

# South Orange

## July 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	317 Meeker Street	SplitLev	3	1.0	21	\$215,000	\$215,000	\$210,000	97.67%	\$315,900	0.66
2	469 Prospect Street	FixrUppr	5	1.1	18	\$299,000	\$299,000	\$250,000	83.61%	\$371,900	0.67
3	82 Arnold Terrace	Colonial	3	2.0	37	\$299,900	\$299,900	\$271,000	90.36%	\$296,900	0.91
4	21 Eder Terrace	Colonial	2	1.1	14	\$305,000	\$305,000	\$315,000	103.28%	\$247,400	1.27
5	109 Connett Place	Colonial	3	2.1	6	\$319,000	\$319,000	\$355,000	111.29%	\$357,000	0.99
6	408 Clark Street	Colonial	5	2.0	360	\$440,000	\$330,000	\$330,000	100.00%	\$427,800	0.77
7	17 Eder Terrace	Colonial	3	1.2	14	\$339,000	\$339,000	\$356,000	105.01%	\$254,900	1.40
8	31-41 Church Street U#303	OneFloor	2	2.0	11	\$369,000	\$369,000	\$370,000	100.27%	\$288,100	1.28
9	387 Turrell Avenue	Colonial	4	1.1	82	\$429,000	\$415,000	\$395,000	95.18%	\$315,100	1.25
10	321 Wyoming Avenue C1B	TwnIntUn	3	3.1	9	\$459,000	\$459,000	\$512,000	111.55%	\$358,600	1.43
11	168 Village Road	Colonial	4	1.1	11	\$475,000	\$475,000	\$493,500	103.89%	\$382,900	1.29
12	323 Franklin Place	Custom	4	2.1	84	\$499,000	\$499,000	\$482,500	96.69%	\$347,200	1.39
13	215 Lenox Avenue	Colonial	4	2.0	10	\$519,000	\$519,000	\$599,000	115.41%	\$389,300	1.54
14	426 Lenox Place	Colonial	3	1.1	9	\$525,000	\$525,000	\$536,000	102.10%	\$405,900	1.32
15	312 S Ridgewood Road	SplitLev	5	3.0	15	\$540,000	\$540,000	\$532,000	98.52%	\$483,600	1.10
16	49 Warren Court	Colonial	3	2.1	22	\$575,000	\$575,000	\$580,000	100.87%	\$371,600	1.56
17	108 Milligan Place	Colonial	4	3.1	17	\$575,000	\$575,000	\$639,000	111.13%	\$307,300	2.08
18	165 Turrell Avenue	Colonial	4	3.1	17	\$589,000	\$589,000	\$589,000	100.00%	\$475,600	1.24
19	178 Kilburn Place	Colonial	5	4.1	10	\$639,000	\$639,000	\$645,000	100.94%	\$458,000	1.41
20	350 N Ridgewood Road	Custom	3	1.2	23	\$639,900	\$639,900	\$600,000	93.76%	\$497,500	1.21
21	484 Harding Drive	Colonial	6	4.2	16	\$650,000	\$650,000	\$639,000	98.31%	\$818,900	0.78
22	109 Irving Avenue	Colonial	5	3.2	16	\$650,000	\$650,000	\$649,000	99.85%	\$544,100	1.19
23	185 Mayhew Drive	Tudor	5	3.1	40	\$749,000	\$699,000	\$685,000	98.00%	\$590,200	1.16
24	208 Mayhew Drive	Colonial	3	2.2	9	\$709,000	\$709,000	\$685,000	96.61%	\$645,600	1.06
25	379 Lenox Avenue	SplitLev	4	3.2	11	\$749,000	\$749,000	\$775,000	103.47%	\$629,000	1.23

© 2004-2014 Copyright Protected. All Rights Reserved

# South Orange

## July 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
26	485 Longview Road	Colonial	5	3.2	22	\$789,000	\$789,000	\$775,000	98.23%	\$635,600	1.22
27	76 Whiteoak Drive	Custom	5	3.1	8	\$799,000	\$799,000	\$800,000	100.13%	\$545,900	1.47
28	179 Glenview Road	RanchExp	4	3.1	26	\$859,000	\$859,000	\$875,000	101.86%	\$501,100	1.75
29	104 Scotland Road	Victrian	7	3.1	28	\$869,000	\$869,000	\$869,000	100.00%	\$785,000	1.11
AVERAGE					33	\$547,338	\$541,338	\$545,241	100.62%		1.23

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

**Number of Units:** 89  
**Average List Price:** \$648,957  
**Average Days on Market:** 99

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

**Number of Units:** 49  
**Average List Price:** \$563,579  
**Average Days on Market:** 49

# 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							50
List Price	\$615,142	\$536,756	\$630,808	\$515,857	\$542,950	\$664,400							\$585,431
Sales Price	\$620,350	\$519,933	\$597,423	\$511,179	\$541,500	\$672,312							\$583,717
Sales Price as a % of List Price	100.73%	96.47%	96.66%	98.65%	99.76%	102.01%							99.98%
Sales Price to Assessed Value	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

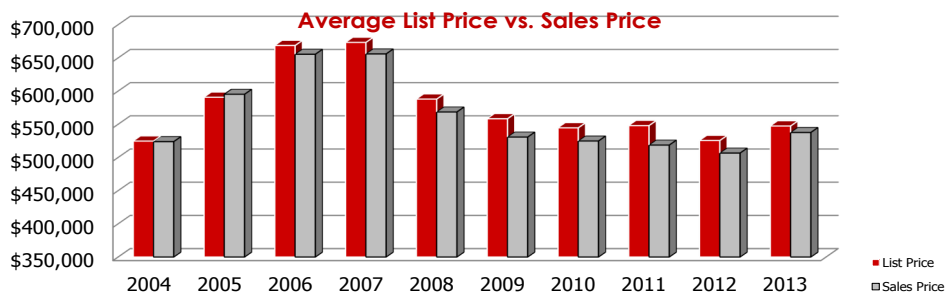
## Flashback! YTD 2013 vs YTD 2014

	2013	2014	% Change
Days on Market	61	50	-17.97%
Sales Price	\$540,321	\$583,717	8.03%
Sales Price as a % of List Price	97.58%	99.98%	2.46%

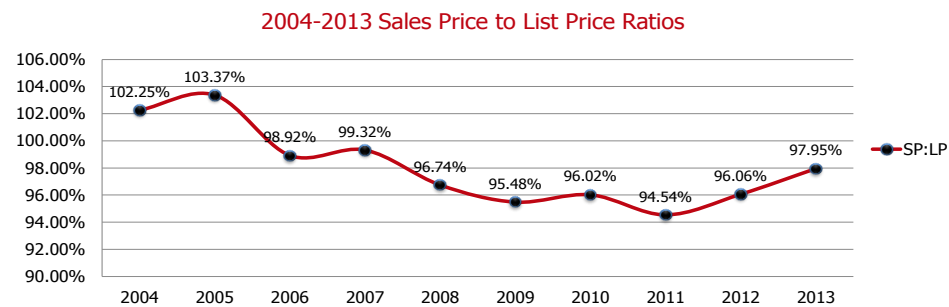


	2013	2014	% Change
# Units Sold	136	136	0.00%
Active Listings	66	89	34.85%
Under Contracts	47	48	2.13%

## South Orange 2004-2013

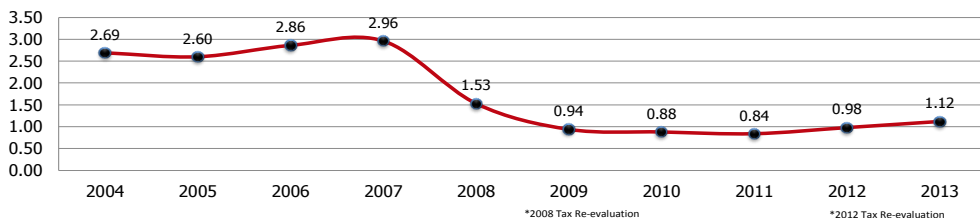


## South Orange 2004-2013

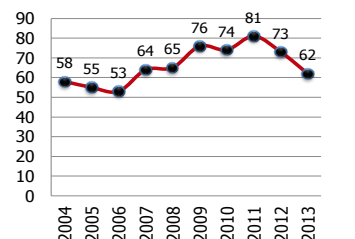


2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351
\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641

## Sales Price to Assessed Value Ratio



## 2004-2013 Average Days on Market



## 2004-2013 Number of Units Sold

