

South Orange

January 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	333 Centre Street	Colonial	4	3.1	142	\$695,000	\$599,000	\$599,000	100.00%	\$407,800	1.47
2	319 Centre Street	Colonial	5	4.1	170	\$499,900	\$499,900	\$468,500	93.72%	\$735,300	0.64
3	323 Vose Avenue	Colonial	3	1.1	101	\$559,000	\$539,000	\$528,000	97.96%	\$439,400	1.20
4	23 Tillou Road W	TwnEndUn	3	4.1	134	\$922,500	\$850,000	\$850,000	100.00%	\$953,600	0.89
5	229 Lindsley Avenue	Colonial	4	2.0	97	\$350,000	\$300,000	\$320,000	106.67%	\$356,400	0.90
6	66 Glenview Road	Colonial	4	3.2	88	\$1,180,000	\$950,000	\$895,000	94.21%	\$899,500	0.99
7	200 Wyoming Avenue	Tudor	6	4.1	34	\$875,000	\$875,000	\$850,000	97.14%	\$689,100	1.23
8	425 Twin Oak Road	Colonial	6	3.2	22	\$875,000	\$875,000	\$875,000	100.00%	\$772,900	1.13
9	59 Massel Terrace	Colonial	4	2.0	44	\$469,000	\$469,000	\$458,000	97.65%	\$362,000	1.27
10	53 Fielding Court	Colonial	5	2.2	71	\$579,000	\$569,000	\$579,000	101.76%	\$476,100	1.22
11	175 Scotland Road	Victorian	6	3.1	50	\$729,000	\$699,000	\$700,000	100.14%	\$579,300	1.21
12	449 Twin Oak Road	Colonial	5	4.2	22	\$829,000	\$829,000	\$839,000	101.21%	\$721,400	1.16
13	32 Park Place	Colonial	3	1.1	35	\$294,900	\$294,900	\$299,500	101.56%	\$425,400	0.70
14	307 Hillside Place	Colonial	5	3.1	54	\$750,000	\$699,000	\$695,000	99.43%	\$673,700	1.03
15	34 S Harding Drive	Colonial	4	3.1	29	\$725,000	\$699,000	\$695,000	99.43%	\$577,500	1.20
16	28 Walnut Court	CapeCod	4	2.1	11	\$670,000	\$670,000	\$683,400	102.00%	\$535,100	1.28
17	397 Thornden Street	Colonial	6	3.1	12	\$899,000	\$899,000	\$918,000	102.11%	\$646,500	1.42
18	83 Riggs Place	Colonial	4	3.1	12	\$749,000	\$749,000	\$740,000	98.80%		
19	285 Underhill Road	RanchExp	5	3.1	9	\$675,000	\$675,000	\$650,000	96.30%	\$652,000	1.00
20	220 Montague Place	Colonial	3	2.0	19	\$600,000	\$600,000	\$610,000	101.67%	\$489,600	1.25
AVERAGE					58	\$696,265	\$666,990	\$662,620	99.59%		1.12

"ACTIVE" Listings in South Orange

Number of Units: 45
 Average List Price: \$598,634
 Average Days on Market: 86

"UNDER CONTRACT" Listings in South Orange

Number of Units: 34
 Average List Price: \$641,803
 Average Days on Market: 73

South Orange 2018 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	58												58
List Price	\$666,990												\$666,990
Sales Price	\$662,620												\$662,620
Sales Price as a % of List Price	99.59%												99.59%
Sales Price to Assessed Value	1.12												1.12
# Units Sold	20												20
Active Listings	45												45
Under Contracts	34												34

Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	41	58	42.62%
Sales Price	\$667,137	\$662,620	-0.68%
Sales Price to Assessed Value	1.37	1.12	-18.66%



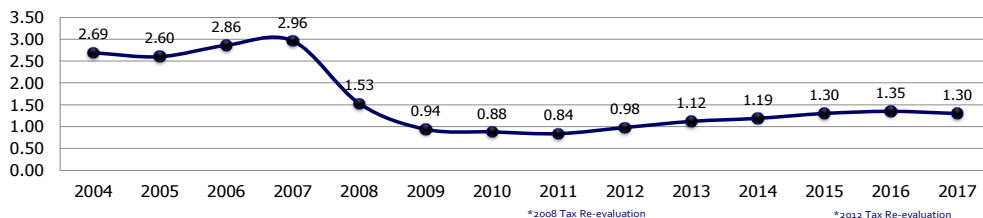
YTD	2017	2018	% Change
# Units Sold	19	20	5.26%
Active Listings	30	45	50.00%
Under Contracts	39	34	-12.82%

South Orange Yearly Market Trends



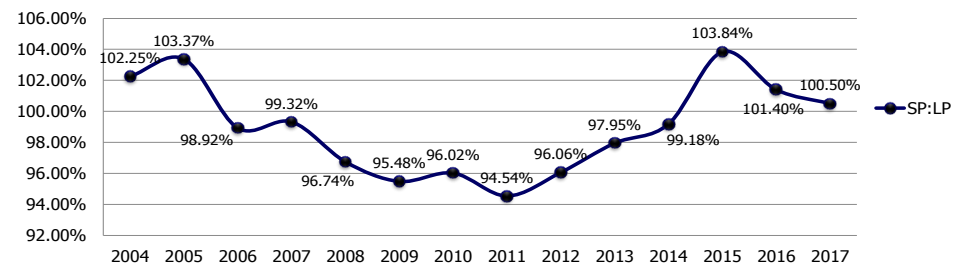
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953	\$654,787
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641	\$561,563	\$621,912	\$648,659	\$656,486

Sales Price to Assessed Value Ratio

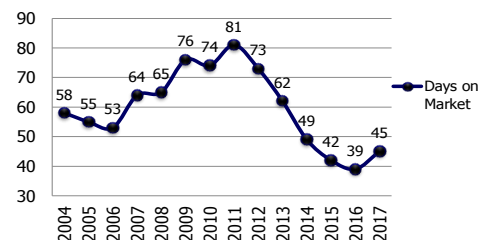


South Orange Yearly Market Reports

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

