

# South Orange

## November 2014 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	82 Roland Avenue	Colonial	3	1.0	0	\$204,999	\$204,999	\$195,000	95.12%	\$231,500	0.84
2	215 Ward Place	Ranch	2	1.0	6	\$199,999	\$199,999	\$199,000	99.50%	\$201,200	0.99
3	26-40 Church Street U18	TwndEndUn	2	1.1	51	\$222,900	\$222,900	\$204,750	91.86%	\$298,100	0.69
4	27 Cottage Street	Colonial	3	2.1	59	\$395,000	\$395,000	\$370,000	93.67%	\$298,100	1.24
5	78 Massel Terrace	Colonial	3	1.1	15	\$379,900	\$379,900	\$382,000	100.55%	\$313,000	1.22
6	474 Prospect Street	Colonial	3	1.1	19	\$399,000	\$399,000	\$410,000	102.76%	\$340,200	1.21
7	514 Hartford Court	Colonial	4	3.1	75	\$549,000	\$424,900	\$424,900	100.00%	\$509,600	0.83
8	212 S Ridgewood Road	Colonial	4	2.1	90	\$495,000	\$470,000	\$445,000	94.68%	\$386,000	1.15
9	50 Fairview Avenue	Victrian	6	1.1	6	\$459,000	\$459,000	\$459,000	100.00%	\$368,100	1.25
10	28 University Court	Colonial	5	2.1	10	\$499,000	\$499,000	\$485,000	97.19%	\$405,800	1.20
11	11 Warren Court	Tudor	5	3.1	43	\$569,000	\$499,000	\$494,000	99.00%	\$413,900	1.19
12	101 S Centre Street	Colonial	5	3.1	28	\$559,000	\$559,000	\$565,000	101.07%	\$494,100	1.14
13	15 Lenox Terrace	Colonial	5	3.2	85	\$639,000	\$610,000	\$595,000	97.54%	\$598,500	0.99
14	199 Northwoods Drive	Ranch	4	3.0	6	\$619,000	\$619,000	\$620,000	100.16%	\$483,600	1.28
15	233 Grove Road	Colonial	5	2.1	19	\$629,000	\$629,000	\$625,036	99.37%	\$413,600	1.51
16	64 Fielding Court	Colonial	6	4.1	83	\$799,000	\$699,000	\$680,000	97.28%	\$617,200	1.10
17	177 Hill Drive	Custom	6	4.0	23	\$749,000	\$749,000	\$800,000	106.81%	\$660,800	1.21
18	240 Montrose Avenue	Colonial	5	4.2	110	\$899,000	\$870,000	\$870,000	100.00%	\$775,000	1.12
19	46 Crest Drive	Colonial	6	3.1	190	\$1,125,000	\$999,900	\$960,000	96.01%	\$793,000	1.21
20	206 Lenox Avenue	Colonial	4	2.2	3	\$349,000	\$349,000	\$337,000	96.56%	\$367,000	0.92
AVERAGE					46	\$536,990	\$511,880	\$506,034	98.46%		1.12

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

Number of Units: 65  
 Average List Price: \$604,400  
 Average Days on Market: 77

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

Number of Units: 42  
 Average List Price: \$546,450  
 Average Days on Market: 56

# 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	46		49
List Price	\$615,142	\$536,756	\$630,808	\$515,857	\$542,950	\$664,400	\$541,338	\$583,767	\$535,500	\$553,332	\$511,880		\$571,275
Sales Price	\$620,350	\$519,933	\$597,423	\$511,179	\$541,500	\$672,312	\$545,241	\$577,930	\$520,242	\$546,864	\$506,034		\$567,080
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%	98.46%		99.36%
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	1.12		1.20
# Units Sold	12	9	13	14	24	35	29	27	19	22	20		224
Active Listings	53	57	69	74	82	85	89	88	88	84	65		76
Under Contracts	37	44	53	75	72	63	48	50	52	55	42		54

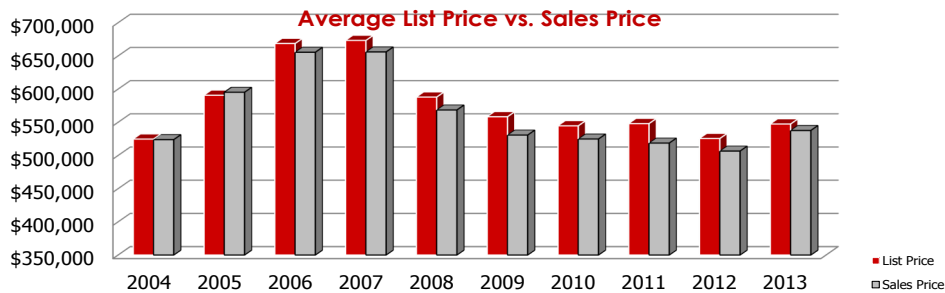
## Flashback! YTD 2013 vs YTD 2014

	2013	2014	% Change
Days on Market	63	49	-21.66%
Sales Price	\$535,916	\$567,080	5.82%
Sales Price as a % of List Price	97.79%	99.36%	1.61%



	2013	2014	% Change
# Units Sold	207	224	8.21%
Active Listings	62	65	4.84%
Under Contracts	31	42	35.48%

## South Orange 2004-2013

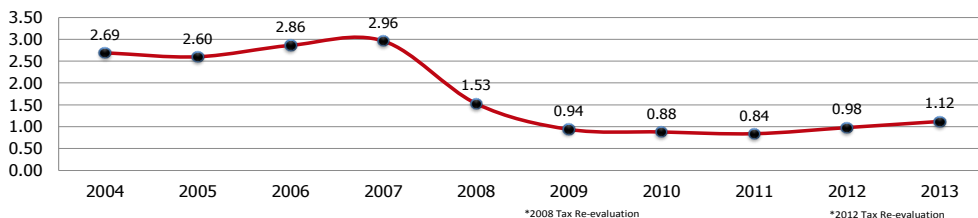


## South Orange 2004-2013

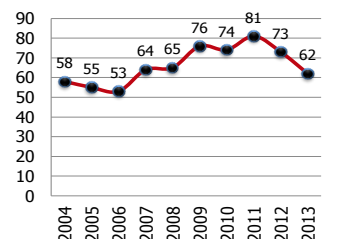


2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351
\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641

## Sales Price to Assessed Value Ratio



## 2004-2013 Average Days on Market



## 2004-2013 Number of Units Sold

