

S o u t h O r a n g e

F e b r u a r y 2 0 1 8 M a r k e t S n a p s h o t

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	323 Franklin Place	Contemp	4	2.1	35	\$539,000	\$539,000	\$535,000	99.26%	\$538,200	0.99
2	312 Harding Drive	Custom	5	3.0	14	\$599,000	\$599,000	\$552,000	92.15%	\$647,200	0.85
3	15 Riggs Place	Colonial	4	3.1	13	\$569,000	\$569,000	\$569,000	100.00%	\$347,700	1.64
4	344 N Ridgewood Road	Colonial	6	3.1	32	\$599,900	\$579,900	\$575,000	99.16%	\$627,700	0.92
5	429 Lenox Place	Colonial	3	2.1	24	\$650,000	\$650,000	\$675,000	103.85%	\$591,400	1.14
6	227 Tillou Road	Colonial	8	4.1	34	\$808,900	\$799,900	\$760,000	95.01%	\$1,038,800	0.73
7	134 Turrell Avenue	Colonial	4	4.0	15	\$799,000	\$799,000	\$790,000	98.87%	\$638,900	1.24
8	390 Charlton Avenue	Colonial	6	4.1	11	\$999,000	\$999,000	\$990,000	99.10%	\$789,200	1.25
AVERAGE					22	\$695,475	\$691,850	\$680,750	98.42%		1.10

"ACTIVE" Listings in South Orange

Number of Units: 58
Average List Price: \$640,408
Average Days on Market: 76

"UNDER CONTRACT" Listings in South Orange

Number of Units: 42
Average List Price: \$633,350
Average Days on Market: 63

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	22											48
List Price	\$666,990	\$691,850											\$674,093
Sales Price	\$662,620	\$680,750											\$667,800
Sales Price as a % of List Price	99.59%	98.42%											99.26%
Sales Price to Assessed Value	1.12	1.10											1.11
# Units Sold	20	8											28
Active Listings	45	58											52
Under Contracts	34	42											38

Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	48.5	47.6	-1.68%
Sales Price	\$677,594	\$667,800	-1.45%
Sales Price to Assessed Value	1.34	1.11	-17.44%

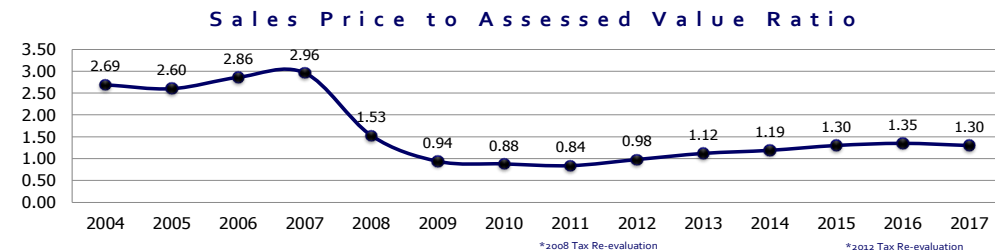


YTD	2017	2018	% Change
# Units Sold	35	28	-20.00%
Active Listings	26	58	123.08%
Under Contracts	35	42	20.00%

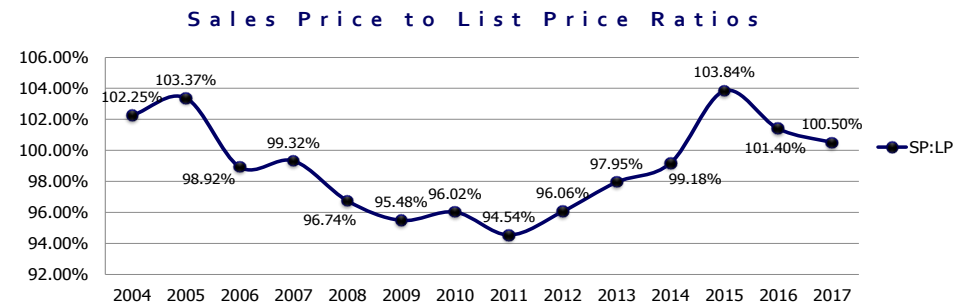
South Orange Yearly Market Trends



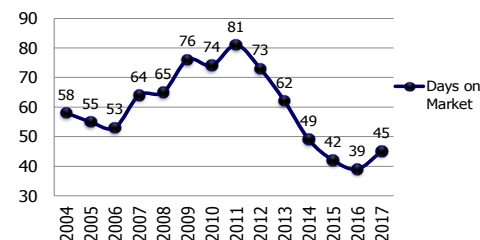
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953	\$654,787
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572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



South Orange Yearly Market Reports



Average Days on Market



Number of Units Sold

