

# South Orange

## June 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	152 Tichenor Avenue	Colonial	3	1.0	91	\$215,000	\$215,000	\$215,000	100.00%	\$287,000	0.75
2	17-25 Church St Unit 13	MultiFlr	2	2.1	141	\$269,000	\$229,000	\$229,000	100.00%	\$310,500	0.74
3	164 Church Street	Ranch	3	1.1	315	\$229,000	\$250,000	\$275,000	110.00%	\$179,700	1.53
4	10 Mews Lane	TwnIntUn	2	2.1	9	\$349,000	\$349,000	\$353,420	101.27%	\$285,100	1.24
5	24 Cottage Street	Colonial	5	1.1	85	\$364,000	\$364,000	\$350,000	96.15%	\$278,400	1.26
6	324 Meeker Street	Colonial	4	2.1	172	\$425,000	\$425,000	\$475,000	111.76%		
7	137 Roland Avenue	Colonial	4	1.0	14	\$425,000	\$425,000	\$510,000	120.00%	\$368,800	1.38
8	136 Mercer Place	Colonial	4	2.1	68	\$500,000	\$450,000	\$440,000	97.78%	\$371,800	1.18
9	351 Meeker Street	Colonial	4	2.1	6	\$469,000	\$469,000	\$531,000	113.22%	\$390,200	1.36
10	29 University Court	Colonial	4	1.1	26	\$519,000	\$519,000	\$521,500	100.48%	\$354,100	1.47
11	332 Clark Street	Colonial	3	2.1	12	\$535,000	\$535,000	\$572,000	106.92%	\$392,000	1.46
12	450 Hillside Place	Colonial	5	3.0	11	\$549,000	\$549,000	\$549,000	100.00%	\$441,700	1.24
13	345 Tichenor Avenue	Colonial	4	2.1	10	\$575,000	\$575,000	\$570,000	99.13%	\$399,400	1.43
14	210 Conway Court	Colonial	4	3.1	31	\$639,900	\$625,000	\$620,000	99.20%	\$359,800	1.72
15	121 Glenview Road	Ranch	3	3.0	238	\$698,000	\$629,000	\$617,000	98.09%	\$599,000	1.03
16	4 Walnut Court	Colonial	5	3.2	11	\$639,000	\$639,000	\$700,000	109.55%	\$413,000	1.69
17	179 Scotland Road	Victrian	7	3.1	98	\$669,000	\$669,000	\$630,000	94.17%	\$613,200	1.03
18	342 Richmond Avenue	Colonial	4	2.1	11	\$690,000	\$690,000	\$777,000	112.61%	\$502,200	1.55
19	106 Hemlock Terrace	Colonial	4	3.2	13	\$695,000	\$695,000	\$715,000	102.88%	\$569,700	1.26
20	264 Kingsland Terrace	Colonial	5	2.1	30	\$699,000	\$699,000	\$699,000	100.00%	\$519,100	1.35
21	16 Overhill Road	Colonial	5	4.1	21	\$725,000	\$725,000	\$765,000	105.52%	\$538,100	1.42
22	31 Glenside Road	Colonial	5	3.2	19	\$735,000	\$735,000	\$735,000	100.00%	\$511,400	1.44
23	49 Glenview Road	Ranch	4	3.1	9	\$749,000	\$749,000	\$787,500	105.14%	\$461,300	1.71
24	69 Glenview Road	Colonial	5	4.1	20	\$749,999	\$749,999	\$717,000	95.60%	\$599,300	1.20
25	270 Vose Avenue	Colonial	6	2.1	14	\$750,000	\$750,000	\$735,000	98.00%	\$466,700	1.57

© 2004-2014 Copyright Protected. All Rights Reserved

# South Orange

## June 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	33 Hoskier Road	Colonial	5	3.2	36	\$789,000	\$789,000	\$740,000	93.79%	\$614,100	1.21
27	88 Jessica Way	Contemp	4	3.1	17	\$850,000	\$850,000	\$876,000	103.06%	\$633,400	1.38
28	291 Melrose Place	Meditter	4	4.1	26	\$899,000	\$899,000	\$875,000	97.33%	\$832,900	1.05
29	270 Irving Avenue	Colonial	6	4.1	17	\$899,000	\$899,000	\$921,000	102.45%	\$780,900	1.18
30	368 Woodland Place	Colonial	6	3.1	23	\$930,000	\$930,000	\$953,000	102.47%	\$620,000	1.54
31	373 Grove Road	Colonial	5	4.2	5	\$949,000	\$949,000	\$1,150,000	121.18%	\$700,500	1.64
32	30 Tillou Road W	TwndEndUn	3	4.1	210	\$999,000	\$975,000	\$915,000	93.85%	\$782,700	1.17
33	17 Blanchard Road	Colonial	5	4.1	18	\$975,000	\$975,000	\$945,000	96.92%	\$646,500	1.46
34	377 Ravine Drive	Colonial	7	5.2	57	\$1,080,000	\$1,080,000	\$1,017,500	94.21%	\$1,005,000	1.01
35	364 Charlton Avenue	Victrian	7	3.1	12	\$1,199,000	\$1,199,000	\$1,050,000	87.57%	\$552,200	1.90
AVERAGE					54	\$669,454	\$664,400	\$672,312	102.01%		1.34

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

**Number of Units:** 85  
**Average List Price:** \$654,046  
**Average Days on Market:** 90

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

**Number of Units:** 63  
**Average List Price:** \$559,522  
**Average Days on Market:** 42

# 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							55
List Price	\$615,142	\$536,756	\$630,808	\$515,857	\$542,950	\$664,400							\$597,381
Sales Price	\$620,350	\$519,933	\$597,423	\$511,179	\$541,500	\$672,312							\$594,145
Sales Price as a % of List Price	100.73%	96.47%	96.66%	98.65%	99.76%	102.01%							99.81%
Sales Price to	1.17	1.03	1.16	1.22	1.17	1.34							1.22
# Units Sold	12	9	13	14	24	35							107
Active Listings	53	57	69	74	82	85							70
Under Contracts	37	44	53	75	72	63							57

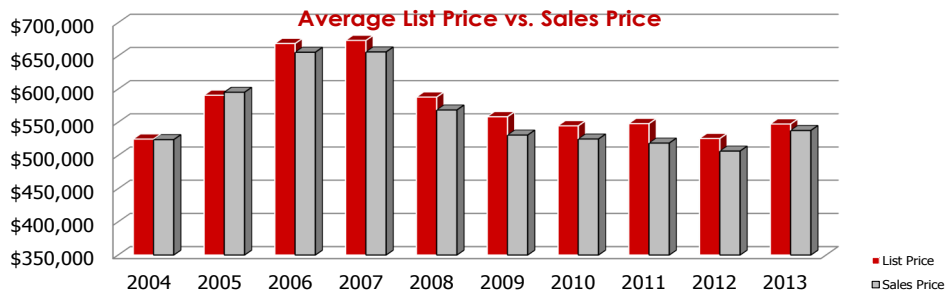
## Flashback! YTD 2013 vs YTD 2014

	2013	2014	% Change
Days on Market	70	55	-21.44%
Sales Price	\$539,638	\$594,145	10.10%
Sales Price as a % of List Price	96.69%	99.81%	3.22%



	2013	2014	% Change
# Units Sold	101	107	5.94%
Active Listings	67	85	26.87%
Under Contracts	68	63	-7.35%

## South Orange 2004-2013

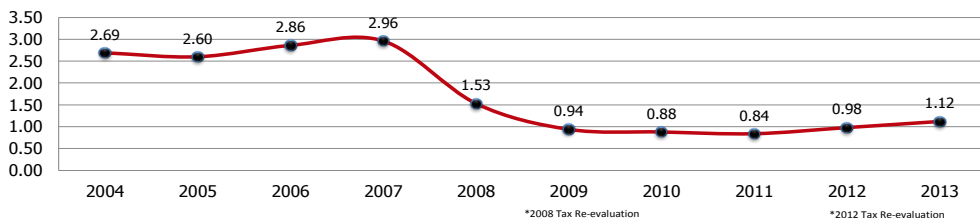


## South Orange 2004-2013

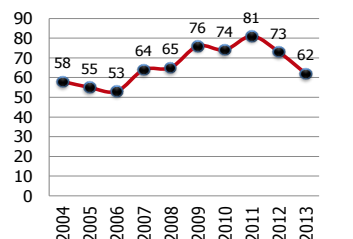


2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351
\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641

## Sales Price to Assessed Value Ratio



## 2004-2013 Average Days on Market



## 2004-2013 Number of Units Sold

