

## South Orange November 2008 Market Activity

burgdorff ERA



Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	31-41 Church St Unit 301	OneFloor	\$514,000	\$480,000	\$0	11/3/2008	162	93.39%	
2	684 Longview Rd	Ranch	\$739,000	\$649,100	\$355,000	11/10/2008	101	87.83%	1.83
3	380 W. South Orange Ave	Custom	\$544,000	\$520,000	\$587,700	11/13/2008	21	95.59%	0.88
4	562 Irving Terrace	Colonial	\$545,900	\$520,000	\$528,800	11/13/2008	13	95.26%	0.98
5	191 Charlton Ave	Colonial	\$1,195,000	\$1,135,240	\$914,300	11/20/2008	14	95.00%	1.24
6	299 Vose Ave	Colonial	\$539,000	\$522,000	\$437,000	11/21/2008	17	96.85%	1.19
7	765 Mosswood Ave	Coloni/Victrian	\$689,000	\$689,000	\$559,800	11/21/2008	8	100.00%	1.23
8	310 Vose Avenue	Ranch	\$499,000	\$470,000	\$166,100	11/24/2008	81	94.19%	2.83
AVERAGES			\$658,113	\$623,168			52	94.76%	1.46

**Average Days on Market** 52  
**Average List Price** \$658,113  
**Average Sales Price** \$623,168  
**% of List Price to Sales Price** 94.76%  
**Assessed Value to Sales Price** 1.46  
**# of Units for the Month** 8



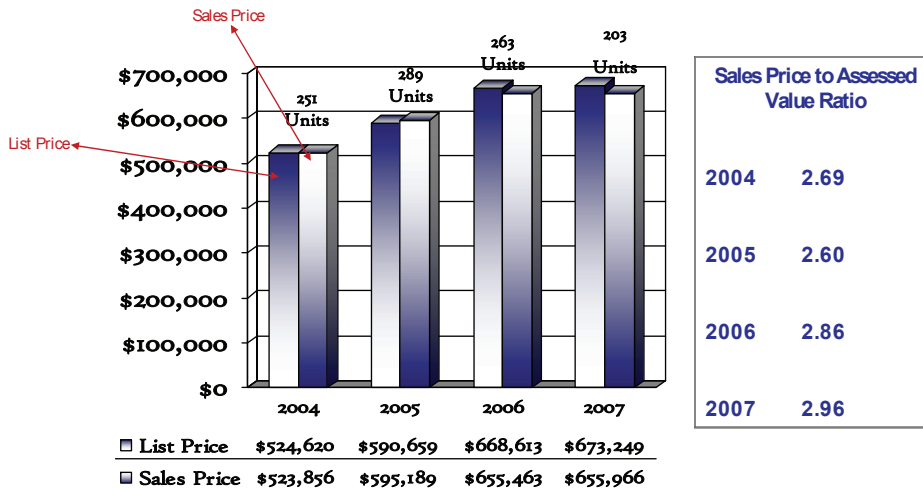
\* IMPORTANT NOTE! SOUTH ORANGE HAD A PROPERTY TAX RE-EVALUATION IN 2008!

## South Orange 2008 Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$567,937	\$649,989	\$499,200	\$664,909	\$644,883	\$562,646	\$605,497	\$603,142	\$556,747	\$533,370	\$658,113		\$590,662
Average Sales Price	\$555,375	\$625,833	\$484,071	\$647,732	\$615,250	\$552,226	\$589,533	\$594,579	\$529,896	\$507,360	\$623,168		\$571,760
Days on Market	66	70	74	37	54	85	63	49	64	78	52		63
% of List Price to Sales Price	97.28%	96.91%	96.07%	97.34%	96.29%	98.37%	96.96%	99.03%	95.72%	95.35%	94.76%		96.93%
*Sales Price to Assessed Value	2.88	2.68	2.84	2.82	2.65	2.77	2.82	2.79	2.33	1.98	1.46		2.63
# Units Sold	16	9	14	11	18	19	15	19	17	10	8		156

### South Orange Market Averages 2004-2007

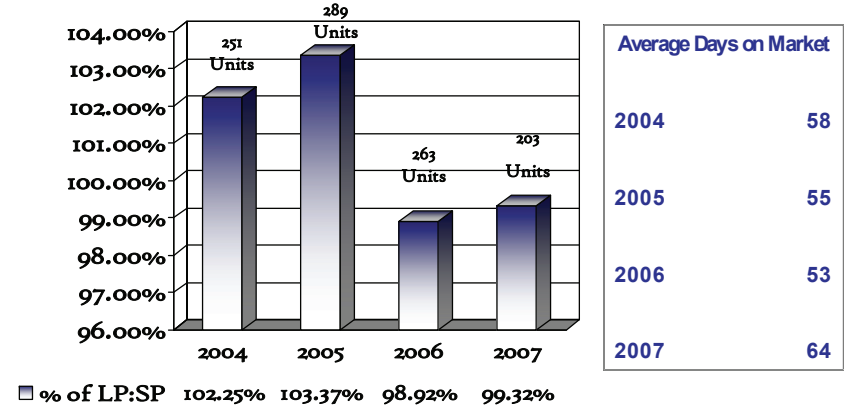
List Price & Sales Price and Sales Price to Assessed Value Ratio



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.