

South Orange

May 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	OneFloor	2	2.1	54	\$299,900	\$269,900	\$265,000	98.18%	\$215,100	1.23
2	25 Mews Lane	TwnIntUn	2	2.1	11	\$370,000	\$370,000	\$357,000	96.49%	\$275,800	1.29
3	31-41 Church Street U203	OneFloor	2	2.0	25	\$399,000	\$399,000	\$405,000	101.50%	\$288,100	1.41
4	163 College Place	Colonial	3	1.0	12	\$389,000	\$389,000	\$410,000	105.40%	\$373,900	1.10
5	567 South Orange Avenue	Colonial	3	2.1	17	\$450,000	\$450,000	\$450,000	100.00%	\$294,600	1.53
6	73 Riggs Place	Colonial	3	2.0	2	\$515,000	\$515,000	\$535,000	103.88%		
7	447 W South Orange Ave	Colonial	4	2.1	62	\$499,000	\$499,000	\$550,000	110.22%	\$414,300	1.33
8	209 Northwoods Drive	RanchExp	4	4.0	8	\$519,000	\$519,000	\$555,000	106.94%	\$450,100	1.23
9	59 Stewart Place	CapeCod	4	2.0	15	\$538,000	\$538,000	\$556,000	103.35%	\$348,000	1.60
10	269 Tichenor Avenue	Colonial	4	1.1	0	\$549,000	\$549,000	\$615,500	112.11%	\$349,700	1.76
11	28 Speir Drive	Colonial	4	2.1	0	\$599,000	\$599,000	\$619,000	103.34%	\$661,000	0.94
12	250 Audley Street	Colonial	4	2.1	24	\$699,000	\$699,000	\$699,000	100.00%		
13	263 W End Road	Colonial	4	3.0	8	\$625,000	\$625,000	\$729,000	116.64%	\$413,500	1.76
14	21 Kingman Road	Colonial	6	3.1	27	\$739,000	\$739,000	\$739,000	100.00%	\$545,900	1.35
15	7 Lenox Terrace	Tudor	4	3.2	19	\$819,000	\$819,000	\$830,000	101.34%	\$523,700	1.58
16	290 N Western Drive	Colonial	4	2.2	0	\$829,000	\$829,000	\$835,000	100.72%	\$558,400	1.50
17	37 Rynda Road	Colonial	4	1.1	13	\$649,000	\$649,000	\$846,000	130.35%		
18	23 Stonehill Road	RanchExp	7	3.2	10	\$785,000	\$785,000	\$882,500	112.42%	\$668,200	1.32
19	135 Turrell Avenue	Colonial	5	3.1	26	\$900,000	\$900,000	\$900,000	100.00%	\$658,800	1.37
20	29 Tillou Road West	TwnEndUn	4	5.1	0	\$980,000	\$980,000	\$980,000	100.00%	\$909,100	1.08
21	230 Crestwood Drive	Contemp	6	7.2	21	\$1,099,000	\$1,099,000	\$990,000	90.08%	\$1,390,800	0.71
22	151 N Wyoming	Colonial	5	4.1	16	\$1,175,000	\$1,175,000	\$1,175,000	100.00%		
AVERAGE					17	\$655,723	\$654,359	\$678,318	104.23%		1.34

"ACTIVE" Listings in South Orange

Number of Units: **50**
 Average List Price: **\$633,565**
 Average Days on Market: **58**

"UNDER CONTRACT" Listings in South Orange

Number of Units: **57**
 Average List Price: **\$656,823**
 Average Days on Market: **49**

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								35
List Price	\$655,884	\$697,191	\$537,138	\$691,828	\$654,359								\$652,823
Sales Price	\$667,137	\$690,013	\$544,139	\$699,389	\$678,318								\$662,518
Sales Price as a % of List Price	102.86%	100.18%	101.02%	102.71%	104.23%								102.41%
Sales Price to Assessed Value	1.37	1.31	1.39	1.31	1.34								1.34
# Units Sold	19	16	13	18	22								88
Active Listings	30	26	30	38	50								35
Under Contracts	39	35	52	58	57								48

Flashback! YTD 2016 vs YTD 2017

	2016	2017	% Change
Days on Market	47	35	-26.25%
Sales Price	\$636,062	\$662,518	4.16%
Assessed Value to Sales Price	1.33	1.34	1.07%



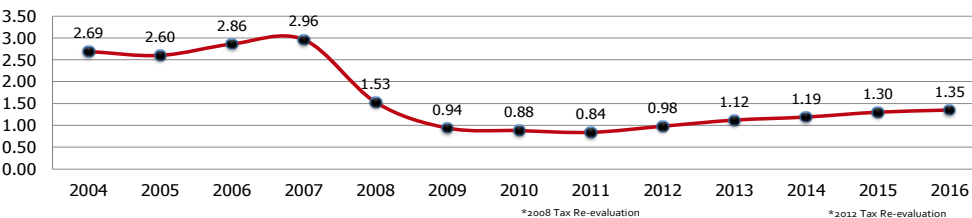
	2016	2017	% Change
# Units Sold	75	88	17.33%
Active Listings	68	50	-26.47%
Under Contracts	80	57	-28.75%

South Orange Yearly Market Trends



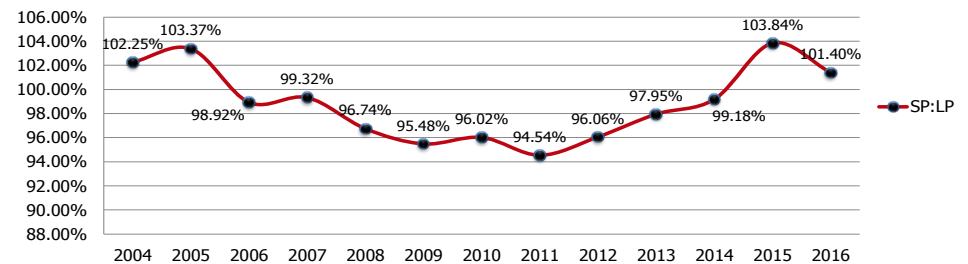
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641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

Sales Price to Assessed Value Ratio

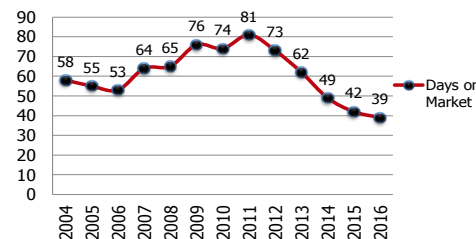


South Orange Yearly Market Reports

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

