

West Orange March 2009 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	30 Quinby Pl	Colonial	\$309,900	\$310,000	\$70,000	3/2/2009	12	100.03%	4.43
2	43 Conforti Ave.Unit 18	OneFloor	\$237,000	\$225,000	\$50,500	3/6/2009	73	94.94%	4.46
3	19 Larkin Circle	TwnEndUn	\$329,000	\$320,000	\$71,000	3/9/2009	51	97.26%	4.51
4	2 Fairmount Ter	Colonial	\$230,000	\$230,000	\$69,100	3/10/2009	90	100.00%	3.33
5	14 Samuel St	Colonial	\$265,000	\$265,000	\$89,500	3/11/2009	402	100.00%	2.96
6	51 Fredericks St	TwnEndUn/Mu	\$799,900	\$765,000	\$0	3/11/2009	0	95.64%	
7	35 Belgrade Ter	Colonial	\$274,500	\$250,000	\$101,200	3/12/2009	31	91.07%	2.47
8	147 Dezenzo Lane	TwnEndUn	\$390,000	\$375,000	\$104,500	3/13/2009	160	96.15%	3.59
9	3 Clearview Ter	Colonial	\$399,900	\$376,500	\$99,400	3/13/2009	21	94.15%	3.79
10	47 Watchhung Ave	Colonial	\$204,000	\$155,000	\$53,700	3/16/2009	90	75.98%	2.89
11	40 Oakridge Rd	Colonial	\$319,000	\$303,000	\$72,000	3/24/2009	84	94.98%	4.21
12	252 Gregory Ave	RanchExp	\$239,900	\$239,900	\$65,300	3/26/2009	23	100.00%	3.67
13	55 Davey Dr	TwnIntUn	\$389,000	\$370,000	\$85,200	3/26/2009	44	95.12%	4.34
14	78 Lawrence Ave	Colonial	\$375,000	\$350,000	\$86,100	3/27/2009	98	93.33%	4.07
15	55 Old Short Hills Road	SplitLev	\$395,000	\$360,000	\$114,800	3/27/2009	107	91.14%	3.14
16	23 Meade St	Colonial	\$129,900	\$120,000	\$32,000	3/30/2009	79	92.38%	3.75
17	31 lapis Circle	TwnIntUn	\$375,000	\$360,000	\$95,400	3/31/2009	179	96.00%	3.77
Averages			\$333,059	\$316,141	\$74,100		91	94.60%	3.71

Average Days on Market	91
Average List Price	\$333,059
Average Sales Price	\$316,141
% of List Price to Sales Price	94.60%
Sales Price to Assessed Value Ratio	3.71
# of Units for the Month	17

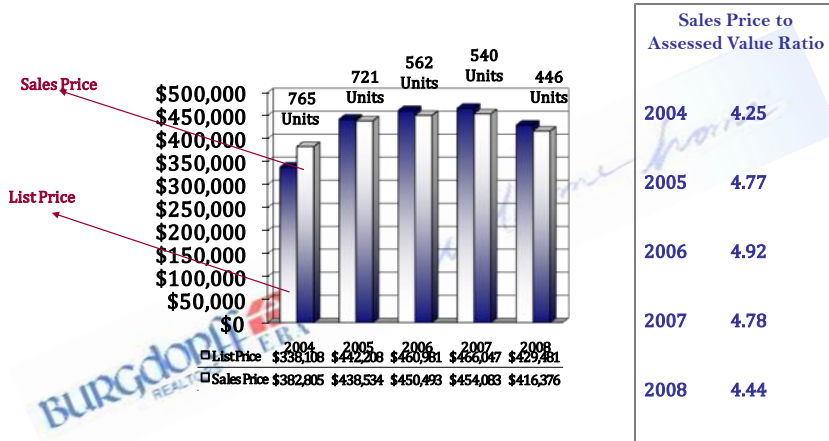
FLASHBACK!!!!
West Orange March 2008 YTD:
AVG YTD Sales Price: \$ 464,046
DOM: 101
#Units YTD: 79

West Orange 2009 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$480,975	\$425,348	\$333,059										\$411,770
Average Sales Price	\$454,588	\$394,824	\$316,141										\$387,196
Days on Market	104	112	91										102
% of List Price to Sales Price	93.77%	94.02%	94.60%										94.14%
Sales Price to Assessed Value	4.08	4.96	3.71										4.27
# Units Sold	16	17	17										50

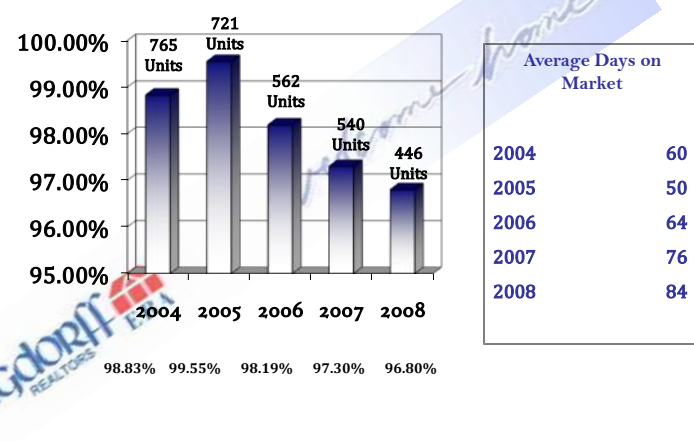
West Orange Market Averages 2004-2008

LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



West Orange Market Averages 2004-2008

PERCENTAGE OF LIST PRICE TO SALES PRICE



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

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