

South Orange

January 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	49 Eder Terrace	Colonial	3	2.0	136	\$359,000	\$329,000	\$329,000	100.00%	\$222,600	1.48
2	32 Eder Terrace	Colonial	4	1.1	37	\$365,000	\$350,000	\$379,500	108.43%	\$256,300	1.48
3	505 S Orange Avenue West	Colonial	4	3.1	21	\$399,900	\$399,900	\$395,000	98.77%	\$361,500	1.09
4	123 Milton Place	Colonial	3	1.1	12	\$415,000	\$415,000	\$405,000	97.59%	\$306,600	1.32
5	357 Clark Street	Victorian	3	1.1	26	\$499,000	\$499,000	\$499,000	100.00%	\$312,000	1.60
6	214 Ward Place	Colonial	6	2.0	11	\$598,000	\$598,000	\$570,000	95.32%	\$341,200	1.67
7	227 Audley Street	Colonial	4	1.1	15	\$581,000	\$581,000	\$590,000	101.55%	\$383,200	1.54
8	279 Redmond Road	Colonial	5	3.2	46	\$775,000	\$739,000	\$600,000	81.19%	\$657,100	0.91
9	507 Page Terrace	Colonial	5	3.1	35	\$619,000	\$619,000	\$620,000	100.16%	\$557,700	1.11
10	86 Jessica Way	Colonial	3	2.1	14	\$649,000	\$649,000	\$645,000	99.38%	\$478,800	1.35
11	272 Winthrop Terrace	Colonial	5	3.2	34	\$800,000	\$759,900	\$732,200	96.35%	\$573,700	1.28
12	425 Tillou Road	Colonial	5	2.2	19	\$759,000	\$759,000	\$745,350	98.20%	\$602,900	1.24
13	325 Ravine Drive	Contemp	4	2.1	158	\$879,000	\$795,000	\$795,000	100.00%	\$812,400	0.98
14	540 Grove Terrace	Colonial	6	3.1	71	\$850,000	\$805,000	\$795,000	98.76%	\$722,400	1.10
15	220 Coudert Place	Colonial	4	3.2	0	\$815,000	\$815,000	\$850,000	104.29%		
16	380 Hillside Place	Victorian	7	3.1	13	\$849,000	\$849,000	\$860,550	101.36%	\$638,800	1.35
17	132 Mayhew Drive	Colonial	6	3.2	17	\$850,000	\$850,000	\$865,000	101.76%	\$584,500	1.48
18	138 S Centre Street	Colonial	5	3.2	7	\$515,000	\$515,000	\$895,000	173.79%	\$390,600	2.29
19	506 Longview Road	Colonial	6	4.2	98	\$1,135,000	\$1,135,000	\$1,105,000	97.36%	\$781,400	1.41
AVERAGE					41	\$669,047	\$655,884	\$667,137	102.86%		1.37

"ACTIVE" Listings in South Orange

Number of Units: 30
Average List Price: \$634,090
Average Days on Market: 72

"UNDER CONTRACT" Listings in South Orange

Number of Units: 39
Average List Price: \$569,250
Average Days on Market: 53

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												41
List Price	\$655,884												\$655,884
Sales Price	\$667,137												\$667,137
Sales Price as a % of List Price	102.86%												102.86%
Sales Price to Assessed Value	1.37												1.37
# Units Sold	19												19
Active Listings	30												30
Under Contracts	39												39

Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	48	41	-14.98%
Sales Price	\$603,493	\$667,137	10.55%
Assessed Value to Sales Price	1.00	1.37	36.55%



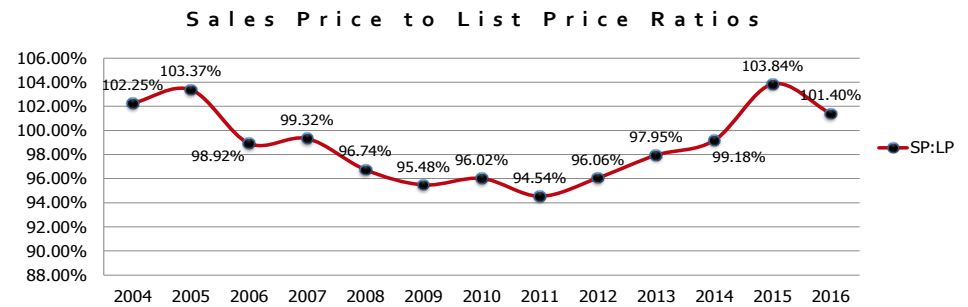
	2016	2017	% Change
# Units Sold	12	19	58.33%
Active Listings	42	30	-28.57%
Under Contracts	40	39	-2.50%

South Orange Yearly Market Trends

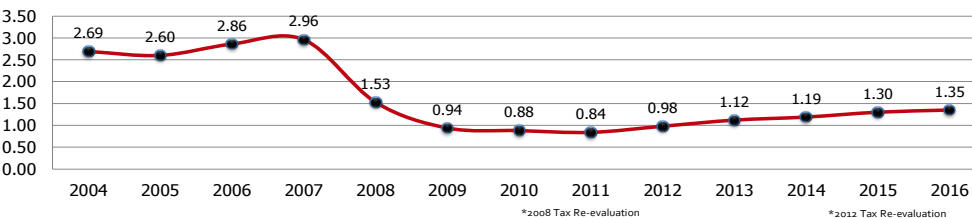


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641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

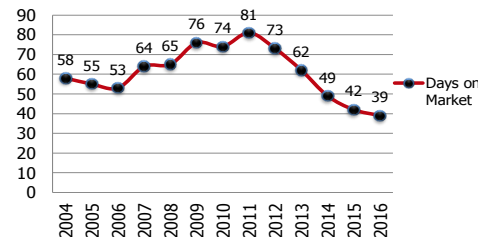
South Orange Yearly Market Reports



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

