

South Orange

March 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	43 S Stanley Road	Colonial	3	1.1	55	\$400,000	\$389,000	\$315,000	80.98%	\$371,000	0.85
2	8 Stanley Road	Colonial	4	1.2	1	\$309,900	\$309,900	\$321,000	103.58%	\$255,200	1.26
3	135 Ward Place	Colonial	5	3.0	32	\$435,000	\$399,000	\$370,000	92.73%	\$308,700	1.20
4	649 Hamilton Road	Colonial	3	3.1	134	\$414,900	\$389,900	\$380,000	97.46%	\$362,700	1.05
5	42 Eder Terrace	Colonial	4	2.1	8	\$425,000	\$425,000	\$425,000	100.00%	\$283,300	1.50
6	533 Vose Avenue	Colonial	4	3.0	1	\$425,000	\$425,000	\$460,000	108.24%	\$339,600	1.35
7	93 Riggs Place	Victorian	4	2.1	0	\$499,000	\$499,000	\$535,000	107.21%	\$327,300	1.63
8	104 Fairview Avenue	Colonial	5	2.1	76	\$589,000	\$589,000	\$590,000	100.17%	\$391,900	1.51
9	265 Audley Street	Colonial	3	2.0	8	\$595,000	\$595,000	\$600,000	100.84%	\$383,900	1.56
10	360 Meeker Street	Colonial	5	2.1	66	\$729,000	\$699,000	\$731,812	104.69%		
11	63 Blanchard Road	Ranch	3	2.1	14	\$649,000	\$649,000	\$753,000	116.02%	\$469,000	1.61
12	36 Crest Drive	Custom	5	4.2	108	\$915,000	\$915,000	\$785,000	85.79%	\$679,000	1.16
13	53 Hart Drive N	Custom	4	3.1	9	\$699,000	\$699,000	\$808,000	115.59%	\$412,400	1.96
AVERAGE					39	\$544,985	\$537,138	\$544,139	101.02%		1.39

"ACTIVE" Listings in South Orange

Number of Units: 30
Average List Price: \$657,108
Average Days on Market: 51

"UNDER CONTRACT" Listings in South Orange

Number of Units: 52
Average List Price: \$626,700
Average Days on Market: 43

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										46
List Price	\$655,884	\$697,191	\$537,138										\$637,493
Sales Price	\$667,137	\$690,013	\$544,139										\$641,450
Sales Price as a % of List Price	102.86%	100.18%	101.02%										101.47%
Sales Price to Assessed Value	1.37	1.31	1.39										1.35
# Units Sold	19	16	13										48
Active Listings	30	26	30										29
Under Contracts	39	35	52										42

Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	55	46	-16.72%
Sales Price	\$600,535	\$641,450	6.81%
Assessed Value to Sales Price	1.30	1.35	3.84%

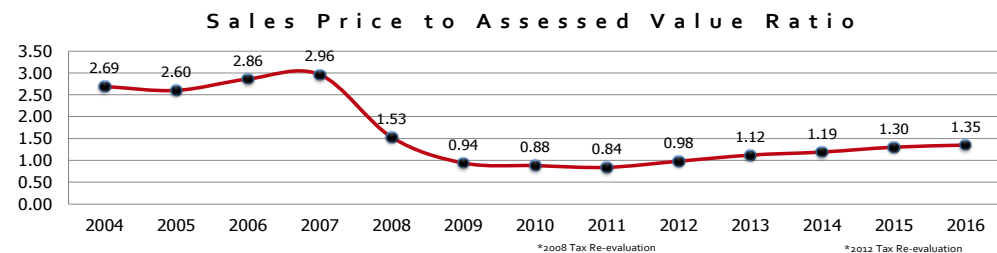


	2016	2017	% Change
# Units Sold	47	48	2.13%
Active Listings	51	30	-41.18%
Under Contracts	52	52	0.00%

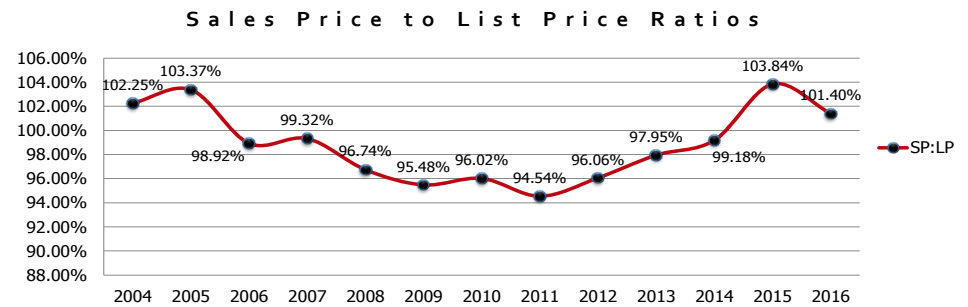
South Orange Yearly Market Trends



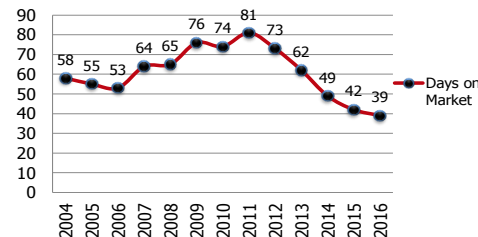
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641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



South Orange Yearly Market Reports



Average Days on Market



Number of Units Sold

