

# South Orange

## June 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	149A W Montrose Avenue	Ranch	2	1.0	143	\$315,000	\$279,000	\$260,000	93.19%	\$274,900	0.95
2	17-25 Church Street Unit 3	OneFloor	2	2.0	10	\$299,000	\$299,000	\$300,000	100.33%	\$275,900	1.09
3	17-25 Church Street Unit 7	TwnIntUn	2	2.1	17	\$299,000	\$299,000	\$322,000	107.69%	\$280,500	1.15
4	171 Academy Street	Colonial	3	1.0	1	\$339,000	\$339,000	\$339,000	100.00%	\$276,100	1.23
5	230 Walton Avenue	Ranch	3	2.0	68	\$437,900	\$425,900	\$412,500	96.85%	\$430,600	0.96
6	250 Ward Place	Colonial	4	1.1	29	\$419,000	\$419,000	\$419,000	100.00%	\$245,300	1.71
7	71 Mews Lane	TwnEndUn	2	2.0	22	\$405,900	\$405,900	\$430,000	105.94%	\$278,300	1.55
8	5 Village Green Court	TwnEndUn	2	2.1	7	\$499,000	\$499,000	\$500,000	100.20%	\$394,600	1.27
9	180 Village Road	Colonial	3	1.1	15	\$499,000	\$499,000	\$535,000	107.21%	\$356,300	1.50
10	40 S Kingman Road	Colonial	4	3.2	20	\$525,000	\$525,000	\$570,500	108.67%	\$375,800	1.52
11	393 Melrose Place	Tudor	4	3.1	202	\$675,000	\$675,000	\$640,000	94.81%	\$525,800	1.22
12	218 Turrell Avenue	Colonial	5	3.2	0	\$650,000	\$650,000	\$650,000	100.00%	\$529,900	1.23
13	271 Winthrop Terrace	Colonial	5	3.2	8	\$649,000	\$649,000	\$659,450	101.61%	\$487,900	1.35
14	349 Tichenor Avenue	Colonial	4	1.2	0	\$659,000	\$659,000	\$675,000	102.43%	\$367,100	1.84
15	424 Clark Street	Colonial	6	3.0	76	\$699,000	\$699,000	\$690,000	98.71%	\$517,100	1.33
16	216 Thornden Street	Colonial	4	3.0	17	\$689,000	\$689,000	\$728,000	105.66%	\$439,200	1.66
17	455 Redmond Road	Colonial	4	3.2	10	\$739,000	\$739,000	\$740,000	100.14%	\$615,200	1.20
18	391 Thornden Street	Colonial	5	3.1	9	\$749,000	\$749,000	\$749,000	100.00%	\$483,500	1.55
19	297 N Western Drive	Colonial	5	3.1	10	\$699,000	\$699,000	\$751,000	107.44%	\$417,800	1.80
20	141 Connett Place	Carriage	4	3.0	35	\$749,000	\$749,000	\$755,000	100.80%	\$505,500	1.49
21	25 Hoskier Road	Colonial	4	3.1	71	\$899,000	\$799,999	\$771,000	96.38%	\$583,700	1.32
22	428 Prospect Street	Colonial	6	2.2	7	\$725,000	\$725,000	\$781,000	107.72%		
23	556 Irving Terrace	Colonial	6	3.1	127	\$849,900	\$799,999	\$797,500	99.69%	\$446,800	1.78
24	290 Vose Avenue	Carriage	4	2.1	11	\$750,000	\$750,000	\$862,000	114.93%		
25	303 Hartford Road	Tudor	4	2.1	22	\$879,000	\$879,000	\$879,000	100.00%	\$711,900	1.23

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Not intended to solicit a property already listed.

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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26	420 Redmond Road	Colonial	6	4.1	15	\$945,000	\$945,000	\$925,000	97.88%	\$950,000	0.97
27	234 Raymond Avenue	Colonial	6	4.1	25	\$928,000	\$928,000	\$928,000	100.00%	\$742,900	1.25
28	320 Tillou Road	Colonial	5	4.1	9	\$825,000	\$825,000	\$930,000	112.73%	\$824,800	1.13
29	44 Tillou Road W	TwnEndUn	3	4.1	99	\$999,999	\$999,999	\$980,000	98.00%	\$788,600	1.24
30	191 Charlton Avenue	Colonial	6	3.2	8	\$1,150,000	\$1,150,000	\$1,150,000	100.00%	\$759,900	1.51
31	429 Harding Drive	Tudor	6	5.2	7	\$1,185,000	\$1,185,000	\$1,200,000	101.27%	\$801,800	1.50
32	351 N Ridgewood Road	Colonial	7	5.2	5	\$1,499,000	\$1,499,000	\$1,499,000	100.00%	\$1,121,100	1.34
<b>AVERAGE</b>					<b>35</b>	<b>\$707,178</b>	<b>\$701,025</b>	<b>\$713,373</b>	<b>101.88%</b>	<b>\$526,960</b>	<b>1.36</b>

### ***"ACTIVE"*** LISTINGS IN SOUTH ORANGE

**Number of Units:** 59  
**Average List Price:** \$707,578  
**Average Days on Market:** 67

### ***"UNDER CONTRACT"*** LISTINGS IN SOUTH ORANGE

**Number of Units:** 68  
**Average List Price:** \$621,363  
**Average Days on Market:** 38

# 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							43
List Price	\$601,658	\$608,759	\$600,106	\$713,041	\$626,009	\$701,025							\$652,442
Sales Price	\$603,493	\$597,662	\$601,278	\$722,382	\$654,455	\$713,373							\$659,183
Sales Price as a % of List Price	100.40%	98.37%	100.15%	102.29%	105.78%	101.88%							101.33%
Sales Price to	1.31	1.42	1.19	1.39	1.34	1.36							1.34
# Units Sold	12	17	18	17	11	32							107
Active Listings	42	38	51	65	68	59							54
Under Contracts	40	42	52	65	80	68							58

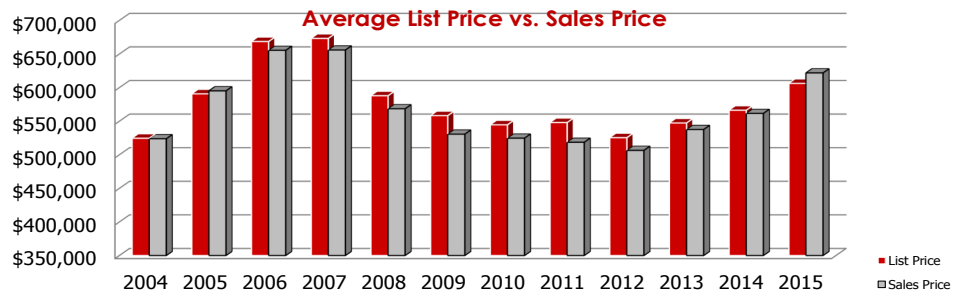
## Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	46	43	-5.81%
Sales Price	\$582,009	\$659,183	13.26%
Assessed Value to Sales Price	1.29	1.34	3.86%



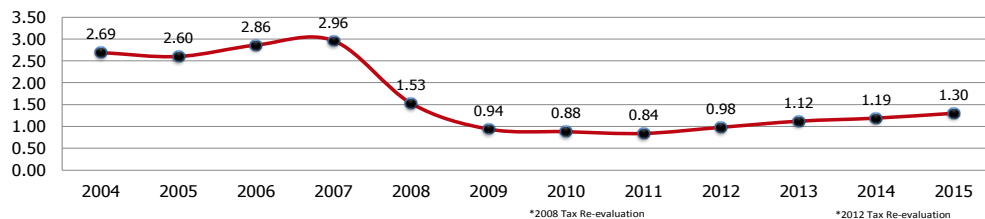
	2015	2016	% Change
# Units Sold	118	107	-9.32%
Active Listings	65	59	-9.23%
Under Contracts	69	68	-1.45%

## South Orange Yearly Market Trends



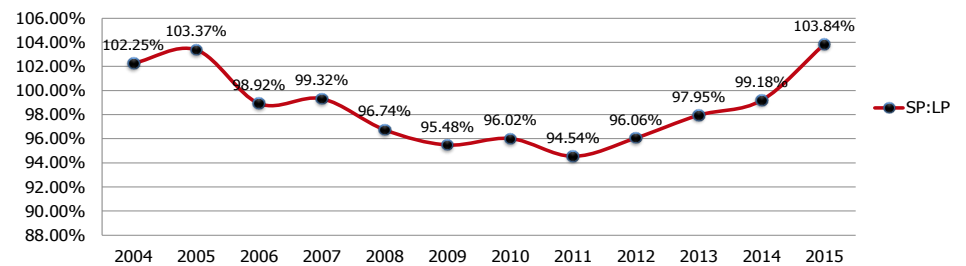
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641	\$561,563	\$621,912

### Sales Price to Assessed Value Ratio

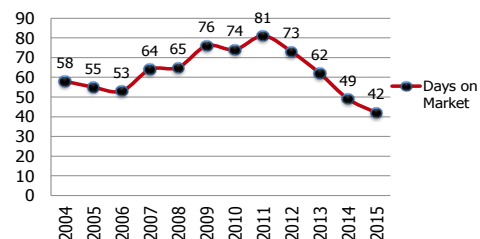


## South Orange Yearly Market Reports

### Sales Price to List Price Ratios



### Average Days on Market



### Number of Units Sold

