

South Orange

May 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	39 Eder Terrace	Colonial	4	1.2	8	\$374,500	\$374,500	\$385,000	102.80%	\$282,100	1.36
2	250 Audley Street	FixrUppr	3	1.1	15	\$329,000	\$329,000	\$400,000	121.58%	\$328,900	1.22
3	407 Vose Avenue	Colonial	7	3.0	178	\$485,000	\$429,900	\$431,000	100.26%	\$800,100	0.54
4	17A Glenside Road	Bi-Level	4	3.0	20	\$565,000	\$565,000	\$550,000	97.35%	\$438,100	1.26
5	60 Mountain House Road	Ranch	3	2.0	5	\$489,800	\$489,800	\$552,500	112.80%	\$372,500	1.48
6	310 Tichenor Avenue	Colonial	4	2.1	8	\$549,900	\$549,900	\$605,000	110.02%	\$335,600	1.80
7	319 Tichenor Avenue	Colonial	3	1.1	3	\$629,000	\$629,000	\$713,500	113.43%	\$385,300	1.85
8	5 Woodland Crest	Cottage	3	2.1	9	\$750,000	\$750,000	\$775,000	103.33%	\$432,700	1.79
9	72 Duffield Drive	Colonial	5	3.2	37	\$925,000	\$875,000	\$875,000	100.00%	\$614,600	1.42
10	356 Harding Drive	Colonial	6	4.2	12	\$899,000	\$899,000	\$917,000	102.00%	\$915,200	1.00
11	14 Glenside Road	Colonial	8	6.3	95	\$995,000	\$995,000	\$995,000	100.00%	\$1,031,300	0.96
AVERAGE					35	\$635,564	\$626,009	\$654,455	105.78%		1.34

"ACTIVE" LISTINGS IN SOUTH ORANGE

Number of Units: 68
Average List Price: \$731,540
Average Days on Market: 55

"UNDER CONTRACT" LISTINGS IN SOUTH ORANGE

Number of Units: 80
Average List Price: \$641,782
Average Days on Market: 36

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								47
List Price	\$601,658	\$608,759	\$600,106	\$713,041	\$626,009								\$631,713
Sales Price	\$603,493	\$597,662	\$601,278	\$722,382	\$654,455								\$636,062
Sales Price as a % of List Price	100.40%	98.37%	100.15%	102.29%	105.78%								101.10%
Sales Price to Assessed Value	1.31	1.42	1.19	1.39	1.34								1.33
# Units Sold	12	17	18	17	11								75
Active Listings	42	38	51	65	68								53
Under Contracts	40	42	52	65	80								56

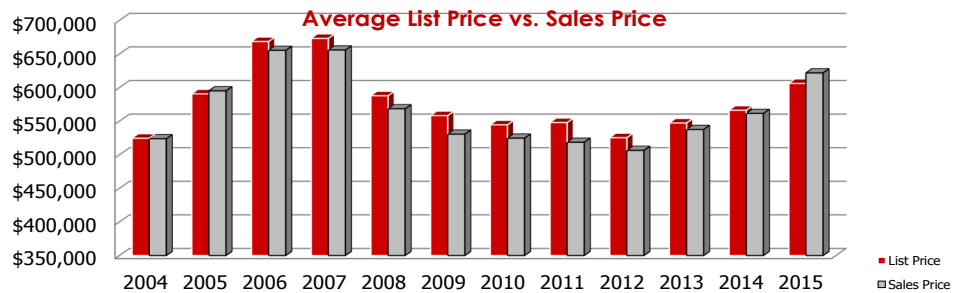
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	52	47	-10.26%
Sales Price	\$582,648	\$636,062	9.17%
Assessed Value to Sales Price	1.26	1.33	5.40%



	2015	2016	% Change
# Units Sold	93	75	-19.35%
Active Listings	72	68	-5.56%
Under Contracts	73	80	9.59%

South Orange Yearly Market Trends



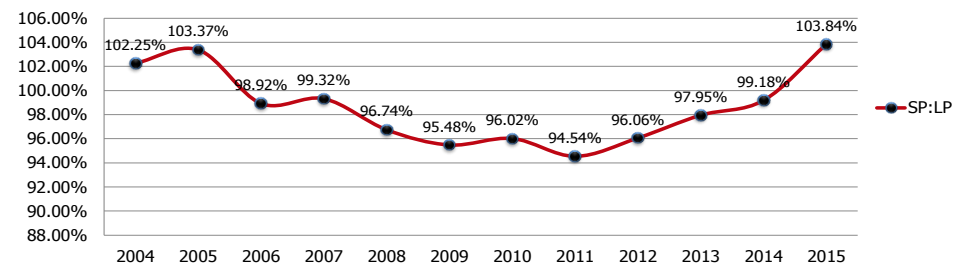
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641	\$561,563	\$621,912

Sales Price to Assessed Value Ratio

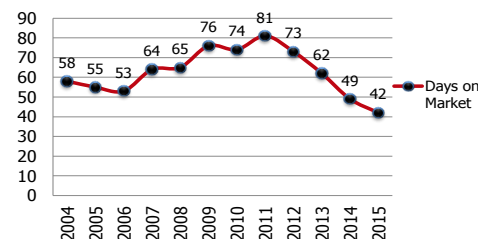


South Orange Yearly Market Reports

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

