

South Orange

July 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	17-25 Church Street U13	TwnIntUn	2	2.1	63	\$245,000	\$245,000	\$245,000	100.00%	\$310,500	0.79
2	171 College Place	MultiFlr	3	1.1	42	\$260,000	\$260,000	\$260,000	100.00%	\$275,700	0.94
3	64 Mews Lane	TwnIntUn	2	2.1	16	\$359,000	\$359,000	\$359,000	100.00%	\$311,600	1.15
4	581 Hamilton Road	Ranch	2	2.0	46	\$399,000	\$399,000	\$385,000	96.49%	\$266,500	1.44
5	115 Seton Place	Colonial	4	2.1	33	\$375,000	\$375,000	\$415,000	110.67%	\$280,800	1.48
6	251 Gardner Avenue	Colonial	4	1.1	9	\$399,000	\$399,000	\$415,000	104.01%	\$302,600	1.37
7	141 South Centre Street	Colonial	4	1.1	21	\$429,000	\$419,000	\$419,000	100.00%	\$344,200	1.22
8	318 Meeker Street	Colonial	4	2.0	19	\$495,000	\$495,000	\$480,000	96.97%	\$355,900	1.35
9	150 Brentwood Drive	Contemp	4	3.1	252	\$529,000	\$529,000	\$484,000	91.49%	\$510,800	0.95
10	237 Coudert Place	Colonial	4	2.0	20	\$479,000	\$489,000	\$500,000	102.25%	\$376,100	1.33
11	344 Vose Avenue	Carriage	2	1.1	15	\$539,000	\$539,000	\$515,000	95.55%	\$279,800	1.84
12	68 Scotland Road	Colonial	4	3.1	20	\$525,000	\$525,000	\$525,000	100.00%	\$418,300	1.26
13	475 Page Terrace	Colonial	4	2.0	55	\$529,000	\$539,000	\$529,000	98.14%	\$410,600	1.29
14	46 Fielding Court	Colonial	4	3.1	13	\$539,000	\$539,000	\$568,750	105.52%	\$354,100	1.61
15	410 W S. Orange Avenue	Colonial	4	3.1	29	\$609,000	\$609,000	\$575,000	94.42%	\$514,500	1.12
16	210 Walton Avenue	Carriage	3	1.1	18	\$589,000	\$589,000	\$580,000	98.47%	\$460,600	1.26
17	109 Rynda Road	Colonial	5	2.1	16	\$640,000	\$640,000	\$650,000	101.56%	\$464,500	1.40
18	146 Rynda Road	Colonial	4	2.1	18	\$599,000	\$599,000	\$650,750	108.64%	\$401,300	1.62
19	101 Rynda Road	Colonial	4	3.1	17	\$659,000	\$659,000	\$659,000	100.00%	\$515,100	1.28
20	314 Radel Terrace	Colonial	4	2.1	11	\$589,000	\$589,000	\$667,500	113.33%	\$320,500	2.08
21	245 Highland Road	Tudor	3	2.1	39	\$715,000	\$715,000	\$705,000	98.60%	\$577,500	1.22
22	129 Mayhew Drive	Tudor	4	3.0	41	\$719,000	\$719,000	\$707,000	98.33%	\$638,100	1.11
23	215 Vose Avenue	Colonial	4	2.2	16	\$610,000	\$680,000	\$712,000	104.71%	\$470,600	1.51
24	281 Underhill Road	RanchExp	4	3.0	37	\$729,000	\$729,000	\$715,000	98.08%	\$487,600	1.47
25	70 Speir Drive	RanchExp	4	3.1	13	\$759,000	\$759,000	\$741,000	97.63%	\$542,000	1.37

© 2004-2015 Copyright Protected. All Rights Reserved

South Orange

July 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	373 Thornden Street	Colonial	5	3.1	12	\$650,000	\$650,000	\$750,000	115.38%	\$476,100	1.58
27	26 Rynda Road	Colonial	5	4.0	13	\$699,000	\$699,000	\$760,000	108.73%	\$465,700	1.63
28	45 Kingman Road	Victrian	5	2.1	9	\$715,000	\$715,000	\$767,000	107.27%	\$490,500	1.56
29	301 Hillside Place	Colonial	4	3.2	10	\$775,000	\$775,000	\$805,000	103.87%	\$413,700	1.95
30	207 Edgewood Terrace	Colonial	4	3.2	12	\$759,000	\$759,000	\$825,000	108.70%	\$564,400	1.46
31	403 West End Road	Colonial	6	3.1	0	\$849,000	\$849,000	\$843,700	99.38%	\$627,100	1.35
32	450 Prospect Street	Colonial	6	3.2	20	\$839,000	\$839,000	\$900,000	107.27%	\$672,800	1.34
33	6 Tillou Court	TwnEndUn	3	3.1	27	\$975,000	\$975,000	\$960,000	98.46%	\$843,500	1.14
34	483 Berkeley Avenue	Colonial	7	4.2	14	\$1,159,000	\$1,159,000	\$1,301,500	112.30%	\$1,061,700	1.23
35	151 Montrose Avenue	Custom	7	4.2	30	\$1,750,000	\$1,750,000	\$1,660,000	94.86%	\$1,468,700	1.13
36	340 Montrose Avenue	Colonial	6	5.1	14	\$1,750,000	\$1,750,000	\$1,750,000	100.00%		
AVERAGE					29	\$673,278	\$675,500	\$688,450	101.97%		1.37

"ACTIVE" LISTINGS IN SOUTH ORANGE

Number of Units: 69
Average List Price: \$648,988
Average Days on Market: 81

"UNDER CONTRACT" LISTINGS IN SOUTH ORANGE

Number of Units: 54
Average List Price: \$605,681
Average Days on Market: 40

South Orange 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	48	59	77	58	31	22	29						42
List Price	\$522,223	\$649,063	\$634,011	\$511,433	\$588,964	\$571,152	\$675,500						\$603,115
Sales Price	\$526,038	\$630,969	\$625,386	\$513,542	\$598,271	\$579,630	\$688,450						\$606,891
Sales Price as a % of List Price	100.90%	97.64%	98.31%	99.89%	101.63%	101.81%	101.97%						100.67%
Sales Price to	1.40	1.17	1.17	1.28	1.29	1.39	1.37						1.31
# Units Sold	13	16	18	18	28	25	36						154
Active Listings	48	54	62	72	72	65	69						63
Under Contracts	38	43	55	70	73	69	54						57

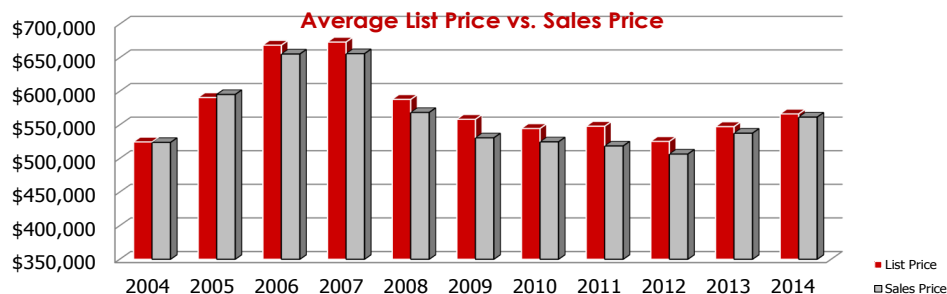
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	50	42	-16.19%
Sales Price	\$583,717	\$606,891	3.97%
Sales Price as a % of List Price	99.98%	100.67%	0.69%



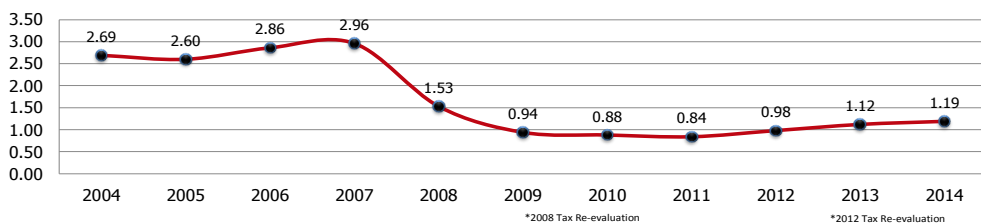
	2014	2015	% Change
# Units Sold	136	154	13.24%
Active Listings	89	69	-22.47%
Under Contracts	48	54	12.50%

South Orange Yearly Market Trends



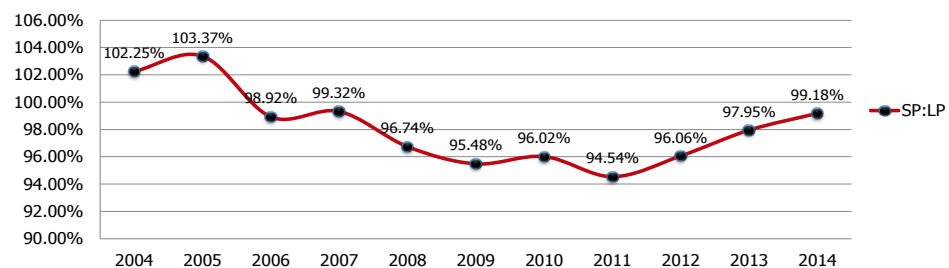
2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327
\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641	\$561,563

Sales Price to Assessed Value Ratio

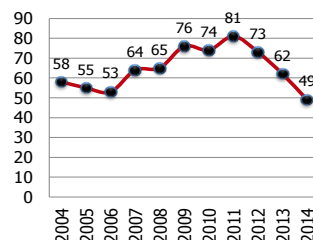


South Orange Yearly Market Reports

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

