

South Orange

April 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	26-40 Church Street U18	TwnEndUn	2	1.1	12	\$419,000	\$419,000	\$430,000	102.63%	\$302,100	1.42
2	86 Arnold Terrace	Colonial	3	1.0	15	\$429,888	\$429,888	\$565,000	131.43%	\$308,200	1.83
3	31-41 Church Street U306	OneFloor	2	2.0	11	\$575,000	\$575,000	\$605,000	105.22%	\$374,800	1.61
4	448 Hillside Place	Colonial	4	3.1	12	\$929,000	\$929,000	\$1,100,000	118.41%	\$673,300	1.63
5	7 Fielding Court	Colonial	4	3.1	8	\$925,000	\$925,000	\$1,200,000	129.73%	\$578,700	2.07
6	28 Hart Drive North	RanchExp	4	3.1	9	\$929,000	\$929,000	\$1,350,000	145.32%	Renovated	
7	356 Prospect Street	Colonial	4	3.1	10	\$989,000	\$989,000	\$1,360,000	137.51%	\$619,900	2.19
8	75 Ralston Avenue	Bi-Level	5	3.0	9	\$1,179,000	\$1,179,000	\$1,391,000	117.98%	Renovated	
9	327 Warwick Avenue	Victorian	7	3.1	8	\$1,489,000	\$1,489,000	\$1,569,000	105.37%	\$874,400	1.79
10	63 Whiteoak Drive	Custom	4	3.2	8	\$1,495,000	\$1,495,000	\$1,655,000	110.70%	\$907,700	1.82
11	349 Montrose Avenue	Victorian	8	3.1	7	\$1,650,000	\$1,650,000	\$1,900,000	115.15%	\$906,000	2.10
AVERAGE					10	\$1,000,808	\$1,000,808	\$1,193,182	119.95%		1.83

Active Listings in South Orange

Number of Units: 29
 Average List Price: \$948,683
 Average Days on Market: 20

Under Contract Listings in South Orange

Number of Units: 35
 Average List Price: \$1,033,286
 Average Days on Market: 17

South Orange 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	33	33	20	10									22
List Price	\$854,971	\$991,286	\$838,048	\$1,000,808									\$928,396
Sales Price	\$893,574	\$1,064,286	\$887,000	\$1,193,182									\$1,028,061
SP:LP%	104.52%	108.26%	108.04%	119.95%									111.31%
SP to AV	1.54	1.64	1.46	1.83									1.66
# Units Sold	7	7	8	11									33
3 Mo Rate of Ab	0.68	1.57	2.05	1.78									1.52
Active Listings	6	12	18	29									16
Under Contracts	9	11	21	35									19

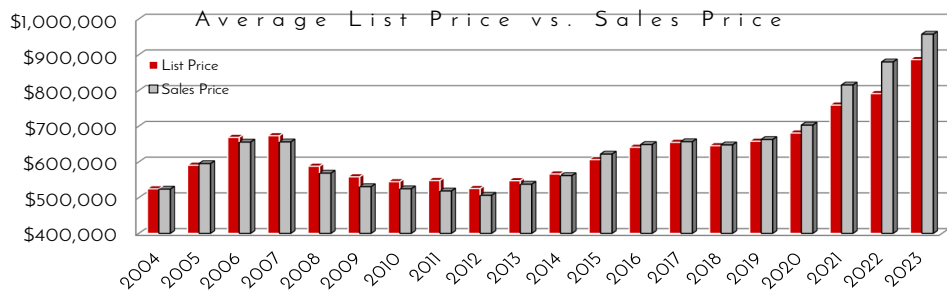
Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	36	22	-38.35%
Sales Price	\$864,040	\$1,028,061	18.98%
LP:SP	104.62%	111.31%	6.39%
SP:AV	1.50	1.656	10.49%



YTD	2023	2024	% Change
# Units Sold	37	33	-10.81%
Rate of Ab 3 Mo	1.89	1.52	-19.58%
Actives	15	16	10.17%
Under Contracts	21	19	-9.52%

South Orange Yearly Market Trends



Year	LP	SP
2004	\$524,620	\$523,856
2005	\$590,659	\$595,189
2006	\$668,613	\$595,463
2007	\$673,249	\$655,966
2008	\$687,878	\$658,500
2009	\$558,258	\$553,707
2010	\$544,578	\$524,747
2011	\$547,959	\$518,639
2012	\$525,460	\$506,572
2013	\$547,351	\$537,641
2014	\$566,327	\$561,563
2015	\$606,289	\$621,912
2016	\$640,953	\$648,659
2017	\$654,787	\$656,486
2018	\$645,321	\$647,569
2019	\$657,860	\$662,663
2020	\$680,887	\$702,884
2021	\$759,018	\$815,150
2022	\$791,191	\$879,774
2023	\$886,297	\$957,398

South Orange Yearly Market Reports

