

SOUTH ORANGE July 2007 Home Sales Stats

Data compiled from the GSMLS. Deemed reliable, but not guaranteed.

Sue feels that if you are in the market to buy or sell real estate in South Orange, it is important to understand the trends in Active Listings, Days on the Market, and Listing to Sale Price ratio so that you can make an educated decision.

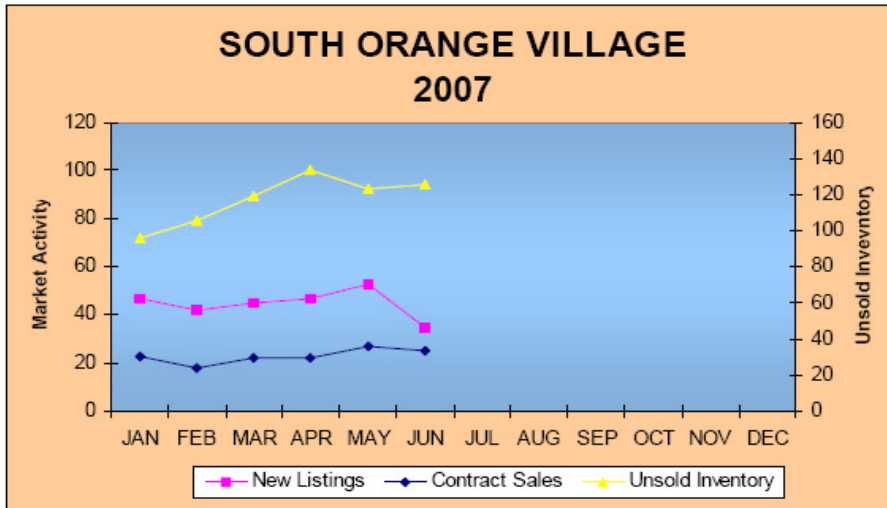
Address	Original List Price	List Price at Contract	Sale Price	DOM	BR	BA	Style
378 Valley St. #A1	\$179,000	\$179,000	\$165,000	30	2	1	One Fl. Unit
107 Milton Pl.	\$519,900	\$249,900	\$265,000	120	6	2.1	Colonial, Fixer Upper
609 W. S. Orange #6F	\$419,000	\$375,000	\$369,000	187	2	2.1	Hi-Rise, One Fl. Unit
710 Varsity Rd.	\$389,000	\$389,000	\$376,000	36	3	1.1	Colonial
53 Riggs Pl.	\$449,000	\$409,000	\$409,000	63	4	2	Colonial
231 Walton Ave.	\$409,000	\$409,000	\$408,000	27	4	1	Colonial
63 Mews Ln.	\$424,000	\$425,000	\$415,000	26	2	2.1	Twnhse-Int
309 Montague Pl.	\$459,000	\$429,900	\$410,000	228	4	2	Colonial
609 W. S. Orange Ave.	\$430,000	\$430,000	\$405,000	63	2	2.1	Hi-Rise
133 Roland Ave.	\$499,000	\$499,000	\$500,000	13	3	1.2	Colonial
104 Fairview Ave.	\$510,000	\$510,000	\$521,000	34	5	2.1	Colonial
302 Melrose Pl.	\$525,000	\$525,000	\$500,000	45	4	2	Colonial, Fixer Upper
307 Radel Terr.	\$569,000	\$569,000	\$553,500	57	3	2.1	Colonial
224 Thornden St.	\$659,000	\$659,000	\$664,000	43	4	3.1	Colonial
49 Glenview Rd.	\$789,000	\$699,000	\$695,000	170	3	3.1	Ranch
308 Tillou Rd.	\$869,000	\$799,000	\$799,000	29	5	3.1	Colonial
358 Hartford Rd.	\$850,000	\$800,000	\$800,000	42	5	3.1	Victorian
45 Harding Dr.	\$839,900	\$839,900	\$860,000	13	4	3.1	Tudor
210 Crest Wood Dr.	\$939,000	\$939,000	\$855,000	30	6	4.2	Contemporary
247 N. Wyoming Ave.	\$1,289,000	\$1,289,000	\$1,265,000	31	5	3.1	Tudor
181 Underhill Rd.	\$1,250,000	\$1,350,000	\$1,350,000	87	4	4.1	Colonial

AVERAGE DAYS ON MARKET: 67
 AVERAGE LISTING PRICE: \$705,242
 AVERAGE SALE PRICE: \$620,975
 % SALE PRICE / LIST PRICE: 99%

SOUTH ORANGE HOMESALE TRENDS July 2006 – July 2007

	Jul. 06	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.
Average Listing Price	\$723,115	\$688,807	\$709,818	\$733,872	\$714,740	\$731,515	\$722,104
Average Sale Price	\$685,189	\$736,488	\$625,420	\$592,278	\$602,000	\$637,357	\$629,000
%Sale Price to List Price Ratio	102%	98%	97%	98%	92%	94%	95%
Days on Market	51	51	51	59	67	80	95
# of Active Listings	157	139	143	152	135	116	135

	Feb.	Mar.	Apr.	May	Jun.	Jul. 07
Average Listing Price	\$700,094	\$708,192	\$691,511	\$699,914	\$696,889	\$705,242
Average Sale Price	\$642,334	\$613,627	\$668,240	\$592,265	\$702,414	\$620,975
%Sale Price to List Price Ratio	98%	98%	101%	98%	99%	99%
Days On Market	55	92	60	55	47	67
# of Active Listings	134	150	163	185	168	155



SOUTH ORANGE VILLAGE 2nd Quarter At-A-Glance

	2003	2004	2005	2006	2007
<i>Average # Of Offerings/Monthly</i>	44.0	41.3	50.0	49.3	45.0
<i>Average # Of Sales/Monthly</i>	32.0	31.7	34.0	21.0	24.7
<i>Supply & Demand Ratio</i>	73%	77%	68%	43%	55%
<i>Unsold Inventory</i>	79	79	76	120	126
<i>Projected Absorption (Months)</i>	2	2	2	6	5



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