

South Orange

April 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	609 S Orange Avenue 3A	HighRise	2	2.0	107	\$271,000	\$271,000	\$255,000	94.10%	\$196,200	1.30
2	516 Hamilton Road	Split Level	5	3.1	35	\$349,900	\$349,900	\$350,000	100.03%	\$571,400	0.61
3	140 Thacher Lane	Ranch	3	2.1	13	\$450,000	\$450,000	\$516,000	114.67%	\$340,600	1.51
4	37 S Center Street	Colonial	5	2.1	13	\$570,000	\$570,000	\$605,000	106.14%	\$403,000	1.50
5	237 Underhill Road	Colonial	5	3.1	40	\$689,900	\$689,900	\$650,000	94.22%	\$662,400	0.98
6	289 Western Drive South	Colonial	4	3.1	12	\$629,000	\$629,000	\$660,000	104.93%	\$450,700	1.46
7	380 Meeker Street	Colonial	5	2.1	22	\$689,000	\$689,000	\$689,000	100.00%	\$454,000	1.52
8	340 Tillou Road	Colonial	6	3.1	45	\$699,900	\$699,900	\$706,000	100.87%	\$816,400	0.86
9	625 Longview Road	Ranch	3	2.1	7	\$695,000	\$695,000	\$738,000	106.19%	\$429,700	1.72
10	220 Coudert Place	Colonial	4	3.2	0	\$699,000	\$699,000	\$745,000	106.58%	\$387,700	1.92
11	262 Kingsland Terrace	Colonial	4	2.1	7	\$725,000	\$725,000	\$787,000	108.55%	\$405,300	1.94
12	621 Mountain Drive	Ranch	3	2.1	12	\$675,000	\$675,000	\$811,000	120.15%	\$546,400	1.48
13	369 Scotland Road	Victorian	6	4.1	142	\$925,000	\$875,000	\$815,000	93.14%	\$645,500	1.26
14	129 Prospect Place	Colonial	5	3.2	13	\$799,000	\$799,000	\$883,500	110.58%	\$531,600	1.66
15	30 Tillou Road West	TwndUn	3	4.1	21	\$975,000	\$975,000	\$915,000	93.85%	\$782,700	1.17
16	388 Beechspring Road	Colonial	6	4.1	28	\$1,150,000	\$1,150,000	\$1,030,000	89.57%	\$625,000	1.65
17	693 Longview Road	Colonial	5	4.2	23	\$1,180,000	\$1,180,000	\$1,125,000	95.34%	\$1,082,900	1.04
AVERAGE					32	\$715,982	\$713,041	\$722,382	102.29%		1.39

"ACTIVE" LISTINGS IN SOUTH ORANGE

Number of Units: 65
Average List Price: \$690,814
Average Days on Market: 62

"UNDER CONTRACT" LISTINGS IN SOUTH ORANGE

Number of Units: 65
Average List Price: \$673,655
Average Days on Market: 37

South Orange 2016 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	48	51	65	32									49
List Price	\$601,658	\$608,759	\$600,106	\$713,041									\$632,694
Sales Price	\$603,493	\$597,662	\$601,278	\$722,382									\$632,901
Sales Price as a % of List Price	100.40%	98.37%	100.15%	102.29%									100.29%
Sales Price to Assessed Value	1.31	1.42	1.19	1.39									1.33
# Units Sold	12	17	18	17									64
Active Listings	42	38	51	65									49
Under Contracts	40	42	52	65									50

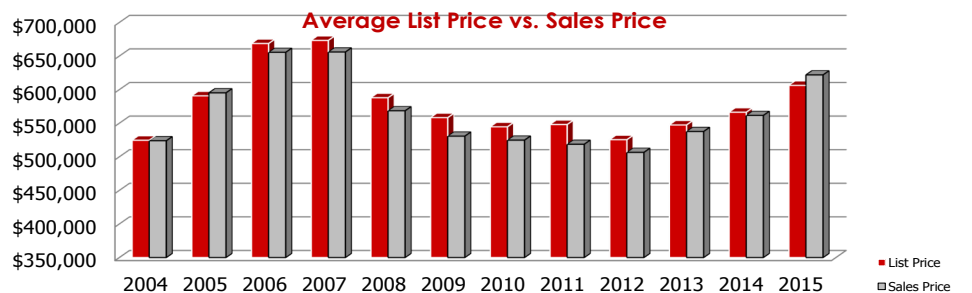
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	62	49	-20.65%
Sales Price	\$575,918	\$632,901	9.89%
Assessed Value to Sales Price	1.25	1.33	6.29%



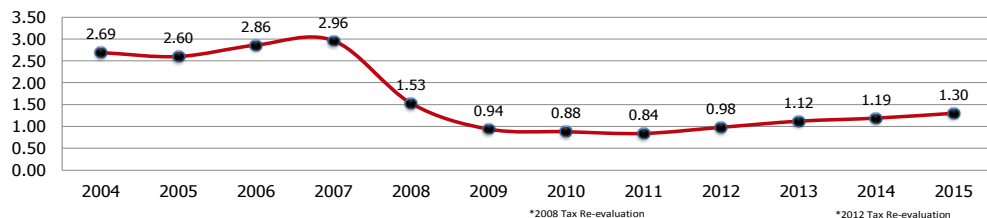
	2015	2016	% Change
# Units Sold	65	64	-1.54%
Active Listings	72	65	-9.72%
Under Contracts	70	65	-7.14%

South Orange Yearly Market Trends



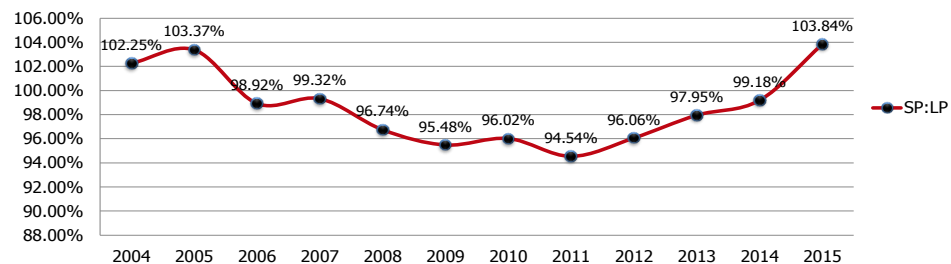
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641	\$561,563	\$621,912

Sales Price to Assessed Value Ratio

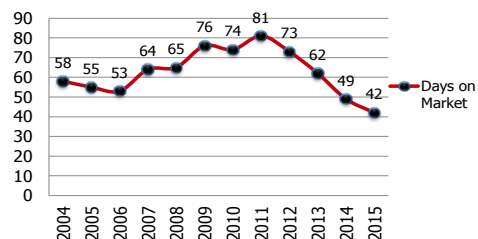


South Orange Yearly Market Reports

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

