

South Orange October 2007 Market Activity

# Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	449 Twin Oak Road	Colonial	\$792,500	\$750,000	\$366,600	10/1/2007	152	94.64%	2.05
2	429 Harding Drive	Tudor	\$1,159,000	\$1,075,000	\$420,000	10/3/2007	17	92.75%	2.56
3	246 Turrell Ave	Colonial	\$995,000	\$960,000	\$260,900	10/8/2007	68	96.48%	3.68
4	345 Beech Spring Rd	Tudor	\$859,000	\$817,500	\$339,600	10/12/2007	75	95.17%	2.41
5	48 Tillou Road West	TwndEndUn	\$990,084	\$932,270	\$0	10/16/2007	53	94.16%	
6	39 Mews Ln	TwndIntUn/Multi	\$413,000	\$408,000	\$149,500	10/18/2007	100	98.79%	2.73
7	72 Crest Dr	Colonial	\$1,449,000	\$1,250,000	\$345,600	10/19/2007	88	86.27%	3.62
8	314 Radel Ter	Colonial	\$380,000	\$360,000	\$164,100	10/19/2007	78	94.74%	2.19
9	50 Tillou Road West	TwndEndUn	\$1,292,435	\$1,025,235	\$0	10/25/2007	1	79.33%	
10	344 Vose Ave	Carriage	\$426,000	\$400,000	\$129,800	10/26/2007	280	93.90%	3.08
11	308 Radel Ter.	Colonial	\$549,000	\$545,000	\$154,700	10/29/2007	35	99.27%	3.52
12	24 Holland Rd	Colonial	\$390,000	\$373,450	\$133,600	10/29/2007	93	95.76%	2.80
13	609 South Orange Ave, #4JK	HighRise	\$849,000	\$840,000	\$242,000	10/29/2007	22	98.94%	3.47
14	102 W Montrose Ave	Colonial	\$629,000	\$649,000	\$228,700	10/30/2007	37	103.18%	2.84
15	321 Wyoming Ave C3A	TwndEndUn	\$489,900	\$435,000	\$339,500	10/30/2007	43	88.79%	1.28
16	106 Milton Place	Colonial	\$439,000	\$425,000	\$130,000	10/30/2007	63	96.81%	3.27
17	110 Mayhew Dr	Tudor	\$949,000	\$875,000	\$371,200	10/31/2007	70	92.20%	2.36
			\$767,701	\$712,968			75	94.19%	2.79

Average Days on Market 75
Average List Price \$767,701
Average Sales Price \$712,968
% of List Price to Sales Price 94.19%
Assessed Value to Sales Price 2.79
of Units for the Month 17

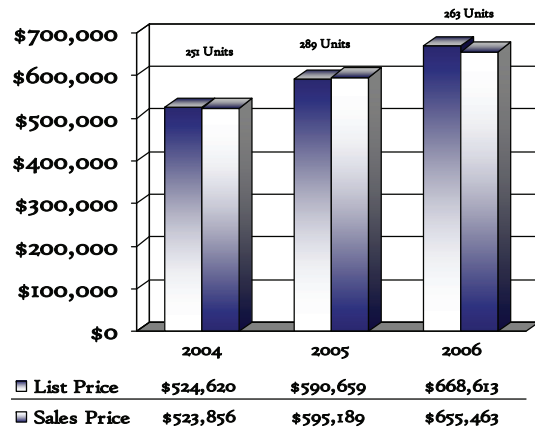
welcome home

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			\$670,140
Average Sales Price	\$620,125	\$635,198	\$614,223	\$668,240	\$584,991	\$702,414	\$596,417	\$690,587	\$711,586	\$712,968			\$652,464
Days on Market	91	63	102	60	60	47	66	52	57	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%			97.78%
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			2.96
# Units Sold	12	22	13	10	23	29	24	23	11	17			184

South Orange Market Averages 2004-2006

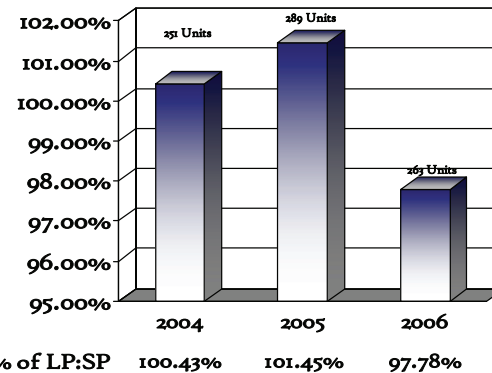
List Price & Sales Price



Year	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



Year	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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