

South Orange

July 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	347 Harding Drive	Colonial	5	3.2	24	\$819,000	\$819,000	\$800,000	97.68%	\$681,200	1.17
2	76 Riggs Place	Colonial	4	1.1	36	\$300,000	\$300,000	\$225,000	75.00%	\$336,900	0.67
3	38 Rynda Road	Colonial	4	1.1	64	\$639,000	\$639,000	\$620,000	97.03%	\$385,400	1.61
4	111 Hemlock Terrace	Tudor	4	3.0	14	\$799,000	\$799,000	\$790,000	98.87%	\$537,300	1.47
5	231 Harding Drive	Tudor	4	2.0	9	\$399,000	\$399,000	\$467,000	117.04%	\$372,800	1.25
6	217 Turrell Avenue	Victorian	6	3.2	46	\$925,000	\$925,000	\$915,000	98.92%	\$618,000	1.48
7	87 Jessica Way	Contemp	4	2.1	62	\$799,000	\$799,000	\$792,000	99.12%	\$627,200	1.26
8	380 Charlton Avenue	Colonial	7	4.1	16	\$999,000	\$999,000	\$1,151,000	115.22%	\$779,400	1.48
9	36 Tillou Road W	TwnEndUn	4	4.1	75	\$975,000	\$975,000	\$950,000	97.44%	\$796,000	1.19
10	32 Speir Drive	Colonial	6	3.1	49	\$839,000	\$839,000	\$815,000	97.14%	\$784,800	1.04
11	285 Beechspring Road	Colonial	5	3.1	11	\$725,000	\$725,000	\$770,000	106.21%	\$616,800	1.25
12	263 Winthrop Terrace	Colonial	5	3.2	22	\$702,000	\$702,000	\$702,000	100.00%	\$502,500	1.40
13	350 Hillside Place	Colonial	5	3.2	30	\$712,000	\$712,000	\$701,000	98.46%	\$496,200	1.41
14	235 Irving Avenue	Colonial	6	3.1	33	\$749,000	\$749,000	\$770,000	102.80%	\$469,300	1.64
15	56 Crest Drive	Colonial	5	6.2	26	\$1,349,000	\$1,349,000	\$1,360,000	100.82%	\$1,156,800	1.18
16	25 Crest Circle	Ranch	4	3.0	22	\$849,000	\$849,000	\$825,000	97.17%	\$447,400	1.84
17	358 Montrose Avenue	Victorian	5	3.1	14	\$625,000	\$625,000	\$706,000	112.96%	\$547,500	1.29
18	45 University Court	Colonial	3	2.1	13	\$550,000	\$550,000	\$615,000	111.82%	\$366,200	1.68
19	231 Ward Place	Colonial	3	3.0	26	\$369,000	\$369,000	\$355,000	96.21%	\$257,300	1.38
20	15 Harrison Court	Colonial	4	2.2	7	\$659,000	\$659,000	\$659,000	100.00%	\$459,700	1.43
21	148 College Place	Bungalow	3	1.1	26	\$400,000	\$400,000	\$450,000	112.50%	\$243,400	1.85
22	214 Lenox Avenue	Colonial	4	1.1	13	\$525,000	\$525,000	\$581,000	110.67%	\$375,900	1.55
23	382 Woodland Place	Colonial	7	4.1	13	\$875,000	\$889,000	\$882,250	99.24%	\$585,900	1.51
24	123 Prospect Place	Bungalow	3	2.0	16	\$569,000	\$569,000	\$600,000	105.45%	\$271,600	2.21
25	324 Redmond Road	Colonial	5	4.1	9	\$899,000	\$899,000	\$910,000	101.22%	\$625,600	1.45

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26	147 Mercer Place	Colonial	5	2.2	13	\$440,000	\$440,000	\$531,000	120.68%	\$306,100	1.73
27	17-25 Church Street Unit 4	OneFloor	2	2.0	8	\$299,000	\$299,000	\$305,000	102.01%	\$275,900	1.11
28	331 Tichenor Avenue	Colonial	4	2.1	10	\$629,000	\$629,000	\$683,000	108.59%	\$516,400	1.32
29	229 Audley Street	Colonial	3	1.2	16	\$549,000	\$549,000	\$568,300	103.52%	\$373,500	1.52
30	228 Thornden Street	Tudor	4	3.1	21	\$759,000	\$759,000	\$743,000	97.89%	\$460,300	1.61
31	325 Redmond Road	Colonial	5	4.1	16	\$825,000	\$825,000	\$875,000	106.06%	\$661,100	1.32
32	336 Harding Drive	Colonial	6	3.2	47	\$959,000	\$899,000	\$890,000	99.00%	\$635,400	1.40
33	129 Reynolds Place	Colonial	4	1.1	22	\$425,000	\$425,000	\$486,000	114.35%	\$295,800	1.64
34	201 Montague Place	Colonial	4	2.0	13	\$589,000	\$589,000	\$589,000	100.00%	\$360,000	1.64
35	425 Hillside Place	Victorian	4	4.1	11	\$879,000	\$879,000	\$901,000	102.50%	\$515,600	1.75
36	18 University Court	Colonial	4	3.0	8	\$579,000	\$579,000	\$580,000	100.17%	\$442,700	1.31
37	93 Riggs Place	Victorian	4	1.1	2	\$225,000	\$225,000	\$230,000	102.22%	\$327,300	0.70
38	323 Radel Terrace	Colonial	4	2.2	10	\$629,000	\$629,000	\$690,000	109.70%	\$411,700	1.68
AVERAGE					23	\$679,895	\$678,684	\$696,909	103.04%		1.43

"ACTIVE" LISTINGS IN SOUTH ORANGE

Number of Units: 55
Average List Price: \$647,113
Average Days on Market: 72

"UNDER CONTRACT" LISTINGS IN SOUTH ORANGE

Number of Units: 37
Average List Price: \$598,559
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	35	35	23						38
List Price	\$601,658	\$608,759	\$600,106	\$713,041	\$626,009	\$701,025	\$678,684						\$659,319
Sales Price	\$603,493	\$597,662	\$601,278	\$722,382	\$654,455	\$713,373	\$696,909						\$669,070
Sales Price as a % of List Price	100.40%	98.37%	100.15%	102.29%	105.78%	101.88%	103.04%						101.78%
Sales Price to Assessed Value	1.31	1.42	1.19	1.39	1.34	1.36	1.43						1.36
# Units Sold	12	17	18	17	11	32	38						145
Active Listings	42	38	51	65	68	59	55						54
Under Contracts	40	42	52	65	80	68	46						56

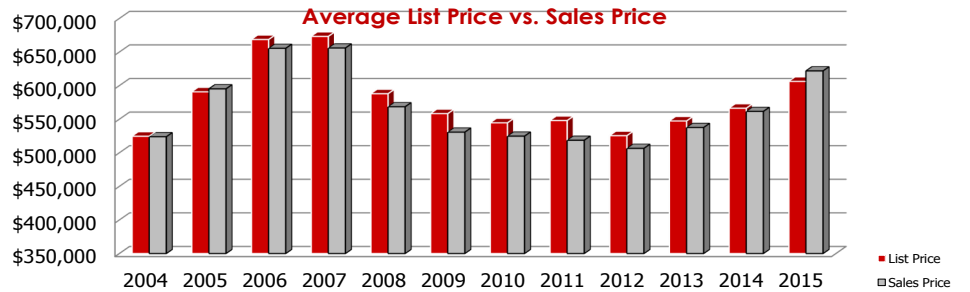
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	42	38	-9.54%
Sales Price	\$606,891	\$669,070	10.25%
Assessed Value to Sales Price	1.31	1.36	4.37%



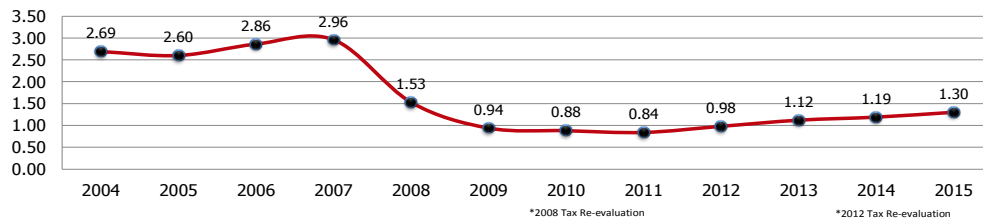
	2015	2016	% Change
# Units Sold	154	145	-5.84%
Active Listings	69	55	-20.29%
Under Contracts	54	46	-14.81%

South Orange Yearly Market Trends



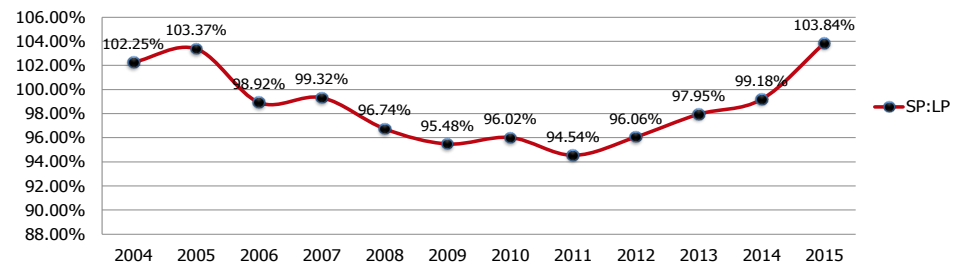
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641	\$561,563	\$621,912

Sales Price to Assessed Value Ratio

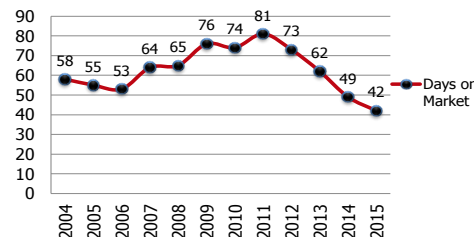


South Orange Yearly Market Reports

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

