

South Orange

October 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	609 S Orange Avenue 6H	HighRise	2	2.1	170	\$375,000	\$329,000	\$325,000	98.78%	\$265,600	1.22
2	6 Village Green Court	TwnEndUn	2	2.1	42	\$450,000	\$450,000	\$420,000	93.33%	\$507,200	0.83
3	26 Village Green Court	TwnEndUn	2	2.1	3	\$420,000	\$420,000	\$420,000	100.00%	\$407,600	1.03
4	26 Holland Road	Colonial	4	2.1	7	\$449,000	\$449,000	\$449,000	100.00%	\$355,800	1.26
5	219 Village Road	Contemp	3	1.0	65	\$519,000	\$499,000	\$490,000	98.20%	\$305,100	1.61
6	387 Turrell Avenue	Colonial	4	1.1	14	\$529,000	\$529,000	\$524,000	99.05%	\$448,800	1.17
7	14 Speir Drive	RanchExp	4	3.2	60	\$839,000	\$639,000	\$560,000	87.64%	\$718,600	0.78
8	7 Hoskier Road	Colonial	5	3.1	85	\$799,000	\$799,000	\$790,520	98.94%	\$580,200	1.36
9	324 N Ridgewood Road	Colonial	4	3.1	154	\$899,000	\$829,000	\$829,000	100.00%	\$600,400	1.38
10	203 Crestwood Drive	Contemp	5	4.3	42	\$929,000	\$929,000	\$900,000	96.88%	\$710,800	1.27
11	201 Turrell Avenue	Contemp	5	3.1	9	\$929,000	\$929,000	\$929,000	100.00%		
12	28 Speir Drive	Colonial	4	3.1	53	\$979,000	\$979,000	\$999,999	102.14%	\$786,100	1.27
AVERAGE					59	\$676,333	\$648,333	\$636,377	97.91%		1.20

"ACTIVE" Listings in South Orange

Number of Units: 34
Average List Price: \$590,463
Average Days on Market: 82

"UNDER CONTRACT" Listings in South Orange

Number of Units: 52
Average List Price: \$569,604
Average Days on Market: 71

South Orange 2017 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	41	58	39	26	17	51	33	31	66	59			40
List Price	\$655,884	\$697,191	\$537,138	\$691,828	\$654,359	\$654,585	\$656,725	\$779,395	\$638,143	\$648,333			\$666,865
Sales Price	\$667,137	\$690,013	\$544,139	\$699,389	\$678,318	\$658,565	\$668,870	\$772,750	\$632,000	\$636,377			\$671,708
Sales Price as a % of List Price	102.86%	100.18%	101.02%	102.71%	104.23%	100.28%	101.42%	100.24%	98.53%	97.91%			101.15%
Sales Price to Assessed Value	1.37	1.31	1.39	1.31	1.34	1.45	1.35	1.38	1.15	1.20			1.34
# Units Sold	19	16	13	18	22	27	28	22	14	12			191
Active Listings	30	26	30	38	50	47	45	38	50	34			39
Under Contracts	39	35	52	58	57	64	45	42	43	52			49

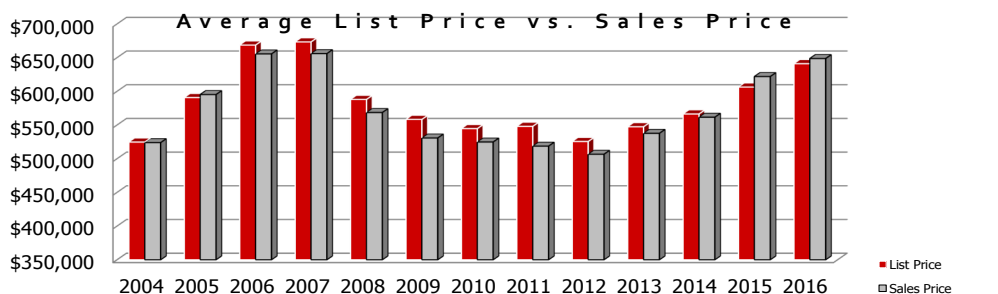
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	37	40	7.72%
Sales Price	\$661,419	\$671,708	1.56%
Sales Price to Assessed Value	1.36	1.34	-0.98%



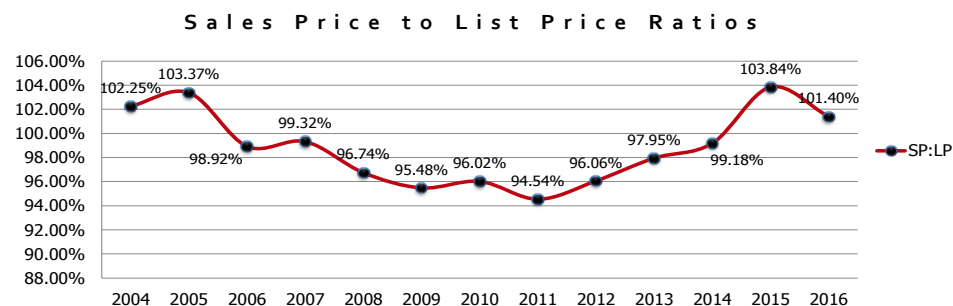
	2016	2017	% Change
# Units Sold	197	191	-3.05%
Active Listings	54	34	-37.04%
Under Contracts	44	52	18.18%

South Orange Yearly Market Trends

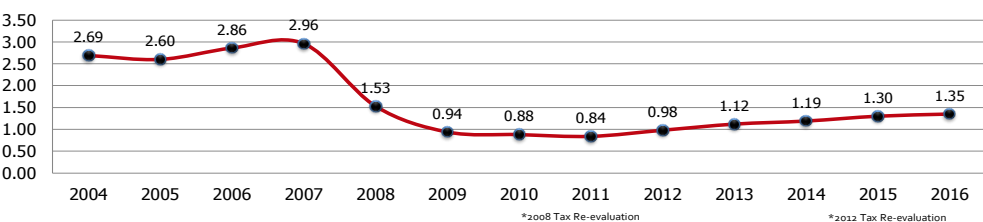


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641	\$561,563	\$621,912	\$648,659

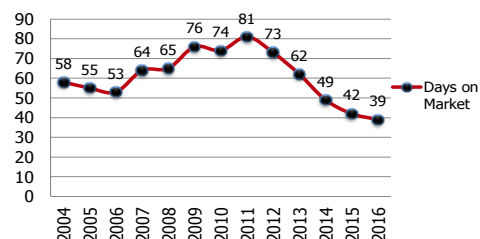
South Orange Yearly Market Reports



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

