

South Orange

July 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	364 Harding Drive	Tudor	5	4.2	76	\$800,000	\$800,000	\$830,000	103.75%	\$858,500	0.97
2	29 Hoskier Road	Colonial	5	3.1	64	\$799,000	\$749,000	\$752,000	100.40%	\$742,300	1.01
3	609 S Orange Avenue	OneFloor	2	2.1	154	\$349,000	\$349,000	\$300,000	85.96%	\$238,800	1.26
4	175 Holland Road	Colonial	3	1.1	71	\$315,000	\$315,000	\$315,000	100.00%	\$290,200	1.09
5	3 University Court	Colonial	7	3.1	56	\$590,000	\$590,000	\$525,000	88.98%	\$444,600	1.18
6	422 Summit Avenue	Victorian	5	2.1	8	\$879,000	\$879,000	\$953,000	108.42%	\$604,100	1.58
7	510 Grove Terrace	Colonial	5	3.1	22	\$995,000	\$995,000	\$995,000	100.00%	\$672,500	1.48
8	609 W South Orange Ave 6T	OneFloor	2	2.1	71	\$354,500	\$354,500	\$335,000	94.50%	\$285,000	1.18
9	8 Mews Lane	TwndEndUn	2	2.1	20	\$420,000	\$420,000	\$420,000	100.00%	\$275,800	1.52
10	227 Garfield Place	Colonial	4	2.2	24	\$736,000	\$699,000	\$695,000	99.43%	\$552,100	1.26
11	378 Thornden Street	Colonial	5	3.2	42	\$729,000	\$699,000	\$705,000	100.86%	\$489,600	1.44
12	7 Kingsland Court	Colonial	3	2.2	43	\$689,000	\$689,000	\$655,000	95.07%	\$410,800	1.59
13	209 Mayhew Drive	Colonial	5	3.2	8	\$899,999	\$899,999	\$900,000	100.00%	\$692,500	1.30
14	475 Page Terrace	Colonial	4	2.0	33	\$579,000	\$579,000	\$580,000	100.17%	\$410,600	1.41
15	302 Grove Road	Tudor	7	3.1	25	\$649,900	\$649,900	\$649,900	100.00%	\$805,300	0.81
16	31-41 Church Street U 204	OneFloor	1	1.1	9	\$345,000	\$345,000	\$360,000	104.35%	\$277,500	1.30
17	313 Lenox Avenue	Colonial	4	2.1	15	\$599,999	\$599,999	\$667,500	111.25%	\$439,200	1.52
18	122 Milton Place	Colonial	4	1.1	17	\$425,000	\$425,000	\$440,250	103.59%	\$314,300	1.40
19	57 Speir Drive	Colonial	5	5.1	21	\$1,195,000	\$1,195,000	\$1,170,000	97.91%		
20	268 Beechspring Road	Colonial	4	3.1	14	\$850,000	\$850,000	\$900,000	105.88%	\$594,700	1.51

South Orange

July 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	5 Brookside Road	Colonial	5	3.1	12	\$829,000	\$829,000	\$945,000	113.99%	\$534,700	1.77
22	35 Crest Circle	Ranch	3	2.0	12	\$659,000	\$659,000	\$672,000	101.97%	\$340,100	1.98
23	65 W Montrose Avenue	Split Level	4	2.0	9	\$550,000	\$550,000	\$620,800	112.87%	\$424,800	1.46
24	68 Mountainhouse Road	Colonial	4	2.2	21	\$699,900	\$699,900	\$690,000	98.59%	\$530,500	1.30
25	301 Academy Street	Victorian	6	3.1	8	\$729,000	\$729,000	\$761,000	104.39%	\$450,200	1.69
26	477 Prospect Street	Victorian	5	2.1	22	\$679,000	\$679,000	\$705,000	103.83%	\$551,600	1.28
27	609 South Orange Ave 4/5D	MultiFlr	3	3.1	34	\$465,000	\$465,000	\$459,900	98.90%	\$483,500	0.95
28	88 Riggs Place	Colonial	5	3.1	14	\$695,000	\$695,000	\$727,000	104.60%		
AVERAGE					33	\$660,904	\$656,725	\$668,870	101.42%		1.35

"ACTIVE" Listings in South Orange

Number of Units: 45
Average List Price: \$636,843
Average Days on Market: 83

"UNDER CONTRACT" Listings in South Orange

Number of Units: 45
Average List Price: \$651,456
Average Days on Market: 60

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						37
List Price	\$655,884	\$697,191	\$537,138	\$691,828	\$654,359	\$654,585	\$656,725						\$653,920
Sales Price	\$667,137	\$690,013	\$544,139	\$699,389	\$678,318	\$658,565	\$668,870						\$663,015
Sales Price as a % of List Price	102.86%	100.18%	101.02%	102.71%	104.23%	100.28%	101.42%						101.81%
Sales Price to Assessed Value	1.37	1.31	1.39	1.31	1.34	1.45	1.35						1.37
# Units Sold	19	16	13	18	22	27	28						143
Active Listings	30	26	30	38	50	47	45						38
Under Contracts	39	35	52	58	57	64	45						50

Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	38	37	-1.29%
Sales Price	\$669,070	\$663,015	-0.90%
Sales Price to Assessed Value	1.36	1.37	0.21%

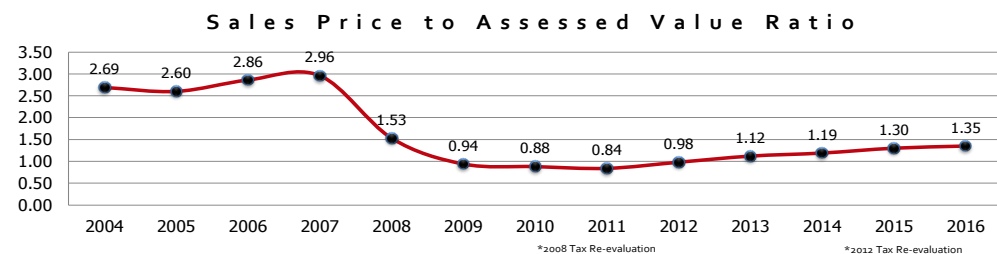


	2016	2017	% Change
# Units Sold	145	143	-1.38%
Active Listings	55	45	-18.18%
Under Contracts	46	45	-2.17%

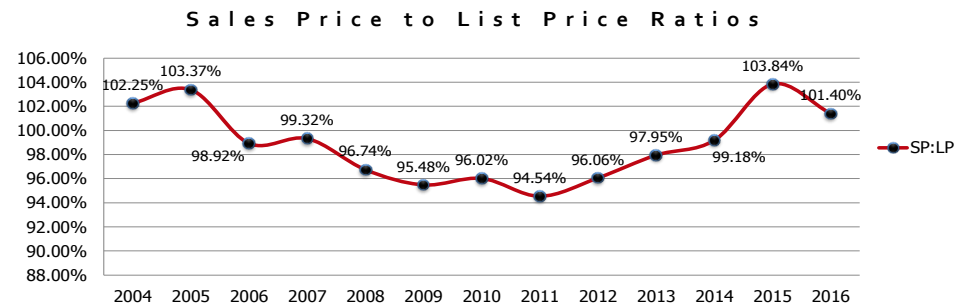
South Orange Yearly Market Trends



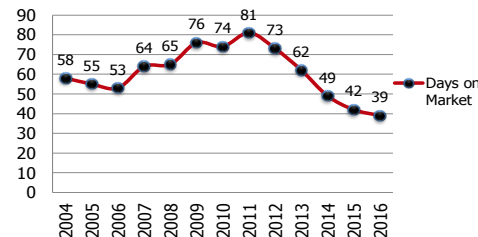
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641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



South Orange Yearly Market Reports



Average Days on Market



Number of Units Sold

