

# South Orange

February 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	31-41 Church Street U305	OneFloor	1	1.1	49	\$319,000	\$319,000	\$320,000	100.31%	\$268,800	1.19
2	9 Harding Drive	Tudor	4	3.1	115	\$485,000	\$415,900	\$360,000	86.56%	\$519,700	0.69
3	106 Scotland Road	FixrUppr	3	2.0	84	\$349,000	\$349,000	\$368,000	105.44%	\$280,000	1.31
4	33 Warren Court	Colonial	4	2.1	14	\$433,000	\$433,000	\$491,000	113.39%	\$412,500	1.19
5	60 Randolph Place	Bi-Level	4	3.0	8	\$499,000	\$499,000	\$515,000	103.21%	\$284,100	1.81
6	17 Walnut Court	CapeCod	4	2.0	34	\$589,000	\$589,000	\$620,000	105.26%	\$416,200	1.49
7	16 Hart Drive N	Split Level	3	3.1	16	\$585,000	\$585,000	\$626,200	107.04%	\$430,100	1.46
8	413 Wyoming Avenue	Colonial	3	2.1	9	\$660,000	\$660,000	\$659,000	99.85%	\$400,900	1.64
9	227 Warwick Avenue	Colonial,	4	3.1	36	\$689,000	\$689,000	\$679,000	98.55%	\$555,000	1.22
10	47 Duffield Drive	Colonial	7	4.2	308	\$749,000	\$675,000	\$682,000	101.04%	\$802,700	0.85
11	132 Connett Place	Colonial	5	3.2	17	\$699,000	\$699,000	\$735,000	105.15%	\$456,100	1.61
12	2 Franklin Terrace	Ranch	5	3.0	4	\$799,260	\$799,260	\$800,000	100.09%	\$485,200	1.65
13	225 Underhill Road	Colonial	5	4.1	65	\$979,000	\$899,000	\$825,000	91.77%	\$1,080,000	0.76
14	646 Longview Road	Colonial	4	2.2	15	\$894,900	\$894,900	\$860,000	96.10%	\$590,100	1.46
15	160 Charlton Avenue	Colonial	6	4.2	152	\$1,250,000	\$1,150,000	\$1,100,000	95.65%	\$803,700	1.37
16	2 North Wyoming Avenue	Custom	5	5.2	1	\$1,499,000	\$1,499,000	\$1,400,000	93.40%	\$1,081,300	1.29
AVERAGE					58	\$717,385	\$697,191	\$690,013	100.18%		1.31

## "ACTIVE" Listings in South Orange

Number of Units: **26**  
 Average List Price: **\$611,275**  
 Average Days on Market: **44**

## "UNDER CONTRACT" Listings in South Orange

Number of Units: **35**  
 Average List Price: **\$584,789**  
 Average Days on Market: **46**

# 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											48
List Price	\$655,884	\$697,191											\$674,767
Sales Price	\$667,137	\$690,013											\$677,594
Sales Price as a % of List Price	102.86%	100.18%											101.63%
Sales Price to Assessed Value	1.37	1.31											1.34
# Units Sold	19	16											35
Active Listings	30	26											28
Under Contracts	39	35											37

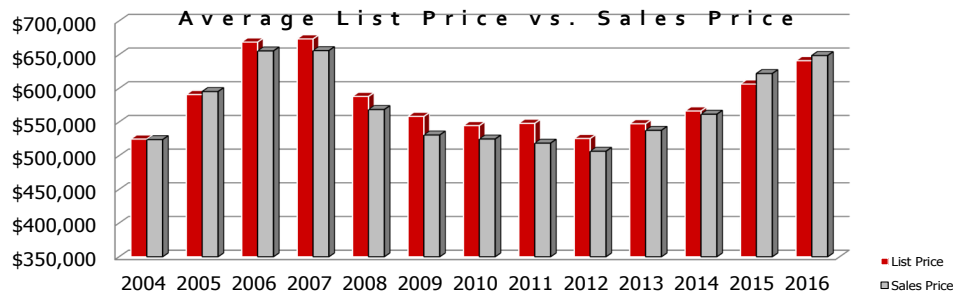
## Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	49	48	-1.94%
Sales Price	\$600,075	\$677,594	12.92%
Assessed Value to Sales Price	1.37	1.34	-2.19%



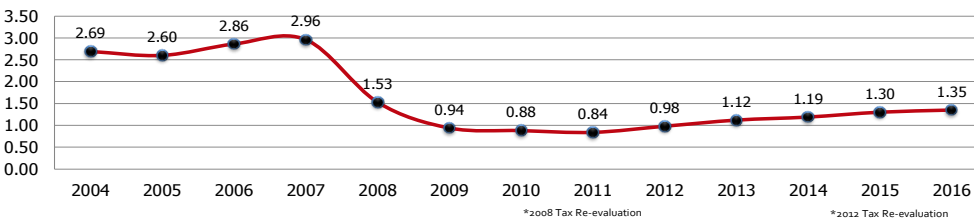
	2016	2017	% Change
# Units Sold	29	35	20.69%
Active Listings	38	26	-31.58%
Under Contracts	42	35	-16.67%

## South Orange Yearly Market Trends



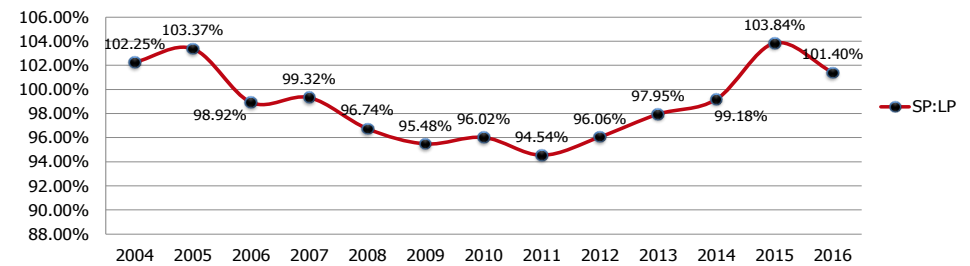
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641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

## Sales Price to Assessed Value Ratio

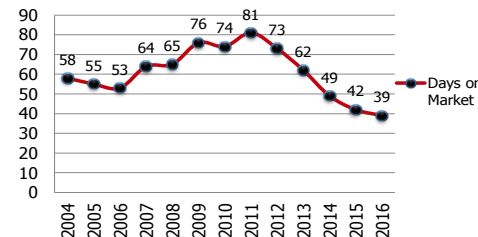


## South Orange Yearly Market Reports

### Sales Price to List Price Ratios



### Average Days on Market



### Number of Units Sold

