

South Orange

November 2015 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	200 Irvington Avenue 3A	OneFloor	1	1.0	87	\$110,000	\$110,000	\$105,000	95.45%	\$88,900	1.18
2	609 West S Orange Avenue	OneFloor	1	2.0	41	\$190,000	\$190,000	\$205,000	107.89%	\$174,600	1.17
3	17 Riggs Place	Colonial	6	1.0	15	\$249,000	\$249,000	\$276,000	110.84%	\$257,000	1.07
4	236 Irvington Avenue	Colonial	5	2.0	20	\$300,000	\$300,000	\$321,000	107.00%	\$261,300	1.23
5	69 Mews Lane	TwnIntUn	2	2.1	8	\$379,747	\$379,747	\$386,500	101.78%	\$311,600	1.24
6	619 Hamilton Road	Colonial	3	2.1	41	\$420,000	\$415,000	\$420,000	101.20%	\$325,900	1.29
7	49 Ward Place	Colonial	4	3.0	1	\$450,000	\$450,000	\$440,000	97.78%	\$400,900	1.10
8	316 Valley Street	Colonial	3	2.0	13	\$450,000	\$450,000	\$471,000	104.67%	\$268,500	1.75
9	205 Vose Avenue	Colonial	3	1.0	8	\$475,000	\$475,000	\$475,000	100.00%	\$268,200	1.77
10	15 University Court	Colonial	4	3.0	29	\$500,000	\$500,000	\$515,000	103.00%	\$344,300	1.50
11	10 Mountainhouse Road	Colonial	4	2.0	15	\$450,000	\$450,000	\$515,000	114.44%	\$391,700	1.31
12	57 Harding Drive	Bi-Level	4	3.0	6	\$529,000	\$529,000	\$519,000	98.11%	\$474,900	1.09
13	111 2nd Street	Victorian	4	2.0	16	\$499,000	\$499,000	\$530,000	106.21%	\$329,600	1.61
14	329 Radel Terrace	Colonial	4	3.1	114	\$619,000	\$585,000	\$575,000	98.29%	\$406,900	1.41
15	152 Prospect Street	Victorian	7	3.1	163	\$729,000	\$675,000	\$611,000	90.52%	\$746,200	0.82
16	367 West End Road	Colonial	4	3.1	14	\$659,000	\$659,000	\$680,000	103.19%	\$527,700	1.29
17	332 West End Road	Tudor	5	3.2	15	\$725,000	\$725,000	\$725,000	100.00%	\$564,000	1.29
18	295 Turrell Avenue	Colonial	5	2.1	16	\$695,000	\$695,000	\$725,000	104.32%	\$552,100	1.31
19	228 Montague Place	Colonial	4	3.2	15	\$750,000	\$750,000	\$729,000	97.20%	\$503,500	1.45
20	458 N Ridgewood Road	Colonial	7	4.1	94	\$835,000	\$735,000	\$735,000	100.00%	\$800,000	0.92

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Not intended to solicit a property already listed.

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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21	630 Mountain Drive	RanchExp	5	4.1	75	\$789,000	\$749,000	\$747,000	99.73%	\$705,100	1.06
22	456 Redmond Road	Colonial	5	3.1	35	\$799,000	\$755,000	\$755,000	100.00%	\$592,900	1.27
23	171 Great Hills Drive	Colonial	5	3.1	98	\$819,000	\$750,000	\$757,500	101.00%	\$611,800	1.24
24	340 Wyoming Avenue	Colonial	5	4.1	58	\$850,000	\$850,000	\$820,000	96.47%	\$822,000	1.00
25	217 Raymond Avenue	Tudor	5	3.2	21	\$845,000	\$845,000	\$845,000	100.00%	\$769,900	1.10
26	1 Tillou Road W	TwndUn	3	5.1	146	\$989,000	\$989,000	\$850,000	85.95%	\$733,100	1.16
27	30 Hart Drive S	Colonial	5	3.1	23	\$895,000	\$895,000	\$882,500	98.60%	\$911,100	0.97
28	368 Woodland Place	Colonial	6	3.2	10	\$959,000	\$959,000	\$955,000	99.58%	\$620,000	1.54
29	500 Grove Terrace	Colonial	5	3.1	34	\$1,250,000	\$1,250,000	\$1,250,000	100.00%	\$1,028,100	1.22
AVERAGE					42	\$627,888	\$615,957	\$614,500	100.80%		1.25

"ACTIVE" LISTINGS IN SOUTH ORANGE

Number of Units: 49
Average List Price: \$652,557
Average Days on Market: 107

"UNDER CONTRACT" LISTINGS IN SOUTH ORANGE

Number of Units: 37
Average List Price: \$532,003
Average Days on Market: 53

South Orange 2015 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
YTD	48	59	77	58	31	22	29	27	48	38	42		41
List Price	\$522,223	\$649,063	\$634,011	\$511,433	\$588,964	\$571,152	\$675,500	\$685,125	\$583,565	\$522,206	\$615,957		\$606,141
Sales Price	\$526,038	\$630,969	\$625,386	\$513,542	\$598,271	\$579,630	\$688,450	\$689,196	\$584,678	\$510,678	\$614,500		\$623,012
Sales Price as a % of List Price	100.90%	97.64%	98.31%	99.89%	101.63%	101.81%	101.97%	101.12%	100.98%	97.26%	100.80%		104.14%
Sales Price to Assessed Value	1.40	1.17	1.17	1.28	1.29	1.39	1.37	1.36	1.26	1.23	1.25		1.30
# Units Sold	13	16	18	18	28	25	36	28	23	18	29		252
Active Listings	48	54	62	72	72	65	69	65	65	63	49		62
Under Contracts	38	43	55	70	73	69	54	39	43	44	37		51

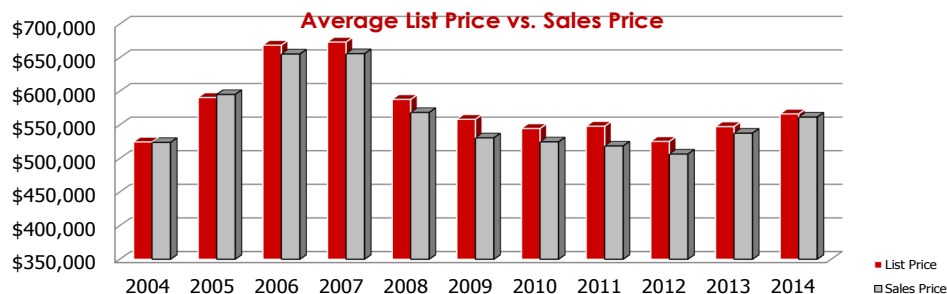
Flashback! YTD 2014 vs YTD 2015

	2014	2015	% Change
Days on Market	49	41	-17.40%
Sales Price	\$567,080	\$623,012	9.86%
Sales Price as a % of List Price	99.36%	104.14%	4.80%



	2014	2015	% Change
# Units Sold	224	252	12.50%
Active Listings	65	49	-24.62%
Under Contracts	42	37	-11.90%

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

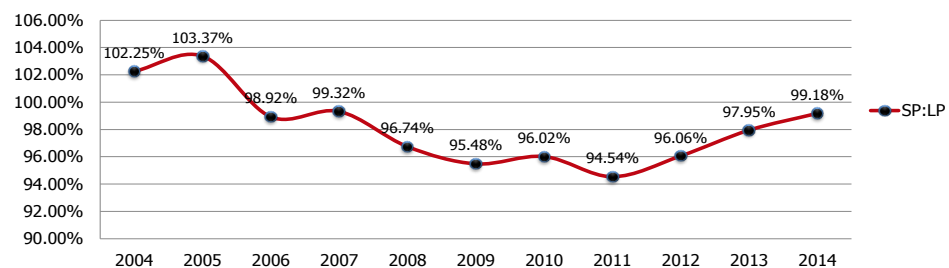


*2008 Tax Re-evaluation

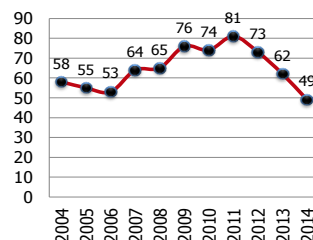
*2012 Tax Re-evaluation

South Orange Yearly Market Reports

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

