

South Orange

November 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	437 S Orange Avenue	CapeCod	4	1.1	427	\$389,927	\$299,900	\$290,000	96.70%	\$332,500	0.87
2	12 S Stanley Road	Colonial	3	2.0	41	\$399,900	\$389,900	\$333,000	85.41%	\$543,000	0.61
3	2 Mews Lane	TwnIntUn	2	2.0	96	\$399,000	\$379,000	\$370,000	97.63%	\$371,900	0.99
4	112 Roland Avenue	Colonial	4	2.0	1	\$375,000	\$375,000	\$378,500	100.93%	\$435,200	0.87
5	232 Ward Place	Colonial	3	1.1	38	\$399,000	\$399,000	\$390,000	97.74%	\$401,800	0.97
6	150 Fairview Avenue	Colonial	4	3.1	109	\$549,000	\$499,900	\$415,000	83.02%	\$413,500	1.00
7	135 Milton Place	Colonial	3	2.0	21	\$430,000	\$430,000	\$430,000	100.00%	\$460,100	0.93
8	64 Mews Lane	TwnIntUn	2	2.1	26	\$420,000	\$420,000	\$432,500	102.98%	\$365,700	1.18
9	325 Meeker Street	Bi-Level	3	2.0	13	\$469,000	\$469,000	\$469,000	100.00%	\$454,700	1.03
10	141 College Place	Colonial	4	3.0	27	\$489,000	\$489,000	\$489,000	100.00%	\$419,100	1.17
11	72 Raymond Avenue	Colonial	5	3.2	78	\$599,000	\$575,000	\$540,000	93.91%	\$526,300	1.03
12	8 E Clark Place	Colonial	6	2.1	83	\$630,000	\$579,000	\$560,000	96.72%	\$539,700	1.04
13	45 Fairview Avenue	Colonial	4	2.1	47	\$599,000	\$599,000	\$570,000	95.16%	\$418,900	1.36
14	491 West South Orange Ave	Colonial	4	2.1	8	\$549,000	\$549,000	\$570,000	103.83%	\$512,400	1.11
15	116 5th Street	Colonial	3	2.1	10	\$539,000	\$539,000	\$600,000	111.32%	\$474,600	1.26
16	331 Vose Avenue	Colonial	3	1.1	72	\$675,000	\$660,000	\$640,000	96.97%	\$412,300	1.55
17	5 Tillou Road W	TwnEndUn	3	3.1	435	\$799,000	\$725,000	\$650,000	89.66%	\$877,300	0.74
18	15 Hoskier Road	Colonial	4	3.2	24	\$750,000	\$750,000	\$745,000	99.33%	\$700,100	1.06
19	360 Irving Avenue	Colonial	6	3.2	38	\$869,000	\$869,000	\$820,000	94.36%	\$891,000	0.92
20	461 Hillside Place	Colonial	6	3.1	77	\$850,000	\$850,000	\$860,000	101.18%	\$713,800	1.20
21	9 Lenox Terrace	Tudor	4	4.2	13	\$849,000	\$849,000	\$956,000	112.60%	\$598,300	1.60
22	179 Glenview Road	Custom	4	3.1	12	\$935,000	\$935,000	\$968,195	103.55%	\$730,900	1.32
23	306 Hartford Road	Colonial	6	4.1	41	\$1,250,000	\$1,250,000	\$1,175,000	94.00%	\$913,800	1.29
AVERAGE					76	\$617,949	\$603,465	\$593,530	98.13%	\$543,778	1.09

"ACTIVE" Listings in South Orange

Number of Units: 56
 Average List Price: \$594,273
 Average Days on Market: 92

"UNDER CONTRACT" Listings in South Orange

Number of Units: 45
 Average List Price: \$576,502
 Average Days on Market: 63

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	59	76		44
List Price	\$655,884	\$697,191	\$537,138	\$691,828	\$654,359	\$654,585	\$656,725	\$779,395	\$638,143	\$648,333	\$603,465		\$660,051
Sales Price	\$667,137	\$690,013	\$544,139	\$699,389	\$678,318	\$658,565	\$668,870	\$772,750	\$632,000	\$636,377	\$593,530		\$663,306
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%	97.91%	98.13%		100.82%
Sales Price to Assessed Value	1.37	1.31	1.39	1.31	1.34	1.45	1.35	1.38	1.15	1.20	1.09		1.32
# Units Sold	19	16	13	18	22	27	28	22	14	12	23		214
Active Listings	30	26	30	38	50	47	45	38	50	34	56		40
Under Contracts	39	35	52	58	57	64	45	42	43	52	45		48

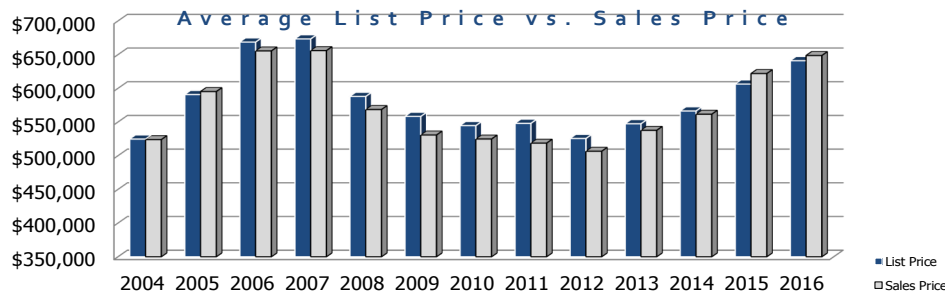
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	37	44	19.33%
Sales Price	\$655,693	\$663,306	1.16%
Sales Price to Assessed Value	1.36	1.32	-3.20%

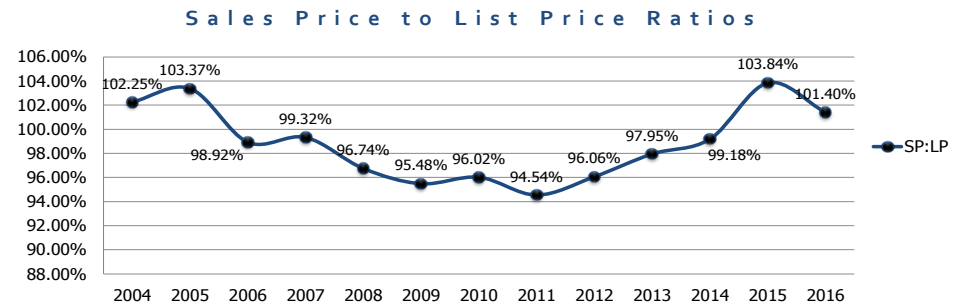


	2016	2017	% Change
# Units Sold	213	214	0.47%
Active Listings	43	56	30.23%
Under Contracts	52	45	-13.46%

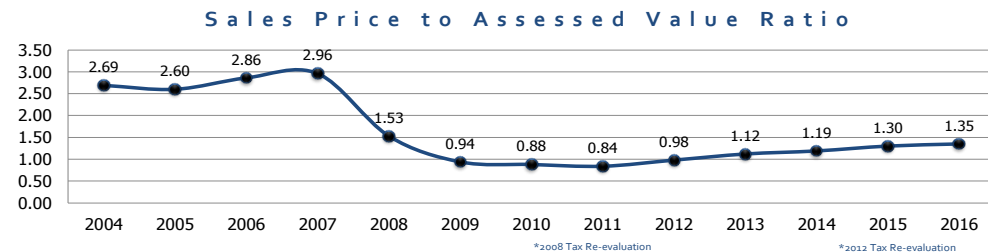
South Orange Yearly Market Trends



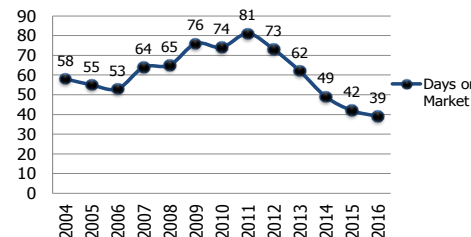
South Orange Yearly Market Reports



	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

