

South Orange

December 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	451 Academy Street	Victorian	7	2.0	12	\$369,000	\$369,000	\$369,000	100.00%	\$338,900	1.09
2	57 Hixon Place	Victorian	4	2.0	49	\$410,000	\$410,000	\$399,000	97.32%	\$278,200	1.43
3	235 Waverly Place	Colonial	4	3.0	38	\$419,000	\$419,000	\$410,000	97.85%	\$273,600	1.50
4	3 Briar Court	CapeCod	3	2.0	60	\$465,000	\$455,000	\$455,000	100.00%	\$359,300	1.27
5	211 Garfield Place	Colonial	3	1.1	23	\$499,000	\$499,000	\$510,900	102.38%	\$407,800	1.25
6	194 Great Hills Drive	RanchExp	5	4.0	77	\$570,000	\$549,000	\$525,500	95.72%	\$473,900	1.11
7	252 Tichenor Avenue	Colonial	3	2.0	15	\$529,000	\$529,000	\$529,000	100.00%	\$330,400	1.60
8	81 Ralston Avenue	Colonial	5	3.1	135	\$649,000	\$609,000	\$595,000	97.70%	\$472,700	1.26
9	390 Melrose Place	Ranch	3	2.2	33	\$650,000	\$625,000	\$610,000	97.60%	\$459,900	1.33
10	306 N Western Drive	Colonial	4	2.2	71	\$689,000	\$639,000	\$633,000	99.06%	\$511,200	1.24
11	44 Kingman Road	Victorian	5	2.1	22	\$699,000	\$699,000	\$685,000	98.00%	\$448,100	1.53
12	213 Edgewood Terrace	Colonial	3	3.1	6	\$699,000	\$699,000	\$700,000	100.14%	\$381,000	1.84
13	266 W End Road	Colonial	6	3.1	140	\$729,000	\$729,000	\$715,000	98.08%	\$535,500	1.34
14	304 Beechspring Road	Ranch	4	3.1	54	\$749,000	\$749,000	\$726,000	96.93%	\$628,200	1.16
15	446 N Ridgewood Road	Colonial	6	3.2	178	\$800,000	\$759,000	\$750,000	98.81%	\$708,300	1.06
16	273 Scotland Road	Victrian	7	4.1	11	\$999,900	\$999,900	\$1,061,000	106.11%	\$768,300	1.38
AVERAGE					58	\$620,306	\$608,619	\$604,588	99.11%		1.34

"ACTIVE" LISTINGS IN SOUTH ORANGE

Number of Units: 35
Average List Price: \$663,986
Average Days on Market: 121

"UNDER CONTRACT" LISTINGS IN SOUTH ORANGE

Number of Units: 42
Average List Price: \$530,905
Average Days on Market: 50

South Orange 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
YTD	48	59	77	58	31	22	29	27	48	38	42	58	42
List Price	\$522,223	\$649,063	\$634,011	\$511,433	\$588,964	\$571,152	\$675,500	\$685,125	\$583,565	\$522,206	\$615,957	\$608,619	\$606,289
Sales Price	\$526,038	\$630,969	\$625,386	\$513,542	\$598,271	\$579,630	\$688,450	\$689,196	\$584,678	\$510,678	\$614,500	\$604,588	\$621,912
Sales Price as a % of List Price	100.90%	97.64%	98.31%	99.89%	101.63%	101.81%	101.97%	101.12%	100.98%	97.26%	100.80%	99.11%	103.84%
Sales Price to Assessed Value	1.40	1.17	1.17	1.28	1.29	1.39	1.37	1.36	1.26	1.23	1.25	1.34	1.30
# Units Sold	13	16	18	18	28	25	36	28	23	18	29	16	268
Active Listings	48	54	62	72	72	65	69	65	65	63	49	35	60
Under Contracts	38	43	55	70	73	69	54	39	43	44	37	42	51

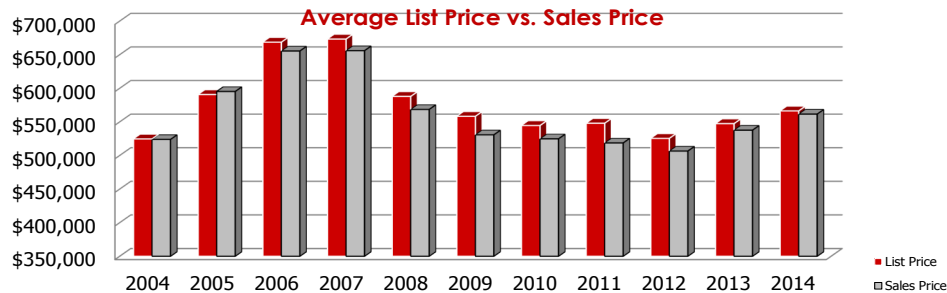
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	49	42	-15.07%
Sales Price	\$561,563	\$621,912	10.75%
Sales Price as a % of List Price	99.18%	103.84%	4.70%



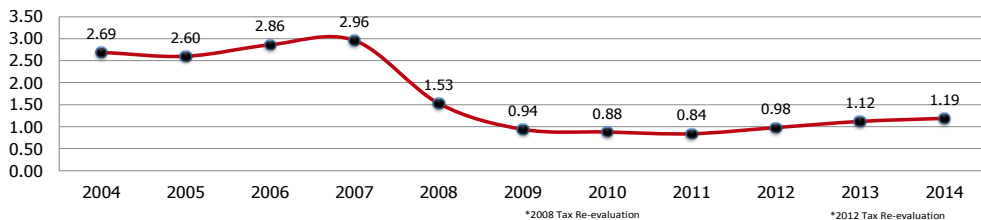
	2014	2015	% Change
# Units Sold	252	268	6.35%
Active Listings	50	35	-30.00%
Under Contracts	37	42	13.51%

South Orange Yearly Market Trends



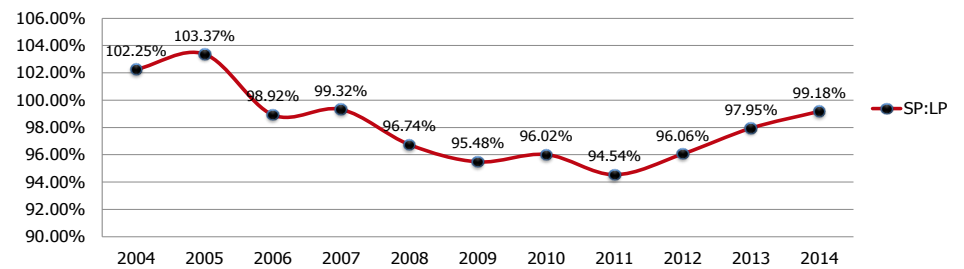
2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327
\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641	\$561,563

Sales Price to Assessed Value Ratio

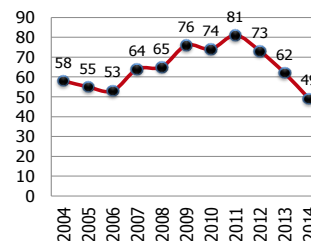


South Orange Yearly Market Reports

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

