

South Orange

September 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 5F	OneFloor	2	2.1	141	\$275,000	\$250,000	\$239,000	95.60%	\$217,000	1.10
2	86 Roland Avenue	Colonial	3	1.0	36	\$320,000	\$320,000	\$280,000	87.50%	\$356,100	0.79
3	710 Varsity Road	Colonial	3	1.1	53	\$379,000	\$359,000	\$360,000	100.28%	\$270,500	1.33
4	38 Mews Lane	TwnEndUn	2	2.1	69	\$389,000	\$389,000	\$367,000	94.34%	\$366,500	1.00
5	14 Mews Lane	TwnIntUn	2	2.1	46	\$420,000	\$420,000	\$415,000	98.81%	\$358,400	1.16
6	92 Riggs Place	Victorian	5	3.0	22	\$525,000	\$525,000	\$505,000	96.19%	\$364,500	1.39
7	369 S Ridgewood Road	Colonial	4	2.1	334	\$529,000	\$529,000	\$529,000	100.00%	\$506,000	1.05
8	319 Self Place	Colonial	5	3.0	26	\$539,000	\$599,000	\$620,000	103.51%	\$521,500	1.19
9	339 Cumberland Road	Victorian	5	3.1	16	\$625,000	\$625,000	\$659,000	105.44%	\$576,200	1.14
10	8 Overhill Road	Colonial	6	3.1	13	\$799,000	\$799,000	\$845,000	105.76%	\$803,000	1.05
11	382 Montrose Avenue	Colonial	5	3.2	8	\$975,000	\$975,000	\$960,000	98.46%	\$663,500	1.45
12	322 Hartford Road	Colonial	6	5.0	75	\$1,175,000	\$999,000	\$999,000	100.00%	\$1,119,900	0.89
13	161 Grove Road	Colonial	5	4.2	12	\$995,000	\$995,000	\$999,999	100.50%	\$690,500	1.45
14	195 Charlton Avenue	Colonial	7	4.1	77	\$1,170,000	\$1,150,000	\$1,070,000	93.04%	\$909,900	1.18
AVERAGE					66	\$651,071	\$638,143	\$632,000	98.53%		1.15

"ACTIVE" Listings in South Orange

Number of Units: 50
Average List Price: \$644,780
Average Days on Market: 71

"UNDER CONTRACT" Listings in South Orange

Number of Units: 43
Average List Price: \$542,360
Average Days on Market: 73

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	31	66				39
List Price	\$655,884	\$697,191	\$537,138	\$691,828	\$654,359	\$654,585	\$656,725	\$779,395	\$638,143				\$668,108
Sales Price	\$667,137	\$690,013	\$544,139	\$699,389	\$678,318	\$658,565	\$668,870	\$772,750	\$632,000				\$674,077
Sales Price as a % of List Price	102.86%	100.18%	101.02%	102.71%	104.23%	100.28%	101.42%	100.24%	98.53%				101.36%
Sales Price to Assessed Value	1.37	1.31	1.39	1.31	1.34	1.45	1.35	1.38	1.15				1.35
# Units Sold	19	16	13	18	22	27	28	22	14				179
Active Listings	30	26	30	38	50	47	45	38	50				39
Under Contracts	39	35	52	58	57	64	45	42	43				48

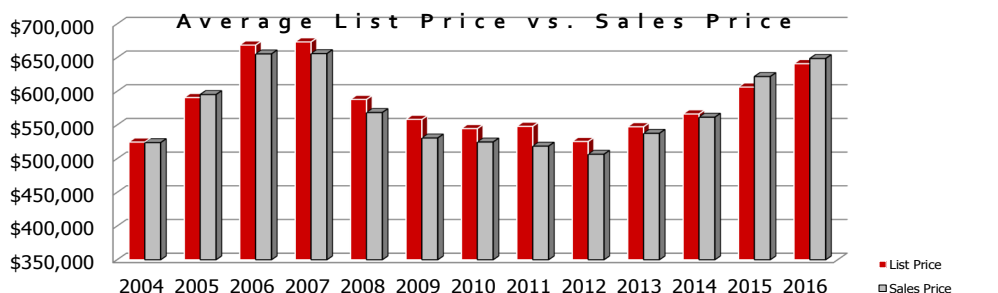
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	37	39	5.65%
Sales Price	\$670,301	\$674,077	0.56%
Sales Price to Assessed Value	1.37	1.35	-1.11%



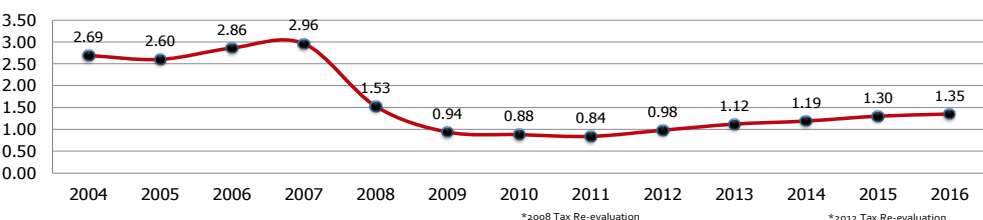
	2016	2017	% Change
# Units Sold	181	179	-1.10%
Active Listings	62	50	-19.35%
Under Contracts	48	43	-10.42%

South Orange Yearly Market Trends



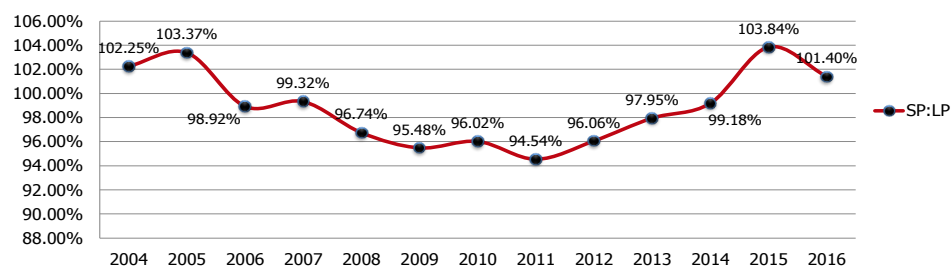
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641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

Sales Price to Assessed Value Ratio

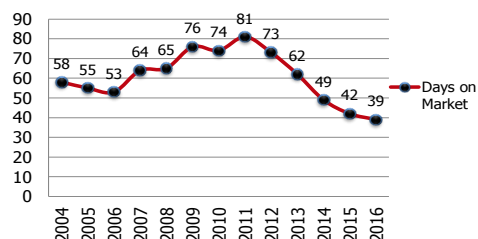


South Orange Yearly Market Reports

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

