

# South Orange

August 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 4B	HighRise	2	2.1	129	\$383,000	\$379,000	\$350,000	92.35%	\$337,900	1.04
2	108 Holland Road	Colonial	3	1.1	23	\$369,900	\$369,900	\$400,000	108.14%	\$242,100	1.65
3	158 Academy Street	Colonial	3	1.1	5	\$425,000	\$425,000	\$450,000	105.88%	\$367,000	1.23
4	360 Meadowbrook Lane	Colonial	3	1.1	16	\$399,000	\$399,000	\$460,000	115.29%	\$353,700	1.30
5	209 Village Road	Colonial	5	3.0	21	\$619,000	\$619,000	\$615,000	99.35%	\$473,200	1.30
6	55 Warren Court	Colonial	6	3.1	10	\$586,900	\$586,900	\$630,000	107.34%	\$484,100	1.30
7	29 Fairview Avenue	Victorian	5	3.1	17	\$627,000	\$627,000	\$647,500	103.27%	\$345,600	1.87
8	550 Harding Drive	Colonial	5	3.1	48	\$725,000	\$700,000	\$680,000	97.14%	\$511,300	1.33
9	451 Academy Street	Colonial	5	4.1	70	\$769,900	\$699,900	\$690,000	98.59%		
10	340 Prospect Street	Victorian	4	2.1	27	\$699,999	\$699,999	\$699,999	100.00%	\$527,800	1.33
11	29 Glenside Road	Colonial	4	3.0	25	\$789,000	\$789,000	\$770,000	97.59%	\$424,200	1.82
12	60 Wyoming Avenue	Colonial	6	3.0	28	\$789,000	\$789,000	\$789,000	100.00%	\$488,600	1.61
13	458 Lenox Avenue	Tudor	4	3.2	10	\$800,000	\$800,000	\$800,000	100.00%	\$633,700	1.26
14	291 Beechspring Road	Tudor	6	4.1	16	\$825,000	\$825,000	\$835,000	101.21%	\$725,700	1.15
15	42 Harding Drive	Colonial	4	4.1	11	\$845,000	\$845,000	\$845,000	100.00%	\$699,200	1.21
16	20 Harrison Court	Carriage	4	3.0	11	\$825,000	\$825,000	\$850,000	103.03%	\$437,000	1.95
17	378 Warwick Avenue	Colonial	5	4.1	27	\$875,000	\$875,000	\$875,000	100.00%	\$781,200	1.12
18	6 Overhill Road	Colonial	6	3.0	26	\$969,000	\$969,000	\$925,000	95.46%	\$938,300	0.99
19	270 Tillou Road	Colonial	6	4.1	36	\$975,000	\$975,000	\$929,000	95.28%	\$821,600	1.13
20	314 Scotland Road	Colonial	6	4.1	29	\$1,150,000	\$1,150,000	\$1,075,000	93.48%	\$592,300	1.81
21	285 N Ridgewood Road	Tudor	7	4.1	84	\$1,399,000	\$1,399,000	\$1,299,999	92.92%	\$1,025,000	1.27
22	358 Montrose Avenue	Victorian	4	3.1	18	\$1,400,000	\$1,400,000	\$1,385,000	98.93%	\$547,500	
AVERAGE					31	\$783,895	\$779,395	\$772,750	100.24%		1.38

## "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	31					37
List Price	\$655,884	\$697,191	\$537,138	\$691,828	\$654,359	\$654,585	\$656,725	\$779,395					\$670,650
Sales Price	\$667,137	\$690,013	\$544,139	\$699,389	\$678,318	\$658,565	\$668,870	\$772,750					\$677,647
Sales Price as a % of List Price	102.86%	100.18%	101.02%	102.71%	104.23%	100.28%	101.42%	100.24%					101.60%
Sales Price to Assessed Value	1.37	1.31	1.39	1.31	1.34	1.45	1.35	1.38					1.37
# Units Sold	19	16	13	18	22	27	28	22					165
Active Listings	30	26	30	38	50	47	45	38					38
Under Contracts	39	35	52	58	57	64	45	42					49

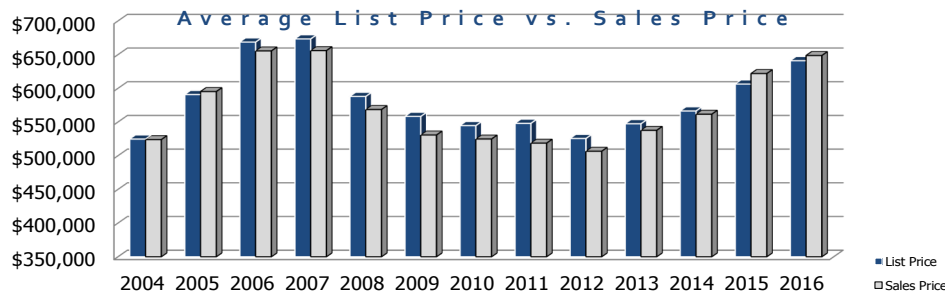
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	36	37	0.42%
Sales Price	\$678,530	\$677,647	-0.13%
Sales Price to Assessed Value	1.38	1.37	-0.30%

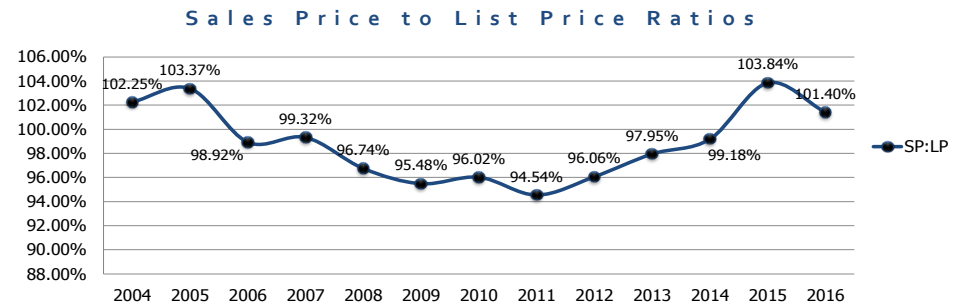


	2016	2017	% Change
# Units Sold	165	165	0.00%
Active Listings	62	38	-38.71%
Under Contracts	45	42	-6.67%

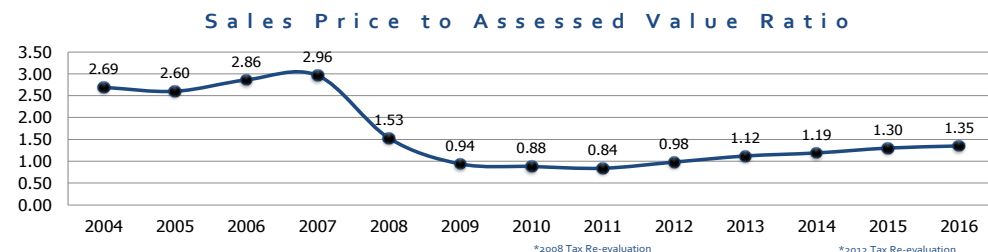
## South Orange Yearly Market Trends



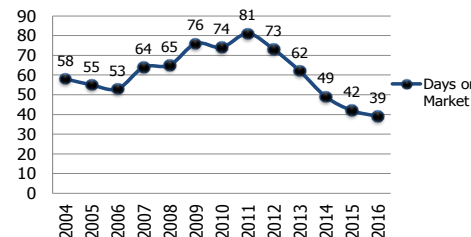
## South Orange Yearly Market Reports



	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



## Average Days on Market



## Number of Units Sold

