102.15%	2.84
9	56 Tillou Road West	TwnEndUn	\$890,000	\$832,980	\$0	12/21/2007	142	93.59%	
10	93 North Wyoming	Tudor	\$998,900	\$950,000	\$460,900	12/28/2007	114	95.10%	2.06
11	58 Tillou Rd West	TwnEndUn	\$875,000	\$852,670	\$62,500	12/28/2007	17	97.45%	
12	206 Walton Ave	Victrian	\$675,000	\$662,500	\$187,200	12/28/2007	187	98.15%	3.54
			\$718,665	\$699,469			75	97.79%	3.09

Average Days on Market	75
Average List Price	\$718,665
Average Sales Price	\$699,469
% of List Price to Sales Price	97.79%
Assessed Value to Sales Price	3.09
# of Units for the Month	12

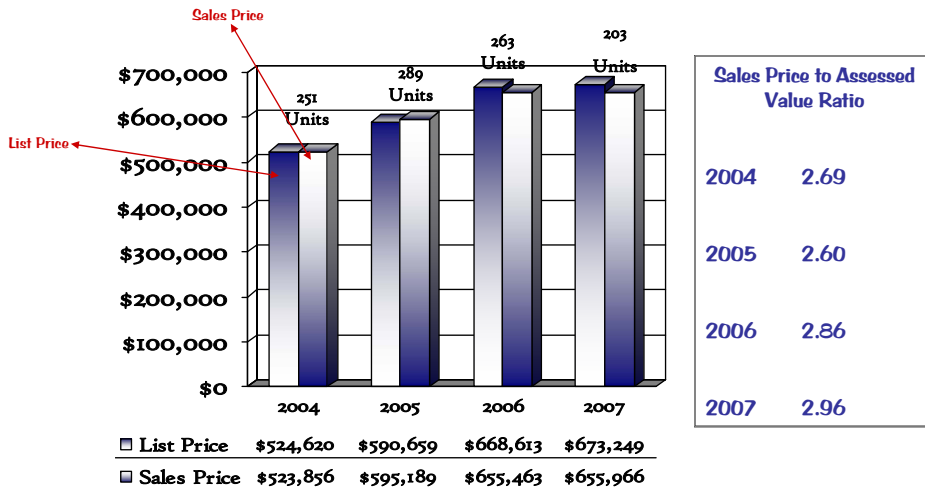
welcome home

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	\$738,091	\$767,701	\$677,128	\$718,665	\$673,249
Average Sales Price	\$620,125	\$635,198	\$614,223	\$668,240	\$584,991	\$702,414	\$596,417	\$690,587	\$711,586	\$712,968	\$673,460	\$699,469	\$655,966
Days on Market	91	63	102	60	60	47	66	52	57	75	51	75	64
% of List Price to Sales Price	95.87%	97.85%	97.34%	101.68%	97.48%	98.67%	98.26%	98.89%	97.12%	94.19%	99.08%	97.79%	97.82%
Sales Price to Assessed Value	2.85	2.98	2.63	3.47	2.88	3.06	2.77	3.24	2.73	2.79	2.91	3.09	2.96
# Units Sold	12	22	13	10	23	29	24	23	11	17	7	12	203

South Orange Market Averages 2004-2007

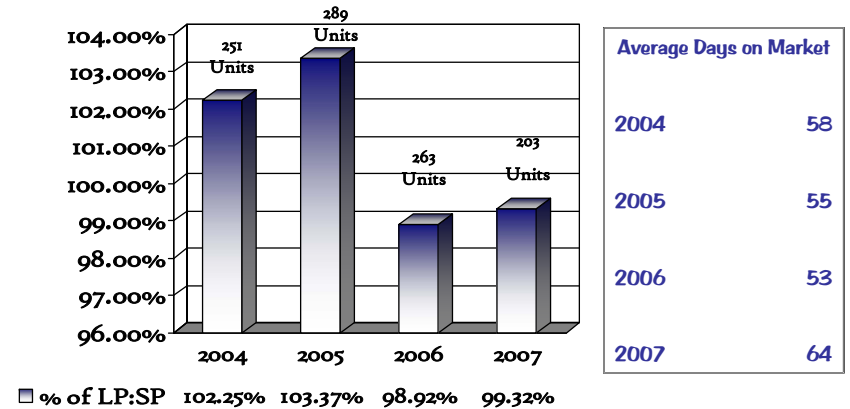
List Price & Sales Price and Sales Price to Assessed Value Ratio



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

South Orange Market Averages 2004-2007

Percentage of List Price to Sales Price and Days on Market



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