

South Orange

October 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	619 Hamilton Rdoad	Colonial	3	2.1	118	\$379,900	\$150,000	\$150,000	100.00%	\$325,900	0.46
2	124 3rd Street Unit B	Duplex	2	1.1	82	\$279,000	\$269,000	\$263,000	97.77%	\$200,100	1.31
3	28 Holland Road	Colonial	4	2.2	49	\$320,000	\$300,000	\$295,000	98.33%	\$227,300	1.30
4	55 Hixon Place	Victrian	3	1.1	50	\$340,000	\$332,500	\$326,000	98.05%	\$263,300	1.24
5	31-41 Church St Unit 306	OneFloor	2	2.0	14	\$369,000	\$369,000	\$365,000	98.92%	\$288,100	1.27
6	311 Meeker Street	Colonial	3	1.1	28	\$435,000	\$435,000	\$435,000	100.00%	\$395,400	1.10
7	271 Richmond Avenue	Colonial	4	2.0	37	\$464,900	\$464,900	\$470,000	101.10%	\$390,600	1.20
8	16 South Centre Street	Colonial	4	3.2	56	\$479,000	\$499,000	\$474,500	95.09%	\$382,800	1.24
9	247 Lenox Avenue	Colonial	3	2.1	108	\$550,000	\$515,000	\$493,000	95.73%	\$377,400	1.31
10	182 Mayhew Drive	Colonial	3	2.1	0	\$525,000	\$525,000	\$535,000	101.90%	\$458,300	1.17
11	186 Great Hills Drive	RanchExp	5	3.1	169	\$675,000	\$589,000	\$560,000	95.08%	\$523,500	1.07
12	174 Village Road	Victrian	5	3.0	51	\$599,900	\$599,900	\$595,000	99.18%	\$441,900	1.35
13	259 Kingsland Terrace	Colonial	4	2.0	9	\$549,000	\$549,000	\$600,000	109.29%	\$409,100	1.47
14	59 Whiteoak Drive	Colonial	5	3.1	79	\$799,900	\$650,000	\$632,500	97.31%	\$546,800	1.16
15	11 Glenview Road	Ranch	5	3.1	45	\$669,000	\$669,000	\$655,000	97.91%	\$448,800	1.46
16	181 Harding Drive	Tudor	4	2.2	26	\$665,000	\$665,000	\$659,000	99.10%	\$574,400	1.15
17	56 Speir Drive	Custom	5	4.0	52	\$749,000	\$699,000	\$665,000	95.14%	\$566,400	1.17
18	157 Ralston Avenue	Colonial	4	3.1	16	\$679,000	\$679,000	\$700,000	103.09%	\$421,700	1.66
19	370 Beech Spring Road	Colonial	5	3.2	32	\$750,000	\$750,000	\$740,000	98.67%	\$627,900	1.18
20	9 Foster Court	Colonial	4	2.1	127	\$975,000	\$839,999	\$780,000	92.86%	\$964,100	0.81
21	234 Walton Avenue	Victrian	5	3.1	5	\$725,000	\$725,000	\$788,000	108.69%	\$655,000	1.20
22	58 Blanchard Road	Custom	4	3.1	21	\$899,000	\$899,000	\$850,000	94.55%	\$560,100	1.52
AVERAGE					53	\$585,300	\$553,332	\$546,864	98.99%		1.22

"ACTIVE" LISTINGS IN SOUTH ORANGE

Number of Units: **84**
 Average List Price: **\$661,740**
 Average Days on Market: **70**

"UNDER CONTRACT" LISTINGS IN SOUTH ORANGE

Number of Units: **55**
 Average List Price: **\$533,049**
 Average Days on Market: **58**

South Orange 2014 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	47	72	73	57	42	54	33	52	38	53			50
List Price	\$615,142	\$536,756	\$630,808	\$515,857	\$542,950	\$664,400	\$541,338	\$583,767	\$535,500	\$553,332			\$577,099
Sales Price	\$620,350	\$519,933	\$597,423	\$511,179	\$541,500	\$672,312	\$545,241	\$577,930	\$520,242	\$546,864			\$573,065
Sales Price as a % of List Price	100.73%	96.47%	96.66%	98.65%	99.76%	102.01%	100.62%	98.88%	97.01%	98.99%			99.45%
Sales Price to Assessed Value	1.17	1.03	1.16	1.22	1.17	1.34	1.23	1.21	1.08	1.22			1.21
# Units Sold	12	9	13	14	24	35	29	27	19	22			204
Active Listings	53	57	69	74	82	85	89	88	88	84			77
Under Contracts	37	44	53	75	72	63	48	50	52	55			55

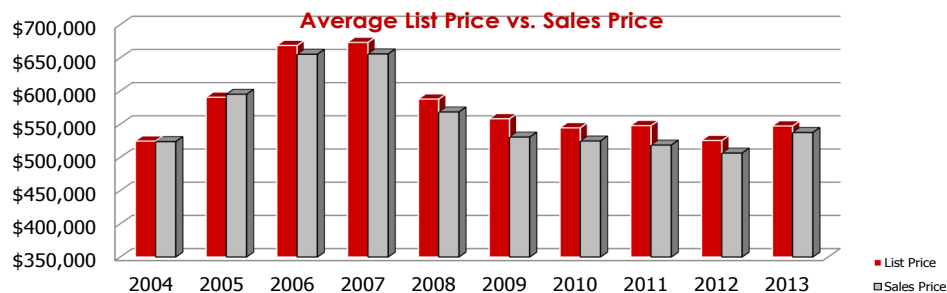
Flashback! YTD 2013 vs YTD 2014

	2013	2014	% Change
Days on Market	62	50	-20.06%
Sales Price	\$538,173	\$573,065	6.48%
Sales Price as a % of List Price	97.77%	99.45%	1.72%

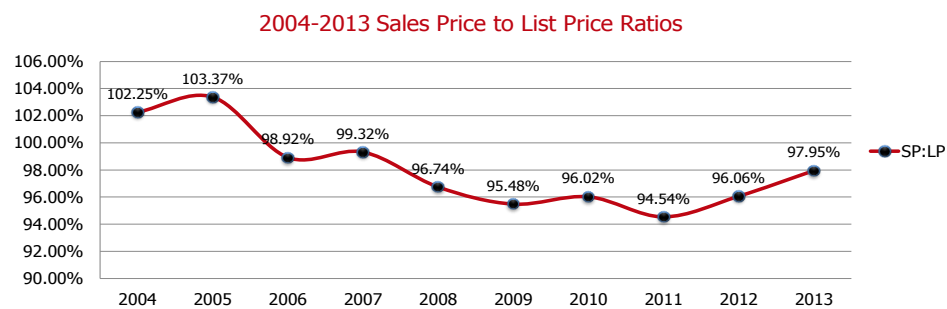


	2013	2014	% Change
# Units Sold	196	204	4.08%
Active Listings	71	84	18.31%
Under Contracts	31	55	77.42%

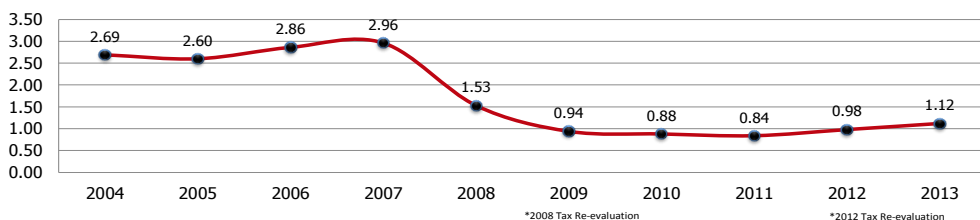
South Orange 2004-2013



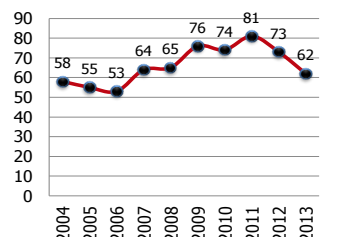
South Orange 2004-2013



Sales Price to Assessed Value Ratio



2004-2013 Average Days on Market



2004-2013 Number of Units Sold

