

South Orange

June 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	HighRise	1	1.0	63	\$205,000	\$195,000	\$195,000	100.00%	\$138,300	1.41
2	535 Scotland Road	RanchRas	3	2.1	21	\$299,000	\$299,000	\$260,000	86.96%	\$317,100	0.82
3	609 S Orange Avenue	TwnEndUn	2	2.1	213	\$349,000	\$315,000	\$287,000	91.11%	\$238,800	1.20
4	173 Holland Road	Colonial	3	1.1	13	\$329,000	\$329,000	\$325,000	98.78%	\$251,500	1.29
5	105 South Centre Street	Colonial	4	2.2	160	\$475,000	\$475,000	\$467,250	98.37%	\$385,800	1.21
6	7 Village Green Court	TwnIntUn	3	2.1	22	\$510,000	\$510,000	\$505,000	99.02%	\$406,300	1.24
7	266 Tichenor Avenue	Colonial	3	1.1	9	\$51,500	\$515,000	\$552,000	107.18%	\$338,300	1.63
8	242 Lenox Avenue	Colonial	4	1.1	32	\$589,900	\$589,900	\$560,000	94.93%	\$409,500	1.37
9	102 Roland Avenue	Victorian	4	1.1	10	\$569,000	\$569,000	\$564,000	99.12%	\$368,900	1.53
10	330 Highland Road	Tudor	4	3.2	288	\$719,999	\$585,000	\$580,000	99.15%	\$613,600	0.95
11	235 Kingsland Terrace	Colonial	4	1.1	24	\$619,000	\$619,000	\$610,000	98.55%	\$366,300	1.67
12	238 Audley Street	Colonial	4	1.1	9	\$579,000	\$579,000	\$610,000	105.35%	\$385,600	1.58
13	365 S Ridgewood Road	Colonial	4	4.1	16	\$629,900	\$629,900	\$640,000	101.60%	\$455,300	1.41
14	367 Turrell Avenue	Colonial	3	2.0	12	\$549,000	\$549,000	\$644,000	117.30%	\$307,300	2.10
15	220 Thornden Street	Colonial	4	2.1	14	\$669,000	\$669,000	\$680,000	101.64%	\$503,500	1.35
16	257 Kingsland Terrace	Colonial	4	3.1	9	\$700,000	\$700,000	\$700,000	100.00%	\$456,200	1.53
17	282 West End Road	Colonial	4	3.1	8	\$699,000	\$699,000	\$700,000	100.14%	\$470,900	1.49
18	599 Hamilton Road	Colonial	5	3.1	21	\$699,000	\$699,000	\$725,000	103.72%	\$507,800	1.43
19	319 Lenox Avenue	Colonial	4	2.2	21	\$800,000	\$800,000	\$790,000	98.75%	\$498,000	1.59
20	66 Riggs Place	Colonial	4	3.1	10	\$749,000	\$749,000	\$801,000	106.94%	\$384,800	2.08

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21	611 Mountain Drive	RanchExp	4	3.1	24	\$829,000	\$829,000	\$851,000	102.65%	\$481,800	1.77
22	126 Connett Place	Colonial	4	3.1	0	\$875,000	\$875,000	\$875,000	100.00%	\$460,300	1.90
23	492 Mayhew Court	Tudor	4	2.2	26	\$899,000	\$899,000	\$890,000	99.00%	\$655,200	1.36
24	251 Montrose Avenue	Colonial	6	4.1	96	\$1,100,000	\$999,000	\$935,000	93.59%	\$891,700	1.05
25	21 Tillou Road West	TwndEndUn	4	5.1	190	\$1,049,000	\$999,000	\$950,000	95.10%	\$893,100	1.06
26	356 Melrose Place	Victorian	6	3.1	20	\$999,000	\$999,000	\$1,000,000	100.10%	\$717,000	1.39
27	367 Woodland Place	Colonial	5	3.2	51	\$1,150,000	\$999,000	\$1,085,000	108.61%	\$659,600	1.64
AVERAGE					51	\$655,233	\$654,585	\$658,565	100.28%		1.45

"ACTIVE" Listings in South Orange

Number of Units: 47
Average List Price: \$618,347
Average Days on Market: 74

"UNDER CONTRACT" Listings in South Orange

Number of Units: 64
Average List Price: \$689,566
Average Days on Market: 39

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							39
List Price	\$655,884	\$697,191	\$537,138	\$691,828	\$654,359	\$654,585							\$653,237
Sales Price	\$667,137	\$690,013	\$544,139	\$699,389	\$678,318	\$658,565							\$661,590
Sales Price as a % of List Price	102.86%	100.18%	101.02%	102.71%	104.23%	100.28%							101.91%
Sales Price to Assessed Value	1.37	1.31	1.39	1.31	1.34	1.45							1.37
# Units Sold	19	16	13	18	22	27							115
Active Listings	30	26	30	38	50	47							37
Under Contracts	39	35	52	58	57	64							51

Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	43	39	-10.93%
Sales Price	\$659,183	\$661,590	0.37%
Assessed Value to Sales Price	1.34	1.37	2.31%



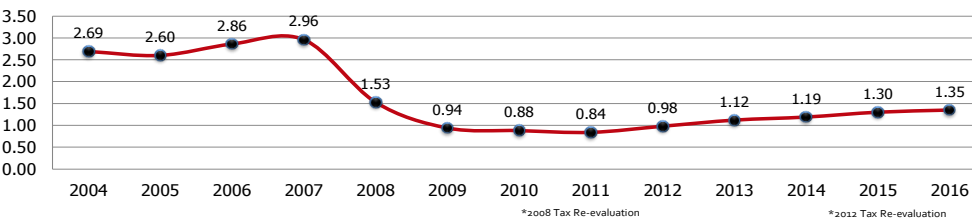
	2016	2017	% Change
# Units Sold	107	115	7.48%
Active Listings	59	47	-20.34%
Under Contracts	68	64	-5.88%

South Orange Yearly Market Trends



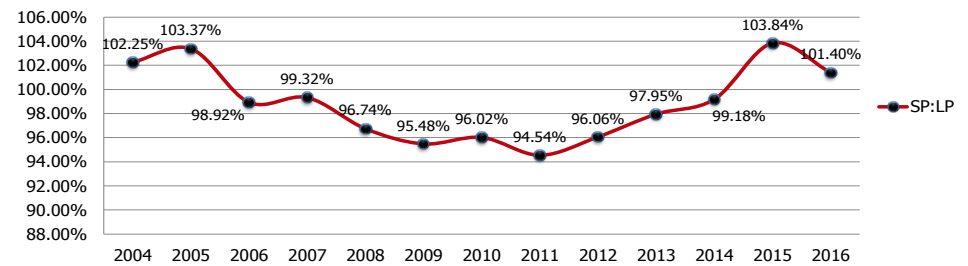
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641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

Sales Price to Assessed Value Ratio

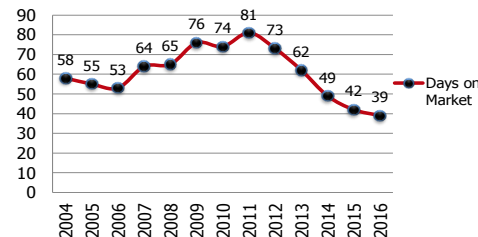


South Orange Yearly Market Reports

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

