

South Orange

March 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	372 Valley Street	OneFloor	2	1.0	121	\$79,900	\$57,900	\$55,000	94.99%	\$122,600	0.45
2	26-40 Church Street Unit 13	MultiFlr	2	2.1	190	\$329,000	\$349,000	\$328,000	93.98%	\$276,000	1.19
3	9 Eder Terrace	Colonial	3	1.1	9	\$339,000	\$339,000	\$350,000	103.24%	\$225,300	1.55
4	44 Mews Lane	TwnIntUn	2	2.1	8	\$410,000	\$410,000	\$405,000	98.78%	\$283,000	1.43
5	259 Ward Place	Colonial	3	1.1	14	\$385,000	\$385,000	\$420,000	109.09%	\$252,200	1.67
6	46 Park Place	Cottage	3	1.1	10	\$419,000	\$419,000	\$450,000	107.40%	\$283,000	1.59
7	25 Wesley Court	Bi-Level	5	3.2	94	\$569,000	\$469,000	\$460,000	98.08%	\$527,200	0.87
8	321 Wyoming Avenue C2B	TwnIntUn	3	3.1	183	\$549,000	\$499,000	\$470,000	94.19%	\$425,000	1.11
9	13 Rynda Road	Colonial	4	2.2	101	\$550,000	\$500,000	\$470,000	94.00%	\$512,300	0.92
10	465 Melrose Place	Colonial	5	4.1	92	\$599,000	\$599,000	\$610,000	101.84%	\$435,100	1.40
11	380 W South Orange Avenue	Custom	5	2.2	16	\$649,000	\$649,000	\$649,000	100.00%	\$480,700	1.35
12	116 Roland Avenue	Victorian	4	2.1	24	\$630,000	\$630,000	\$690,000	109.52%		
13	526 Melrose Place	Colonial	5	3.1	0	\$769,000	\$769,000	\$759,000	98.70%	\$518,800	1.46
14	398 Wyoming Avenue	Tudor	5	3.2	112	\$849,000	\$849,000	\$842,000	99.18%	\$983,900	0.86
15	170 Irving Avenue	Colonial	6	3.1	50	\$899,000	\$899,000	\$910,000	101.22%	\$912,500	1.00
16	4 Halsey Place	Colonial	8	4.1	53	\$985,000	\$985,000	\$950,000	96.45%	\$827,000	1.15
17	93 North Wyoming Avenue	Colonial	6	4.1	21	\$899,000	\$899,000	\$950,000	105.67%	\$848,200	1.12
18	38 Crest Drive	Colonial	5	4.2	65	\$1,125,000	\$1,095,000	\$1,055,000	96.35%	\$987,900	1.07
AVERAGE					65	\$612,994	\$600,106	\$601,278	100.15%		1.19

"ACTIVE" LISTINGS IN SOUTH ORANGE

Number of Units: 51
 Average List Price: \$742,043
 Average Days on Market: 70

"UNDER CONTRACT" LISTINGS IN SOUTH ORANGE

Number of Units: 52
 Average List Price: \$646,927
 Average Days on Market: 31

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										55
List Price	\$601,658	\$608,759	\$600,106										\$603,632
Sales Price	\$603,493	\$597,662	\$601,278										\$600,535
Sales Price as a % of List Price	100.40%	98.37%	100.15%										99.57%
Sales Price to Assessed Value	1.31	1.42	1.19										1.30
# Units Sold	12	17	18										47
Active Listings	42	38	51										44
Under Contracts	40	42	52										45

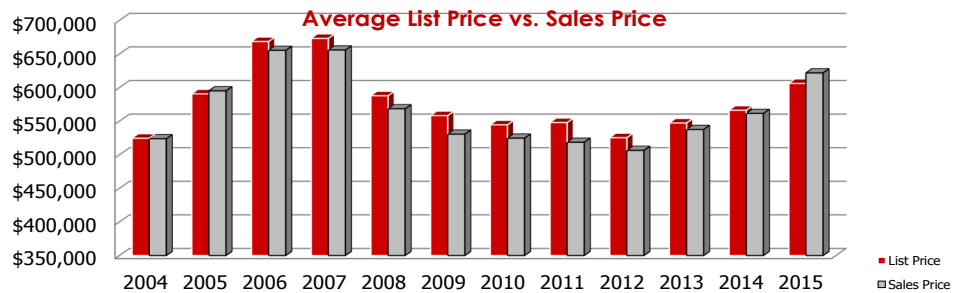
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	63	55	-12.45%
Sales Price	\$599,807	\$600,535	0.12%
Assessed Value to Sales Price	1.24	1.30	5.56%



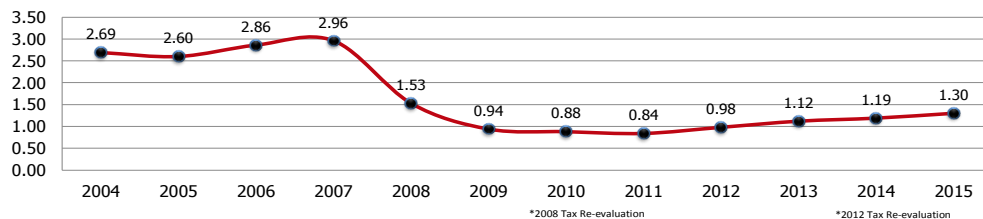
	2015	2016	% Change
# Units Sold	47	47	0.00%
Active Listings	62	51	-17.74%
Under Contracts	55	52	-5.45%

South Orange Yearly Market Trends



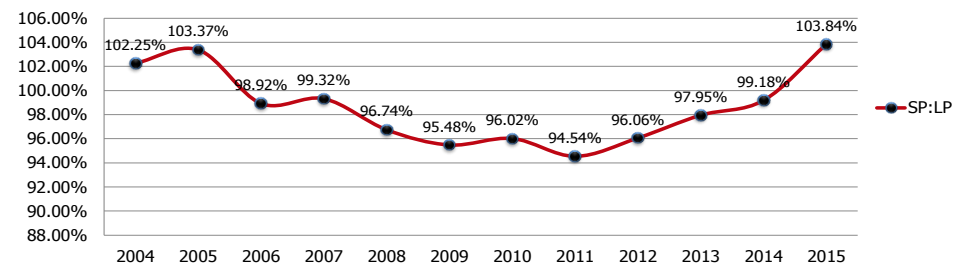
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641	\$561,563	\$621,912

Sales Price to Assessed Value Ratio

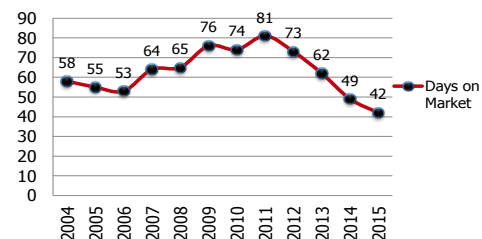


South Orange Yearly Market Reports

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

