

SOUTH ORANGE

Market Snapshot

SOLD in June 2018

UNITS	ADDRESS	STYLE	BEDRMS	BATHS	DOM	ORIG. LIST PRICE	LIST PRICE	SALES PRICE	SP:LP	TOTAL ASSESSMENT
1	257 North Ridgewood Road	Colonial	6	3.1	74	\$950,000	\$899,000	\$880,000	97.89%	\$937,600
2	356 Grove Road	Colonial	6	4.1	120	\$915,000	\$800,000	\$831,000	103.88%	\$951,700
3	42 Crest Drive	Colonial	5	4.1	64	\$849,999	\$849,999	\$852,078	100.24%	\$1,094,700
4	361 Harding Drive	Tudor	6	4.2	88	\$849,000	\$849,000	\$840,000	98.94%	\$959,400
5	215 Warwick Avenue	Colonial	5	3.1	13	\$839,000	\$839,000	\$915,000	109.06%	\$686,900
6	267 Winthrop Terrace	Colonial	6	3.2	45	\$820,000	\$820,000	\$805,000	98.17%	\$663,800
7	387 Lenox Avenue	Colonial	4	2.2	9	\$819,000	\$819,000	\$810,000	98.90%	\$668,900
8	603 Hamilton Road	Colonial	5	5.1	13	\$749,000	\$749,000	\$775,000	103.47%	\$694,900
9	302 S Western Drive	Colonial	4	2.2	12	\$729,000	\$729,000	\$825,000	113.17%	\$496,800
10	39 Stanley Road	Colonial	5	3.1	20	\$719,000	\$719,000	\$719,000	100.00%	\$681,700
11	439 West South Orange Avenue	Tudor	5	3.1	44	\$699,000	\$659,000	\$640,000	97.12%	\$543,200
12	406 Lenox Place	Colonial	5	3.1	14	\$699,000	\$699,000	\$705,000	100.86%	\$564,000
13	194 Village Road	Victrian	4	2.1	18	\$698,000	\$698,000	\$732,000	104.87%	\$655,100
14	560 Berkeley Avenue	Colonial	4	3.1	15	\$680,000	\$680,000	\$670,000	98.53%	\$626,300
15	670 Sinclair Terrace	Colonial	5	3.1	219	\$559,000	\$469,000	\$440,000	93.82%	\$399,400
16	254 Vose Avenue	Ranch	3	2	47	\$550,000	\$550,000	\$500,000	90.91%	\$477,600
17	117 2nd Street	Colonial	3	2	15	\$549,000	\$549,000	\$605,000	110.20%	\$477,900
18	229 Thornden Street	TwnIntUn	2	3.1	17	\$545,000	\$545,000	\$545,000	100.00%	\$448,600
19	368 Clark Street	Victrian	3	1.1	9	\$469,000	\$469,000	\$519,000	110.66%	\$392,500
20	72 Mews Lane	OneFloor	2	2	29	\$445,000	\$445,000	\$450,000	101.12%	\$371,700
21	65 Mews Lane	TwnIntUn	2	2.1	12	\$435,000	\$435,000	\$455,000	104.60%	\$388,400
22	609 South Orange Avenue	HighRise	2	2.1	108	\$315,000	\$315,000	\$295,000	93.65%	\$412,300
23	167 Academy Street	HalfDupl	3	1	29	\$300,000	\$300,000	\$328,500	109.50%	\$331,500
24	157 Church Street	Detached	3	1	78	\$240,000	\$240,000	\$235,000	97.92%	\$368,000

"ACTIVE" Listings in South Orange

as of 06/30/2018

Number of Units: 50
 Average List Price: \$626,359
 Average Days on Market: 96

"UNDER CONTRACT" Listings in South Orange

as of 06/30/2018

Number of Units: 47
 Average List Price: \$617,314
 Average Days on Market: 36

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	24							15
Active Listings	13	17	32	51	18	20							22
Avg List Price	\$445,600	\$598,335	\$610,921	\$602,319	\$660,927	\$593,680							\$486,350
Avg Sales Price	\$662,620	\$680,750	\$706,192	\$675,875	\$696,292	\$640,482							\$570,288
Days on Market	57	22	59	44	37	46							37
Sales Price as % of List Price	148.70%	113.77%	115.59%	112.21%	105.35%	107.88%							99%
Under Contract	5	9	16	41	43	27							19

1 YEAR FLASHBACK

01/01/2017-06/30/2017 vs 01/01/2018-06/30/2018

	2017	2018	% Change
# Units Sold	120	113	-5.83%
Avg. Days on Market	39	45	15.38%
Avg. Sales Price	\$652,442	\$674,904	3.44%



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%

