

# South Orange

## June 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	111 Raymond Avenue	Colonial	3	3.1	10	\$729,000	\$729,000	\$750,000	102.88%	\$406,600	1.84
2	257 Waverly Place	Bi-Level	4	2.0	48	\$290,000	\$290,000	\$310,000	106.90%	\$314,200	0.99
3	168 Vose Avenue	Victrian	5	1.2	18	\$550,000	\$550,000	\$555,000	100.91%	\$341,200	1.63
4	343 S Ridgewood Road	Colonial	5	3.1	12	\$625,000	\$625,000	\$615,000	98.40%	\$497,500	1.24
5	153 Irvington Avenue 102	OneFloor	1	1.0	50	\$225,000	\$225,000	\$218,750	97.22%	\$169,500	1.29
6	120 Hemlock Terrace	Colonial	6	3.2	24	\$699,000	\$699,000	\$685,000	98.00%	\$549,700	1.25
7	55 Harding Drive	Tudor	4	3.1	62	\$629,000	\$629,000	\$595,000	94.59%	\$609,600	0.98
8	239 Lenox Avenue	Colonial	4	1.0	12	\$495,000	\$495,000	\$505,000	102.02%	\$374,100	1.35
9	131 Mercer Place	Colonial	3	1.0	9	\$379,000	\$379,000	\$416,000	109.76%	\$248,100	1.68
10	407 N Ridgewood Road	Colonial	6	3.1	42	\$849,000	\$849,000	\$849,000	100.00%	\$638,300	1.33
11	291 Highland Road	Tudor	5	3.1	44	\$759,000	\$759,000	\$730,000	96.18%	\$652,800	1.12
12	261 Academy Street	Colonial	4	1.0	15	\$489,000	\$489,000	\$540,000	110.43%	\$322,700	1.67
13	60 Glenview Road	Colonial	4	3.1	42	\$739,000	\$739,000	\$745,000	100.81%	\$496,000	1.50
14	206 Lenox Avenue	Colonial	4	2.2	12	\$799,000	\$799,000	\$799,000	100.00%	\$367,000	2.18
15	8 Franklin Terrace	Colonial	3	2.2	9	\$625,000	\$625,000	\$660,000	105.60%	\$373,200	1.77
16	373 Melrose Place	Colonial	4	3.2	15	\$745,000	\$745,000	\$742,000	99.60%	\$576,200	1.29
17	436 Summit Avenue	Contemp	4	2.1	9	\$519,000	\$519,000	\$555,000	106.94%	\$375,100	1.48
18	425 S Ridgewood Road	Colonial	3	1.1	25	\$495,000	\$475,000	\$472,500	99.47%	\$388,300	1.22
19	258 Lenox Avenue	Colonial	3	2.0	13	\$535,000	\$535,000	\$575,000	107.48%	\$362,800	1.58

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Not intended to solicit a property already listed.

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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20	622 Varsity Road	Colonial	4	1.1	15	\$355,000	\$355,000	\$366,000	103.10%	\$263,400	1.39
21	208 W South Orange Ave	Colonial	4	2.1	19	\$560,000	\$560,000	\$547,500	97.77%	\$465,000	1.18
22	268 Beech Spring Road	Colonial	4	2.1	20	\$725,000	\$725,000	\$775,000	106.90%	\$594,700	1.30
23	10 Riggs Place	Victrian	3	2.0	10	\$374,900	\$374,900	\$375,000	100.03%	\$246,900	1.52
24	329 Hartford Road	Colonial	7	3.1	14	\$659,900	\$659,900	\$660,000	100.02%	\$879,200	0.75
25	131 Ward Place	Colonial	4	2.1	1	\$449,000	\$449,000	\$450,000	100.22%	\$351,800	1.28
<b>AVERAGE</b>					<b>22</b>	<b>\$571,952</b>	<b>\$571,152</b>	<b>\$579,630</b>	<b>101.81%</b>		<b>1.39</b>

### ***"ACTIVE"*** LISTINGS IN SOUTH ORANGE

**Number of Units:** 65  
**Average List Price:** \$678,863  
**Average Days on Market:** 81

### ***"UNDER CONTRACT"*** LISTINGS IN SOUTH ORANGE

**Number of Units:** 69  
**Average List Price:** \$632,200  
**Average Days on Market:** 37

# 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							46
List Price	\$522,223	\$649,063	\$634,011	\$511,433	\$588,964	\$571,152							\$581,031
Sales Price	\$526,038	\$630,969	\$625,386	\$513,542	\$598,271	\$579,630							\$582,009
Sales Price as a % of List Price	100.90%	97.64%	98.31%	99.89%	101.63%	101.81%							100.28%
Sales Price to Assessed Value	1.40	1.17	1.17	1.28	1.29	1.39							1.29
# Units Sold	13	16	18	18	28	25							118
Active Listings	48	54	62	72	72	65							62
Under Contracts	38	43	55	70	73	69							58

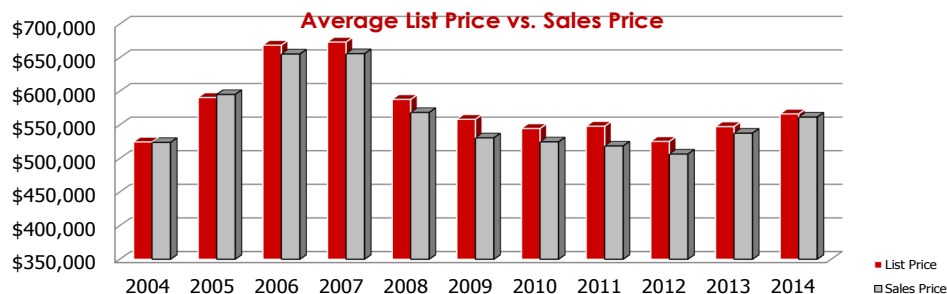
## Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	55	46	-15.86%
Sales Price	\$594,145	\$582,009	-2.04%
Sales Price as a % of List Price	99.81%	100.28%	0.47%



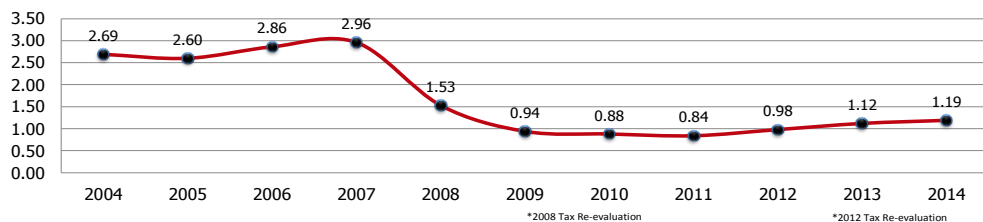
	2014	2015	% Change
# Units Sold	107	118	10.28%
Active Listings	85	65	-23.53%
Under Contracts	63	69	9.52%

## South Orange Yearly Market Trends



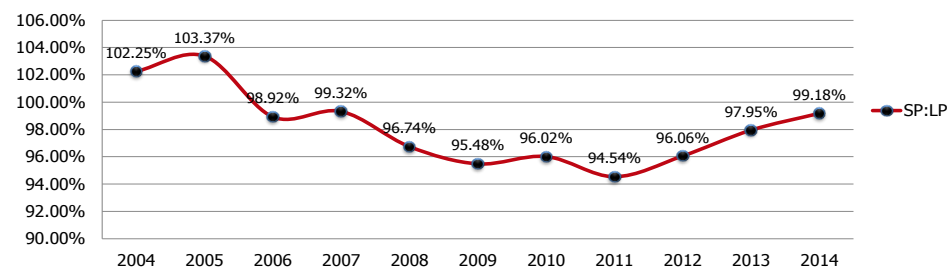
2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327
\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641	\$561,563

### Sales Price to Assessed Value Ratio

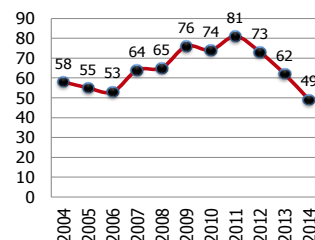


## South Orange Yearly Market Reports

### Sales Price to List Price Ratios



### Average Days on Market



### Number of Units Sold

