

South Orange

November 2016 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	28 Cottage Street	Colonial	4	2.1	15	\$275,000	\$275,000	\$311,000	113.09%	\$256,100	1.21
2	464 Academy Street	Victorian	4	2.0	45	\$390,000	\$390,000	\$395,000	101.28%	\$274,800	1.44
3	201 Turrell Avenue	Custom	5	3.1	4	\$475,000	\$475,000	\$475,000	100.00%	\$495,000	0.96
4	145 Reynolds Place	Colonial	4	2.1	22	\$465,000	\$465,000	\$490,500	105.48%	\$313,700	1.56
5	20 Village Green Court	TwnIntUn	3	2.1	10	\$510,000	\$510,000	\$520,000	101.96%	\$406,000	1.28
6	619 Hamilton Road	Colonial	3	2.1	1	\$489,000	\$489,000	\$521,509	106.65%	\$353,300	1.48
7	508 Clark Street	Split Level	4	2.1	13	\$525,000	\$525,000	\$538,000	102.48%	\$381,900	1.41
8	58 University Court	Colonial	4	1.2	19	\$499,000	\$499,000	\$581,000	116.43%	\$391,100	1.49
9	59 South Kingman Road	Colonial	5	3.2	60	\$594,000	\$579,000	\$591,500	102.16%	\$432,200	1.37
10	430 Meeker Street	Victorian	5	2.0	16	\$625,000	\$625,000	\$645,000	103.20%	\$481,100	1.34
11	76 Riggs Place	Colonial	4	2.1	19	\$645,000	\$645,000	\$651,000	100.93%	\$336,900	1.93
12	519 Hartford Court	Colonial	5	3.2	14	\$625,000	\$625,000	\$675,000	108.00%	\$447,400	1.51
13	361 Scotland Road	Colonial	6	3.1	105	\$749,000	\$699,000	\$690,000	98.71%	\$741,300	0.93
14	39 Crest Drive	Split Level	4	3.2	126	\$759,900	\$739,000	\$715,000	96.75%	\$508,000	1.41
15	256 Charlton Avenue	Custom	5	3.2	10	\$719,000	\$719,000	\$765,000	106.40%	\$573,700	1.33
16	66 Whiteoak Drive	RanchExp	5	4.0	22	\$799,000	\$799,000	\$798,500	99.94%	\$583,200	1.37
AVERAGE					31	\$571,494	\$566,125	\$585,188	103.97%		1.38

"ACTIVE" LISTINGS IN SOUTH ORANGE

Number of Units: 43
Average List Price: \$716,363
Average Days on Market: 80

"UNDER CONTRACT" LISTINGS IN SOUTH ORANGE

Number of Units: 44
Average List Price: \$546,233
Average Days on Market: 40

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	41	42	31		37
List Price	\$601,658	\$608,759	\$600,106	\$713,041	\$626,009	\$701,025	\$678,684	\$734,000	\$592,931	\$558,075	\$566,125		\$646,739
Sales Price	\$603,493	\$597,662	\$601,278	\$722,382	\$654,455	\$713,373	\$696,909	\$747,113	\$585,444	\$560,938	\$585,188		\$655,693
Sales Price as a % of List Price	100.40%	98.37%	100.15%	102.29%	105.78%	101.88%	103.04%	101.85%	98.82%	100.32%	103.97%		101.62%
Sales Price to Assessed Value	1.31	1.42	1.19	1.39	1.34	1.36	1.43	1.48	1.30	1.23	1.38		1.36
# Units Sold	12	17	18	17	11	32	38	20	16	16	16		213
Active Listings	42	38	51	65	68	59	55	62	62	54	43		54
Under Contracts	40	42	52	65	80	68	46	45	48	44	52		53

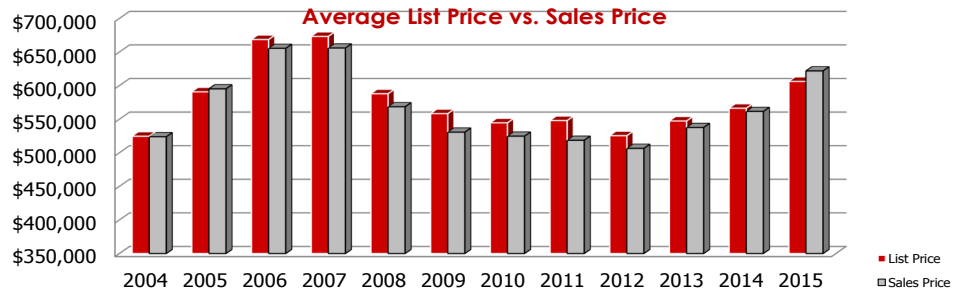
Flashback! YTD 2015 vs YTD 2016

	2015	2016	% Change
Days on Market	41	37	-9.38%
Sales Price	\$608,012	\$655,693	7.84%
Assessed Value to Sales Price	1.30	1.36	4.86%



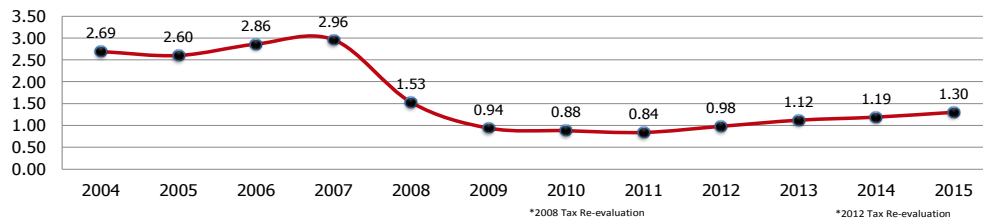
	2015	2016	% Change
# Units Sold	252	213	-15.48%
Active Listings	49	43	-12.24%
Under Contracts	37	52	40.54%

South Orange Yearly Market Trends



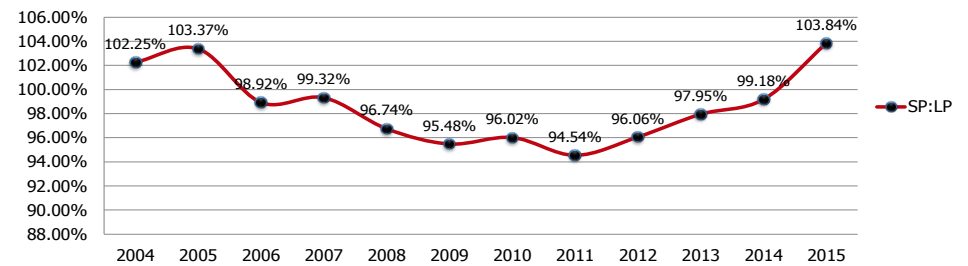
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641	\$561,563	\$621,912

Sales Price to Assessed Value Ratio

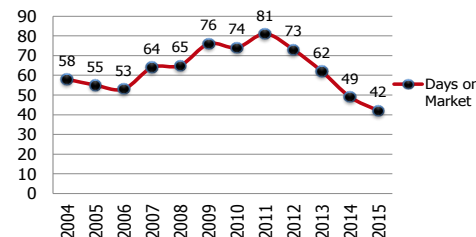


South Orange Yearly Market Reports

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

