

South Orange

July 2018 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	372 Valley Street	OneFloor	2	1.0	110	\$149,990	\$149,990	\$141,000	94.01%		
2	14 Holland Road	CapeCod	4	1.2	44	\$300,000	\$300,000	\$303,000	101.00%	\$366,800	0.83
3	1 Mews Lane	OneFloor	2	2.0	14	\$425,000	\$425,000	\$425,000	100.00%	\$373,500	1.14
4	107 Seton Place	Colonial	3	2.0	46	\$489,000	\$450,000	\$450,000	100.00%	\$372,700	1.21
5	354 Turrell Avenue	Colonial	3	2.0	65	\$468,900	\$468,900	\$460,000	98.10%	\$430,400	1.07
6	82 Arnold Terrace	Colonial	4	2.0	9	\$435,000	\$435,000	\$490,000	112.64%	\$402,200	1.22
7	134 Sherman Place	Colonial	3	1.2	29	\$450,000	\$499,000	\$491,000	98.40%	\$457,100	1.07
8	111 Seton Place	Colonial	3	1.1	10	\$450,000	\$450,000	\$512,000	113.78%	\$411,000	1.25
9	318 Meeker Street	Victorian	4	2.0	35	\$550,000	\$550,000	\$525,000	95.45%	\$469,300	1.12
10	115 5th Street	Split Level	3	1.1	18	\$539,000	\$539,000	\$540,000	100.19%	\$414,200	1.30
11	12 S Stanley Road	Colonial	3	2.2	22	\$579,000	\$579,000	\$560,000	96.72%	\$543,000	1.03
12	205 Montague Place	Colonial	4	3.0	110	\$610,000	\$579,000	\$570,000	98.45%	\$559,100	1.02
13	46 Fielding Court	Colonial	4	3.1	37	\$659,000	\$629,000	\$620,000	98.57%	\$532,400	1.16
14	235 Lenox Avenue	Colonial	4	1.1	6	\$619,000	\$619,000	\$635,000	102.58%	\$571,600	1.11
15	21 Hart Drive S	Ranch	3	3.1	9	\$650,000	\$650,000	\$702,000	108.00%	\$567,300	1.24
16	216 Coudert Place	Colonial	5	3.1	10	\$695,000	\$695,000	\$710,000	102.16%	\$510,000	1.39
17	10 Lenox Terrace	Tudor	5	3.1	64	\$799,000	\$729,000	\$720,000	98.77%	\$972,700	0.74
18	112 Connett Place	Colonial	6	4.0	85	\$899,000	\$799,000	\$735,000	91.99%	\$656,400	1.12
19	369 Beech Spring Road	Tudor	3	2.1	20	\$729,000	\$729,000	\$745,000	102.19%	\$613,100	1.22
20	83 Riggs Place	Colonial	4	3.1	18	\$749,000	\$749,000	\$764,000	102.00%		

S o u t h O r a n g e

J u l 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
21	26 Stanley Road	Colonial	7	4.1	58	\$849,900	\$799,900	\$800,500	100.08%	\$603,200	1.33
22	261 Kingsland Terrace	Colonial	4	2.1	9	\$689,000	\$689,000	\$804,000	116.69%	\$552,300	1.46
23	286 Beech Spring Road	Colonial	5	3.1	15	\$880,000	\$880,000	\$880,000	100.00%	\$655,000	1.34
24	105 N Wyoming Avenue	Tudor	6	3.1	33	\$1,100,000	\$1,100,000	\$988,888	89.90%	\$798,700	1.24
25	228 Irving Avenue	Colonial	6	4.2	13	\$1,195,000	\$1,195,000	\$1,209,325	101.20%	\$971,000	1.25
AVERAGE					36	\$638,352	\$627,512	\$631,229	100.91%		1.17

"ACTIVE" Listings in South Orange

Number of Units: 59
Average List Price: \$652,163
Average Days on Market: 70

"UNDER CONTRACT" Listings in South Orange

Number of Units: 19
Average List Price: \$414,420
Average Days on Market: 47

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	60	45	38	46	36						44
List Price	\$666,990	\$691,850	\$702,038	\$664,715	\$684,639	\$630,250	\$627,512						\$661,443
Sales Price	\$662,620	\$680,750	\$706,192	\$675,875	\$696,293	\$640,482	\$631,229						\$666,992
Sales Price as a % of List Price	99.59%	98.42%	100.41%	101.27%	101.22%	101.56%	100.91%						100.76%
Sales Price to Assessed Value	1.12	1.10	1.14	1.12	1.12	1.07	1.17						1.13
# Units Sold	20	8	13	20	28	24	25						138
Active Listings	45	58	60	72	62	64	59						60
Under Contracts	34	42	53	53	52	50	19						43

Flashback! YTD 2017 vs YTD 2018

YTD	2017	2018	% Change
Days on Market	37	44	17.34%
Sales Price	\$663,015	\$666,992	0.60%
Sales Price to Assessed Value	1.37	1.13	-17.53%



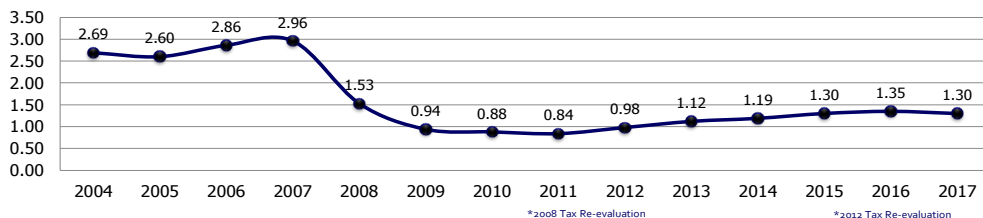
YTD	2017	2018	% Change
# Units Sold	143	138	-3.50%
Active Listings	45	59	31.11%
Under Contracts	45	19	-57.78%

South Orange Yearly Market Trends



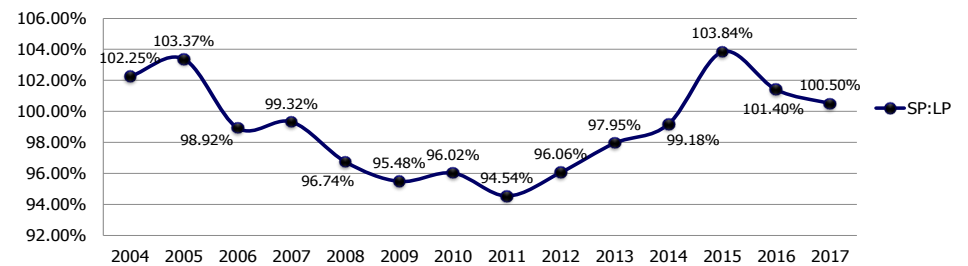
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953	\$654,787
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572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

Sales Price to Assessed Value Ratio

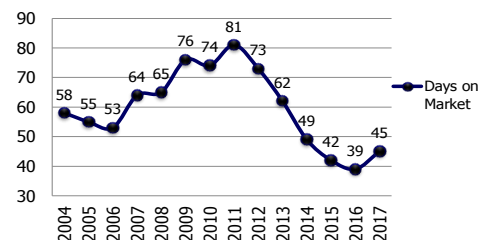


South Orange Yearly Market Reports

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

