

South Orange

August 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	15 Village Green Court	TwndUn	2	2.1	45	\$530,000	\$530,000	\$505,000	95.28%	\$406,300	1.24
2	269 Audley Street	Colonial	4	1.1	33	\$539,000	\$539,000	\$539,000	100.00%	\$348,300	1.55
3	372 Prospect Street	Colonial	4	2.1	15	\$539,000	\$539,000	\$542,381	100.63%	\$342,000	1.59
4	117 Blanchard Road	Ranch	2	2.0	20	\$575,000	\$575,000	\$557,500	96.96%	\$299,000	1.86
5	198 North Woods Road	Split Level	3	3.0	8	\$550,000	\$550,000	\$575,000	104.55%	\$447,400	1.29
6	17 Hart Drive North	Ranch	3	2.2	11	\$599,000	\$599,000	\$609,000	101.67%	\$403,400	1.51
7	260 Tichenor Avenue	Colonial	4	3.0	11	\$589,000	\$589,000	\$613,000	104.07%	\$338,000	1.81
8	435 Meeker Street	Colonial	3	2.1	15	\$639,000	\$639,000	\$625,000	97.81%	\$399,000	1.57
9	223 Lenox Avenue	Colonial	4	2.1	8	\$589,000	\$589,000	\$631,000	107.13%	\$406,900	1.55
10	411 Lenox Place	Colonial	3	2.1	16	\$629,000	\$629,000	\$655,000	104.13%	\$476,500	1.37
11	413 Wyoming Avenue	Colonial	3	2.1	22	\$658,000	\$658,000	\$658,000	100.00%	\$400,900	1.64
12	255 Tillou Road	Colonial	4	4.1	26	\$769,000	\$769,000	\$752,000	97.79%	\$727,300	1.03
13	365 Harding Drive	Colonial	4	2.1	36	\$869,000	\$823,000	\$823,000	100.00%	\$622,600	1.32
14	194 Great Hills Drive	RanchRas	4	3.1	101	\$849,000	\$849,000	\$825,000	97.17%	\$473,900	1.74
15	315 Franklin Place	Colonial	5	3.2	16	\$774,000	\$774,000	\$841,375	108.70%	\$396,400	2.12
16	300 Tillou Road	Colonial	5	3.1	21	\$829,000	\$829,000	\$855,000	103.14%	\$754,500	1.13
17	406 Thornden Street	Contemp	4	2.2	14	\$750,000	\$750,000	\$881,000	117.47%	\$557,400	1.58
18	535 Longview Road	Tudor	6	5.1	75	\$1,125,000	\$1,050,000	\$1,050,000	100.00%	\$1,043,100	1.01
19	240 Turrell Avenue	Victorian	6	3.1	14	\$1,150,000	\$1,150,000	\$1,150,000	100.00%		
20	249 N Ridgewood Road	Colonial	4	3.2	9	\$1,250,000	\$1,250,000	\$1,255,000	100.40%	\$1,064,200	1.18
AVERAGE					26	\$740,050	\$734,000	\$747,113	101.85%		1.48

"ACTIVE" LISTINGS IN SOUTH ORANGE

Number of Units: 62
 Average List Price: \$633,111
 Average Days on Market: 67

"UNDER CONTRACT" LISTINGS IN SOUTH ORANGE

Number of Units: 37
 Average List Price: \$541,416
 Average Days on Market: 44

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	35	35	23	26					36
List Price	\$601,658	\$608,759	\$600,106	\$713,041	\$626,009	\$701,025	\$678,684	\$734,000					\$668,371
Sales Price	\$603,493	\$597,662	\$601,278	\$722,382	\$654,455	\$713,373	\$696,909	\$747,113					\$678,530
Sales Price as a % of List Price	100.40%	98.37%	100.15%	102.29%	105.78%	101.88%	103.04%	101.85%					101.79%
Sales Price to Assessed Value	1.31	1.42	1.19	1.39	1.34	1.36	1.43	1.48					1.38
# Units Sold	12	17	18	17	11	32	38	20					165
Active Listings	42	38	51	65	68	59	55	62					55
Under Contracts	40	42	52	65	80	68	46	45					55

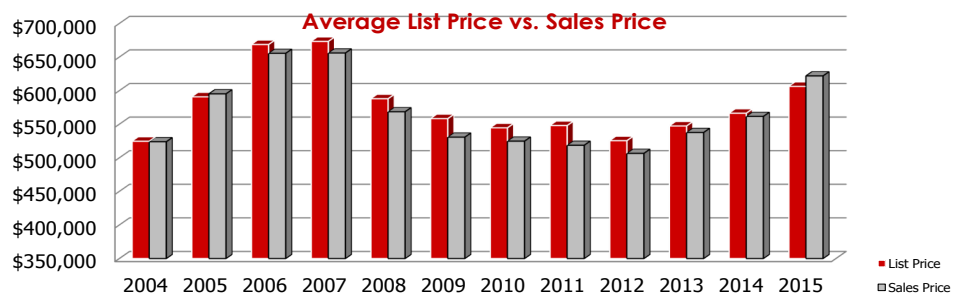
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	40	36	-8.13%
Sales Price	\$619,553	\$678,530	9.52%
Assessed Value to Sales Price	1.31	1.38	4.80%



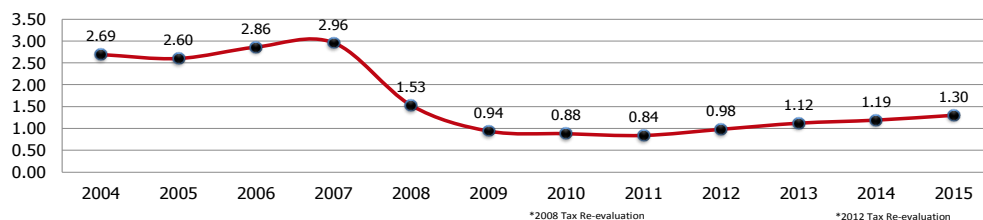
	2015	2016	% Change
# Units Sold	182	165	-9.34%
Active Listings	65	62	-4.62%
Under Contracts	39	45	15.38%

South Orange Yearly Market Trends



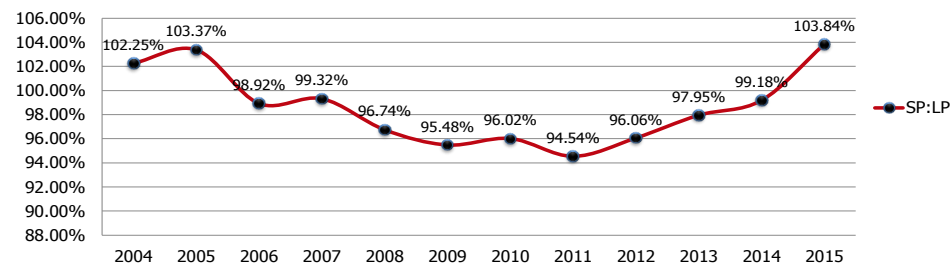
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641	\$561,563	\$621,912

Sales Price to Assessed Value Ratio

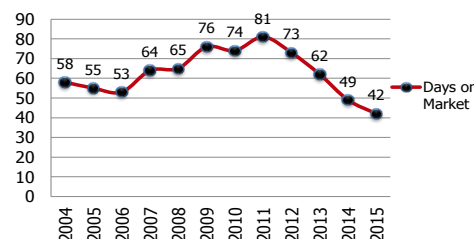


South Orange Yearly Market Reports

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

