

SOUTH ORANGE

Market Snapshot

SOLD in May 2018

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
1	47 Duffield Drive	Colonial	6	4.1	12	\$1,250,000	\$1,250,000	\$1,300,000	104.00%	\$1,001,500
2	117 Meadowbrook Place	Colonial	6	4.2	127	\$999,000	\$950,000	\$903,000	95.05%	\$1,249,600
3	379 W End Road	Colonial	5	4.1	17	\$999,000	\$999,000	\$995,000	99.60%	\$799,400
4	3 Halsey Place	Colonial	5	3.1	7	\$995,000	\$995,000	\$1,155,103	116.09%	\$677,300
5	59 Speir Drive	Colonial	5	3.2	12	\$979,000	\$979,000	\$990,000	101.12%	\$922,200
6	66 Duffield Drive	Colonial	6	5.2	31	\$975,000	\$975,000	\$950,000	97.44%	\$1,061,700
7	330 Highland Road	Tudor	5	4.1	0	\$925,000	\$925,000	\$975,000	105.41%	\$628,600
8	34 Glenside Road	Colonial	6	3.1	31	\$879,900	\$849,999	\$840,000	98.82%	\$585,800
9	210 Highland Road	Colonial	5	4.1	14	\$849,000	\$849,000	\$900,000	106.01%	\$824,500
10	407 Vose Avenue	Colonial	6	3.1	32	\$799,000	\$799,000	\$775,000	97.00%	\$779,100
11	18 Allen Court	Colonial	4	3.1	27	\$785,000	\$785,000	\$806,000	102.68%	\$739,200
12	440 Page Terrace	Colonial	4	2.2	14	\$759,000	\$759,000	\$788,000	103.82%	\$669,600
13	10 Walnut Court	Colonial	4	2.2	38	\$729,000	\$729,000	\$705,000	96.71%	\$642,100
14	15 Harrison Court	Colonial	4	2.2	16	\$699,000	\$674,999	\$680,000	100.74%	\$651,900
15	33 Hart Drive South	Ranch	4	3.1	17	\$699,000	\$699,000	\$697,000	99.71%	\$576,200
16	19 Glenview Road	Ranch	5	3	51	\$685,000	\$685,000	\$670,000	97.81%	\$737,000
17	24 Wesley Court	SplitLev	3	3.2	10	\$649,900	\$649,900	\$681,000	104.79%	\$557,300
18	10 Harding Drive	Tudor	4	3.1	42	\$599,000	\$599,000	\$594,000	99.17%	\$716,600
19	118 Kenneth Terrace	Colonial	4	2	8	\$578,000	\$578,000	\$623,000	107.79%	\$430,400
20	334 Academy Street	Victrian	4	2	12	\$575,000	\$575,000	\$600,599	104.45%	\$476,800
21	79 Ward Place	Victrian	4	2.1	8	\$499,000	\$499,000	\$532,500	106.71%	\$411,000
22	155 Ward Place	Colonial	5	2.1	164	\$449,500	\$399,000	\$380,000	95.24%	\$391,000
23	164 Seton Place	Colonial	3	2	25	\$425,000	\$399,000	\$405,000	101.50%	\$382,600
24	25 Eder Terrace	Colonial	3	1.2	84	\$400,000	\$380,000	\$380,000	100.00%	\$389,900
25	139 Seton Place	Colonial	3	1	15	\$399,000	\$399,000	\$378,000	94.74%	\$375,100
26	373 Wilden Place	Colonial	3	1.1	35	\$380,000	\$380,000	\$375,000	98.68%	\$373,800
27	153 Irvington Avenue	TwnEndUn	2	2	14	\$299,000	\$299,000	\$315,000	105.35%	\$218,600
28	372 Valley Street, Unit G3	OneFloor	1	1	196	\$110,000	\$110,000	\$103,000	93.64%	\$71,600

"ACTIVE" Listings in South Orange

as of 05/31/2018

Number of Units: 49
 Average List Price: \$610,317
 Average Days on Market: 115

"UNDER CONTRACT" Listings in South Orange

as of 05/31/2018

Number of Units: 43
 Average List Price: \$608,576
 Average Days on Market: 35

South Orange 2018 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD Avg
# Units Sold	20	8	13	20	28								18
Active Listings	13	17	32	51	18								26
Avg List Price	\$445,600	\$598,335	\$610,921	\$602,319	\$660,927								\$583,620
Avg Sales Price	\$662,620	\$680,750	\$706,192	\$675,875	\$696,292								\$684,346
Days on Market	57	22	59	44	37								44
Sales Price as % of List Price	148.70%	113.77%	115.59%	112.21%	105.35%								119%
Under Contract	5	9	16	41	43								23

1 YEAR FLASHBACK

01/01/2017-05/31/2017 vs 01/01/2018-05/31/2018

	2017	2018	% Change
# Units Sold	93	89	-4.30%
Avg. Days on Market	35	45	28.57%
Avg. Sales Price	\$650,665	\$684,186	5.15%



South Orange Yearly Market Trends

2014 to 2017

	2014	2015	2016	2017
LP	\$566,618	\$606,289	\$640,837	\$644,832
SP	\$561,516	\$607,770	\$648,230	\$649,383
LP to SP Ratio	99.10%	100.24%	101.15%	100.71%

