

South Orange

January 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	227 Lindsley Avenue	Colonial	4	1.1	27	\$298,000	\$298,000	\$298,000	100.00%	\$256,300	1.16
2	117 Kenneth Terrace	Colonial	4	1.0	20	\$325,000	\$325,000	\$325,000	100.00%	\$336,500	0.97
3	609 So Orange Avenue 4U	OneFloor	2	2.1	103	\$375,000	\$349,900	\$341,000	97.46%	\$217,000	1.57
4	66 Mews Lane	TwnIntUn	2	2.0	49	\$359,000	\$359,000	\$364,000	101.39%	\$271,500	1.34
5	19 Briar Court	Colonial	4	3.1	11	\$399,000	\$399,000	\$436,000	109.27%	\$542,700	0.80
6	346 Academy Street	Colonial	4	1.2	20	\$469,000	\$469,000	\$472,500	100.75%	\$298,600	1.58
7	319 Radel Terrace	Colonial	3	2.1	56	\$524,000	\$499,000	\$510,000	102.20%	\$374,400	1.36
8	415 Richmond Avenue	Colonial	5	3.1	51	\$619,000	\$619,000	\$619,000	100.00%	\$418,400	1.48
9	327 Tichenor Avenue	Colonial	4	2.1	23	\$625,000	\$625,000	\$620,000	99.20%	\$404,700	1.53
10	269 Vose Avenue	Victrian	5	2.1	62	\$679,000	\$650,000	\$638,000	98.15%	\$355,000	1.80
11	769 Mosswood Avenue	Victrian	5	3.1	32	\$698,000	\$698,000	\$715,000	102.44%	\$382,600	1.87
12	184 Montague Place	Colonial	5	3.1	48	\$750,000	\$699,000	\$735,000	105.15%	\$395,600	1.86
13	460 Overhill Road	Tudor	4	2.2	122	\$799,000	\$799,000	\$765,000	95.74%	\$829,400	0.92
AVERAGE					48	\$532,231	\$522,223	\$526,038	100.90%		1.40

"ACTIVE" LISTINGS IN SOUTH ORANGE

Number of Units: 48
Average List Price: \$605,755
Average Days on Market: 83

"UNDER CONTRACT" LISTINGS IN SOUTH ORANGE

Number of Units: 38
Average List Price: \$571,405
Average Days on Market: 62

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												48
List Price	\$522,223												\$522,223
Sales Price	\$526,038												\$526,038
Sales Price as a % of List Price	100.90%												100.90%
Sales Price to Assessed Value	1.40												1.40
# Units Sold	13												13
Active Listings	48												48
Under Contracts	38												38

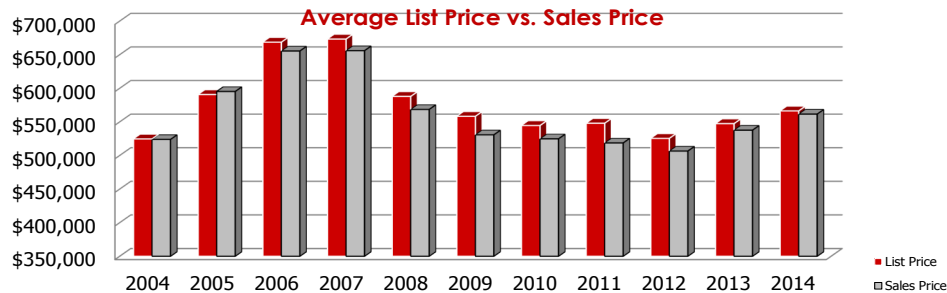
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	47	48	1.77%
Sales Price	\$620,350	\$526,038	-15.20%
Sales Price as a % of List Price	100.73%	100.90%	0.18%



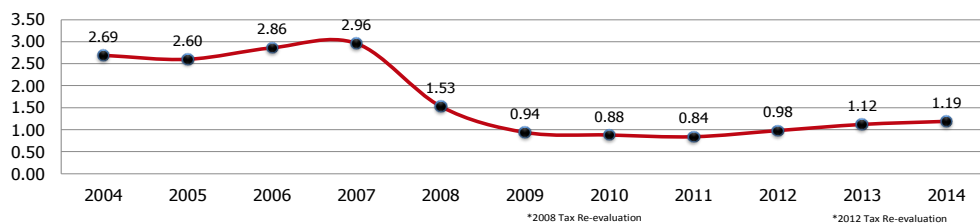
	2014	2015	% Change
# Units Sold	12	13	8.33%
Active Listings	53	48	-9.43%
Under Contracts	37	38	2.70%

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

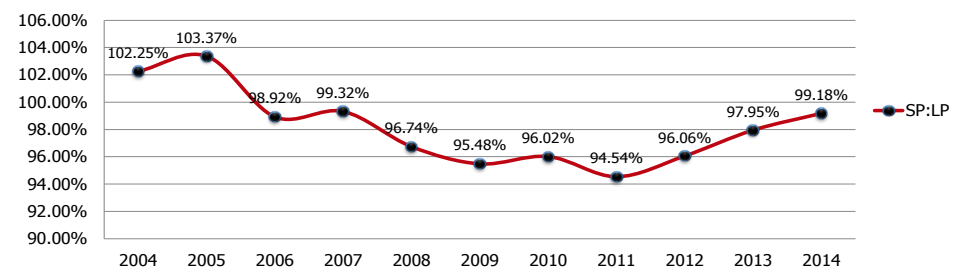


*2008 Tax Re-evaluation

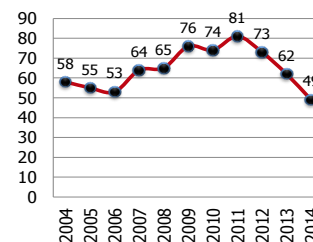
*2012 Tax Re-evaluation

South Orange Yearly Market Reports

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

