

South Orange

April 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	145 Seton Place	Ranch	3	2.0	134	\$319,500	\$299,900	\$285,000	95.03%	\$222,400	1.28
2	18 Mews Lane	TwnIntUn	2	2.1	19	\$339,900	\$339,900	\$345,000	101.50%	\$284,300	1.21
3	216 Garfield Place	Colonial	5	2.0	69	\$389,000	\$389,000	\$351,750	90.42%	\$675,600	0.52
4	64 Scotland Road	Colonial	6	2.1	332	\$449,900	\$425,000	\$360,000	84.71%	\$370,700	0.97
5	50 Eder Terrace	Colonial	4	2.0	50	\$375,000	\$375,000	\$360,000	96.00%	\$276,800	1.30
6	72 Mews Lane	TwnIntUn	2	2.0	1	\$380,000	\$380,000	\$380,000	100.00%	\$288,300	1.32
7	139 Mercer Place	Colonial	4	2.1	17	\$370,000	\$370,000	\$390,000	105.41%	\$283,700	1.37
8	152 Tichenor Avenue	Colonial	3	1.1	41	\$414,000	\$414,000	\$411,000	99.28%	\$287,000	1.43
9	213 Kingsland Terrace	Colonial	4	1.1	8	\$449,000	\$449,000	\$475,000	105.79%	\$390,400	1.22
10	328 Meadowbrook Lane	Colonial	4	2.1	11	\$499,000	\$499,000	\$482,500	96.69%	\$401,500	1.20
11	63 Fielding Court	Colonial	4	2.0	12	\$475,000	\$475,000	\$510,000	107.37%	\$349,000	1.46
12	475 Lenox Avenue	Colonial	3	2.1	142	\$575,000	\$549,000	\$529,000	96.36%	\$430,200	1.23
13	35 Crest Circle	Ranch	3	2.0	30	\$575,000	\$575,000	\$585,000	101.74%	\$340,100	1.72
14	143 Brentwood Drive	Ranch	3	3.0	37	\$579,000	\$579,000	\$605,000	104.49%	\$464,100	1.30
15	625 Longview Road	Ranch	3	2.1	10	\$629,000	\$629,000	\$701,000	111.45%	\$429,700	1.63
16	124 5th Street	Colonial	6	4.1	89	\$799,000	\$799,000	\$785,000	98.25%		
17	496 Mayhew Court	Tudor	4	3.2	31	\$800,000	\$800,000	\$807,000	100.88%	\$644,900	1.25
18	68 Glenview Road	Colonial	4	4.2	16	\$859,000	\$859,000	\$881,500	102.62%	\$628,000	1.40
AVERAGE					58	\$515,350	\$511,433	\$513,542	99.89%		1.28

"ACTIVE" LISTINGS IN SOUTH ORANGE

Number of Units: 72
Average List Price: \$671,888
Average Days on Market: 55

"UNDER CONTRACT" LISTINGS IN SOUTH ORANGE

Number of Units: 70
Average List Price: \$609,777
Average Days on Market: 39

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									62
List Price	\$522,223	\$649,063	\$634,011	\$511,433									\$581,414
Sales Price	\$526,038	\$630,969	\$625,386	\$513,542									\$575,918
Sales Price as a % of List Price	100.90%	97.64%	98.31%	99.89%									99.10%
Sales Price to Assessed Value	1.40	1.17	1.17	1.28									1.25
# Units Sold	13	16	18	18									65
Active Listings	48	54	62	72									59
Under Contracts	38	43	55	70									52

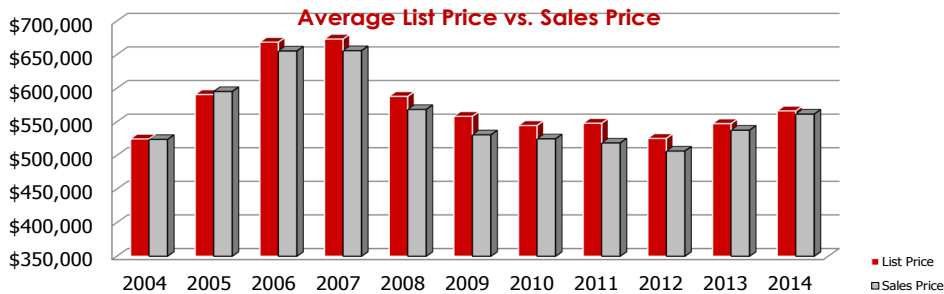
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	61	62	0.55%
Sales Price	\$563,471	\$575,918	2.21%
Sales Price as a % of List Price	98.22%	99.10%	0.90%



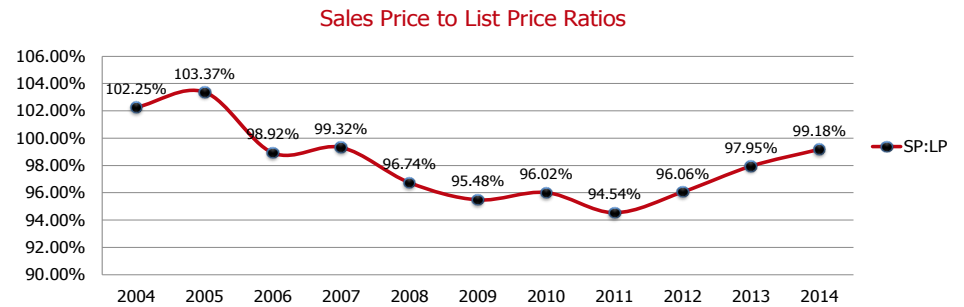
	2014	2015	% Change
# Units Sold	48	65	35.42%
Active Listings	74	72	-2.70%
Under Contracts	75	70	-6.67%

South Orange Yearly Market Trends

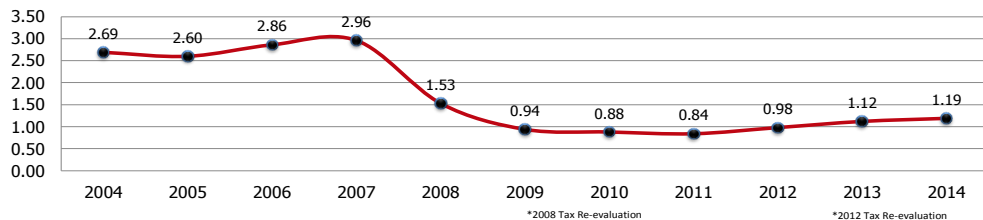


2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327
\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641	\$561,563

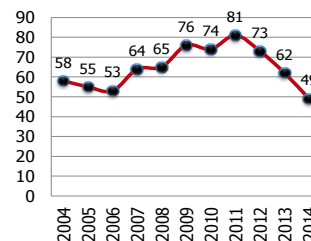
South Orange Yearly Market Reports



Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

